

**Miami River Commission
Public Meeting Minutes
March 7, 2022**

The Miami River Commission's (MRC) public meeting convened at noon, March 7, 2022.

Miami River Commission (MRC) Policy Committee Members and/or Designees attending:

Patty Harris, designee for Governor
Commissioner Eileen Higgins, Board of County Commissioners
Neal Schafers, Designee for Downtown Development Authority
Bruce Brown, Miami River Marine Group
Sallye Jude, Neighborhood Rep. Appointed by Miami-Dade County
John Michael Cornell, Designee for Luis Garcia
Tom Kimen, Neighborhood Representative appointed by City of Miami
Nilo Cuervo, designee for ST Attorney Katherine Fernandez-Rundle
Sandy O'Neil, designee for Greater Miami Chamber of Commerce
Phil Everingham, designee for Miami Marine Council

MRC Staff:

Brett Bibeau, Managing Director

Others attending interested in the River:

Sign in sheets available upon request.

I) Chair's Report

MRC Managing Director Brett Bibeau stated MRC Chairman Horacio Stuart Aguirre has a cold and is unable to attend.

The Miami River Commission's February public meeting minutes were emailed in advance of today's meeting and unanimously adopted by the MRC.

It is with immense sadness that the officers, directors and staff of the Miami River Commission note the passing of Dr. Ernest L. Martin. His departure leaves an immense void in the commission and in our hearts. His decades of service on the commission and to the Miami River District cannot be summarized in just a few minutes. His tireless advocacy to greatly improve the quality of life along the banks of the river and in the river district are legendary. His dapper elegance, refined sense of diplomacy, knowledge of the subject matter and all-heart dedication made him a living legend. To so many, he was considered the "Godfather" of the Miami River Greenway, otherwise known as the Riverwalk. His years of service as Chairman of the MRC's joint Miami River Greenway and Urban Infill Subcommittee (with colleague James Murley) provided the heart and soul of so many of the recommendations presented to the river commission and adopted by the full board of commissioners. His intellectual integrity was beyond discussion; he could not be comprised. His infectious smile and unwavering optimism pushed the commission through

difficult issues and challenging times. To so many of us, he was something far greater than all mentioned above; he was a true friend. We shall long miss him and trust that from up above, he will be smiling down on us as we continue to make the Miami River and the Miami River District even better than what it is today. “Shine on Ernie, thank you so much for all you did and until we see you again, we toast in your name!”

MRC Chairman Aguirre had a very effective trip to Tallahassee this legislative session, and the renewal of the MRC’s \$150,000, for which the details have been distributed, are currently included in both the Senate and House Budgets. I would like to thank our bill sponsors, Senator Ileana Garcia and Representative Nick Duran. In addition, I thank Commissioner Higgins and the County Commission for including this item in the County’s Legislative requests. Now the MRC is asking Miami River District residents and businesses to write Governor DeSantis in support of the funding.

The Miami River Commission has been actively assisting the efforts of the City, County, State, and private sector to clean up the Miami River District. In addition to the maintenance professionals the MRC pays daily to remove litter, invasive plant species, graffiti and provide landscaping and pressure washing services along the Miami River, the MRC thanks the volunteers from Hands on Miami, whom on February 20 picked up garbage along the public Riverwalk in Curtis Park, and on February 6 picked up garbage along the Miami River’s shoreline in Sewell Park.

II) Election of MRC Vice Chair

The MRC unanimously elected Jim Murley as Vice-Chair of the Miami River Commission.

III) Presentation Regarding Permit Application to Reconstruct Existing Piers at Hurricane Cove Marina & Boatyard

John Michael Cornell stated he works for the subject applicant, therefore recused himself due to conflict of interest and left the meeting. Spencer Crowley, FIND, presented the previously distributed plans for the submitted permit application to reconstruct the existing Piers at Hurricane Cove Marina & Boatyard. Although generally the Army Corps of Engineers allows the reconstruction of existing structures built up to, but not inside, of the federal navigable channel, surprisingly the Army Corps originally requested a 20 foot setback followed by a 10 foot setback from the Federal Navigable Channel line, although the subject submerged land is privately owned. Doing so would result in the loss of some slips and set a concerning precedent for the Miami River. There are no known navigational issues or concerns at this location

The MRC expressed support for MRC Chairman Aguirre to write a letter in support of the presented Hurricane Cove Marina and Boatyard Plans / Permit application to reconstruct their old existing piers, none of which are located in the Federal Navigable Channel.

III) Discussion of the Railroad Bridge Replacement

Binod Basnet, Florida Department of Transportation, and Naldo Gonzalez, Gannett Fleming, presented the attached PowerPoint, and stated they would communicate often with local businesses and minimize disruptions.

IV) Miami River Commission Subcommittee Reports

A. Urban Infill and Greenways

Since the City and County's adoption of the *Miami River Greenway Action Plan*, 6.75 miles or 67.5% of the planned 10-mile public Miami River Greenway has been constructed.

Currently 4 sections of the public Riverwalk are under construction at Aston Martin, One Miami, Miami River SAP, and a new restaurant in Little Havana.

The MRC, City and County continues working on numerous private and public sector potential funding opportunities to secure the remaining funding needed to finish construction of the public Riverwalk.

B. Stormwater Subcommittee

The January Stormwater Subcommittee public minutes were distributed. The subcommittee most recently convened last Wednesday, March 2.

The public meeting adjourned.

**MIAMI RIVER COMMISSION
PUBLIC MEETING
MARCH 7, 2022**

Miami River — Miami Intermodal Center Capacity Improvement

MR-MICCI



PROJECT OVERVIEW

Improve System Linkage on South Florida Rail Corridor (SFRC)

- Complete final link of SFRC, the only single-track section on 72-mile Tri-Rail System
- From just north of Tri-Rail Hialeah Market Station (MP 1035.96) to just north of Tri-Rail Miami Airport Station (MP 1037.21)

Meet Commuter + Freight Demand on SFRC in Miami-Dade County

- SFRTA Tri-Rail: 50 trains weekdays/30 weekends
- Amtrak: future service to MIC for 2 trains daily
- CSX: 6 to 8 freight trains daily

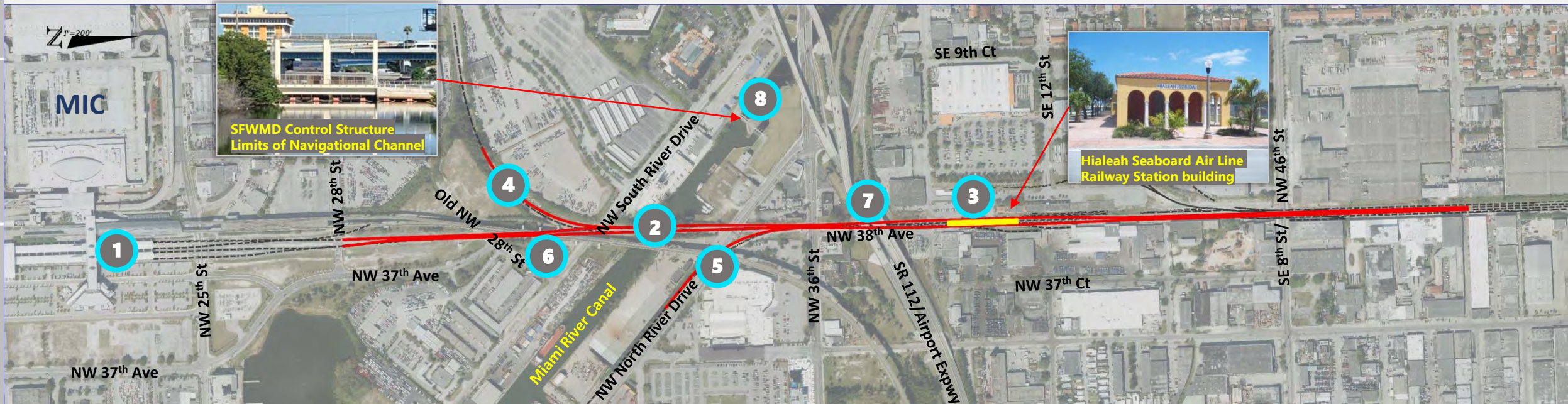
Improve Tri-Rail Travel Time and Schedule Adherence



PROJECT OVERVIEW

Project Location Map

- 1 Existing Tri-Rail Miami Airport Station @ MICC
- 5 Downtown Spur
- 2 Existing bascule bridge/**Proposed fixed bridge**
- 6 Existing Metrorail crossing
- 3 **Hialeah Market Station**
- 7 Existing SR 112 bridge crossing
- 4 Homestead Spur
- 8 SFWMD Control Structure



PROPOSED IMPROVEMENTS

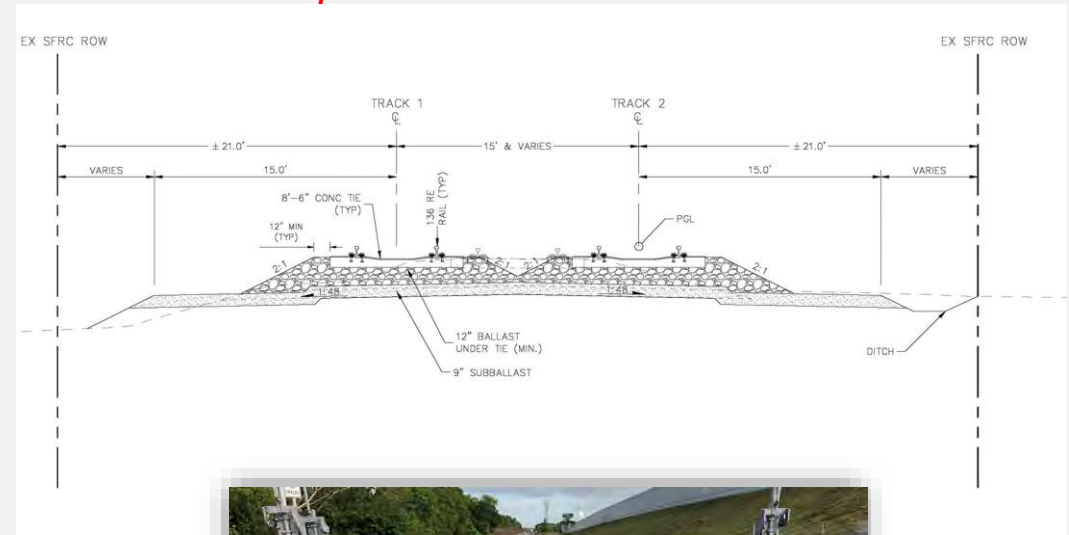
PROPOSED RAILROAD TRACKS

Addition of a second mainline track for adding capacity to SFRC

Existing Single Track



Proposed Double Track



PROPOSED IMPROVEMENTS

PROPOSED 400-FT CENTER PLATFORM

Existing Station – West Side Platform



Proposed Station – Center Platform



PROPOSED IMPROVEMENTS

BRIDGE OVER MIAMI RIVER

Replace single track bascule bridge with two fixed railroad bridges over Miami River

Existing Single Track Bascule Bridge



Proposed – Two single track fixed bridges



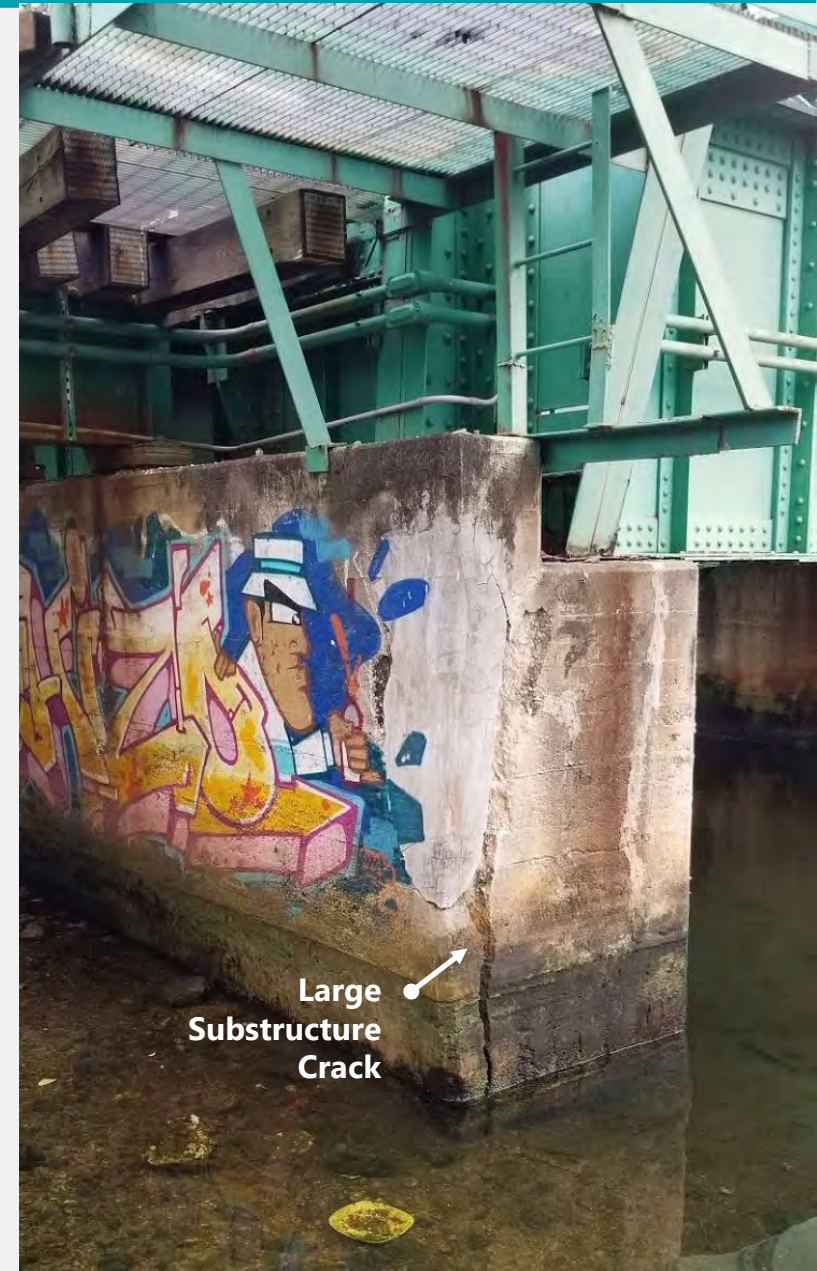
PROPOSED IMPROVEMENTS

REPLACE EXISTING BASCULE BRIDGE

- Built in 1926
- 114'-6" Single Leaf Scherzer Rolling Lift
- 196'-4½" Total Bridge Length
- 55'-0" Navigation Channel

Existing Bridge Conditions

- Paint failure and significant steel corrosion
- Cracked and spalled substructure
- Damaged miter rails
- Mechanical/Electrical
 - No electrical control system
 - Aged and overloaded machinery
 - Requires team of maintenance staff to operate



PROPOSED IMPROVEMENTS

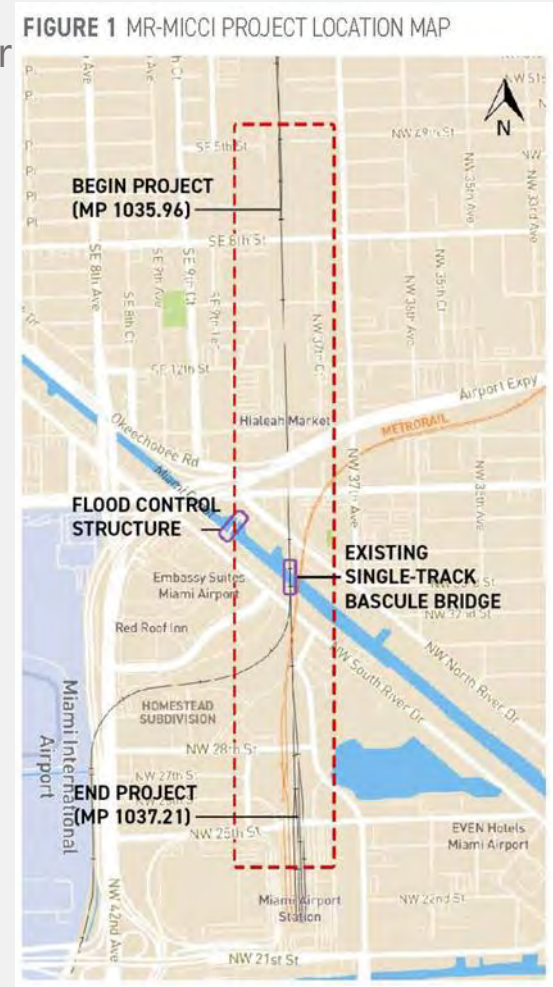
DEAUTHORIZATION OF NAVIGATIONAL RIGHTS

- Deauthorization of navigational rights of Federal Project canal approved in December 2020 by U.S. Congress under Water Resource Development Act (WRDA)
- Defined the Miami River Canal as non-navigable from the existing bridge to the upstream SFWMD S-26 salinity barrier and flood control structure

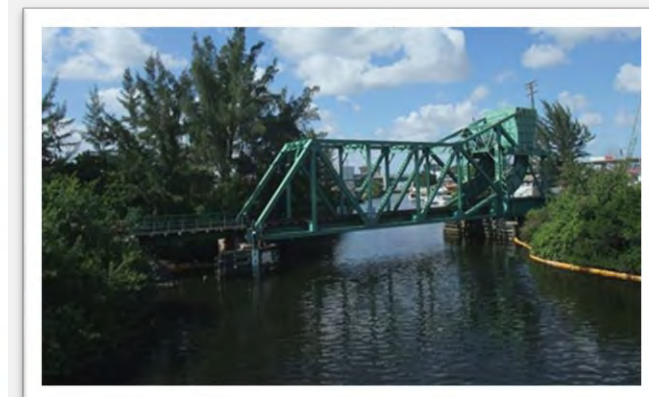
The Miami River Canal provision was approved via the Consolidated Appropriations Act, 2021 (12/21/2020) and is contained in Section 325 (page 3852) of the Water Resources Development Act of 2020 (page 3608): <https://www.govinfo.gov/content/pkg/BILLS-116hr133eah/pdf/BILLS-116hr133eah.pdf>

3 SEC. 325. MIAMI RIVER, FLORIDA.

4 The portion of the project for navigation, Miami River,
 5 Florida, authorized by the Act of July 3, 1930 (46 Stat.
 6 925; 59 Stat. 16; 74 Stat. 481; 100 Stat. 4257), beginning
 7 at the existing railroad bascule bridge and extending ap
 8 proximately 1,000 linear feet upstream to an existing salin
 9 ity barrier and flood control structure, is no longer author
 10 ized beginning on the date of enactment of this Act.



SFWMD S-26 Control Structure



Existing Bascule Bridge

PROPOSED IMPROVEMENTS

PROPOSED BRIDGE OVER MIAMI RIVER

Replace single track bascule bridge with two fixed railroad bridges over Miami River

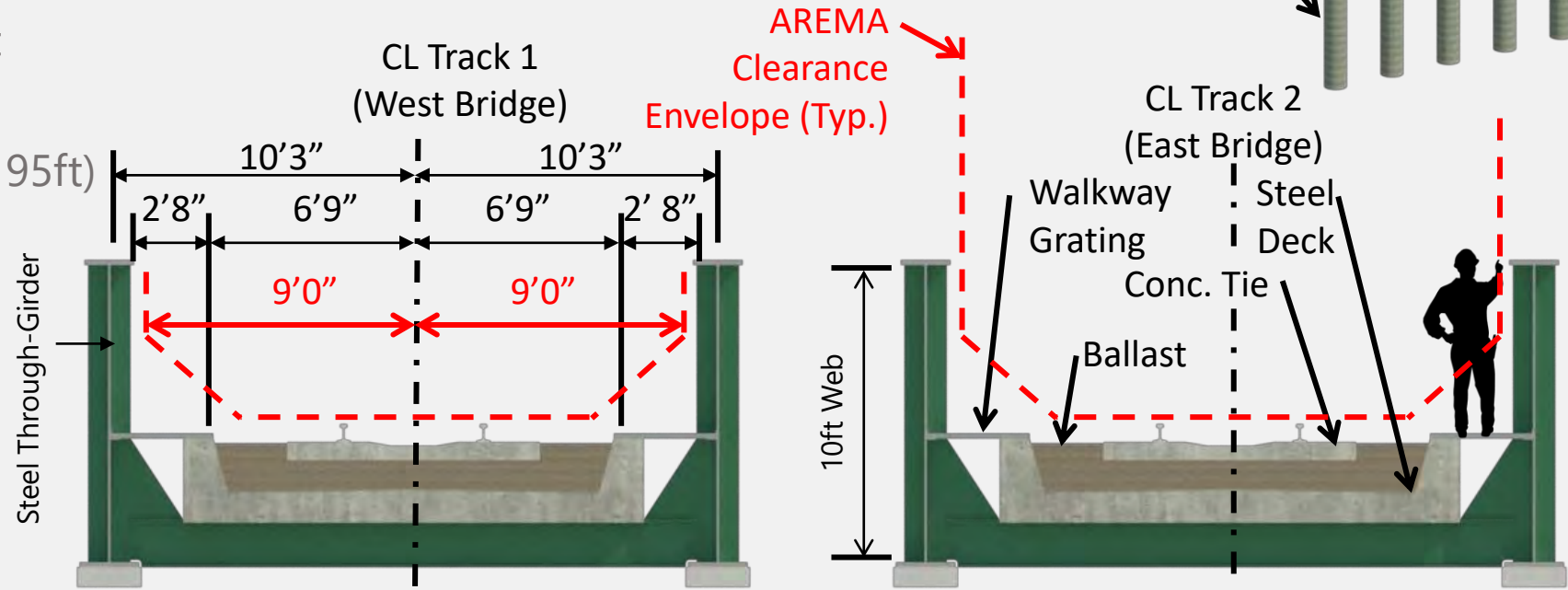
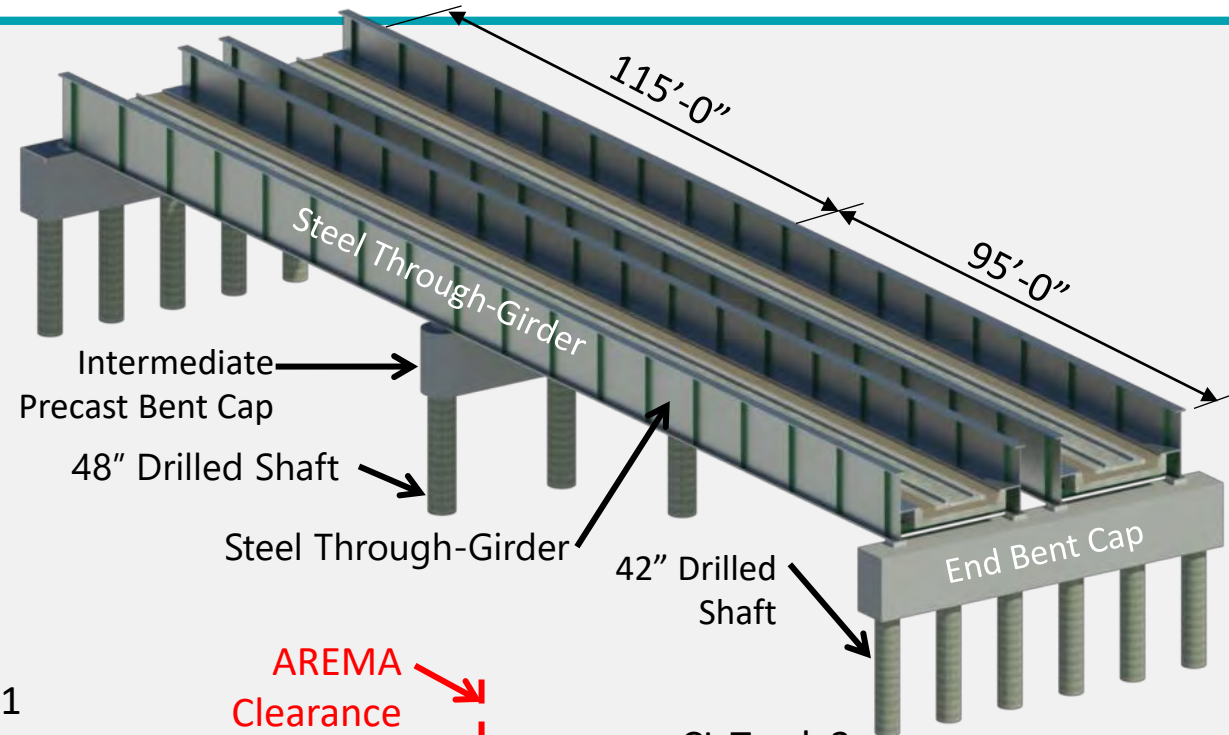
- Two parallel bridges
- CSX preferred details
- AREMA design criteria

Substructure

- Cast-in-place concrete caps construction
- Designed for vessel impact

Superstructure

- Two simple spans (115ft & 95ft)
- Steel through-girders
- Ballast steel deck plate
- Steel grating walkway
- Meets AREMA clearances



Typical Section

PROPOSED IMPROVEMENTS

PROPOSED BRIDGE OVER MIAMI RIVER

Photo of single-track railroad fixed bridge with steel through-girders

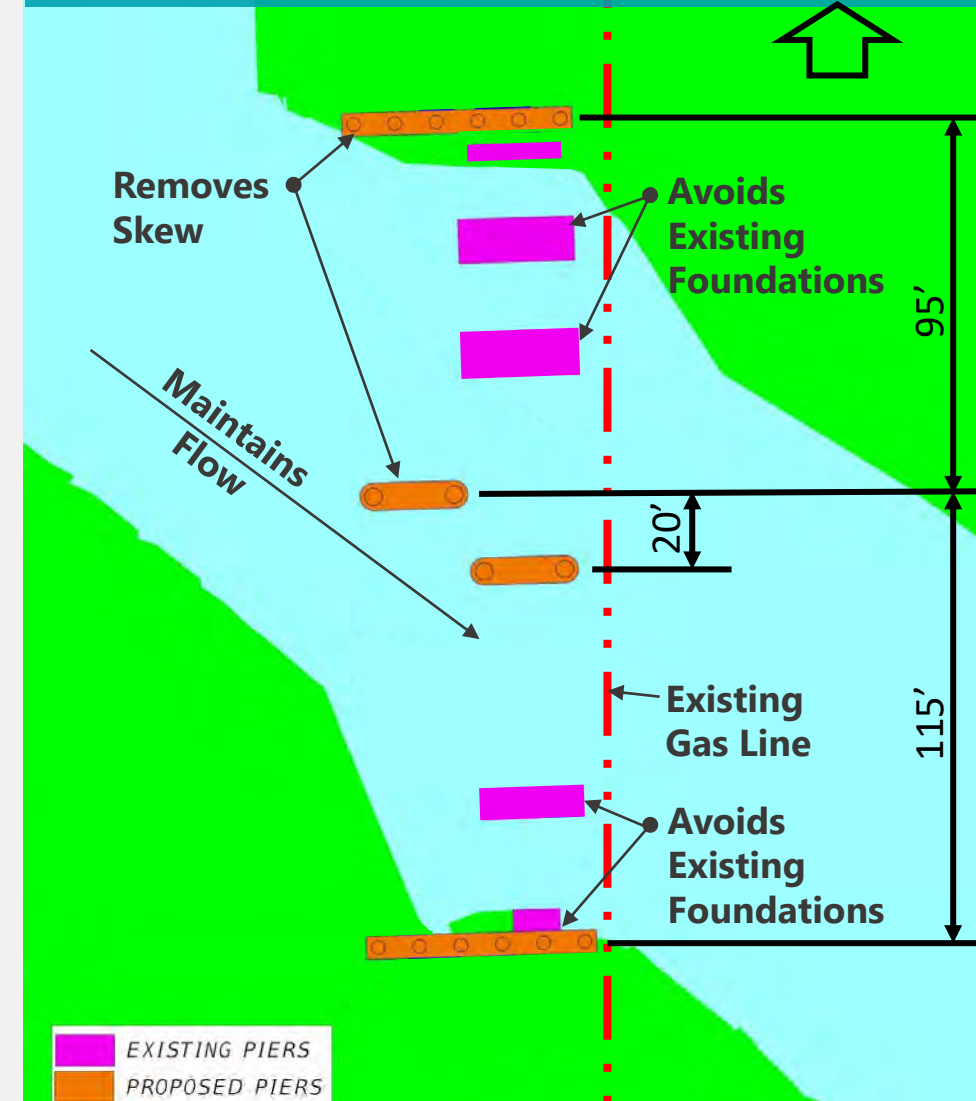


PROPOSED IMPROVEMENTS

PROPOSED BRIDGE OVER MIAMI RIVER

- Eliminates Pier Line
 - Reduces to a 2-span structure
- Maximizes Distance From Existing Piers
 - New bents avoid all existing foundations
 - Minimizes construction impacts to existing piers
 - Avoids full removal of existing foundation
 - New foundation installed in undisturbed soil
- Removes Skew - Simpler details, preferred by CSX
 - Drilled Shaft Placement
 - Shafts located directly beneath girder
 - 8 less drilled shafts to be installed in river
 - Bent stagger allows shafts to be spaced at 3D
- Maintains Hydraulic Conveyance
 - Staggered bents align with river flow improving existing hydraulic opening

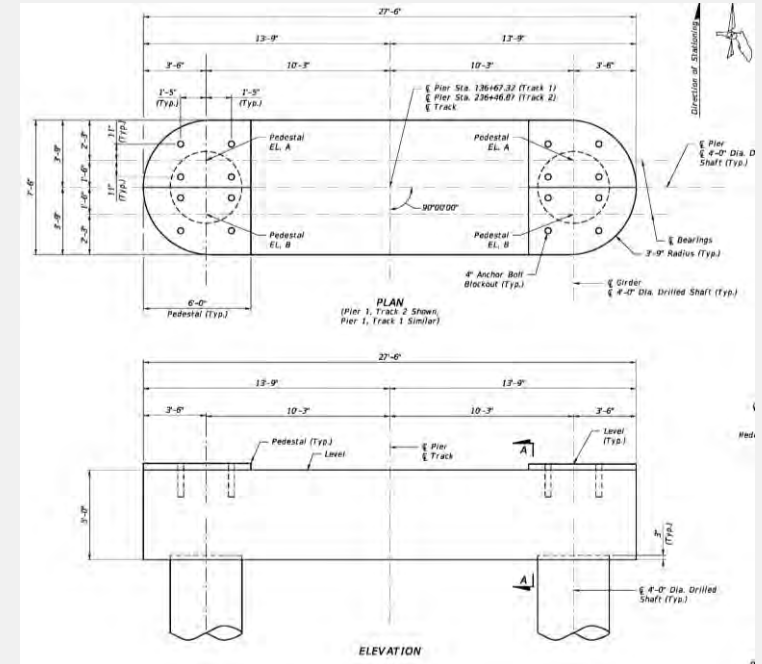
Substructure Layout



PROPOSED IMPROVEMENTS

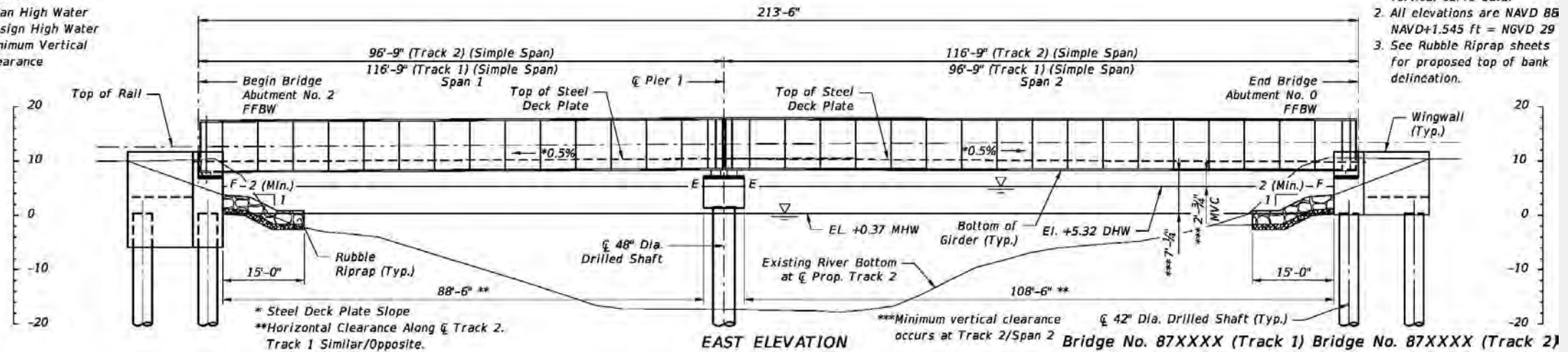
PROPOSED BRIDGE OVER MIAMI RIVER

- Low-Level Bridge (2-ft above MHW)
- Steel through-girders
 - Painted per owner/maintaining agency
 - Protective coating due to aggressive environment
- Rounded pier caps for bents in water
 - Deflects for minimal vessel collision (empty barge)



LEGEND

	Boring Location
MHW	Mean High Water
DHW	Design High Water
MVC	Minimum Vertical Clearance



1. See Foundation Layout Sheet for top of rail vertical curve data.
2. All elevations are NAVD 85 NAVD+1.545 ft = NGVD 29
3. See Rubble Riprap sheets for proposed top of bank delineation.

PROPOSED IMPROVEMENTS

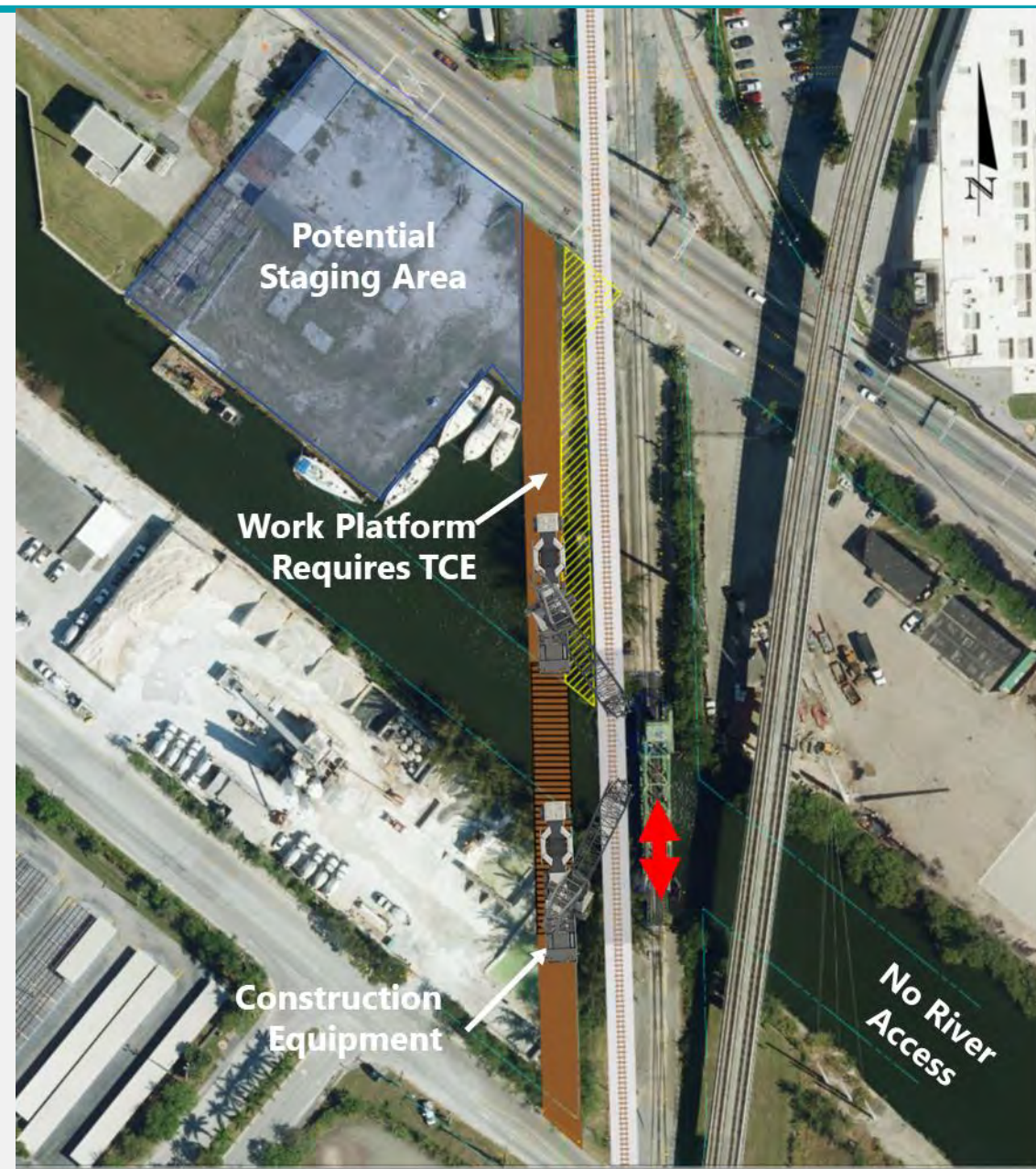
PROPOSED BRIDGE OVER MIAMI RIVER

- Navigational Lights for safety for smaller recreational vessels at piers and 1/4 points of spans



PROPOSED BRIDGE OVER MIAMI RIVER

- Construction Sequence Phase 1 - West Bridge
 - Work platform recommended for access to new west bridge
 - Maintain train traffic on existing bridge
 - All access separated from existing bridge
 - Barge from west would be landlocked



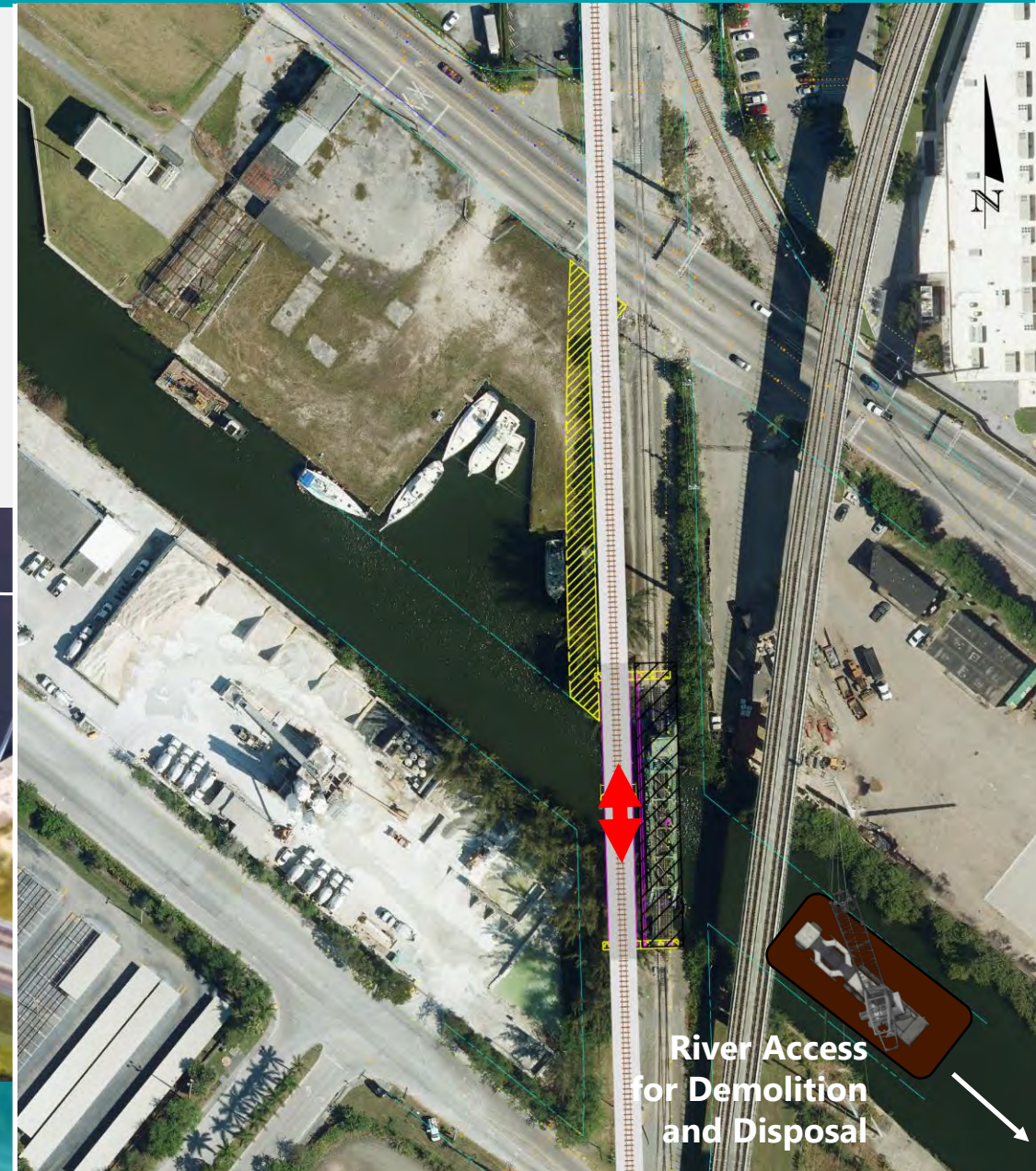
PROPOSED IMPROVEMENTS

PROPOSED BRIDGE OVER MIAMI RIVER

- Construction Sequence Phase 2A – Demolition
 - Shift railroad traffic to new west bridge
 - Demolish existing bascule bridge from barges
 - Float out bascule leaf in one piece
 - Existing foundations can be cut off at mudline (cofferdams not needed for containment)



Float Out Bascule Demolition

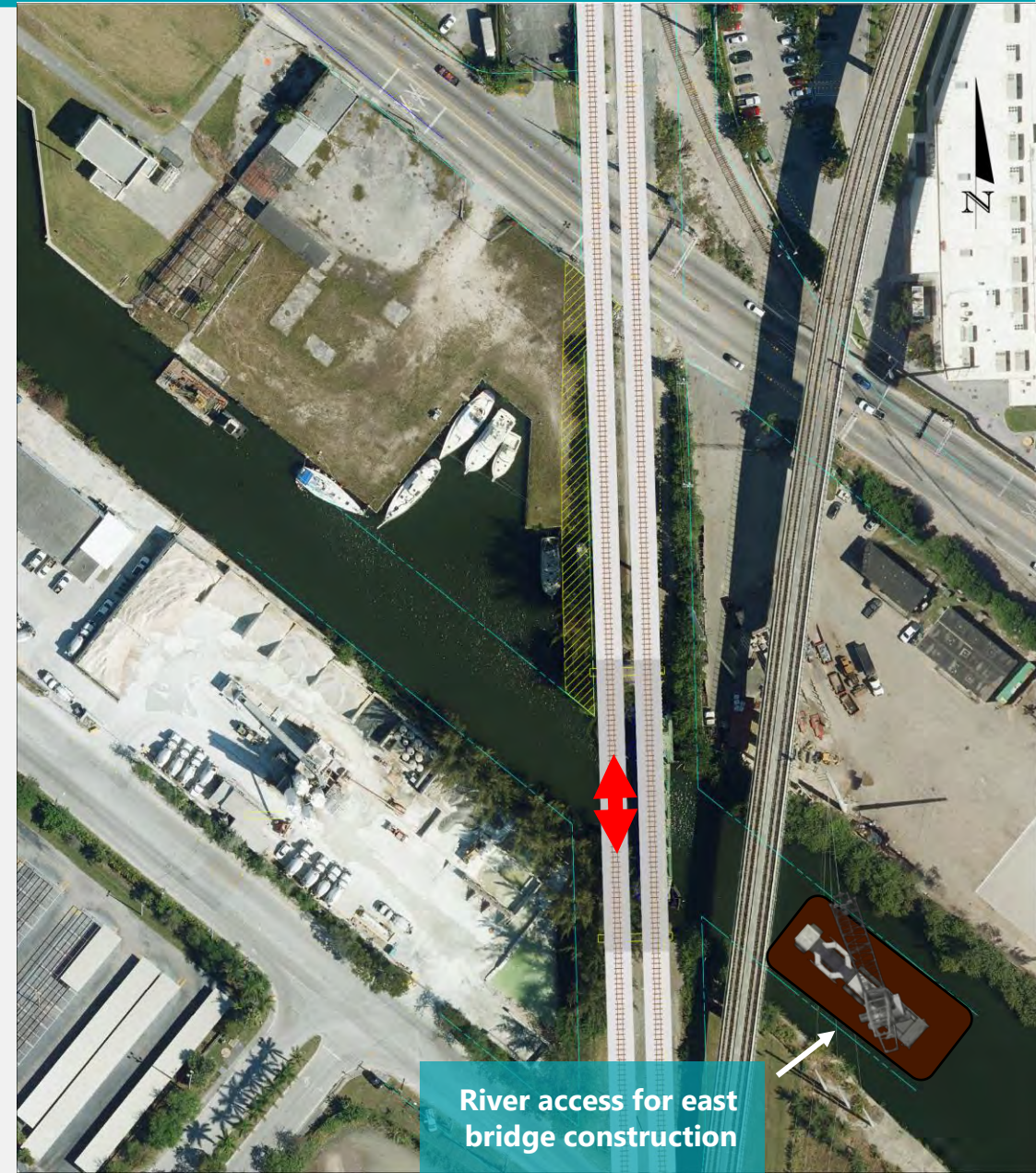


River Access for Demolition and Disposal

PROPOSED IMPROVEMENTS

PROPOSED BRIDGE OVER MIAMI RIVER

- Construction Sequence Phase 2B – East Bridge
 - Maintain railroad traffic on new west bridge
 - Use barges to construct east bridge
 - Maintain clearance from existing Metrorail bridge
 - Avoid or minimize impacts to utilities

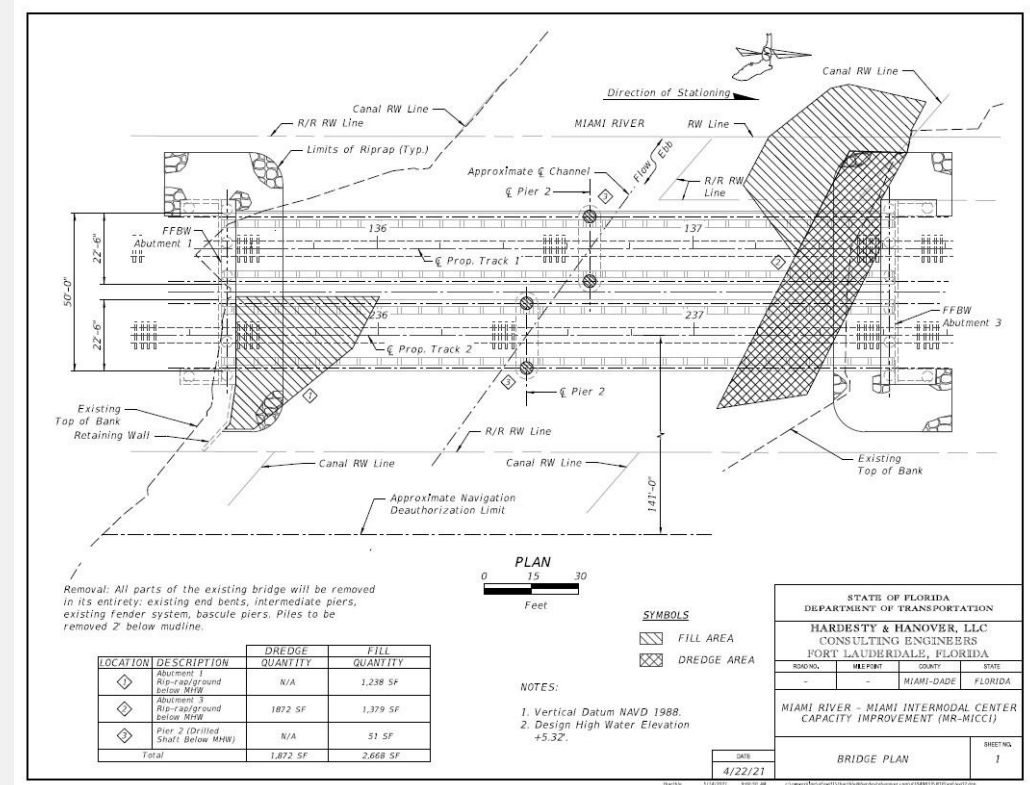
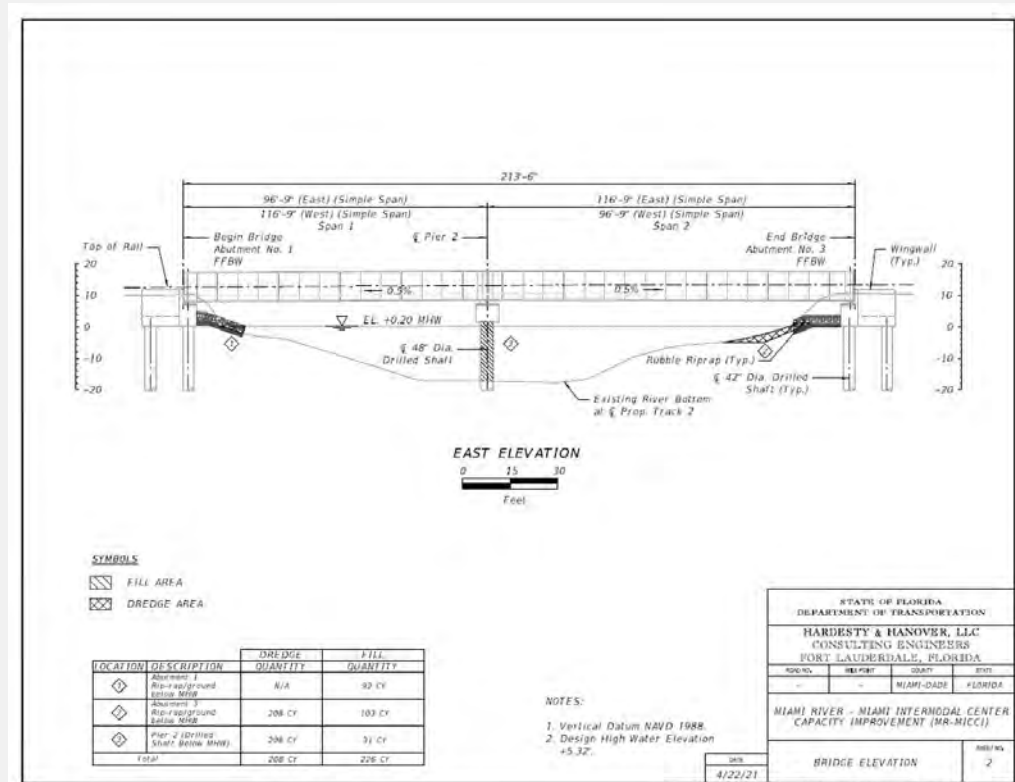


River access for east bridge construction

PROPOSED IMPROVEMENTS

ENVIRONMENTAL & PERMITTING:

- Dredge and Fill
 - 0.20 acres only within the Miami River Canal
 - USACE Section 404 Permit
 - Project qualifies for Nationwide 14 Permit



PROPOSED IMPROVEMENTS

ENVIRONMENTAL & PERMITTING:

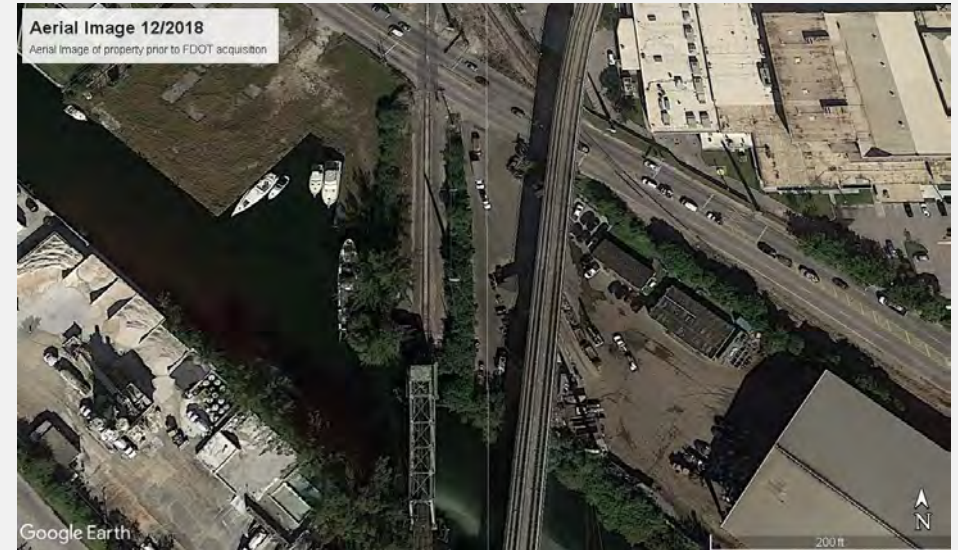
- USCG Bridge Permit
 - Conducted a navigation (vessel) survey
 - Permit under review
 - Public notice is out

- USACE 408 Review not required

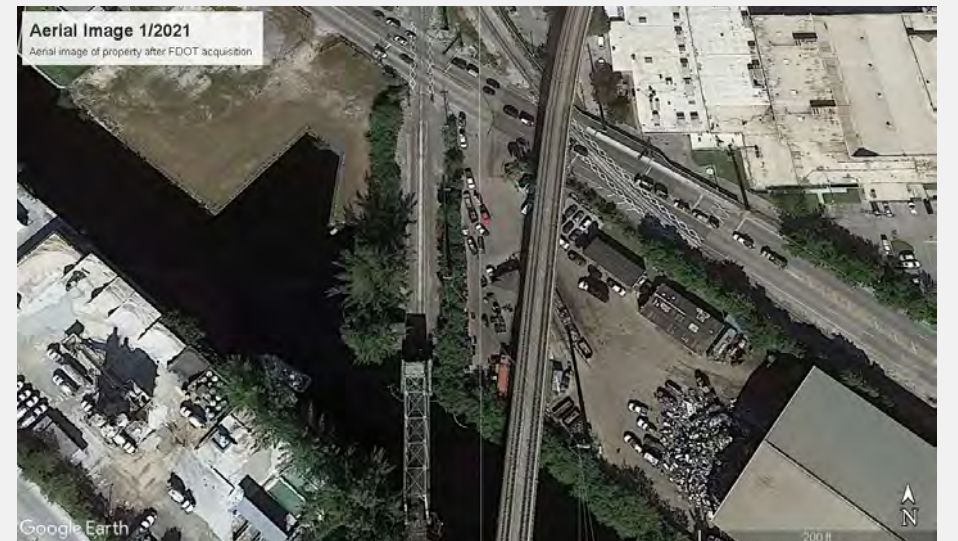
- SFWMD
 - Right-of-Way Occupancy (ROW) Permit Issued (Feb. 15, 2022)
 - ERP

- Miami-Dade County RER Class I and Class VI Permits

- FDEP NPDES (by contractor)



Aerial Photo at Bridge 2018



Aerial Photo at Bridge 2021

PROPOSED IMPROVEMENTS

ENVIRONMENTAL & PERMITTING: Section 106 (NEPA)

- National Historic Preservation Act (NHPA) requires federal agencies to consider effects on historic properties
 - Existing bridge is protected as National Register of Historic Places (NRHP)—Eligible Resource
- Memorandum of Agreement (signed January 2018) among:
 - Federal Transit Administration (FTA)
 - SFRTA
 - FDOT
 - Florida State Historic Preservation Officer (SHPO)
- Stipulations
 - Compliance with project description—no changes shall be made to the project without consultation with FTA, FDOT, and SHPO
 - Documentation of the CSXT Railroad Bridge
 - CSXT Railroad Bridge Public Recognition and Education- a Florida Historical Marker



PROJECT BUDGET

COST ESTIMATE AND FUNDING

- COST ESTIMATES AND FUNDING AMOUNTS
 - Preliminary Engineering Funding: \$5.2M
 - Right-of-Way Estimate: \$19.6M
 - Construction Cost Estimate: \$48M
 - Construction Support Funding: \$6.3M
- FUNDING TYPE
 - State (FDOT)- currently, only state funds committed (Construction & Right of Way acquisition partially funded)
 - FDOT is seeking other funding opportunities through local funds (SFRTA) and federal grants

PROJECT SCHEULDE

- PD&E Completed (by SFRTA): January 2018
- Design Start: September 2019
 - Initial Engineering (30% Plans): May 2020
 - Constructability (60% Plans): December 2022
 - Permits: September 2023
 - Biddability (90% Plans): November 2023
 - Right of way: July 2024
 - Production: September 2024
- Construction
 - Anticipated Letting: 2025
 - Anticipated Construction Start: 2025



QUESTIONS



ONE BRICKELL RIVERFRONT

99 SW 7th STREET
MIAMI FL, 33130

P&Z DRAWING INDEX

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RESERVED FOR CITY OF MIAMI SEAL

P&Z DRAWING INDEX

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L003	TREE DISPOSITION PLAN
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L101	GROUND LEVEL PLANTING PLAN
L200	AMENITY LEVEL PLANTING PLAN
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L500	HARDSCAPE SCHEDULE
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SURVEY

V101	BOUNDARY & TOPOGRAPHIC SURVEY
V102	BOUNDARY & TOPOGRAPHIC SURVEY
V103	BOUNDARY & TOPOGRAPHIC SURVEY

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ONE BRICKELL RIVERFRONT

99 SW 7th St.
Miami, FL 33130

COVER

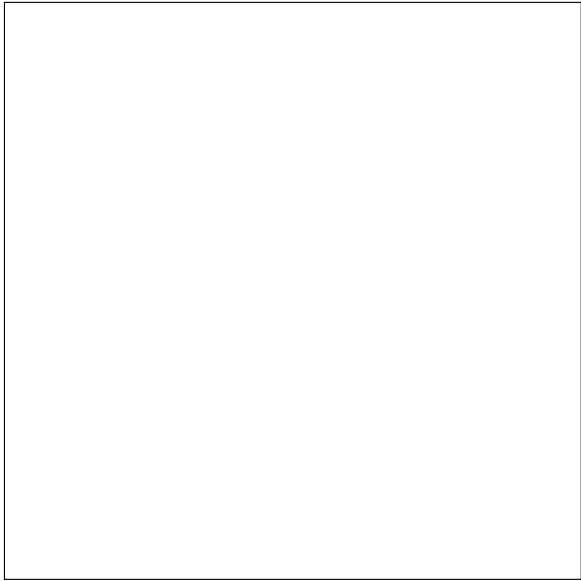
DATE:
03/03/2022

A000

Zoning Information (T6-48B-O) - PARCEL A+B

Lot Occupation	Required/Allowed	Parcel A Applied		Parcel B (Included for landscaping purposes only)	
		Required/Allowed	Provided	Required/Allowed	Provided
Lot Address:	99 SW 7th St, Miami, FL 33133	Folio numbers: 0302050301090 781			
Lot Area	5,000 sf min		50,183 SF / 1.152 acres	5,000 sf min	Under future permit
Lot Width	100 ft min.		52'-0" (North Portion of Lot)	100 ft min.	
Lot Coverage	80% max.	50,183 sf x 0.8 = 40,146 sf max	40,437 sf (80.6%) (By waiver)	80% max.	
Floorplate	18,000 sf max. Floorplate for residential & lodging, 30,000 sf max. Floorplate for Office & Commercial		North Tower: 13,468 sf; South Tower: 14,104 sf	18,000 sf max. Floorplate for residential & lodging, 30,000 sf max. Floorplate for Office & Commercial	
Frontage at front setback (SW 1st AVE)	70% min.	Forecourt provided		70% min.	
Open Space	10% Lot Area min.	50,183 sf x 0.10 = 5,018 sf	6,073 sf (12.1%)	10% Lot Area min.	
Floor Lot Ratio (FLR)	T6-48B-18/50% additional Public Benefit	18 x 50,183 sf = 903,294 SF / 1,354,941 sf w. 50% additional Public Benefit	1,114,703 sf (Bonus: 211,409 sf @ 23.4%)	T6-48B-18/50% additional Public Benefit	
Density	500 DUA (as modified in Diagram 9 of Miami 21)	576 Units	782 Units (additional 206 du provided through TOD)	500 DUA (as modified in Diagram 9 of Miami 21)	
Tower to Tower separation	60 ft min.		54 ft (see waiver list)		
Building Setbacks					
Primary Front (SW 7th St)	10 ft. min below 8th Story; 20 ft. min above 8th Story		10 ft. min below 8th Story; North Tower: 10 ft. min above 8th Story; South Tower: 10 ft. min above 8th Story	10 ft. min below 8th Story; 20 ft. min above 8th Story	
Secondary Front (SW 1st AVE)	10 ft. min below 8th Story; 20 ft. min above 8th Story (previously 20 ft) (By waiver for lots with one dimension measuring one hundred (100) feet or less.)		10 ft. min below 8th Story; South Tower: 25 ft. min above 8th Story	10 ft. min below 8th Story; 20 ft. min above 8th Story	
Side Setback (Underline R.O.W.)	0 ft. min below 8th Story; 20 ft. min above 8th Story (previously 30 ft) (By waiver for lots with one dimension measuring one hundred (100) feet or less.)		0 ft. min below 8th Story; 20 ft. min above 8th Story (3 ft. max balcony encroachment)	0 ft. min below 8th Story; 30 ft. min above 8th Story	
Side Setback (North)	0 ft. min below 8th Story; 20 ft. min above 8th Story		0 ft. min below 8th Story; 20 ft. min above 8th Story	50 ft. min (Waterfront setback applied because site depth is greater than two hundred (200) feet.)	
Building Configuration					
Min. Height	2 Stories			2 Stories	
Max. Height	48			48	
Max. Benefit Height	80 stories		North Tower: 43 stories; South Tower: 44 stories	80 stories	
Parking Requirements					
Residential:	min. 1.5 spaces per dwelling unit	782 x 1.5 = 1,173 spaces		min. 1.5 spaces per dwelling unit	
	min. 1 visitor parking per 10 dwelling units	782 / 10 = 78 spaces		min. 1 visitor parking per 10 dwelling units	
		1,251 spaces			
Commercial:	3 spaces per 1,000 sf (11,256 sf)	11,256 sf / 1,000 x 3 = 34 Spaces		3 spaces per 1,000 sf	
with shared parking reduction (ratio: 1:2):		34 / 1.2 = 28 Spaces			
Office:	3 spaces per 1,000 sf (13,928 sf)	13,928 sf / 1,000 x 3 = 42 Spaces		3 spaces per 1,000 sf	
with shared parking reduction (ratio: 1:2):	N/A	N/A		N/A	
Lodging:	N/A	N/A		N/A	
with shared parking reduction (ratio: 1:2):	N/A	N/A		N/A	
Subtotal with TOD parking reduction 30%*		(1,251 + 34 + 42) x 0.7 = 929 Spaces			
Total:		929 Spaces	955 Spaces		
Bicycle space requirements					
Residential:	1 bicycle rack space / Residential unit required	782 spaces		1 bicycle rack space / Residential unit required	
Commercial:	1 bicycle rack space / 3,000 sf (11,256 sf) spaces required	4 spaces		1 bicycle space / 20 vehicular spaces required	
Office:	1 bicycle rack space / 3,000 sf (13,928 sf) spaces required	5 spaces		1 bicycle space / 20 vehicular spaces required	
Total:		791 Spaces	791 Spaces		
Loading Requirements					
Residential:	Greater than 500,000 sf (circa: 538,064 resi net)			Greater than 500,000 sf	
	1st bay of 420 sf per 100 units (782 units currently)	x1 420 sf Loading Berth		1st bay of 660 sf per 100 units	
	2nd bay of 200 sf per 100 units	x1 200 sf Loading Berth			
	3rd bay of 200 sf per 100 units	x1 200 sf Loading Berth			
	4th bay of 200 sf per 100 units	x1 200 sf Loading Berth	x1 420 sf Loading Berth		
	5th bay of 200 sf per 100 units	x1 200 sf Loading Berth			
	6th bay of 200 sf per 100 units	x1 200 sf Loading Berth			
	7th bay of 200 sf per 100 units	x1 200 sf Loading Berth			
	8th bay of 200 sf per 100 units	x1 200 sf Loading Berth			
Commercial:	Under 25,000 SF (no Loading Berth required)				
Lodging:					
Total:		8 Loading Berth (1-420 & 7-200)	8 Loading Berth (1-420 & 7-200)		

RESERVED FOR CITY OF MIAMI SEAL



RESERVED FOR CITY OF MIAMI SEAL

LIST OF WAIVERS
1) ARTICLE 7, SECTION 7.1.2.5(A)(29) MIAMI 21: TO ALLOW FOR UP TO A 10% INCREASE IN THE MAXIMUM LOT COVERAGE AREA FOR THE T6-48B-O ZONED PORTION OF THE PROPERTY UP TO (88%). INCREASING FROM 80% to 80.6%
2) ARTICLE 7, SECTION 7.1.2.5(A)(15) MIAMI 21: VEHICULAR ACCESS POINTS LESS THAN 60 FT
3) ARTICLE 7, SECTION 7.1.2.5(A)(29) MIAMI 21: TOWER 60' TO 54' 10% REDUCTION IN TOWER SPACING
4) ARTICLE 7, SECTION 7.1.2.5(A)(16) MIAMI 21: ARCHITECTURAL OBSERVATORY ENCROACHES MORE THAN 3FT AT THE 34th STORY. THIS IS TO ALLOW THE UPPER LEVEL FRONTAGE SETBACK TO BE REDUCED TO 10' FOR A PROPERTY HAVING A LOT DIMENSION OF 100' OR LESS IN ORDER TO ALLOW AN ARCHITECTURAL FEATURE SETBACK AT THE 34th STORY OF 10'
5) ARTICLE 7, SECTION 7.1.2.5(A)(16) MIAMI 21: REDUCTION OF THE SIDE AND REAR SETBACKS ABOVE THE 8TH STORY TO TWENTY FEET (20') FOR LOTS HAVING ONE DIMENSION LESS THAN 100 FEET
6) ARTICLE 7, SECTION 7.1.2.5(A)(19) MIAMI 21: PARKING IN 2nd LAYER ON PRINCIPLE FRONTAGE
7) ARTICLE 7, SECTION 7.1.2.5(A)(19) MIAMI 21: PARKING IN 2nd LAYER ON SECONDARY FRONTAGE
8) ARTICLE 7, SECTION 7.1.2.5(A)(16) MIAMI 21: REDUCTION OF THE SECONDARY SETBACKS ABOVE THE 8TH STORY TO TEN FEET (10') FOR LOTS HAVING ONE DIMENSION LESS THAN 100 FEET



STREET VIEW 01



STREET VIEW 02

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STREET VIEW 03



STREET VIEW 04



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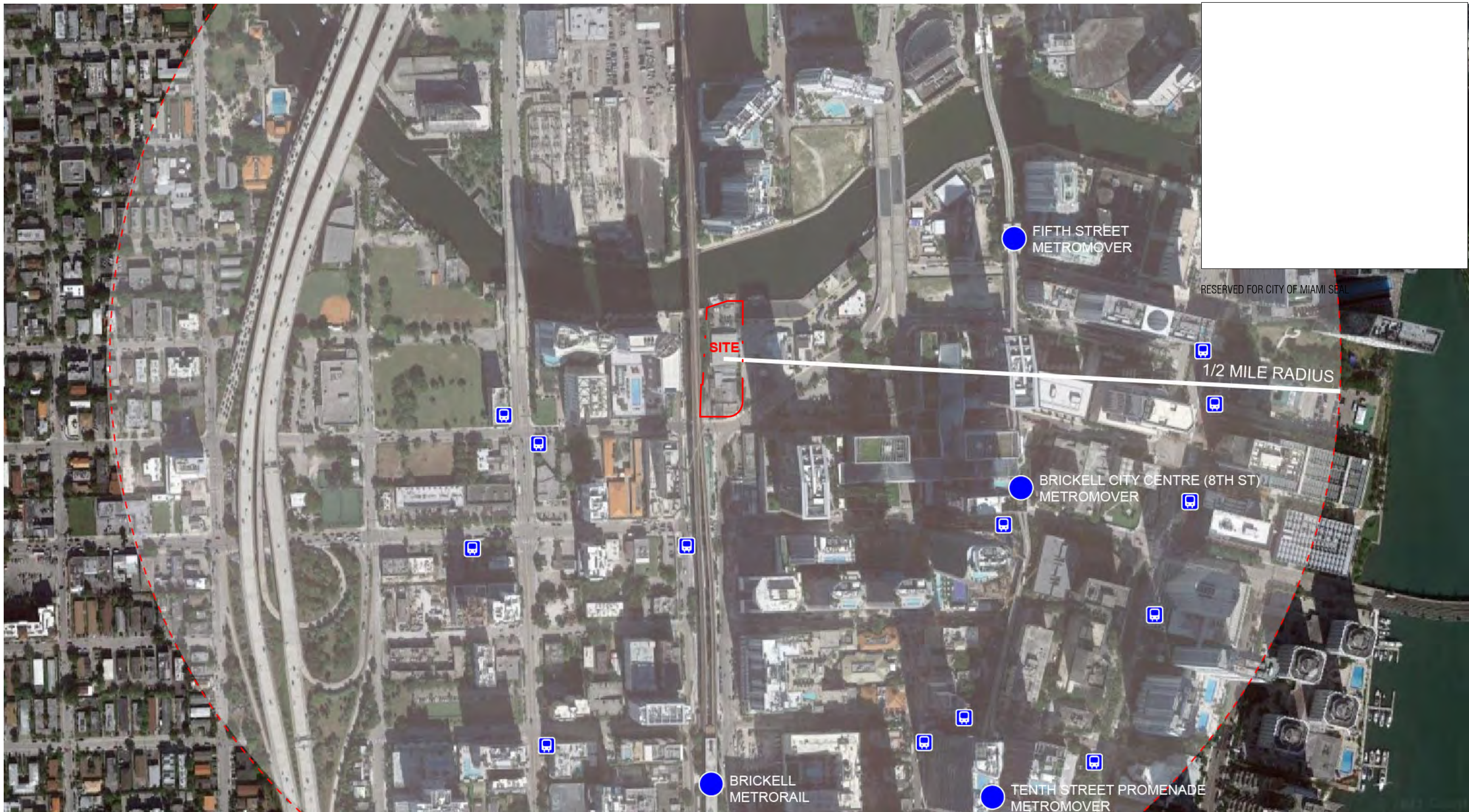
ONE BRICKELL RIVERFRONT

99 SW 7th St.
 Miami, FL 33130

EXISTING CONDITIONS

DATE:
 03/03/2022

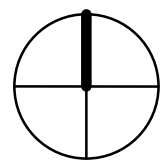
A003



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ONE BRICKELL RIVERFRONT

99 SW 7th St.
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TRANSIT CORRIDOR LOCATION MAP

DATE:
 03/03/2022

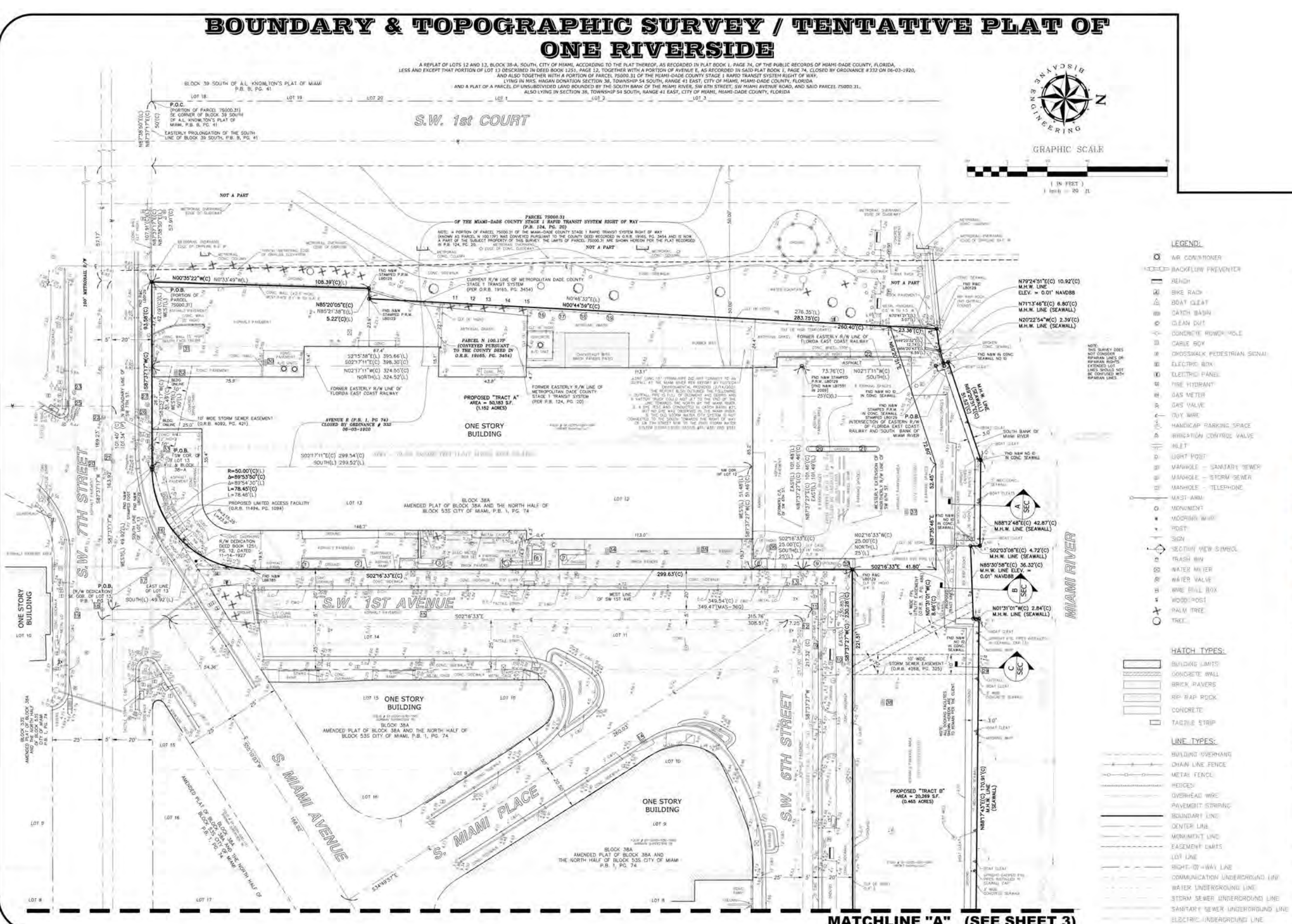
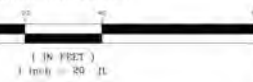
A004

BOUNDARY & TOPOGRAPHIC SURVEY / TENTATIVE PLAT OF ONE RIVERSIDE

A REPLAT OF LOTS 12 AND 13, BLOCK 38-A, SOUTH, CITY OF MIAMI, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 74, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION OF LOT 13 DESCRIBED IN DEED BOOK 1251, PAGE 12, TOGETHER WITH A PORTION OF AVENUE E, AS RECORDED IN SAID PLAT BOOK 1, PAGE 74, CLOSED BY ORDINANCE #332 ON 06-03-1920, AND ALSO TOGETHER WITH A PORTION OF PARCEL 75000.31 OF THE MIAMI-DADE COUNTY STAGE 1 RAPID TRANSIT SYSTEM RIGHT OF WAY LYING IN MRS. HAGAN DONATION SECTION 38, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA AND A PLAT OF A PARCEL OF UNSUBDIVIDED LAND BOUNDED BY THE SOUTH BANK OF THE MIAMI RIVER, SW 8TH STREET, SW MIAMI AVENUE ROAD, AND SAID PARCEL 75000.31, ALSO LYING IN SECTION 38, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA.



GRAPHIC SCALE



LEGEND:

- AIR CONDITIONER
- BACKFLOW PREVENTER
- BENCH
- BIKE RACK
- BOAT CLEAT
- CATCH BASIN
- CLEAN OUT
- CONCRETE POWERHOLE
- CABLE BOX
- CROSSWALK PEDESTRIAN SIGNAL
- ELECTRIC BOX
- ELECTRIC PANEL
- FIRE HYDRANT
- GAS METER
- GAS VALVE
- GUY WIRE
- HANDICAP PARKING SPACE
- IRRIGATION CONTROL VALVE
- INLET
- LIGHT POST
- MANHOLE - SANITARY SEWER
- MANHOLE - STORM SEWER
- MANHOLE - TELEPHONE
- MAST ARM
- MONUMENT
- MOORMAN WHEEL
- POST
- SIGN
- SECTION VIEW SYMBOL
- TRASH BIN
- WATER MIXER
- WATER VALVE
- WIRE BULL BOX
- WOOD POST
- PALM TREE
- TREE

HATCH TYPES:

- ▨ BUILDING LIMITS
- ▨ CONCRETE WALL
- ▨ BRICK PAVERS
- ▨ RIP-RAP ROCK
- ▨ CONCRETE
- ▨ TABLE STRIP

LINE TYPES:

- BUILDING OVERHANG
- CHAIN LINE FENCE
- METAL FENCE
- HEDGE
- OVERHEAD WIRE
- PAVEMENT STRIPING
- BOUNDARY LINE
- CENTER LINE
- MONUMENT LINE
- EASEMENT EARTH
- LOT LINE
- RIGHT-OF-WAY LINE
- COMMUNICATION UNDERGROUND LINE
- WATER UNDERGROUND LINE
- STORM SEWER UNDERGROUND LINE
- SANITARY SEWER UNDERGROUND LINE
- ELECTRIC UNDERGROUND LINE

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 SURVEYORS • ENGINEERS • PLANNERS
 SINCE 1898
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 TEL: (305) 324-7671, FAX: (305) 324-0809
 PALM BEACH OFFICE
 469 NW 57th ST. PALM BEACH, FL 33481
 TEL: (561) 609-2323
 E-MAIL: INFO@BISCAYNEENGINEERING.COM
 WEB: WWW.BISCAYNEENGINEERING.COM
 ORDER No. 03-87172
 SHEET No. 2 of 3
 DRAWN BY: A.J.R./R.H. | CHECKED BY: A.J.R./J.M.
 SCALE: 1"=20'-0" | DATE: 02/09/22 | APPROVED BY: A.J.R. | P.E./P.C. | 30287/02-70

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NOTE: FOR REFERENCE ONLY
REFER TO V101

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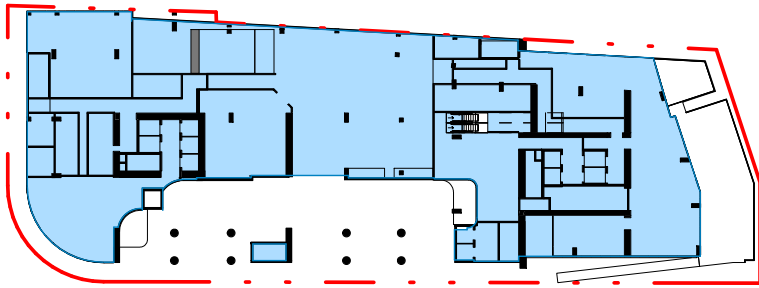
ONE BRICKELL RIVERFRONT

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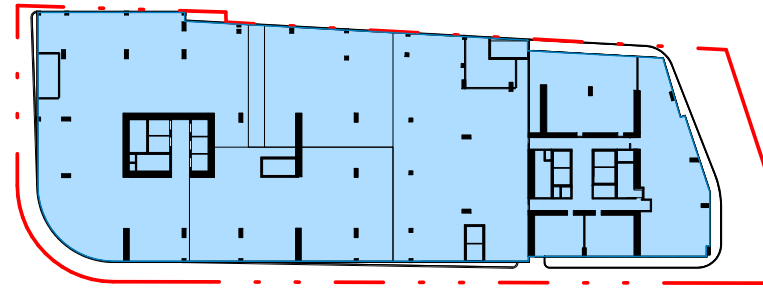
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SCALE: NTS

DATE:
03/03/2022

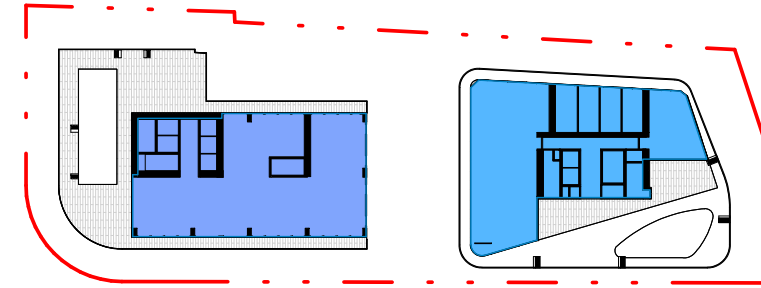
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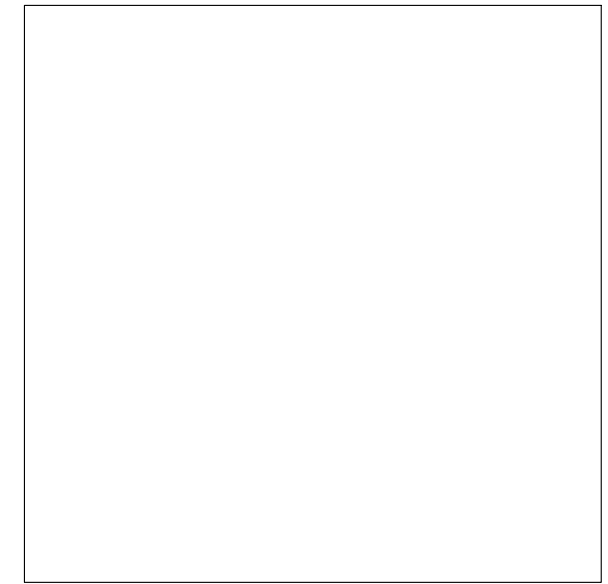
LEVEL 01



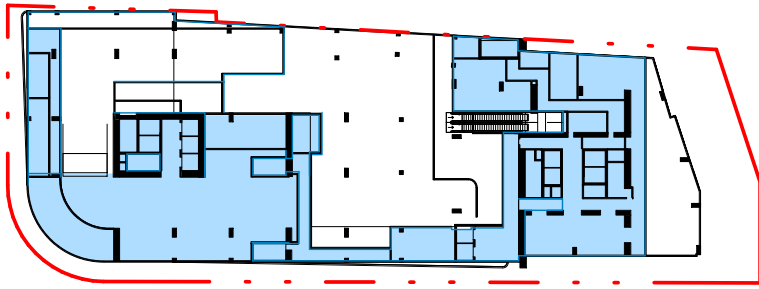
LEVEL 05



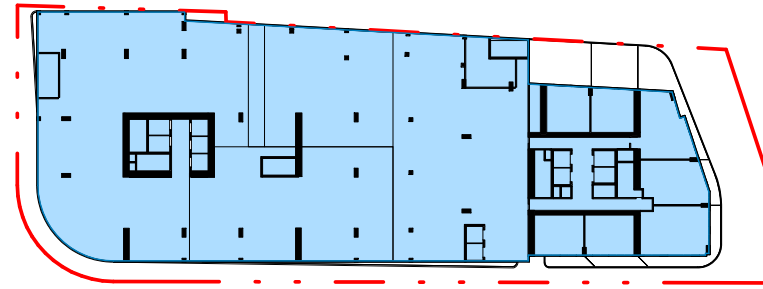
LEVEL 43/44



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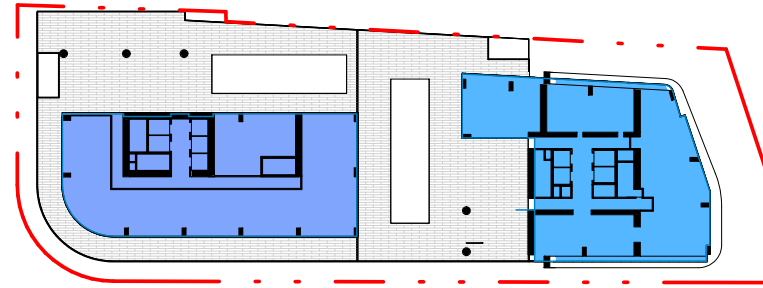
MEZZANINE



LEVEL 06-08



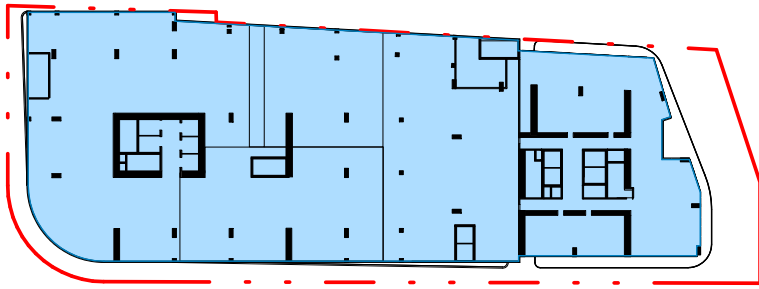
LEVEL 02



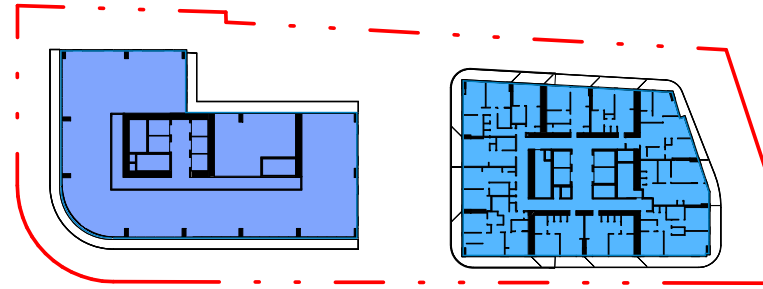
LEVEL 09

BENEFIT FLR	
ALLOWED	903,294 SF*
PROVIDED	1,114,703 SF
BENEFIT	211,409 SF (23.4%)

*ALLOWED FLR = 50,183 SF x 18 = 903,294 SF

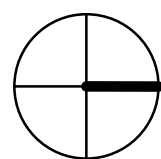


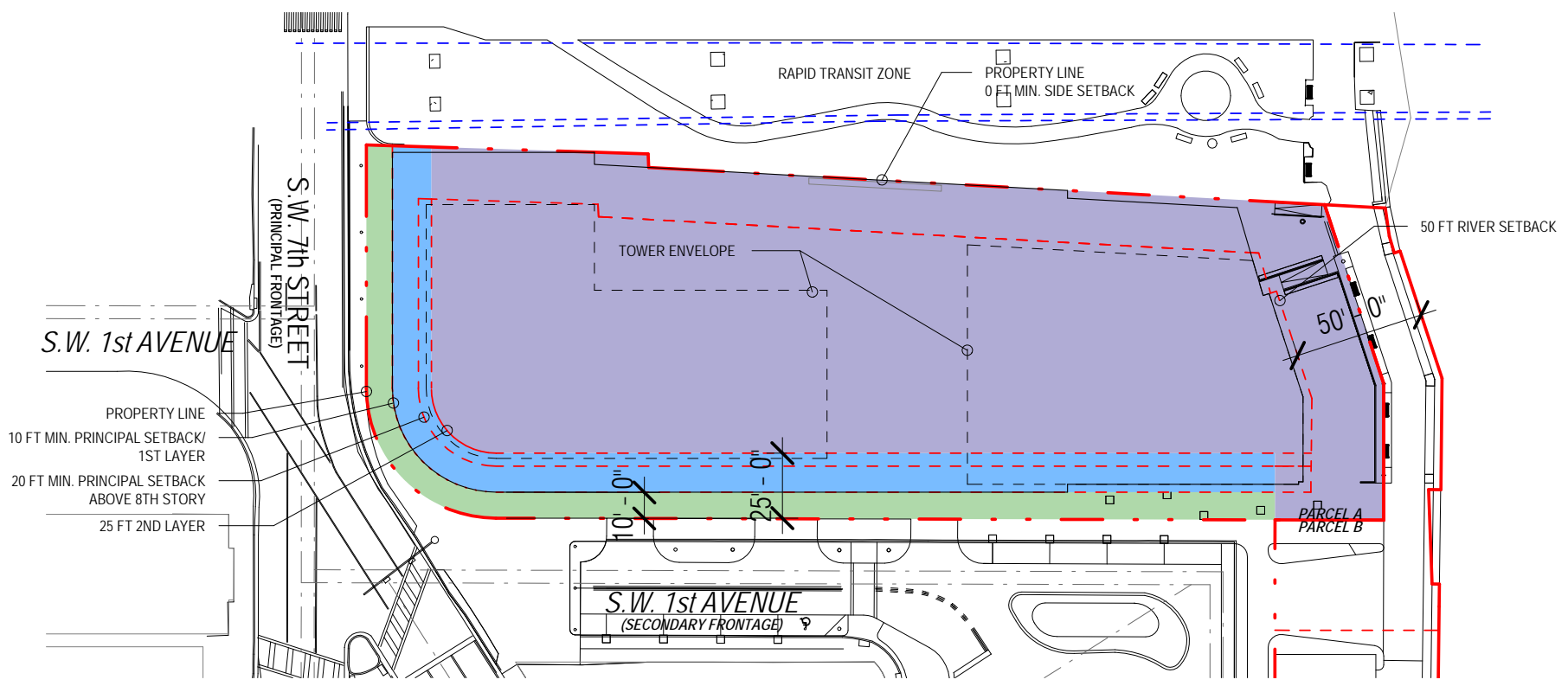
LEVEL 03-04



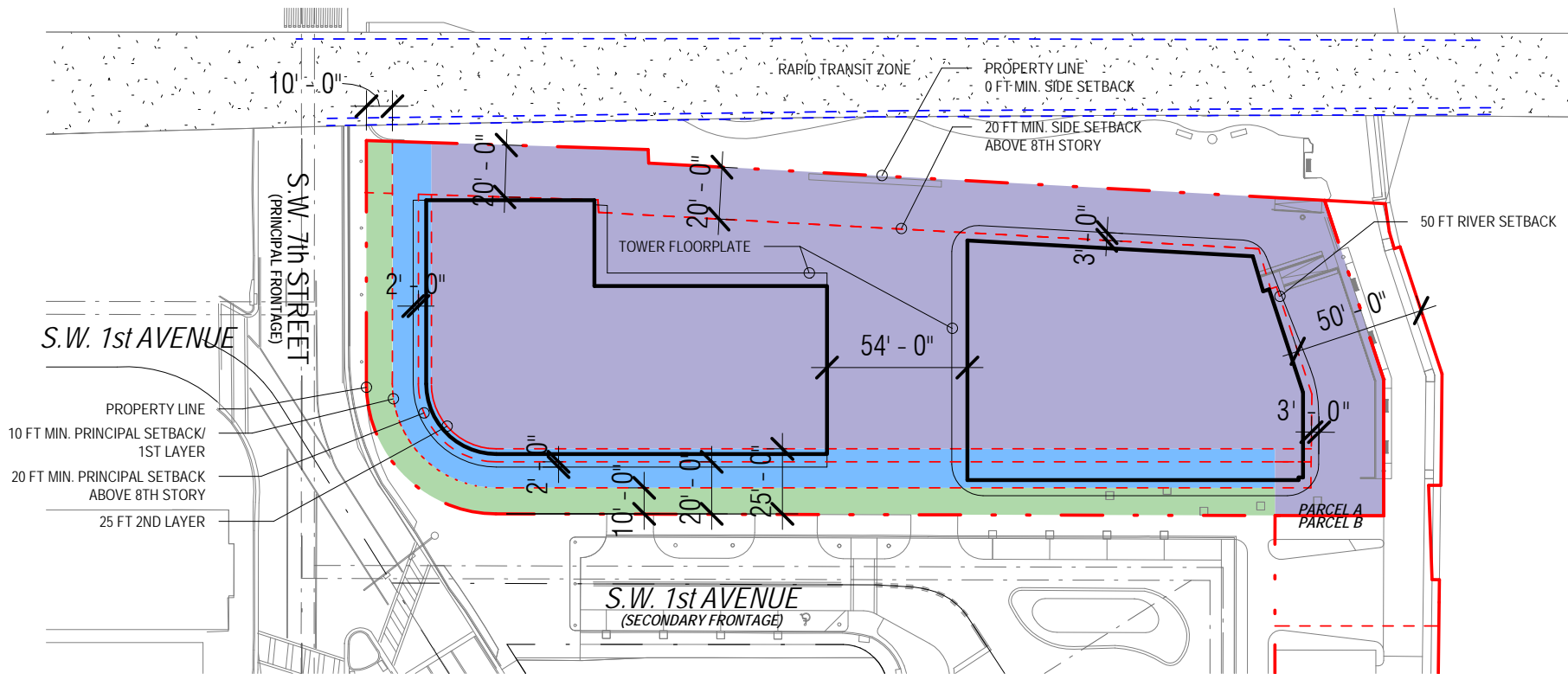
LEVEL 10-42

Floor	Floors	Program	Podium	South Tower	North Tower	Total
Ground Floor	1	Lobby/Retail	31,284			31,284
Mezzanine	1	Amenity/Parking	20,439			20,439
Level 02	1	Amenity/Parking	38,286			38,286
Level 03-04	2	Office/Parking	39,553			79,106
Level 05	1	Amenity/Parking	38,553			38,553
Level 06-08	3	Resi/Parking	38,685			116,055
Level 09	1	Amenity		9,531	8,561	18,092
(S Level 10)	(1)	Amenity		11,774		11,774
Level 10-42	33	Residential		11,774	10,834	746,064
N Level 43	1	Amenity			7,161	7,161
(S Level 44)	(1)	Amenity		7,889		7,889
Total	44					1,114,703

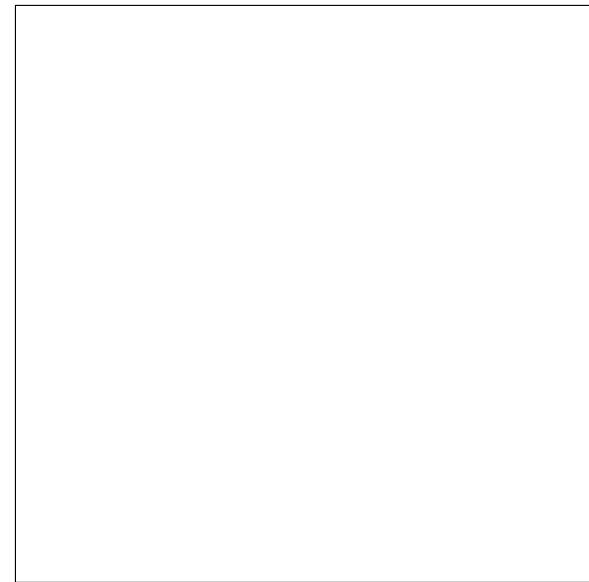




PODIUM LEVEL



TOWER LEVEL



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MIAMI RIVER

MIAMI RIVER

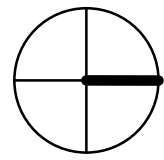
- 1st LAYER
- 2nd LAYER
- 3rd LAYER

- 1st LAYER
- 2nd LAYER
- 3rd LAYER

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ONE BRICKELL RIVERFRONT

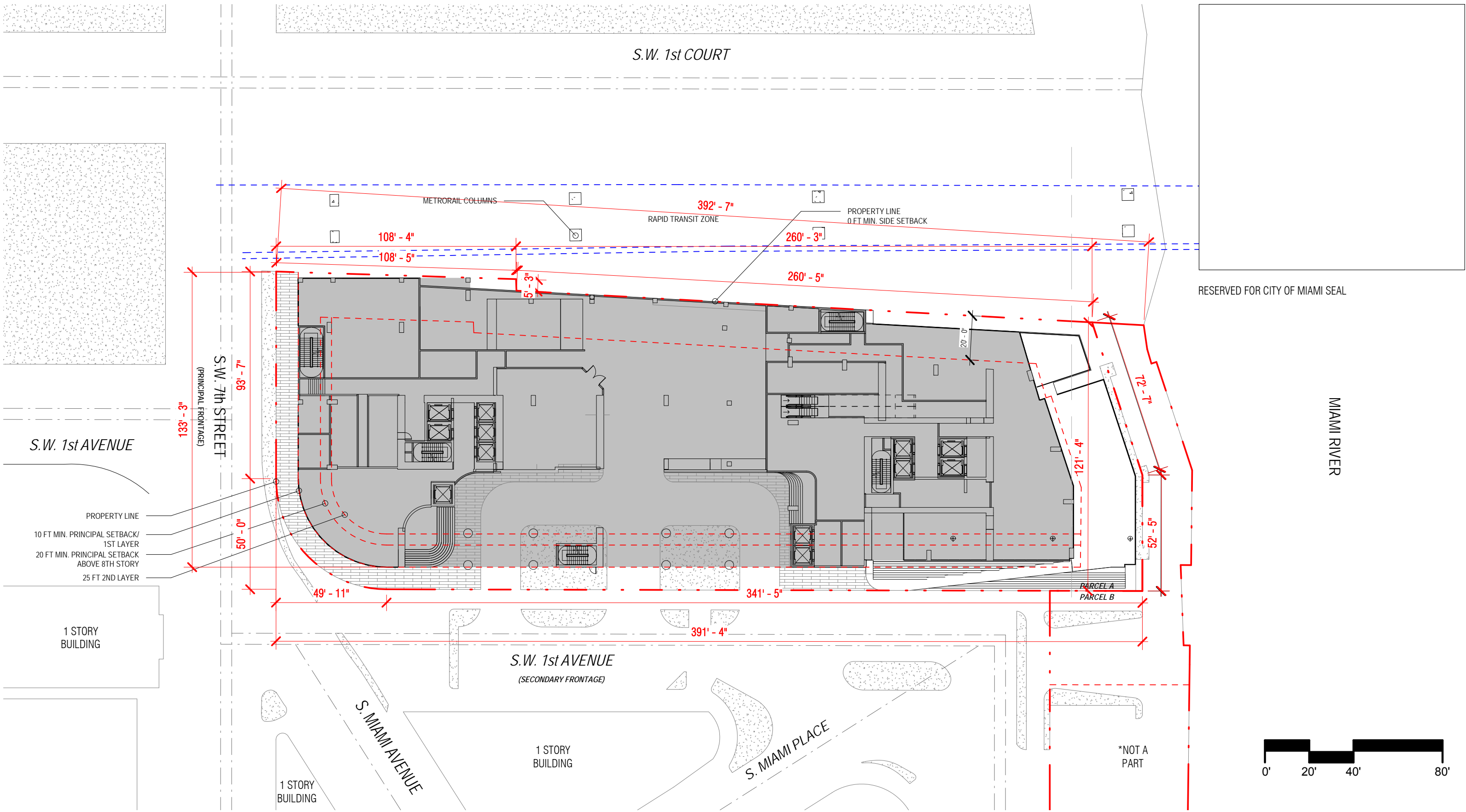
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 Miami, FL 33130

SETBACK PLANS

SCALE: 1/64" = 1'-0"

DATE:
 03/03/2022

A007



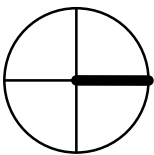
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ONE BRICKELL RIVERFRONT

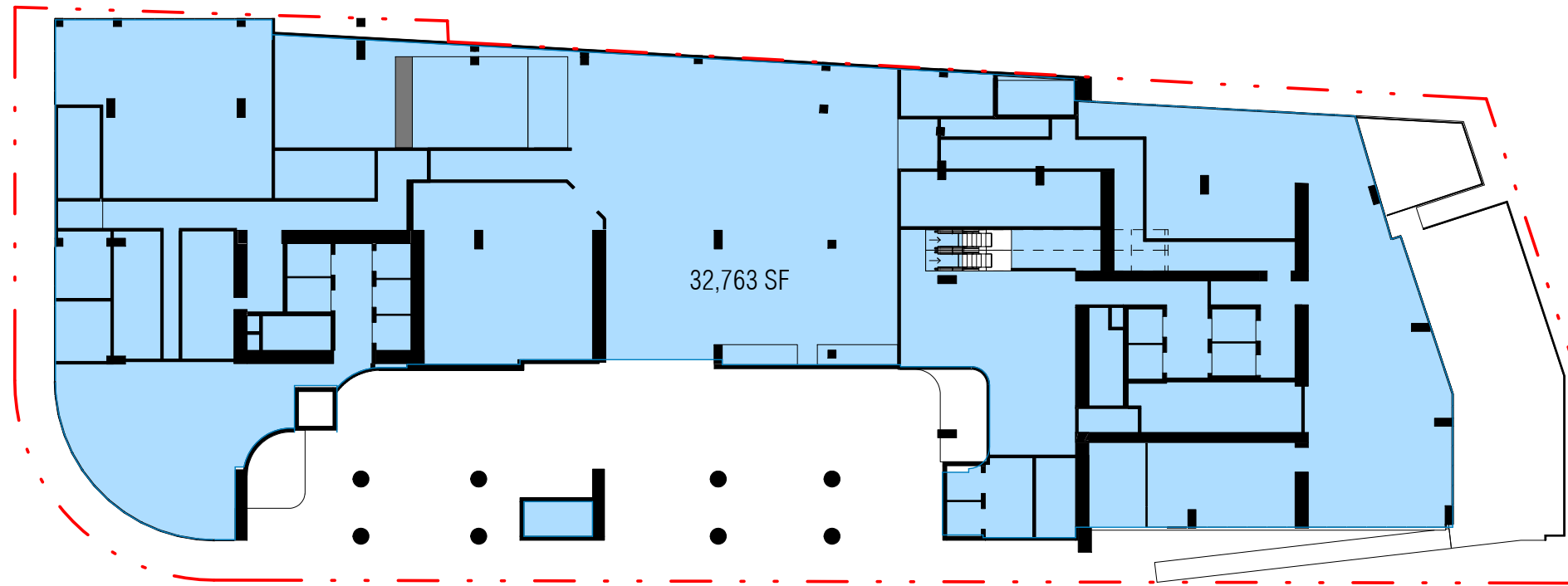
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SITE PARAMETERS

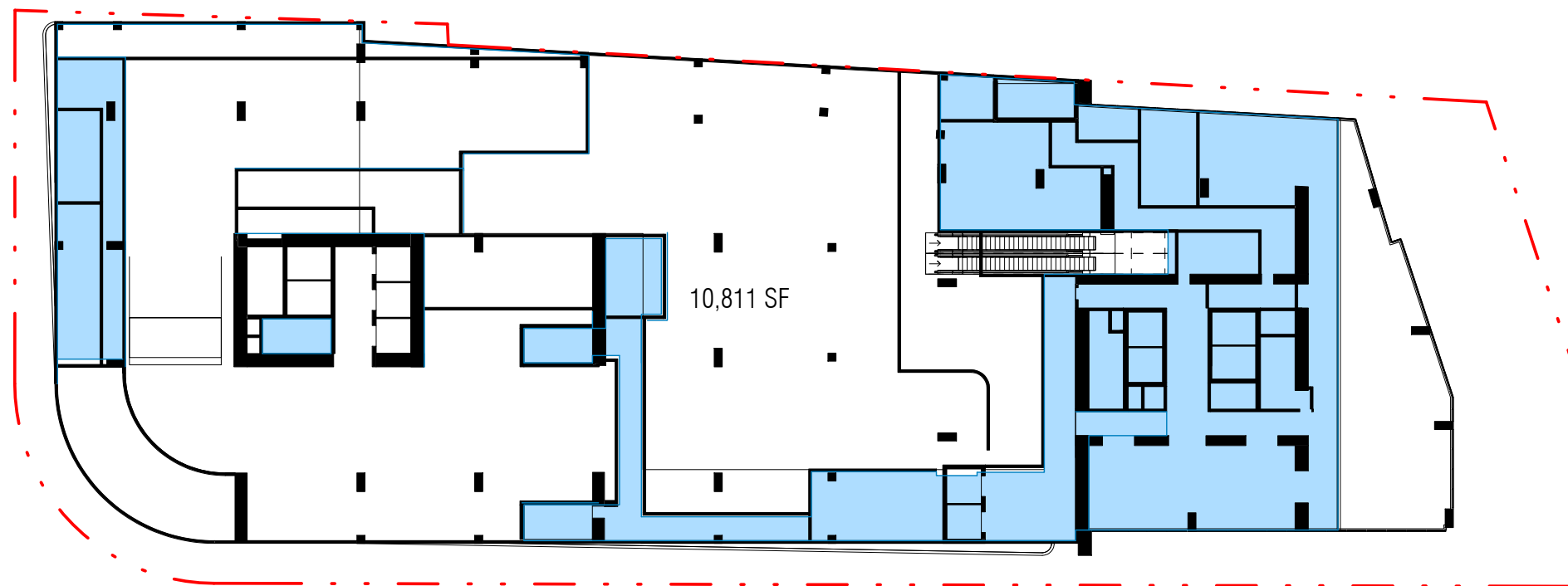
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DATE:
 03/03/2022

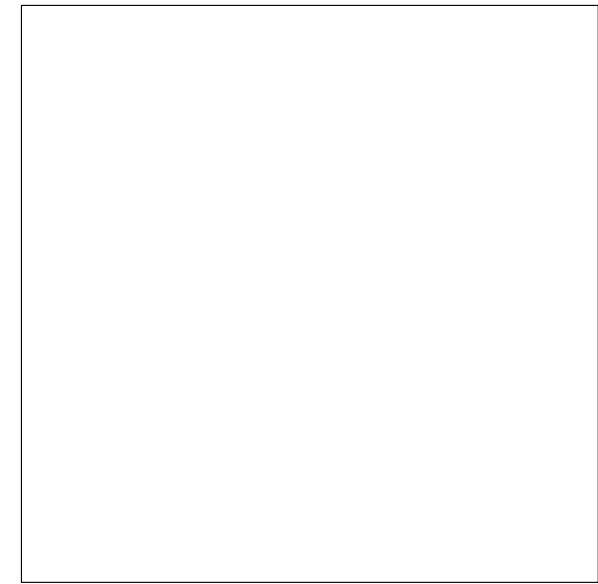
A008



GROUND LEVEL AREA

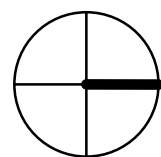
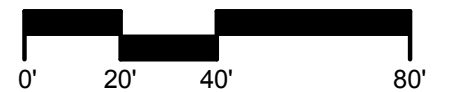


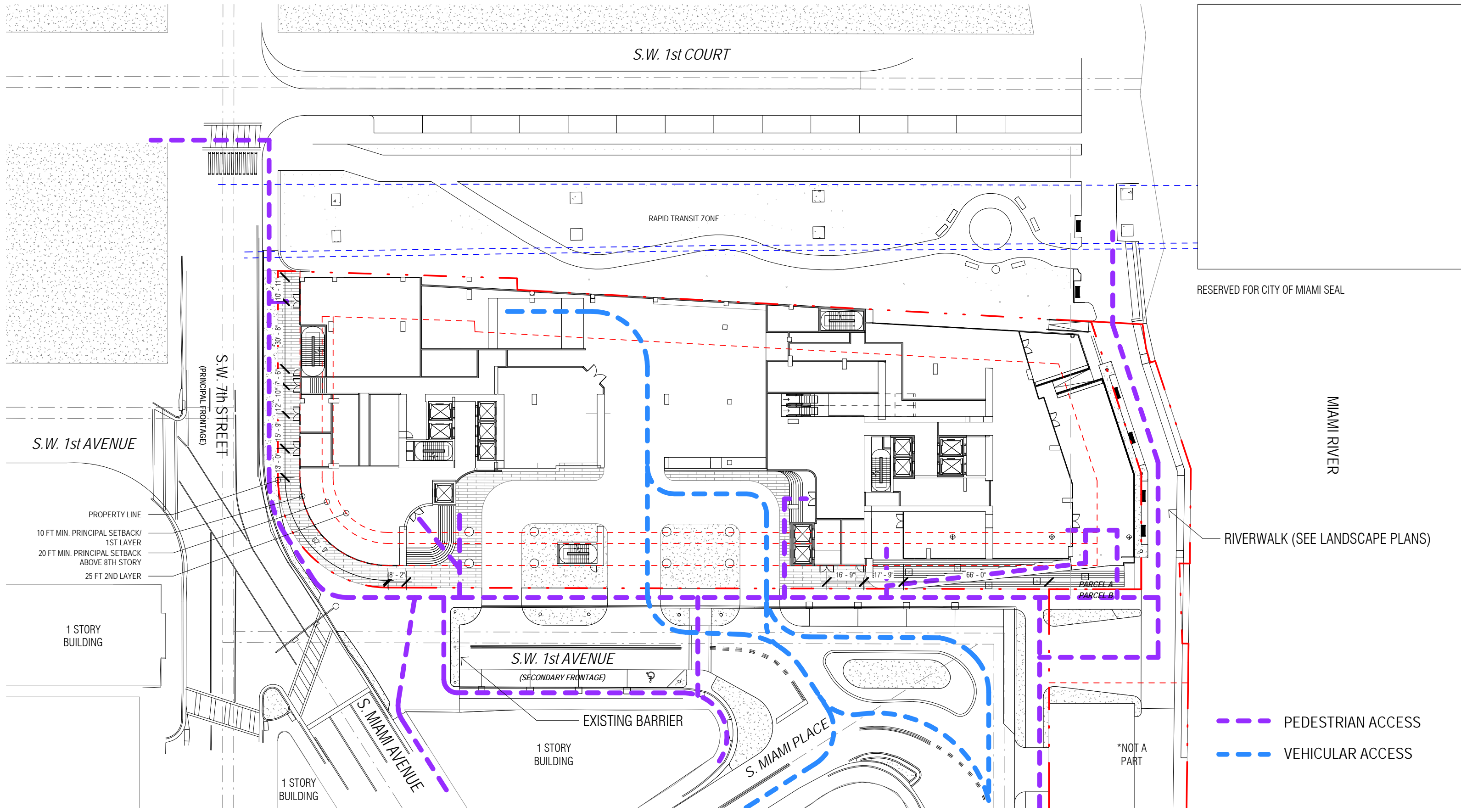
MEZZANINE AREA



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GROUND FLOOR GROSS AREA: 32,763 SF
 MEZZANINE MAX. AREA: 10,811 SF
 MEZZANINE AREA PROVIDED: 10,811 SF

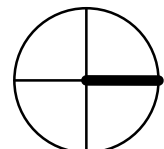




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ONE BRICKELL RIVERFRONT

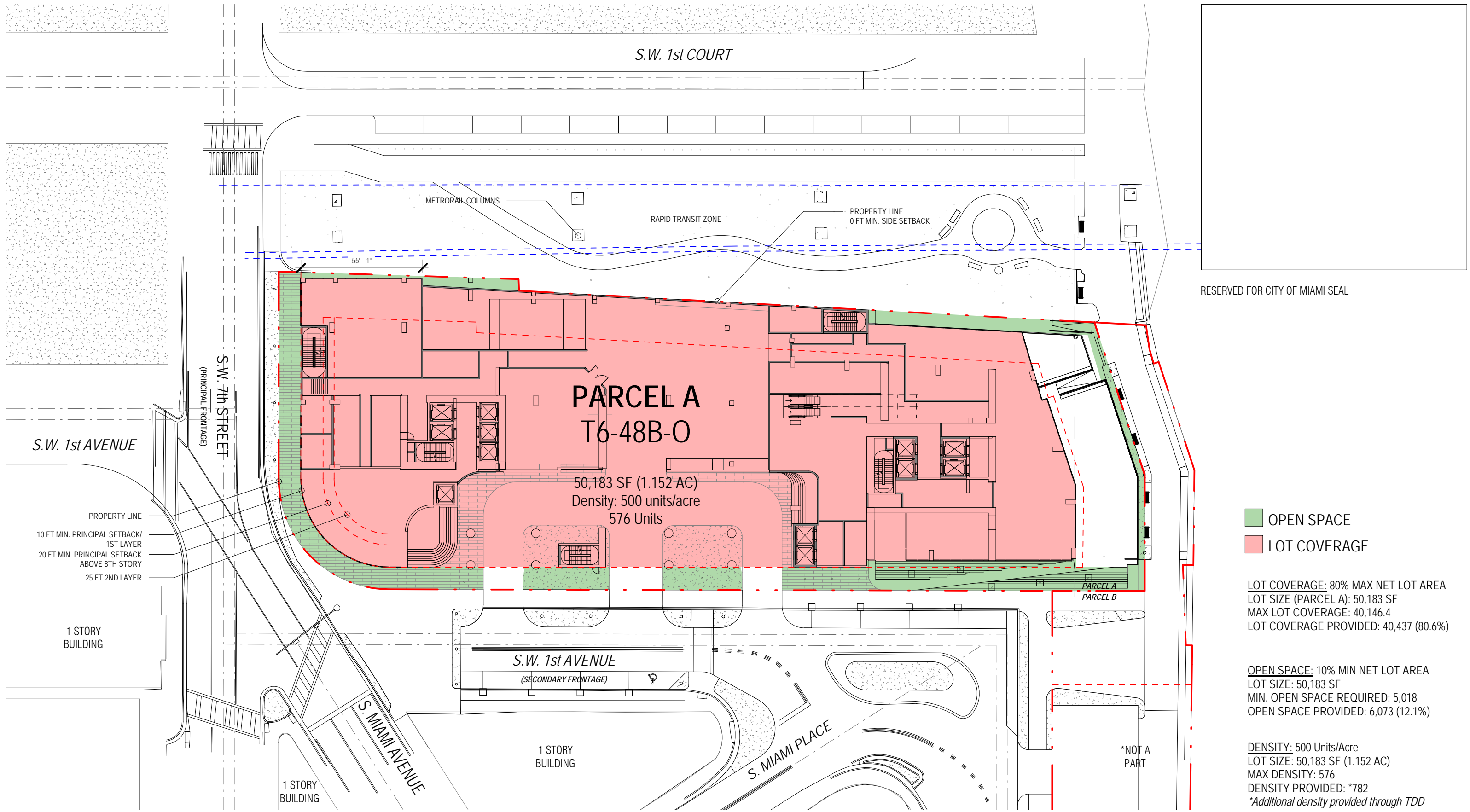
99 SW 7th St.
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SITE CONNECTIONS

SCALE: 1" = 40'-0"

DATE:
 03/03/2022

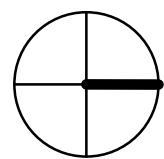
A010



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ONE BRICKELL RIVERFRONT

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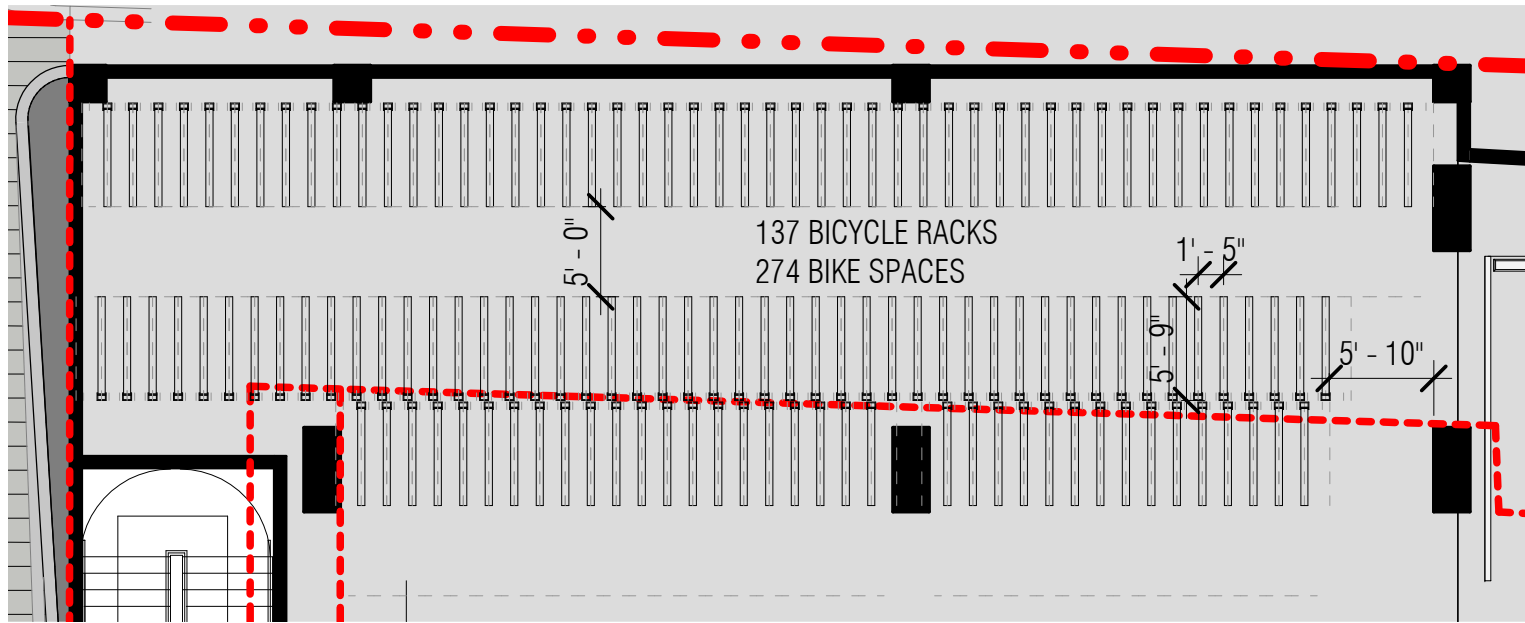
LOT COVERAGE & OPEN SPACE

SCALE: 1" = 40'-0"

DATE:

03/03/2022

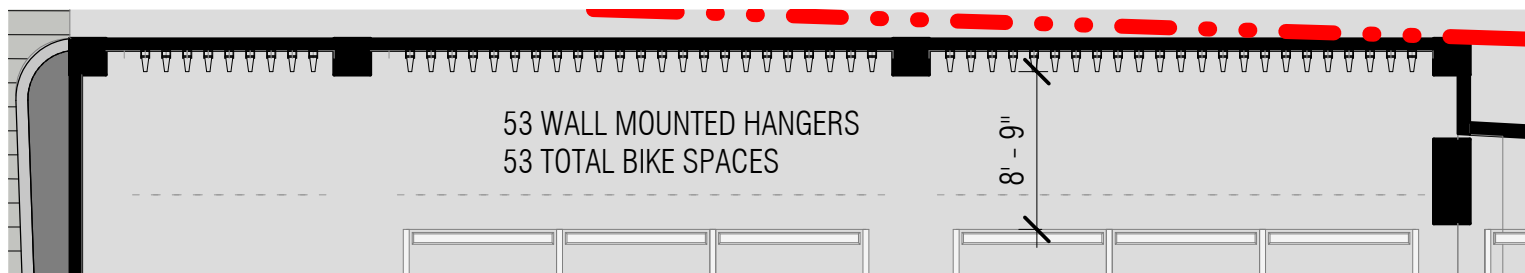
A012



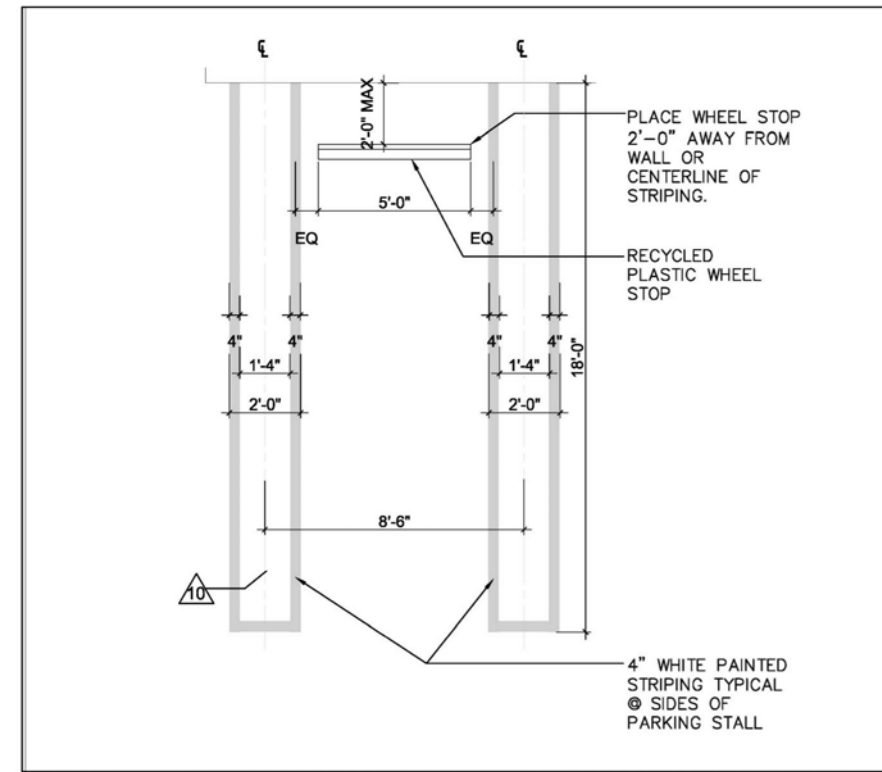
BICYCLE PARKING - LEVEL 02 SOUTH



BICYCLE PARKING - LEVEL 03-04 SOUTH

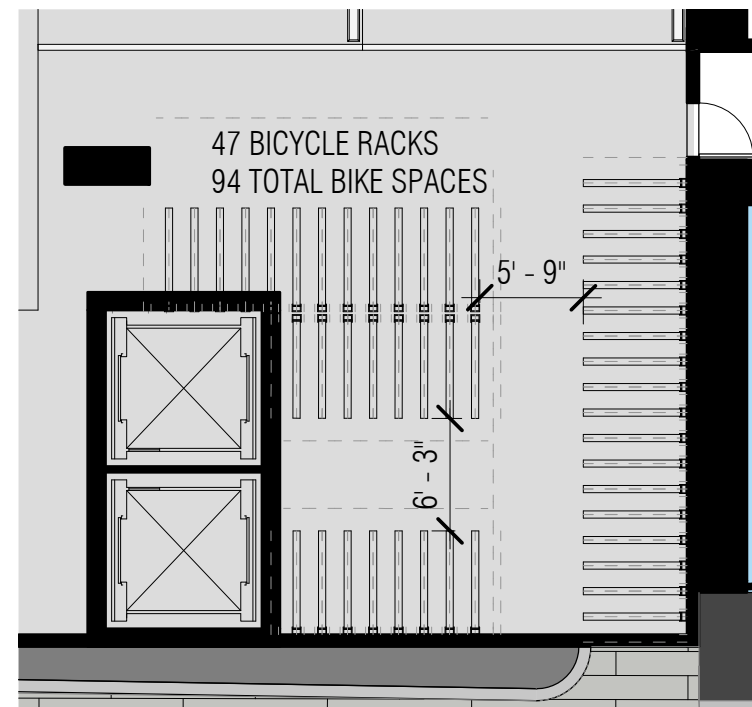


BICYCLE PARKING - LEVEL 05 SOUTH



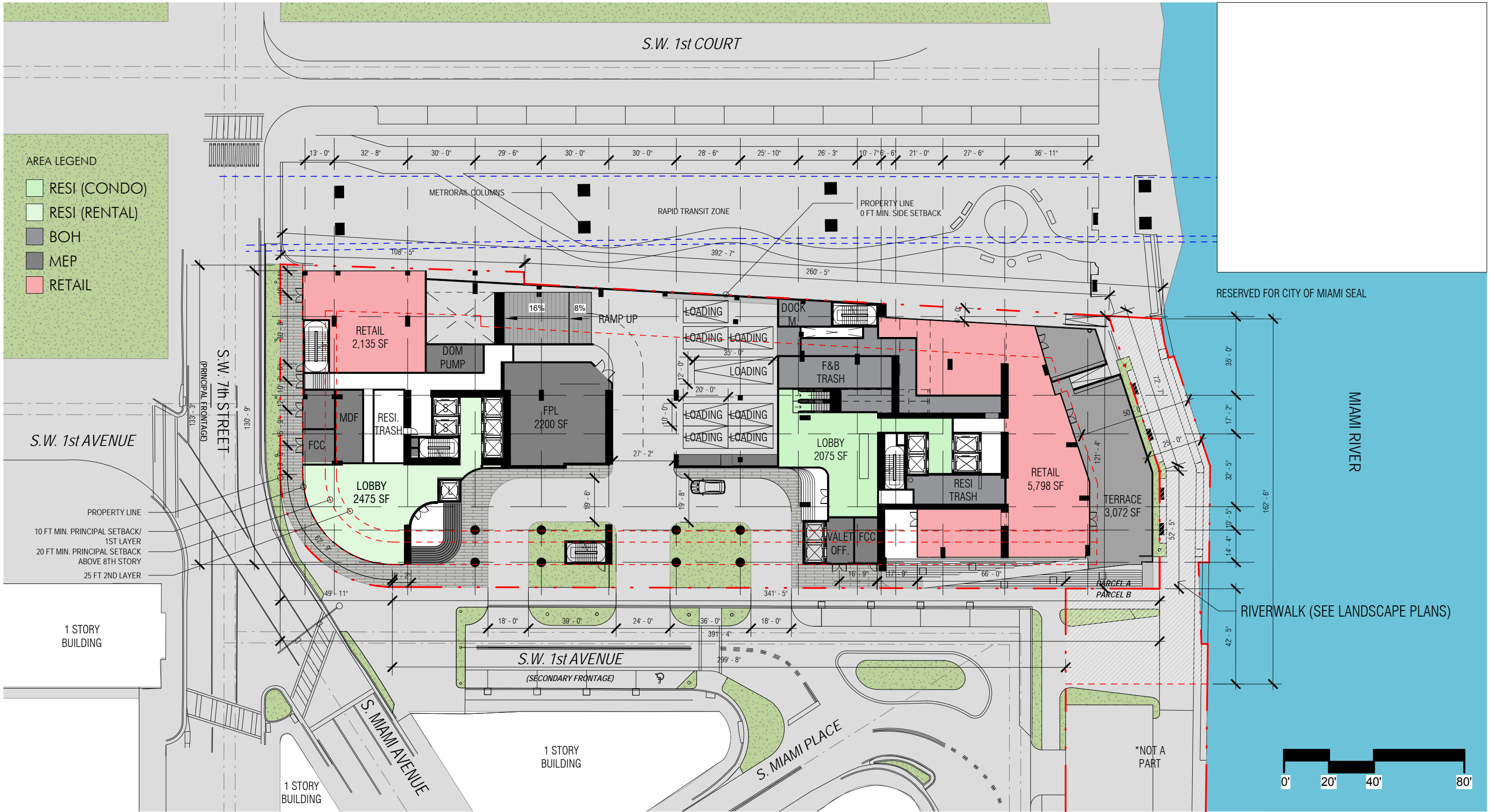
TYPICAL PARKING STALL

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BICYCLE PARKING - LEVEL 03-05 NORTH

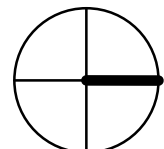
BICYCLE PARKING	
L02	274
L03	185
L04	185
L05	147
TOTAL PROVIDED:	791
TOTAL REQUIRED:	791
TOTAL STACKERS:	322 (644 BIKES)
TOTAL HANGARS:	147 (147 BIKES)



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ONE BRICKELL RIVERFRONT

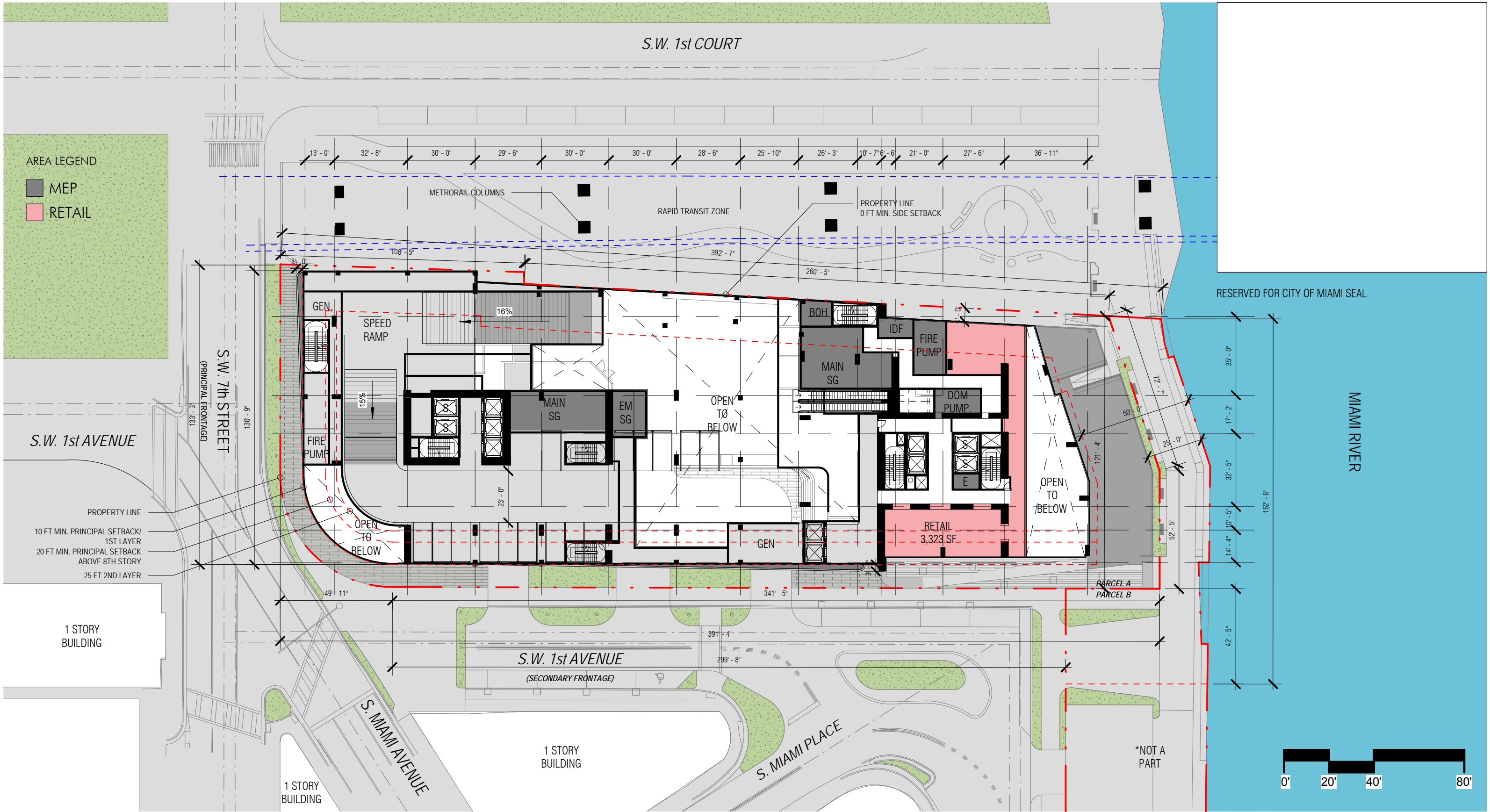
99 SW 7th St.
 Miami, FL 33130

GROUND LEVEL (LOBBY LEVEL)

SCALE: 1" = 40'-0"

DATE:
 03/03/2022

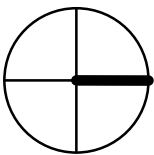
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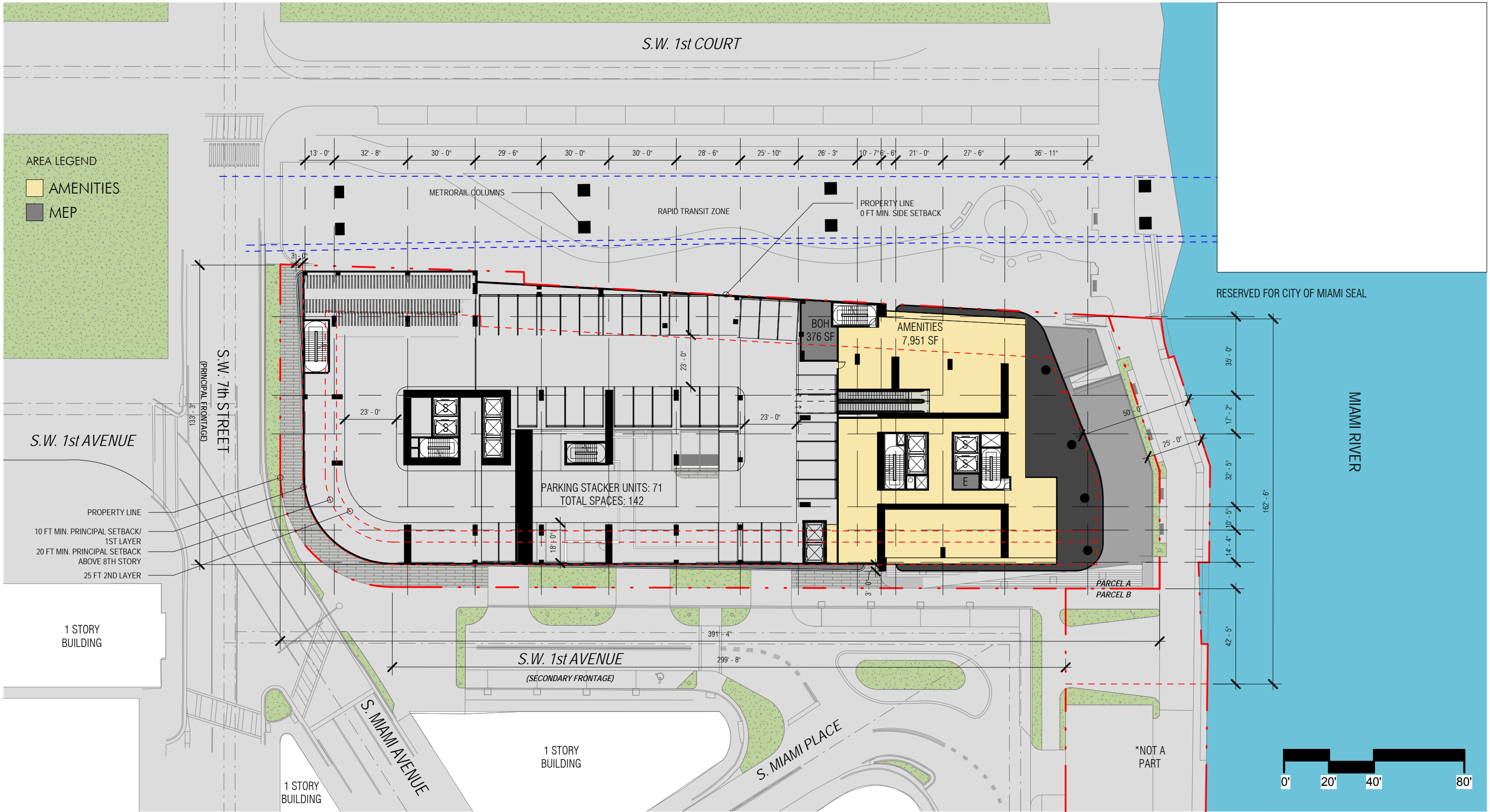
ONE BRICKELL RIVERFRONT

99 SW 7th St.
 Miami, FL 33130

MEZZ LEVEL
 SCALE: 1" = 40'-0"

DATE:
 03/03/2022

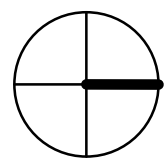
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ONE BRICKELL RIVERFRONT

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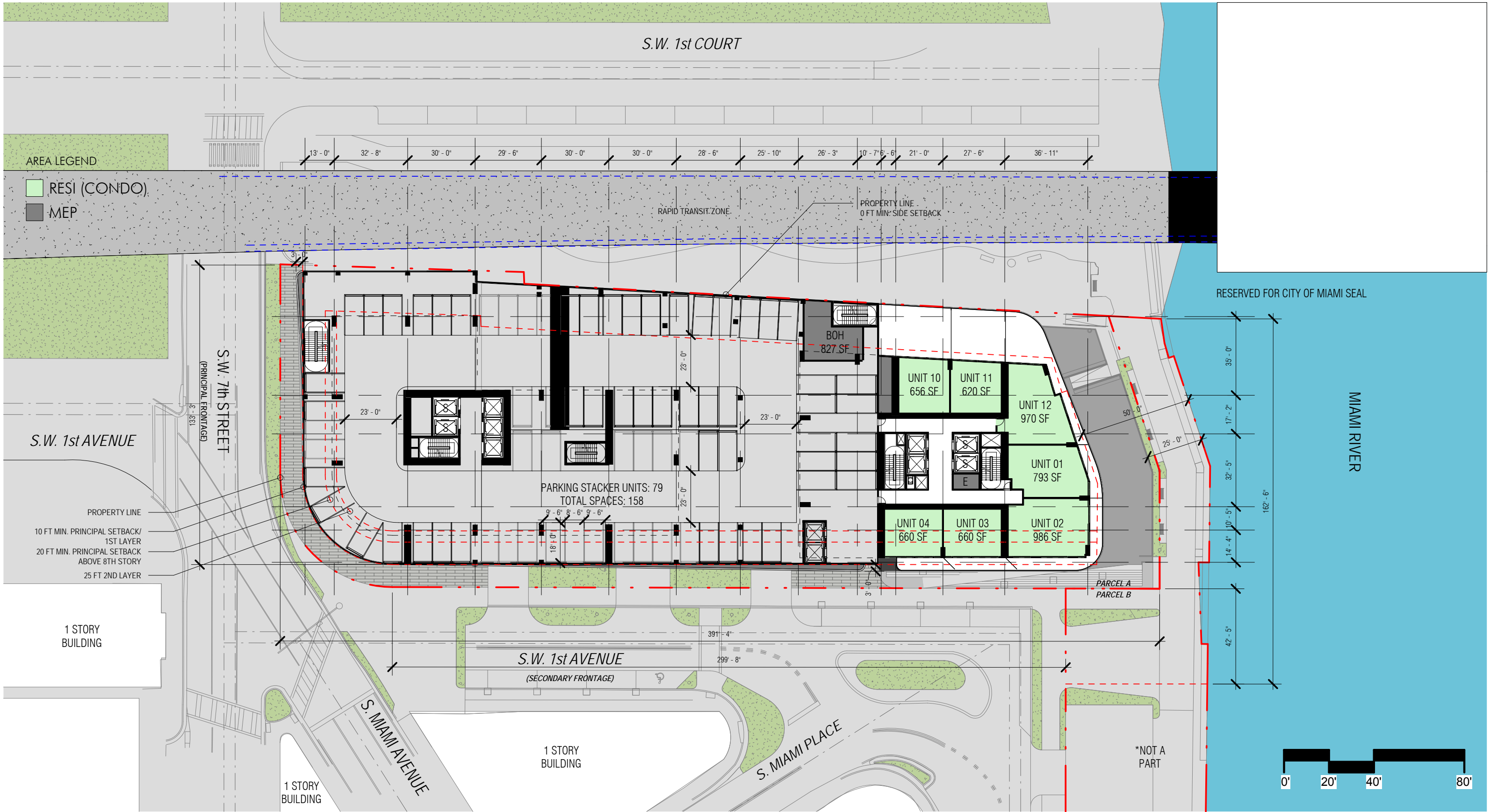
LEVEL 02 (AMENITY LEVEL)

SCALE: 1" = 40'-0"

DATE:

03/03/2022

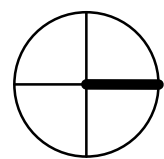
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ONE BRICKELL RIVERFRONT

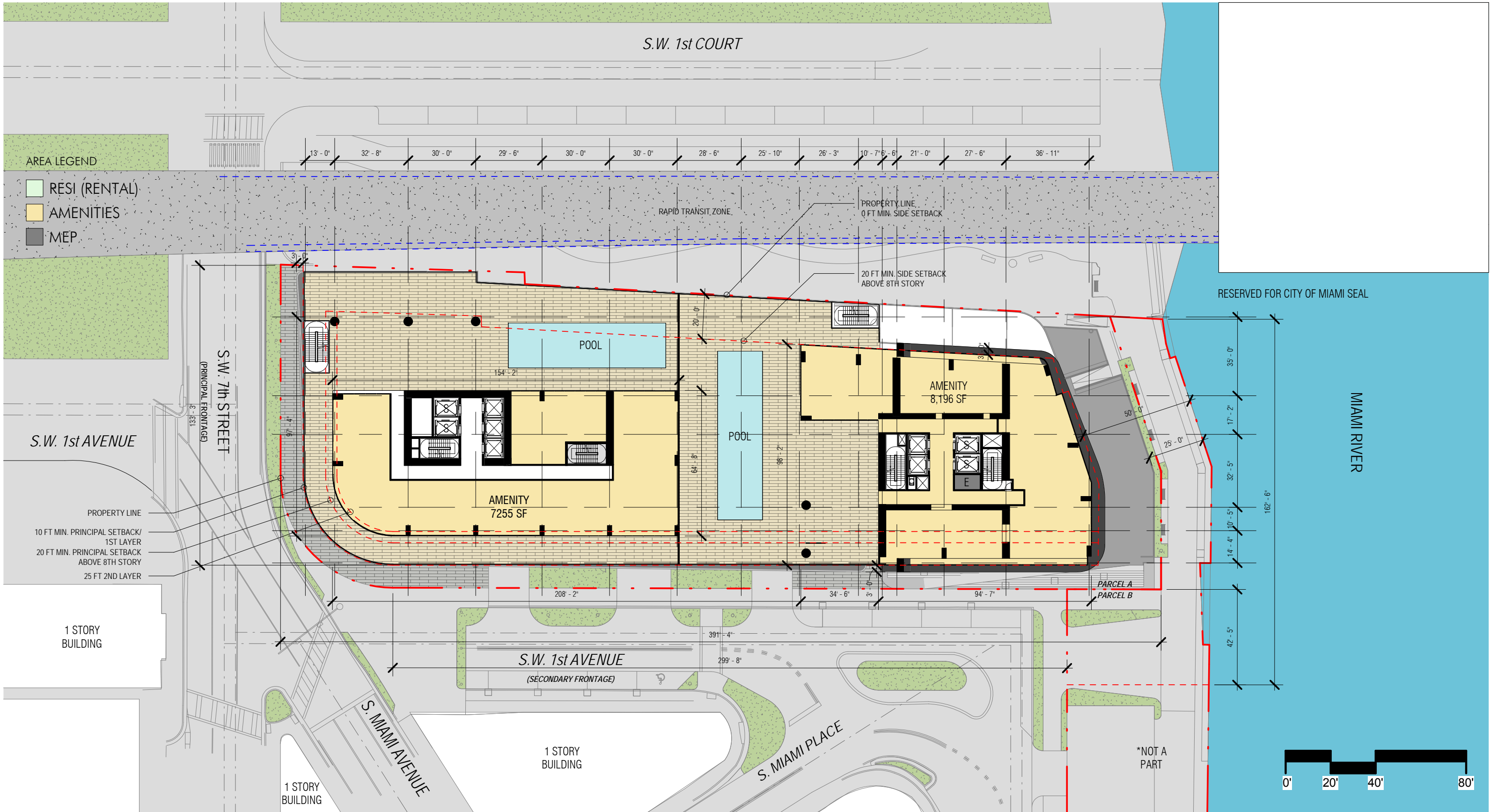
99 SW 7th St.
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LEVEL 06-08 (PARKING LEVEL)

SCALE: 1" = 40'-0"

DATE:
 03/03/2022

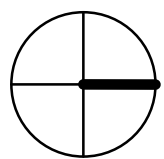
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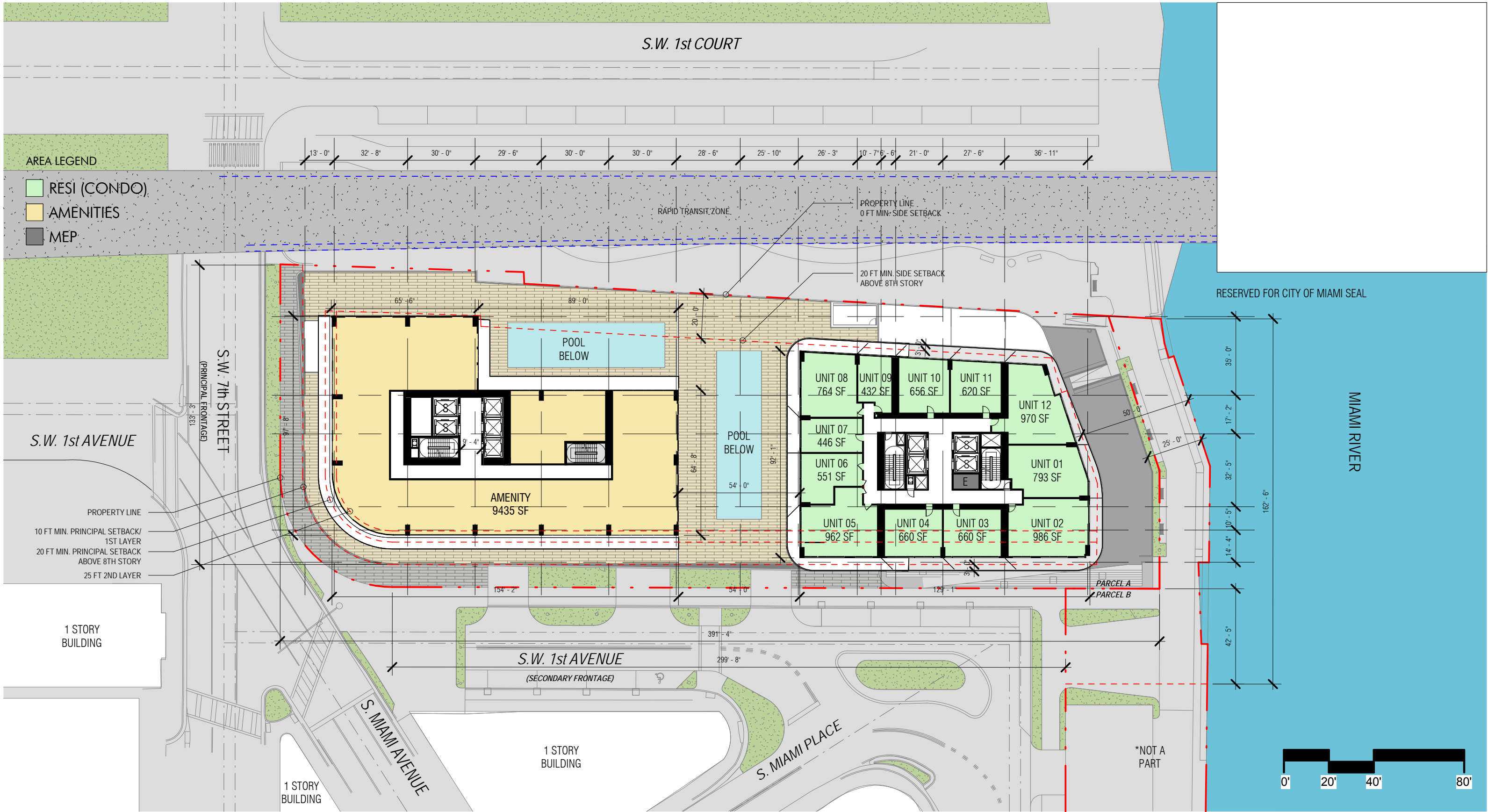
LEVEL 9 (AMENITY LEVEL)

SCALE: 1" = 40'-0"

DATE:

03/03/2022

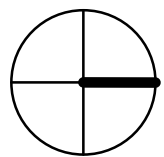
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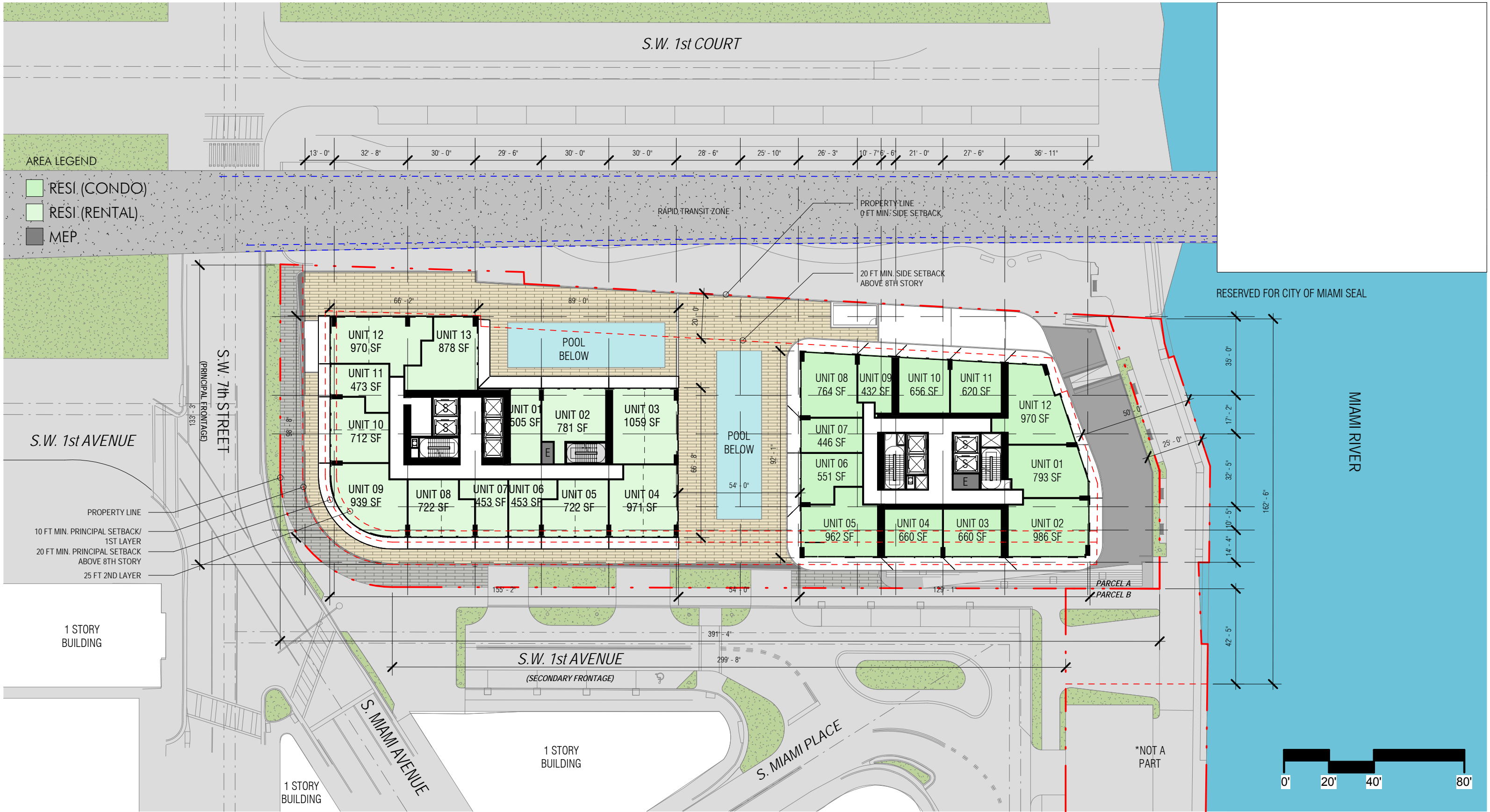
LEVEL 10 (AMENITY & RESIDENTIAL)

SCALE: 1" = 40'-0"

DATE:

03/03/2022

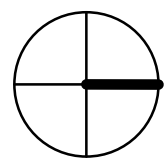
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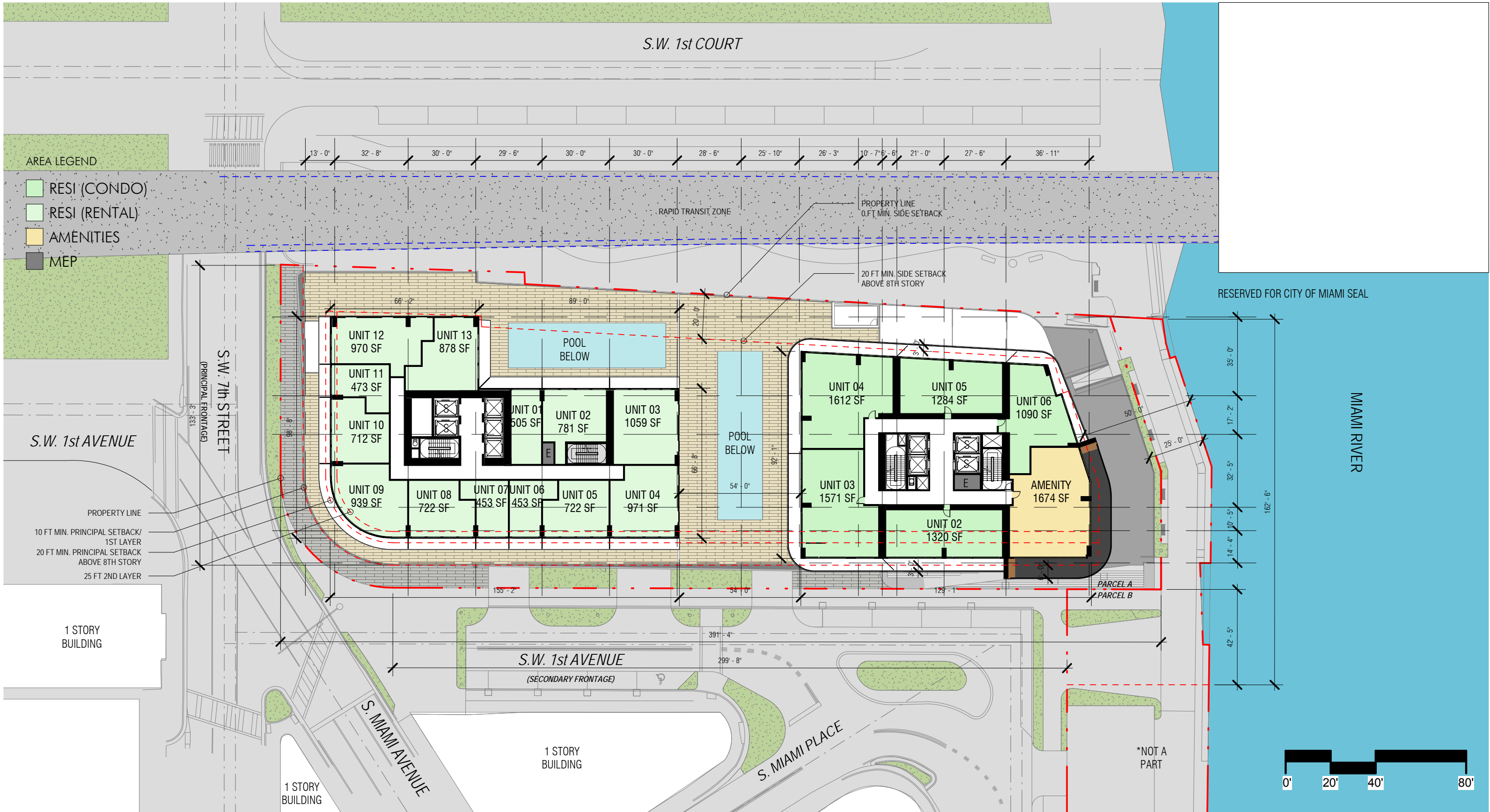
LEVEL 11-33 (TYPICAL LEVEL)

SCALE: 1" = 40'-0"

DATE:

03/03/2022

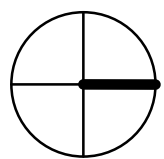
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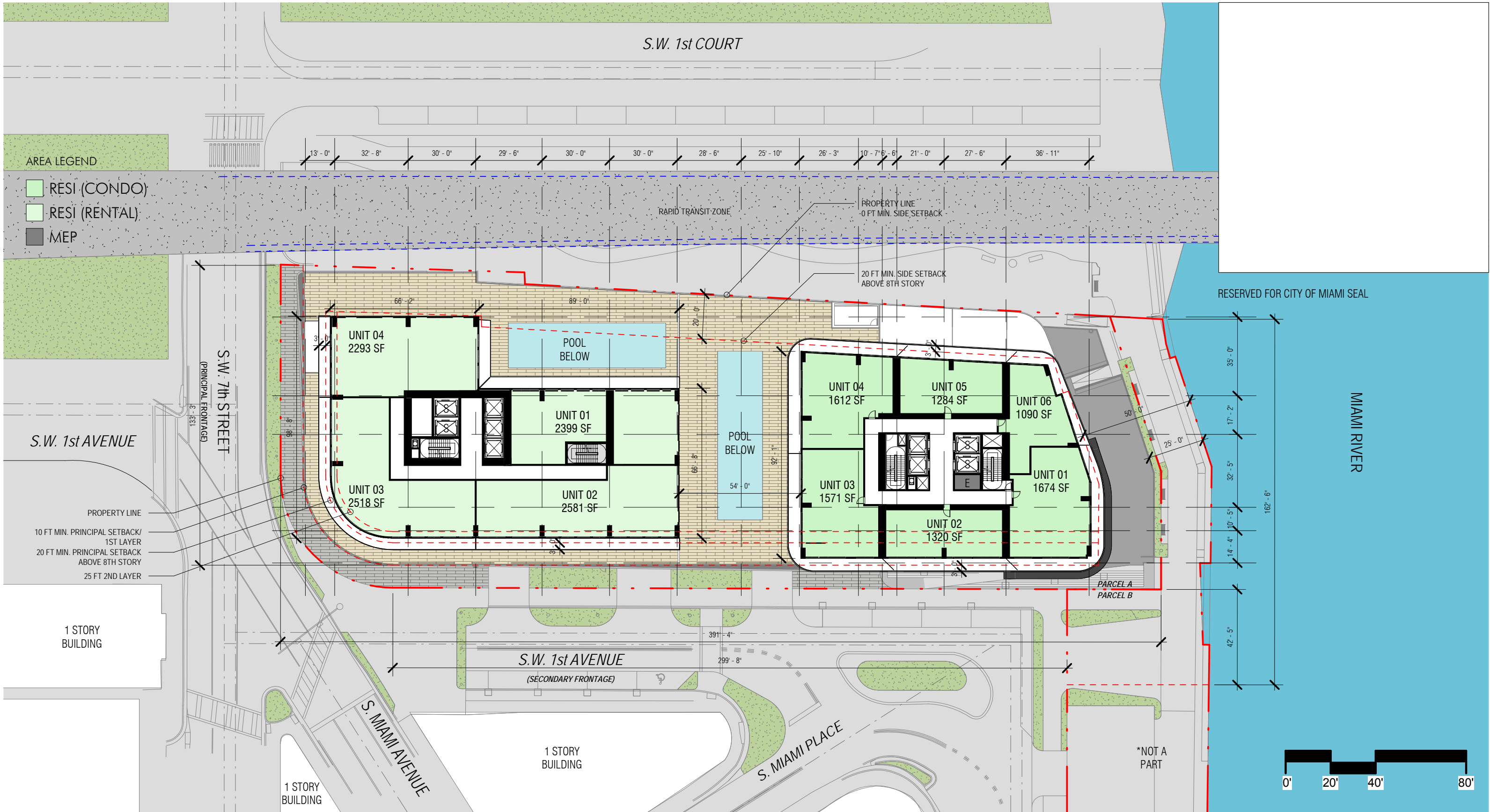
LEVEL 34 (AMENITY LEVEL)

SCALE: 1" = 40'-0"

DATE:

03/03/2022

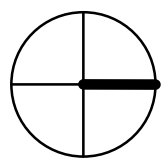
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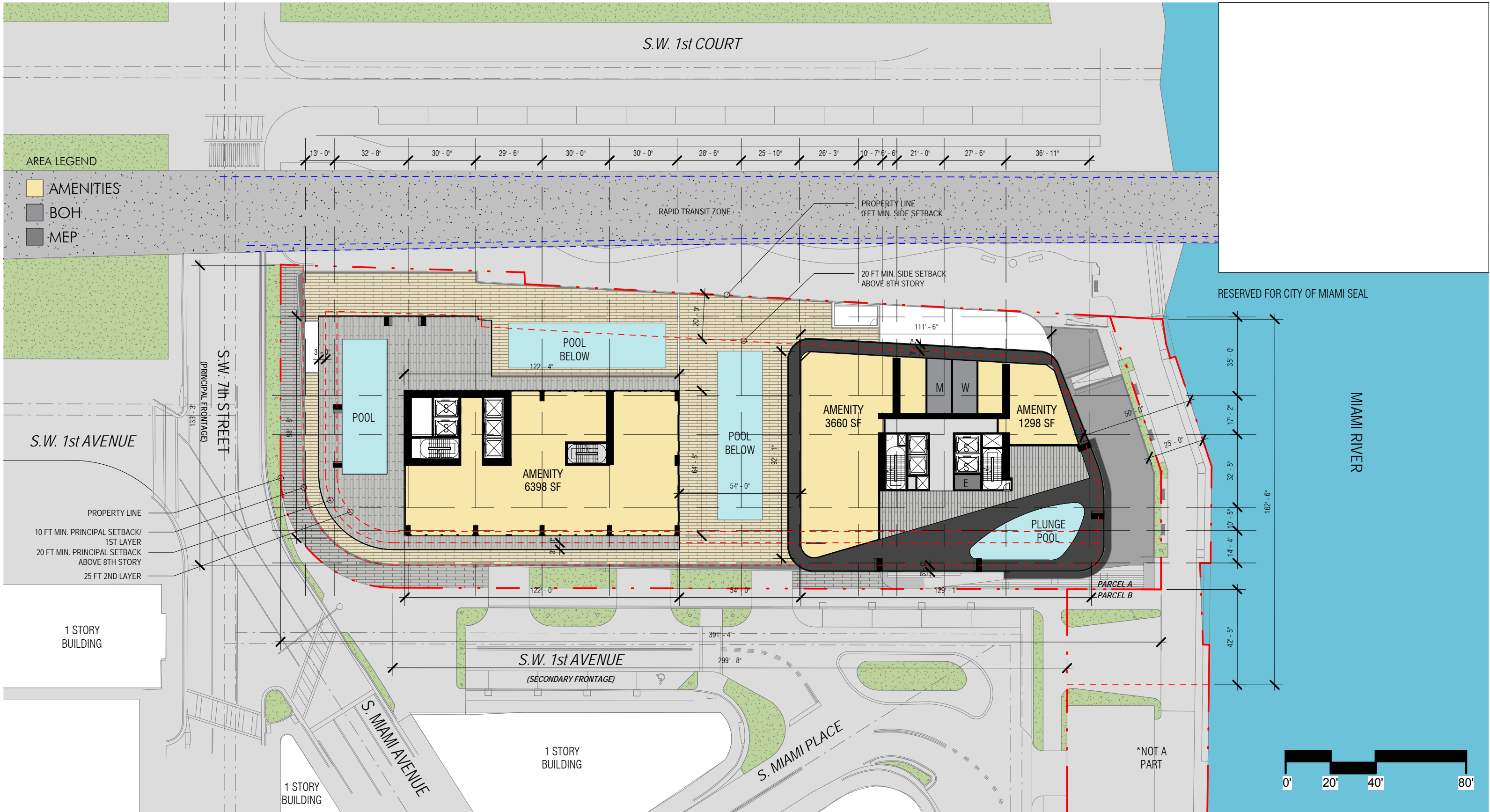
LEVEL 35-42 (PH LEVEL)

SCALE: 1" = 40'-0"

DATE:

03/03/2022

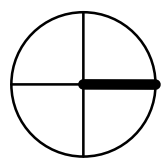
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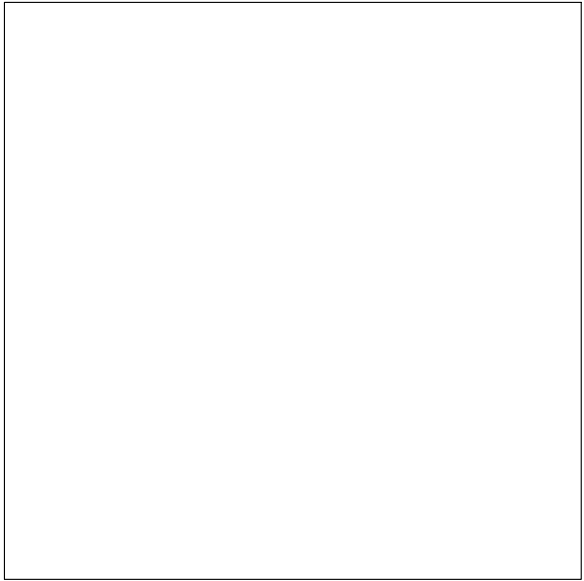
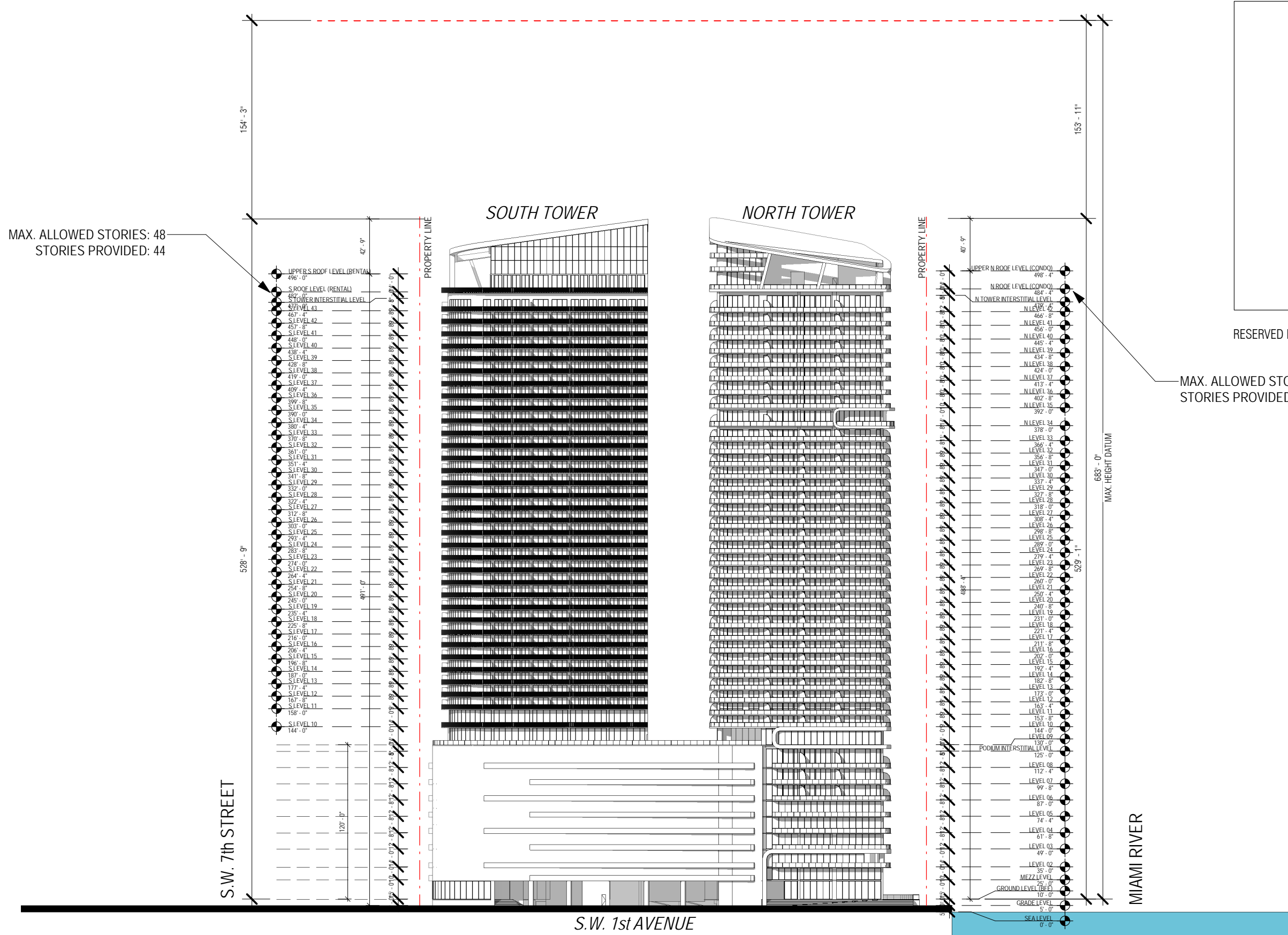
ROOF LEVEL

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A111



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MAX. ALLOWED STORIES: 48
STORIES PROVIDED: 43

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ONE BRICKELL RIVERFRONT

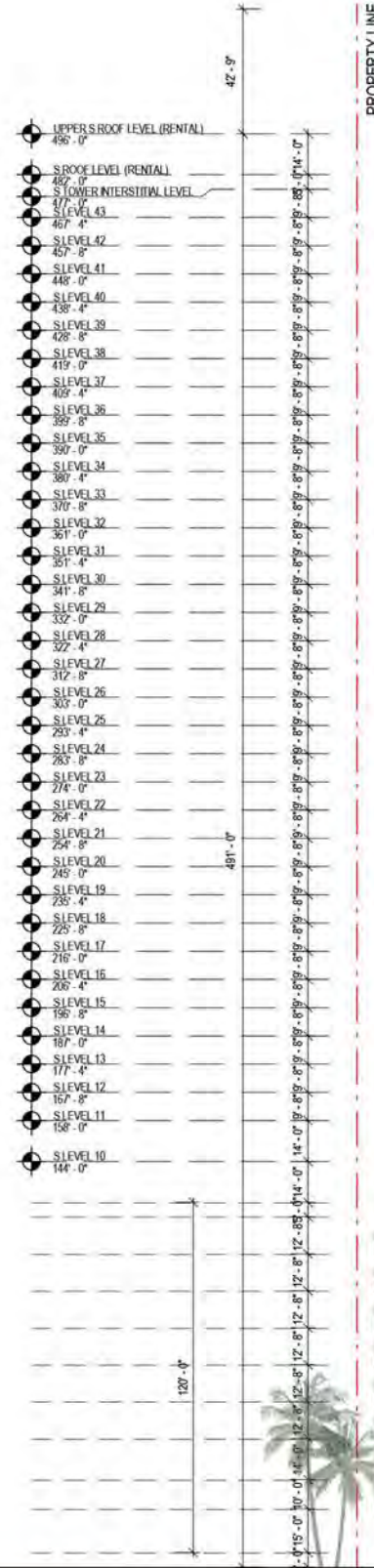
99 SW 7th St.
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MAXIMUM HEIGHT DIAGRAM
 SCALE: 1" = 80'-0"

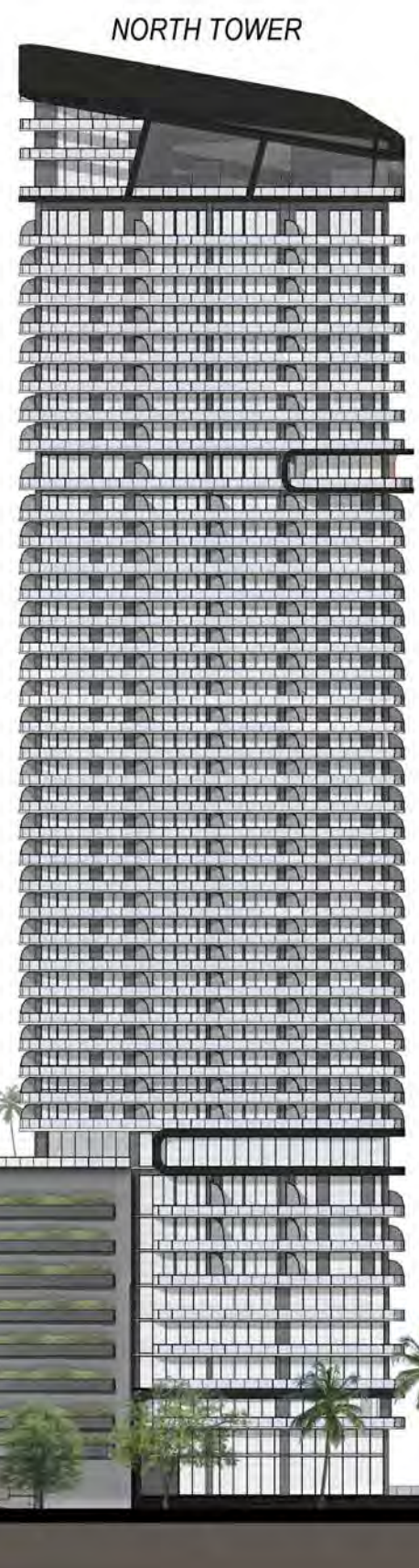
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 03/03/2022

A200

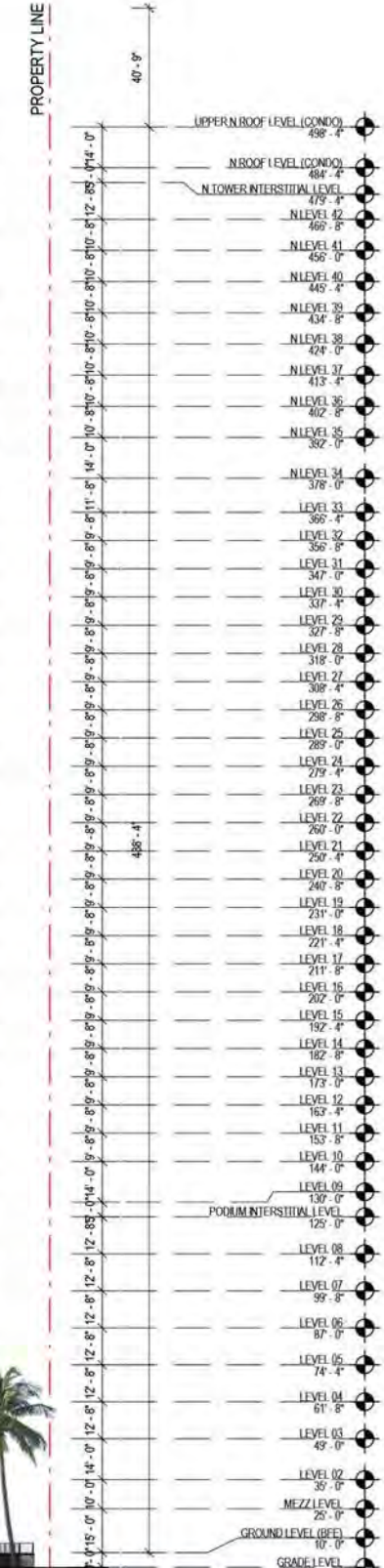
S.W. 7th STREET



SOUTH TOWER



NORTH TOWER



MIAMI RIVER

S.W. 1st AVENUE

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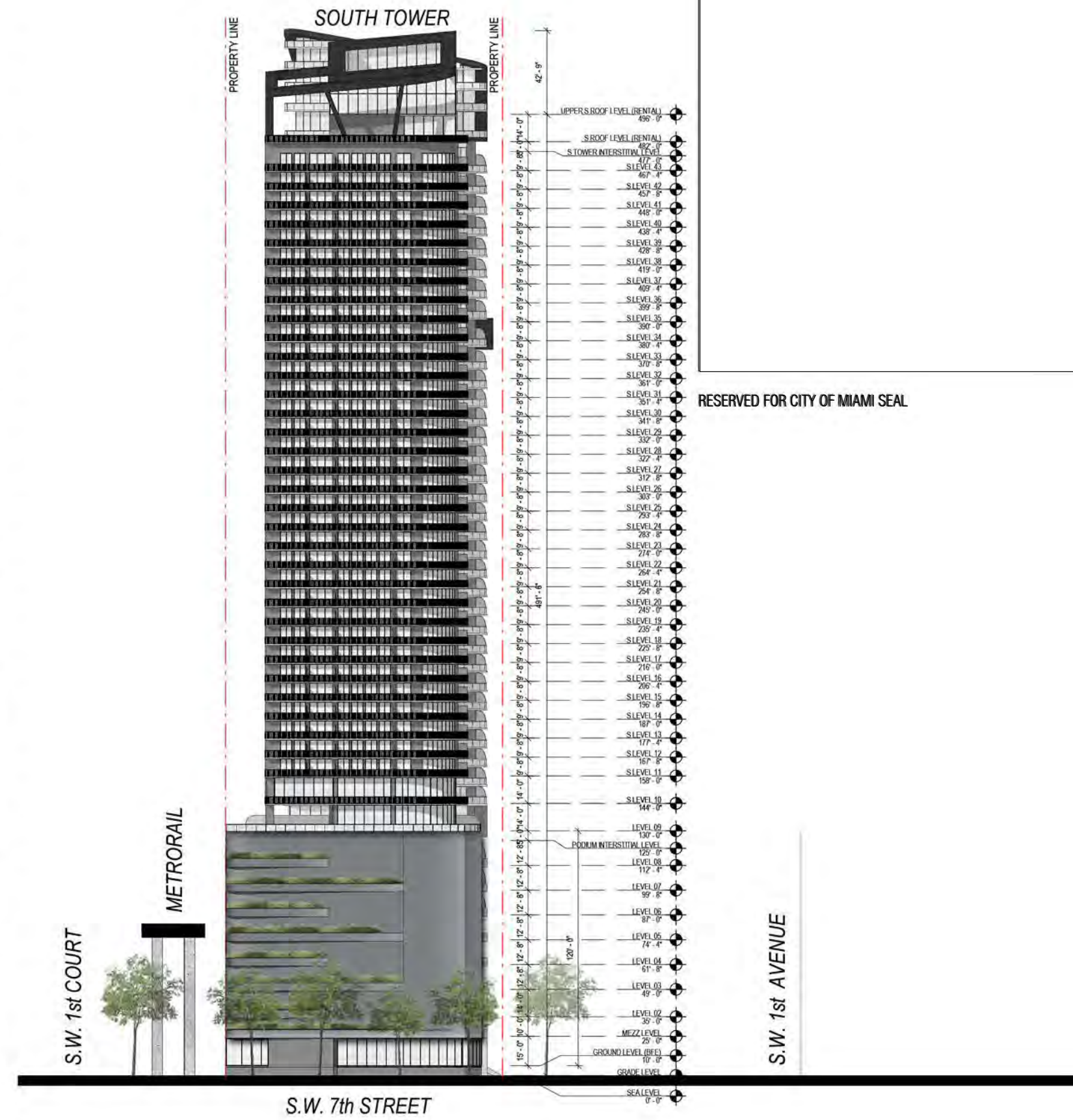
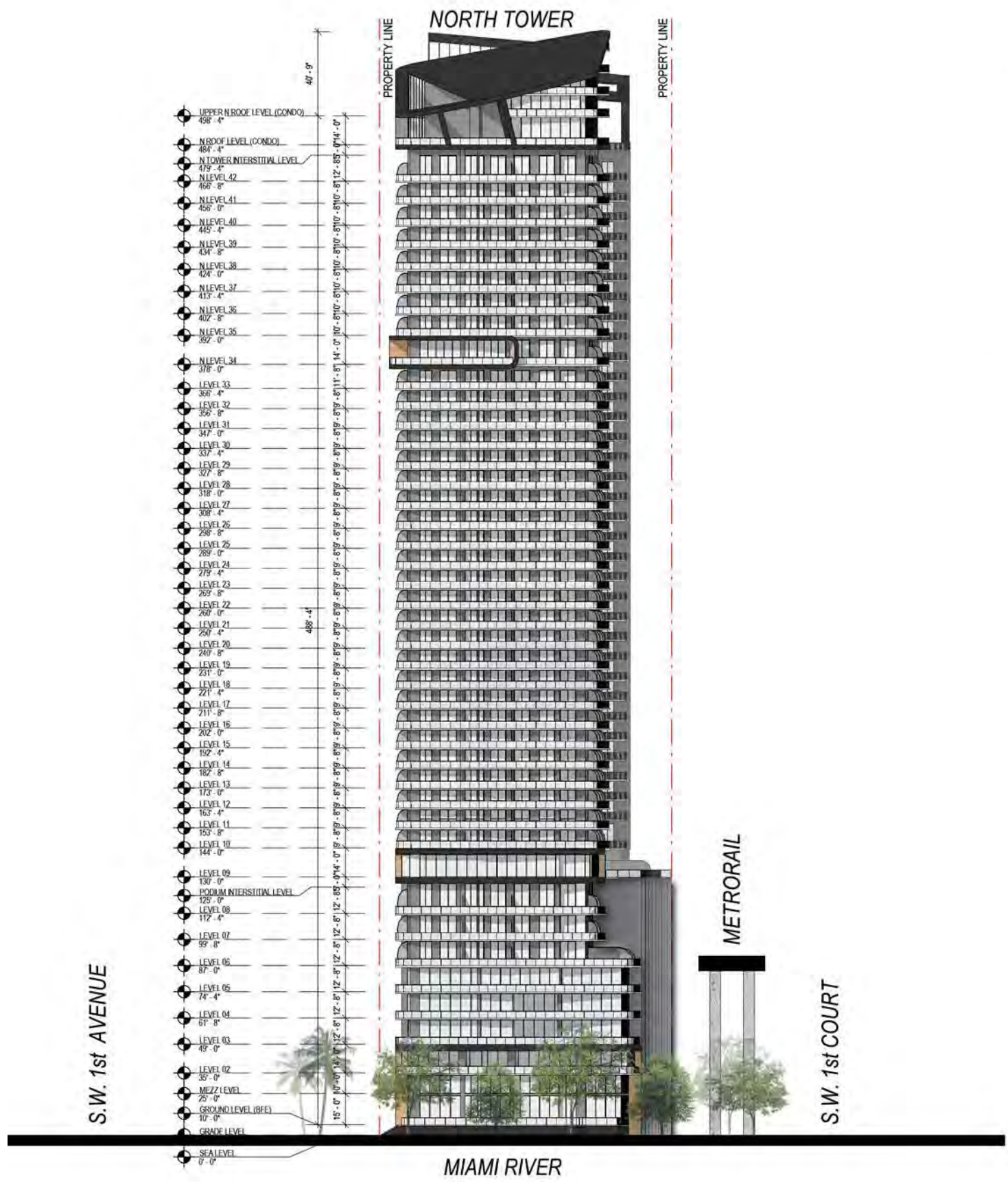
ONE BRICKELL RIVERFRONT

99 SW 7th St.
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EAST ELEVATION

DATE:
03/03/2022

A201



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ONE BRICKELL RIVERFRONT

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SOUTH & NORTH ELEVATIONS

DATE:
 03/03/2022

A202

NORTH TOWER

SOUTH TOWER



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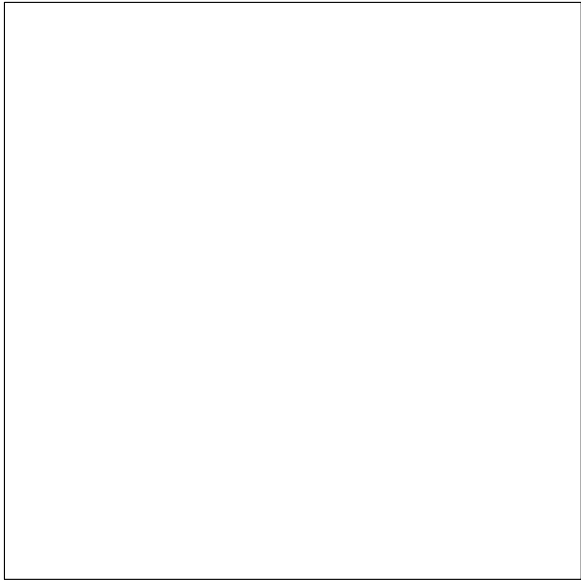
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WEST ELEVATION

DATE:
 03/03/2022

A203



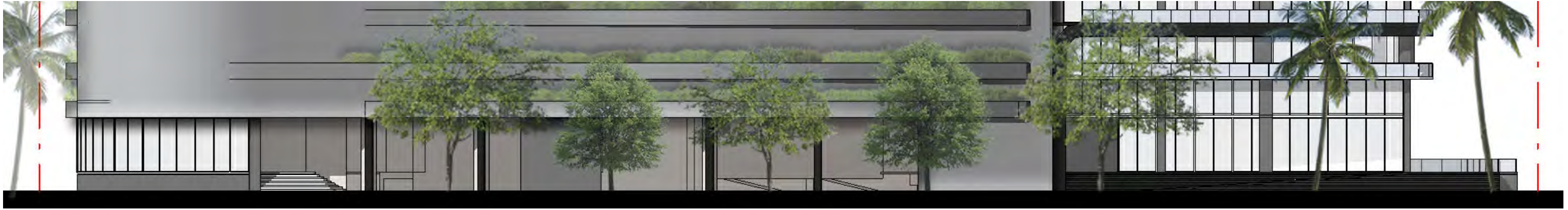
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GROUND ELEVATION NORTH



GROUND ELEVATION SOUTH



GROUND ELEVATION EAST

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ONE BRICKELL RIVERFRONT

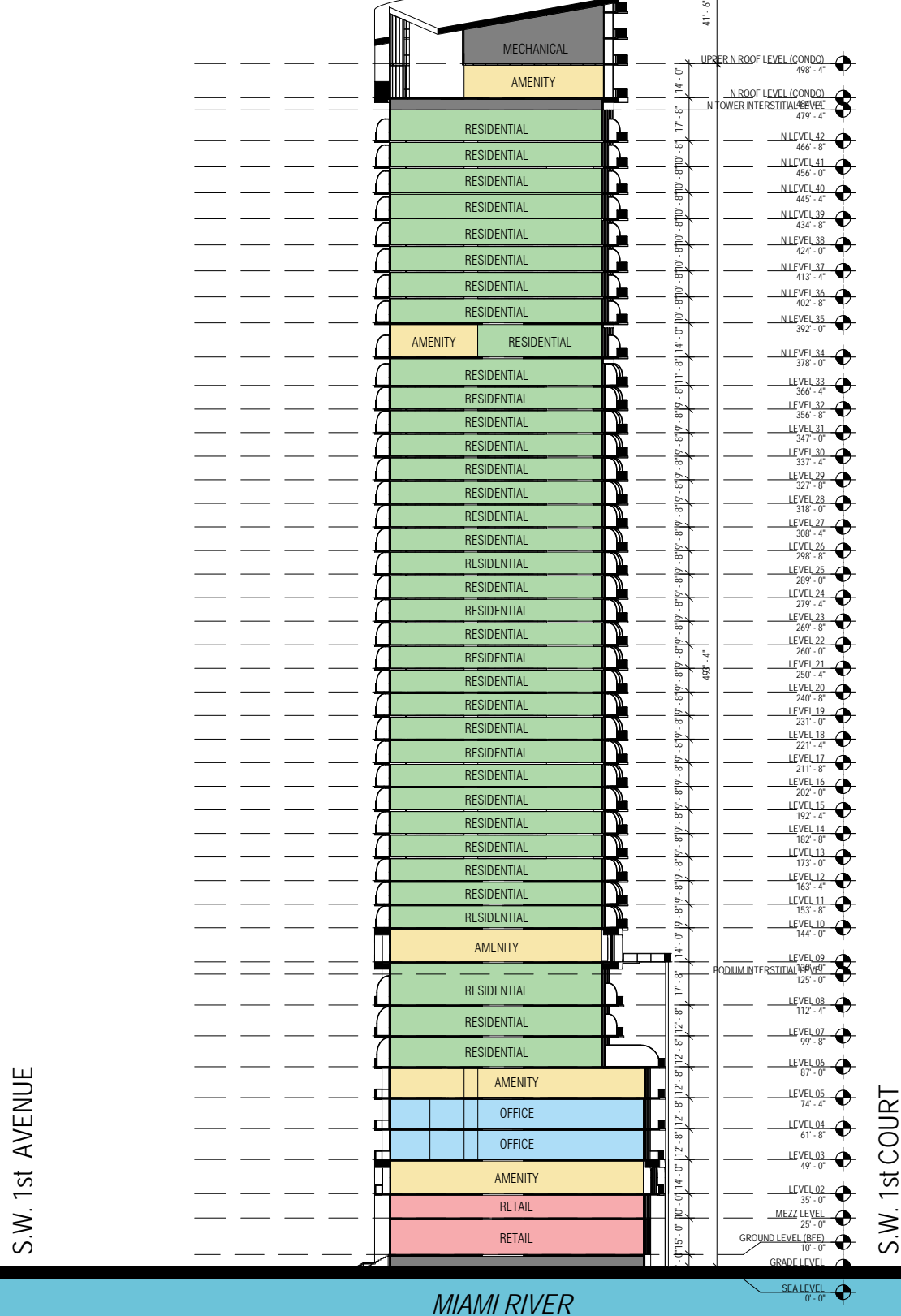
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Miami, FL 33130

STREET LEVEL ELEVATIONS

DATE:
03/03/2022

A204

NORTH TOWER



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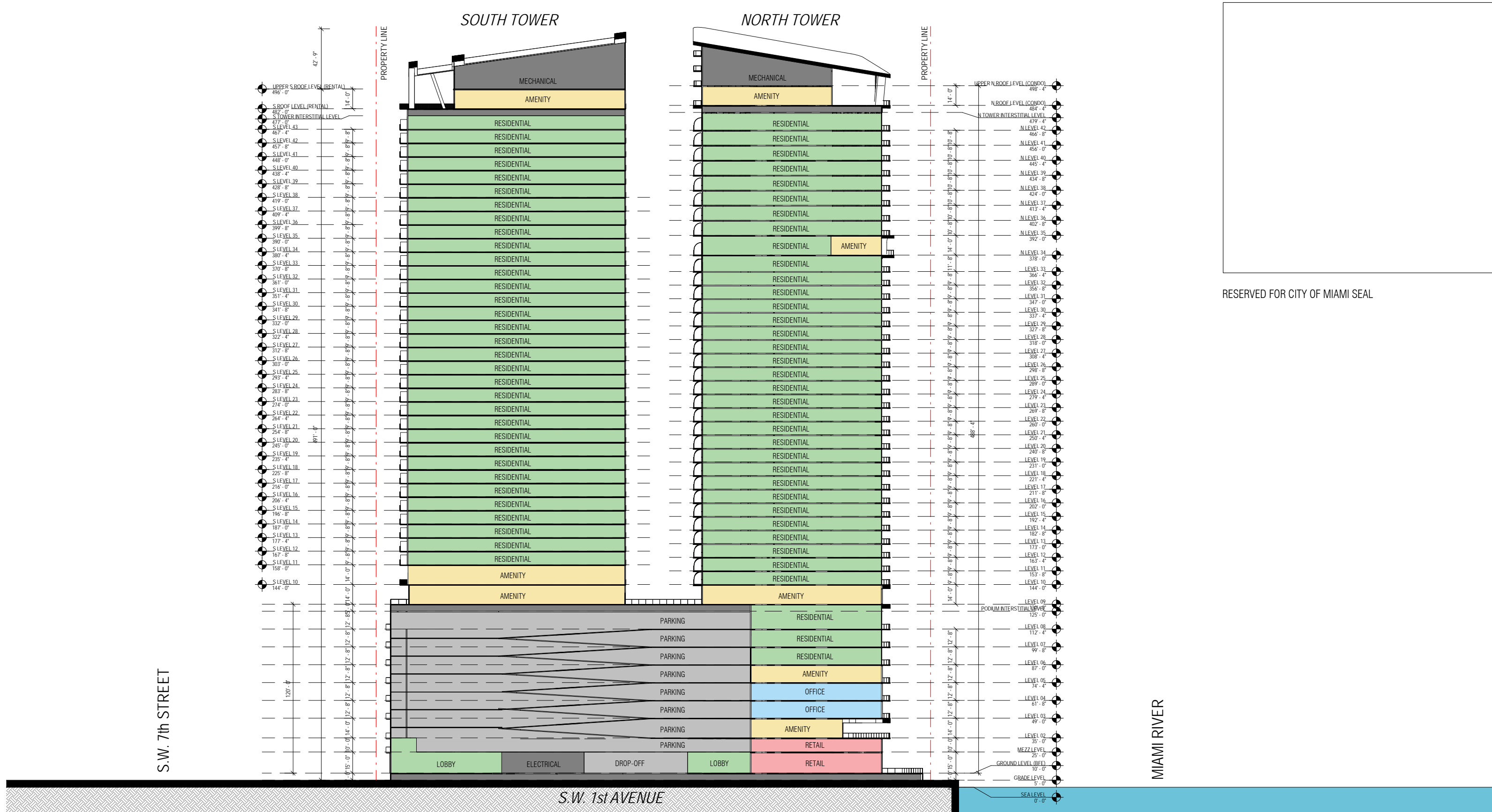
ONE BRICKELL RIVERFRONT

99 SW 7th St.
 Miami, FL 33130

EAST - WEST SECTION
 SCALE: 1/64" = 1'-0"

DATE:
 03/03/2022

A301

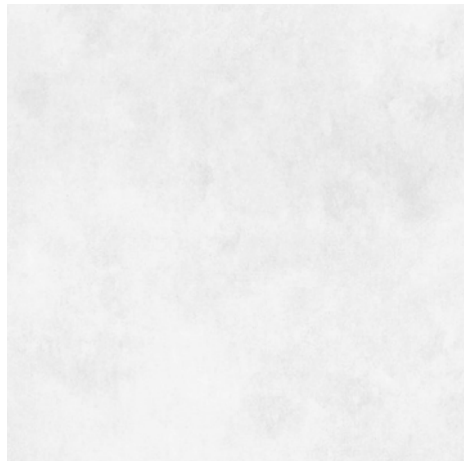




01 - METAL WINDOW WALL

02 - GREY GLASS

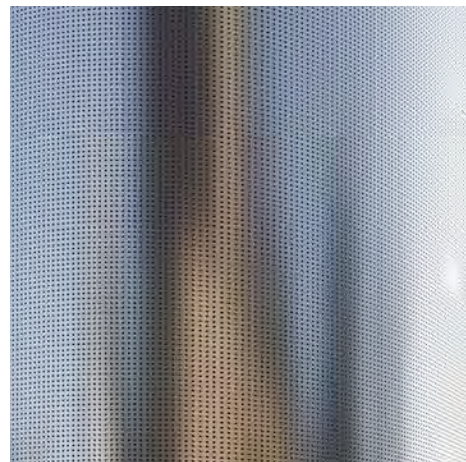
03 - GLASS RAILING



04 - WHITE STUCCO

05 - DARK STUCCO

06 - CAST-IN-PLACE CONCRETE



07 - ENGINEERED WOOD

08 - METAL PANEL

09 - PICKET RAILING



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MATERIAL BOARD

DATE:
03/03/2022

A401



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RENDERING 01

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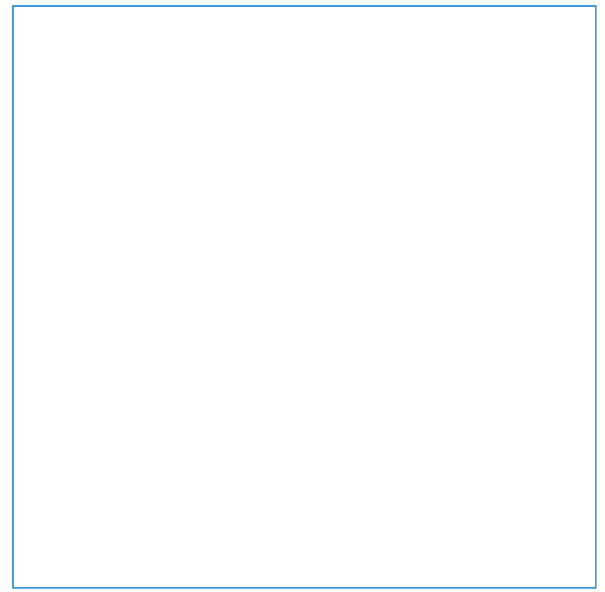
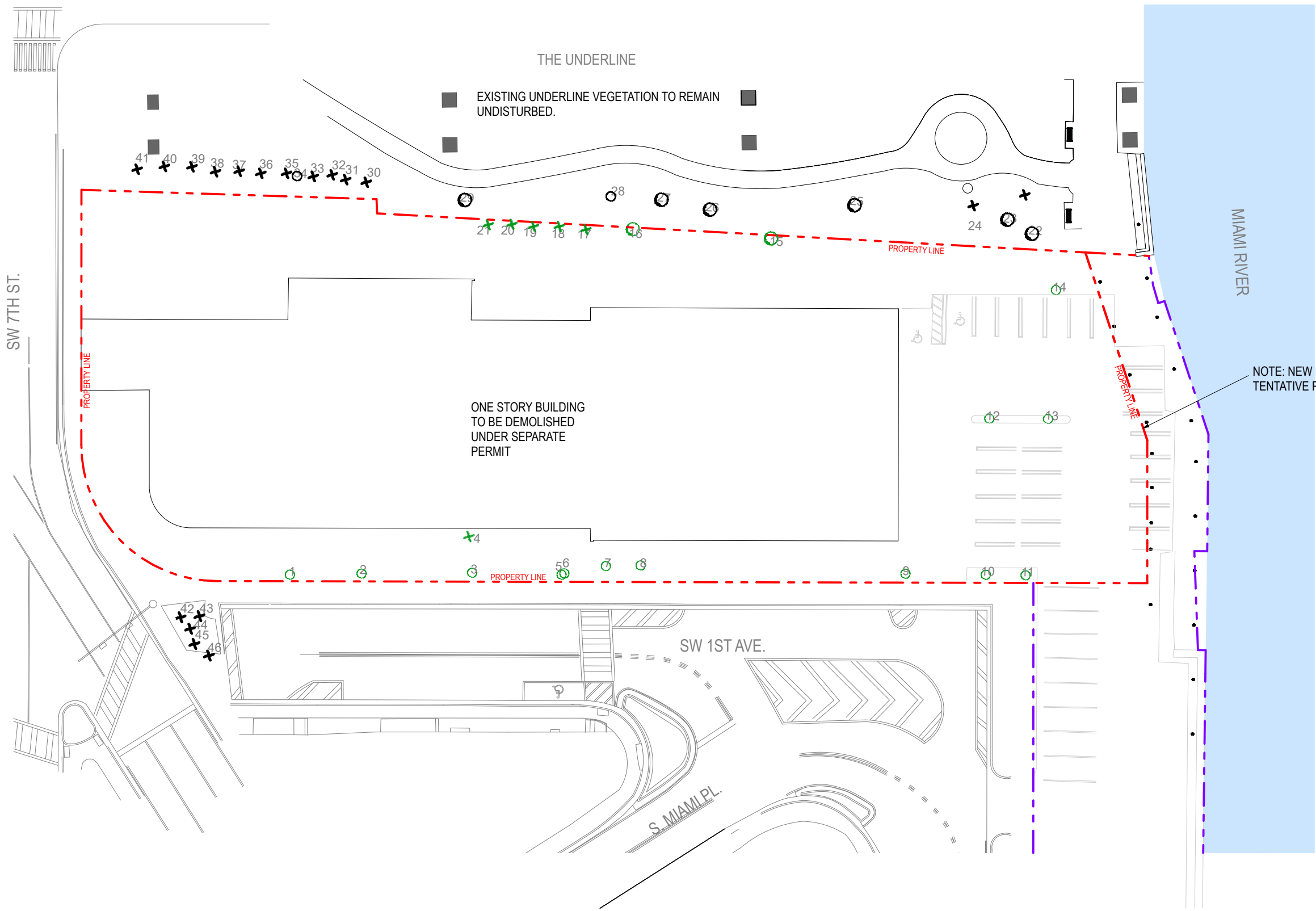
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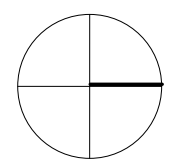
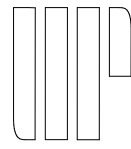
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VEGETATION SCHEDULE - OFF PROJECT PROPERTY

ID	BOTANICAL NAME	COMMON NAME	DBH	HEIGHT	SPREAD	PROTECT	REMOVE	RELOCATE	REMARKS
THE FOLLOWING VEGETATION IS LOCATED OFF PROPERTY - UNDERLINE									
22	<u>Lysiloma latisiliquum</u>	Wild Tamarind	4	12	8	X			
23	<u>Lysiloma latisiliquum</u>	Wild Tamarind	8	14	10	X			
24	<u>Conocarpus erectus var. sericeus</u>	Silver Buttonwood	2	10	6	X			
25	<u>Lysiloma latisiliquum</u>	Wild Tamarind	24	20	40	X			
26	<u>Calophyllum inophyllum</u>	Beauty Leaf	7	18	12	X			
27	<u>Calophyllum inophyllum</u>	Beauty Leaf	6	20	12	X			
28	<u>Bursera simaruba</u>	Gumbo Limbo	10	18	18	X			
29	<u>Calophyllum inophyllum</u>	Beauty Leaf	10	20	18	X			
	<u>Dypsis lutescens</u>	Areca Palm	CLUSTER	14	16	X			
31	<u>Dypsis lutescens</u>	Areca Palm	CLUSTER	14	16	X			
32	<u>Dypsis lutescens</u>	Areca Palm	CLUSTER	14	16	X			
33	<u>Dypsis lutescens</u>	Areca Palm	CLUSTER	14	16	X			
34	<u>Lysiloma latisiliquum</u>	Wild Tamarind	24	20	40	X			
35	<u>Dypsis lutescens</u>	Areca Palm	CLUSTER	14	16	X			
36	<u>Dypsis lutescens</u>	Areca Palm	CLUSTER	14	16	X			
37	<u>Dypsis lutescens</u>	Areca Palm	CLUSTER	14	16	X			
38	<u>Dypsis lutescens</u>	Areca Palm	CLUSTER	14	16	X			
39	<u>Dypsis lutescens</u>	Areca Palm	CLUSTER	14	16	X			
40	<u>Dypsis lutescens</u>	Areca Palm	CLUSTER	14	16	X			
41	<u>Dypsis lutescens</u>	Areca Palm	CLUSTER	14	16	X			
THE FOLLOWING VEGETATION IS LOCATED OFF PROPERTY - CITY OF MIAMI ROW									
42	<u>Ptychosperma elegans</u>	Alexander Palm	6	15 O/A	10		X		Poor Condition; Coordinate removal with COM.
43	<u>Ptychosperma elegans</u>	Alexander Palm	6	15 O/A	10		X		Poor Condition; Coordinate removal with COM.
44	<u>Ptychosperma elegans</u>	Alexander Palm	6	15 O/A	10		X		Poor Condition; Coordinate removal with COM.
45	<u>Ptychosperma elegans</u>	Alexander Palm	6	15 O/A	10		X		Poor Condition; Coordinate removal with COM.
46	<u>Ptychosperma elegans</u>	Alexander Palm	6	15 O/A	10		X		Poor Condition; Coordinate removal with COM.

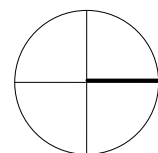
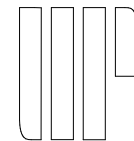
TOTAL TALL PALMS FOR REMOVAL AND MITIGATION: **5**

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VEGETATION SCHEDULE - ON PROJECT PROPERTY

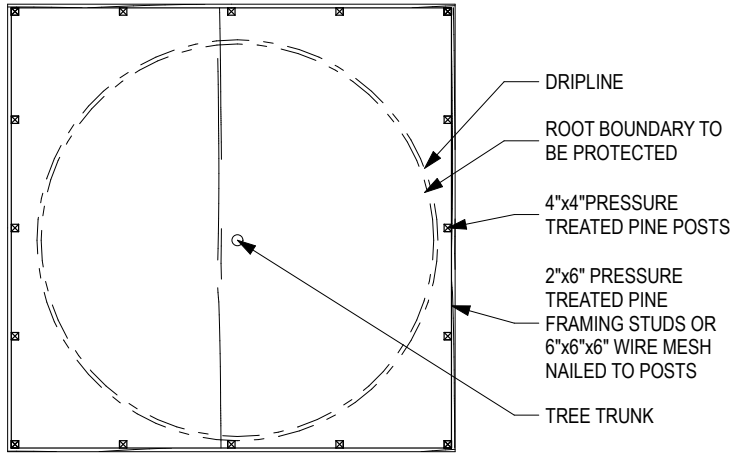
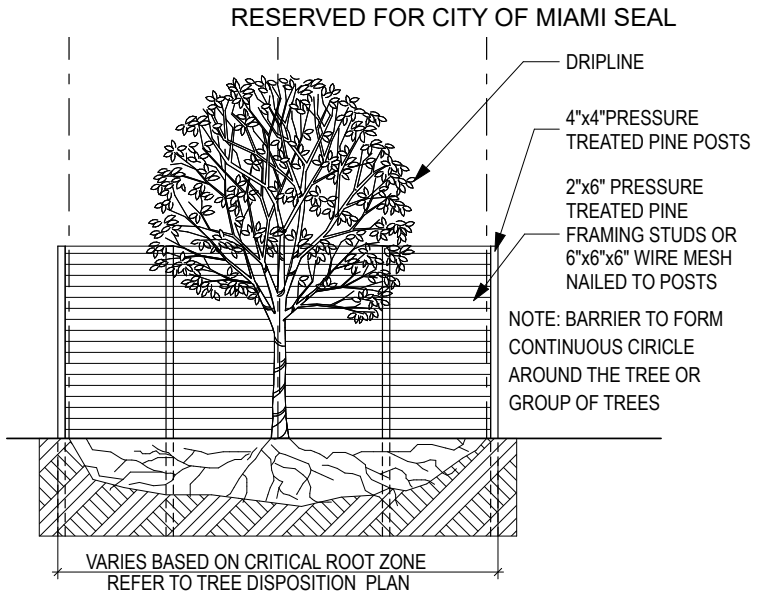
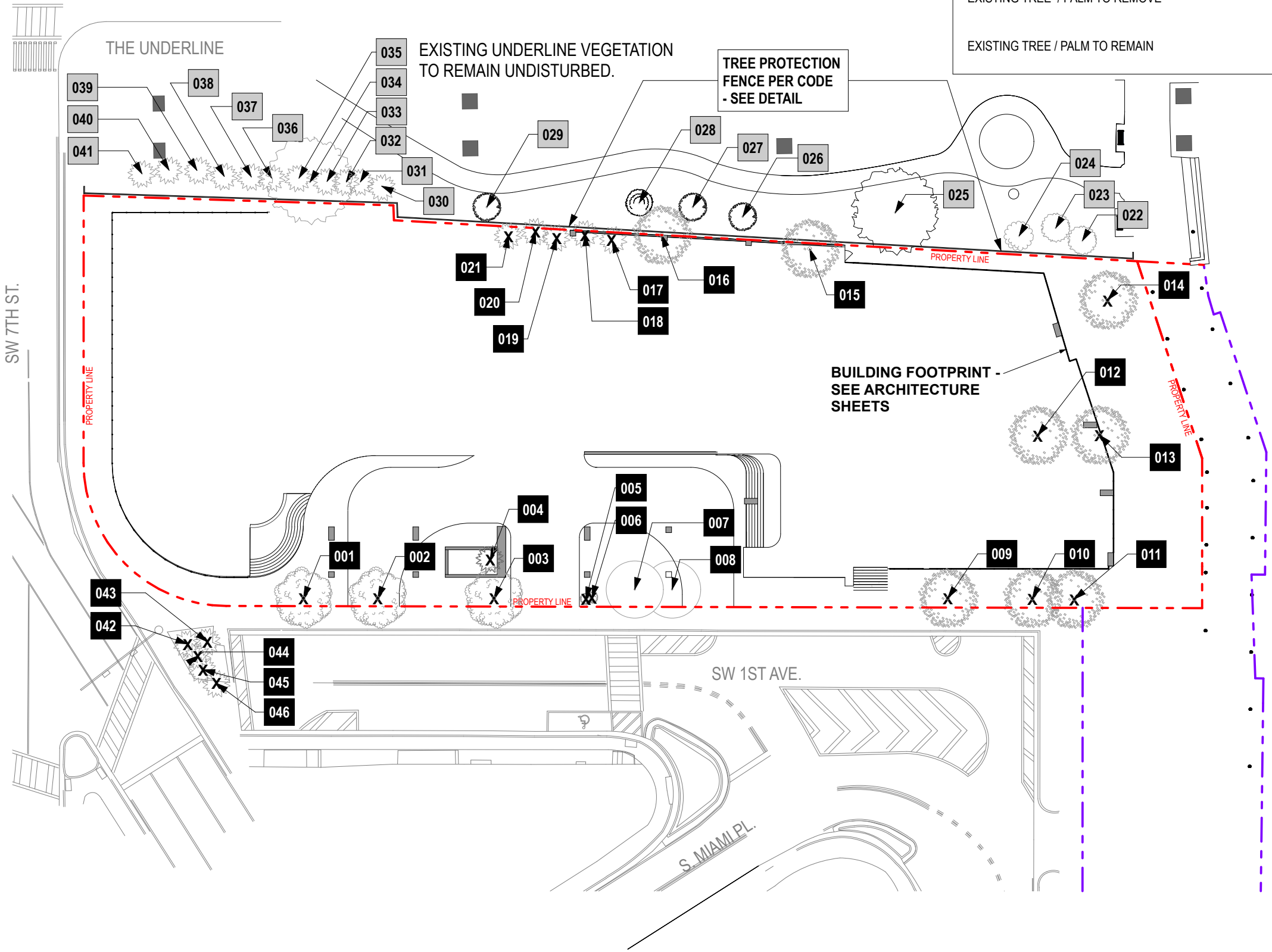
ID	BOTANICAL NAME	COMMON NAME	DBH	HEIGHT	SPREAD	PROTECT	REMOVE	RELOCATE	REMARKS
1	<u>Bursera simaruba</u>	Gumbo Limbo	28	18	30		X		Multitrunk; Poor Condition due to utility pruning.
2	<u>Bursera simaruba</u>	Gumbo Limbo	30	24	30		X		Multitrunk; Poor Condition due to utility pruning.
3	<u>Bursera simaruba</u>	Gumbo Limbo	13	18	23		X		Multitrunk; Poor Condition due to utility pruning.
4	<u>Phoenix roebelenii</u>	Dwarf Date Palm	SHRUB	2	3		X		Poor Condition; Conflicts with proposed construction
5	<u>Clusia guttifera</u>	Small Leaf Clusia	SHRUB	10	5		X		Conflicts with proposed construction
6	<u>Clusia guttifera</u>	Small Leaf Clusia	SHRUB	10	5		X		Conflicts with proposed construction
7	<u>Calistemon citrinus</u>	Bottlebrush Tree	13	16	20		X		Conflicts with proposed construction
8	<u>Calistemon citrinus</u>	Bottlebrush Tree	15	16	20		X		Conflicts with proposed construction
9	<u>Quercus virginiana</u>	Southern Live Oak	9	24	20		X		Conflicts with proposed construction
10	<u>Quercus virginiana</u>	Southern Live Oak	13	24	30		X		Conflicts with proposed construction
11	<u>Quercus virginiana</u>	Southern Live Oak	7	16	20		X		Conflicts with proposed construction
12	<u>Quercus virginiana</u>	Southern Live Oak	6	14	16		X		Conflicts with proposed construction
13	<u>Quercus virginiana</u>	Southern Live Oak	5	14	14		X		Conflicts with proposed construction
14	<u>Quercus virginiana</u>	Southern Live Oak	12	30	36		X		Conflicts with proposed construction
15	<u>Quercus virginiana</u>	Southern Live Oak	8	30	25		X		Conflicts with proposed construction
16	<u>Quercus virginiana</u>	Southern Live Oak	8	30	25		X		Conflicts with proposed construction
17	<u>Dypsis lutescens</u>	Areca Palm	CLUSTER	14	16		X		Conflicts with proposed construction
18	<u>Dypsis lutescens</u>	Areca Palm	CLUSTER	14	16		X		Conflicts with proposed construction
19	<u>Dypsis lutescens</u>	Areca Palm	CLUSTER	14	16		X		Conflicts with proposed construction
20	<u>Dypsis lutescens</u>	Areca Palm	CLUSTER	14	16		X		Conflicts with proposed construction
21	<u>Dypsis lutescens</u>	Areca Palm	CLUSTER	14	16		X		Conflicts with proposed construction

TOTAL DBH FOR REMOVAL AND MITIGATION: **237"**



NOTE: SEE SHEET L002 FOR EXISTING VEGETATION TABLE

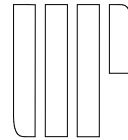
LEGEND	
EXISTING TREE / PALM TO REMOVE	 00
EXISTING TREE / PALM TO REMAIN	 00



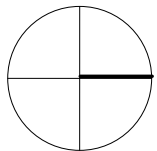
TREE PROTECTION DETAILS
NOT TO SCALE

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ONE BRICKELL RIVERFRONT

TREE DISPOSITION PLAN

SCALE: 1" = 40'



DATE:

03/02/2022

L003

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LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS

Transect Zone: T6-48B-O Lot Area 50,183 sf Acres 1.152

OPEN SPACE

	REQUIRED / ALLOWED	PROVIDED
A. Square feet of required Open Space, as indicated on site plan: Lot Area = <u>50,183 sf.</u> x <u>10 %</u> = <u>5,018 sf.</u>	<u>5,018</u>	<u>9,114</u>
B. Square feet of parking lot open space required by Article 9, as indicated on site plan: Number of parking spaces <u>N/A</u> x 10 sf. per parking space =	<u>N/A</u>	
C. Total square feet of landscaped open space required: A+B =	<u>5,018</u>	<u>9,114</u>

LAWN AREA CALCULATION

A. Square feet of landscaped open space required by Miami21:	<u>5,018</u>	<u>9,114</u>
B. Maximum lawn area (sod) permitted = <u>0 %</u> x _____ sf.	<u>0</u>	<u>0</u>

TREES

	REQUIRED / ALLOWED	PROVIDED		TOTAL
		GROUND FLOOR	ON STRUCTURE	
A. Number of trees required per net lot acre, less existing number of trees meeting minimum requirements = <u>22</u> trees x 1.152 net lot acres – number of existing trees (4) =	<u>22</u>	<u>24</u>	<u>15</u>	<u>39</u>
B. % Palms allowed: Number of trees provided x 30% =	<u>7</u>	<u>0</u>	<u>10</u>	<u>17</u>
C. % Natives required: Number of trees provided x 30% =	<u>7</u>	<u>16</u>	<u>8</u>	<u>24</u>
D. % Drought tolerant and low maintenance: Number of trees provided x 20% =	<u>5</u>	<u>24</u>	<u>25</u>	<u>49</u>
E. Street Trees (maximum average spacing of 30' o.c.): <u>461</u> linear feet along street / 30 =	<u>16</u>	<u>19</u>		<u>39</u>
% Palms permitted to count towards street trees on 1:1 basis x 30%:	<u>5</u>	<u>9</u>		<u>21</u>
F. Street trees located directly beneath power lines: (maximum average spacing of 25' o.c.): _____ linear feet along street / 25 = SHRUBS	<u>0</u>	<u>0</u>		
	REQUIRED / ALLOWED	PROVIDED		
A. Number of shrubs required: Number of trees required x 10 =	<u>260</u>	<u>TBD</u>		
B. % Native shrubs required: Number of shrubs provided x 30% =	<u>78</u>	<u>TBD</u>		
C. % Drought tolerant and low maintenance required: Number of shrubs provided x 20% =	<u>52</u>	<u>TBD</u>		

TREE REPLACEMENT CHART

237"	TOTAL DIAMETER OF TREES TO BE REMOVED (NOT INCLUDING SHORT PALMS-SEE VEGETATION SCHEDULE SHEET L002)		
82	TOTAL NUMBER OF REPLACEMENT TREES REQUIRED (2" DBH, 6' SPREAD, 12' HEIGHT)		
OR			
41	TOTAL NUMBER OF REPLACEMENT TREES REQUIRED (4" DBH, 8' SPREAD, 16' HEIGHT)		
+			
10	TOTAL NUMBER OF REPLACEMENT PALMS REQUIRED (6"DBH, 16'OA HEIGHT)-SEE VEGETATION SCHEDULE SHEET L002)		
	MITIGATION NUMBERS SHOWN IN GRAY		
21	REPLACEMENT TREES TO BE PLANTED MIN 4" DBH, 8' SPREAD, 16' HEIGHT		
	(8-Bridal Veil, 7-Gumbo Limbo, 2-Satinleaf, 2 Silk Floss, 2-Golden Shower)		
	42-REPLACEMENT VALUE (21 X 2)		
7	REPLACEMENT TREES TO BE PLANTED MIN 2" DBH, 6' SPREAD, 12' HEIGHT		
	(7-Tabebuia bahamensis)		
	7-REPLACEMENT VALUE		
10	UP TO 30% OF 2" DBH REPLACEMENT TREES MAY BE REPLACED BY NATIVES OF 1-1/2" DBH 10'HEIGHT		
	(10-Simpson's Stoppers)		
	10-REPLACEMENT VALUE		
25	REPLACEMENT PALMS TO BE PLANTED MIN 10"DBH, 15' SPREAD, 16'OA HEIGHT		
	(7-Coconut Palms, 6-Medjool Date Palms, 12 Sabal Palms)		
	REPLACEMENT VALUE: 10 PALMS AND 7 TREES		
	TOTAL REPLACEMENT VALUE: 66 TREES + 10 PALMS		
16	ADDITIONAL 2" DBH, 6' SPREAD, 12' HEIGHT MITIGATION TREES REQUIRED UNDER THIS PLAN		
6	MINIMUM REPLACEMENT SPECIES REQUIRED		
12	REPLACEMENT SPECIES PROVIDED		

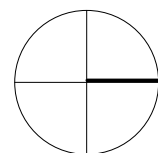
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URBAN ROBOT LLC
420 LINCOLN ROAD S.600 | MIAMI BEACH, FL 33139
T.786.246.4857 | F.786.768.2537 |
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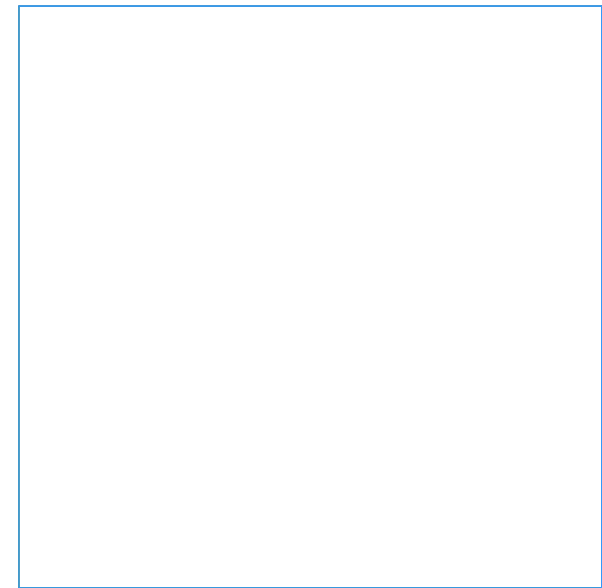


ONE BRICKELL RIVERFRONT

LANDSCAPE LEGEND
AND MITIGATION

DATE:
03/02/2022

L004



RESERVED FOR CITY OF MIAMI SEAL

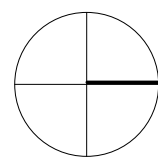
NOTE: NUMBERS CORRESPOND TO VEGETATION SURVEY AND TABLES.

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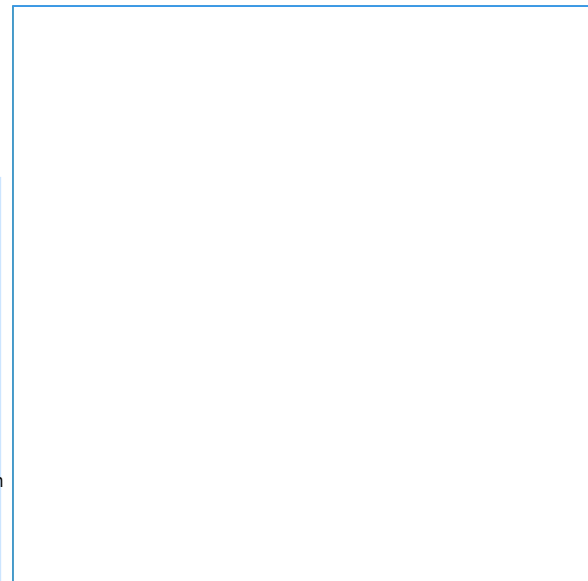
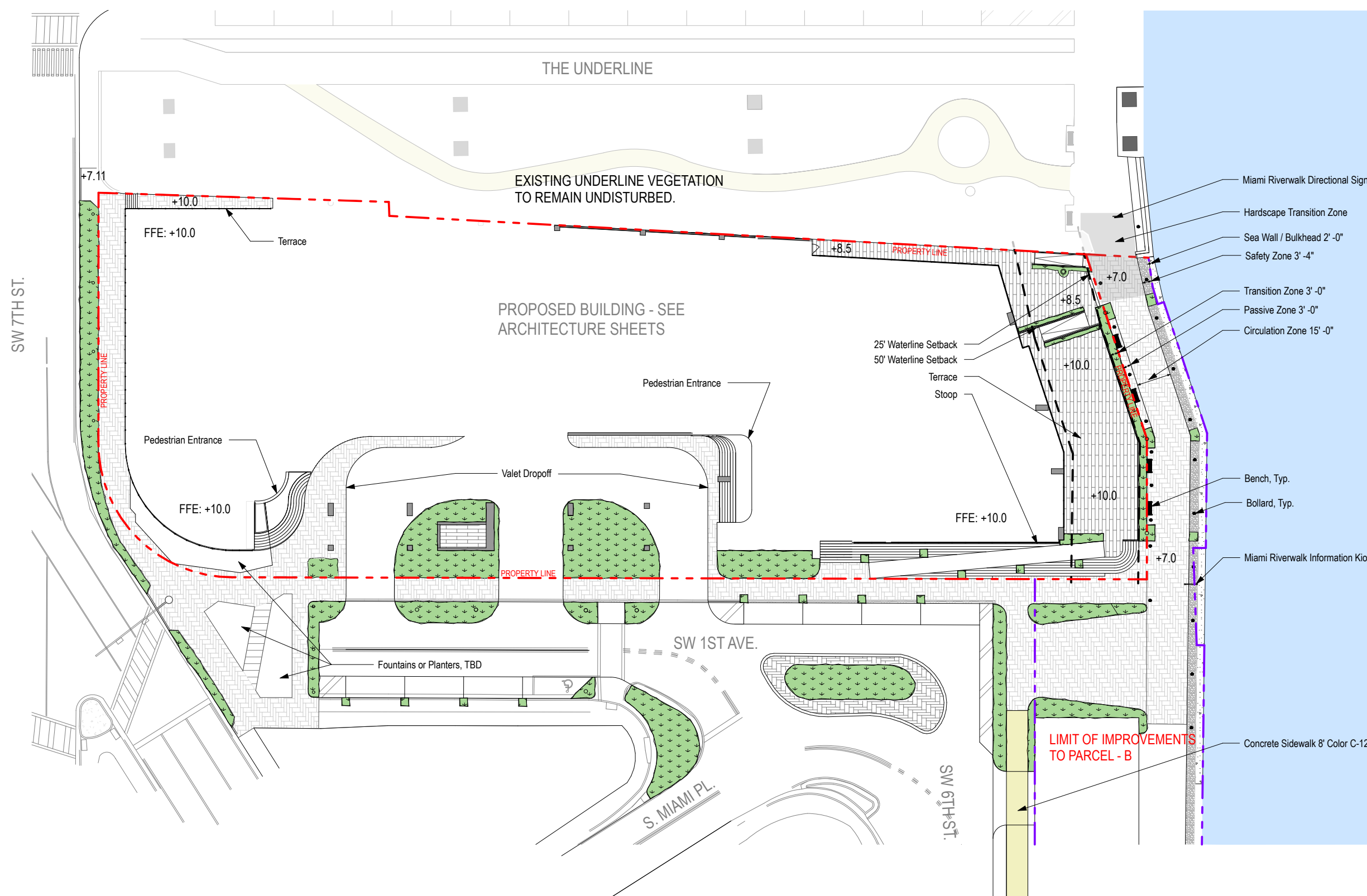
ONE BRICKELL RIVERFRONT

EXISTING VEGETATION
PHOTOS

DATE:
03/02/2022

L005

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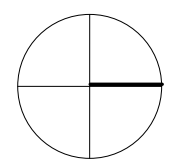
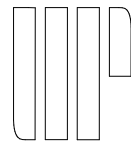


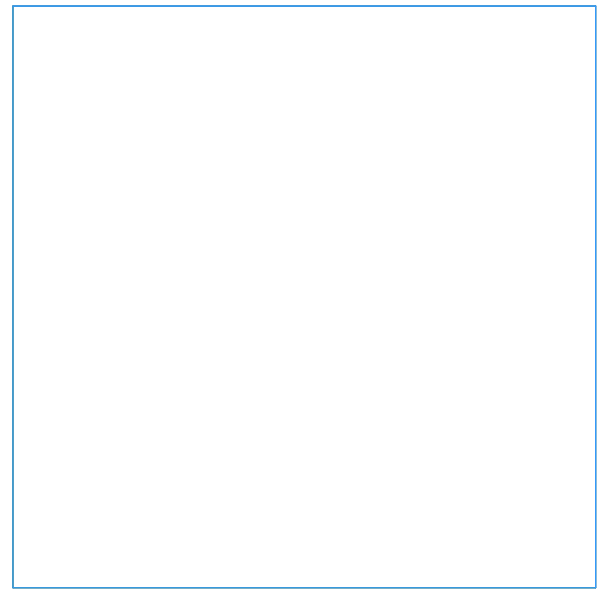
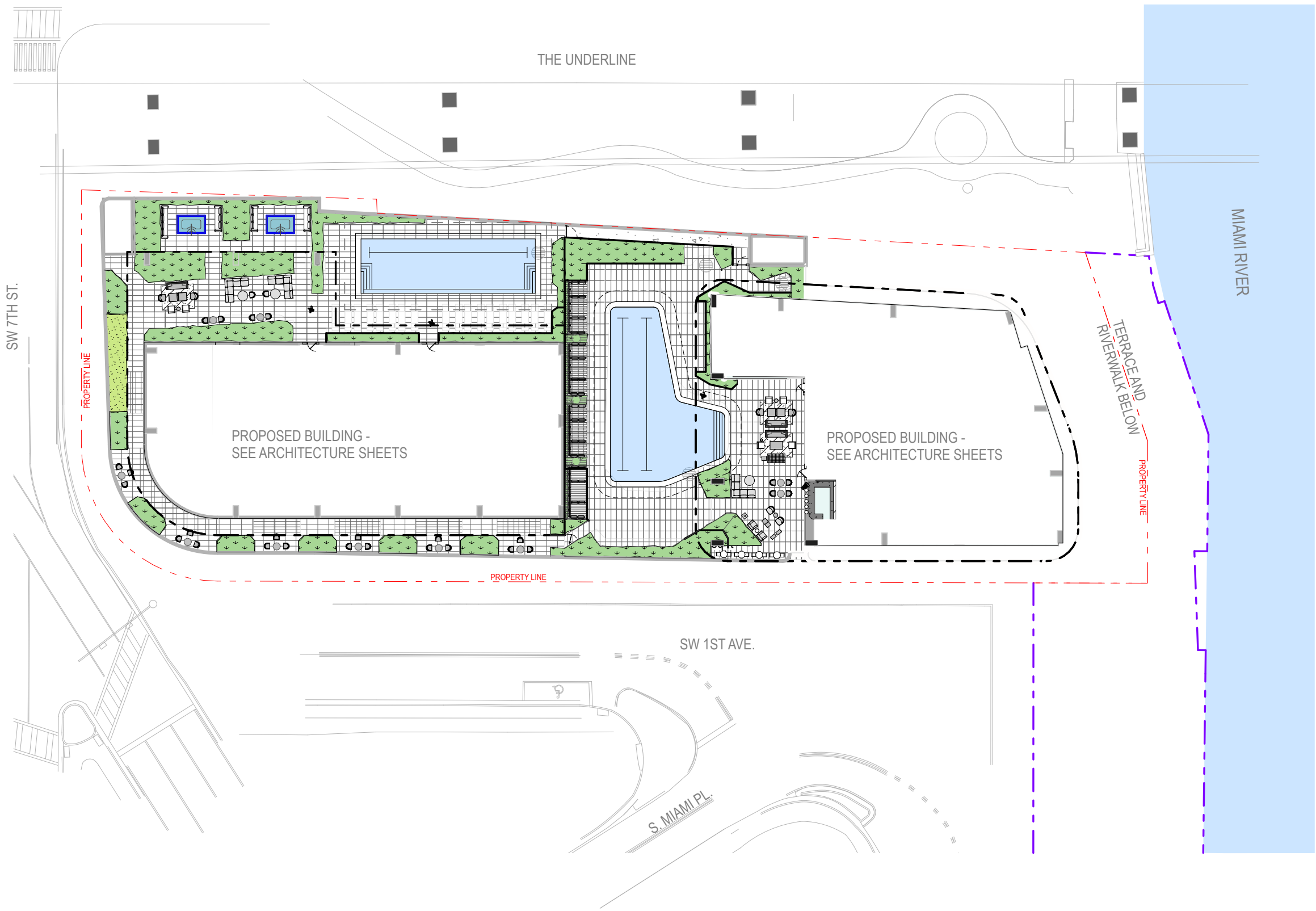
RESERVED FOR CITY OF MIAMI SEAL

ALL PLANTINGS TO COMPLY WITH MIAMI ZONING CODE APPENDIX B AND MIAMI RIVER WALK DESIGN GUIDELINES APPENDIX A

HARDSCAPE MATERIALS AND SITE FURNISHINGS TO COMPLY WITH MIAMI ZONING CODE APPENDIX B AND MIAMI RIVER WALK DESIGN GUIDELINES APPENDIX B

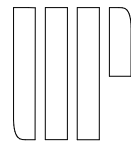
WAYFINDING TO COMPLY WITH MIAMI ZONING CODE APPENDIX B AND MIAMI RIVER WALK DESIGN GUIDELINES APPENDIX D



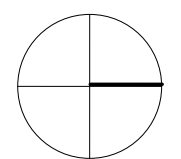


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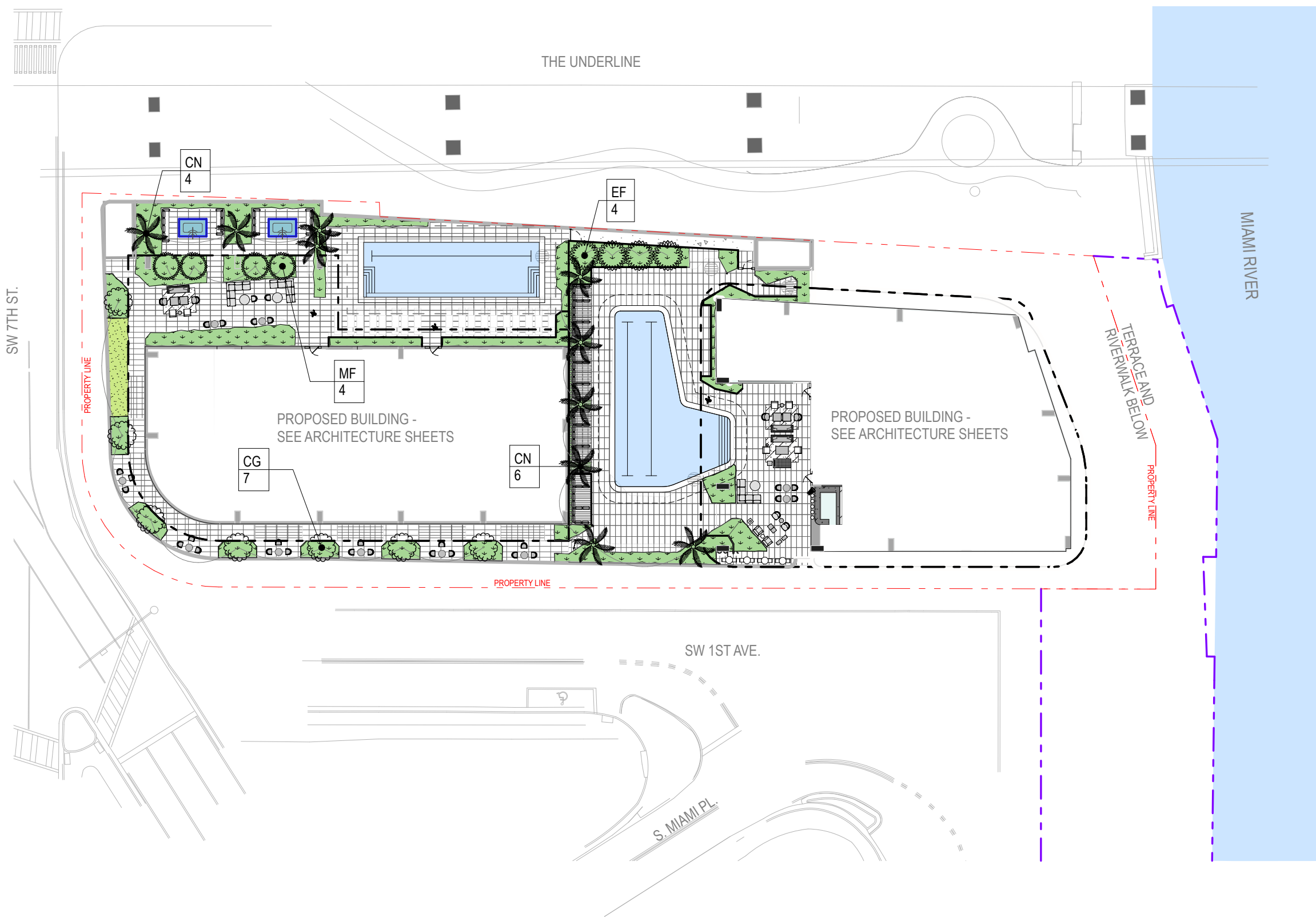
ONE BRICKELL RIVERFRONT

AMENITY LEVEL
 HARDSCAPE PLAN
 SCALE: 1" = 40'
 0 20' 40' 80'

DATE:
 03/02/2022

L200

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TREE LEGEND

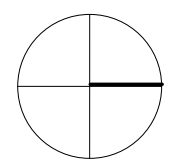
Symbol	ID	Qty	Botanical Name	Common Name
	CG	7	Clusia guttifera	Autograph Tree
	EF	4	Eugenia foetida	Spanish Stopper
	MF	4	Myrcianthes fragrans	Simpson's Stopper

PALM LEGEND

Symbol	ID	Qty	Botanical Name	Common Name
	CN	10	Cocos nucifera	Coconut Palm

SEE SHEET L400 FOR COMPLETE PLANTING SCHEDULE DETAILS.

- SHRUBS OR GROUNDCOVERS
- ARTIFICIAL TURF DOG RUN



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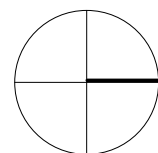
Tree Schedule - Ground Floor										
Symbol	ID	Qty	Botanical Name	Common Name	Cal	Height	Spread	Native	Drought Tolerance	Remarks
	BS	5	Bursera simaruba	Gumbo Limbo	3"	15'OA; 4'CT		Y	Y	Street Tree
	BS2	1	Bursera simaruba	Gumbo Limbo		30'OA; 10'CT	30'	Y	Y	Specimen
	CF	2	Cassia fistula	Golden Shower	3"	15'OA; 4'CT		N	Y	Street Tree
	CF2	1	Cassia fistula	Golden Shower	4"MIN	30'OA; 10'CT	30'	N	Y	Specimen
	CG	8	Caesalpinia granadillo	Bridal Veil	3"	15'OA; 4'CT		N	Y	Street Tree
	CO	2	Chrysophyllum oliviforme	Satinleaf	8" MIN	30'OA MIN; 10' CT	20'	Y	Y	Lot Tree
	CS	2	Ceiba speciosa	Silk Floss	18"	40' OA; 10' CT		N	Y	Specimen
	MF	10	Myrcianthes fragrans	Simpson's Stopper	1-1/2" Min.	10' Min.		Y	Y	Lot Tree
	TB	7	Tabebuia bahamensis	White Tabebuia	2"	15'	6'	N	Y	

Palm Schedule - Ground Floor										
Symbol	ID	Qty	Botanical Name	Common Name	Cal	Height	Spread	Native	Drought Tolerance	Remarks
	CN	7	Cocos nucifera	Coconut Palm	10" DBH	16' OA; 8'CW		N	Y	
	PD	6	Phoenix dactylifera 'Medjool'	Date Palm	10" DBH	16'OA; 8'CW		N	Y	
	SP	12	Sabal palmetto	Sabal Palm	10"DBH	16'OA; 8'CW		Y	Y	

Tree Schedule - 9th Floor										
Symbol	ID	Qty	Botanical Name	Common Name	Cal	Height	Spread	Native	Drought Tolerance	Remarks
	CG	7	Clusia guttifera	Autograph Tree	2"	8'		N	Y	Lot Tree;
	EF	4	Eugenia foetida	Spanish Stopper	2"	10'	8'	Y	Y	Multitrunk; Lot tree
	MF	4	Myrcianthes fragrans	Simpson's Stopper	1-1/2" Min.	10' Min.		Y	Y	Lot Tree

Palm Schedule - 9th Floor										
Symbol	ID	Qty	Botanical Name	Common Name	Cal	Height	Spread	Native	Drought Tolerance	Remarks
	CN	10	Cocos nucifera	Coconut Palm	10" DBH	16' OA; 8'CW		N	Y	

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TREES



Caesalpinia granadillo
Bridal Veil



Cassia fistula
Golden Shower



Bursera simaruba
Gumbo Limbo



Cleiba speciosa
Silk Floss



Chrysophyllum oliviforme
Satinleaf



Quercus virginiana
Live Oak



Mycianthes fragrans
Simpson's Stopper



Eugenia foetida
Spanish Stopper



Calistemon citrinus
Bottle Brush



Clusia guttifera
Autograph Tree



Tabebuia bahamensis
White Trumpet

PALMS



Phoenix dactylifera
Date Palm



Sabal palmetto
Sabal Palm



Cocos nucifera
Coconut palm

VINES

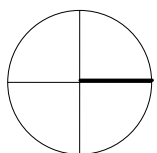


Trachelospermum jasminoides
Confederate Jasmine



Thunbergia grandiflora
Sky Vine

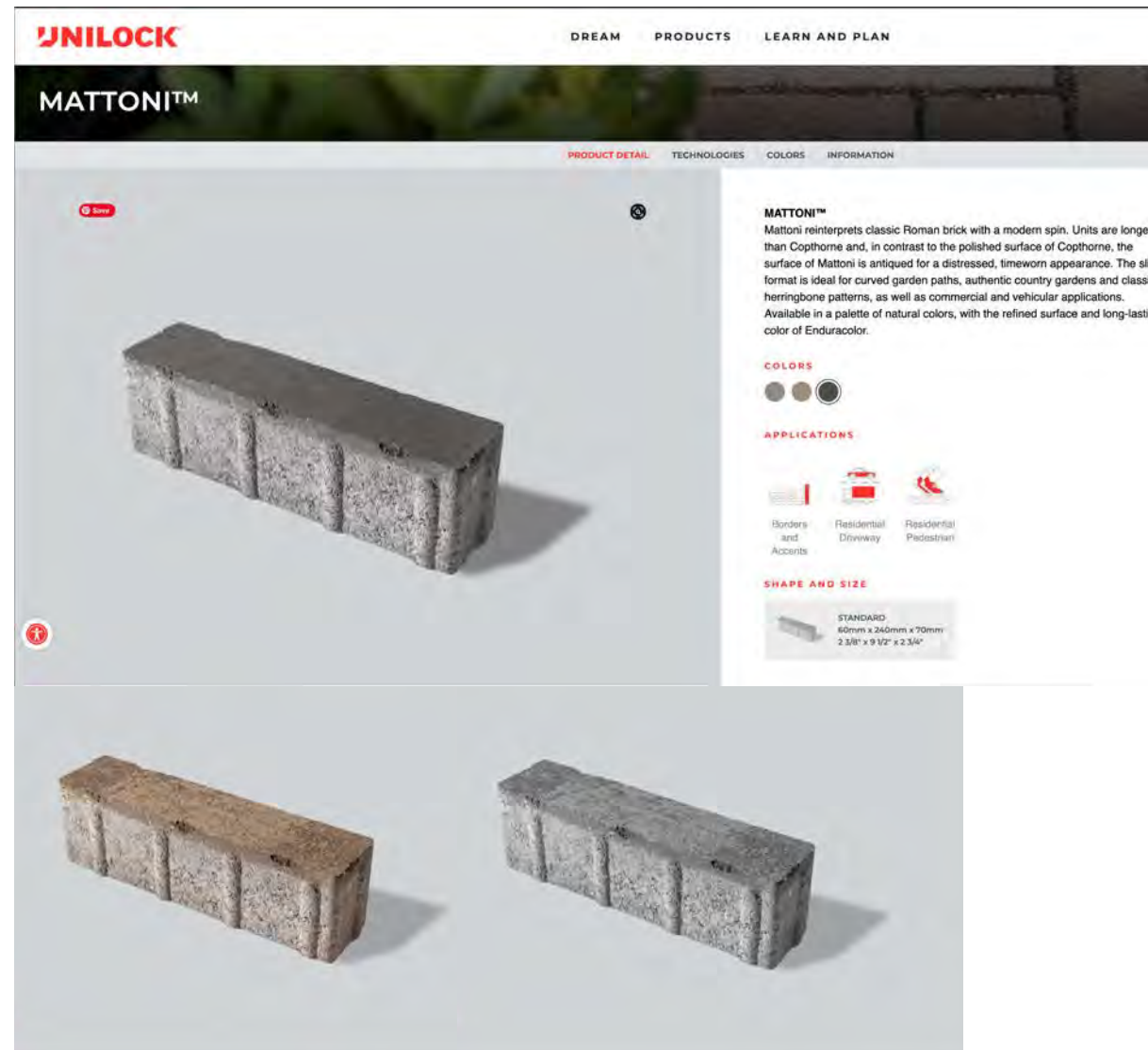
RESERVED FOR CITY OF MIAMI SEAL



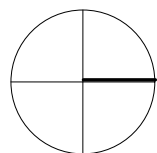
DESIGN INSPIRATION FOR PLAZA SPACES. EXACT PATTERNS TBD.



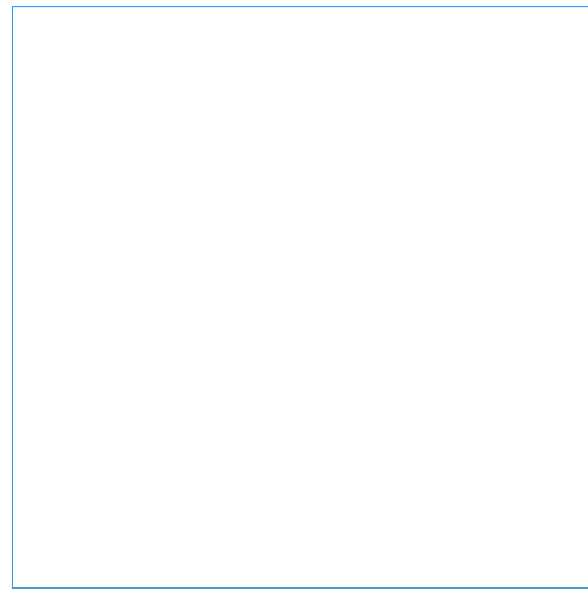
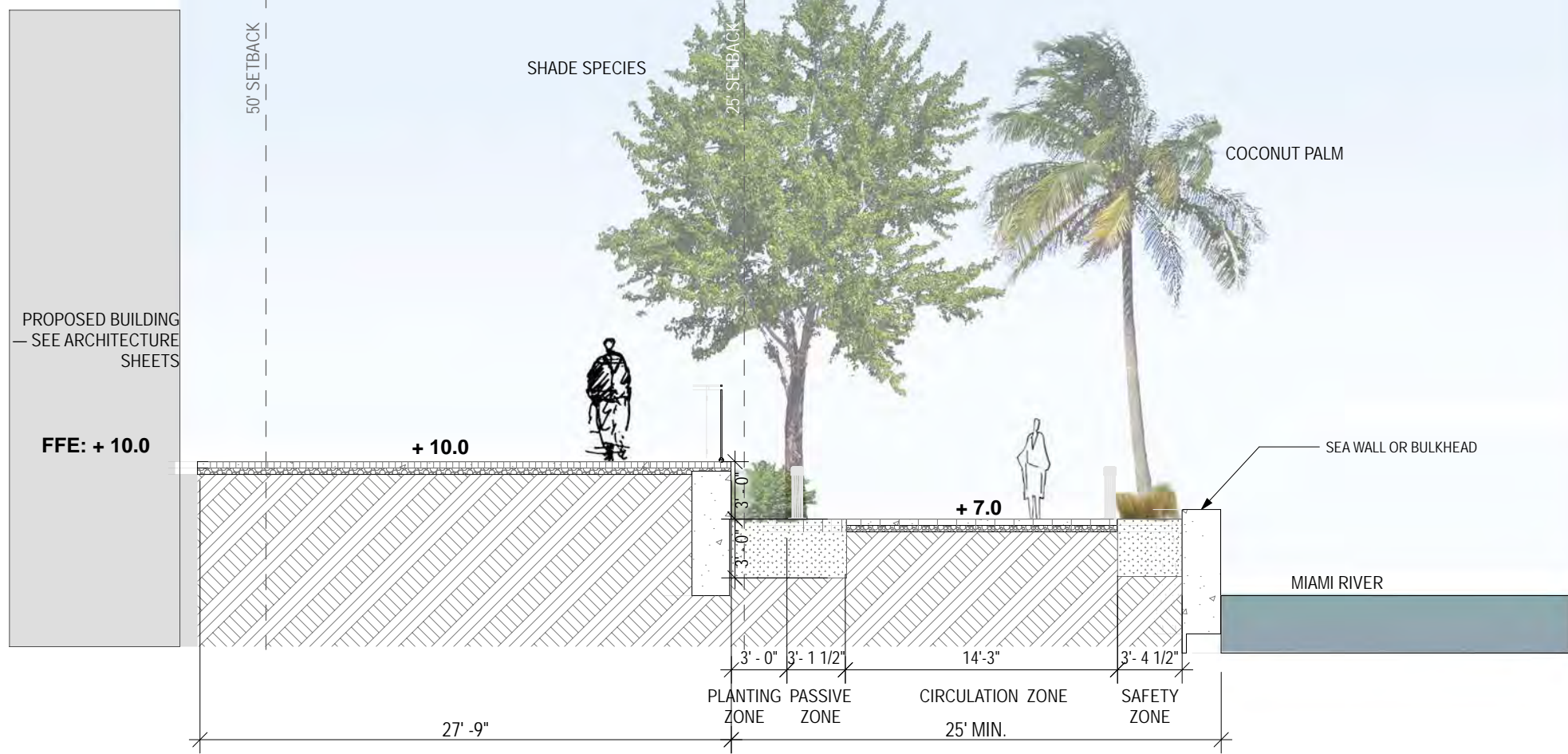
SUGGESTED PAVER FOR RIVER WALK TO COMPLY WITH GREENWAY ACTION PLAN.



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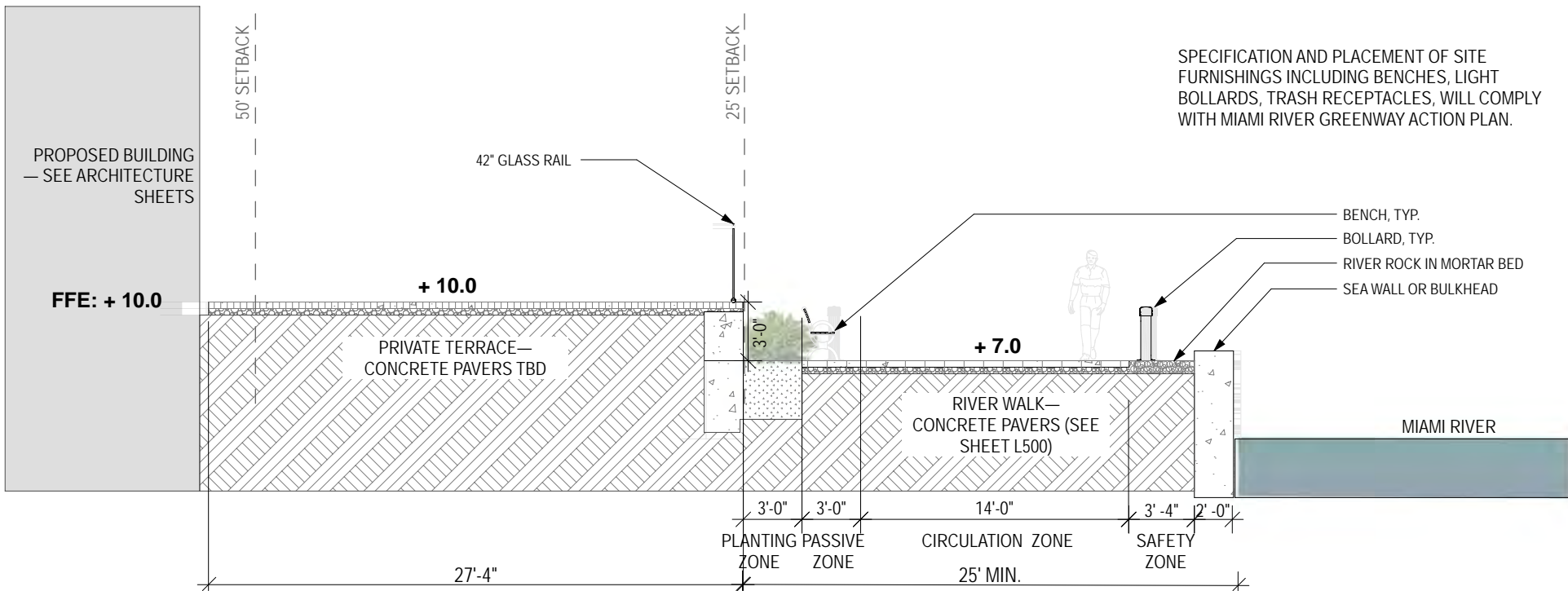


SECTION 2



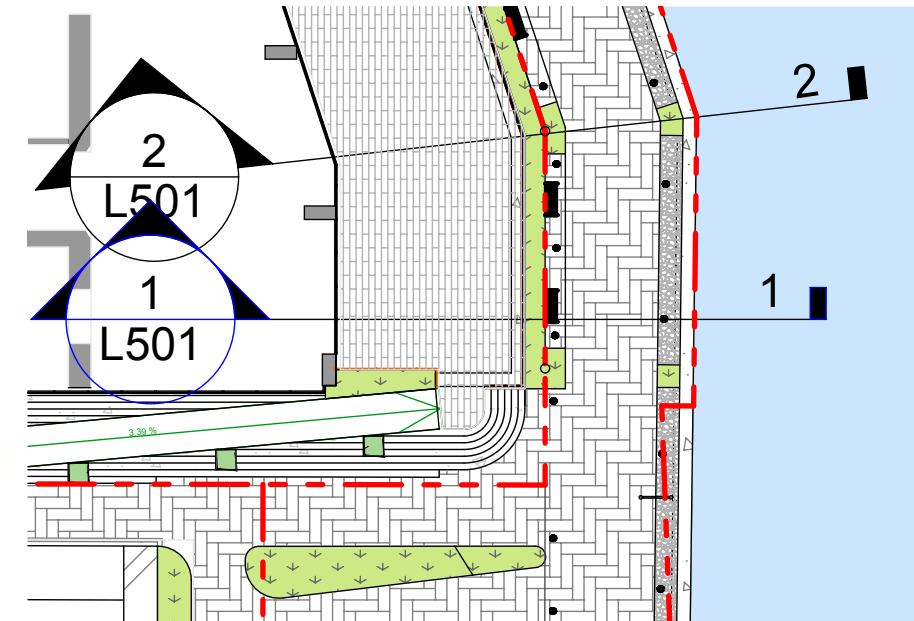
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SECTION 1



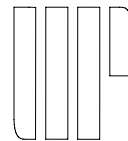
SPECIFICATION AND PLACEMENT OF SITE FURNISHINGS INCLUDING BENCHES, LIGHT BOLLARDS, TRASH RECEPTACLES, WILL COMPLY WITH MIAMI RIVER GREENWAY ACTION PLAN.

KEY DIAGRAM

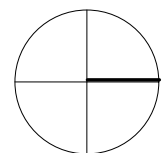


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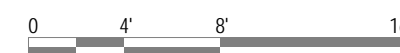
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ONE BRICKELL RIVERFRONT

SECTIONS

SCALE: 1/8" = 1'-0"



DATE:

03/02/2022

L501

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March 18, 2022

Via Email

Brett Bibeau
Managing Director
Miami River Commission
1407 NW 7th Street # 1
Miami, Florida 33125

Re: One Brickell Riverfront / 99 SW 7 Street (the “Property”)

Dear Mr. Bibeau:

Our firm represents 99SW7 Holdings, LLC (the “**Applicant**”), in connection with the redevelopment of the above-referenced Property, as depicted in the enclosed site plan prepared by Arquitectonica and Urban Robot (the “**Site Plan**” or “**Project**”). On behalf of the Applicant, please accept this correspondence and the enclosed materials as the Applicant’s request for a recommendation from the Miami River Commission in support of the proposed Project.

I. Property Information

The Property is an irregularly shaped lot located on the South bank of the Miami River located to the West of the South Miami Avenue Bridge. The Property is located in the Lower River section, within the downtown area of the City which continues to experience rapid population growth and business expansion. The Property is surrounded by multi-family residential, office, and commercial developments. Under Miami 21, the Property is zoned T6-48B-O. The City’s Future Land Use Map designates the Property as Restricted Commercial.

The Property is currently improved with commercial structures which are to be demolished. The Property currently provides no public accessibility to the Miami River and no Riverwalk. The Property is located within a Transit Oriented Development (TOD) as it is within half mile of multiple Metrorail/Metromover Stations.



II. The Project

The Applicant is proposing to improve the Property with a mixed-use Project consisting of two (2) towers above a shared podium. The Project contains 782 residential units, 11,256 sq. ft. of Commercial Use, and 13,928 sq. ft. of Office Use, along with related amenities and parking.

The Project's design reflects the openness and connectivity of the Miami River allowing for natural light and breezes.

The Project's design also responds primarily to human scale and pedestrian interests. The Project uses its waterfront location to provide enhanced public access to the Miami River. The Project will provide an inviting public riverwalk with landscaping and other improvements in accordance with the City's waterfront design standards contained in Section 3.11 and Appendix B of Miami 21. The proposed riverwalk creates a unique space which promotes pedestrian interaction. The Project has been designed to make views of the Miami River the focal point. The Project will be a signature development that will introduce new Commercial and Office Uses in

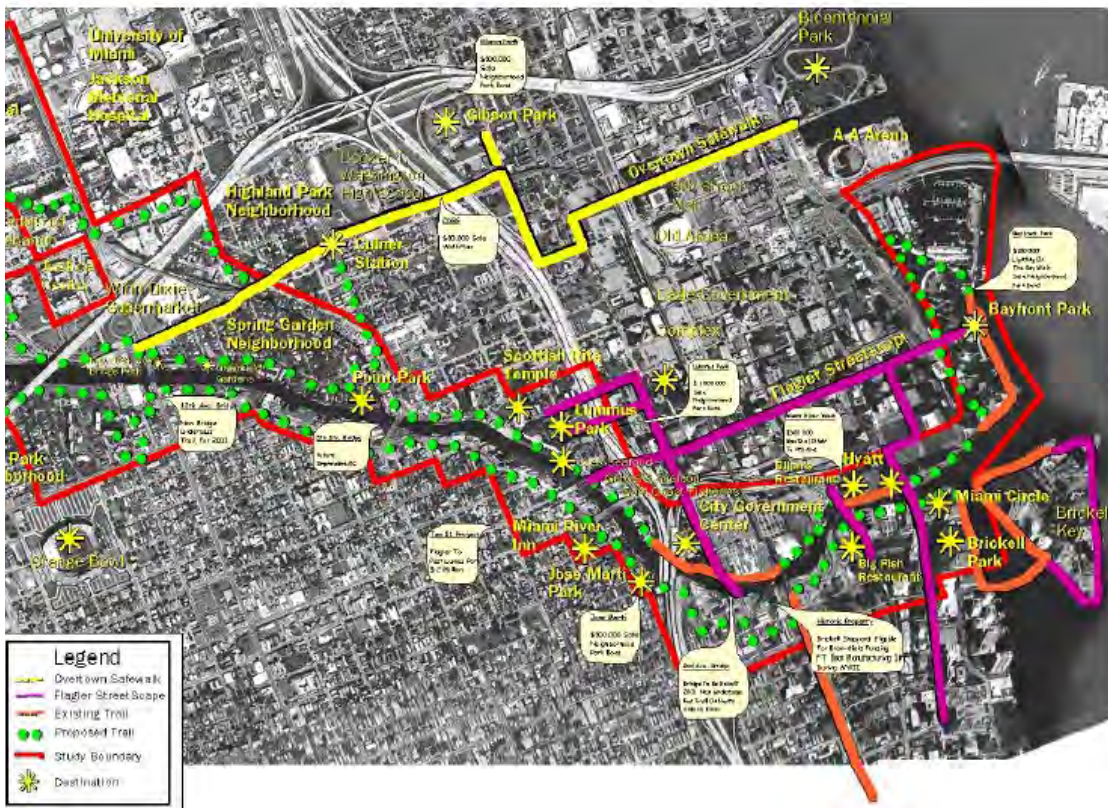
addition to the multifamily residential uses at the Property in order to provide activation along the River.

The proposed uses and redevelopment of the Property are guided by the Lower River design development regulations of both the Miami River Greenway Action Plan and the Miami River Greenway Regulatory Design Standards. The Project will be a major improvement to the Property, the Miami River, and the City at large. The Project will activate this segment of the waterfront and enhance the Miami River’s status as a regional economic hub. The proposed uses will transform this underutilized Property into a vibrant waterfront mixed-use complex that will create numerous employment opportunities and bring unparalleled attention to the area.

III. Miami River Greenway Action Plan

The proposed improvements are in compliance with the stated recommendations and goals of the Miami River Greenway Action Plan (the “MRGAP”). Pursuant to the MGRAP, the Property is located in the Lower River section of the Miami River. The Project includes activation of the riverfront.

As depicted in the image below from the MRGAP’s Illustrative Concept Plan, the proposed public access waterfront walkway and riverwalk at the Property comply with the MGRAP’s goal of creating a fluid and accessible riverwalk as envisioned by community stakeholders.



The MRGAP seeks to create a viable Miami River. The Project meets the stated goals and objectives of the MRGAP. The following describes just a few of the MRGAP goals complied by the proposed improvements at the Property:

- **Goal 1: Improves Access to the River**
 - The proposed public access waterfront walkway and riverwalk at the Property will remove the existing barriers at the site which limit public access to, and enjoyment of, the Miami River. The Project has been designed to provide unparalleled views of, and access to, the Miami River. The Project will also add a publicly accessible Riverwalk where there is no Riverwalk today.
 - The proposed public access waterfront walkway and riverwalk will provide landscaping and seating areas creating an inviting access point for the public to engage with the Miami River.
- **Goal 4: Serve as a Destination Landscape for Metro Miami**
 - The proposed waterfront walkway and riverwalk provide various access points that will attract visitors and residents to the Miami River.
 - The proposed riverwalk at the Property creates an attractive destination for both residents and visitors to the City of Miami.
 - The Project will include a Riverwalk for the first time, opening to the public a section of the Miami River which has been inaccessible for many years.
- **Goal 5: Encourage a Compatible Land Use Vision for the River**
 - The proposed commercial, office, residential, and other accessory uses at the Project will further promote diversity of land uses along the Miami River and complement the existing neighboring uses.
 - The proposed restaurant at the Property provides an appropriate use as this area has become a destination for dining and entertainment. The recent development of nearby restaurants, each with boat access has brought a resurgence to the area, which the proposed development of the Property will further.

This Project encourages the development and expansion of the Port of Miami River Working Waterfront consistent with the FLUM as well as the Coastal Management Element of the City of Miami Comprehensive Plan, as the Project does not require rezoning, a comprehensive plan change or a FLUM amendment.

The proposed Project will revitalize the Property and provide a unique economic development opportunity to the Miami River and the greater Miami area. We look forward to

One Brickell Riverfront
MRC Letter of Intent

continuing to work and cooperate with the Miami River Commission on this exciting project. Should you have any questions, please feel free to contact me. Thank you for your attention and favorable consideration of this matter.

Sincerely,

Brian Dombrowski, for

Iris V. Escarra

This instrument is prepared by:
Iris Escarra
Greenberg Traurig
333 SE 2 Avenue, Suite 4400
Miami, FL 33131

Reserved for Recording

DECLARATION OF RESTRICTIVE COVENANTS

****DRAFT****

KNOW ALL MEN BY THESE PRESENT that the undersigned 99SW7 Holdings, LLC, a Florida limited liability company (“**Owner**”) hereby makes, declares and imposes on the land herein described, this Restrictive Covenant (the “**Covenant**”) running with title to the land contained herein, which shall be binding on Owner, all heirs, grantees, successors and assigns, personal representatives, mortgagees, lessees, and against all persons claiming by, through or under them.

WHEREAS, Owner is the fee simple title holder to certain property located at 99 SW 7 Street, located in Miami, Florida, more particularly described in **Exhibit “A”** (the “**Property**”) attached hereto and incorporated herein; and

WHEREAS the Owner seeks a Waiver application to permit the redevelopment of the Property with Residential, Commercial, Office, and other related uses at the Property (the “**Application**”); and

WHEREAS, the Owner voluntarily proffers this Covenant acknowledging and accepting the presence of the existing Working Waterfront 24-hour operations, as permitted, and providing for certain other improvements to the portion of the Property abutting the Miami River; and

NOW, THEREFORE, in consideration of the premises, agreements and covenants set forth hereinafter, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Owner, Owner hereby agrees as follows:

1. **Recitals.** The foregoing recitals are true and correct and are incorporated herein as if repeated at length.

2. **Restrictions.** Owner covenants the following:

a. The Property shall be developed pursuant to the One Brickell Riverfront Site Plan (the “**Site Plan**”), as prepared by Arquitectonica

and dated _____, 2022, a copy of which is attached as **Exhibit "B"**.

- a. The Owner shall limit development on the Property in accordance with the T6-48B-O Transect Zone regulations of Miami 21 Code including the density limitations therein.
- b. The Owner shall operate the Property in accordance with the Site Plan.
- c. The Owner shall not seek to reduce the number of recreational wet-slips along the Miami River, except as required by the United States Coast Guard, the Miami-Dade County Department of Regulatory and Economic Resources, or as required by other regulating agencies with appropriate jurisdiction.
- d. Owner recognizes that legally permitted existing Working Waterfront 24-hour operations currently exist proximate to the Property. Therefore, Owner agrees:
 - i. not to object or otherwise attempt to impede any legally permitted Working Waterfront 24-hour operations;
 - ii. to provide all future tenants and prospective owners of the Property notice of the existing Working Waterfront 24-hour operations and will include a provision to agree not to object to legally permitted Working Waterfront 24-hour operations in each lease and or Condominium Sale Documents, if applicable;
 - iii. that it is solely the Owner's responsibility to design its structures to accommodate legally permitted Working Waterfront 24-hour operations; and
 - iv. that it will not pursue any claims for liability, loss or damage, whether through litigation or otherwise, against permittees engaging in Working Waterfront 24-hour operations, related to, noise, smoke, fumes, federally regulated bridge openings, and/or other quality of life issues that might result from legally permitted Working Waterfront 24-hour operations.
- f. The Owner shall construct a publicly accessible Riverwalk in accordance with the Miami River Greenway Action Plan and Miami 21 Code Waterfront Standards and as consistent with the Site Plan requiring review and approval by the City of Miami's Planning Department and the Office of Zoning.

3. **Covenant Running with the Land.** This Covenant on the part of the Owner shall constitute a covenant running with the land and shall be recorded by Owner within ten (10) days of acceptance by the City of Miami (“City”), at Owner’s expense, in the Public Records of Miami-Dade County, Florida, and same shall remain in full force and effect and be binding upon the undersigned Owner, and its heirs, successors, and assigns until such time as the Covenant is terminated, modified, or released. These restrictions during their lifetime shall be for the benefit of, and be a limitation upon, all present and future owners of the subject Property and for the public welfare.

The provisions of this instrument shall become effective upon their recordation in the Public Records of Miami-Dade County, Florida, and shall continue in effect for a period of thirty (30) years after the date of such recordation, after which time they shall be extended automatically for successive periods of ten (10) years each, unless this Covenant, pursuant to Section 2 and Section 4 herein, is released in writing by the following: (i) then owners of the Property AND (ii) the City’s Directors of the Department of Planning and the Department of Zoning subject to the approval of the City Attorney as to legal form, or their respective designees or successors.

4. **Modification. Amendment. Release.** This Covenant may be modified, amended, or released as to the land herein described, or any portion thereof, by a written instrument executed by the then owner(s) of the fee simple title to the Property, or any portion thereof, provided that the same is reviewed by the Miami River Commission, Planning Director and Zoning Director for an advisory recommendation and approved by the City of Miami City Commission. Should this Declaration be so modified, amended, or released, the Directors of the Departments of Planning and Zoning or the executive officer of a successor department, or their designees or successors, shall execute a written instrument effectuating and acknowledging such modification, amendment, or release, at the direction of the City Commission subject to the City Attorney, or successor or designee, as to legal form.

5. **Inspection and Enforcement.** It is understood and agreed that any official inspector of the City may have the right at any time during the normal working hours of the City’s inspector to enter upon the Property for the purpose of investigating the use of the Property, and for determining whether the conditions of this Declaration and the requirements of the City’s building and zoning regulations are being complied with. Enforcement shall be by action against any parties or person violating or attempting to violate any covenant contained herein. This enforcement provision shall be in addition to any other remedies available at law or in equity or both.

6. **Election of Remedies.** All rights, remedies, and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.

7. **Severability.** Invalidation of any one of these covenants by judgment of Court shall not affect any of the other provisions of this Covenant, which shall remain in full force and effect.

8. **Recording.** This Covenant shall be filed of record in the public records of Miami-Dade County, Florida at the cost of the Owner following the full approval of the Application and expiration of any appeal period. This Covenant shall become effective immediately upon recordation. Notwithstanding the previous sentence, if any appeal is filed, and the disposition of such appeal results in the denial of the Application, in its entirety, then this Covenant shall be null and void and of no further effect. Upon the disposition of an appeal that results in the denial of the Application, in its entirety, and upon written request, the Directors of the Planning and Zoning Departments, or their designees or successors, shall forthwith execute a written instrument, in recordable form, acknowledging that this Covenant is null and void and of no further effect, subject to the City Attorney, or successor or designee, as to legal form.

9. **No Vested Rights.** Nothing in this covenant shall be construed to create any vested rights whatsoever to the Owner, its successors and assigns.

[Signature Page to Follow]

APPROVED:

By: _____
Cesar Garcia Pons, Director of Planning and Zoning

APPROVED AS TO LEGAL FORM AND CORRECTNESS:

By: _____
Victoria Méndez, City Attorney

DRAFT

**Miami River Commission's
Urban Infill and Greenways Subcommittee
February 14, 2022**

Miami River Commission's (MRC) Urban Infill and Greenways Subcommittee Chairman Jim Murley convened a public virtual workshop (no actions nor votes taken) on February 14, 2022, at noon.

I) Presentation Regarding Proposed Development at 99 SW 7 ST

Ms. Iris Escarra and Brian Dombrowski, Greenberg Traurig, and Harvey Hernandez, Newgard Group, presented the provided plans and letter of intent for a proposed riverfront development at 99 SW 7 ST. The proposal is consistent with the current zoning, land use, and the public Riverwalk will comply with the code requirements of Section 3.11, Appendix B, and the Baywalk Riverwalk Design Standards and Guidelines, including the FPL easement area. The presenters stated they will submit updated plans, letter of intent and Restrictive Voluntary Covenant for the public Riverwalk and "Working River Disclosure" in advance of the MRC's March 7 Public Meeting.

MRC Subcommittee Chairman Murley suggested the MRC support the proposed development on partially vacant land located in the lower River at the intersection of the Public Riverwalk and the Underline.

II) Presentation Regarding Permit Application to Reconstruct Existing Piers at Hurricane Cove Marina & Boatyard

Per the applicant's request, attendees reviewed the Plans for the submitted permit application to reconstruct the existing Piers at Hurricane Cove Marina & Boatyard. Although generally the Army Corps of Engineers allows the reconstruction of existing structures built up to, but not inside, of the federal navigable channel, surprisingly the Army Corps originally requested a 20 foot setback followed by a 10 foot setback from the Federal Navigable Channel line, although the subject submerged land is privately owned. Doing so would result in the loss of some slips and set a concerning precedent for the Miami River. There are no known navigational issues or concerns at this location

MRC Subcommittee Chairman Murley suggested the MRC support the presented Hurricane Cove Marina and Boatyard Plans / Permit application to reconstruct their old existing piers, none of which are located in the Federal Navigable Channel. The item will be presented at the MRC's March 7 public meeting

The public virtual workshop adjourned.

PUBLIC DOCUMENT