

Miami River Commission Meeting Minutes March 4, 2019

The Miami River Commission (MRC) public meeting convened at noon, March 4, 2019, 1407 NW 7 ST.

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

Horacio Stuart Aguirre, MRC Chairman, Appointed by Governor Scott
Frank Balzebre, MRC Vice Chairman, designee for Miami-Dade County Mayor Carlos Gimenez
City of Miami Commissioner Wifredo “Willy” Gort
Patty Harris, designee for Governor
Maggie Fernandez, designee for Miami-Dade County Commissioner Higgins
Neal Schafers, Downtown Development Authority
Philip Everingham, designee for the Marine Council
Sandy O’Neil, designee for Greater Miami Chamber of Commerce
Bruce Brown, President, Miami River Marine Group
Sallye Jude, Appointed by Miami-Dade County
Duber Lizardo, designee for Sara Babun
Manny Prieguez, Member at Large Appointed by City of Miami
Tom Kimen, designee for Neighborhood Representative appointed by City of Miami

MRC Staff:

Brett Bibeau, Managing Director

Others attending interested in the River:

Please see attached sign in sheets.

I) Chair Report

The Miami River Commission (MRC) unanimously adopted the distributed February 4, 2019 public meeting minutes.

The 23rd Annual free Miami Riverday festival will be held April 6, 2019, Lummus Park, 1-6 PM, featuring free Miami River boat rides, live music, environmental education, paddleboard races, historic re-enactors, children activities, food, drinks and more. Everyone is invited to this free celebration of the mixed-use Miami River District, so please take the bilingual flyers and help us distribute them to your families and friends. The MRC sincerely appreciates all of the generous sponsors whom kindly make this free festival possible.

In addition, the MRC thanks all of the advertisers in the 16th Annual Miami River Map and Guide, which will be released at Miami Riverday.

Frank Balzebre, MRC Vice Chairman, provided the following Miami River Voluntary Improvement Plan (VIP) update:

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.

The MRC thanks the 30 volunteers from Lawton Childs School, whom on February 8 picked up garbage along the Sewell Park shoreline.

The MRC thanks the 10 volunteers from Hands on Miami. Whom on February 16 pulled weeds in the community vegetable and fruit garden, and picked up garbage along the public Riverwalk, here at 1407 NW 7 ST.

The MRC's next 2 coordinated and sponsored volunteer cleanup events are:

On March 16 - 40 volunteers will repaint the mural on the Miami River Greenway located beneath the Flagler Bridge on North River Drive

On March 30 - 10 volunteers from Hands on Miami will pull weeds in the community vegetable and fruit garden, and pick up garbage along the public Riverwalk, here at 1407 NW 7 ST

II. Presentation of the “Miami River Watershed Plan” from the Nature Conservancy – Sonia Succar Rodriguez

Ms. Sonia Succar Rodriguez, The Nature Conservancy, distributed and presented copies of “Cities Miami”. The main themes are:

- Transforming the City Landscape”
- Advancing Urban Water Solutions – Ms. Rodriguez stated she supports increased services from the Scavenger Water Decontamination Vessel
- Create Tangible Projects
- Map Model and Plan

Ms. Rodriguez stated the Nature Conservancy's Plans are consistent with the Miami River Commission's adopted:

1. *Miami River Corridor Urban Infill Plan*
2. *Miami River Greenway Action Plan*
3. *Miami River Basin Water Quality Improvement Report*
4. *Miami River Walk the WBID*
5. *Wagner Creek and Seybold Canal Walk the WBID*

Ms. Rodriguez stated The Nature Conservancy will soon advertise a request for proposals to construct the presented plan to improve the County owned public greenspace on Wagner Creek located at 1500 NW 12 Ave. MRC Director Bibeau distributed a copy of the MRC's “Miami's 21st Century Park – An Integrated System of Parks and Greenways along the Miami River”, featuring an over decade old picture of volunteers planting plants in this site's waterfront

greenspace after removing the chain link fence creating public access. Recently the site was used for staging during the successfully completed Wagner Creek and Seybold Canal Maintenance Dredging and Environmental Cleanup project, and will now thankfully be renovated and improved by the Nature Conservancy. In addition, Ms. Rodriguez' presentation included The Nature Conservancy's plan for a public greenspace featuring Greenways along both shores of a section of Wagner Creek located at Miami-Dade County owned 1395 NW 12 Ave and University of Miami Owned 1150 NW 14 ST. Attendees discussed the need to create a solution to any potential loss of existing parking spaces at 1150 NW 14 ST.

Ms. Rodriguez stated The Nature Conservancy is happy to sponsor Miami Riverday, where they will release a new App to take pictures of wildlife and post them.

The MRC adopted a unanimous resolution that this partnership benefits the Miami River District, Miami River Commission, and The Nature Conservancy.

III. New Business

The meeting adjourned.

**Miami River Commission
 Public Meeting**

Monday, March 4, 2019
 Noon
 1407 NW 7 ST
 Miami, FL

<u>NAME</u>	<u>ORGANIZATION</u>	<u>PHONE & E-MAIL</u>
ROBERT DOBIECKI	WHITE EAGLE PROJECT	305. 954. 4500 ms4x@att.net
Tiffany Troxler	FIU	troxler@fiu.edu
Sonia Succar	The Nature Conservancy	3053481453 sonia.succar@nrc.org
TJ Marston	FIU	tmarston@fiu.edu
Maggie Fernandez	MDC-DS	maggie.Fernandez@miamidade.gov
Lurdes Barrelli	MDC-DEP	Barrelli@miamidade.gov 25 372-6575
John C. Robbins	Miami Today	
Michael Duber	River Front Master Association	Manager@riverfrontmaster.com 786-571 6772
Mark Bailey	Miami River Master Group	markbailey@miamirivermastergroup.org
DUBER LIZARDO	ANTILLEAN MARINE	305-4955016/DUBERLIZARDO@antillan.org
PATRICIA AARAS	MRC	PATTYKAK@GMAIL.COM
TOM KIMEN	MRC	TKimen3@aol.com 305/788-6711
BRUCE L. BROWN	Miami River Master Group	bruce402@earthlink.net
PHIL EVERINGHAM	MRC/MARINE COUNCIL	pbemsdd@hotmail.com

**Miami River Commission
Public Meeting**

Monday, March 4, 2019
Noon
1407 NW 7 ST
Miami, FL

<u>NAME</u>	<u>ORGANIZATION</u>	<u>PHONE & E-MAIL</u>
Manny Priquez	At Large Member	3-345 9270/manny@priquezolutions.com
Neal Schafers	Miami DDA	Schafers@miamidda.com 305-379-6675
Sandy O'Neil	GMCC	(305) onerits@bellsouth.net
Brett Bibeau	MRC	305 6440544 miamiriver1@bellsouth.net
Horacio S. Aguirre	MRC	305 613 5880
FRANK BALLEBRE	Office of Mayor Gimenez	305-986-1726
SALLYE JUDE	MRC	305 667-3233
WIFILO GORT	CITY MIAMI	305-798-0749

Miami River Commission
Meeting Minutes
May 6, 2019

The Miami River Commission (MRC) public meeting convened at noon, May 6, 2019, 1407 NW 7 ST.

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

Horacio Stuart Aguirre, MRC Chairman, Appointed by Governor Scott
Eileen Higgins, Miami-Dade County Commissioner
Maggie Fernandez, designee for Miami-Dade County Commissioner Higgins
Patty Harris, designee for Governor
John Michael Cornell, designee for Member at Large Appointed by the Governor
Neal Schafers, Downtown Development Authority
Philip Everingham, designee for the Marine Council
Sandy O’Neil, designee for Greater Miami Chamber of Commerce
Bruce Brown, President, Miami River Marine Group
Sallye Jude, Appointed by Miami-Dade County
Rosy Noguera, designee for Sara Babun
Manny Prieguez, Member at Large Appointed by City of Miami
Tom Kimen, designee for Neighborhood Representative appointed by City of Miami

MRC Staff:

Brett Bibeau, Managing Director

Others attending interested in the River:

Please see attached sign in sheets.

**I. Consideration of Pending Temporary Use Permit Application
at 431-451 South Miami Ave**

Bill Riley, Greenspoon Marder, presented draft plans for “Riverside Miami, a family oriented open-air culinary experience”. The presented draft plans feature 7 local restaurants, tap room, event space for “movie nights”, art installations, \$200,000 of landscaping (90% native plants), and public Riverwalk. Mr. Riley stated there is an “off-site parking lease”, and the site will have many visitors from the adjacent 5TH ST Metro-Mover station, pedestrians and bicycles from the immediately surrounding densely populated Brickell and Central Business District areas. Mr. Riley stated the proposal is not a “party atmosphere”, and will not have late night events. Mr. Riley stated the draft plans include an enclosed structure which reduces noise, from “Event Star”, which is the same company that constructed the enclosed temporary structure at The Wharf. Mr. Riley explained the sound system will have localized speakers for ambient background music playing softer than a conversation, i.e. Disney Land. Mr. Riley stated the proposal requires the

majority of sales to be for food (annual audits for minimum of 51% food sales, and a maximum of 49% liquor sales). Mr. Riley stated the proposal is seeking a “Temporary Use Permit” with annual potential renewals for a maximum of a total 3-years, and then any additional time extensions for the pending “Temporary Use Permit” would have to be approved by the City Commission. Mr. Riley offered the MRC future annual reviews. Mr. Riley stated since the MRC subcommittee public meeting they have widened the proposed public Riverwalk to the full 25’-width required by code, and agree to widen the western side-yard to 5’ wide. Mr. Riley added the public Riverwalk maximized trees and landscaping and includes a public drinking fountains and public real restrooms. Mr. Riley stated they have now included an onsite location for Uber pickups and drop offs and delivery trucks, so that they don’t block vehicular lanes on SE 5 ST. Mr. Riley distributed copies of new “Proffered Operational Restrictions”. Mr. Riley stated the Principal is Antonio Primo, Concept ID. Mr. Riley stated there will be no boat access, and they are not applying for a marine operating permit at this time, but if they ever decide to apply for a Marine Operating Permit in the future they would come first back to the MRC. Mr. Riley stated the proposer will provide 24 hour roaming security. Mr. Riley complimented MRC Managing Director Bibeau’s negotiations which lead to the applicant agreeing to widen their proposed public Riverwalk in order come into compliance with the minimum requirements of the City of Miami’s code.

County Commissioner Eileen Higgins cautioned the presenters to be extremely careful about noise and consider the numerous neighbor’s quality of life in adjacent Brickell on the River, Ivy, Mint, Wind, etc. Commissioner Higgins recommended noise mitigation, was glad they had included a uber drop off area off of the street, recommended grass not artificial turf, and stated she generally likes the proposal. Mr. Riley stated they are happy to revisit using real grass instead of the planned artificial turf.

Neal Schafers, Downtown Development Authority noted the proposal connects to the east with existing public Riverwalk, and to the west with existing on road Miami River Greenway. Mr. Riley confirmed the proposed public Riverwalk and public greenspace is for families.

The MRC adopted a unanimous resolution recommending approval of the Temporary Use Permit for Riverside Miami located at 431-451 South Miami Ave Urban with the following conditions:

- 1) The public Riverwalk and public western side-yard connector between the existing on-road Greenway (along SE 5 ST) and the public Riverwalk, be 100% consistent with the minimum requirements in the code and charter**
- 2) Widen the western public bike / ped side yard connector**
- 3) Use real grass not artificial turf**

II. Consideration of Revised Plans and Pending Warrant Application for 1175 NW South River Drive, Naheem Khan Project

Ms. Rosario Kennedy, Rosario Kennedy and Associates, emailed MRC Chairman Aguirre and Managing Director Bibeau requesting a deferral of their presentation to the MRC's June 3 public meeting, in order to first accept the invitation to present to the Spring Garden Civic Association.

III. Consideration of Florida Department of State Plans for Miami Circle Park, 401 Brickell Ave, and Pending Application to the City of Miami for a Ground Disturbing Activity Certificate

Timothy A. Parsons, Ph.D., Division Director, State Historic Preservation Officer, Division of Historical Resources, Florida Department of State, presented draft plans to improve Miami Circle Park, a designated National Historic Landmark. The plans include planting 1,466 new plants, needed re-sodding, covering bare dirt areas along the public Riverwalk with crushed shells, a decorative fence around the actual Miami Circle where they will replant the original design of landscaping as when Miami Circle Park was originally opened, fix irrigation and drainage, and fill in where eroded. Dr. Parsons stated after the presented draft set of improvements are constructed, the Department of State hopes to conduct a subsequent set of improvements 1-2 years in the future, which will then include museum quality exhibits. Dr Parsons stated the additional 3 hardscape "Living Room" areas are no longer being proposed in this phase. Dr Parsons complimented MRC Director Bibeau for his assistance in Miami Circle Park, and thanked the Miami Parking Authority for purchasing soon to be installed bollards along the vehicular loop to try and stop frequent illegal parking from Uber and Lyft drivers, etc. Dr Parsons also noted the Miami Parking Authority's planned and funded future public paid parking lots on the vacant public right of way located beneath the adjacent Brickell Bridge, which will provide a legal parking option which is not located on the National Historic Landmark site. Dr Parsons stated in June he will present the plans to the City of Miami's Historic and Environmental Preservation Board (HEP) for a Ground Disturbing Activity Certificate, followed by commencing the project in July.

The MRC adopted a unanimous resolution supporting the presented plans to improve Miami Circle Park, with a condition to postpone further consideration of constructing the additional 3 hardscape "Living Room" areas, until the next phase of site improvements to be designed in a public process featuring museum quality exhibits.

IV. Update Regarding Replacement of the 1 Street Bridge – Florida Department of Transportation

Sergies Duarte, Art Perez, Kevin Carrera, Hector Fung, and Andres Berisartu, Florida Department of Transportation distributed and presented the following documents:

1. FDOT Fact Sheet
2. FDOT One Street Bridge Detour Map
3. FDOT SW One Street to Flagler St. Detour
4. FDOT One Street Bridge Little Havana shore rendition
5. FDOT One Street Bridge Downtown shore rendition

In addition, the MRC's June 1, 2015 Public Meeting Minutes were distributed with this item.

The project's detour will commence May 23. The estimated completion date is Summer of 2022, with a \$4,200,000 bonus to the contractor if they finish earlier.

Mr. Perez, FDOT, indicated they would be applying to the U.S. Coast Guard (USCG) for permission to close the Miami River's federal navigable channel at the 1 ST Bridge to all boats for 4 separate 3-day consecutive periods (12 total days). Mark Bailey, Miami River Marine Group, stated Port Miami River's job generating marine industrial businesses need to navigate vessels past the 1 ST Bridge location, and they will be meeting further with the FDOT and USCG about the proposed vessel closures in the Miami River.

V. New Business

The meeting adjourned.

**Miami River Commission
 Public Meeting**

Monday, May 6, 2019
 Noon
 1407 NW 7 ST
 Miami, FL

<u>NAME</u>	<u>ORGANIZATION</u>	<u>PHONE & E-MAIL</u>
Sergies Duarte	FDOT-SW1stBridge	3/216/3617 Sergies.Duarte@dot.state.fl.us
Art Perez	FDOT/Pinnacle CEI	786 251 8259 aperez@pinnaclecei.com
Kevin Carrera	FDOT-Quest SW 1st Bridge	786-859-1826 kevin.carrera@OCAUSE.com
Hector Fung	FDOT	305-640-7400 hector.fung@dot.state.fl.us
Andres Berisianu	FDOT	andres.berisianu@dot.state.fl.us 305-640-7433
Maggie Fernandez	MDC-DS	305-375-5924 maggie.Fernandez@miamidade.gov
Nancy Jackson	MDC-DS	305-375-5924 nancy.jackson@miamidade.gov
Eileen Higgins	MDC-DS	305-375-5924 DISTRICTS@miamidade.gov
Jorge Cantero	EWM Realty	JorgeCanteroRE@qmail.com
Vince Sammarco		vsammarco@QUESTS.COM
Rick WEBER	SGCA	786 858 2592 richardweber@yahoo.com
John C. Robbins	Miami Today	
Trinity Persons	FL Dept of state	trinity.persons@dos.nyflorida.com
Kauf Boynton	Spring Garden Civic Assoc.	305.205.2054
Mark Bailey	Miami River Marine Group	kboynton@gmail.com District 5 legal@miamirivermarin.org/5page

**Miami River Commission
 Public Meeting**

Monday, May 6, 2019
 Noon
 1407 NW 7 ST
 Miami, FL

<u>NAME</u>	<u>ORGANIZATION</u>	<u>PHONE & E-MAIL</u>
Manny Priego	MRC	305/345-4070
Eileen Higgins	BCC	305-373-5399
John Michael Corneil	mrc	530-214-1475
Sandy O'Neil	Gmcc	oneils@bellsouth.net
Neal Schufers	Miami DDA	Schufers@miamidda.com
Luis FERNANDEZ	DERM / RER	fernandez@miamidade.gov
Horacio S. Aguirre	MRC	Horacio@hsaguirre.com
PHIL EVERINGHAM	MRC/MARINE COUNCIL	pbemsdd@hotmail.com
Sabine Jude	MRC	sabine.jude@adriana.com
BRUCE L. BROWN	Miami River Marine Group MRC	brucehl@bellsouth.net 305/788-6441
TOM KIMEN	MRC	TKimen@aol.com
PATRICIA HARRIS	MRC	PATYKAK@GMAIL.COM
Roseline Noguera	MRC	rnoguera@entelcaz.com
JALEK SCHANDLER	SCHANDLER ARCHITECTS	(305) 5106323 JL@SCHANDLERARCHITECTS.COM
ROBERT DOBIECKI	POLISH PROJECT	305.854.4500 MSHX@ATT.NET

**Miami River Commission
Public Meeting**

Monday, May 6, 2019
Noon
1407 NW 7 ST
Miami, FL

<u>NAME</u>	<u>ORGANIZATION</u>	<u>PHONE & E-MAIL</u>
Orin Black	5TH STREET MARINA	786-258-2292 / orin@5THSTREETMARINA.COM

**Miami River Commission
Meeting Minutes
June 3, 2019**

The Miami River Commission (MRC) public meeting convened at noon, June 3, 2019, 1407 NW 7 ST.

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

Horacio Stuart Aguirre, MRC Chairman, Appointed by Governor Scott
Frank Balzebre, MRC Vice-Chairman, designee for Miami-Dade Mayor Carlos Gimenez
Eileen Higgins, Miami-Dade County Commissioner
Wifredo “Willy” Gort, City of Miami Commissioner
Frank Castaneda, designee for City Commissioner Gort
Patty Harris, designee for Governor
John Michael Cornell, designee for Member at Large Appointed by the Governor
David Maer, designee for Miami-Dade State Attorney Katherine Fernandez-Rundle
Neal Schafers, Downtown Development Authority
Philip Everingham, designee for the Marine Council
Sandy O’Neil, designee for Greater Miami Chamber of Commerce
Bruce Brown, President, Miami River Marine Group
Rosy Noguera, designee for Sara Babun
Manny Prieguez, Member at Large Appointed by City of Miami
Tom Kimen, designee for Neighborhood Representative appointed by City of Miami

MRC Staff:

Brett Bibeau, Managing Director

Others attending interested in the River:

Please see attached sign in sheets.

I. Consideration of Revised Plans and Pending Warrant Application for 1175 NW South River Drive, Naheem Khan Project

Ms. Iris Escarra, Greenberg Traurig, Ms. Rosario Kennedy, Rosario Kennedy and Associates, and Mr. Alfonso Jurado, Alfonso Jurado Architecture, distributed and presented revised plans, letter of intent, “Warrant and Waiver Submittal” for the “Naeem Khan Studios”. The previous plans were presented to the MRC on March 6, 2017 and those public meeting minutes state in part:

I) “Consideration of “Naheem Kahn” Project, 1175 NW South River Drive

The MRC’s Urban Infill and Greenways subcommittee’s January 21, 2016 public meeting minutes state:

“The Miami River Commission’s November 2, 2015 public meeting minutes were distributed stating, ‘The following documents were distributed prior to the meeting, presented and reviewed during the public meeting, regarding 1175 NW South River Drive:

- Board of County Commissioner’s Economic Prosperity Committee’s Agenda Item 2(B), a \$1.5 million “Economic Development Fund” grant to fund a public Riverwalk and new seawall at the “Naeem Khan Project”.
- City of Miami’s adopted zoning code section 3.11 and Appendix B
- City of Miami’s adopted zoning code, “Article 4, Table 3, Building Function: Uses”
- Miami River Commission’s Greenways subcommittee’s 10/21/15 public meeting minutes
- 1st Draft Plans for Naeem Khan’s Proposed Development

Director Bibeau stated the distributed County Agenda item was approved at County subcommittee and will be considered by the full Board of County Commissioners on 11/3/15.

Mr. Naheem Khan, Ms. Rosario Kennedy and Mr. Alfonso Jurado, Architectonica, distributed and presented the 2nd draft plans and narrative. The 2nd draft plans now feature a vessel along the river, and the public Riverwalk connects to the west with the existing public Riverwalk beneath and adjacent to 12 Ave Bridge, and to the east along the side yard connecting with the existing on road Miami River Greenway on North River Drive at the south east corner of the site.

Mark Bailey, Miami River Marine Group, noted 1175 NW South River Drive, leased by the Board of County Commissioners to Naheem Kahn for his proposed project, is zoned the most restrictive “D3” and the currently designated Land Use is “Port of Miami River”. Therefore, Mr. Bailey questioned if the proposed project is consistent with the vacant site’s existing land use and zoning, or would it require a land use & zoning amendment, “warrant” or “exception”? Mr Kahn and Ms Kennedy stated the project will use a vessel to import and export containers carrying fabric, beads, etc, in addition to recreational yacht access, therefore is consistent with the existing land use and zoning. Manny Prieguez noted he has shipped containers of seafood from his Miami River Lobster and Stone Crab site on the Miami River. Bruno Barreiro noted this County owned site has been vacant for years, and was previously a County Carpentry shop.

The MRC unanimously recommended the Board of County Commissioners approve the grant for the site’s public Riverwalk and new needed seawall, and asked for the specifics of the development proposal to be considered by the MRC’s Urban Infill and Greenways subcommittees in November, followed by the full MRC on December 7.’

Ms Rosario Kennedy, Mr Alfonso Jurado, Architectonica, and Ms Lucia Dougherty, Greenberg Traurig, distributed and presented the revised draft plans. The new plans increase the square footage by widening the west wall by 15' on the site. Ms. Kennedy recommended relocating the City of Miami Fire Department's storage of unused equipment adjacent to the site on South River Drive beneath the 12 Ave Bridge, which the City rents from FDOT.

MRC Director Bibeau distributed the City of Miami's adopted zoning code, "Article 4, Table 3, Building Function: Uses". Ms Dougherty noted the renditions still include a recreational yacht and an international shipping vessel transporting containers containing fabric, garments, and beads. Ms. Dougherty stated the plans will maintain the site's current D3 zoning, Port of Miami River Land Use. Ms Dougherty stated the City of Miami's Zoning Administrator classified this development on the table under "Industrial" as "Manufacturing and Processing" which requires a "Warrant" but requires less parking therefore the plans have sufficient parking spaces, or be classified as a "Marine Related Industrial Establishment" which would be "Allowed by Right", but requires more parking spaces than the plans provide, therefore a reduction of required parking spaces would be required.

Mr. Mark Bailey, Miami River Marine Group, asked if the development team had met with the U.S. Coast Guard regarding Homeland Security and MTSA requirements for this new proposed international shipping location, and DERM regarding obtaining the required marine operating permit, and the team replied not yet.

Ms. Dougherty stated the developer is willing to design, permit, fund and construct the public Riverwalk connector on the west end to extend the additional estimated 35 feet on FDOT public ROW in order to connect with the existing public Riverwalk and sideyard connector at the 12 Ave Bridge. The site's new public Riverwalk will feature a new seawall, maybe maintenance dredging along the shoreline, and a 6-foot wide dock. Chairman Aguirre noted the renditions for the dock need large bollards added, and the dock should be made of concrete to accommodate the depicted large shipping vessel.

MRC Urban Infill Subcommittee Chairman Murley and Greenways Subcommittee Martin suggested the MRC find the proposed development consistent with the *Miami River Greenway Action Plan* and the *Miami River Corridor Urban Infill Plan* subject to the following conditions:

- 1) Securing all vessel requirements established by U.S. Coast Guard, DERM, etc
- 2) Securing FDOT permission to construct the public Riverwalk connector to the west on FDOT ROW at the 12 Ave Bridge and removing the storage lot beneath the Bridge"

During the MRC's Feb. 1 meeting, Ms Rosario Kennedy stated since the MRC's Jan. 21 public subcommittee meeting (quoted above) the development team met with the

United States Coast Guard and will be working with them on compliance. Ms Kennedy stated the City of Miami Fire Department is willing to remove the junk yard beneath the 12 Ave Bridge on the south shore. Mr Jurado noted the revised plans now include a loading area, and a public sideyard connector from the sidewalk on South River Drive to this site's public Riverwalk which will connect with the existing Riverwalk and sideyard connector at FDOT'S 12 Ave Bridge, and the color of the on-road Greenway is the required mesa beige. The public Riverwalk is 25 feet wide. Ms Lucia Dougherty stated consultant Christy Brush believes the site will be permitted for 3 boat slips.

MRC Director Bibeau distributed the City of Miami's adopted zoning code, "Article 4, Table 3, Building Function: Uses". Ms Dougherty noted the renditions still include a recreational yacht and an international shipping vessel transporting containers containing fabric, garments, and beads. Ms. Dougherty stated the plans will maintain the site's current D3 zoning, Port of Miami River Land Use. Ms Dougherty stated the City of Miami's Zoning Administrator classified this development on the table under "Industrial" as "Manufacturing and Processing" which requires a "Warrant".

MRC Chairman Aguirre stated this is a mixed-use compromise and improvement on the existing vacant conditions.

Ernie Martin made a motion for the full MRC to support the subcommittee's findings, "the MRC finds the proposed development consistent with the *Miami River Greenway Action Plan* and the *Miami River Corridor Urban Infill Plan* subject to the following conditions:

- 1) Securing all vessel requirements established by U.S. Coast Guard, DERM, etc
- 2) Securing FDOT permission to construct the public Riverwalk connector to the west on FDOT ROW at the 12 Ave Bridge and removing the storage lot beneath the Bridge

The motion was seconded by Manny Prieguez and unanimously adopted by the MRC."

MRC Director Bibeau distributed emails from the development team and renditions of the previously presented project and the revised proposed project, with only the following changes:

- 1) Increase of 1 story on 1 of the 2 proposed buildings. Original 3 and 4 story structures now proposed to become 3 and 5 stories.
- 2) Different exterior wall materials / design

The developer team emails state, "the design was slightly modified but that the waterfront standards, Riverfront dimensions and overall program remain the same... As promised I have included the Riverwalk Details comparisons from 2015 and 2017 - the walk remains at 25 feet wide. I have also included a site plan comparison ... you will see the 2017 site plan includes the off-site parking under the bridge"

The developer team indicated progress has been made on the MRC's 2 previously recommended conditions of:

- 1) Securing all vessel requirements established by U.S. Coast Guard, DERM, etc
- 2) Securing FDOT permission to construct the public Riverwalk connector to the west on FDOT ROW at the 12 Ave Bridge and removing the storage lot beneath the Bridge

MRC Greenways subcommittee chairman Murley suggested the full MRC re-affirm their previous unanimous recommendation on this item and continue to find the proposed development consistent with the *Miami River Greenway Action Plan* and the *Miami River Corridor Urban Infill Plan* subject to the following conditions:

- 1) Securing all vessel requirements established by U.S. Coast Guard, DERM, etc
- 2) Securing FDOT permission to construct the public Riverwalk connector to the west on FDOT ROW at the 12 Ave Bridge and removing the storage lot beneath the Bridge"

Ms Rosario Kennedy distributed and presented the revised / updated plans:

- 1) Increase of 1 story on 1 of the 2 proposed buildings. Original 3 and 4 story structures now proposed to become 3 and 5 stories.
- 2) Different exterior wall materials / design
- 3) The proposed plans now include a vocational school
- 4) The proposal still incorporates vessels on the site to ship materials, and recreation yacht access for customers
- 5) Site still includes public Riverwalk consistent with Miami 21 Section 3.11, Appendix B, and will include construction of the Riverwalk connector on FDOT land connecting to the existing public Riverwalk to the west beneath the FDOT owned 12 Ave Bridge
- 6) Estimate completion of the proposed development in mid-2019.

The MRC adopted a unanimous resolution recommending finding the presented Naheem Khan project consistent with the *Miami River Greenway Action Plan* and the *Miami River Corridor Urban Infill Plan* subject to the following conditions:

- 1) Securing all vessel requirements established by U.S. Coast Guard, DERM, etc
- 2) Securing FDOT permission to construct the public Riverwalk connector to the west on FDOT ROW at the 12 Ave Bridge and removing the storage lot beneath the Bridge
- 3) The applicant submits presented / amended / updated plans presented to the MRC on 3/6/17 to the City of Miami for permitting
- 4) The project include the public Miami River Greenway signage required by Miami 21"

The MRC Urban Infill and Greenways subcommittee's distributed March 20, 2019 public meeting minutes state:

"The applicants stated although they intend to comply with the MRC's previously approved conditions of approval, it is a work in progress and they are yet to fully comply with the MRC's conditions. For example, they are in the process of hiring EAC Engineering to create construction engineering documents for the new seawall, they executed a sub-lease with the City to replace the existing storage lot beneath the 12 Ave Bridge with their private parking lot, etc. The applicants stated differences between the plans presented to the MRC on March 6, 2017 and the revised plans are the 2 buildings were 3 and 5 stories, and now they are 4 and 5 stories, and the building's façade has changed and are now using more glass. The applicants stated the pending warrant applications would permit the proposed vocational school component, off-site parking waiver, and a reduction of required parking spaces because they are close to Metro-Rail. The applicants stated they would consider putting some landscaping back in the plans in between the 2 buildings, similar to the previous plans which had landscaping between the 2 buildings which was removed in the current plans which only depict hardscape in between the 2 proposed buildings.

Carol Boynton, Spring Garden Civic Association, stated they were seeking a voluntary covenant and City conditions of the warrant to include compliance with the existing noise ordinance, no restaurant as depicted in the current plans, and no public venues as depicted in the current plans.

The applicants stated they would meet with their neighbors to the east at the Riverwalk Apartments which are currently under construction, to try and combine their side yard public connectors from the existing on-road Greenway along NW South River Drive and the public Riverwalk, in order to widen the Khan project's currently proposed eastern side-yard connector's unobstructed path, which is only 5' wide and services public bicycle and pedestrian access in addition to cargo from the depicted shipping vessel to the loading docks.

MRC Urban Infill Subcommittee Chairman Murley noted he works for Miami Dade County, whom owns the subject property and has an executed lease to Mr. Khan for the proposed project. Mr. Murley noted Miami-Dade County has the final decision on this item, for which a County Resolution requests a strictly advisory recommendation from the MRC for the County's consideration.

Mr. Murley suggested the MRC recommend widening the eastern public sideyard connector / loading area, and reconfirm their following previous unanimous resolution finding the presented Naheem Khan project consistent with the Miami River Greenway Action Plan and the Miami River Corridor Urban Infill Plan subject to the following conditions:

- 1) Securing all vessel requirements established by U.S. Coast Guard, DERM, etc
- 2) Securing FDOT permission to construct the public Riverwalk connector to the west on FDOT ROW at the 12 Ave Bridge and removing the storage lot beneath the Bridge
- 3) The applicant submits presented / amended / updated plans presented to the MRC on 5/6/19 to the City of Miami for permitting
- 4) The project include the public Miami River Greenway signage required by Miami 21"

Ms. Escarra, noted the following additional change. The applicants are no longer proposing to meet the requirements of the site's existing "Port Miami River" Land Use and Marine Industrial Zoning by using shipping vessels to transport beads, fabric etc. Ms. Escarra distributed the following letter:

Ms. Escarra stated Mr. Khan has a “land lease” with the City, and the County retains the rights to the shoreline and boat dockage. Attendees recalled the adjacent Merrill-Stevens boatyard’s long-standing desire to pay Miami-Dade County for the ability to simply dock boats at the subject site, consistent in part with an item previously approved by the County Commission. Either the County’s docking Marine Patrol and Fire Department vessels, and or dockage for Merrill Stevens Boatyard, would create consistency with the site’s existing “Port Miami River” Comp Plan designation and Marine Industrial zoning. Ms. Escarra stated the proposal has no outdoor dining. Ms. Escarra stated per the distributed plans, the site will be consistent with zoning code section 3.11 and appendix B’s requirements for a public Riverwalk featuring a new seawall, and they just hired a firm to design and construct the site’s new needed seawall. The Proposed Khan public Riverwalk will seamlessly continue and connect to the west with the existing public Riverwalk beneath 12 Ave Bridge, and to the east with the existing public Riverwalk at Mast Capital’s “Riverwalk Apartments” which are currently under construction. Mr. Jurado noted the eastern public sidewalk connector between South River Drive’s existing on-road Miami River Greenway, and the site’s proposed public Riverwalk, has been widened by combining and connecting with the adjacent side yard connector immediately east at Riverwalk Apartments.

Commissioner Gort noted the need for more marine patrol and water borne transportation on the Miami River.

Commissioner Higgins stated there is no intention for a restaurant on the County owned site being leased to Mr Khan, so perhaps the County will be willing to provide a covenant stating this project will not include a restaurant on this County owned site. Commissioner Higgins stated there maybe a few fashion shows at the site, therefore need to balance that use with not making loud noise which disturbs residents, but the subject will not have nightly noise from a restaurant, and the fashion shows will not be late at night. Ms Escarra noted only the property owner, Miami-Dade County, has the right to enter into covenants on the site, not the tenant, Mr Khan.

Carlos Salas, President of the Spring Garden Civic Association, read a statement in opposition to the project.

Theo Long stated parking under the 12 Ave bridge supposed to be for public use, and a private parking lot for he proposed Naheem Khan Design Studio and Vocational School.

Mark Bailey, Miami River Marne Group, stated concern that the depicted shipping vessel is no longer included in the proposal, and the site’s existing “Port Miami River” Land Use and marine industrial zoning requires a marine industrial business and use on the subject parcel.

Adam Gettinger, riverfront resident and homeowner, stated he supports the proposal.

The Miami River Commission passed a resolution (9-4) recommending the County execute a covenant confirming n outdoor dining as presented, widening the eastern public side-yard connector, and reconfirming the MRC’s following previous unanimous resolution finding the presented Naheem Khan project consistent with the *Miami River Greenway Action Plan* and the *Miami River Corridor Urban Infill Plan* subject to the following conditions:

- 1) **Securing all vessel requirements established by U.S. Coast Guard, DERM, etc**
- 2) **Securing FDOT permission to construct the public Riverwalk connector to the west on FDOT ROW at the 12 Ave Bridge and removing the storage lot beneath the Bridge**
- 3) **The applicant submits presented / amended / updated plans presented to the MRC on 5/6/19 to the City of Miami for permitting**
- 4) **The project include the public Miami River Greenway signage required by Miami 21”**

The applicants agreed to all the conditions of the MRC’s recommendation to approve the proposal.

II. Consideration of Land Use and Zoning Amendment Applications on South River Drive from 17 Ave to I-836

For reference this agenda item was previously presented to the Miami River Commission (MRC) and the MRC’s October 1, 2018 adopted public meeting minutes state in part:

“Mr. Shedd stated 1543, 1529, and 1515 NW North River Drive in the subject area were recently rezoned from T3 to T4 for a private sector development which provided a voluntary covenant to include a public Riverwalk, new seawall on 16 Ave and improvements to the 16 Ave public greenspace / median. Miami 21 requires new developments to include a public Riverwalk’s in T5 and T6. Attendees noted the subject existing single-family homes will never have to provide a public Riverwalk, yet the City and property owners agreed to requiring a future redevelopment in the proposed up zoned and amendment to the comprehensive plan parcels to include a public Riverwalk.

Attending subject property owners provided a statement of support for the land use and zoning amendments signed by all of the riverfront property owners.

MRC Urban Infill Working Group Chairman Jim Murley suggested the Miami River Commission recommend approval of the item with the condition that any future redevelopment include the public Riverwalk.”

Mr. Shedd stated since the MRC subcommittee meeting, the Planning Department did add on the few remaining T3 parcels in this connected subject stretch of riverfront. Mr. Shedd stated the City has not included changing the public park space to Parks (CS) zoning as recommended by the MRC subcommittee Chair Murley. Mr. Shedd stated instead of a voluntary covenant to require a public Riverwalk if the subject parcels are ever redeveloped in the future, the City will be doing a text amendment to Section 3.11 of the zoning code. Mr. Prieguez stated the potential text amendments to Zoning Code 3.11 should be considered first by the City Commission, and Mr. Shedd replied it hasn’t been drafted yet. The MRC adopted a unanimous resolution to defer this agenda item, and the potential amendments to Zoning Code 3.11, to the MRC’s November 5 public meeting, noon, Lummus Park, 250 NW North River Drive.”

Ryan Shedd, City of Miami, distributed and presented the City of Miami's application to amend the land use from "Single Family Residential" to "Low Density Residential" and amend the zoning from T3-L to T4-R on riverfront parcels on the Miami River's south shore depicted on maps essentially from I-836 to NW 17 Ave. In essentially the middle of the subject area several parcels were already approved for the same rezoning, and they offered a voluntary covenant to provide a 20' wide public Riverwalk. Mr. Ryan stated the City of Miami emailed the subject property owners a voluntary covenant indicating not now, but if the existing houses are demolished and a new development constructed consistent with the new increased T4-R density, that they would voluntarily proffer the connecting 20' wide public Riverwalk, which maybe closed at night. There is no development proposed at this time, and currently all the subject single-family houses are all separately individually owned. Mr. Shedd stated the most eastern parcel is owned by Miami Dade County, and currently has split zoning of T3-R in a small western portion of the site, and the majority of the site is currently zoned T6-8-L. Therefore, only the small portion of the County site currently zoned T3-R would become T4-R. Mr. Shedd stated he has communicated with Miami-Dade County about this City pending application to amend land use and zoning. Mr. Shedd noted in the future if the area is redeveloped, the City's Comprehensive Plan requires all new developments on the Miami River to execute and record a Working River Disclosure / Covenant.

Adam Gettinger stated he owns one of the subject properties, thanked the City of Miami for applying to rezone his property, and stated he has already executed and submitted the voluntary covenant to provide the public Riverwalk in the future if his site is ever redeveloped to the density of the proposed increased T4 zoning density. Mr. Gettinger stated the neighbors support the item as well.

Theo Long, resident and homeowner in the Grove Park neighborhood, noted just east of I-836 a portion of a County parcel has a greenspace with large old oak trees which should be preserved to enhance an improved public Riverwalk. Commissioner Higgins stated she was sensitive to the recommendation to save the old oak trees on the County site, and the County's current redevelopment plans do not include removal of the oak trees.

Attendees referenced an October 2018 email from Miami Dade County, which was forwarded to the City of Miami stating:

"the Department of Transportation and Public Work (PTPW) is taking the necessary steps to replace the NW 17th Avenue Bridge over the Miami River. The new bridge will have a wider typical section as well as wider approach roadway and intersections to the south and north of the bridge....The Department is certain that the (5) five parcels (west of 17 ave) will be required for the project."

The Miami River Commission passed a resolution (12-2) recommending approval of the City of Miami's subject application to amend land use and zoning, subject to the condition that all included parcels submit the signed voluntary covenant for the future public Riverwalk, and any parcels which do not submit the signed covenant to the City of Miami before 2nd reading at City Commission, be removed from the City of Miami's pending application.

III. Consideration of Plans for 517 - 663 NW South River Drive

John Michael Cornell submitted an executed “Form 8B, Memorandum of Voting Conflict”, stated he will be recusing himself from this issue, and then immediately left the meeting room for this entire agenda item.

Ms. Lynn Summers distributed a letter dated June 3, in response to a letter from Matt Person, dated May 31, 2019. Ms. Summers stated she is not an employee or agent of the applicants, and as a volunteer assisted in the scheduling of a needed meeting between the applicants and the Spring Garden Civic Association on May 8, which she did not attend. Chairman Aguirre noted an email from the Miami-Dade Ethics Commission stating he does not have a conflict of interest on this item.

Iris Escarra, Greenberg Traurig, and developer Avra Jain distributed and presented revised / current plans (draft #3) for “555 River House”, letter of intent, and draft Working River / Public Riverwalk Covenant. Ms. Escarra noted this site had previously been considered by the MRC on November 1, 2004 and the public meeting minutes stated, “the MRC found the proposed project to be in the best interest of this particular site and area of the Miami River, by a vote of 10-3”. Therefore, in January 2005 the MRC recommended approval of the then presented “Nautica on the River” development Major Use Special Permit, land use amendment, and zoning amendment, which the City Commission approved to the current designations. The MRC’s adopted November 1, 2004 public meeting minutes state in part, “publicly accessible Riverwalk featuring a 6-foot-wide unobstructed pedestrian path and an additional 5-foot passive zone with landscaping, lighting, etc., which would be constructed and funded by the potential developer.” The previously approved “Nautica on the River” design for the site is being replaced with the applicants distributed plans for “555 River House”, and in comparison, the new public Riverwalk proposed width and waterfront building setback has increased in the current (draft #3) plans. Subsequently the MRC’s Urban Infill and Greenways subcommittee considered “draft #2” of the “555 River House” plans on May 17, 2019 (public meeting minutes were distributed).

Ms. Escarra stated the presented plans are consistent with the current land use and zoning, and feature 175 hotel rooms, 39 residential units, offices, and 2 restaurants with no outdoor dining. The applicants stated in theory the existing zoning would allow 400 residential units, which is far greater density than is being proposed. Ms. Avra Jain stated they will retain a professional sound engineer, communicate and meet with the neighbors, and the 100% indoor restaurants will not be loud, and there will be no outside music, because they can’t disturb the immediate sites hotel rooms, residences and offices. The applicants distributed the Comprehensive Plans required “Working River Disclosure / Public Riverwalk Covenant”, they currently have an active Marine Operating Permit with 6 commercial boat slips and are asking for an amendment to have 10 boat slips, located outside of the federal navigable channel. The plans include an Uber drop off and pickup location located in the center round-about, off of the narrow NW South River Drive. Ms. Escarra stated consistent with the current zoning they are paying the City of Miami \$1,000,000 to purchase additional height to 12 stories on a portion of the building.

Carlos Salas, President of the Spring Garden Civic Association (SGCA), and Matt Person, stated they met with the applicants on May 8 in Spring Garden. Mr. Salas stated the SGCA was concerned about the proposed developments height, noise from 3 restaurants, roof top pool and bar, and waiver requests to reduce parking, reduce loading bays, narrow the public Riverwalk and waterfront building setback. The SGCA is asking the applicants to enter into a voluntary covenant or agreement with them to reduce the proposed developments height, prohibit outdoor dining, limit noise, not reduce the minimum Riverwalk and waterfront building setback widths, and not reduce parking by 30% as proposed. Mr. Salas cited a news article reporting a 30% ridership reduction on Miami-Dade Transit. Attendees agreed more Marine Patrol and Police are needed on the Miami River. Mr. Salas read the following letter from Dr. Ernest Martin:

“I would like to express my opposition to the project, 555 River House, located at 516-663 NW South River Drive for the following reasons:

- (1) The project is too close to the 8-story residential building to its immediate west which is already under construction
- (2) The height of the project is overwhelming to its surroundings and specifically to the Spring Garden Historic District directly across the River. The proposed project will create a canyon effect and will carry noise up and down the River.
- (3) It is inappropriate to allow outdoor dining on the ground floor level along the River with residences nearby. There should be no outdoor dining.
- (4) The rooftop pool and bar are also problematic for the same reason. Noise is a huge concern for all nearby residents.

In conclusion, the project is simply too dense, too tall, and has amenities that are inappropriate and incompatible for this area of the Miami River.”

Spring Garden residents Charles & Priscilla Greenfield, Daeja Donahue, and Rick Veber, stated opposition to the current proposal.

Manny Prieguez noted the MRC’s standard operating procedure is for the MRC subcommittee Chair to provide a non-binding suggestion for the full MRC’s consideration, which didn’t happen in this case as noted in the MRC subcommittee’s distributed May 17, 2019 public meeting minutes. Mr. Prieguez stated the City is yet to answer the following three questions which the applicants, Spring Garden Civic Association and MRC have been asking:

- 1) Is the project eligible to ask for a 30% parking reduction?
- 2) Does the project require an outdoor dining warrant / waiver / permit?
- 3) Is the City bound to accept the applicant’s desire to purchase additional height through the public benefits program?

Attendees noted the applicants deferred their presentation to the MRC subcommittee in April and the full MRC in May, in order to 1st accept the Spring Garden Civic Association’s invitation to meet with them, which occurred on May 8, and again at the MRC’s May 17 subcommittee public meeting. The applicants stated they did not want the item to be deferred a 2nd time today.

The MRC voted 8-4 to defer the item, partially due to MRC awaiting final confirmed answers from the City to questions asked by the MRC, applicants, and Spring Garden Civic Association, before the MRC’s June 3 public meeting. Therefore, this agenda item will be presented again to the MRC subcommittee on Monday, 6/10, 3 PM, 1407 NW 7 ST, followed by the full MRC again on July 1, noon, 1407 NW 7 ST.

IV. Consideration of Plans for 710-760 NW North River Drive

Mr. Simon Ferro, Esq, Gunster, and Architect Hervin Romney, distributed and presented 20 copies of plans for 2 developments, 710-720 NW North River Drive and 750-760 NW North River Drive, which are separated by the vacant 730-740 NW North River Drive in the middle, which they do not own. One of the buildings has 8 residential units and the 2nd building features 10 residential units, with 4 parking spaces per unit. The proposal does not include any vessel dockage; therefore, they will remove the docked boat depicted in the plans. Mr. Ferro stated the proposal is 100% as of right, with no requested variances, waivers special exceptions, etc.

Mr. Ferro and Mr. Romney noted the following revisions in the distributed (2nd draft) plans which were amended to include recommendations from the MRC subcommittee Chairman Murley. The side yards now include closed sunbreak screens which will provide increased privacy, and increased native landscaping. Mr. Romney stated the buildings are setback 20' from the river as required by code, and they would welcome a public Riverwalk if the City of Miami wants public access.

Charles and Priscilla Greenfield, Spring Garden residents and home owners, stated the Spring Garden Civic Association supports the presented and distributed plans.

The MRC unanimously recommended approval of the presented and distributed plans for 710-720 and 750-760 NW North River Drive.

V. New Business

The meeting adjourned.

**Miami River Commission
 Public Meeting**

Monday, June 3, 2019
 Noon
 1407 NW 7 ST
 Miami, FL

<u>NAME</u>	<u>ORGANIZATION</u>	<u>PHONE & E-MAIL</u>
Carlos Salas	SGCA	springgardenhistoric district@gmail.com
GRANT RITCHIE	710-720	hervinarchitect @gmail.com
Miguel Viera	Metrol 750-760	
hervin ROMNEY	XIA	
Simou Ferro	BUNSTER	SFerro@bunster.com
Mark Bailey	Miami River Marine Group	markbailey@miamirivermarinegroup.org
Priscilla Greenfield- Hawley	Spring Garden Historic District	Priscilla@ms@ BellSouth.net
John C. Robbins	Miami Today	
Matthew Person, Person Law	Attorney for SGCA	305-640-5754 mtp@personlawoffices.com
Guillermo Alvarez		786-3404702
Adam Gettinger		305-562-6778
Luis FERNANDEZ	DFRM	305-372-6682 fern@miamicolac.gov
Dorey Dorey	Spring Garden	786 304 8045

**Miami River Commission
 Public Meeting**

Monday, June 3, 2019
 Noon
 1407 NW 7 ST
 Miami, FL

<u>NAME</u>	<u>ORGANIZATION</u>	<u>PHONE & E-MAIL</u>
Carlos Diaz	Greenberg Traurig	3/579-0502/diazc@gtm.com
INS ESCORRA		3/579-0837/escorra@gtm.com
Laura Menden-Berman	VAGABOND GROUP	laura@vagabondgroupconsulting.com
JONATHAN BURGESS	PARADELO BURGESS DESIGN	JONATHAN@PARADELOBURGESS.COM
AVRA JAIN	Vagabond Group	jainavra@gmail.com
CARLOS ZAPATA	Carlos Zapata Studios	carloszapatastudio.com
TERRY ZERBY	ZERBY PARTNERS	terry@zerbypartners.com
GEORGE BROWNING	ZERBY PARTNERS	george.browning@elksapply.com
FRANK CASTANEDA	City of Miami	FCASTANEDA@MIAMI.GOV
Lynn M. Summers	Citizen	305-794-7599 LMSUM@earthlink.net
Theodora Long	Grove Park	
Orin T. Black	Homeowners Assoc	3/401-4595
RICK VEBER	5TH STREET MARINA	ORIN@5THSTMARINA.COM
William Roe	SGCA	786 858 2592 richardveber@yahoo.com
John J...	MDC	305-375-3493 wpr@d.rii.com/indigen
Charles Greenfield	ZKA	305-525-5302
	Spring Garden	g-greenfield@earthlink.net

**Miami River Commission
 Public Meeting**

Monday, June 3, 2019
 Noon
 1407 NW 7 ST
 Miami, FL

<u>NAME</u>	<u>ORGANIZATION</u>	<u>PHONE & E-MAIL</u>
DAVID MAER	S.A.O.	davidmaer@miamisda
Wilfredo Gort	CITY OF MIAMI	W@GORT@miamigov
Eileen Higgins	MDC	eileen.higgins@miamidade.gov
NEAL SCHAFERS	Miami DDA	schafers@miamidda.com
John Cornell	MRC	jmccornell@earthlink.net
Sandy O'Neil	Gmcc	oneils@bellsouth.net
Brett Bibeau	MRC	305 644 0544
Horacio Stewart Aguirre	MRC	Horacio@hsaguirre.com
FRANK ZALLESKA	MDA / Mayor	FRANK@MIAMIDADE.GOV
Phil Everingham	MRC / Marine Group	phemsdd@hotmail.com
Bruce L. Brown	Miami River Marine Group	305/783-6411 bruce@bellsouth.net
Tom Kimeh	MRC	TK:menz@aol.com
PATRICIA HARRIS	MRC	PATTYKAK@GMAIL.COM
Roselvie Noguera	MRC	rnoguera@nillean.com
C. Camis	MRC	rcordise.Camis@miamidade.gov



DRAWING INDEX

ARCHITECTURAL INDEX

G000	COVER SHEET	N.T.S.
G100	WAVER LIST LOCATION MAP ZONING SUMMARY	N.T.S.
G100a	ZONING MAP	N.T.S.
G100b	CONTEXT PLAN & VIEWS	N.T.S.
G100c	EXISTING BUILDINGS (0'-0" SETBACKS)	N.T.S.
G101	TOD DIAGRAM	AS SHOWN
G102	LOT COVERAGE DIAGRAM OPEN SPACE DIAGRAM	N.T.S.
G102a	RIVERWALK DIAGRAM	AS SHOWN
G103	FRONTAGE DIAGRAM	N.T.S.
G104	SETBACK DIAGRAM	1/32"=1'-0"
G105	VIEW CORRIDOR DIAGRAM	1/32"=1'-0"
G105a	VIEW CORRIDOR RENDERINGS	N.T.S.
G106	WATER FRONT SETBACK ENCROACHMENT DIAGRAM	1/32"=1'-0"
G106a	WATERFRONT RENDERINGS	N.T.S.
G107	MAXIMUM BUILDING LENGTH DIAGRAM	1/32"=1'-0"
G108	PEDESTRIAN ACCESS DIAGRAM	1/32"=1'-0"
G200	SURVEY BBL MARKED	AS SHOWN
G201	SURVEY	AS SHOWN
A010	FLR DIAGRAM GROUND LEVEL AND MEZZ. FLOOR LEVEL	N.T.S.
A011	FLR DIAGRAM	N.T.S.
A012	FLR DIAGRAM	N.T.S.
A012	FLR DIAGRAM	N.T.S.
A012	FLR DIAGRAM	N.T.S.
A012	FLR DIAGRAM	N.T.S.
A100	SITE PLAN	1/32"=1'-0"
A101	GROUND FLOOR PLAN	1/32"=1'-0"
A102	MEZZ FLOOR PLAN 2ND FLOOR PLAN	1/32"=1'-0"
A103	3RD FLOOR PLAN 3RD MEZZ FLOOR PLAN	1/32"=1'-0"
A104	4TH FLOOR PLAN 5TH FLOOR PLAN	1/32"=1'-0"
A105	6TH FLOOR PLAN HOTEL 8TH FLOOR PLAN	1/32"=1'-0"
A106	7TH FLOOR PLAN 8TH FLOOR PLAN	1/32"=1'-0"
A107	9TH FLOOR PLAN 10TH FLOOR PLAN	1/32"=1'-0"
A108	11TH FLOOR PLAN 12TH FLOOR PLAN	1/32"=1'-0"
A109	ROOF PLAN	1/32"=1'-0"
A201	PRIMARY FRONT ELEVATION	1/32"=1'-0"
A202	PRIMARY FRONT ELEVATION	1/32"=1'-0"
A203	SECONDARY FRONT ELEVATIONS	1/32"=1'-0"
A204	ENLARGED ELEVATIONS @HOTEL	1/16"=1'-0"
A205	ENLARGED ELEVATIONS @HOTEL	1/16"=1'-0"
A206	ENLARGED ELEVATION @OFFICE & GARAGE	1/16"=1'-0"
A207	ENLARGED ELEVATION @OFFICE & GARAGE	1/16"=1'-0"
A208	ENLARGED ELEVATIONS @OFFICE & GARAGE	1/16"=1'-0"
A251	SECTIONS	1/32"=1'-0"
A651	RIVERWALK DIAGRAM	AS SHOWN
A652	PARTIAL SECTION AT GARAGE PLANTER BOX	AS SHOWN
A653	PARTIAL SECTION AT SPEED RAMP	AS SHOWN
A900	RENDERING IMAGE	N.T.S.
A901	RENDERING IMAGE	N.T.S.
A902	RENDERING IMAGE WITH PROPOSED PROJECTS IN THE VICINITY	N.T.S.

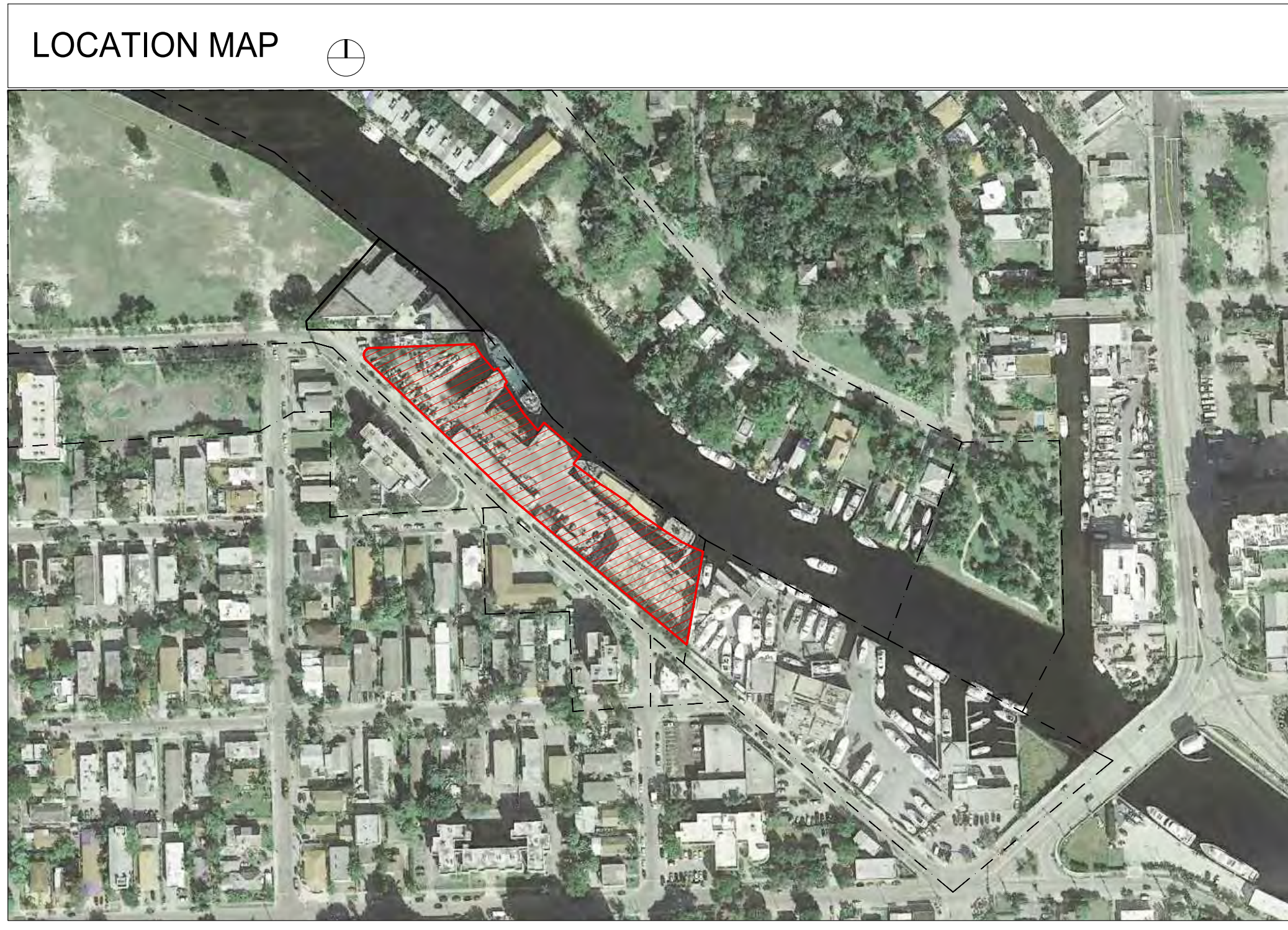
LANDSCAPE INDEX

L101	TREE DISPOSITION PLAN
L112	HARDSCAPE PLAN - GROUND FLOOR

Structural Engineer 99 NW 27Th Ave. Miami, FL 33125 Landscape Architect 421 South Olive Ave West Palm Beach, FL 33401	LERA in association with YHCE T +1 (305) 441 0755 PARADELO BURGESS DESIGN STUDIO T +1 (786) 671 8250	Architect of Record 2432 Hollywood Blvd. Hollywood, FL 33020 Project Management 1035 N Miami Ave, Suite 201 Miami, FL 33136	ODP ARCHITECTS T +1 (954) 518 0833 CLARO DEVELOPMENT T +1 (305) 324-4700 Kurt Dannwolf FL. Architect Reg. No: AR92042	Client 7272 NE 6th Ct, Ste 10 Miami, FL 33138 Design Consultant 561 Broadway, 4A/B New York, NY 10012	555 RIVER PARTNERS LLC; MRP #1 LLC; 555 SRD LLC; 555 RIVER Dr. LLC T +1 (786) 558 9593 CARLOS ZAPATA STUDIO T +1 (212) 966 9292	Project Name 555 NW S River Dr., Miami, FL 33136 Scale N.T.S. Date 04/19/2019	555 RIVER HOUSE COVER SHEET	Number G000
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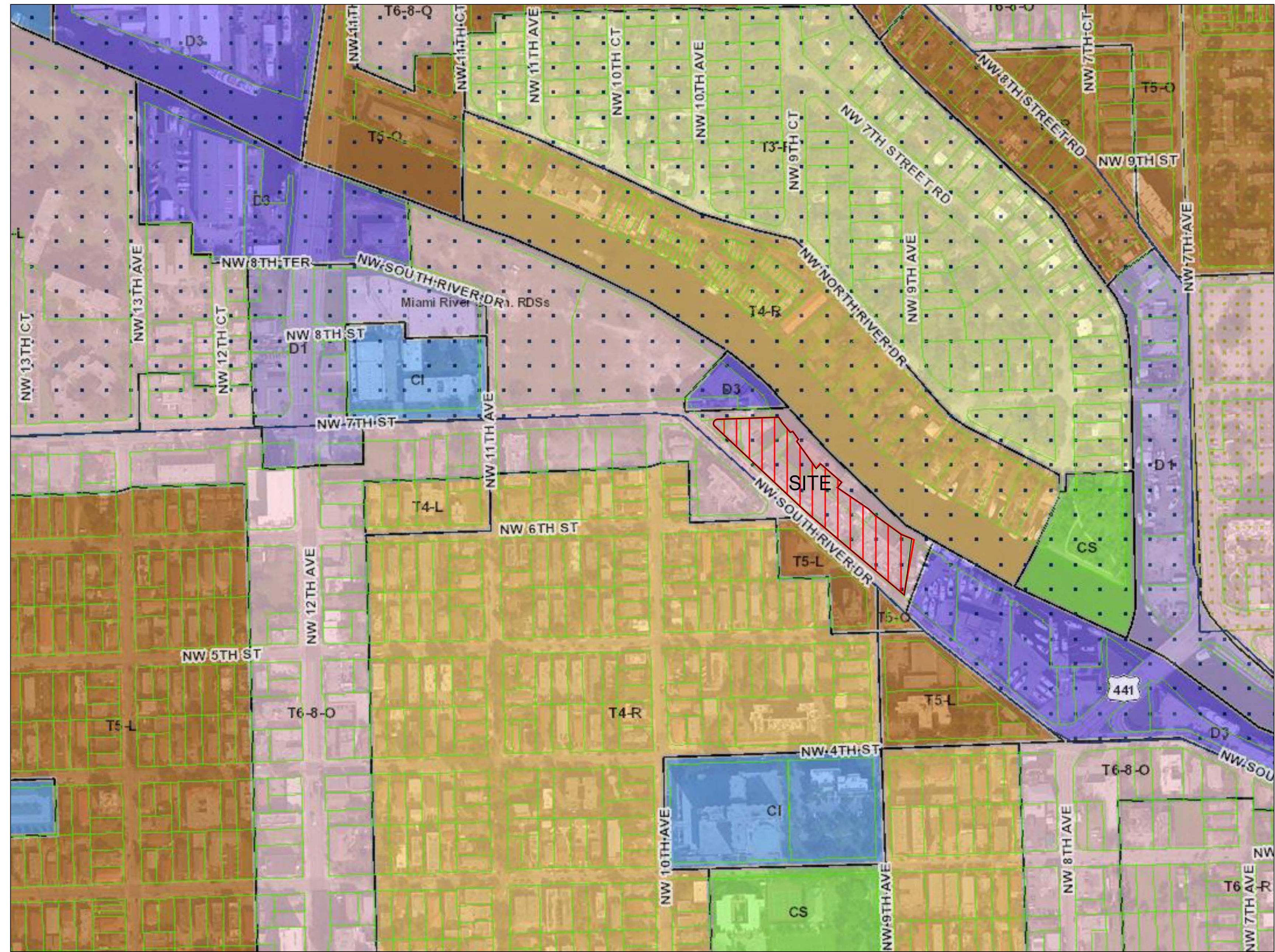
WAIVER LIST

- WAIVER # 1: WAIVER PURSUANT TO SECTION 7.1.2.5(19) OF MIAMI 21 TO PERMIT PARKING ON THE 2ND LAYER ALONG PRIMARY AND SECONDARY FRONTAGES.
- WAIVER # 2: WAIVER PURSUANT TO SECTION 7.1.2.5(14) OF MIAMI 21 TO PERMIT LOADING ACCESS FROM THE PRIMARY FRONTAGE.
- WAIVER # 3: WAIVER PURSUANT TO SECTION 7.1.2.5(15) OF MIAMI 21 TO PERMIT VEHICULAR ENTRIES ON A FRONTAGE TO BE WIDER THAN 30 FEET.
- WAIVER # 4: WAIVER PURSUANT TO SECTION 7.1.2.5 (8) TO REDUCE THE REQUIRED PARKING BY THIRTY PERCENT (30%) WITHIN THE HALF-MILE RADIUS OF A TOD.
- WAIVER # 5: WAIVER PURSUANT TO SECTION 7.2.8 (a) TO CHANGE NON CONFORMING SITE IMPROVEMENTS
- WAIVER # 6: WAIVER PURSUANT TO SECTION 7.1.2.5 (28) TO PERMIT A 10% INCREASE MAX. BUILDING LENGTH
- WAIVER #7: WAIVER PURSUANT TO SECTION 7.1.2.5(a)(10) OF MIAMI 21 TO PERMIT THE SUBSTITUTION OF ONE REQUIRED COMMERCIAL LOADING BERTH FOR ONE RESIDENTIAL LOADING BERTH.
- WAIVER #8: WAIVER PURSUANT TO SECTION 7.1.2.5(a)(3) OF MIAMI 21 TO PERMIT THE PROPOSED BUILDING TO MATCH THE DOMINANT SETBACK OF THE BLOCK AND ITS CONTEXT ALONG NW SOUTH RIVER DRIVE.
- WAIVER #9: WAIVER PURSUANT TO SECTION 3.11 AND 3(MM)(III) OF THE CITY CHARTER TO PERMIT REDUCTIONS IN THE REQUIRED WATERFRONT SETBACK AND SIDE SETBACKS.



ZONING SUMMARY

- FOLIO #: 01-4138-001-0010,01-4138-003-0180, 01-4138-003-0170, 01-4138-004-0090, 01-4138-004-0080			
- PROJECT ADDRESS: 555 NW S. RIVER DR, MIAMI FL, 33136			
- FLOOD ELEVATION: THE PROPERTY LIES WITHIN ZONE "AE" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY NO. 120650 PANEL NO. 0314, SUFFIX "L", AND HAVING A BASE FLOOD OF 9.0 FT, BEARING AN EFFECTIVE DATE OF 09/11/2009.			
- GROSS LOT AREA:		DRY LAND ±1.77 ACRES SUBMERGED LANDS ±0.405 ACRES TOTAL AREA ±2.183 ACRES	
ZONING CLASIFICATION T6-8-O			
BUILDING DISPOSITION		REQUIRED	PROPOSED
- LOT OCCUPATION			
a. LOT AREA:	MIN. 5,000 SF - MAX. 40,000 SF		± 95,123 SF
b. LOT WIDTH	MIN. 50 FT		760 FT (STREET FRONT)
c. LOT DEPTH			MIN: 116.4 FT MAX: 147.8 FT
d. LOT COVERAGE:	- 1-8 STORIES: MAX. 80% - ABOVE 8TH STORY: MAX. 15,000 SF FLOORPLATE FOR RESIDENTIAL / LODGING MAX. 30,000 SF FLOORPLATE FOR OFFICE / COMMERCIAL		68.89% (65,530 SF / 95,123 SF X 100) 15,000 SF 15,308 SF
e. FLOOR LOT RATIO:	5 / 25% ADDITIONAL PUBLIC BENEFIT. ALLOWED 475,615 SF (594,518 SF WITH BONUS)		4 (379,947 SF / 95,123 SF) TOTAL OFFICE BUILDING AREA ABOVE 8TH FL: 52,630 SF TOTAL HOTEL / CONDO BUILDING AREA ABOVE 8TH FL: 55,992 SF
f. FRONTAGE AT FRONT SETBACK:	70% MIN.	760'-2" X 0.7 = 532'-1" (MIN.)	71.4% (230'-6 3/8" + 82'-2 7/8" + 230'-6" = 543'-3/4")
g. OPEN SPACE :	10% LOT AREA MIN.	95,123 SF X 0.1 = 9,512.3 SF	23.24% (22,107 SF / 95,123 SF X100)
h. DENSITY:	150 DU/AC MAX.	150X2.183 = 327 DU MAX or 654 LODGING UNITS MAX	(39 RESIDENTIAL UNITS + 175 LODGING UNITS)
- BUILDING SETBACK			
a. PRINCIPAL FRONT	10 FT MIN. ; 20 FT MIN. ABOVE 8TH STORY		0 FT / 20 FT ABOVE 8TH STORY
b. SECONDARY FRONT	10 FT MIN. ; 20 FT MIN. ABOVE 8TH STORY		10 FT / 20 FT ABOVE 8TH STORY
c. SIDE	0 FT MIN. ; 30 FT MIN. ABOVE 8TH STORY		10 FT / 30 FT ABOVE 8TH STORY
d. REAR	0 FT MIN. ; 30 FT MIN. ABOVE 8TH STORY		N / A
WATERFRONT STANDARDS			
a. WATERFRONT	25% OF SITE'S AVERAGE DEPTH	131.669 FT X 0.25 = 32.917 FT	VARIOUS (SEE SHEET G106)
b. SIDE SETBACK (VIEW CORRIDORS)	25% OF WATERFRONT BASED ON AVERAGE LOT WIDTH	677.035 FT X 0.25 = 169.25 FT	171.3 FT (171'-4 1/8") (SEE SHEET G105)
BUILDING CONFIGURATION			
BUILDING HEIGHT	12 STORIES (8 STORIES + 4 MAX BENEFIT HEIGHT)		12 STORIES (4 BONUS FLOORS)
FORECOURT	PERMITTED		
STOOP	PERMITTED		
PARKING SPACE REQUIREMENTS (MIAMI 21, ARTICLE 4. TABLE 4)			
RESIDENTIAL	1.5 SPACES PER DWELLING UNIT 1 ADDITIONAL VISITOR PARKING FOR EVERY 10 DWELLING UNITS	39 UNITS X 1.5 = 59 39 UNITS X 0.1 = 4	PARKING GARAGE G1 FL. LEVEL: 25 CARS G2 FL. LEVEL: 30 CARS G3 FL. LEVEL: 30 CARS G4 FL. LEVEL: 30 CARS G5 FL. LEVEL: 43 SPACES X 2 STACK = 86 CARS G6 FL. LEVEL: 4 SINGLE PARKING 36 SPACES X 2 STACK = 72 CARS G7 FL. LEVEL: 3 SINGLE PARKING 32 SPACES X 2 STACK = 64 CARS G8 FL. LEVEL: 46 SPACES X 2 STACK = 92 CARS 436 CARS
HOTEL	1 SPACE FOR EVERY 2 LODGING UNITS 1 ADDITIONAL VISITOR PARKING SPACE FOR EVERY 15 LODGING UNITS	175 GUESTROOMS X 0.5 = 88 175 GUESTROOMS / 15 = 12	
OFFICE	3 PARKING SPACES FOR EVERY 1,000 SF OF HABITABLE OFFICE USE	111,839 SF X 0.001 X 3 = 336	
COMMERCIAL	3 PARKING SPACES FOR EVERY 1,000 SF OF HABITABLE COMMERCIAL USE	12,987 SF X 0.001 X 3 = 39	
		SUB TOTAL 538 CARS	
		TRANSIT CORRIDOR AREA REDUCTION: 30% BY PROCESS OF WAIVER SHARED PARKING REDUCTION: APPLY SHARING FACTOR 1.7 BETWEEN OFFICE AND LODGING	-162 CARS -28 CARS
		TOTAL PARKING SPACES 348 CARS	
<i>*HANDICAP PARKING PER ADAAG 2010 TABLE 208.2 : 400 TO 500 = 9 ADA parking spaces included in the total. 1 ADA Van included in the ADA parking spaces</i>			
LOADING REQUIREMENTS			
RESIDENTIAL	420 SF (12 FT X 35 FT X15 FT) PER FIRST 100 UNITS	1	1
HOTEL	420 SF (12 FT X 35 FT X15 FT) PER FIRST 300 ROOMS	1	1
COMMERCIAL / OFFICE	420 SF (12 FT X 35 FT X15 FT) PER 25K SF - 50K SF 420 SF (12 FT X 35 FT X15 FT) PER 50K SF - 100K SF 420 SF (12 FT X 35 FT X 15 FT) PER 100K SF - 250K SF	3	3 (420 SF LOADING BERTH)
SUSTAINABILITY REQUIREMENTS			
AS PER MIAMI 21, ARTICLE 3. SECTION 3.13 1(b): ALL NEW BUILDINGS OF MORE THAN 50,000 SF OF HABITABLE ROOMS OR HABITABLE SPACE IN THE T5, T6, C1 AND CS ZONES SHALL BE AT A MINIMUM CERTIFIED AS SILVER BY THE UNITED STATES GREEN BUILDING COUNCIL (USGBC) LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN (LEED) STANDARDS OR EQUIVALENT STANDARDS ADOPTED OR APPROVED BY THE CITY.			



ZONING MAP ⊕

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 99 NW 27th Ave.
 Miami, FL 33125
 Landscape Architect
 421 South Olive Ave
 West Palm Beach, FL 33401


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 Kurt Dannwolf
 FL. Architect Reg. No: AR92042

Client
 7272 NE 6th Ct, Ste 10
 Miami, FL 33138
 Design Consultant
 561 Broadway, 4A/B
 New York, NY 10012

555 RIVER PARTNERS LLC; MRP #1 LLC;
 555 SRD LLC; 555 RIVER Dr. LLC
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CARLOS ZAPATA STUDIO
 T +1 (212) 966 9292

Project Name
 555 NW S River Dr., Miami, FL 33136

555 RIVER HOUSE

Scale
 N.T.S.

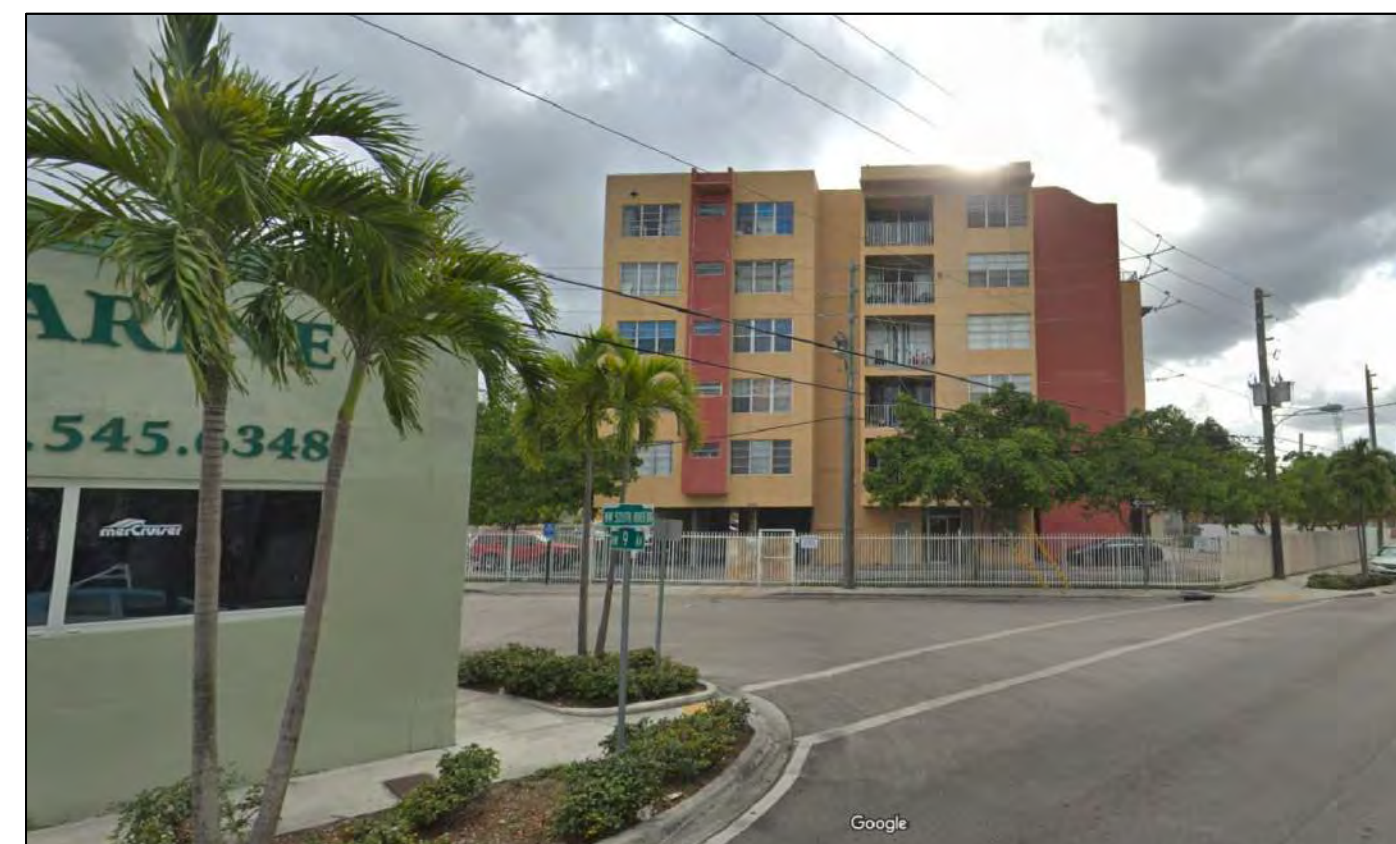
Date
 04/19/2019

Title
ZONING MAP

Number
G100A



CONTEXT PLAN



VIEW 01



VIEW 02



VIEW 03



VIEW 04



VIEW 05



VIEW 06




VIEW 07



VIEW 08

Structural Engineer
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 99 NW 27th Ave.
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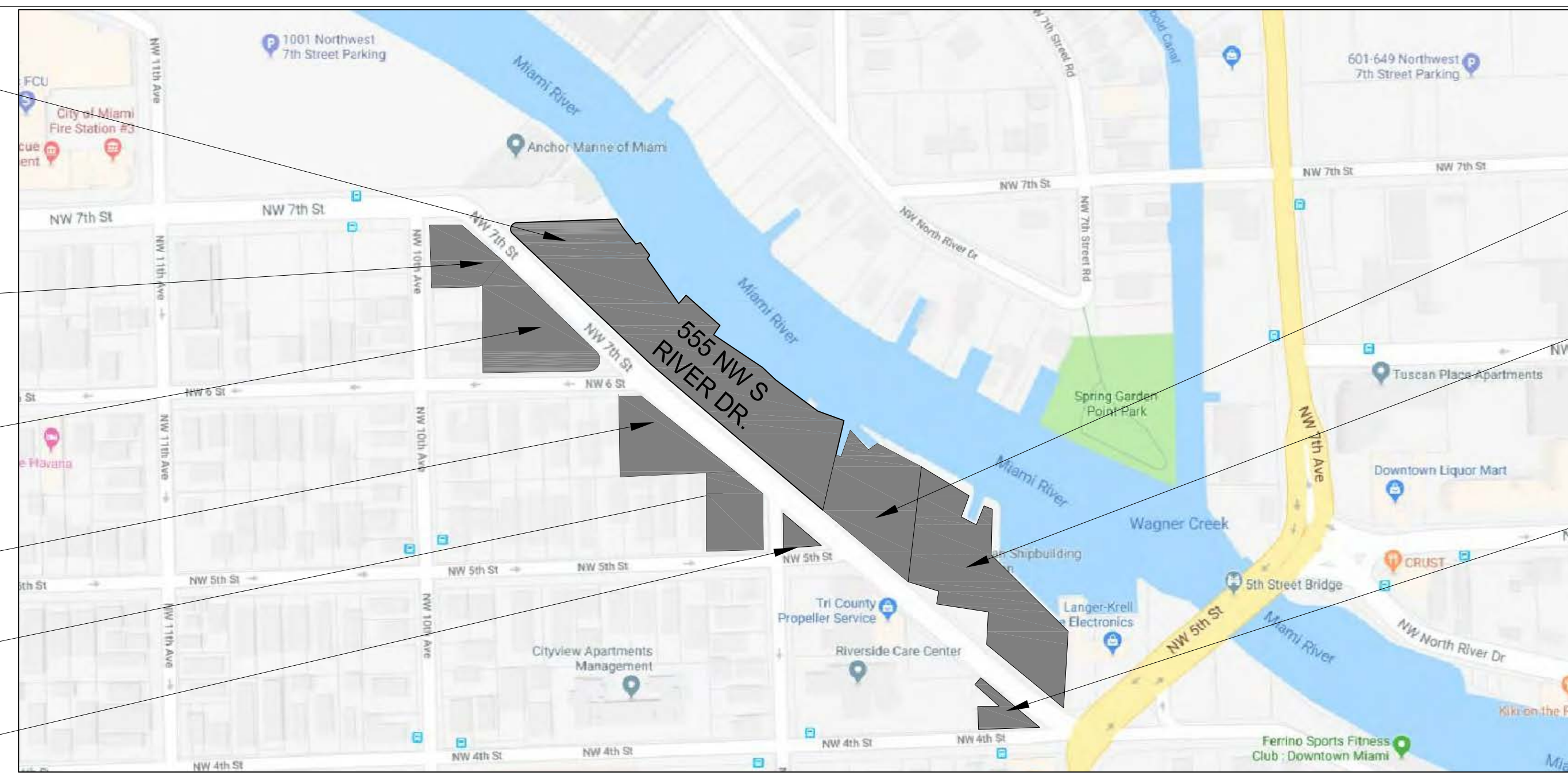
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 2432 Hollywood Blvd.
 Hollywood, FL 33020
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CLARO DEVELOPMENT
 1035 N Miami Ave, Suite 201
 Miami, FL 33136


 Kurt Dannwolf
 FL. Architect Reg. No: AR92042

Client
**555 RIVER PARTNERS LLC; MRP #1 LLC;
 555 SRD LLC; 555 RIVER Dr. LLC**
 7272 NE 6th Ct, Ste 10
 Miami, FL 33138
 Design Consultant
CARLOS ZAPATA STUDIO
 561 Broadway, 4A/B
 New York, NY 10012

Project Name
555 RIVER HOUSE
 555 NW S River Dr., Miami, FL 33136
 Scale
 N.T.S.
 Date
 04/19/2019
 Title
CONTEXT PLAN & VIEWS
 Number
G100B

- (1) 0 FT EXISTING BUILDING (555 NW S RIVER DR.)
- (2) 0 FT EXISTING WALL (631 NW S RIVER DR.)
- (3) 0 FT EXISTING FENCE (600 NW S RIVER DR.)
- (4) 0 FT EXISTING FENCE (936 NW S RIVER DR.)
- (5) 0 FT EXISTING FENCE (909 NW S RIVER DR.)
- (6) 0 FT EXISTING BUILDING (500 NW S RIVER DR.)



- (9) 0 FT EXISTING FENCE (501 NW S RIVER DR.) CAY MARINE
- (8) 0 FT EXISTING FENCE (437 NW S RIVER DR. NORSEMAN SHIPBUILDING CORPORATION)
- (7) 0 FT EXISTING BUILDING (420 NW S RIVER DR.)

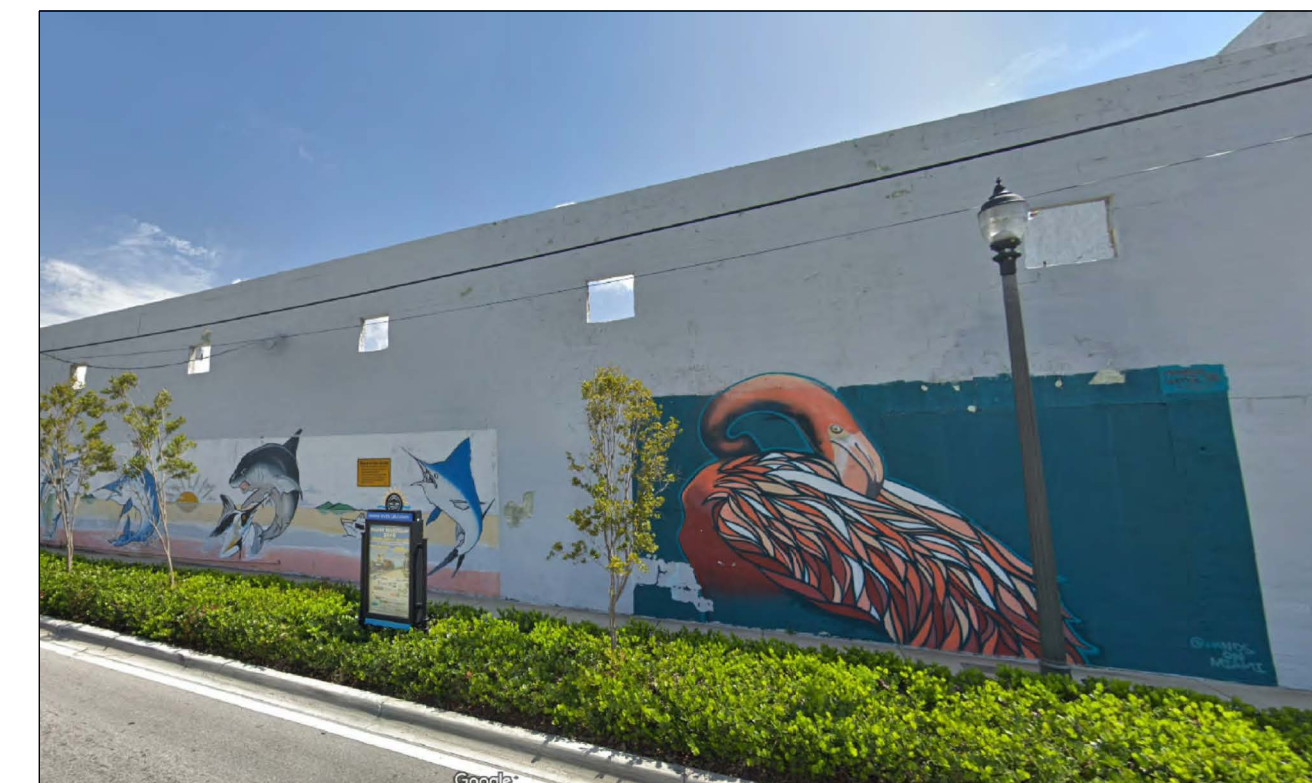
EXISTING BUILDINGS (0'-0" SETBACKS)



(1) 0 FT EXISTING BUILDING (555 NW S RIVER DR.)



(2) 0 FT EXISTING WALL (631 NW S RIVER DR.)



(3) 0 FT EXISTING FENCE (600 NW S RIVER DR.)



(4) 0 FT EXISTING FENCE (936 NW S RIVER DR.)



(5) 0 FT EXISTING FENCE (909 NW S RIVER DR.)



(6) 0 FT EXISTING BLDG. (500 NW S RIVER DR.)



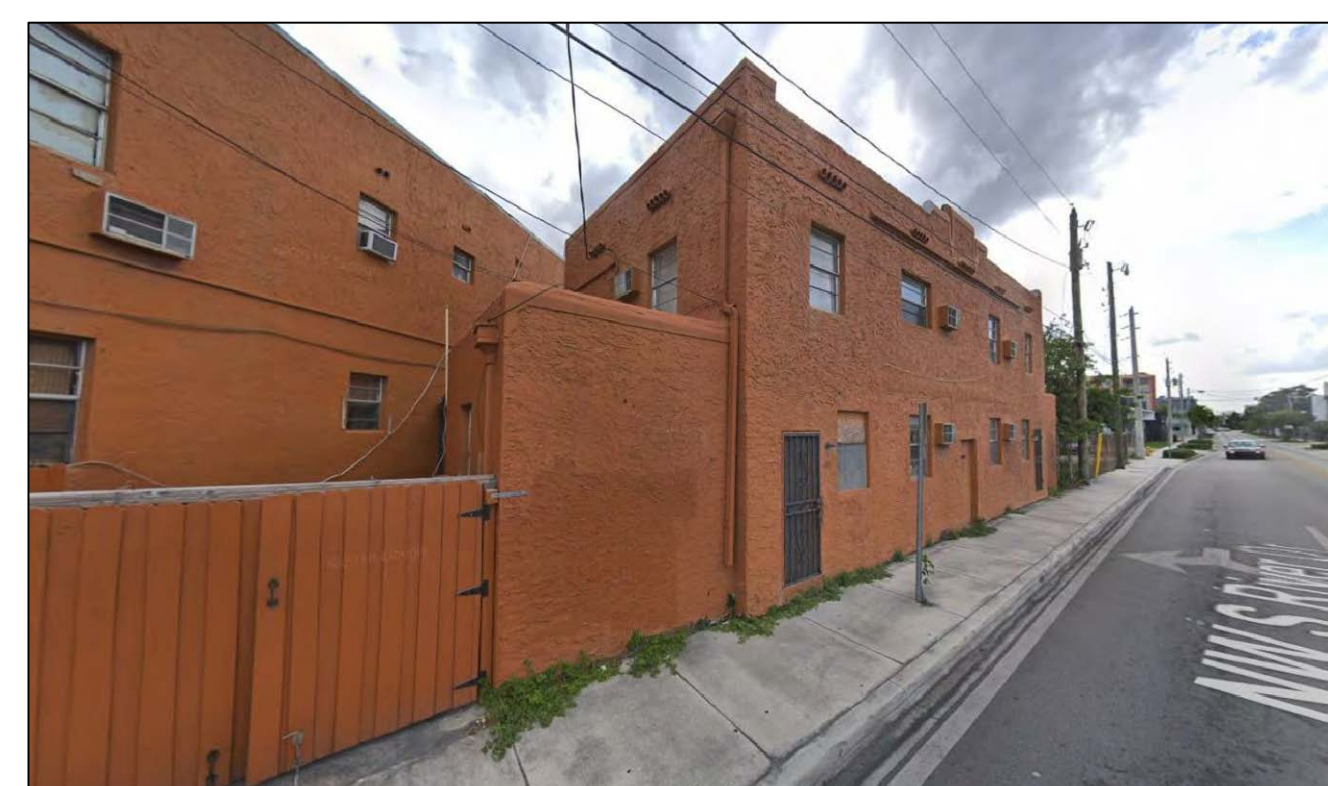
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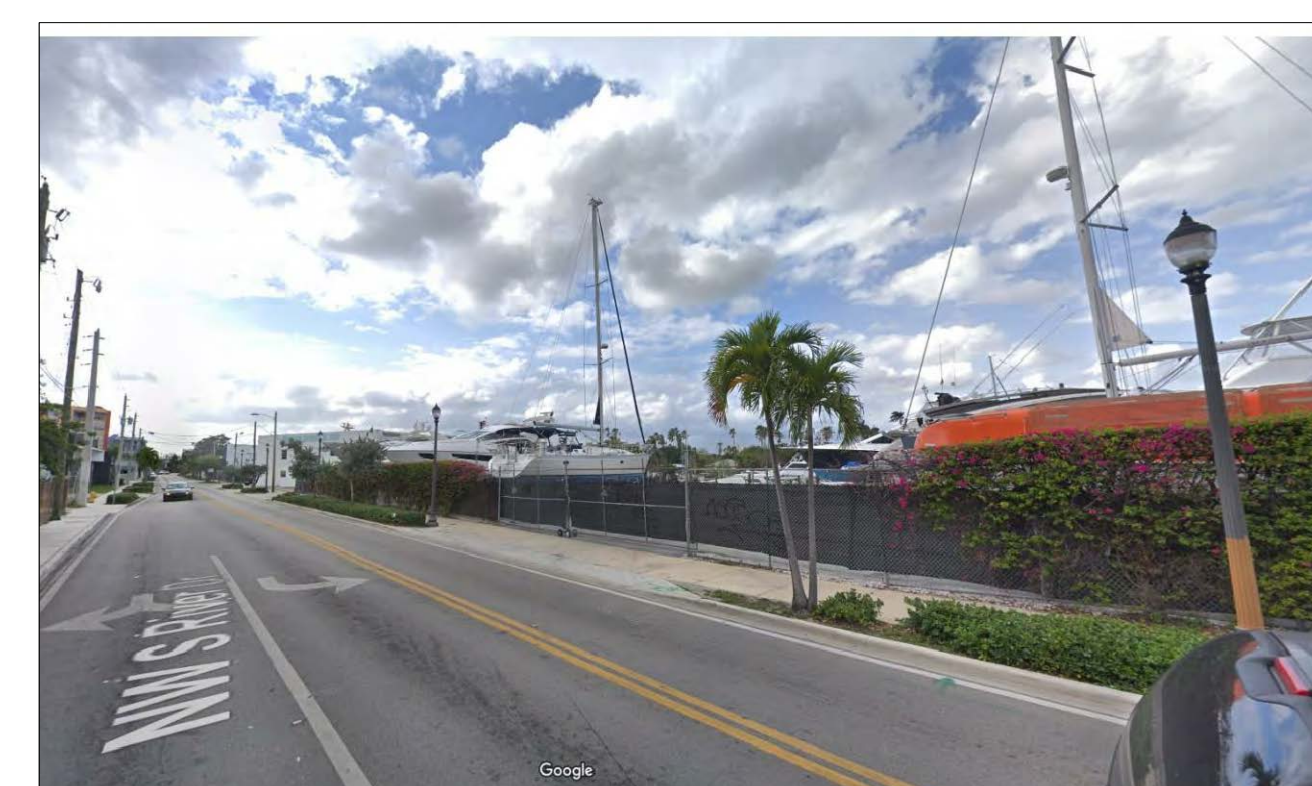
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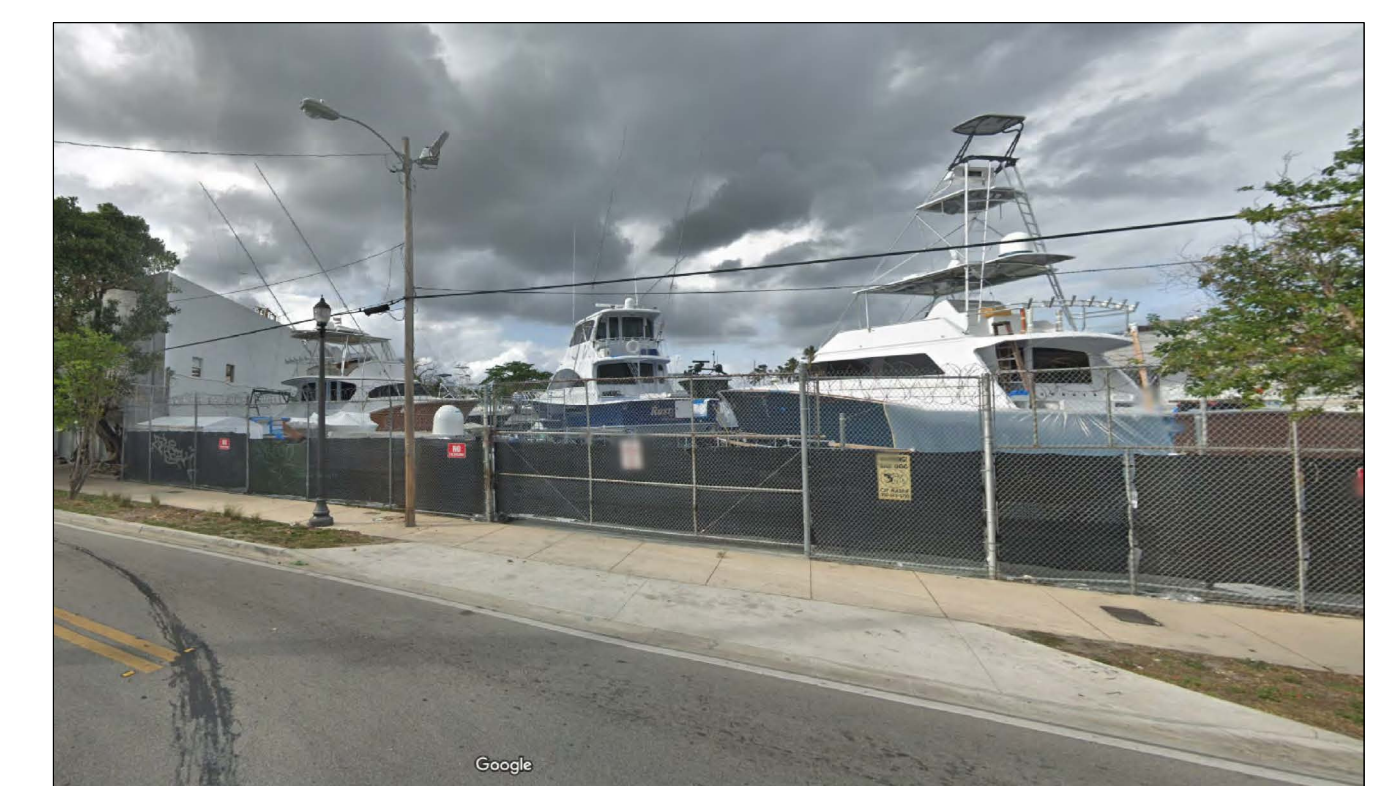
(9) 0 FT EXISTING BLDG. (500 NW S RIVER DR.)



(7) 0 FT EXISTING BLDG. (420 NW S RIVER DR.)

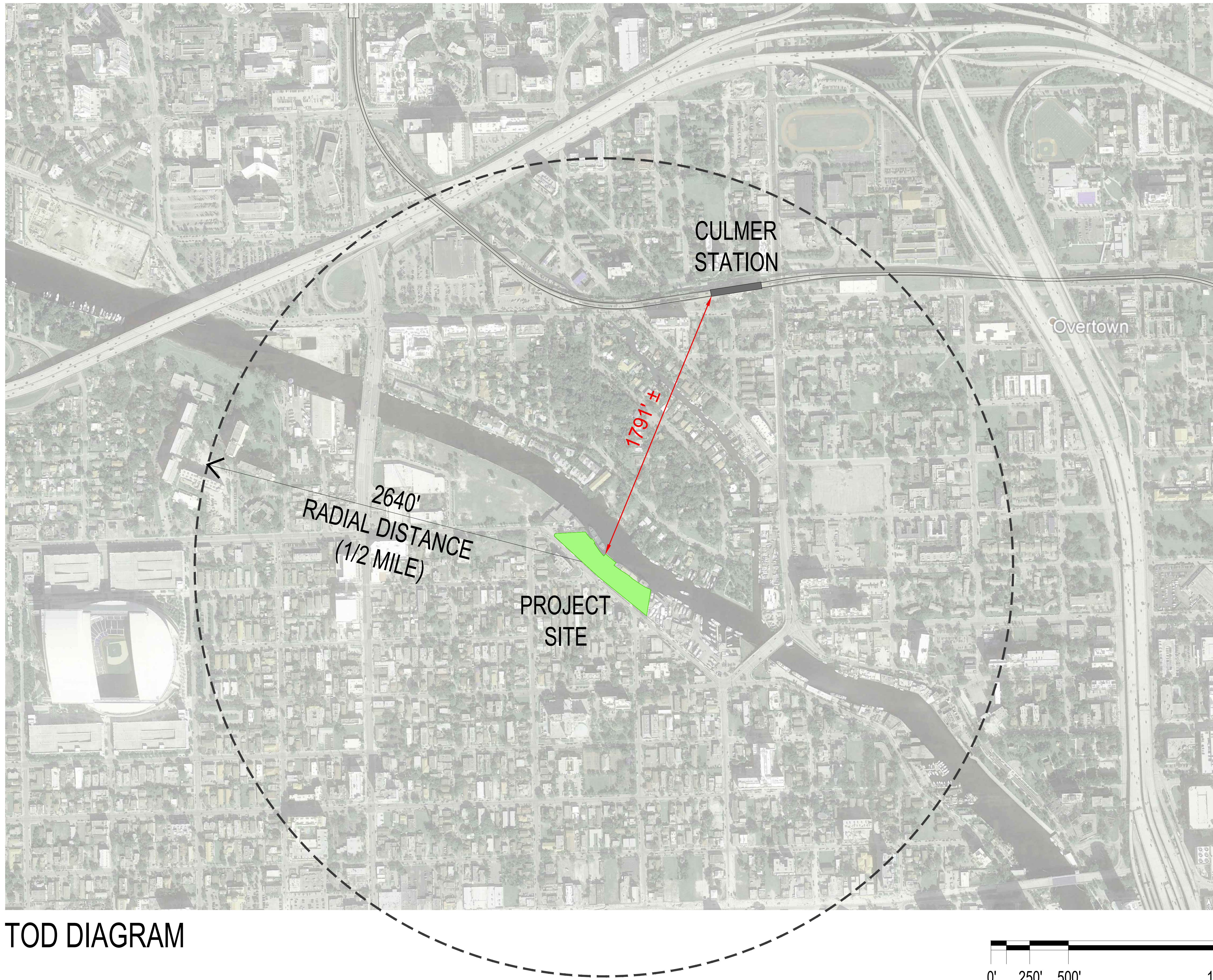


(8) 0 FT EXISTING FENCE (437 NW S RIVER DR.)




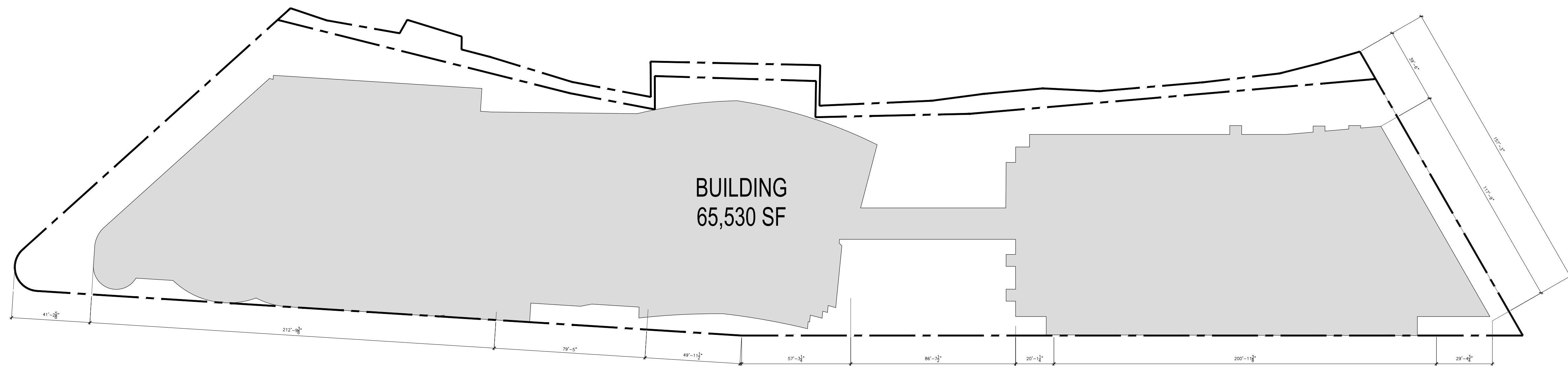
(9) 0 FT EXISTING FENCE (501 NW S RIVER DR.)

Structural Engineer 99 NW 27th Ave. Miami, FL 33125 Landscape Architect 421 South Olive Ave West Palm Beach, FL 33401	LERA in association with YHCE T +1 (305) 441 0755	Architect of Record 2432 Hollywood Blvd. Hollywood, FL 33020 Project Management 1035 N Miami Ave, Suite 201 Miami, FL 33136	ODP ARCHITECTS T +1 (954) 518 0833		Client 7272 NE 6th Ct, Ste 10 Miami, FL 33138 Design Consultant 561 Broadway, 4A/B New York, NY 10012	555 RIVER PARTNERS LLC; MRP #1 LLC; 555 SRD LLC; 555 RIVER Dr. LLC T +1 (786) 558 9593	Project Name 555 NW S River Dr., Miami, FL 33136 Scale N.T.S. Date 04/19/2019	555 RIVER HOUSE EXISTING BUILDINGS ZERO SETBACKS	Number G100C
PARADELO BURGESS DESIGN STUDIO T +1 (786) 671 8250	CLARO DEVELOPMENT T +1 (305) 324-4700	Kurt Dannwolf FL. Architect Reg. No: AR92042	CARLOS ZAPATA STUDIO T +1 (212) 966 9292						



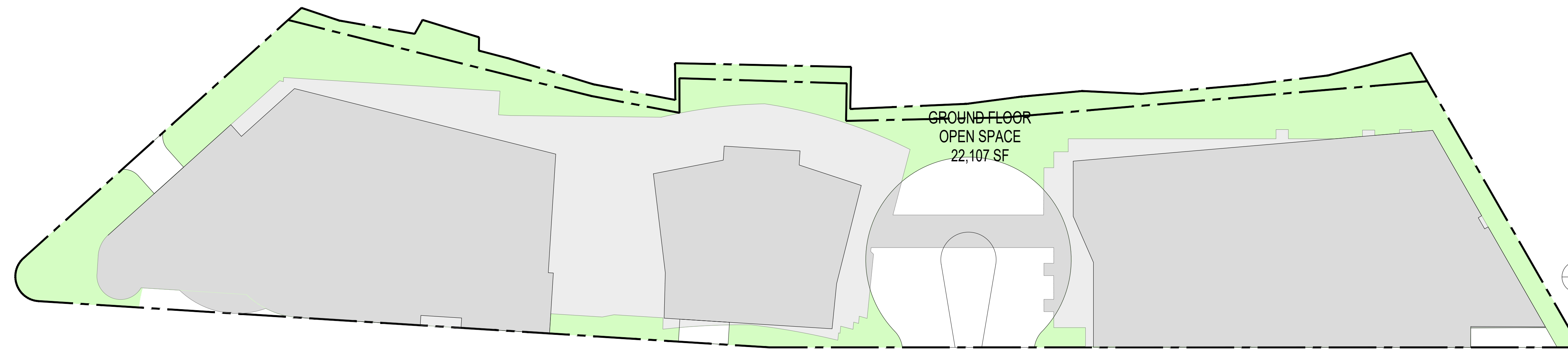
TOD DIAGRAM

Structural Engineer 99 NW 27th Ave. Miami, FL 33125 Landscape Architect 421 South Olive Ave. West Palm Beach, FL 33401	LERA in association with YHCE T +1 (305) 441 0755 PARADELO BURGESS DESIGN STUDIO T +1 (786) 671 8250	Architect of Record 2432 Hollywood Blvd. Hollywood, FL 33020 Project Management ODP ARCHITECTS T +1 (954) 518 0833 CLARO DEVELOPMENT T +1 (305) 324-4700	 Kurt Dannwolf FL. Architect Reg. No: AR92042	Client 7272 NE 6th Ct, Ste 10 Miami, FL 33138 Design Consultant 561 Broadway, 4A/B New York, NY 10012	555 RIVER PARTNERS LLC; MRP #1 LLC; 555 SRD LLC; 555 RIVER Dr. LLC T +1 (786) 558 9593 CARLOS ZAPATA STUDIO T +1 (212) 966 9292	Project Name 555 RIVER HOUSE 555 NW S River Dr., Miami, FL 33136 Scale AS SHOWN Date 04/19/2019 Title TOD DIAGRAM	Number G101
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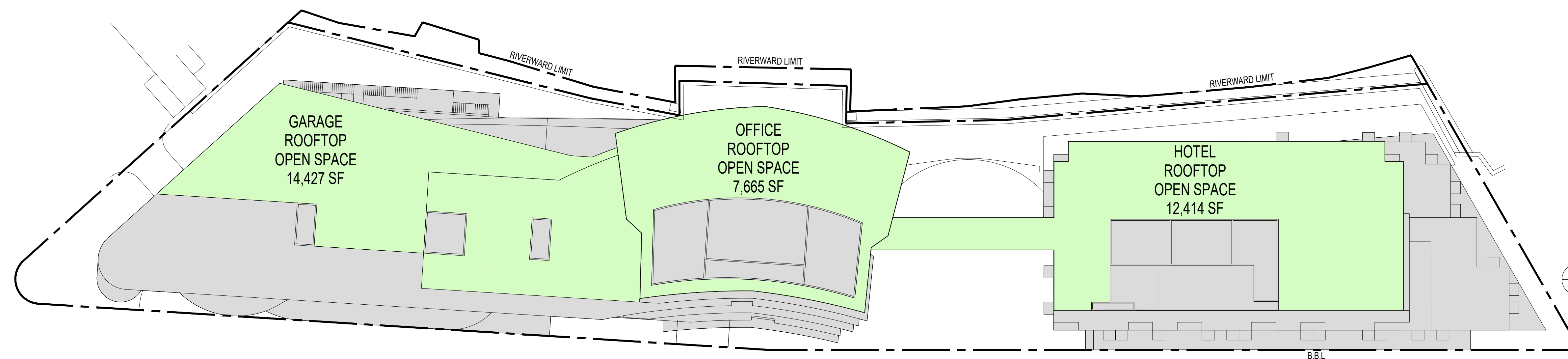


LOT COVERAGE DIAGRAM - ZONING REQUIREMENT: MAX. 80% (76,098 SF) / PROPOSED: 68.89 % (65,530 SF)

1 LOT COVERAGE DIAGRAM
SCALE : 1/32" = 1'-0"



2 OPEN SPACE DIAGRAM
GROUND FLOOR
SCALE : 1/32" = 1'-0"



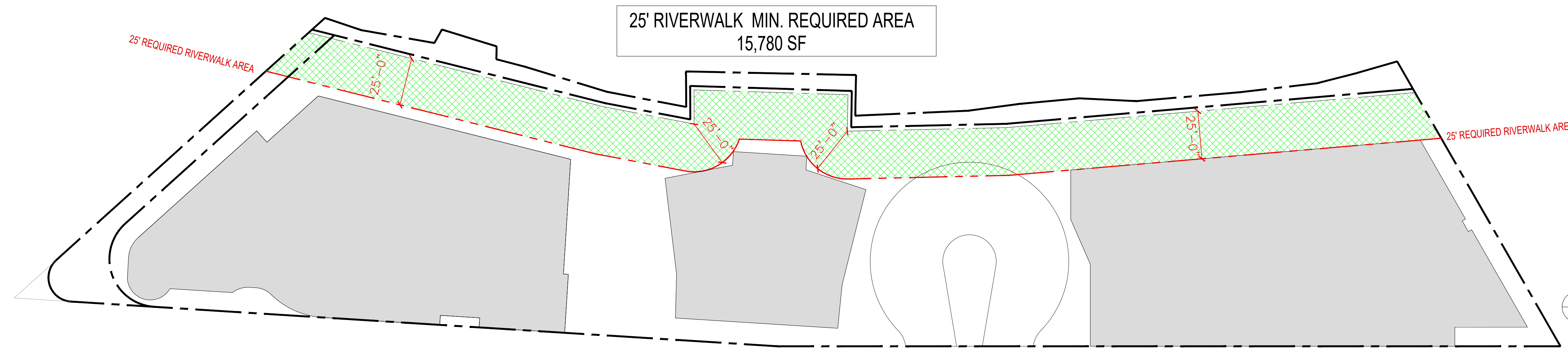
LEGEND

OPEN SPACE AREA

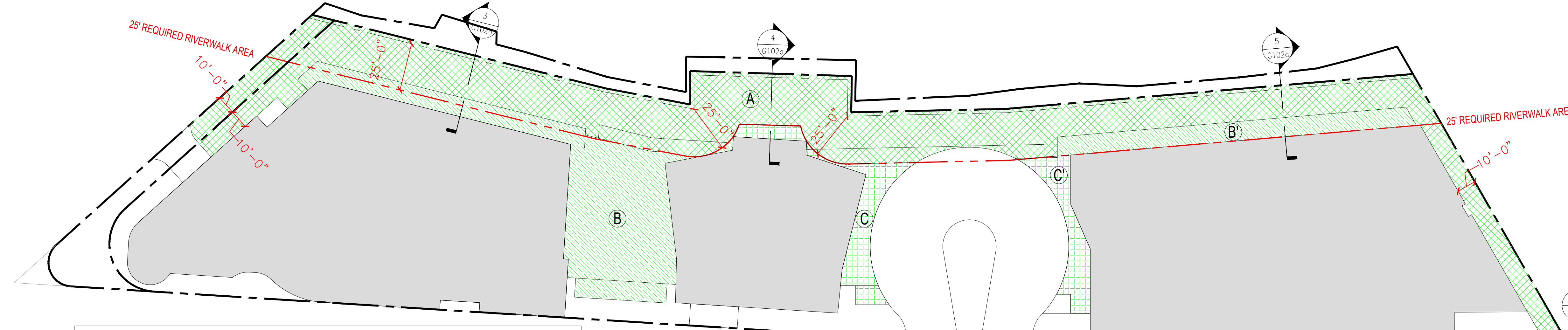
OPEN SPACE AREA PROVIDED	
LEVEL	SF
GROUND FLOOR	22,107
GARAGE ROOF	14,427
OFFICE ROOF	7,865
HOTEL ROOF	12,414
TOTAL	56,813

3 OPEN SPACE DIAGRAM
ROOF PLAN
SCALE : 1/32" = 1'-0"

OPEN SPACE DIAGRAM - ZONING REQUIREMENT: MIN. 10% (9,512 SF) / NEW PROPOSAL: 59.73% (56,813 SF)



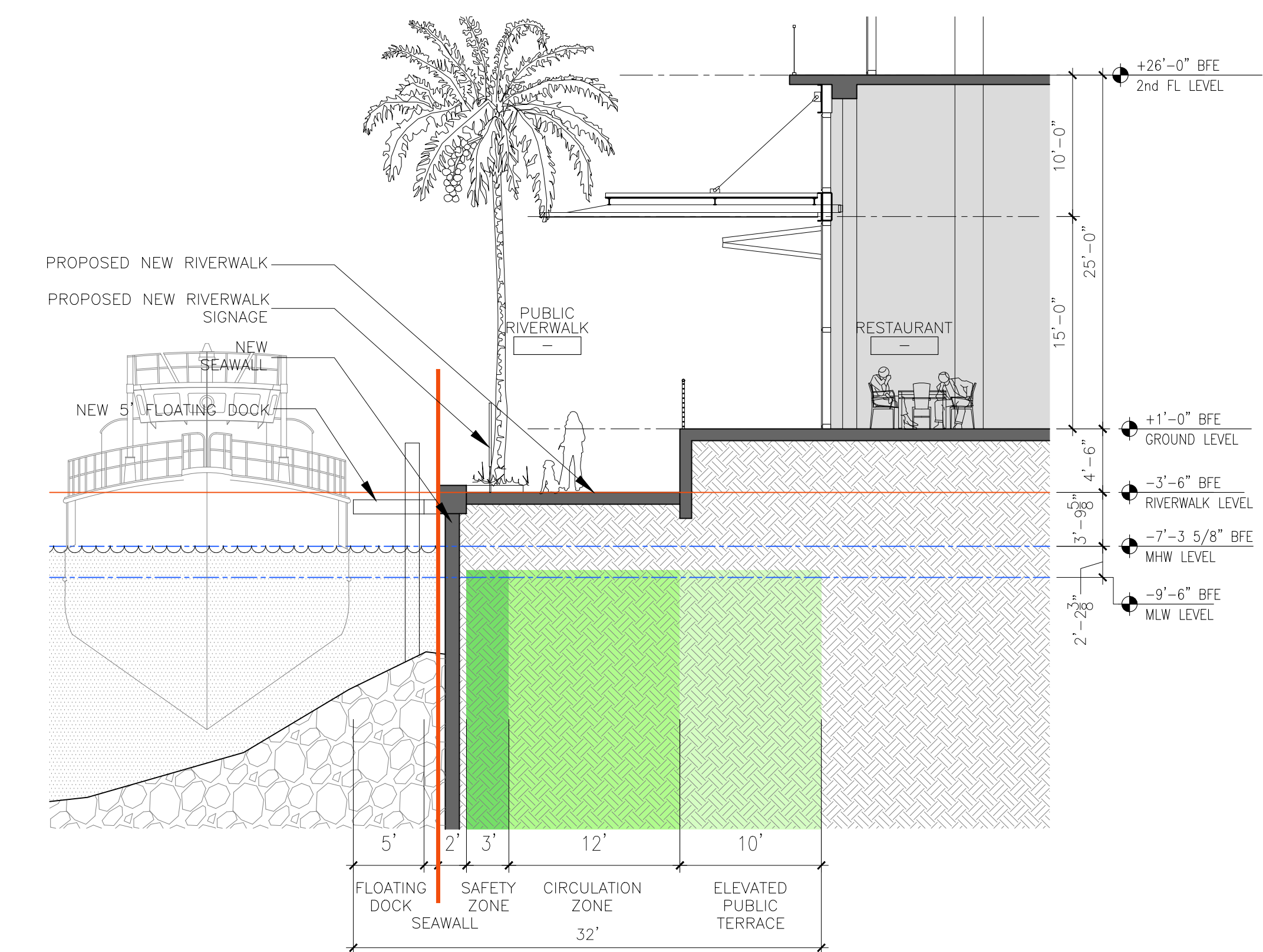
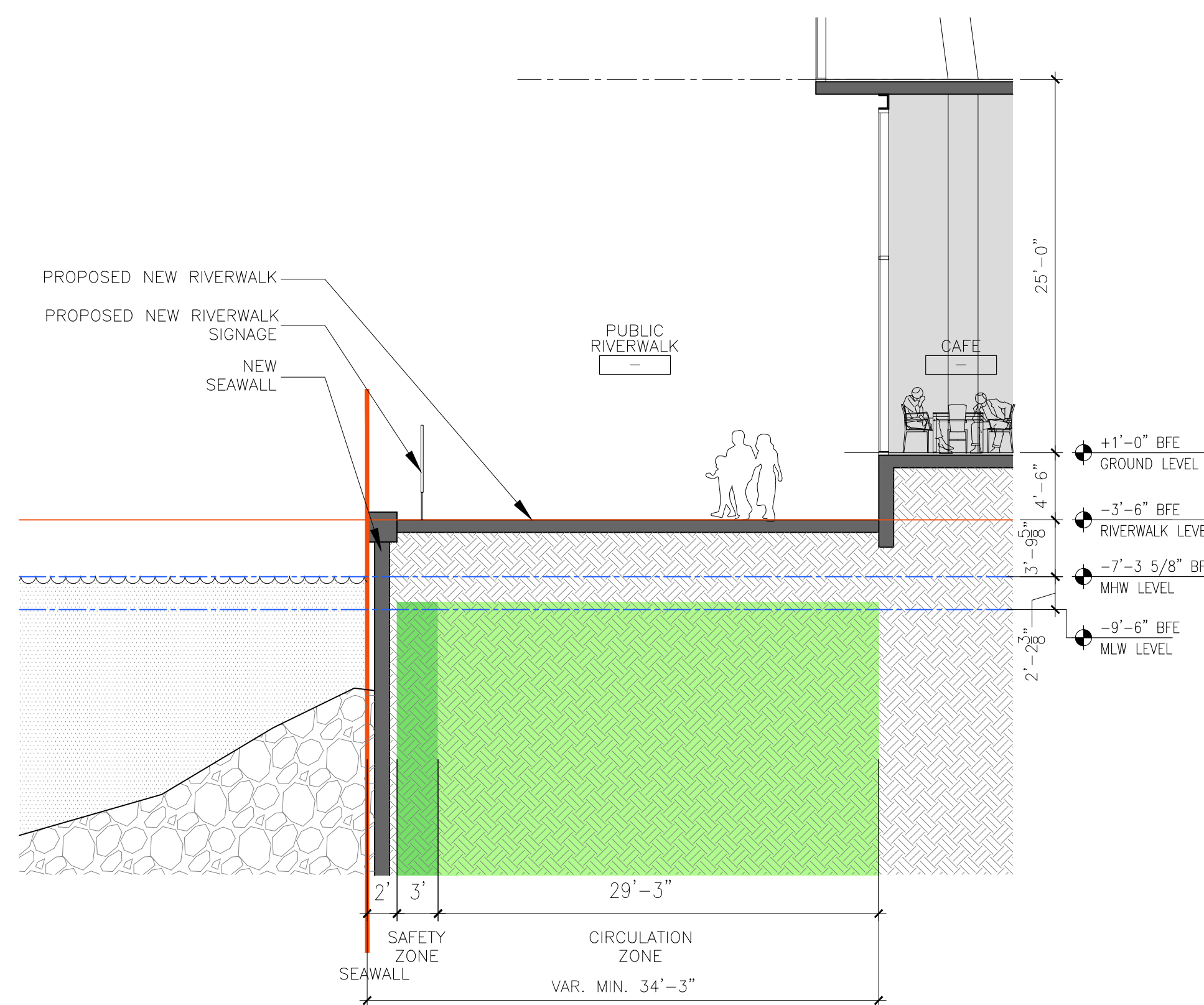
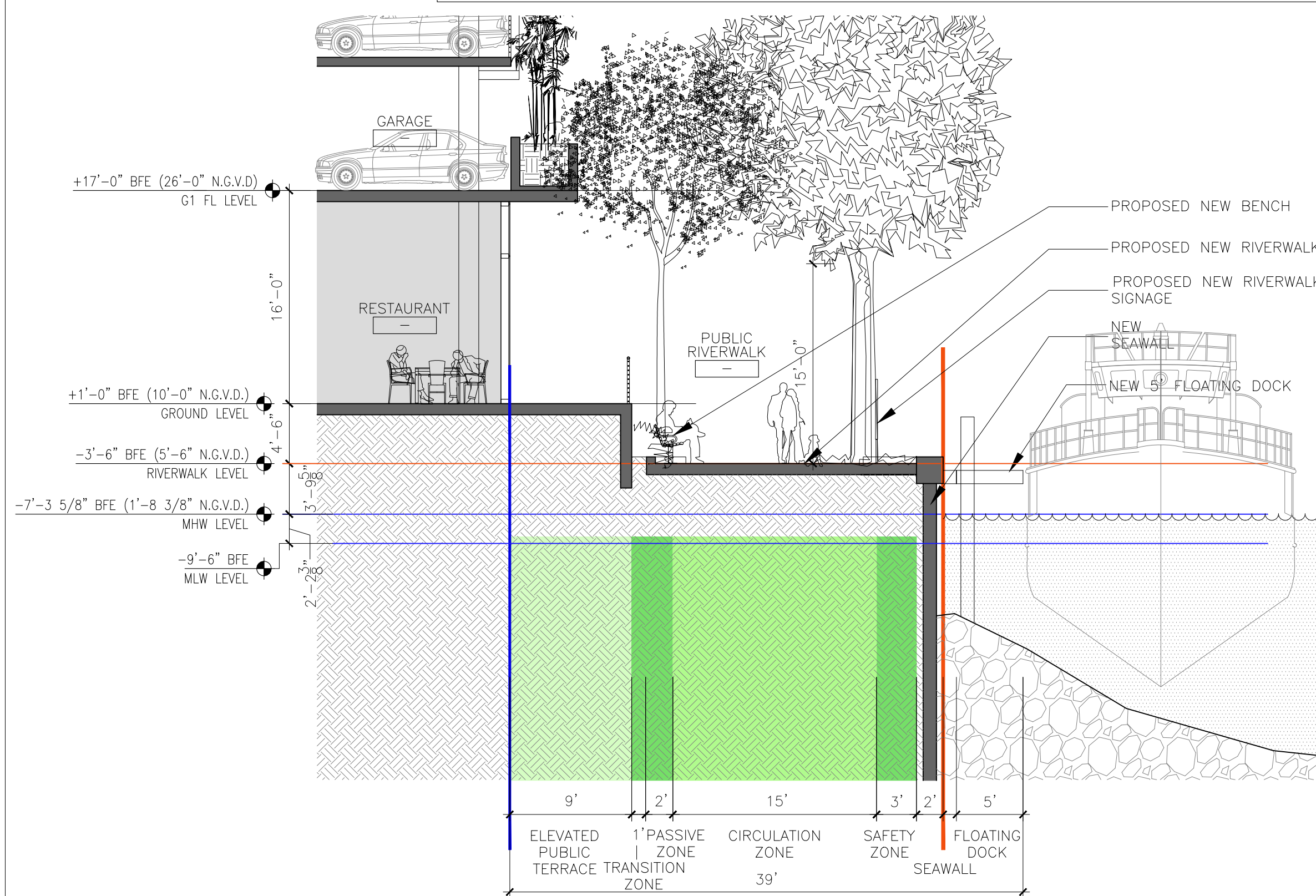
1 RIVERWALK DIAGRAM
SCALE : 1/32" = 1'-0"

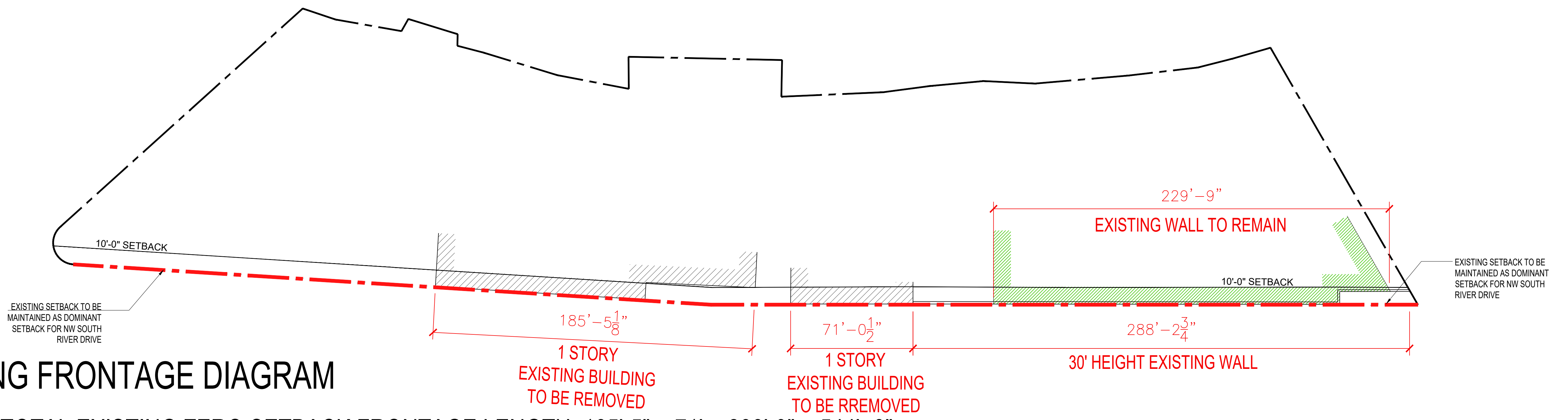


1 GROUND FLOOR OPEN SPACE DIAGRAM
SCALE : 1/32" = 1'-0"

(A)	RIVERWALK AREA	16,933 SF
(B)+(B')	ELEVATED PUBLIC TERRACE / PLAZA AREA	7,820 SF
(C)+(C')	ELEVATED PUBLIC PATHWAY AREA	2,369 SF
TOTAL GROUND FLOOR OPEN SPACE		27,122 SF

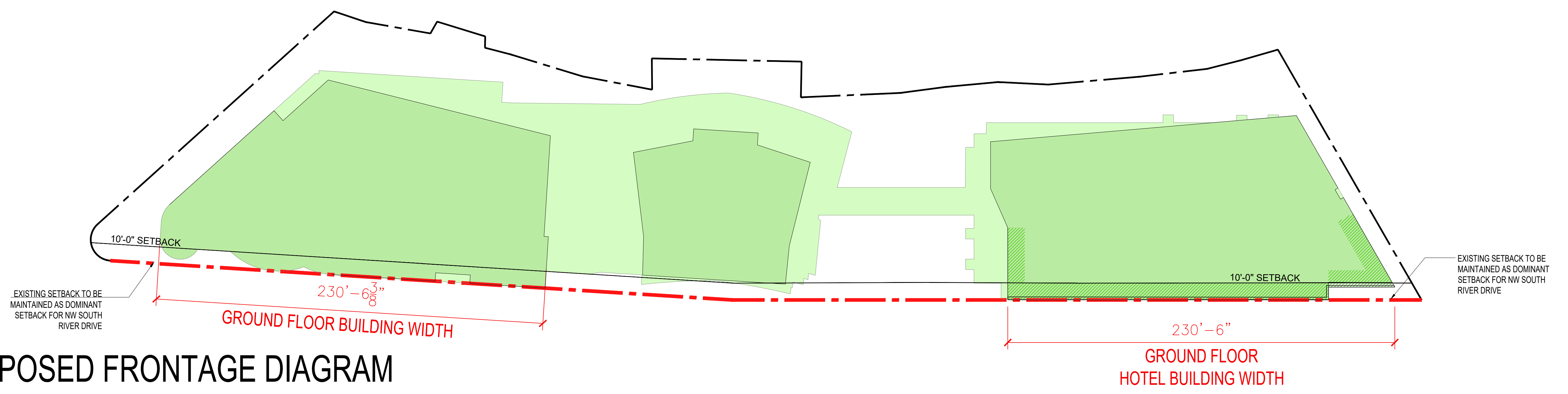
PERCENTAGE OF GROUND FLOOR OPEN SPACE PROVIDED VS. REQUIRED RIVERWALK AREA:
171.88% = 27,122 SF / 15,780 SF X 100





EXISTING FRONTAGE DIAGRAM

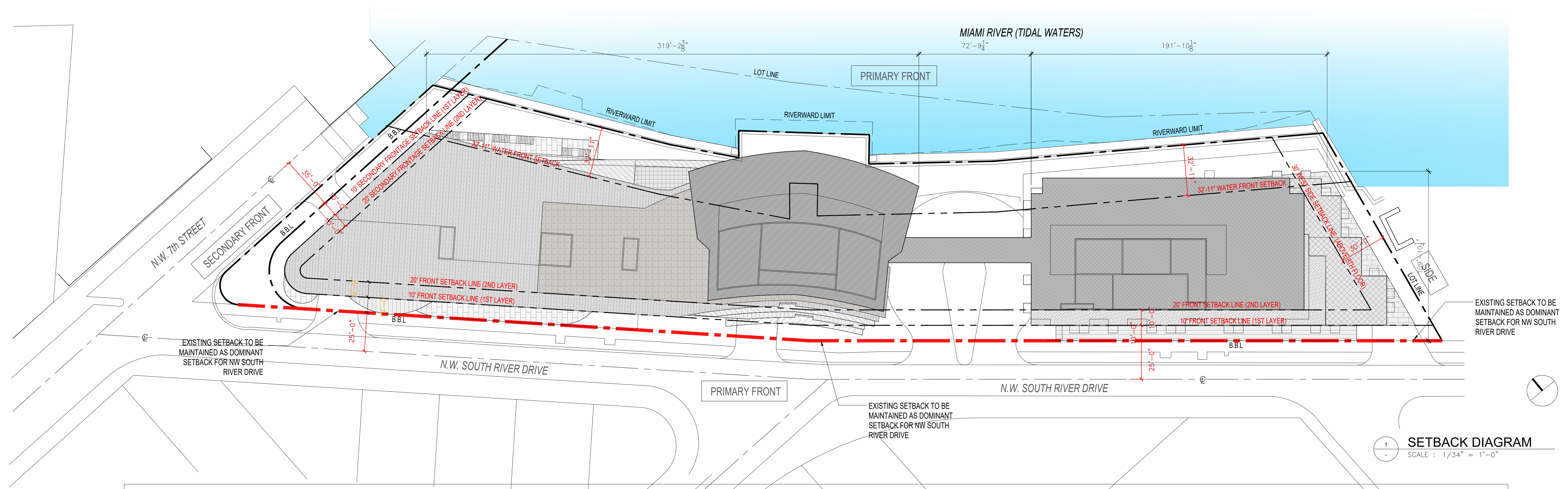
TOTAL EXISTING ZERO SETBACK FRONTAGE LENGTH: $185'-5'' + 71' + 288'-3'' = 544' -8''$



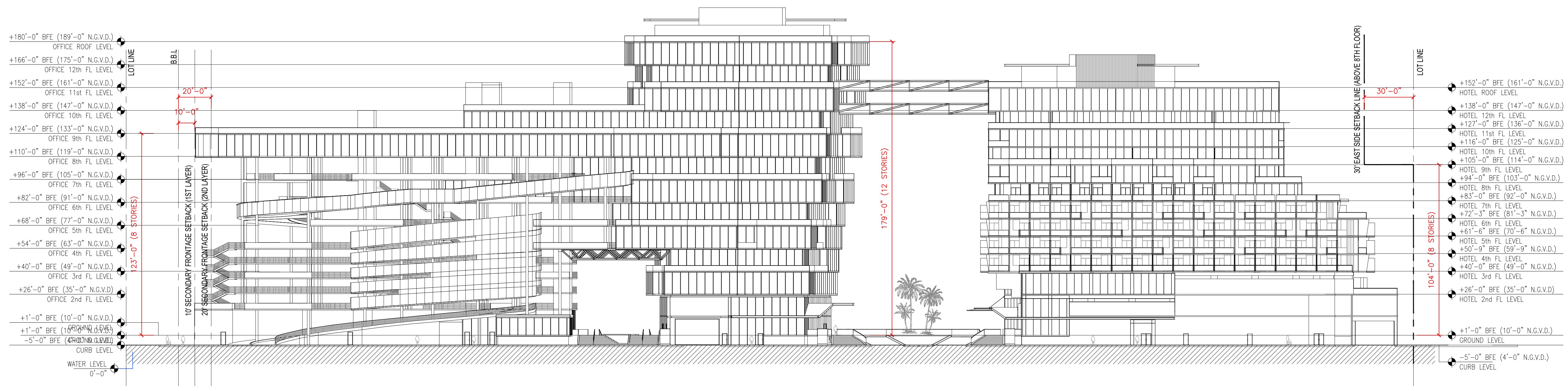
PROPOSED FRONTAGE DIAGRAM

TOTAL PROPOSED ZERO SETBACK FRONTAGE LENGTH: $230'-7'' + 230'-6'' = 461' -1''$ PURSUANT TO SECTION 7.2.8 (a) OF MIAMI 21

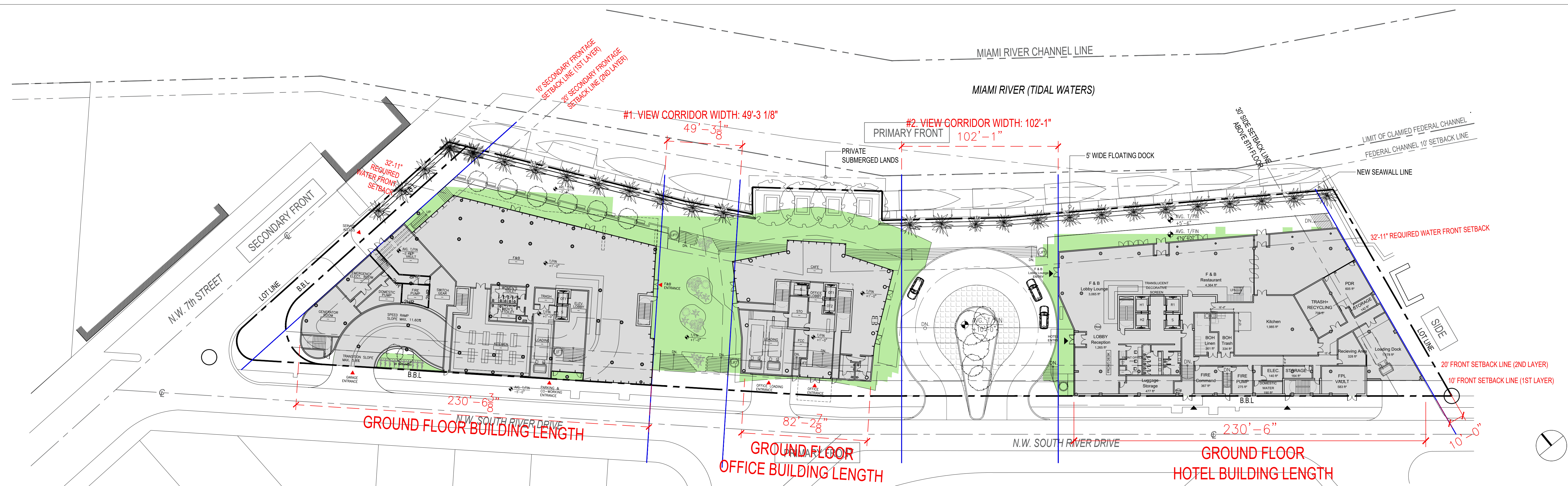
Structural Engineer 99 NW 27th Ave. Miami, FL 33125 Landscape Architect 421 South Olive Ave West Palm Beach, FL 33401	LERA in association with YHCE T +1 (305) 441 0755 PARADELO BURGESS DESIGN STUDIO T +1 (786) 671 8250	Architect of Record 2432 Hollywood Blvd. Hollywood, FL 33020 Project Management 1035 N Miami Ave, Suite 201 Miami, FL 33136	ODP ARCHITECTS T +1 (954) 518 0833 CLARO DEVELOPMENT T +1 (305) 324-4700 Kurt Dannwolf FL. Architect Reg. No: AR92042	Client 7272 NE 6th Ct, Ste 10 Miami, FL 33138 Design Consultant 561 Broadway, 4A/B New York, NY 10012	555 RIVER PARTNERS LLC; MRP #1 LLC; 555 SRD LLC; 555 RIVER Dr. LLC T +1 (786) 558 9593 CARLOS ZAPATA STUDIO T +1 (212) 966 9292	Project Name 555 NW S River Dr., Miami, FL 33136 Scale N.T.S. Date 04/19/2019	555 RIVER HOUSE FRONTAGE DIAGRAM Number G103
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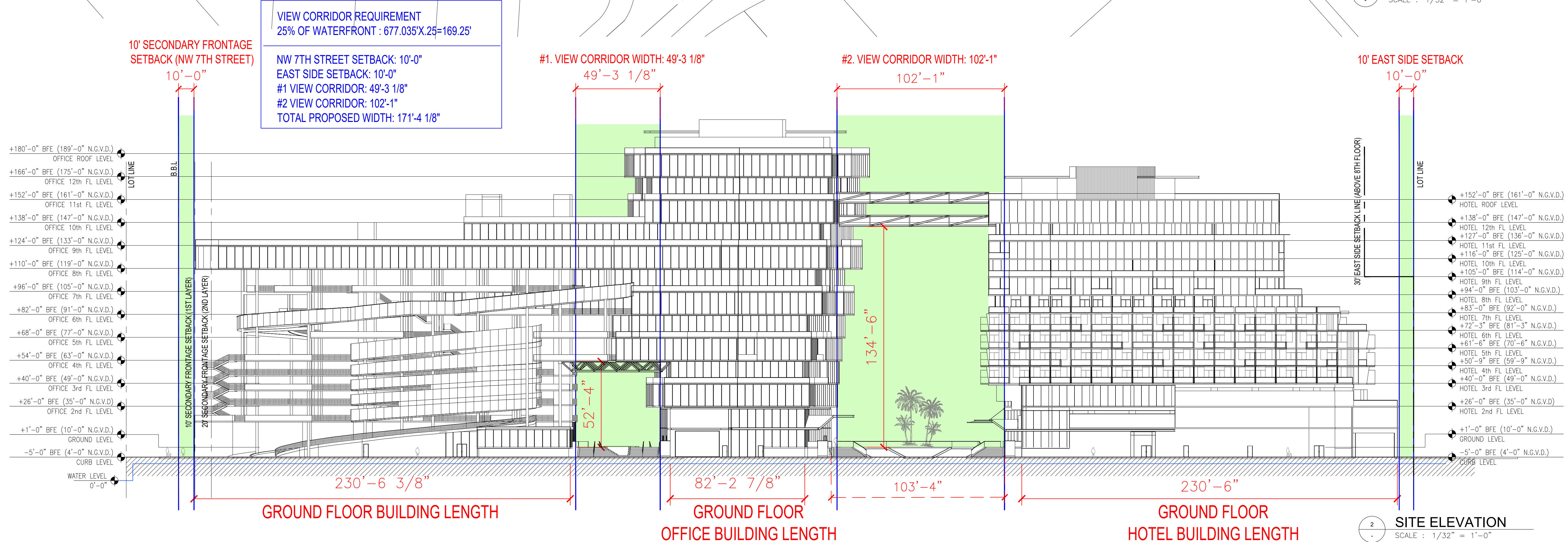
	OFFICE ROOF		OFFICE 10TH FLOOR / UPPER AMENITY DECK		OFFICE 9TH FLOOR / LOWER AMENITY DECK		OFFICE 7TH FLOOR		OFFICE 6TH FLOOR		OFFICE 5TH FLOOR		OFFICE 3RD FLOOR		G1 LEVEL FLOOR
	HOTEL ROOF		HOTEL 8TH FLOOR		HOTEL 7TH FLOOR		HOTEL 3RD FLOOR		HOTEL 2ND FLOOR						



SETBACK DIAGRAM



1 GROUND FLOOR PLAN
SCALE : 1/32" = 1'-0"

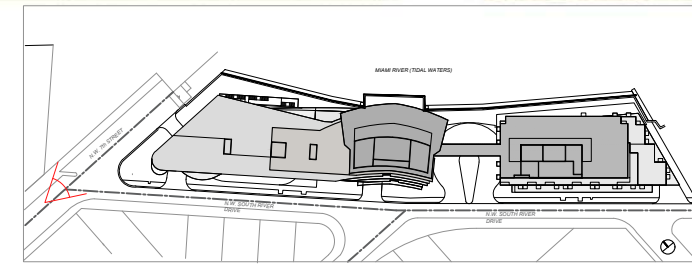


VIEW CORRIDOR REQUIREMENT
25% OF WATERFRONT : 677.035' X .25 = 169.25'

NW 7TH STREET SETBACK: 10'-0"
EAST SIDE SETBACK: 10'-0"
#1 VIEW CORRIDOR: 49'-3 1/8"
#2 VIEW CORRIDOR: 102'-1"
TOTAL PROPOSED WIDTH: 171'-4 1/8"

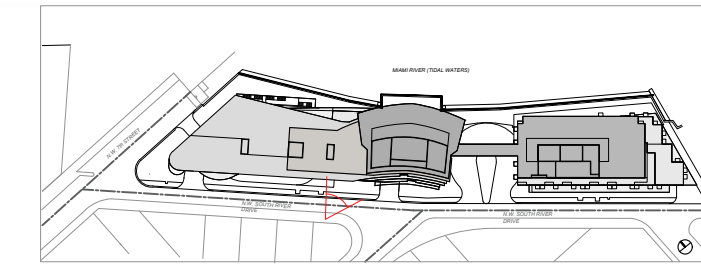
VIEW CORRIDOR DIAGRAM

Structural Engineer LERA in association with YHCE 99 NW 27th Ave. Miami, FL 33125 Landscape Architect PARADELO BURGESS DESIGN STUDIO 421 South Olive Ave West Palm Beach, FL 33401 T +1 (305) 441 0755 T +1 (786) 671 8250	Architect of Record ODP ARCHITECTS 2432 Hollywood Blvd. Hollywood, FL 33020 Project Management CLARO DEVELOPMENT 1035 N Miami Ave, Suite 201 Miami, FL 33136 T +1 (954) 518 0833 T +1 (305) 324-4700	 Kurt Dannwolf FL. Architect Reg. No. AR92042	Client 555 RIVER PARTNERS LLC; MRP #1 LLC; 555 SRD LLC; 555 RIVER Dr. LLC 7272 NE 6th Ct, Ste 10 Miami, FL 33138 Design Consultant CARLOS ZAPATA STUDIO 561 Broadway, 4A/B New York, NY 10012 T +1 (786) 558 9593 T +1 (212) 966 9292	Project Name 555 RIVER HOUSE 555 NW S River Dr., Miami, FL 33136 Scale 1/32" = 1'-0" Date 04/19/2019	Title VIEW CORRIDOR DIAGRAM Number G105
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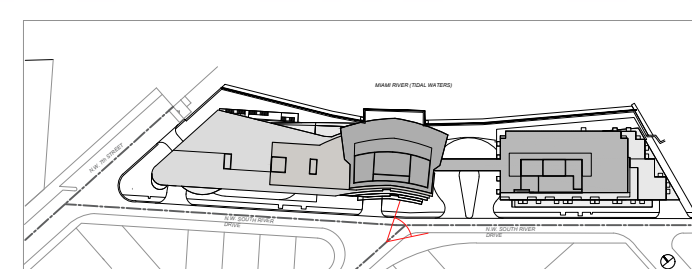
1
SCALE -

STREETSIDE VIEW 01



2
SCALE -

STREETSIDE VIEW 02



3
SCALE -

STREETSIDE VIEW 03




4
SCALE -

STREETSIDE VIEW 04

Structural Engineer
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 99 NW 27th Ave.
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 Landscape Architect
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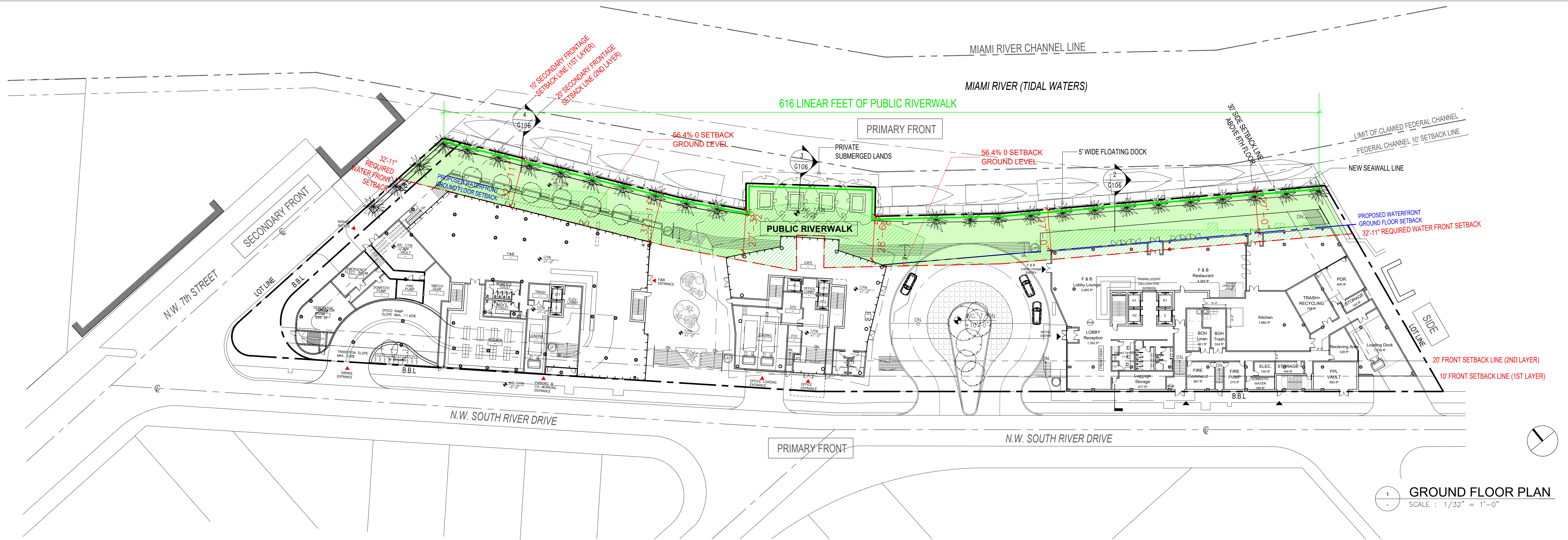
Architect of Record
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 1035 N Miami Ave, Suite 201
 Miami, FL 33136


 Kurt Dannwolf
 FL. Architect Reg. No: AR92042

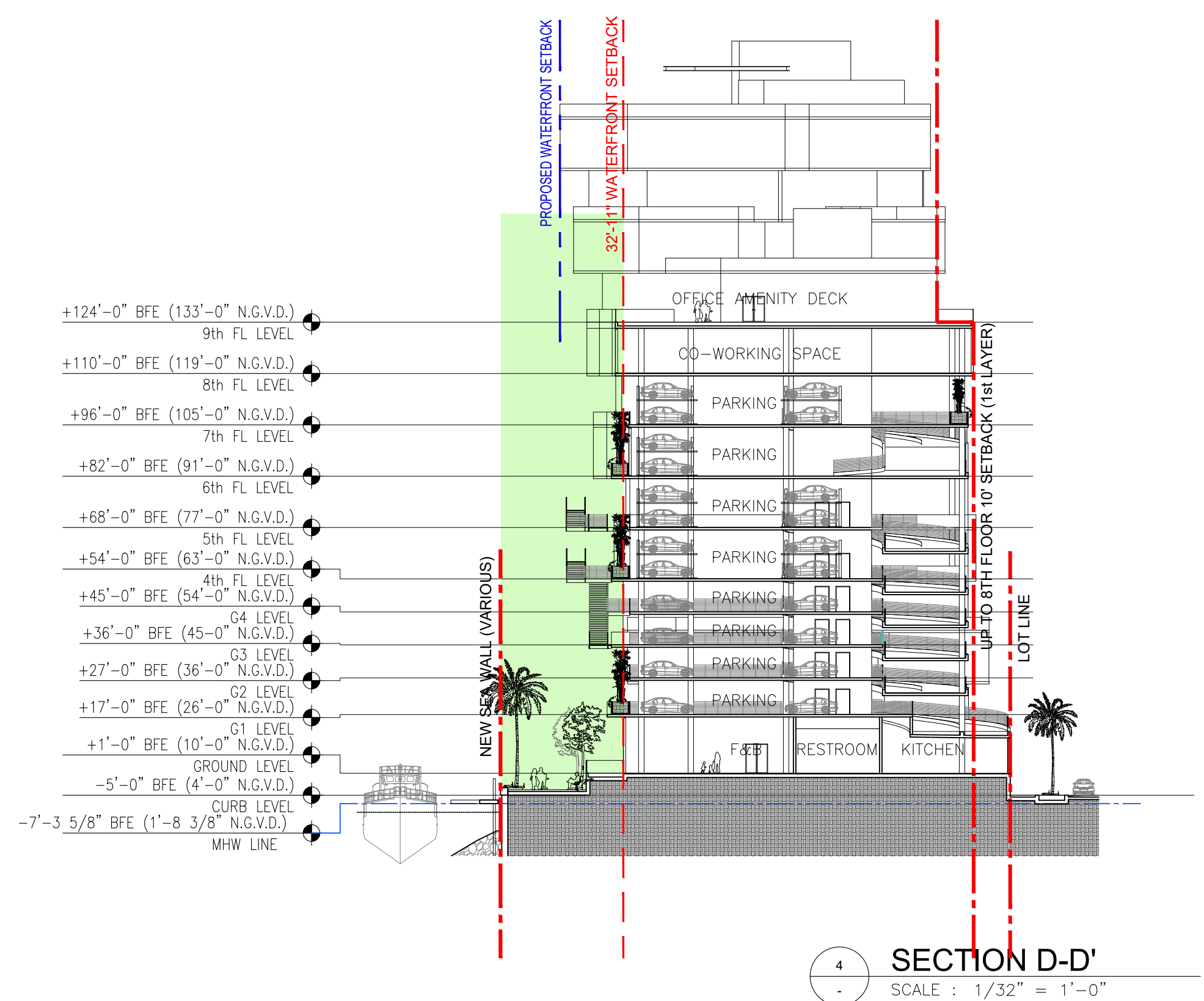
Client
**555 RIVER PARTNERS LLC; MRP #1 LLC;
 555 SRD LLC; 555 RIVER Dr. LLC**
 7272 NE 6th Ct, Ste 10
 Miami, FL 33138
 Design Consultant
CARLOS ZAPATA STUDIO
 561 Broadway, 4A/B
 New York, NY 10012

Project Name
555 RIVER HOUSE
 555 NW S River Dr., Miami, FL 33136
 Scale
 1/32" = 1'-0"
 Date
 04/19/2019
 Title
VIEW CORRIDOR RENDERINGS

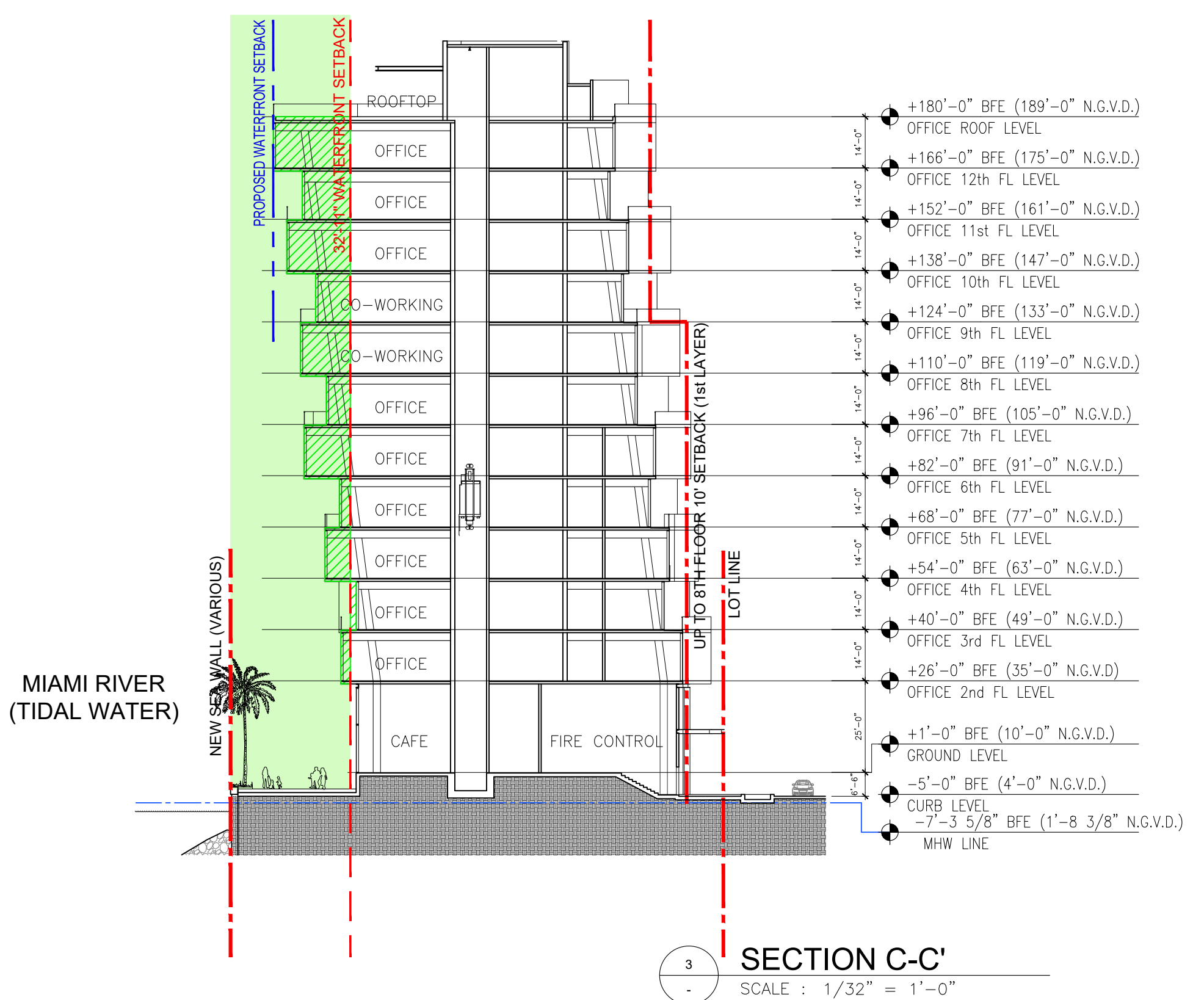
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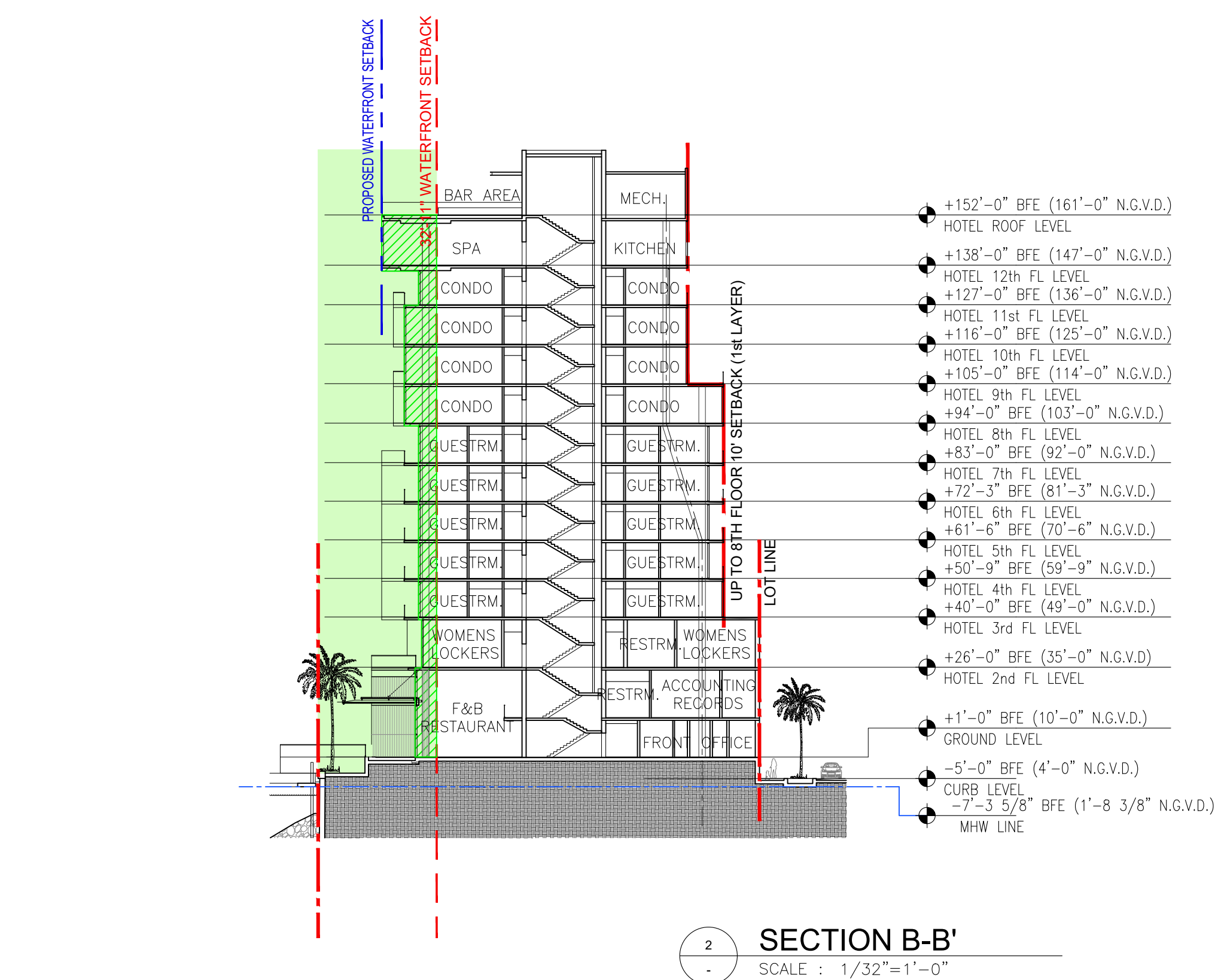
1 GROUND FLOOR PLAN
SCALE: 1/32" = 1'-0"



4 SECTION D-D'
SCALE: 1/32" = 1'-0"



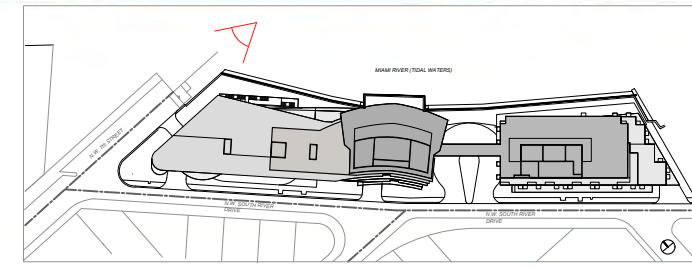
3 SECTION C-C'
SCALE: 1/32" = 1'-0"



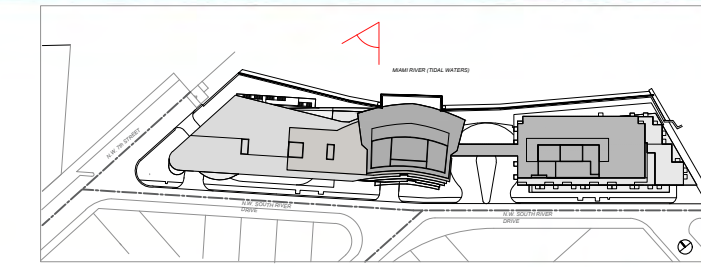
2 SECTION B-B'
SCALE: 1/32" = 1'-0"

WATER FRONT SETBACK ENCROACHMENT DIAGRAM

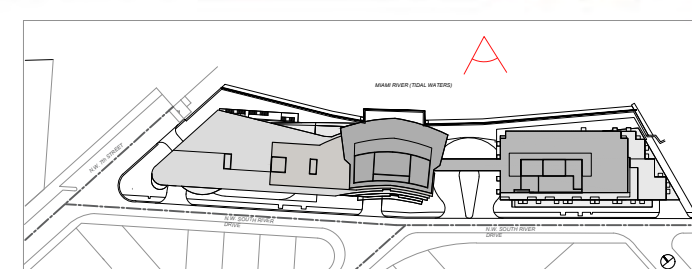
Structural Engineer 99 NW 27th Ave. Miami, FL 33125 Landscape Architect 421 South Olive Ave West Palm Beach, FL 33401	LERA in association with YHCE T +1 (305) 441 0755 PARADELO BURGESS DESIGN STUDIO T +1 (786) 671 8250	Architect of Record 2432 Hollywood Blvd Hollywood, FL 33020 Project Management 1035 N Miami Ave, Suite 201 Miami, FL 33136	ODP ARCHITECTS T +1 (954) 518 0833 CLARO DEVELOPMENT T +1 (305) 324-4700 Kurt Dannwolf FL. Architect Reg. No: AR92042	Client 7272 NE 6th Ct, Ste 10 Miami, FL 33138 Design Consultant 561 Broadway, 4A/B New York, NY 10012	555 RIVER PARTNERS LLC; MRP #1 LLC; 555 SRD LLC; 555 RIVER Dr. LLC T +1 (786) 558 9593 CARLOS ZAPATA STUDIO T +1 (212) 966 9292	Project Name 555 RIVER HOUSE 555 NW S River Dr., Miami, FL 33136 Scale 1/32" = 1'-0" Date 04/19/2019	WATERFRONT SETBACK ENCROACHMENT DIAGRAM Number G106
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1 WATERFRONT VIEW 01
SCALE -



2 WATERFRONT VIEW 02
SCALE -



3 WATERFRONT VIEW 03
SCALE -



4 WATERFRONT VIEW 04
SCALE -

Structural Engineer
LERA in association with YHCE
 99 NW 27th Ave.
 Miami, FL 33125
 Landscape Architect
PARADELO BURGESS DESIGN STUDIO
 421 South Olive Ave
 West Palm Beach, FL 33401

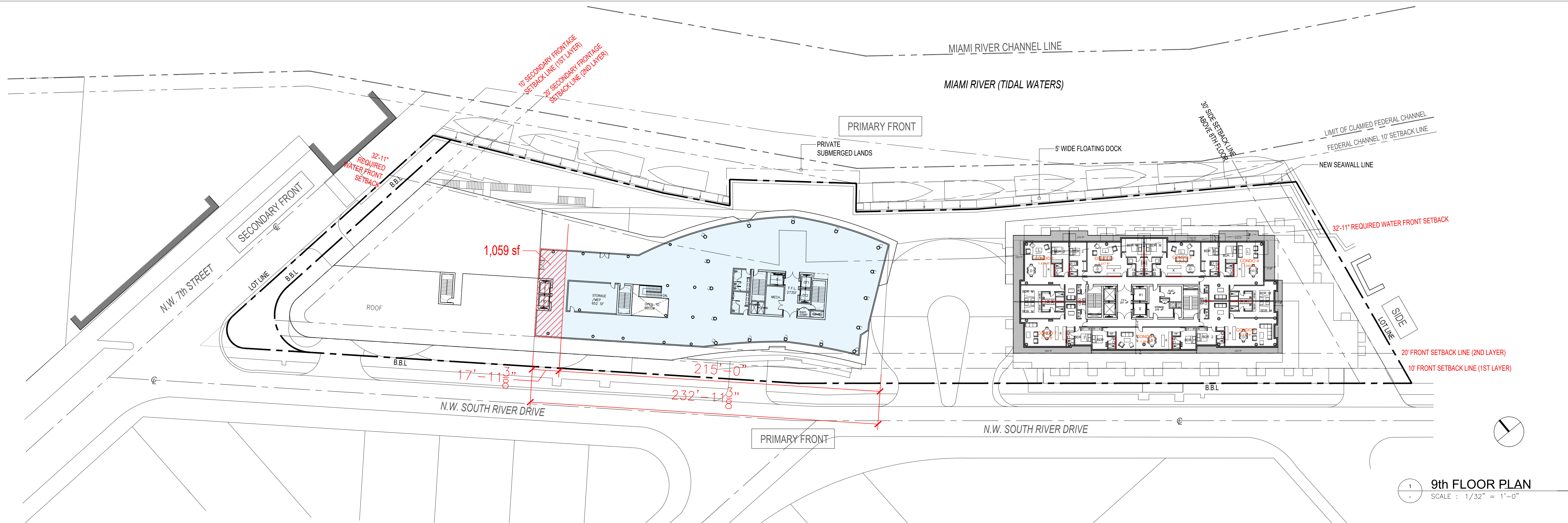
Architect of Record
ODP ARCHITECTS
 2432 Hollywood Blvd.
 Hollywood, FL 33020
 Project Management
CLARO DEVELOPMENT
 1035 N Miami Ave, Suite 201
 Miami, FL 33136


 Kurt Dannwolf
 FL. Architect Reg. No: AR92042

Client
**555 RIVER PARTNERS LLC; MRP #1 LLC;
 555 SRD LLC; 555 RIVER Dr. LLC**
 7272 NE 6th Ct, Ste 10
 Miami, FL 33138
 Design Consultant
CARLOS ZAPATA STUDIO
 561 Broadway, 4A/B
 New York, NY 10012

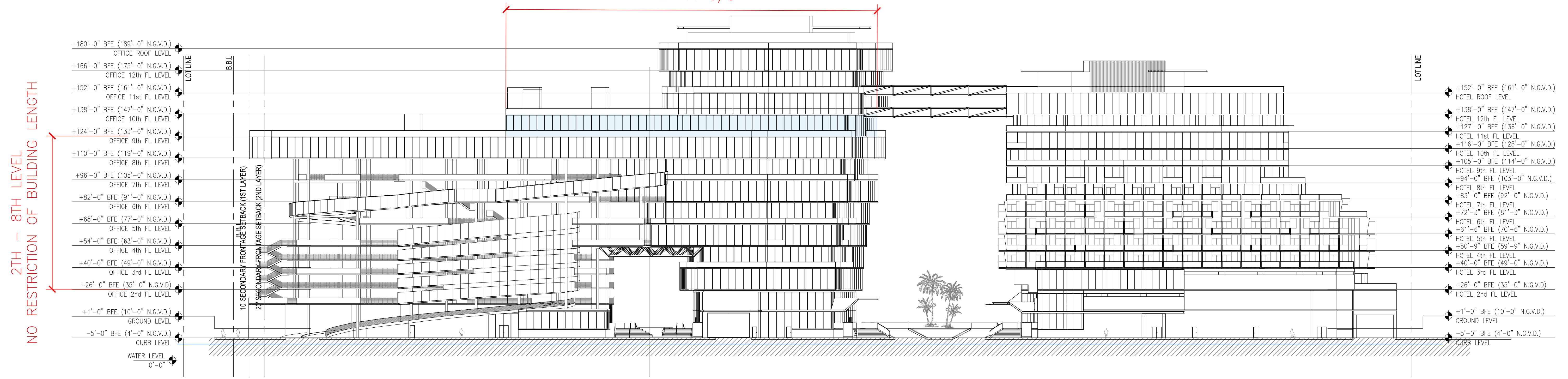
Project Name
555 RIVER HOUSE
 555 NW S River Dr., Miami, FL 33136
 Scale
 1/32" = 1'-0"
 Date
 04/19/2019
 Title
WATERFRONT RENDERINGS

Number
G106a



1 9th FLOOR PLAN
SCALE : 1/32" = 1'-0"

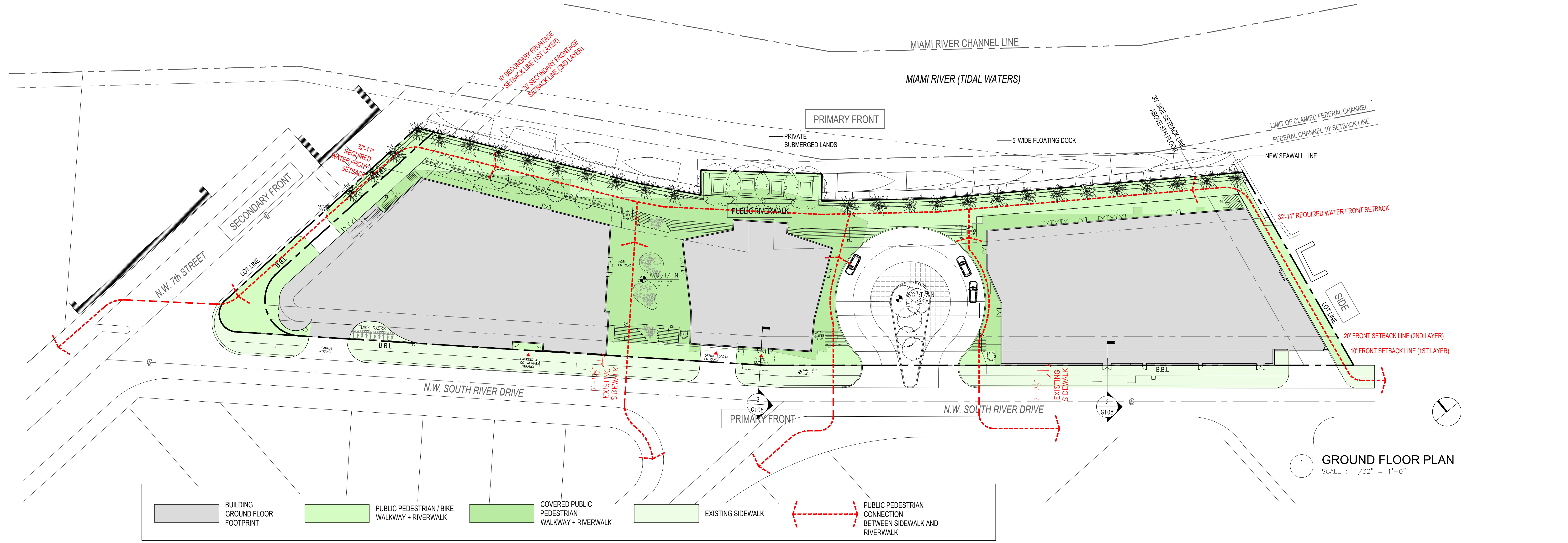
MAX. BUILDING LENGTH ABOVE 8TH FLOOR
 $215' + 10\% = 236'-6"$
 $232' - 11 \frac{3}{8}"$



2 SITE ELEVATION
SCALE : 1/32" = 1'-0"

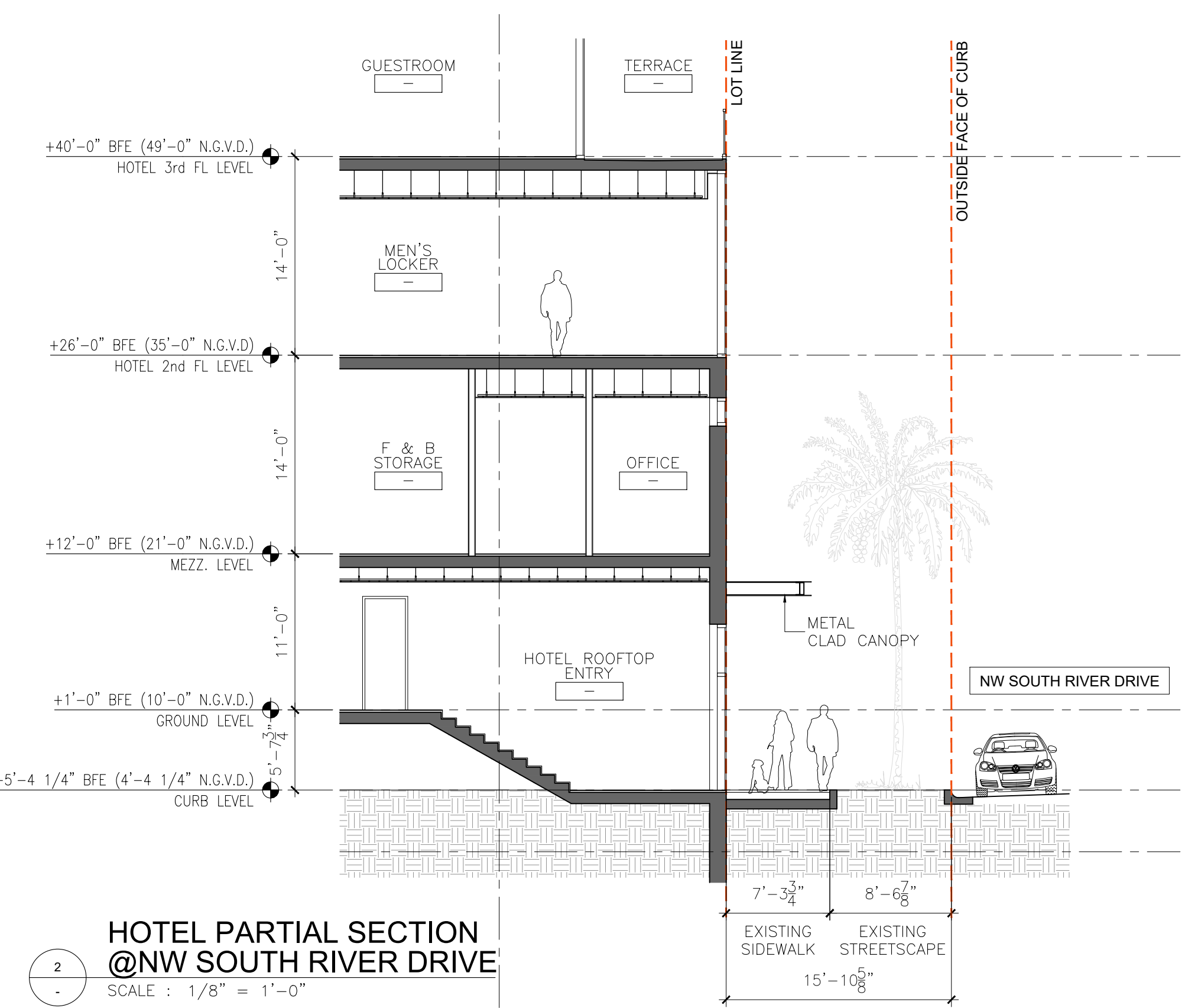
MAXIMUM BUILDING LENGTH DIAGRAM

Structural Engineer LERA in association with YHCE 99 NW 27th Ave. Miami, FL 33125 Landscape Architect PARADELO BURGESS DESIGN STUDIO 421 South Olive Ave. West Palm Beach, FL 33401	Architect of Record ODP ARCHITECTS 2432 Hollywood Blvd. Hollywood, FL 33020 Project Management CLARO DEVELOPMENT 1035 N Miami Ave, Suite 201 Miami, FL 33136	 Kurt Dannwolf FL. Architect Reg. No: AR92042	Client 555 RIVER PARTNERS LLC; MRP #1 LLC; 555 SRD LLC; 555 RIVER Dr. LLC Design Consultant CARLOS ZAPATA STUDIO	Project Name 555 RIVER HOUSE 555 NW S River Dr., Miami, FL 33136 Scale 1/32" = 1'-0" Date 04/19/2019	Number G107
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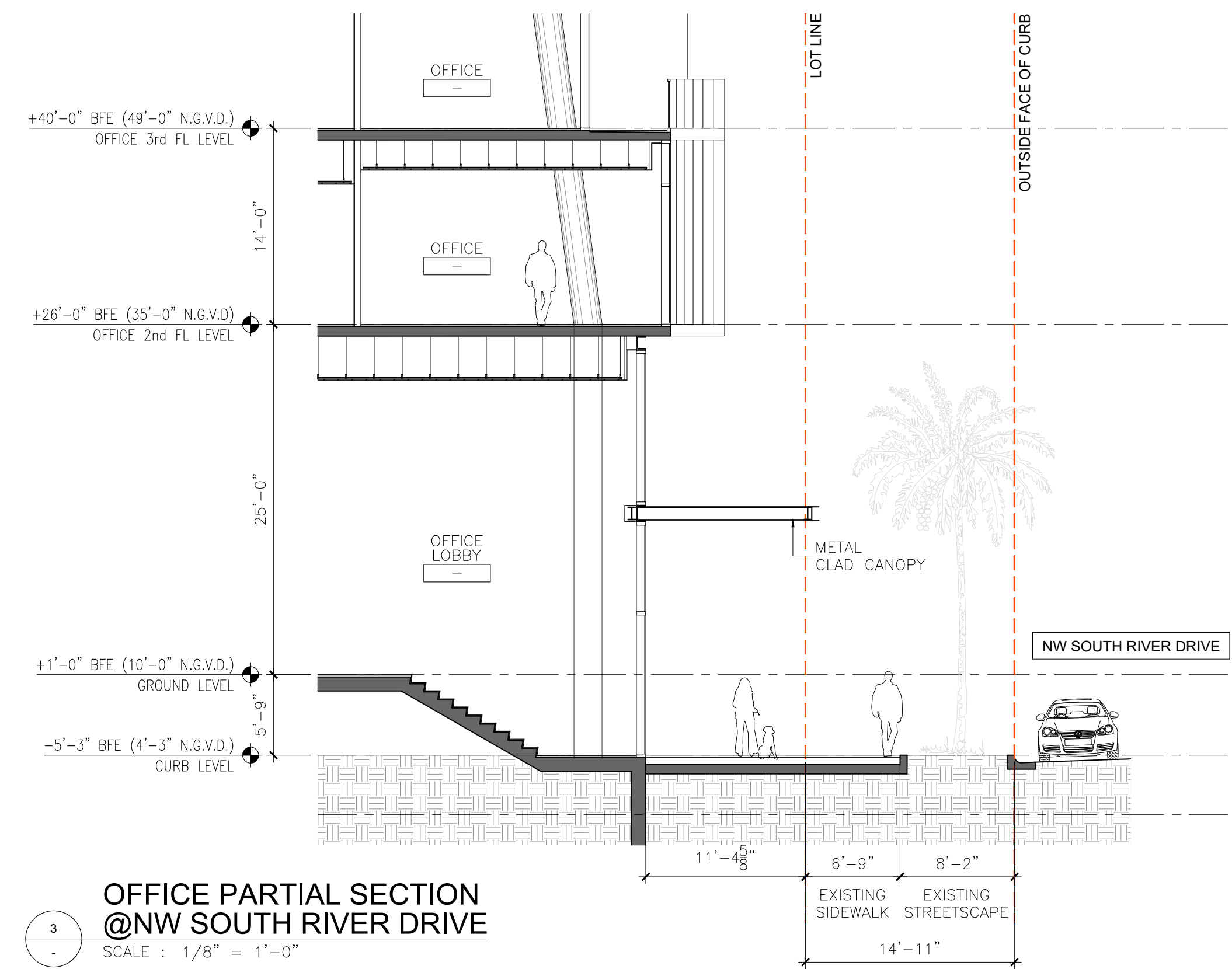


GROUND FLOOR PLAN
SCALE : 1/32" = 1'-0"


BUILDING GROUND FLOOR FOOTPRINT
 PUBLIC PEDESTRIAN / BIKE WALKWAY + RIVERWALK
 COVERED PUBLIC PEDESTRIAN WALKWAY + RIVERWALK
 EXISTING SIDEWALK
 PUBLIC PEDESTRIAN CONNECTION BETWEEN SIDEWALK AND RIVERWALK

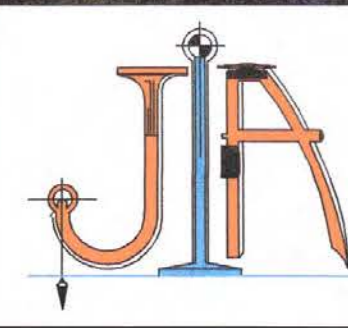


HOTEL PARTIAL SECTION @NW SOUTH RIVER DRIVE
SCALE : 1/8" = 1'-0"



OFFICE PARTIAL SECTION @NW SOUTH RIVER DRIVE
SCALE : 1/8" = 1'-0"

Structural Engineer LERA in association with YHCE 99 NW 27th Ave. Miami, FL 33125 Landscape Architect PARADELO BURGESS DESIGN STUDIO 421 South Olive Ave West Palm Beach, FL 33401	Architect of Record ODP ARCHITECTS 2432 Hollywood Blvd. Hollywood, FL 33020 Project Management CLARO DEVELOPMENT 1035 N Miami Ave, Suite 201 Miami, FL 33136	 Kurt Dannwolf FL. Architect Reg. No: AR92042	Client 555 RIVER PARTNERS LLC; MRP #1 LLC; 555 SRD LLC; 555 RIVER Dr. LLC Design Consultant CARLOS ZAPATA STUDIO	Project Name 555 RIVER HOUSE 555 NW S River Dr., Miami, FL 33136 Scale 1/32" = 1'-0" Date 04/19/2019	Title PEDESTRIAN ACCESS DIAGRAM Number G108
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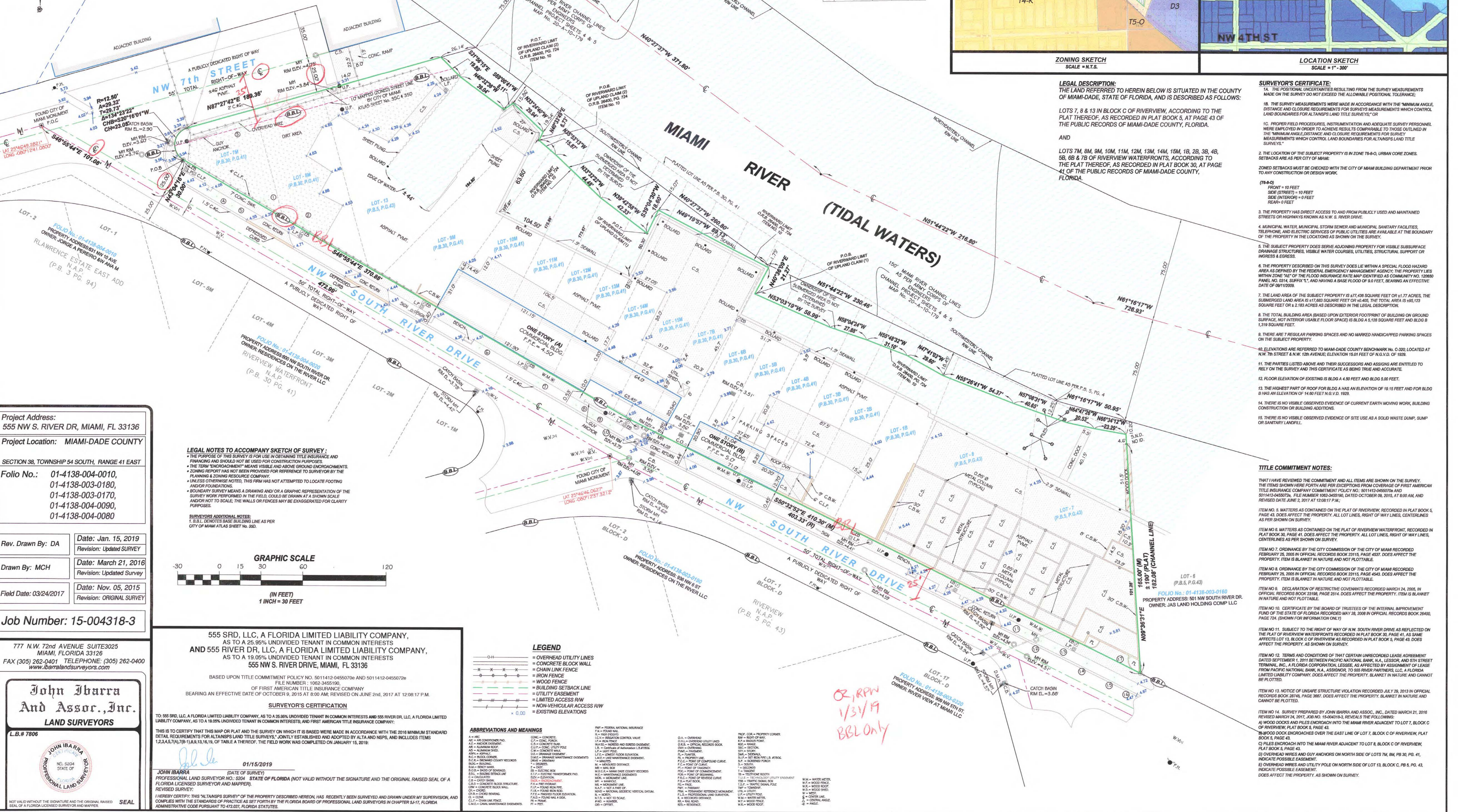
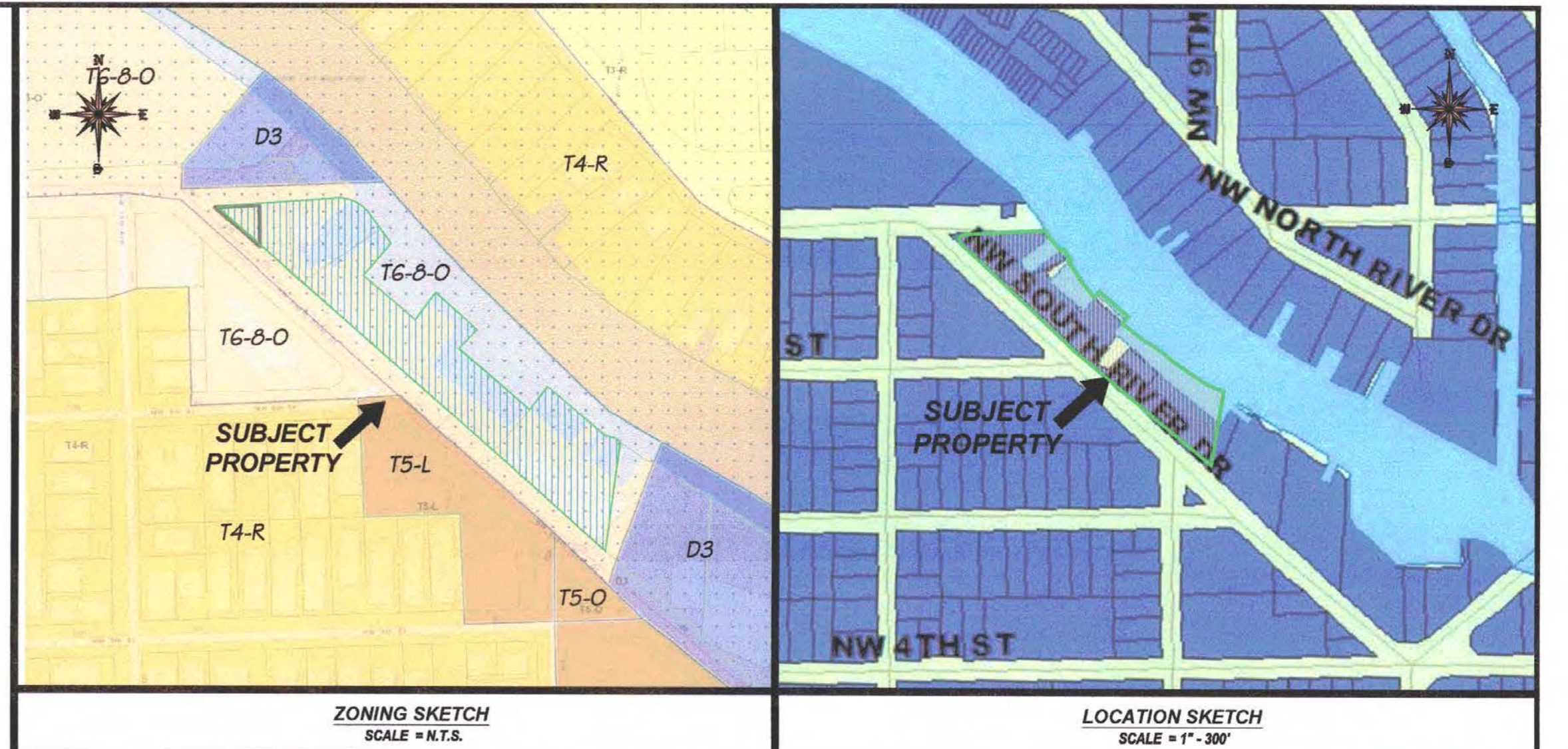


JOHN IBARRA & ASSOCIATES, INC.
Professional Land Surveyors & Mappers
WWW.IBARRALANDSURVEYORS.COM
777 N.W. 72nd AVENUE SUITE 3025 MIAMI, FLORIDA 33126 PH: (305) 262-0400 FAX: (305) 262-0401
4040 DEL PRADO BLVD. SUITE # 823 CAPE CORAL, FL 33904 PH: (239) 540-2660 FAX: (239) 540-2664



ALTA/NSPS Land Title Survey

No.	Name	Diameter (PL)	Height (PL)	Spread (PL)
1	TORTAL PALM (2)	1.0	30	12
2	TORTAL PALM (2)	1.0	30	12
3	MANGONNY	1.5	40	35
4	SILVER BUTTWOOD	0.4	12	0
5	SILVER BUTTWOOD	0.4	12	0
6	SILVER BUTTWOOD	0.4	12	0
7	CRAPE MYRTLE	1.0	15	0
8	CRAPE MYRTLE	1.0	15	0
9	CRAPE MYRTLE	1.0	15	0
10	CRAPE MYRTLE	1.0	15	0
11	CRAPE MYRTLE	1.2	15	0
12	CRAPE MYRTLE	1.2	15	0
13	CRAPE MYRTLE	1.2	15	0
14	CRAPE MYRTLE	1.2	15	0
15	CRAPE MYRTLE	1.2	15	0
16	CRAPE MYRTLE	1.2	15	0
17	FIGS	3.0	40	35



Project Address:
555 NW S. RIVER DR, MIAMI, FL 33136

Project Location: MIAMI-DADE COUNTY

SECTION 38, TOWNSHIP 54 SOUTH, RANGE 41 EAST

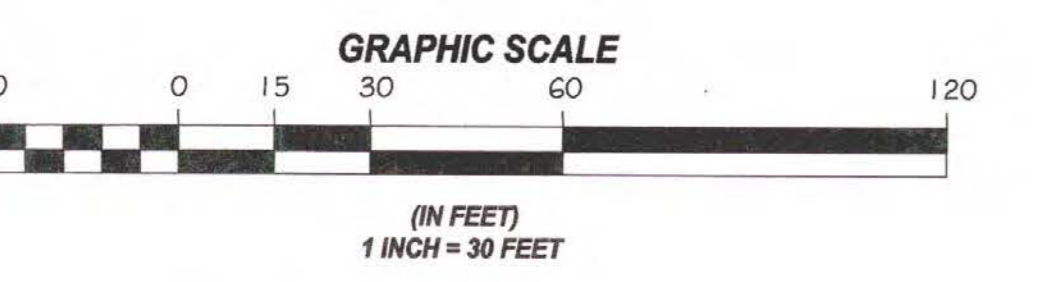
Folio No.: 01-4138-004-0010,
01-4138-003-0180,
01-4138-003-0170,
01-4138-004-0090,
01-4138-004-0080

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:

- THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- ZONING REPORT HAS NOT BEEN PROVIDED FOR REFERENCE TO SURVEYOR BY THE PLANNING & ZONING RESOURCE COMPANY.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- BOUNDARY SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE. THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.

SURVEYOR'S ADDITIONAL NOTES:

- B.B.L. DENOTES BASE BUILDING LINE AS PER CITY OF MIAMI ATLAS SHEET NO. 380.



Rev. Drawn By: DA **Date:** Jan. 15, 2019 **Revision:** Updated SURVEY

Drawn By: MCH **Date:** March 21, 2016 **Revision:** Updated SURVEY

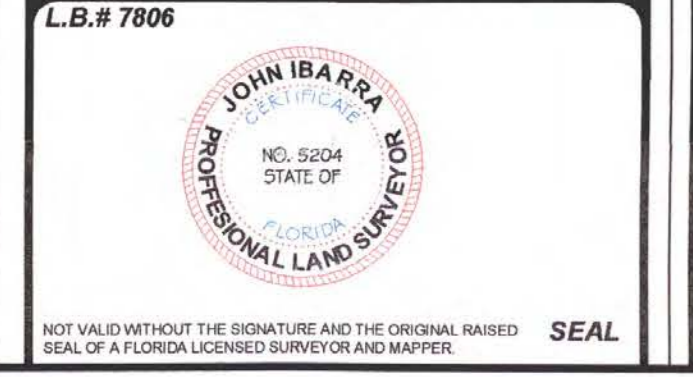
Field Date: 03/24/2017 **Date:** Nov. 05, 2015 **Revision:** ORIGINAL SURVEY

Job Number: 15-004318-3

777 N.W. 72nd AVENUE SUITE 3025 MIAMI, FLORIDA 33126
FAX (305) 262-0401 TELEPHONE: (305) 262-0400
www.ibarralandsurveyors.com

John Ibarra
And Assor., Inc.
LAND SURVEYORS

L.B.# 7806



555 SRD, LLC, A FLORIDA LIMITED LIABILITY COMPANY,
AS TO A 25.95% UNDIVIDED TENANT IN COMMON INTERESTS
AND 555 RIVER DR, LLC, A FLORIDA LIMITED LIABILITY COMPANY,
AS TO A 19.05% UNDIVIDED TENANT IN COMMON INTERESTS
555 NW S. RIVER DRIVE, MIAMI, FL 33136

BASED UPON TITLE COMMITMENT POLICY NO. 5011412-0455070e AND 5011412-0455070e
FILE NUMBER: 1062-3455199
OF FIRST AMERICAN TITLE INSURANCE COMPANY
BEARING AN EFFECTIVE DATE OF OCTOBER 9, 2015 AT 8:00 AM; REVISED ON JUNE 2nd, 2017 AT 12:08:17 P.M.

SURVEYOR'S CERTIFICATION

TO: 555 SRD, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS TO A 25.95% UNDIVIDED TENANT IN COMMON INTERESTS AND 555 RIVER DR, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS TO A 19.05% UNDIVIDED TENANT IN COMMON INTERESTS; AND FIRST AMERICAN TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,5,7(A),7(B)-1,8,9,13,16,19, OF TABLE THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 15, 2018.

John Ibarra 01/15/2019
PROFESSIONAL LAND SURVEYOR NO. 5204 STATE OF FLORIDA (NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER)

LEGEND

- OVERHEAD UTILITY LINES
- CONCRETE BLOCK WALL
- CHAIN LINK FENCE
- IRON FENCE
- WOOD FENCE
- BUILDING SETBACK LINE
- UTILITY EASEMENT
- LIMITED ACCESS RW
- NON-VEHICULAR ACCESS RW
- EXISTING ELEVATIONS

ABBREVIATIONS AND MEANINGS

A = ARC	C.M.C. = CONCRETE MASONRY CONCRETE	F.P. = FEDERAL NATIONAL INSURANCE	P.O.B. = POINT OF BEGINNING
AK = ANCHOR	C.F. = CONC. FENCE	L.F. = L.F. FENCE	R.W. = RIGHT-OF-WAY
AL = ALUMINUM	C.L. = CONC. CURB	M.S. = METAL STUD	S.W. = SURVEYOR'S WORK
AM = ALUMINUM	C.P. = CONC. POST	N.S. = NORTHERN	T.C. = TYPICAL
AS = ASPHALT	C.S. = CONC. SURFACE	O.S. = OFFICIAL RECORD BOOK	T.P. = TYPICAL
B.L. = BRICK	D.M. = DRINKING WATER MAIN	OS = OFFICIAL RECORD BOOK	U.L. = UTILITY
B.S. = BRICK	D.O. = DRIVEWAY	P.M. = PLATTED MAP	U.P. = UTILITY POLE
B.W. = BRICK WALL	D.P. = DRIVEWAY	P.O. = POINT OF BEGINNING	U.S. = UTILITY SINK
B.W. = BRICK WALL	D.P. = DRIVEWAY	P.O. = POINT OF BEGINNING	U.S. = UTILITY SINK
B.W. = BRICK WALL	D.P. = DRIVEWAY	P.O. = POINT OF BEGINNING	U.S. = UTILITY SINK

REVISIONS:

02, 1, R.W.
1/31/19
BBL ONLY

LEGAL DESCRIPTION:
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MIAMI-DADE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

LOTS 7, 8 & 13 IN BLOCK C OF RIVERVIEW, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, AT PAGE 43 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND

LOTS 7M, 8M, 9M, 10M, 11M, 12M, 13M, 14M, 15M, 1B, 2B, 3B, 4B, 5B, 6B & 7B OF RIVERVIEW WATERFRONTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, AT PAGE 41 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LEGAL DESCRIPTION:
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MIAMI-DADE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

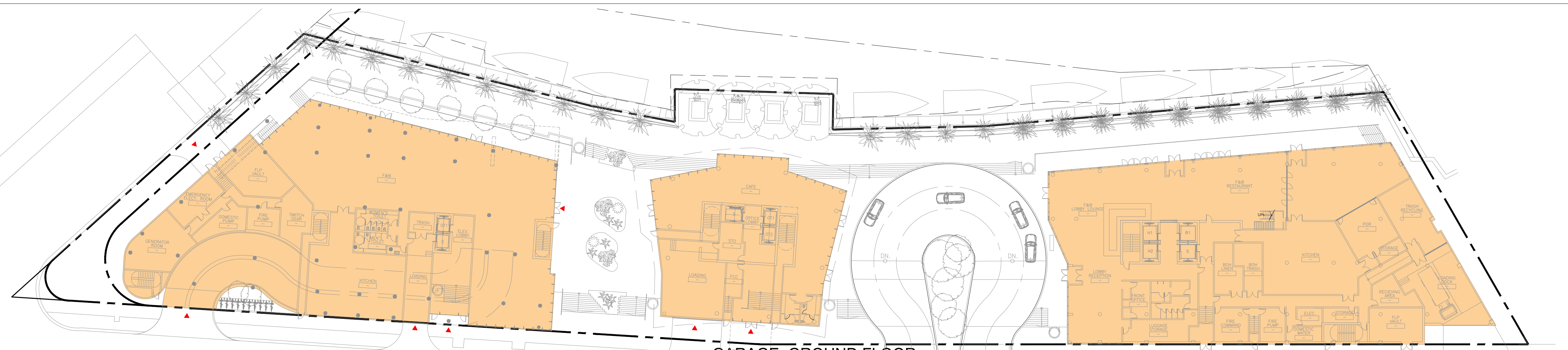
LOTS 7, 8 & 13 IN BLOCK C OF RIVERVIEW, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, AT PAGE 43 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND

LOTS 7M, 8M, 9M, 10M, 11M, 12M, 13M, 14M, 15M, 1B, 2B, 3B, 4B, 5B, 6B & 7B OF RIVERVIEW WATERFRONTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, AT PAGE 41 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

- SURVEYOR'S CERTIFICATE:**
- THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.
 - THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEYS MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS; OR
 - PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL, TELEPHONE AND ELECTRIC SERVICES FOR SURVEYS MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS; OR
 - THE LOCATION OF THE SUBJECT PROPERTY IS IN ZONE T6-8-O, URBAN CORE ZONES. SETBACKS ARE AS PER CITY OF MIAMI.
 - ZONED SETBACKS MUST BE CHECKED WITH THE CITY OF MIAMI BUILDING DEPARTMENT PRIOR TO ANY CONSTRUCTION OR DESIGN WORK.
 - FRONT = 10 FEET
SIDE (STREET) = 10 FEET
SIDE (INTERIOR) = 0 FEET
REAR = 0 FEET
 - THE PROPERTY HAS DIRECT ACCESS TO AND FROM PUBLICLY USED AND MAINTAINED STREETS OR HIGHWAYS KNOWN AS N.W. S. RIVER DRIVE.
 - MUNICIPAL WATER, MUNICIPAL STORM SEWER AND MUNICIPAL SANITARY FACILITIES, TELEPHONE AND ELECTRIC SERVICES FOR PUBLIC UTILITIES ARE AVAILABLE AT THE BOUNDARY OF THE PROPERTY IN THE LOCATIONS AS SHOWN ON THE SURVEY.
 - THE SUBJECT PROPERTY DOES NOT ADJOINING PROPERTY FOR VISIBLE SUBSURFACE DRAINAGE STRUCTURES, VISIBLE WATER COURSES, UTILITIES, STRUCTURAL SUPPORT OR INGRESS & EGRESS.
 - THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE "AE" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY NO. 120660 PANEL NO. 0314, SUPPLEMENT 1, AND HAVING A BASE FLOOD OF 8.0 FEET, BEARING AN EFFECTIVE DATE OF 09/12/2009.
 - THE LAND AREA OF THE SUBJECT PROPERTY IS 277,436 SQUARE FEET OR 6.37 ACRES. THE SUBMERGED LAND AREA IS 17,863 SQUARE FEET OR 4.04 ACRES. THE TOTAL AREA IS 295,299 SQUARE FEET OR 6.78 ACRES AS DESCRIBED IN THE LEGAL DESCRIPTION.
 - THE TOTAL BUILDING AREA (BASED UPON EXTERIOR FOOTPRINT OF BUILDING ON GROUND SURFACE, NOT INTERIOR USABLE FLOOR SPACE) IS BLDG A 5,128 SQUARE FEET AND BLDG B 3,119 SQUARE FEET.
 - THERE ARE 7 REGULAR PARKING SPACES AND NO MARKED HANDICAPPED PARKING SPACES ON THE SUBJECT PROPERTY.
 - ELEVATIONS ARE REFERRED TO MIAMI-DADE COUNTY BENCHMARK NO. C-320, LOCATED AT N.W. 7th STREET & N.W. 12th AVENUE. ELEVATION 15.01 FEET OF N.G.V.D. OF 1929.
 - THE PARTIES LISTED ABOVE AND THEIR SUCCESSORS AND ASSIGNS ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFICATE AS BEING TRUE AND ACCURATE.
 - FLOOR ELEVATION OF EXISTING IS BLDG A 4.80 FEET AND BLDG 5.00 FEET.
 - THE HIGHEST PART OF ROOF FOR BLDG A HAS AN ELEVATION OF 16.15 FEET AND FOR BLDG B HAS AN ELEVATION OF 14.60 FEET N.G.V.D. OF 1929.
 - THERE IS NO VISIBLE OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
 - THERE IS NO VISIBLE OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

- TITLE COMMITMENT NOTES:**
- THAT I HAVE REVIEWED THE COMMITMENT AND ALL ITEMS ARE SHOWN ON THE SURVEY. THE ITEMS SHOWN HEREIN ARE SUBJECT TO THE COVERAGE OF FIRST AMERICAN TITLE INSURANCE COMPANY POLICY NO. 5011412-0455070e AND 5011412-0455070e, FILE NUMBER 1062-3455199, DATED OCTOBER 09, 2015, AT 8:00 AM, AND REVISED DATE: JUNE 2, 2017 AT 12:08:17 P.M.
 - ITEM NO. 5 MATTERS AS CONTAINED ON THE PLAT OF RIVERVIEW, RECORDED IN PLAT BOOK 5, PAGE 43, DOES AFFECT THE PROPERTY. ALL LOT LINES, RIGHT-OF-WAY LINES, CENTERLINES AS PER SHOWN ON SURVEY.
 - ITEM NO. 6 MATTERS AS CONTAINED ON THE PLAT OF RIVERVIEW WATERFRONT, RECORDED IN PLAT BOOK 30, PAGE 41, DOES AFFECT THE PROPERTY. ALL LOT LINES, RIGHT-OF-WAY LINES, CENTERLINES AS PER SHOWN ON SURVEY.
 - ITEM NO. 7. ORDINANCE BY THE CITY COMMISSION OF THE CITY OF MIAMI RECORDED FEBRUARY 25, 2005 IN OFFICIAL RECORDS BOOK 2315, PAGE 4537. DOES AFFECT THE PROPERTY. ITEM IS BLANKET IN NATURE AND NOT PLOTTABLE.
 - ITEM NO. 8. ORDINANCE BY THE CITY COMMISSION OF THE CITY OF MIAMI RECORDED FEBRUARY 25, 2005 IN OFFICIAL RECORDS BOOK 2315, PAGE 4548. DOES AFFECT THE PROPERTY. ITEM IS BLANKET IN NATURE AND NOT PLOTTABLE.
 - ITEM NO. 9. DECLARATION OF RESTRICTIVE COVENANTS RECORDED MARCH 14, 2005, IN OFFICIAL RECORDS BOOK 2318, PAGE 2514. DOES AFFECT THE PROPERTY. ITEM IS BLANKET IN NATURE AND NOT PLOTTABLE.
 - ITEM NO. 10. CERTIFICATE BY THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA RECORDED MAY 28, 2008 IN OFFICIAL RECORDS BOOK 26400, PAGE 724. (SHOWN FOR INFORMATION ONLY)
 - ITEM NO. 11. SUBJECT TO THE RIGHT-OF-WAY OF N.W. SOUTH RIVER DRIVE AS REFLECTED ON THE PLAT OF RIVERVIEW WATERFRONTS RECORDED IN PLAT BOOK 30, PAGE 41, AS SAME AFFECTS LOT 13, BLOCK C OF RIVERVIEW AS RECORDED IN PLAT BOOK 5, PAGE 43. DOES AFFECT THE PROPERTY. AS SHOWN ON SURVEY.
 - ITEM NO. 12. TERMS AND CONDITIONS OF THAT CERTAIN UNRECORDED LEASE AGREEMENT DATED SEPTEMBER 1, 2011 BETWEEN PACIFIC NATIONAL BANK, N.A., LESSOR, AND 5TH STREET TERMINAL, INC., A FLORIDA CORPORATION, LESSEE, AS AFFECTED BY ASSIGNMENT OF LEASE FROM PACIFIC NATIONAL BANK, N.A., ASSIGNOR, TO 555 RIVER DR, LLC, A FLORIDA LIMITED LIABILITY COMPANY, DOES AFFECT THE PROPERTY. BLANKET IN NATURE AND CANNOT BE PLOTTED.
 - ITEM NO. 13. NOTICE OF UNSAFE STRUCTURE VIOLATION RECORDED JULY 28, 2013 IN OFFICIAL RECORDS BOOK 28748, PAGE 3887. DOES AFFECT THE PROPERTY. BLANKET IN NATURE AND CANNOT BE PLOTTED.
 - ITEM NO. 14. SURVEY PREPARED BY JOHN IBARRA AND ASSOC., INC., DATED MARCH 21, 2016 REVISED MARCH 24, 2017, JOB NO. 15-004318-3, REVEALS THE FOLLOWING:
 - WOOD DOCKS AND PILES ENDOACH INTO THE MIAMI RIVER ADJACENT TO LOT 7, BLOCK C OF RIVERVIEW, PLAT BOOK 5, PAGE 43.
 - PILES ENDOACH INTO THE MIAMI RIVER ADJACENT TO LOT 8, BLOCK C OF RIVERVIEW, PLAT BOOK 5, PAGE 43.
 - OVERHEAD WIRES AND GUY ANCHORS ON NORTH SIDE OF LOTS 7M, 8M, 9M, 10M, 11M, 12M, 13M, 14M, 15M, 1B, 2B, 3B, 4B, 5B, 6B & 7B, INDICATE POSSIBLE EASEMENT.
 - OVERHEAD WIRES AND UTILITY POLE ON NORTH SIDE OF LOT 13, BLOCK C, PG. 43, INDICATE POSSIBLE EASEMENT.

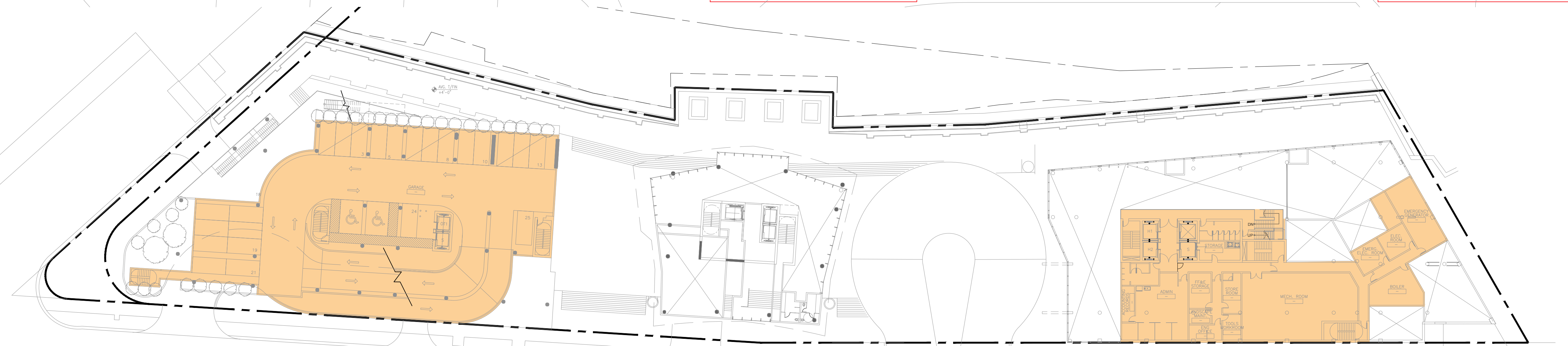
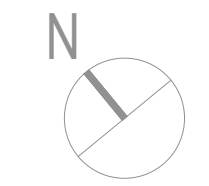


GARAGE_GROUND FLOOR
OFFICE_GROUND FLOOR

AMENITIES: 13,009 SF
GARAGE: 2,516 SF
CIRCULATION: 3,965 SF
BACK OF THE HOUSE: 8,594 SF
TOTAL: 28,084 SF

HOTEL_GROUND FLOOR

AMENITIES: 8,947 SF
CIRCULATION: 2,797 SF
BACK OF THE HOUSE: 8,925 SF
TOTAL: 20,669 SF

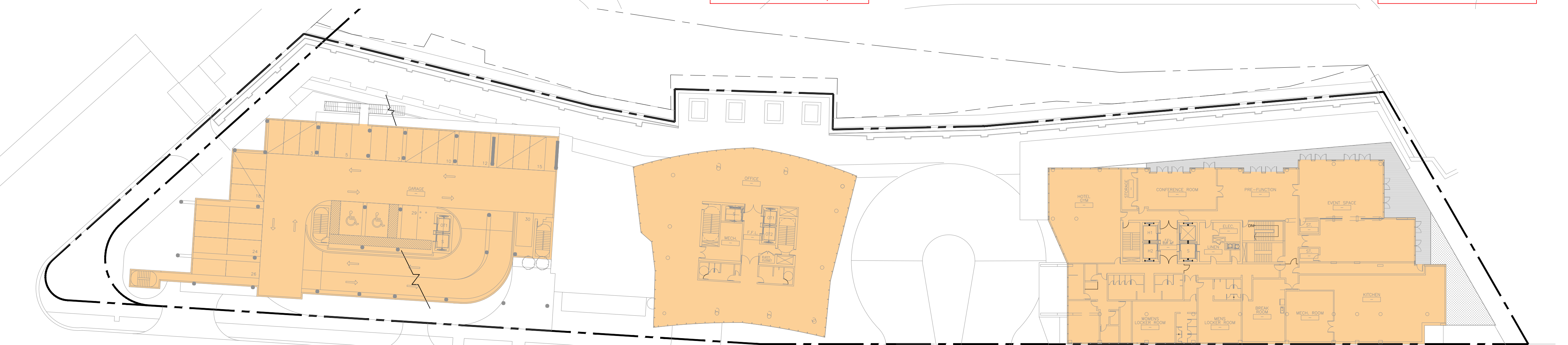
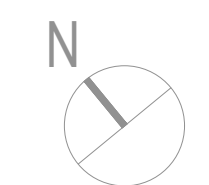


GARAGE_G1 FLOOR

GARAGE: 15,237 SF
CIRCULATION: 624 SF
BACK OF THE HOUSE: -
TOTAL: 15,861 SF

HOTEL_MEZZ. FLOOR

CIRCULATION: 3,194 SF
BACK OF THE HOUSE: 6,698 SF
TOTAL: 9,892 SF

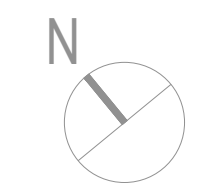


GARAGE_G2 FLOOR
OFFICE_2ND FLOOR

OFFICE: 7,385 SF
GARAGE: 15,405 SF
CIRCULATION: 1,772 SF
BACK OF THE HOUSE: 927 SF
TOTAL: 25,489 SF

HOTEL_2ND FLOOR

EVENT SPACE: 3,613 SF
AMENITIES: 1,885 SF
CIRCULATION: 4,389 SF
BACK OF THE HOUSE: 8,284 SF
TOTAL: 18,171 SF



Structural Engineer
99 NW 27th Ave.
Miami, FL 33125
Landscape Architect
421 South Olive Ave
West Palm Beach, FL 33401


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Hollywood, FL 33020
Project Management
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Miami, FL 33136

ODP ARCHITECTS
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CLARO DEVELOPMENT
T +1 (305) 324-4700


Kurt Dannwolf
FL. Architect Reg. No: AR92042

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Design Consultant
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555 SRD LLC; 555 RIVER Dr. LLC
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CARLOS ZAPATA STUDIO
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Project Name
555 NW S River Dr., Miami, FL 33136

555 RIVER HOUSE

Scale
1/32" = 1'-0"

Date
04/19/2019

Title
FLR DIAGRAM

Number
A010

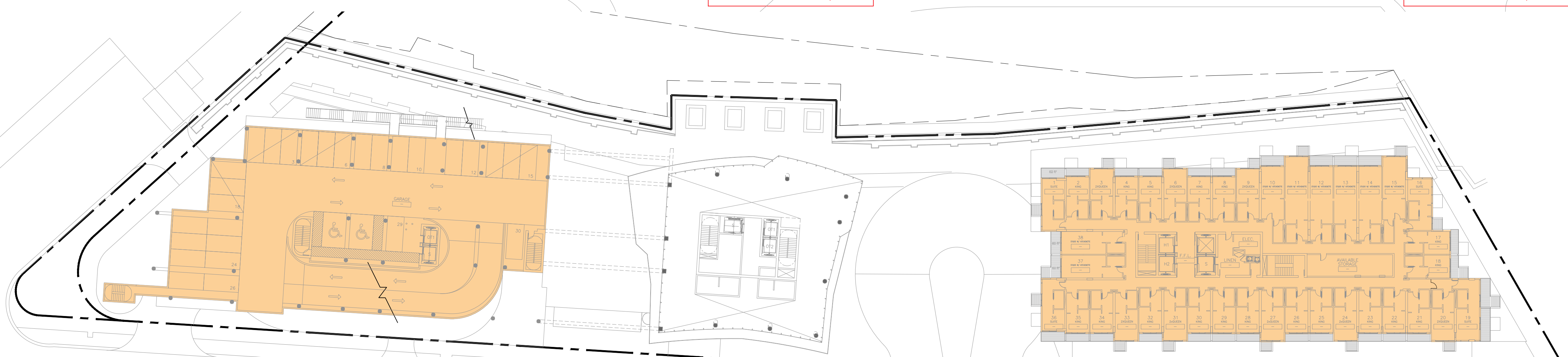


**GARAGE_G3 FLOOR
OFFICE_3R FLOOR**

OFFICE: 5,562 SF
 GARAGE: 15,405 SF
 CIRCULATION: 1,772 SF
 BACK OF THE HOUSE: 927 SF
 TOTAL: 23,666 SF

HOTEL_3RD FLOOR

GUEST ROOMS: 13,804 SF
 CIRCULATION: 2,765 SF
 BACK OF THE HOUSE: 1,905 SF
 TOTAL: 18,474 SF



GARAGE_G4 FLOOR

GARAGE: 15,405 SF
 CIRCULATION: 624 SF
 BACK OF THE HOUSE: -
 TOTAL: 16,029 SF

HOTEL_4TH FLOOR

GUEST ROOMS: 13,262 SF
 CIRCULATION: 2,765 SF
 BACK OF THE HOUSE: 1,905 SF
 TOTAL: 17,932 SF



**GARAGE_G5 FLOOR
OFFICE_4TH FLOOR**

OFFICE: 7,923 SF
 GARAGE: 19,662 SF
 CIRCULATION: 1,961 SF
 BACK OF THE HOUSE: 927 SF
 TOTAL: 30,473 SF

HOTEL_5TH FLOOR

GUEST ROOMS: 13,096 SF
 CIRCULATION: 2,765 SF
 BACK OF THE HOUSE: 1,905 SF
 TOTAL: 17,766 SF



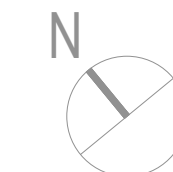


**GARAGE_G6 FLOOR
OFFICE_5TH FLOOR**

OFFICE: 7,062 SF
 GARAGE: 19,312 SF
 CIRCULATION: 1,772 SF
 BACK OF THE HOUSE: 927 SF
 TOTAL: 29,073 SF

HOTEL_6TH FLOOR

GUEST ROOMS: 12,858 SF
 CIRCULATION: 2,765 SF
 BACK OF THE HOUSE: 1,905 SF
 TOTAL: 17,528 SF

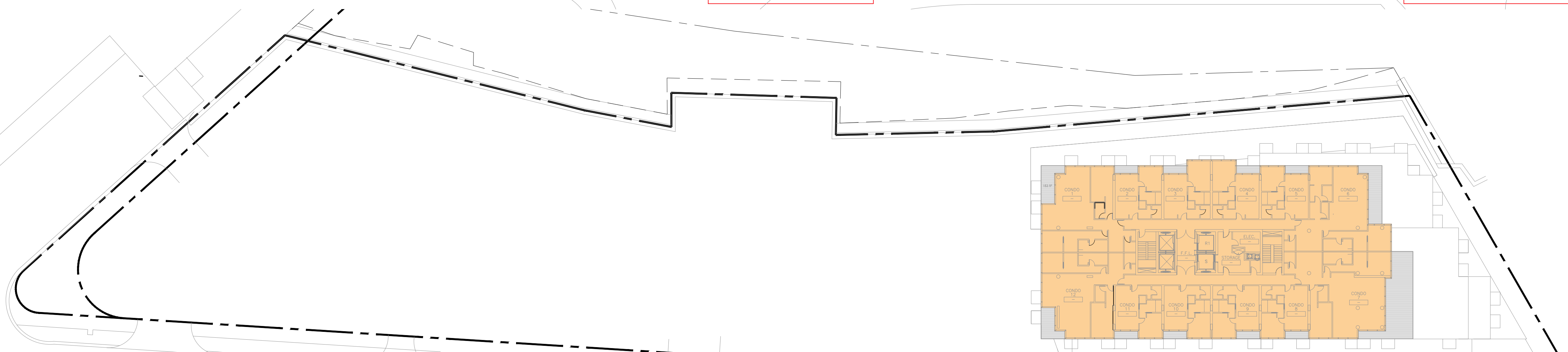


**GARAGE_G7 FLOOR
OFFICE_6TH FLOOR**

OFFICE: 8,813 SF
 GARAGE: 18,624 SF
 CIRCULATION: 1,672 SF
 BACK OF THE HOUSE: 899 SF
 TOTAL: 30,008 SF

HOTEL_7TH FLOOR

GUEST ROOMS: 10,099 SF
 CIRCULATION: 2,097 SF
 BACK OF THE HOUSE: 2,161 SF
 TOTAL: 14,339 SF



HOTEL_8TH FLOOR

CONDO: 12,213 SF
 CIRCULATION: 1,403 SF
 BACK OF THE HOUSE: 1,278 SF
 TOTAL: 14,894 SF



Structural Engineer
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 Landscape Architect
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 Miami, FL 33136

Client
 555 RIVER PARTNERS LLC; MRP #1 LLC;
 555 SRD LLC; 555 RIVER Dr. LLC
 Design Consultant
 CARLOS ZAPATA STUDIO

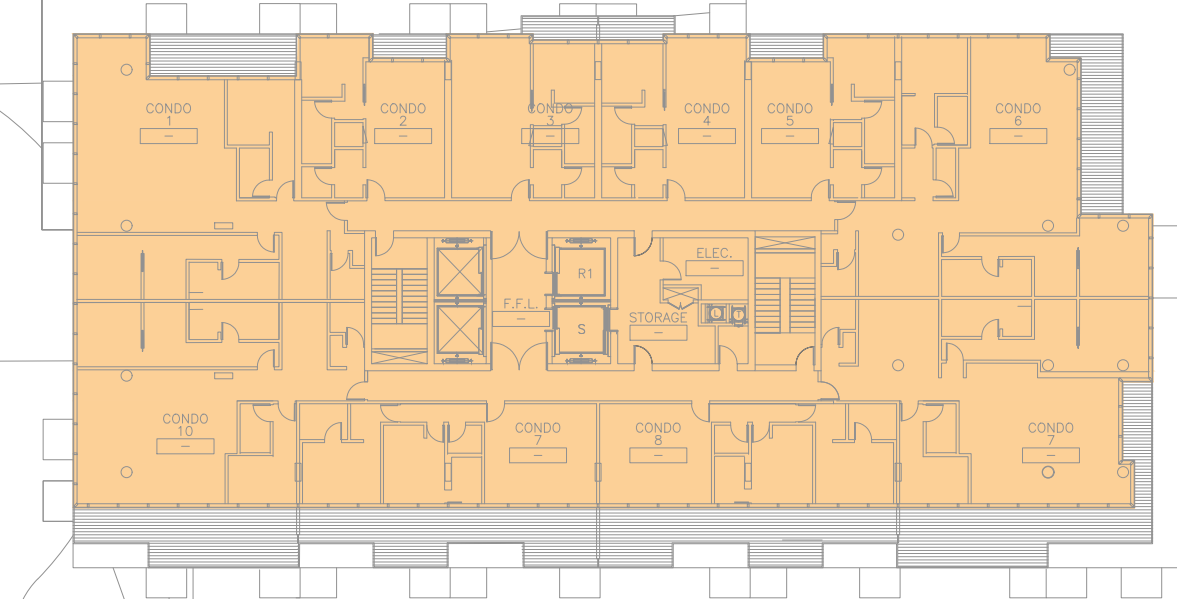
7272 NE 6th Ct, Ste 10
 Miami, FL 33138
 561 Broadway, 4A/B
 New York, NY 10012

Project Name
555 RIVER HOUSE
 555 NW S River Dr., Miami, FL 33136
 Scale
 1/32" = 1'-0"
 Date
 04/19/2019
 Title
FLR DIAGRAM
 Number
A012



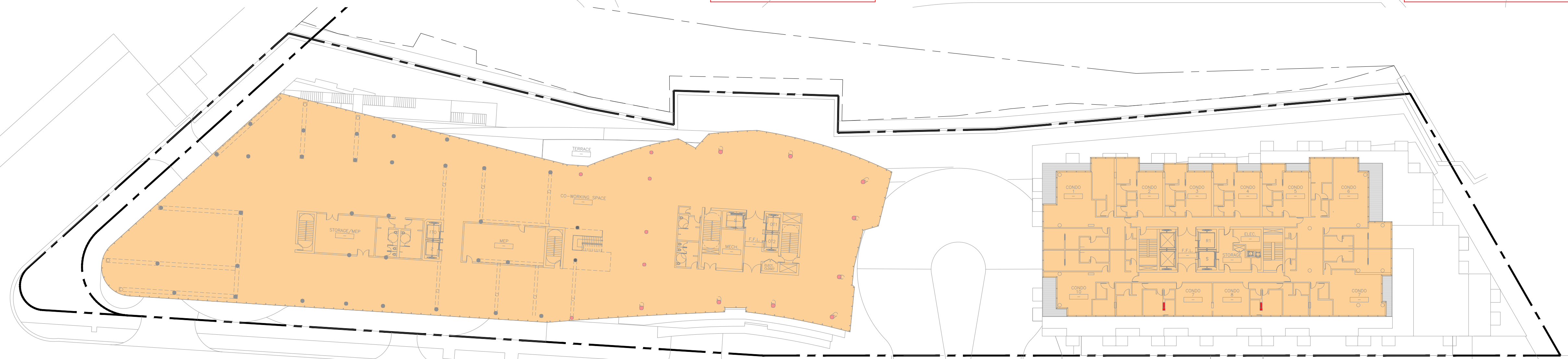
**GARAGE_8 FLOOR
OFFICE_7TH FLOOR**

OFFICE: 7,791 SF
GARAGE: 19,294 SF
CIRCULATION: 1,672 SF
BACK OF THE HOUSE: 899 SF
TOTAL: 29,656 SF



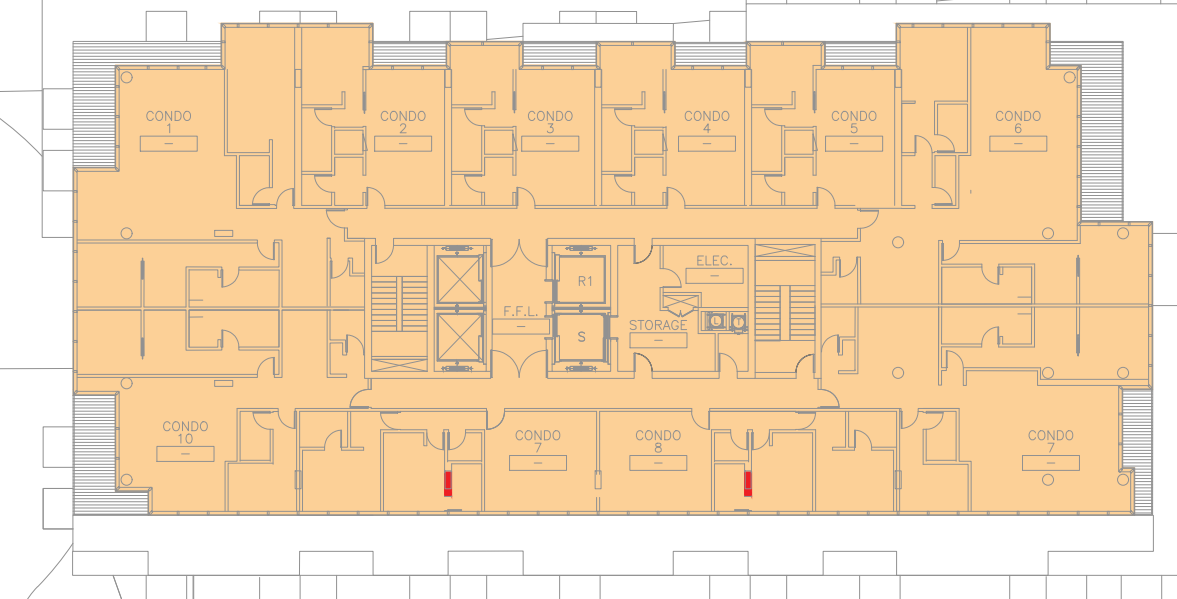
HOTEL_9TH FLOOR

CONDO: 10,885 SF
CIRCULATION: 1,298 SF
BACK OF THE HOUSE: 1,278 SF
TOTAL: 13,461 SF



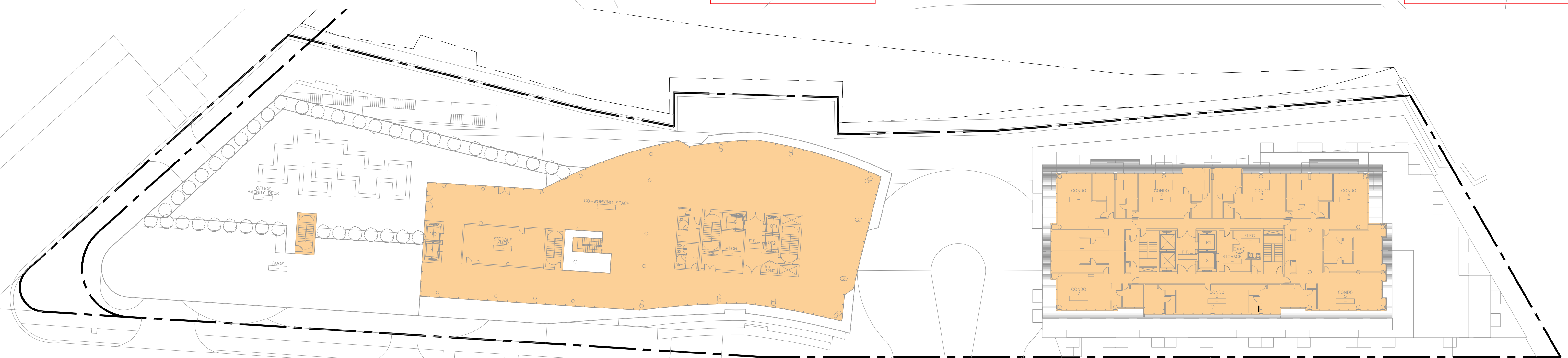
OFFICE_8TH FLOOR

OFFICE: 28,919 SF
CIRCULATION: 1,975 SF
BACK OF THE HOUSE: 2,941 SF
TOTAL: 33,835 SF



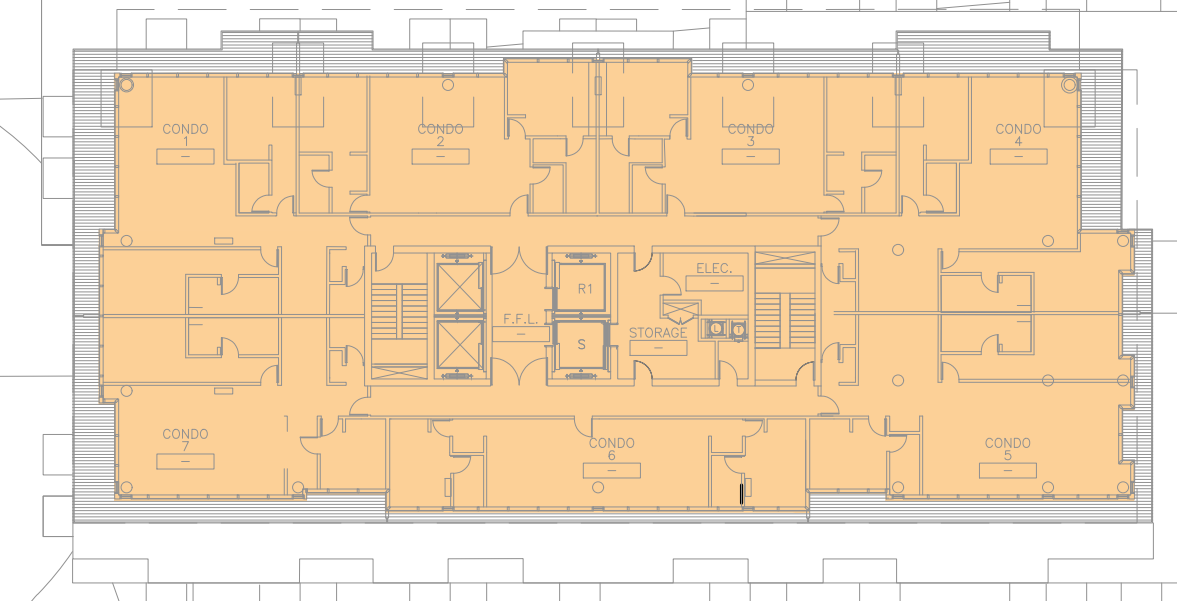
HOTEL_10TH FLOOR

CONDO: 10,752 SF
CIRCULATION: 1,296 SF
BACK OF THE HOUSE: 1,278 SF
TOTAL: 13,326 SF



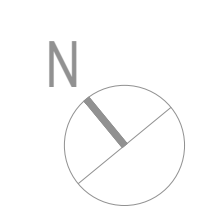
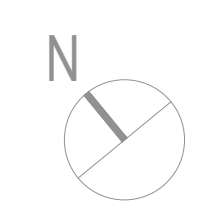
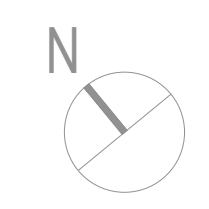
OFFICE_9TH FLOOR

OFFICE: 12,867 SF
CIRCULATION: 1,925 SF
BACK OF THE HOUSE: 1,771 SF
TOTAL: 16,563 SF



HOTEL_11TH FLOOR

CONDO: 9,521 SF
CIRCULATION: 2,121 SF
BACK OF THE HOUSE: 418 SF
TOTAL: 12,060 SF



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Project Name
555 NW S River Dr., Miami, FL 33136

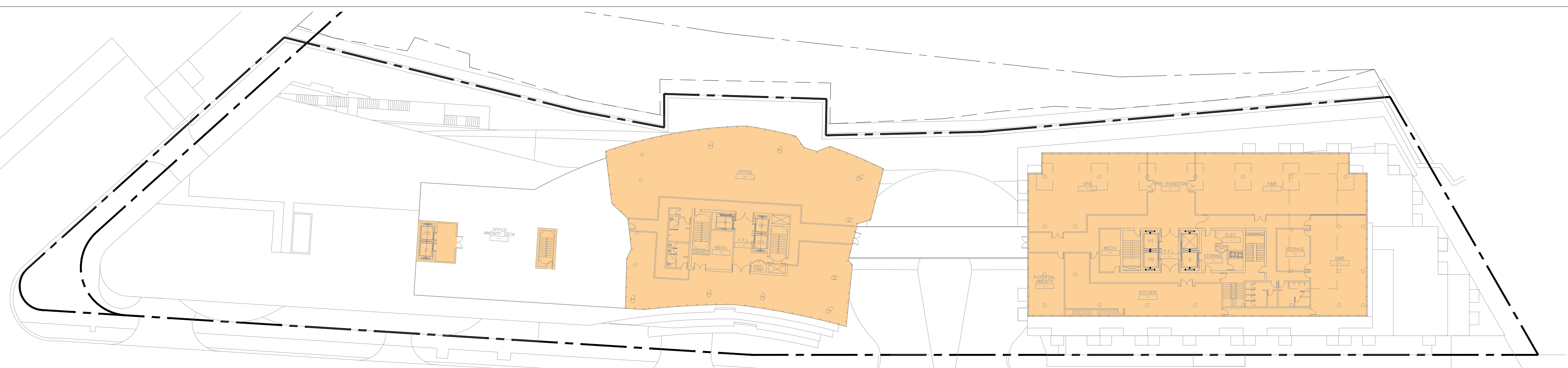
555 RIVER HOUSE

Scale
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Date
04/19/2019

Title
FLR DIAGRAM

Number
A013

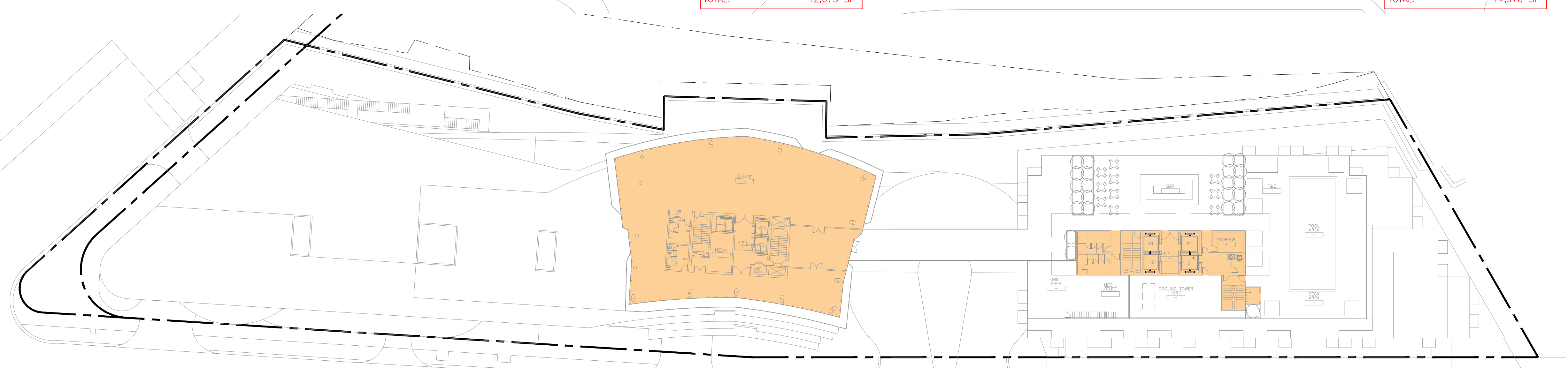
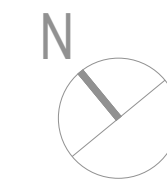


OFFICE_10TH FLOOR

OFFICE: 8,265 SF
 CIRCULATION: 2,909 SF
 BACK OF THE HOUSE: 899 SF
 TOTAL: 12,073 SF

HOTEL_12TH FLOOR

EVENT SPACE: 4,371 SF
 AMENITIES: 2,878 SF
 CIRCULATION: 4,433 SF
 BACK OF THE HOUSE: 3,288 SF
 TOTAL: 14,970 SF

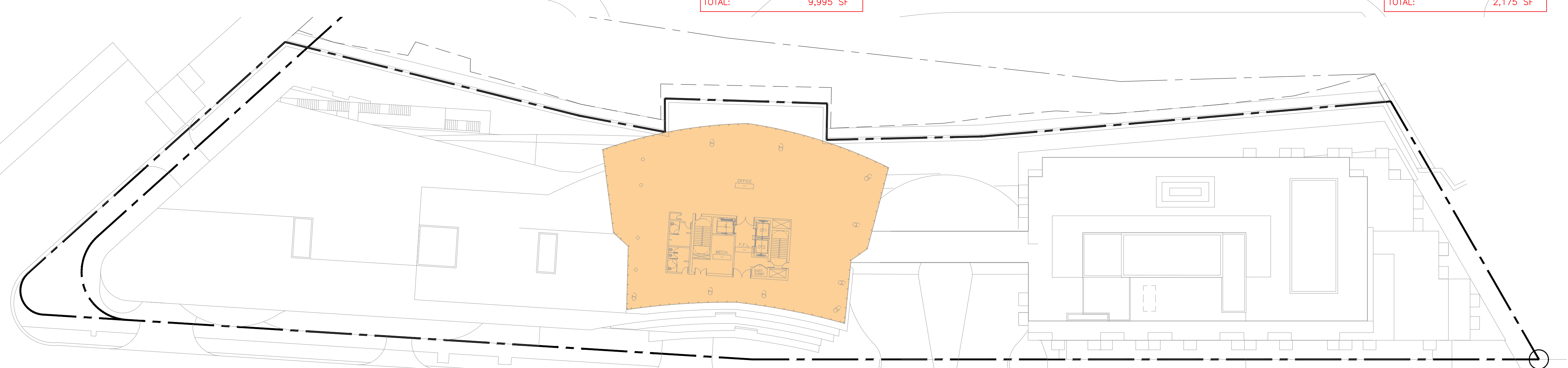


OFFICE_11TH FLOOR

OFFICE: 7,303 SF
 CIRCULATION: 1,793 SF
 BACK OF THE HOUSE: 899 SF
 TOTAL: 9,995 SF

HOTEL_ROOF

CIRCULATION: 1,284 SF
 BACK OF THE HOUSE: 891 SF
 TOTAL: 2,175 SF

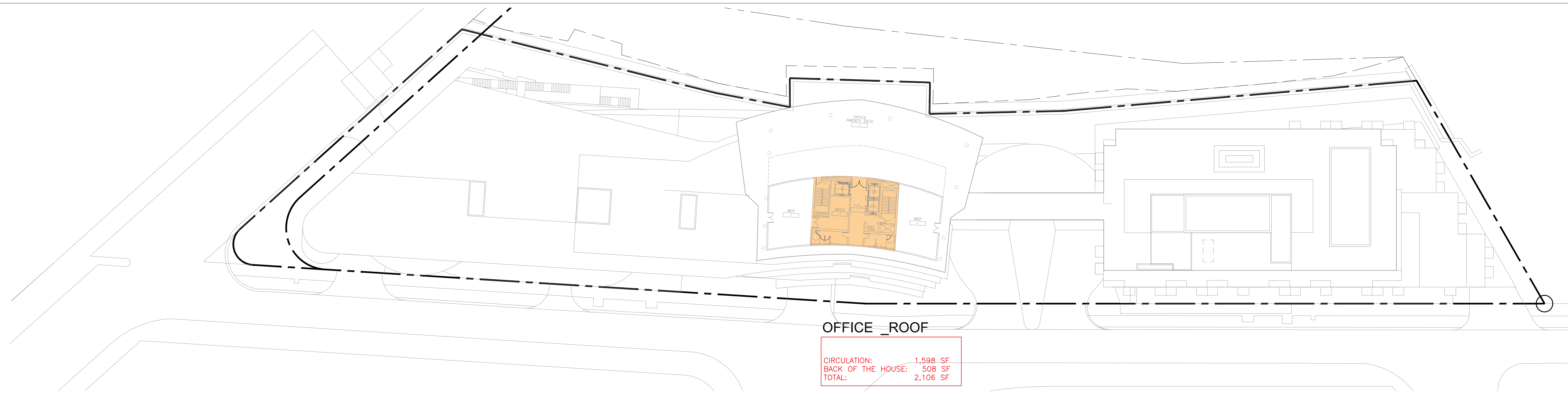


OFFICE_12TH FLOOR

OFFICE: 9,949 SF
 CIRCULATION: 1,045 SF
 BACK OF THE HOUSE: 899 SF
 TOTAL: 11,893 SF



Structural Engineer 99 NW 27th Ave. Miami, FL 33125 Landscape Architect 421 South Olive Ave West Palm Beach, FL 33401	LERA in association with YHCE T +1 (305) 441 0755	Architect of Record 2432 Hollywood Blvd Hollywood, FL 33020 Project Management 1035 N Miami Ave, Suite 201 Miami, FL 33136	ODP ARCHITECTS T +1 (954) 518 0833		Client 7272 NE 6th Ct, Ste 10 Miami, FL 33138 Design Consultant 561 Broadway, 4A/B New York, NY 10012	555 RIVER PARTNERS LLC; MRP #1 LLC; 555 SRD LLC; 555 RIVER Dr. LLC T +1 (786) 558 9593	Project Name 555 NW S River Dr., Miami, FL 33136 Scale 1/32" = 1'-0" Date 04/19/2019	555 RIVER HOUSE FLR DIAGRAM	Number A014
	PARADELO BURGESS DESIGN STUDIO T +1 (786) 671 8250		CLARO DEVELOPMENT T +1 (305) 324-4700	Kurt Dannwolf FL. Architect Reg. No: AR92042	CARLOS ZAPATA STUDIO T +1 (212) 966 9292				



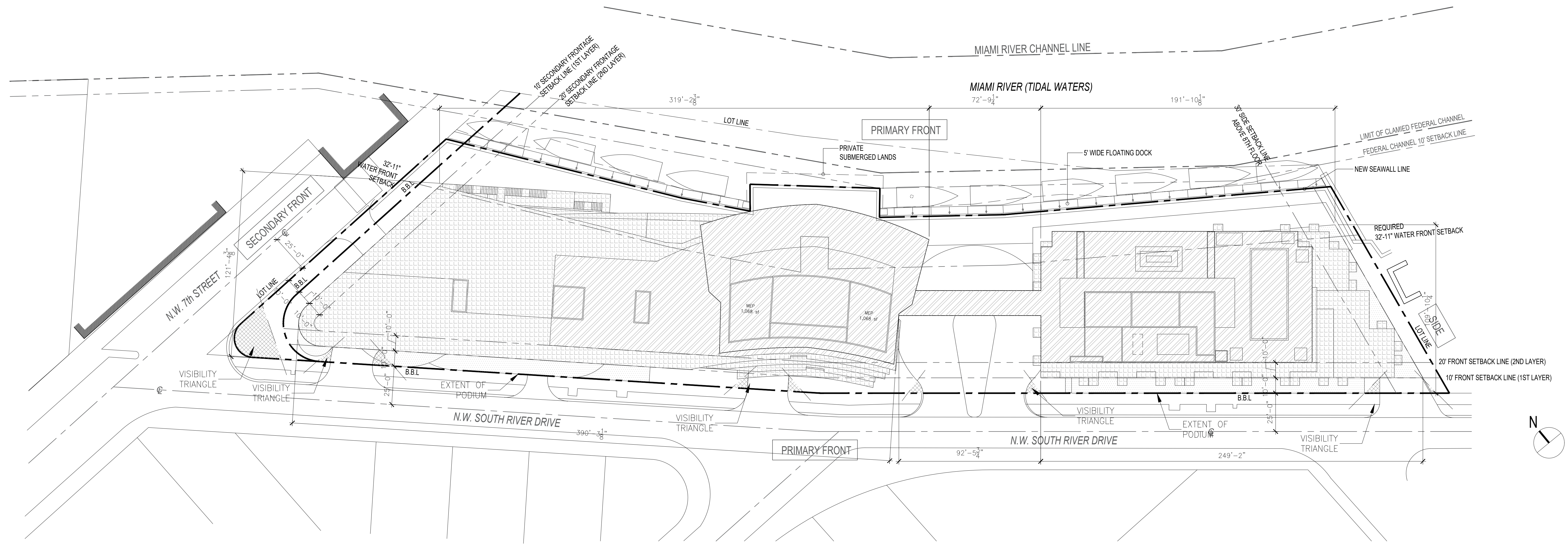
OFFICE_ROOF

CIRCULATION: 1,598 SF
 BACK OF THE HOUSE: 508 SF
 TOTAL: 2,106 SF


TOTAL FLR AREA CHART

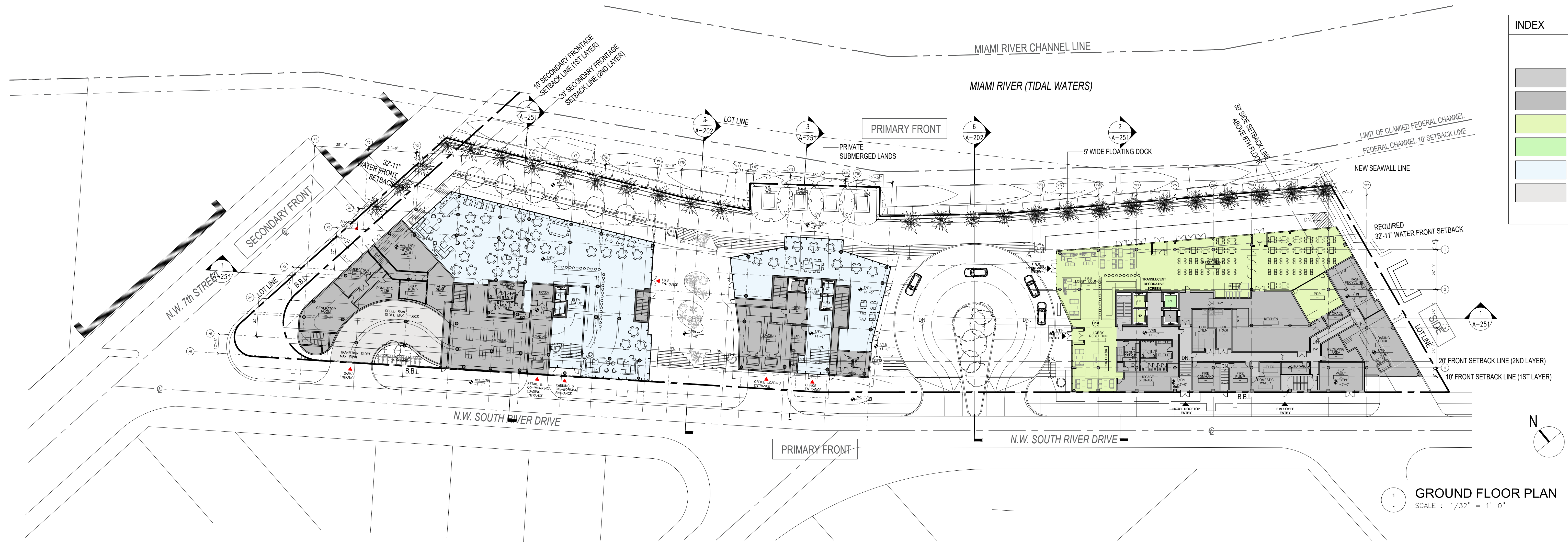
OFFICE/GARAGE		HOTEL/CONDO	
ROOF	2,106 SF	ROOF	2,175 SF
12TH FLOOR	11,893 SF	12TH FLOOR	14,970 SF
11TH FLOOR	9,995 SF	11TH FLOOR	12,060 SF
10TH FLOOR	12,073 SF	10TH FLOOR	13,326 SF
9TH FLOOR	16,563 SF	9TH FLOOR	13,461 SF
8TH FLOOR	33,835 SF	8TH FLOOR	14,894 SF
G8 & 7TH FLOOR	29,656 SF	7TH FLOOR	14,339 SF
G7 & 6TH FLOOR	30,008 SF	6TH FLOOR	17,528 SF
G6 & 5TH FLOOR	29,073 SF	5TH FLOOR	17,766 SF
G5 & 4TH FLOOR	30,473 SF	4TH FLOOR	17,932 SF
G4	16,029 SF		
G3 & 3RD FLOOR	23,666 SF	3RD FLOOR	18,474 SF
G2 & 2ND FLOOR	25,489 SF	2ND FLOOR	18,171 SF
G1	15,861 SF	MEZZANINE FLOOR	9,892 SF
GROUND FLOOR	28,084 SF	GROUND FLOOR	20,669 SF
TOTAL OFFICE/GARAGE ACCOUNTABLE AREA	314,804 SF	TOTAL HOTEL/CONDO ACCOUNTABLE AREA	205,657 SF

GRAND TOTAL ACCOUNTABLE AREA : 520,461 SF



1 SITE PLAN
SCALE : 1/32" = 1'-0"

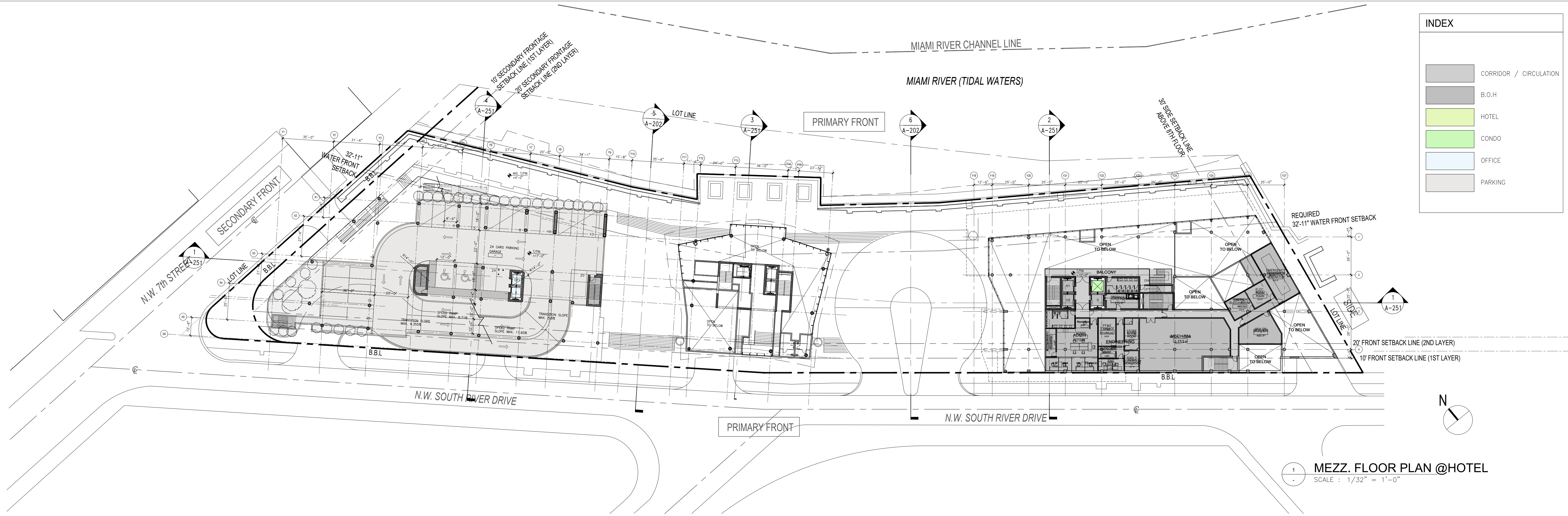
<p>Structural Engineer LERA in association with YHCE 99 NW 27th Ave. Miami, FL 33125 Landscape Architect PARADELO BURGESS DESIGN STUDIO 421 South Olive Ave West Palm Beach, FL 33401</p>	<p>Architect of Record ODP ARCHITECTS 2432 Hollywood Blvd. Hollywood, FL 33020 Project Management CLARO DEVELOPMENT 1035 N Miami Ave, Suite 201 Miami, FL 33136</p>	<p>T +1 (954) 518 0833  Kurt Dannwolf FL. Architect Reg. No: AR92042</p>	<p>Client 555 RIVER PARTNERS LLC; MRP #1 LLC; 555 SRD LLC; 555 RIVER Dr. LLC 7272 NE 6th Ct, Ste 10 Miami, FL 33138 Design Consultant CARLOS ZAPATA STUDIO 561 Broadway, 4A/B New York, NY 10012</p>	<p>Project Name 555 RIVER HOUSE 555 NW S River Dr., Miami, FL 33136 Scale 1/32" = 1'-0" Date 04/19/2019 Title SITE PLAN Number A100</p>
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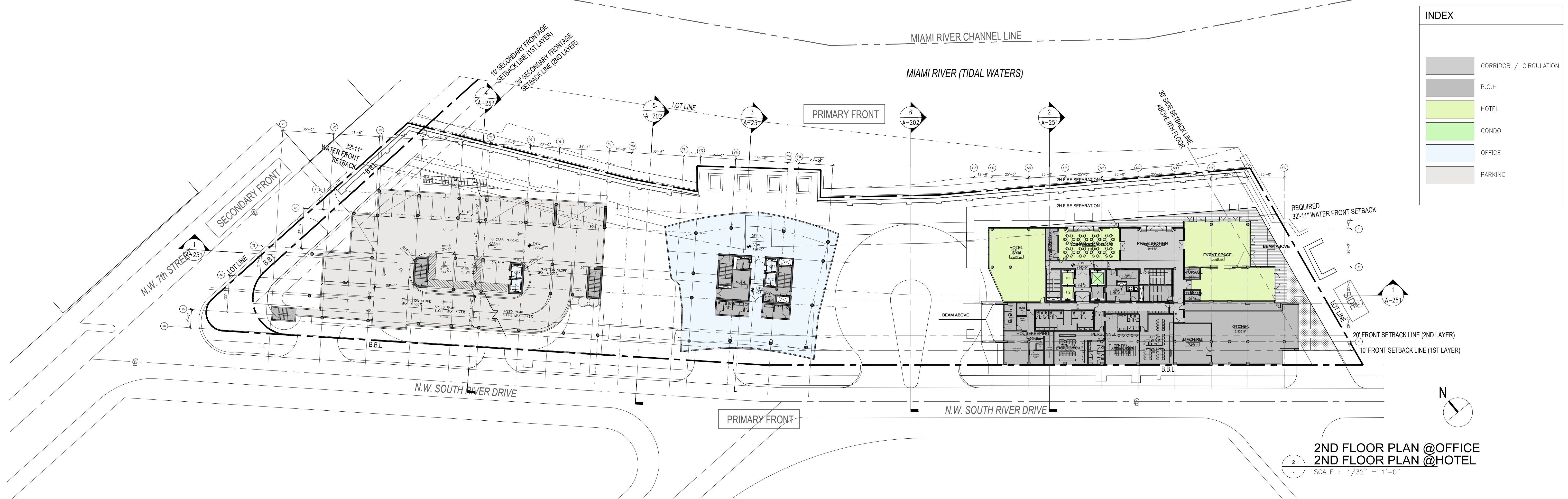
1 GROUND FLOOR PLAN
SCALE : 1/32" = 1'-0"

Structural Engineer LERA in association with YHCE 99 NW 27th Ave. Miami, FL 33125 Landscape Architect PARADELO BURGESS DESIGN STUDIO 421 South Olive Ave West Palm Beach, FL 33401	Architect of Record ODP ARCHITECTS 2432 Hollywood Blvd. Hollywood, FL 33020 Project Management CLARO DEVELOPMENT 1035 N Miami Ave, Suite 201 Miami, FL 33136	 Kurt Dannwolf FL. Architect Reg. No: AR92042	Client 555 RIVER PARTNERS LLC; MRP #1 LLC; 555 SRD LLC; 555 RIVER Dr. LLC Design Consultant CARLOS ZAPATA STUDIO	Project Name 555 RIVER HOUSE 555 NW S River Dr., Miami, FL 33136 Scale 1/32" = 1'-0" Date 04/19/2019	Number A101
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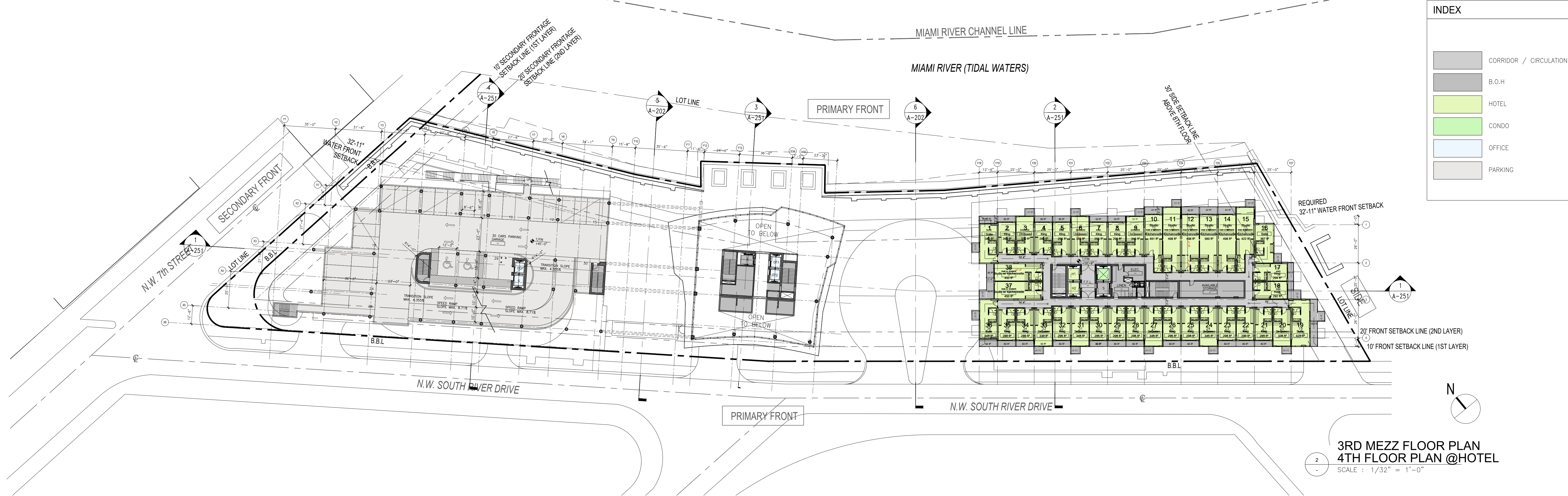
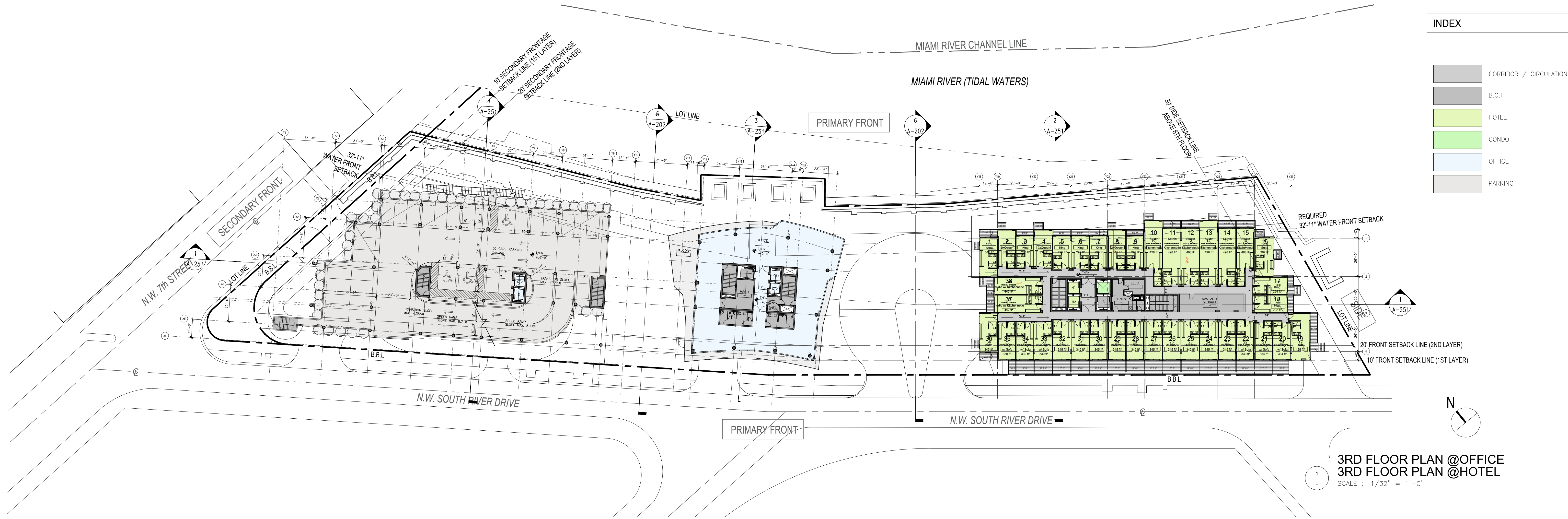
1 MEZZ. FLOOR PLAN @HOTEL
SCALE : 1/32" = 1'-0"



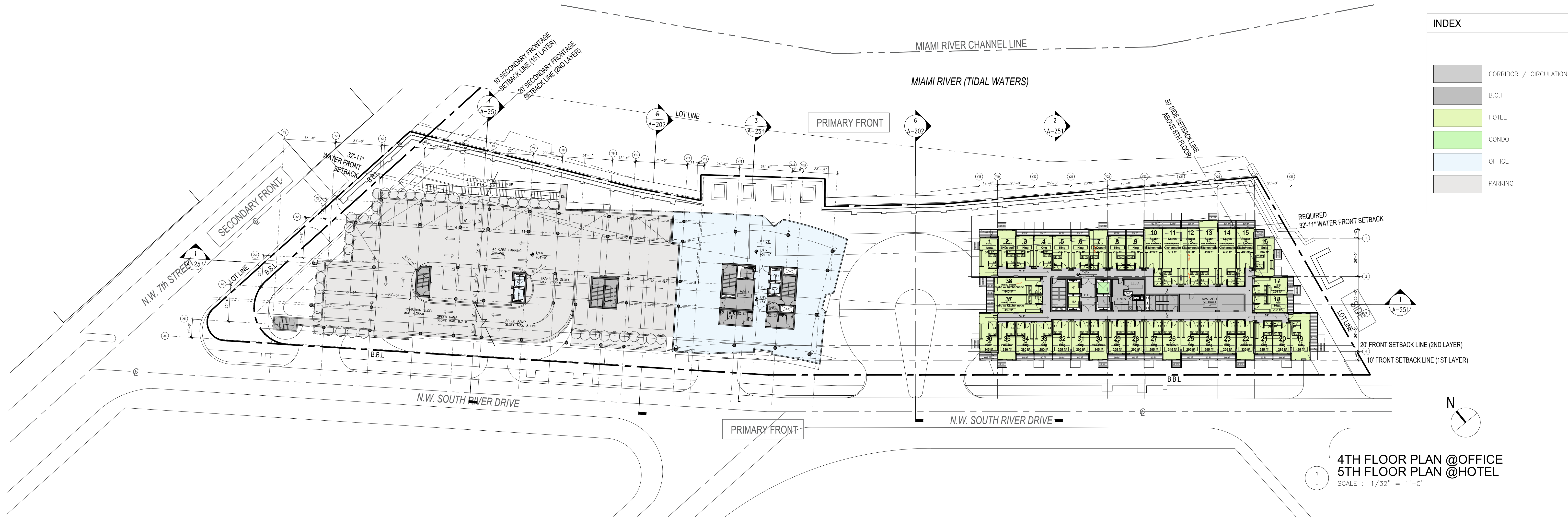
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[Light Blue Box]	OFFICE
[Dark Grey Box]	PARKING

2 2ND FLOOR PLAN @OFFICE
2ND FLOOR PLAN @HOTEL
SCALE : 1/32" = 1'-0"

Structural Engineer 99 NW 27th Ave. Miami, FL 33125 Landscape Architect 421 South Olive Ave West Palm Beach, FL 33401	LERA in association with YHCE T +1 (305) 441 0755 PARADELO BURGESS DESIGN STUDIO T +1 (786) 671 8250	Architect of Record 2432 Hollywood Blvd. Hollywood, FL 33020 Project Management 1035 N Miami Ave, Suite 201 Miami, FL 33136	ODP ARCHITECTS T +1 (954) 518 0833 CLARO DEVELOPMENT T +1 (305) 324-4700 Kurt Dannwolf FL. Architect Reg. No: AR92042	Client 555 RIVER PARTNERS LLC; MRP #1 LLC; 555 SRD LLC; 555 RIVER Dr. LLC T +1 (786) 558 9593 Design Consultant 561 Broadway, 4A/B New York, NY 10012 T +1 (212) 966 9292	Project Name 555 RIVER HOUSE 555 NW S River Dr., Miami, FL 33136 Scale 1/32" = 1'-0" Date 04/19/2019	Title MEZZ. FLOOR PLAN 2ND FLOOR PLAN	Number A102
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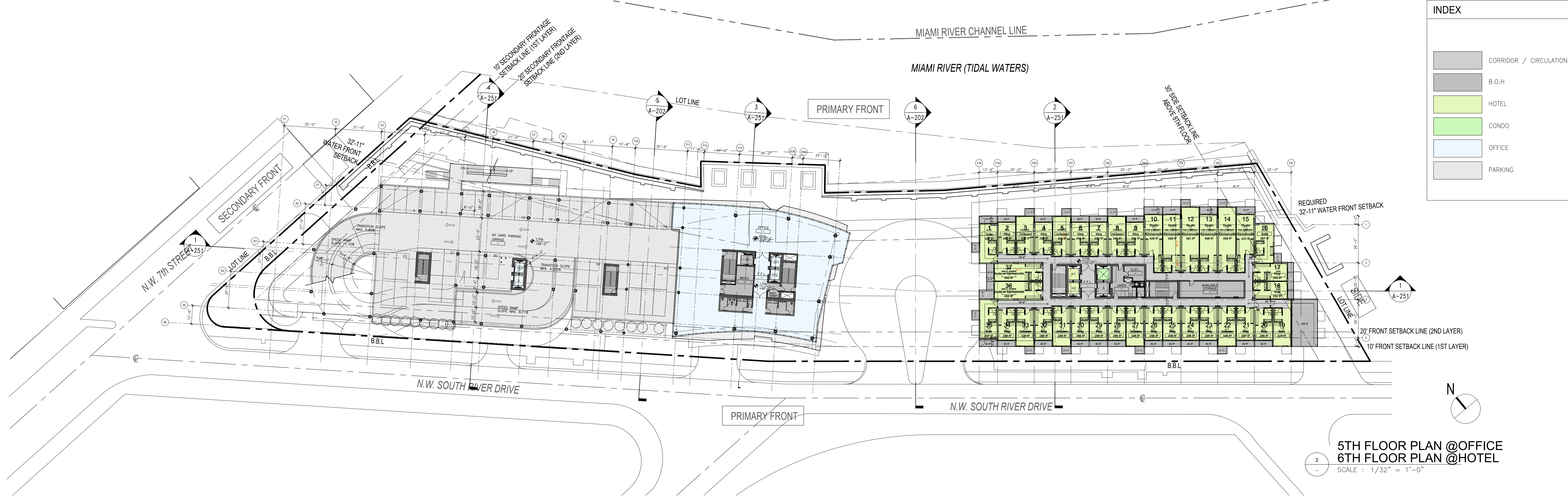
Structural Engineer 99 NW 27th Ave. Miami, FL 33125 Landscape Architect 421 South Olive Ave West Palm Beach, FL 33401	LERA in association with YHCE T +1 (305) 441 0755 PARADELO BURGESS DESIGN STUDIO T +1 (786) 671 8250	Architect of Record 2432 Hollywood Blvd. Hollywood, FL 33020 Project Management 1035 N Miami Ave, Suite 201 Miami, FL 33136	ODP ARCHITECTS T +1 (954) 518 0833 CLARO DEVELOPMENT T +1 (305) 324-4700 Kurt Dannwolf FL Architect Reg. No: AR92042	Client 7272 NE 6th Ct, Ste 10 Miami, FL 33138 Design Consultant 561 Broadway, 4A/B New York, NY 10012	555 RIVER PARTNERS LLC; MRP #1 LLC; 555 SRD LLC; 555 RIVER Dr. LLC T +1 (786) 558 9593 CARLOS ZAPATA STUDIO T +1 (212) 966 9292	Project Name 555 NW S River Dr., Miami, FL 33136 Scale 1/32" = 1'-0" Date 04/19/2019	555 RIVER HOUSE 3RD FLOOR PLAN 3RD MEZZ. FLOOR PLAN	Number A103
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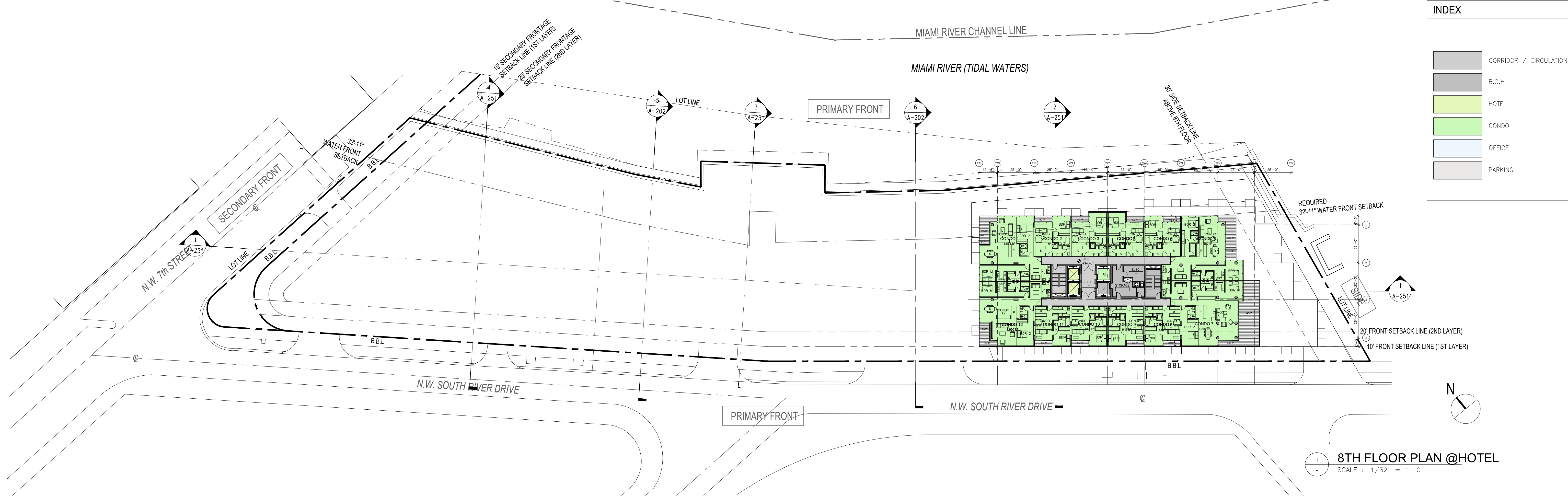
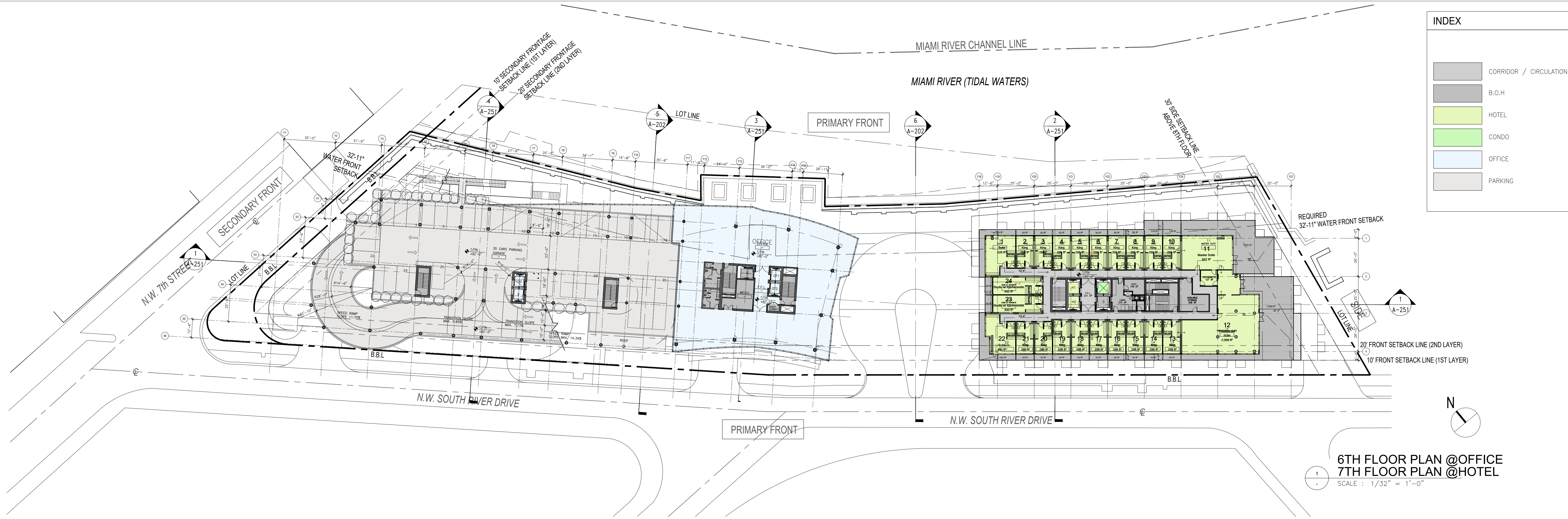
4TH FLOOR PLAN @OFFICE
5TH FLOOR PLAN @HOTEL
 SCALE : 1/32" = 1'-0"



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5TH FLOOR PLAN @OFFICE
6TH FLOOR PLAN @HOTEL
 SCALE : 1/32" = 1'-0"



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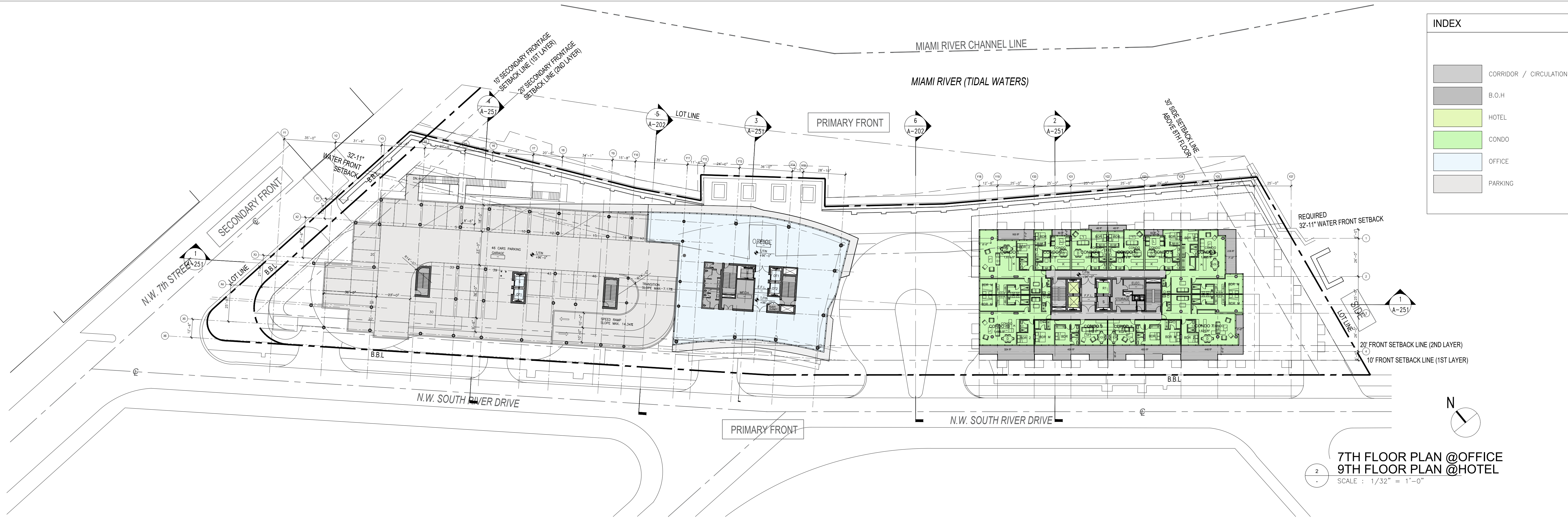
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Scale
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555 RIVER HOUSE

Date
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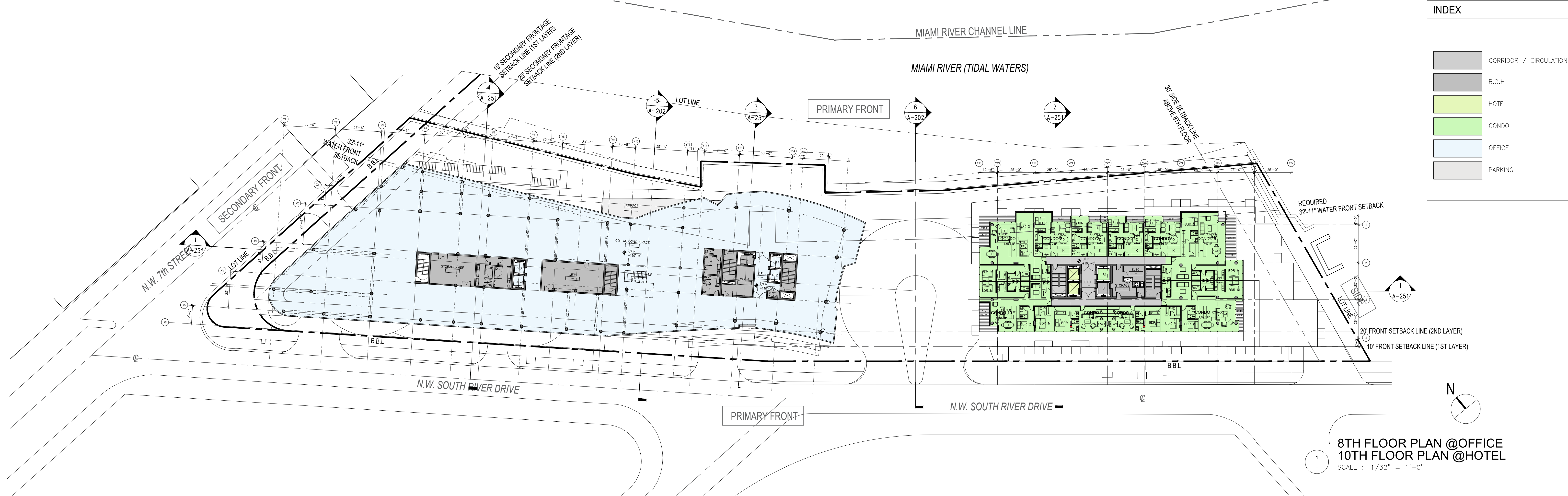
6TH FLOOR PLAN

Number
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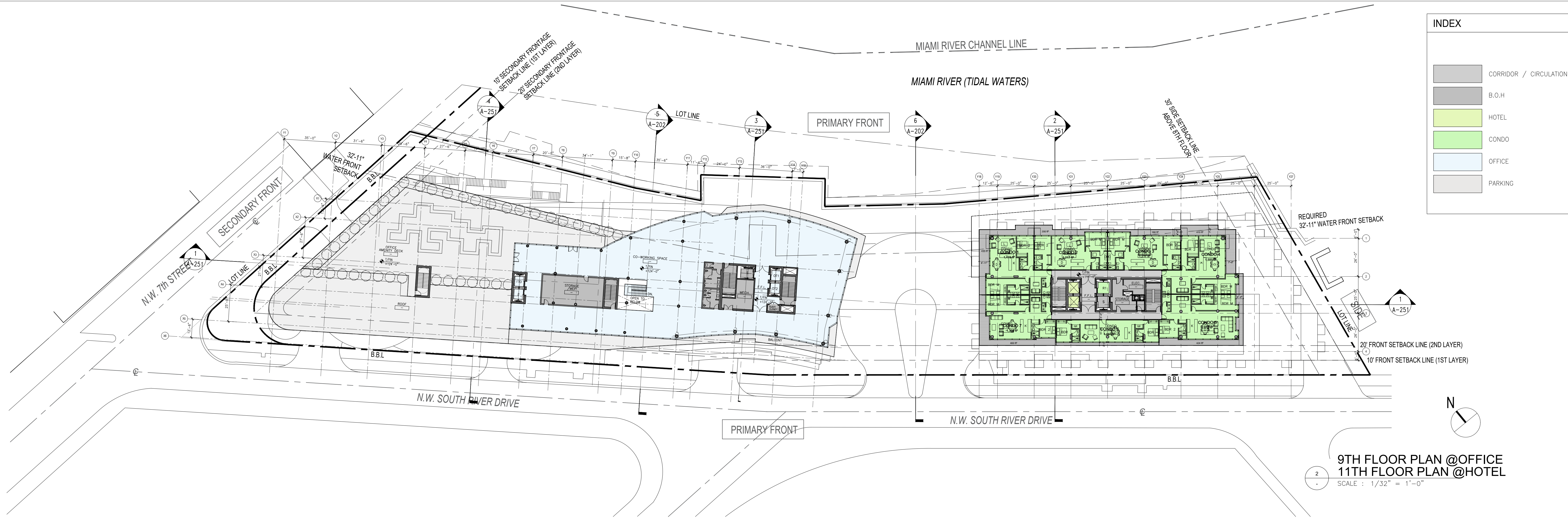
7TH FLOOR PLAN @OFFICE
9TH FLOOR PLAN @HOTEL
SCALE : 1/32" = 1'-0"



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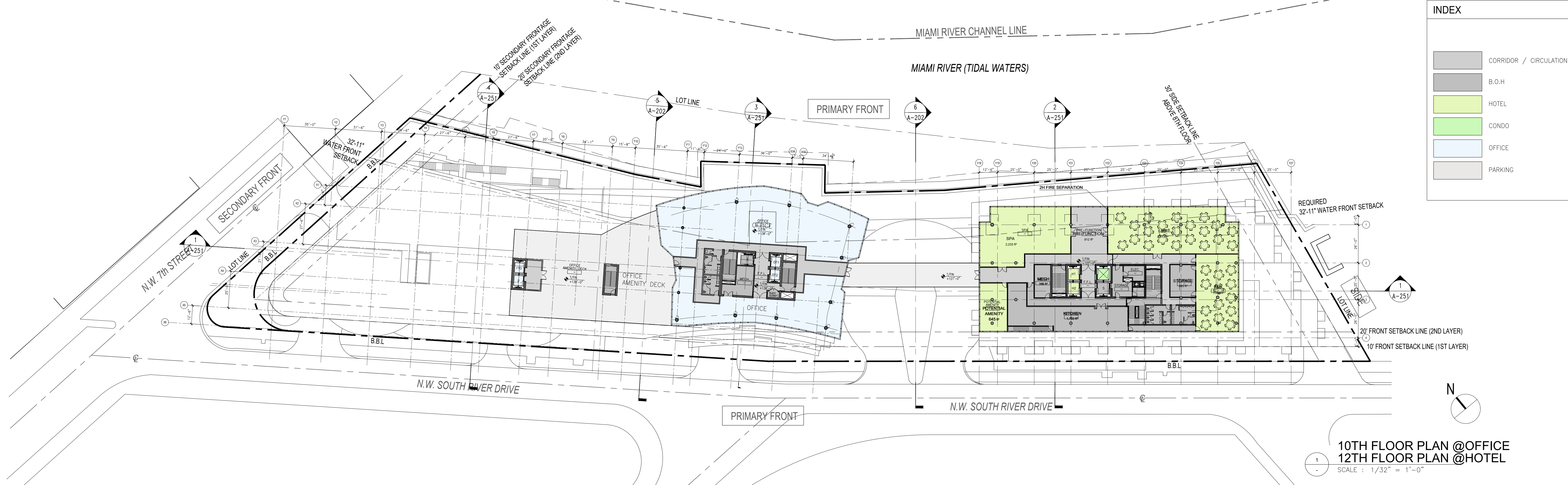
8TH FLOOR PLAN @OFFICE
10TH FLOOR PLAN @HOTEL
SCALE : 1/32" = 1'-0"

Structural Engineer 99 NW 27th Ave. Miami, FL 33125 Landscape Architect 421 South Olive Ave West Palm Beach, FL 33401	LERA in association with YHCE T +1 (305) 441 0755 PARADELO BURGESS DESIGN STUDIO T +1 (786) 671 8250	Architect of Record 2432 Hollywood Blvd. Hollywood, FL 33020 Project Management 1035 N Miami Ave, Suite 201 Miami, FL 33136	ODP ARCHITECTS T +1 (954) 518 0833 CLARO DEVELOPMENT T +1 (305) 324-4700 Kurt Dannwolf FL Architect Reg. No: AR92042	Client 7272 NE 6th Ct, Ste 10 Miami, FL 33138 Design Consultant 561 Broadway, 4A/B New York, NY 10012	555 RIVER PARTNERS LLC; MRP #1 LLC; 555 SRD LLC; 555 RIVER Dr. LLC T +1 (786) 558 9593 CARLOS ZAPATA STUDIO T +1 (212) 966 9292	Project Name 555 NW S River Dr., Miami, FL 33136 Scale 1/32" = 1'-0" Date 04/19/2019	555 RIVER HOUSE 7TH FLOOR PLAN 8TH FLOOR PLAN	Number A106
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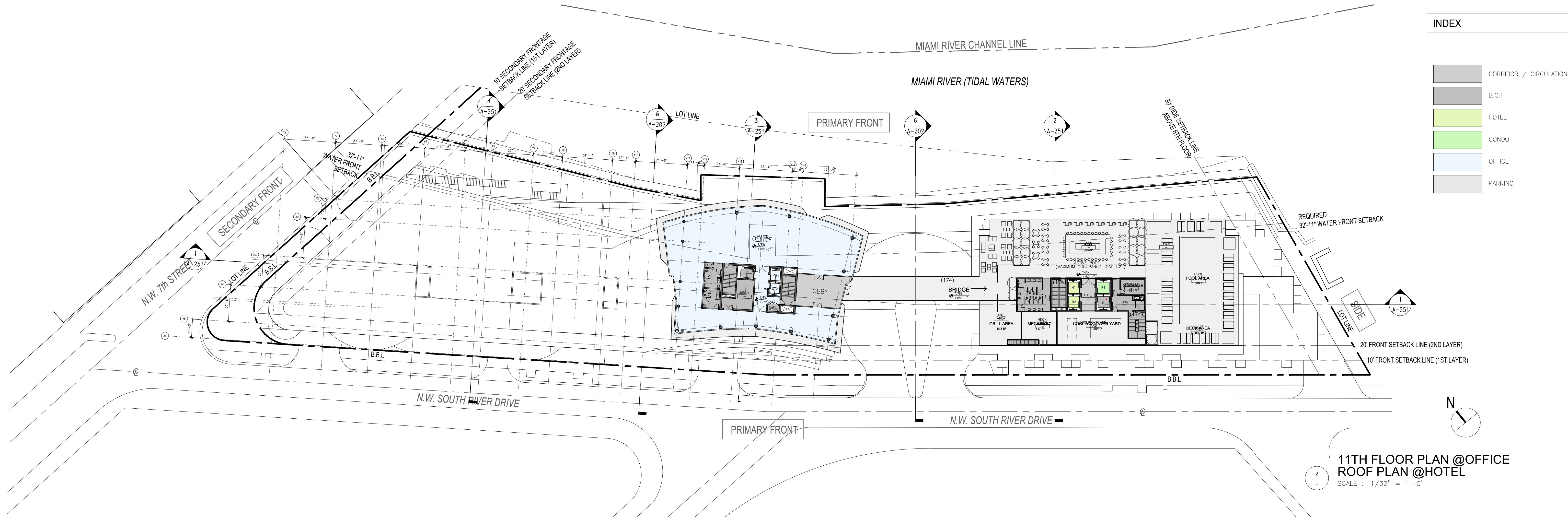
9TH FLOOR PLAN @OFFICE
 11TH FLOOR PLAN @HOTEL
 SCALE : 1/32" = 1'-0"



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[Light Gray Box]	PARKING

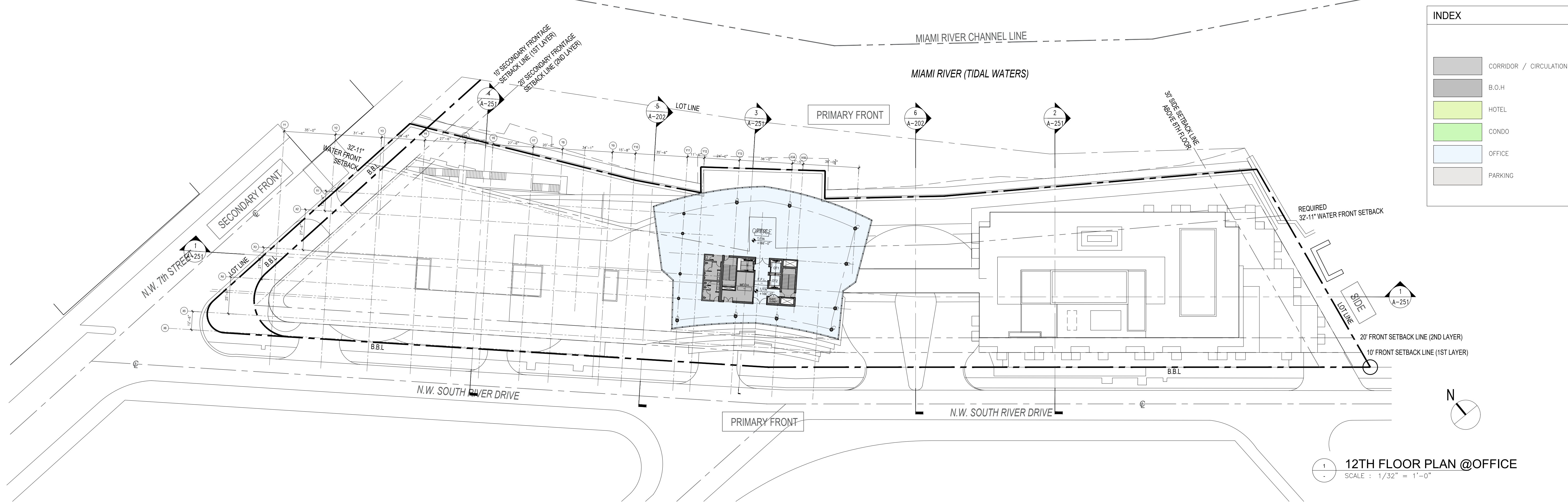
10TH FLOOR PLAN @OFFICE
 12TH FLOOR PLAN @HOTEL
 SCALE : 1/32" = 1'-0"

Structural Engineer 99 NW 27th Ave. Miami, FL 33125 Landscape Architect 421 South Olive Ave West Palm Beach, FL 33401	LERA in association with YHCE T +1 (305) 441 0755 PARADELO BURGESS DESIGN STUDIO T +1 (786) 671 8250	Architect of Record 2432 Hollywood Blvd. Hollywood, FL 33020 Project Management 1035 N Miami Ave, Suite 201 Miami, FL 33136	ODP ARCHITECTS T +1 (954) 518 0833 CLARO DEVELOPMENT T +1 (305) 324-4700 Kurt Dannwolf FL Architect Reg. No: AR92042	Client 7272 NE 6th Ct, Ste 10 Miami, FL 33138 Design Consultant 561 Broadway, 4A/B New York, NY 10012	555 RIVER PARTNERS LLC; MRP #1 LLC; 555 SRD LLC; 555 RIVER Dr. LLC T +1 (786) 558 9593 CARLOS ZAPATA STUDIO T +1 (212) 966 9292	Project Name 555 NW S River Dr., Miami, FL 33136 Scale 1/32" = 1'-0" Date 04/19/2019	555 RIVER HOUSE 9TH FLOOR PLAN 10TH FLOOR PLAN	Number A107
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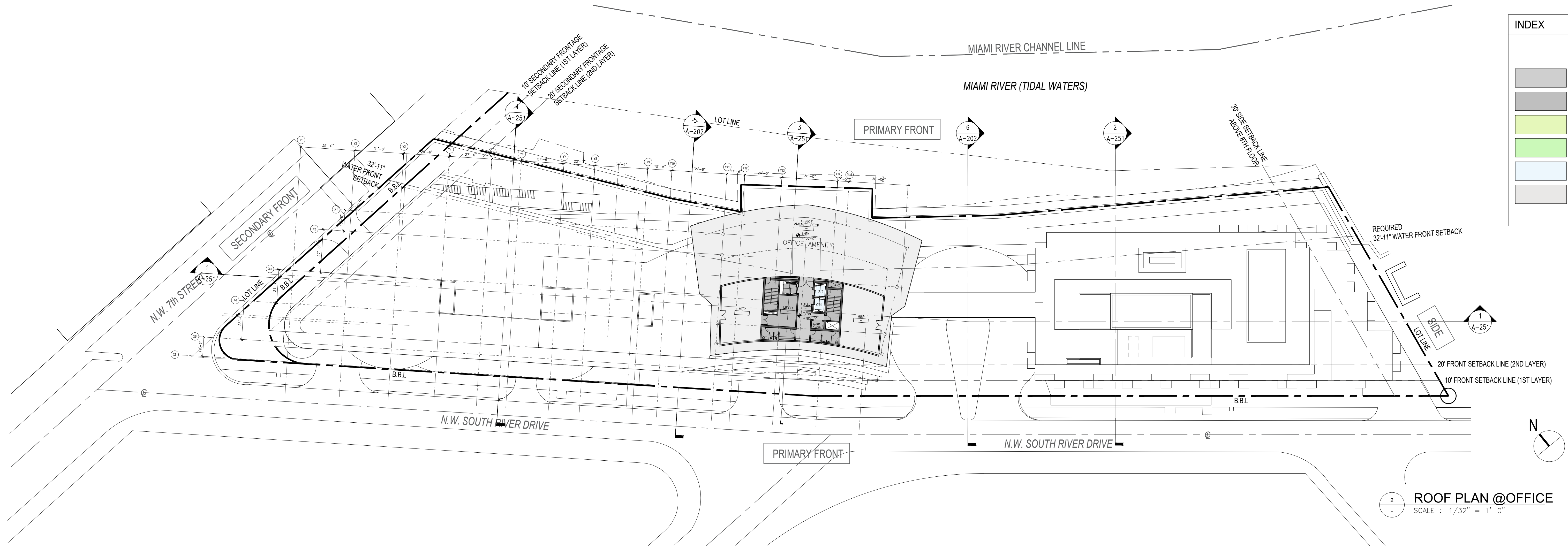
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[Dark Grey Box]	B.O.H.
[Light Green Box]	HOTEL
[Green Box]	CONDO
[Light Blue Box]	OFFICE
[Dark Grey Box]	PARKING

11TH FLOOR PLAN @OFFICE
 ROOF PLAN @HOTEL
 SCALE : 1/32" = 1'-0"



INDEX	
[Grey Box]	CORRIDOR / CIRCULATION
[Dark Grey Box]	B.O.H.
[Light Green Box]	HOTEL
[Green Box]	CONDO
[Light Blue Box]	OFFICE
[Dark Grey Box]	PARKING

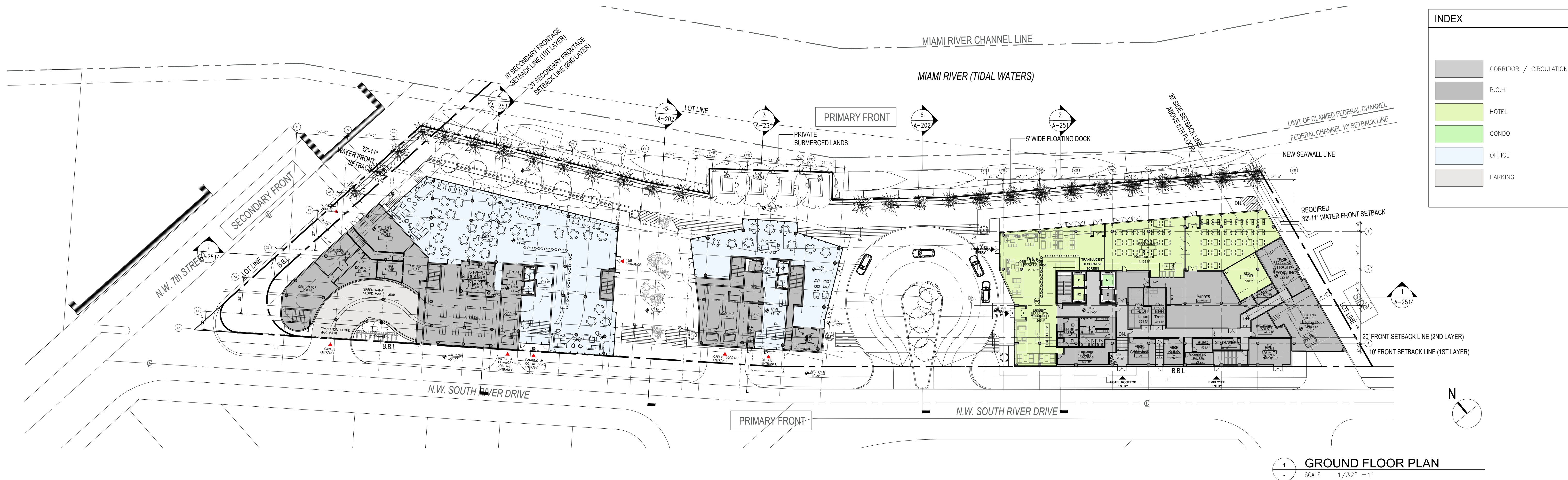
12TH FLOOR PLAN @OFFICE
 SCALE : 1/32" = 1'-0"



INDEX	
	CORRIDOR / CIRCULATION
	B.O.H
	HOTEL
	CONDO
	OFFICE
	PARKING

2
ROOF PLAN @OFFICE
SCALE : 1/32" = 1'-0"

Structural Engineer 99 NW 27th Ave. Miami, FL 33125 Landscape Architect 421 South Olive Ave West Palm Beach, FL 33401	LERA in association with YHCE T +1 (305) 441 0755 PARADELO BURGESS DESIGN STUDIO T +1 (786) 671 8250	Architect of Record 2432 Hollywood Blvd. Hollywood, FL 33020 Project Management 1035 N Miami Ave, Suite 201 Miami, FL 33136	ODP ARCHITECTS T +1 (954) 518 0833 CLARO DEVELOPMENT T +1 (305) 324-4700 Kurt Dannwolf FL. Architect Reg. No: AR92042	Client 7272 NE 6th Ct, Ste 10 Miami, FL 33138 Design Consultant 561 Broadway, 4A/B New York, NY 10012	555 RIVER PARTNERS LLC; MRP #1 LLC; 555 SRD LLC; 555 RIVER Dr. LLC T +1 (786) 558 9593 CARLOS ZAPATA STUDIO T +1 (212) 966 9292	Project Name 555 NW S River Dr., Miami, FL 33136 Scale 1/32" = 1'-0" Date 04/19/2019	555 RIVER HOUSE ROOF PLAN	Number A109
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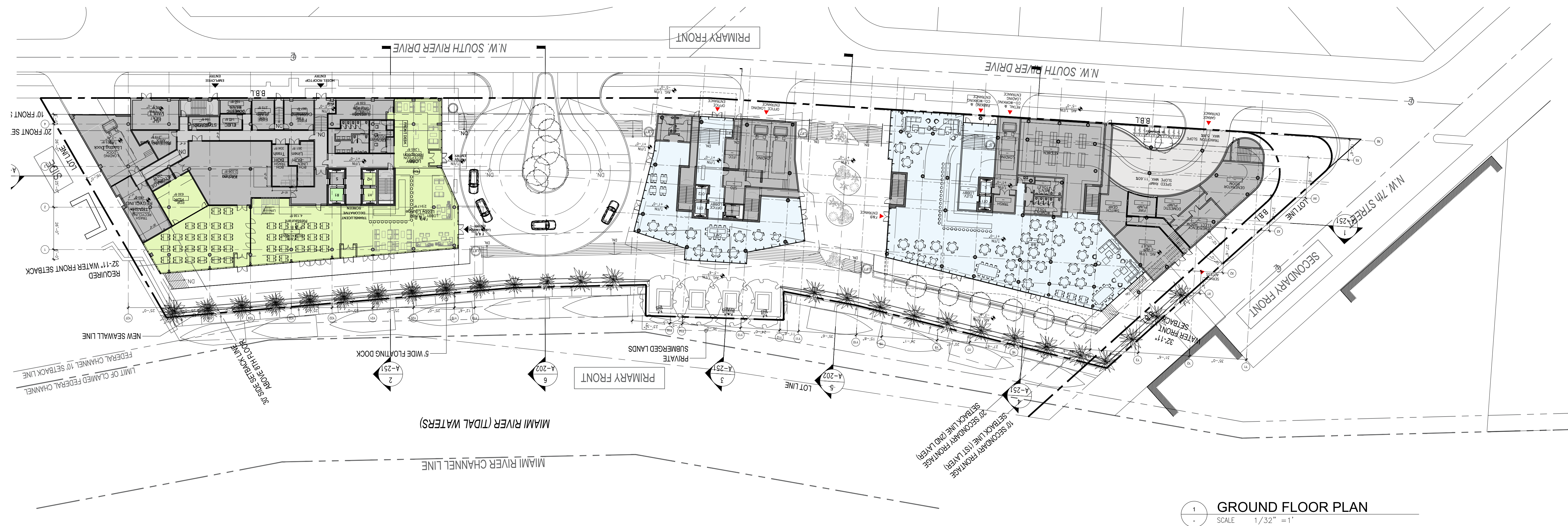
Structural Engineer
LERA in association with YHCE
 99 NW 27th Ave.
 Miami, FL 33125
 Landscape Architect
PARADELO BURGESS DESIGN STUDIO
 421 South Olive Ave.
 West Palm Beach, FL 33401

Architect of Record
ODP ARCHITECTS
 2432 Hollywood Blvd.
 Hollywood, FL 33020
 Project Management
CLARO DEVELOPMENT
 1035 N Miami Ave, Suite 201
 Miami, FL 33136

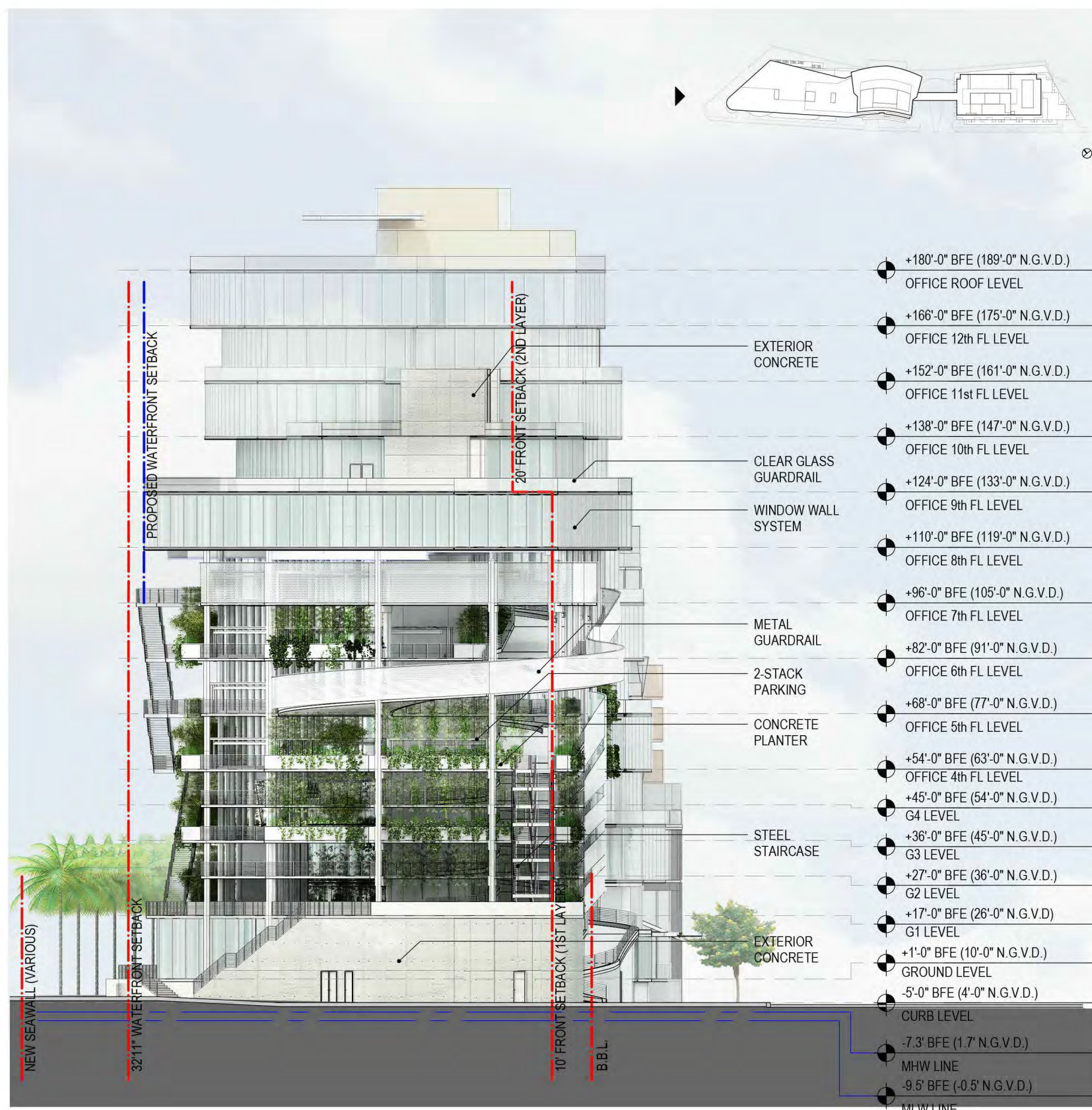
Client
**555 RIVER PARTNERS LLC; MRP #1 LLC;
 555 SRD LLC; 555 RIVER Dr. LLC**
 Design Consultant
CARLOS ZAPATA STUDIO

Project Name
555 RIVER HOUSE
 555 NW S River Dr., Miami, FL 33136
 Scale
 1/32" = 1'-0"
 Date
 04/19/2019

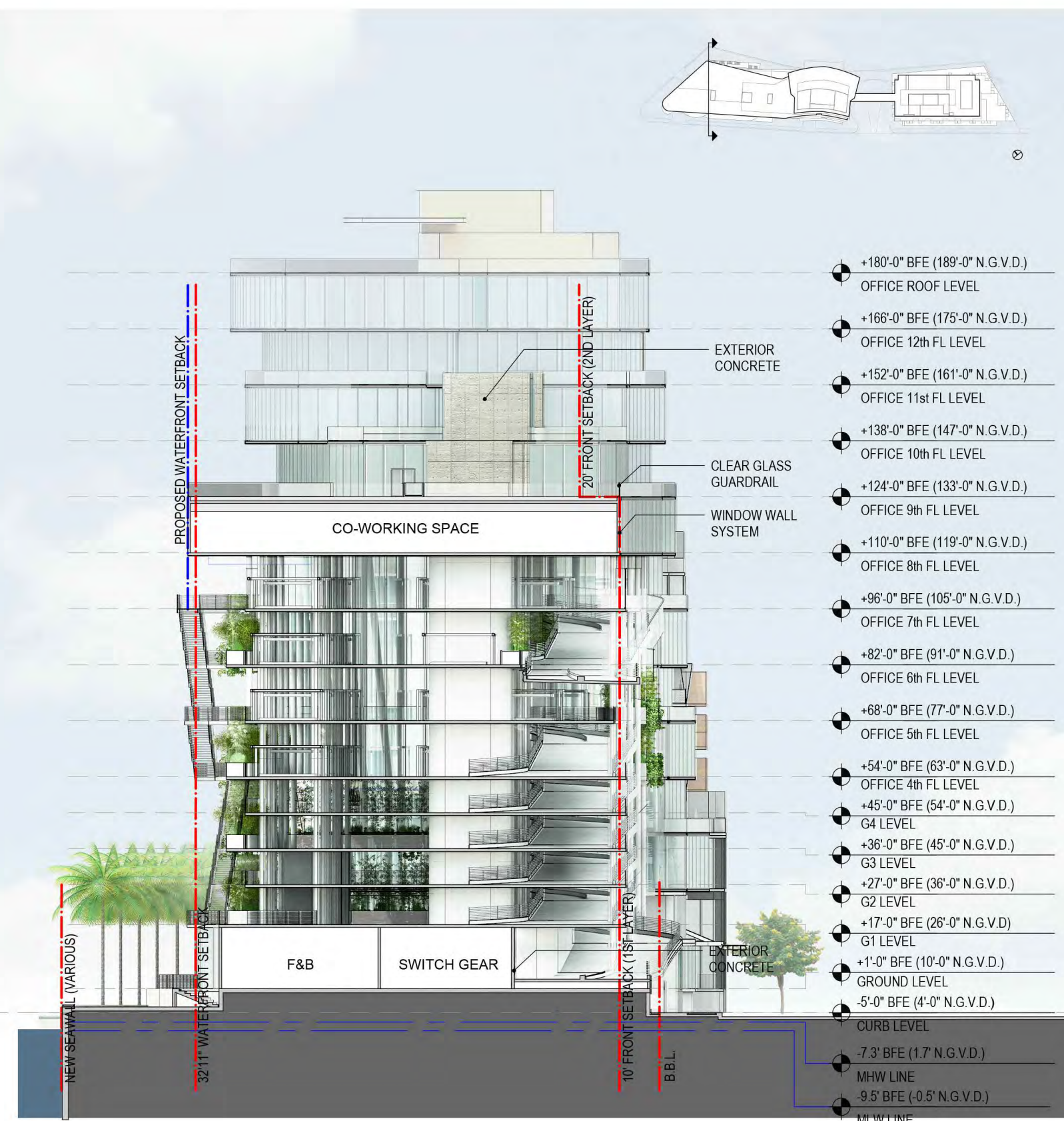
Number
A201



Structural Engineer 99 NW 27th Ave. Miami, FL 33125 Landscape Architect 421 South Olive Ave West Palm Beach, FL 33401	LERA in association with YHCE T +1 (305) 441 0755 PARADELO BURGESS DESIGN STUDIO T +1 (786) 671 8250	Architect of Record 2432 Hollywood Blvd Hollywood, FL 33020 Project Management 1035 N Miami Ave, Suite 201 Miami, FL 33136	ODP ARCHITECTS T +1 (954) 518 0833 CLARO DEVELOPMENT T +1 (305) 324-4700 Kurt Dannwolf FL. Architect Reg. No: AR92042	Client 7272 NE 6th Ct, Ste 10 Miami, FL 33138 Design Consultant 561 Broadway, 4A/B New York, NY 10012	555 RIVER PARTNERS LLC; MRP #1 LLC; 555 SRD LLC; 555 RIVER Dr. LLC T +1 (786) 558 9593 CARLOS ZAPATA STUDIO T +1 (212) 966 9292	Project Name 555 RIVER HOUSE 555 NW S River Dr., Miami, FL 33136 Scale 1/32" = 1'-0" Date 04/19/2019	555 RIVER HOUSE PRIMARY FRONT ELEVATION Number A202
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4 SECONDARY FRONT ELEVATION - WEST
SCALE: 1/32" = 1'



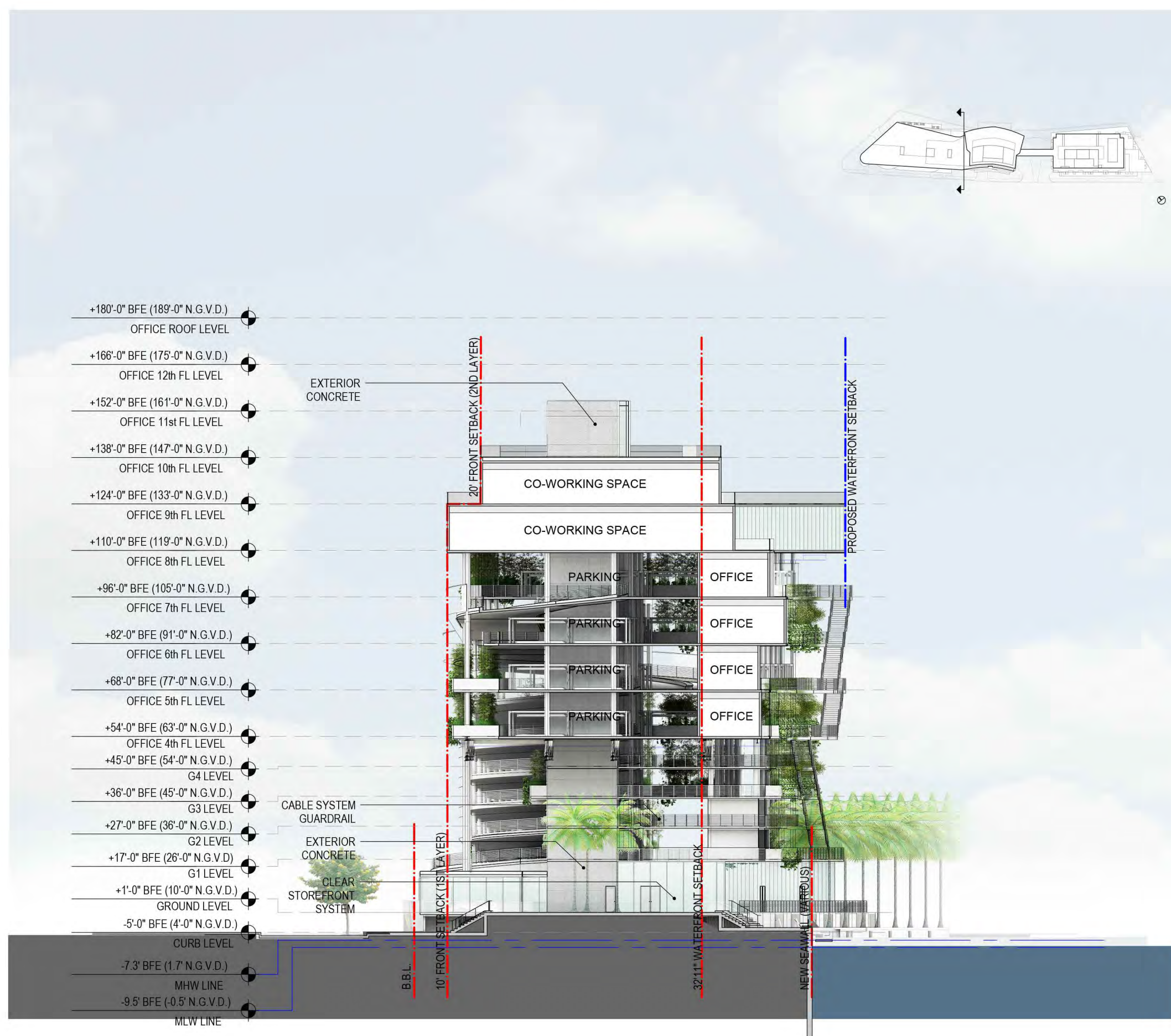
5 SECONDARY FRONT ELEVATION - WEST
SCALE: 1/32" = 1'
NOTE: DEEPEST POINT OF THE LOT



6 INTERIOR ELEVATION - OFFICE WEST
SCALE: 1/32" = 1'
NOTE: SHORTEST POINT OF THE LOT



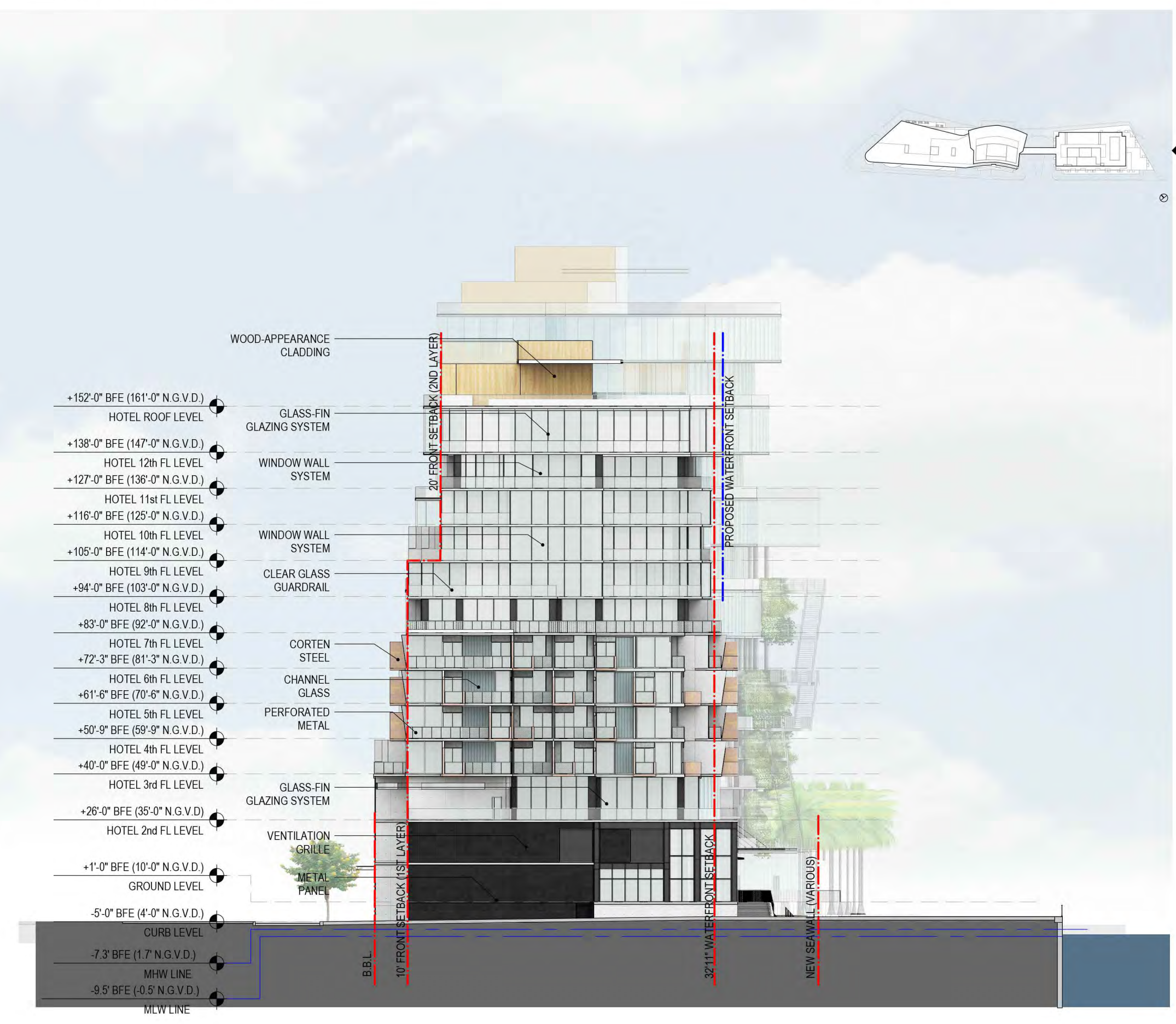
7 INTERIOR ELEVATION - HOTEL
SCALE: 1/32" = 1'



1 INTERIOR ELEVATION - GARAGE
SCALE: 1/32" = 1'



2 INTERIOR ELEVATION - OFFICE EAST
SCALE: 1/32" = 1'



3 SECONDARY FRONT ELEVATION - EAST
SCALE: 1/32" = 1'

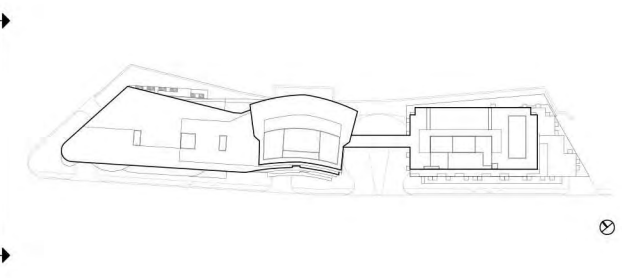
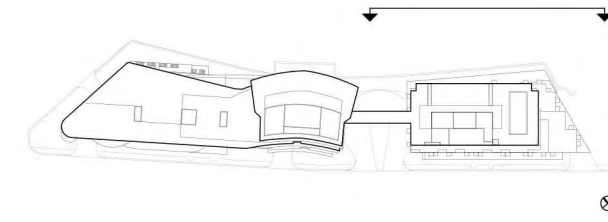
Structural Engineer
LERA in association with YHCE
99 NW 27th Ave.
Miami, FL 33125
Landscape Architect
PARADELO BURGESS DESIGN STUDIO
421 South Olive Ave
West Palm Beach, FL 33401

Architect of Record
ODP ARCHITECTS
2432 Hollywood Blvd.
Hollywood, FL 33020
Project Management
CLARO DEVELOPMENT
1035 N Miami Ave, Suite 201
Miami, FL 33136

Kurt Dannwolf
FL. Architect Reg. No. AR92042

Client
555 RIVER PARTNERS LLC; MRP #1 LLC;
555 SRD LLC; 555 RIVER Dr. LLC
Design Consultant
CARLOS ZAPATA STUDIO

Project Name
555 RIVER HOUSE
555 NW S River Dr., Miami, FL 33136
Scale
1/32" = 1'-0"
Date
04/19/2019
Number
A203

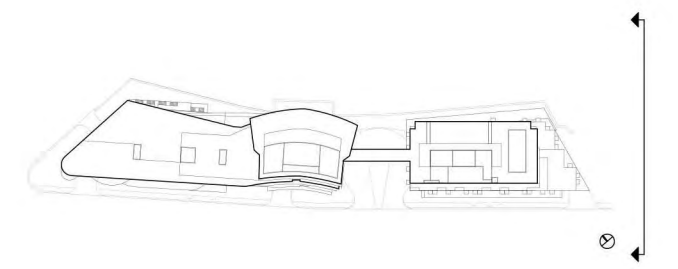
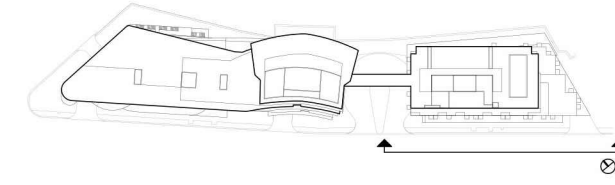


ENLARGED NORTH ELEVATION
@ HOTEL
SCALE: 1/16" = 1'



ENLARGED WEST ELEVATION
@ HOTEL
SCALE: 1/16" = 1'

Structural Engineer LERA in association with YHCE 99 NW 27th Ave. Miami, FL 33125 Landscape Architect PARADELO BURGESS DESIGN STUDIO 421 South Olive Ave West Palm Beach, FL 33401	Architect of Record ODP ARCHITECTS 2432 Hollywood Blvd. Hollywood, FL 33020 Project Management CLARO DEVELOPMENT 1035 N Miami Ave, Suite 201 Miami, FL 33136	 Kurt Dannwolf FL. Architect Reg. No: AR92042	Client 555 RIVER PARTNERS LLC; MRP #1 LLC; 555 SRD LLC; 555 RIVER Dr. LLC 7272 NE 6th Ct, Ste 10 Miami, FL 33138 Design Consultant CARLOS ZAPATA STUDIO 561 Broadway, 4A/B New York, NY 10012	Project Name 555 RIVER HOUSE 555 NW S River Dr., Miami, FL 33136 Scale 1/16" = 1'-0" Date 04/19/2019	Title ENLARGED ELEVATIONS @ HOTEL	Number A204
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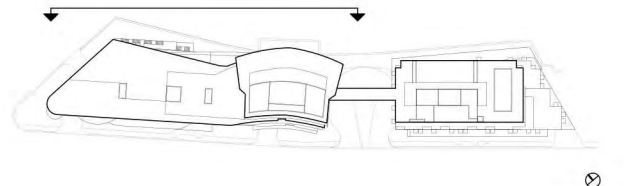


ENLARGED SOUTH ELEVATION @ HOTEL
SCALE: 1/16" = 1'



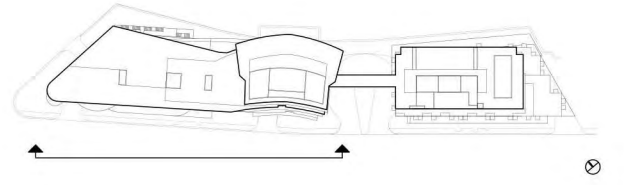
ENLARGED EAST ELEVATION @ HOTEL
SCALE: 1/16" = 1'

Structural Engineer LERA in association with YHCE 99 NW 27th Ave. Miami, FL 33125 Landscape Architect PARADELO BURGESS DESIGN STUDIO 421 South Olive Ave West Palm Beach, FL 33401	Architect of Record ODP ARCHITECTS 2432 Hollywood Blvd. Hollywood, FL 33020 Project Management CLARO DEVELOPMENT 1035 N Miami Ave, Suite 201 Miami, FL 33136	Client 555 RIVER PARTNERS LLC; MRP #1 LLC; 555 SRD LLC; 555 RIVER Dr. LLC Design Consultant CARLOS ZAPATA STUDIO	Project Name 555 RIVER HOUSE 555 NW S River Dr., Miami, FL 33136 Scale 1/16" = 1'-0" Date 04/19/2019	Title ENLARGED ELEVATIONS @ HOTEL	Number A205
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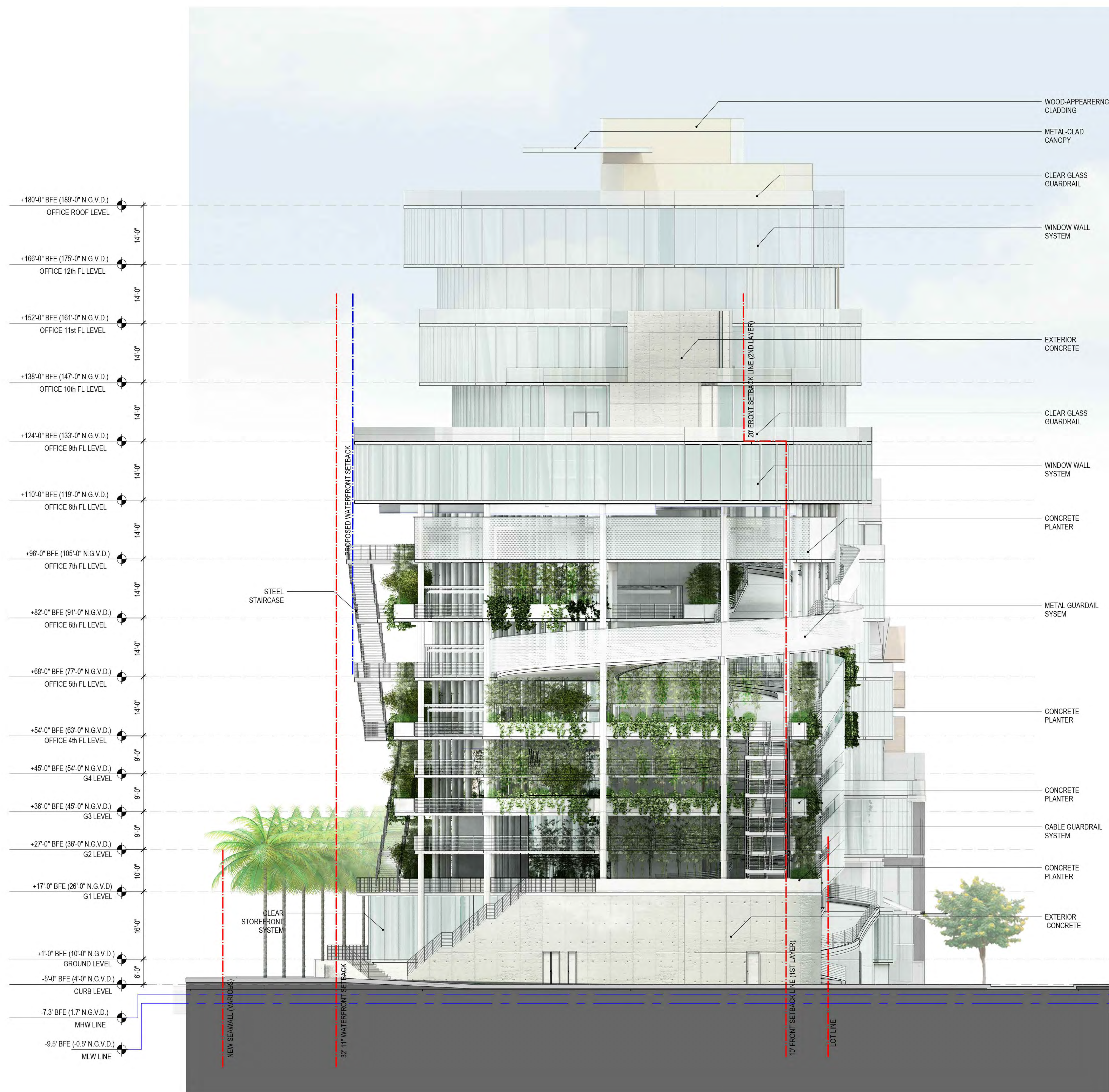
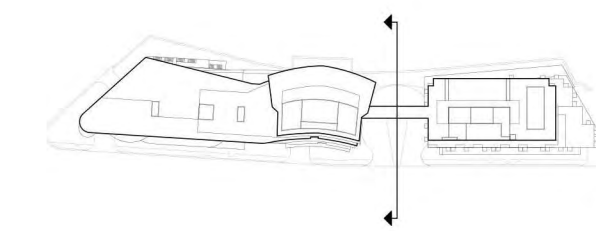
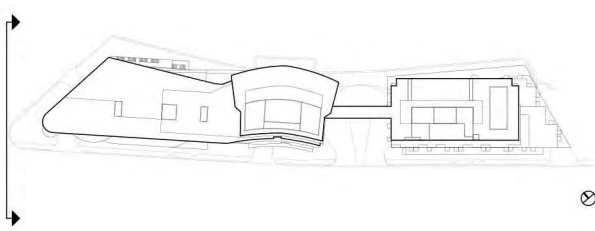
ENLARGED NORTH ELEVATION
@ OFFICE & GARAGE
SCALE: 1/16" = 1'-0"

Structural Engineer LERA in association with YHCE 99 NW 27th Ave. Miami, FL 33125 Landscape Architect PARADELO BURGESS DESIGN STUDIO 421 South Olive Ave West Palm Beach, FL 33401	Architect of Record ODP ARCHITECTS 2432 Hollywood Blvd. Hollywood, FL 33020 Project Management CLARO DEVELOPMENT 1035 N Miami Ave, Suite 201 Miami, FL 33136	Client 555 RIVER PARTNERS LLC; MRP #1 LLC; 555 SRD LLC; 555 RIVER Dr. LLC Design Consultant CARLOS ZAPATA STUDIO	Project Name 555 RIVER HOUSE 555 NW S River Dr., Miami, FL 33136 Scale 1/16" = 1'-0" Date 04/19/2019	Title ENLARGED ELEVATIONS @ OFFICE & GARAGE	Number A206
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ENLARGED SOUTH ELEVATION
@ OFFICE & GARAGE
SCALE: 1/16" = 1'

<p>Structural Engineer LERA in association with YHCE 99 NW 27th Ave. Miami, FL 33125 Landscape Architect PARADELO BURGESS DESIGN STUDIO 421 South Olive Ave West Palm Beach, FL 33401</p>	<p>Architect of Record ODP ARCHITECTS 2432 Hollywood Blvd. Hollywood, FL 33020 Project Management CLARO DEVELOPMENT 1035 N Miami Ave, Suite 201 Miami, FL 33136</p>	<p>Client 555 RIVER PARTNERS LLC; MRP #1 LLC; 555 SRD LLC; 555 RIVER Dr. LLC 7272 NE 6th Ct, Ste 10 Miami, FL 33138 Design Consultant CARLOS ZAPATA STUDIO 561 Broadway, 4A/B New York, NY 10012</p>	<p>Project Name 555 RIVER HOUSE 555 NW S River Dr., Miami, FL 33136 Scale 1/16" = 1'-0" Date 04/19/2019</p>	<p>Number A207</p>
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ENLARGED WEST ELEVATION
@ GARAGE
SCALE: 1/16" = 1'



ENLARGED EAST ELEVATION
@ OFFICE
SCALE: 1/16" = 1'

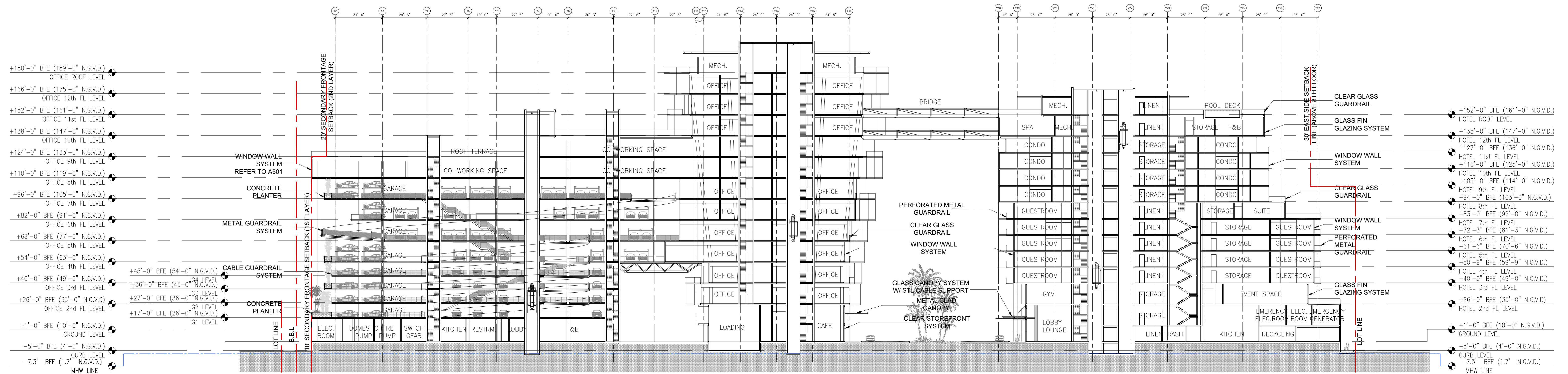
Structural Engineer
LERA in association with YHCE
99 NW 27th Ave.
Miami, FL 33125
Landscape Architect
PARADELO BURGESS DESIGN STUDIO
421 South Olive Ave
West Palm Beach, FL 33401

Architect of Record
ODP ARCHITECTS
2432 Hollywood Blvd.
Hollywood, FL 33020
Project Management
CLARO DEVELOPMENT
1035 N Miami Ave, Suite 201
Miami, FL 33136

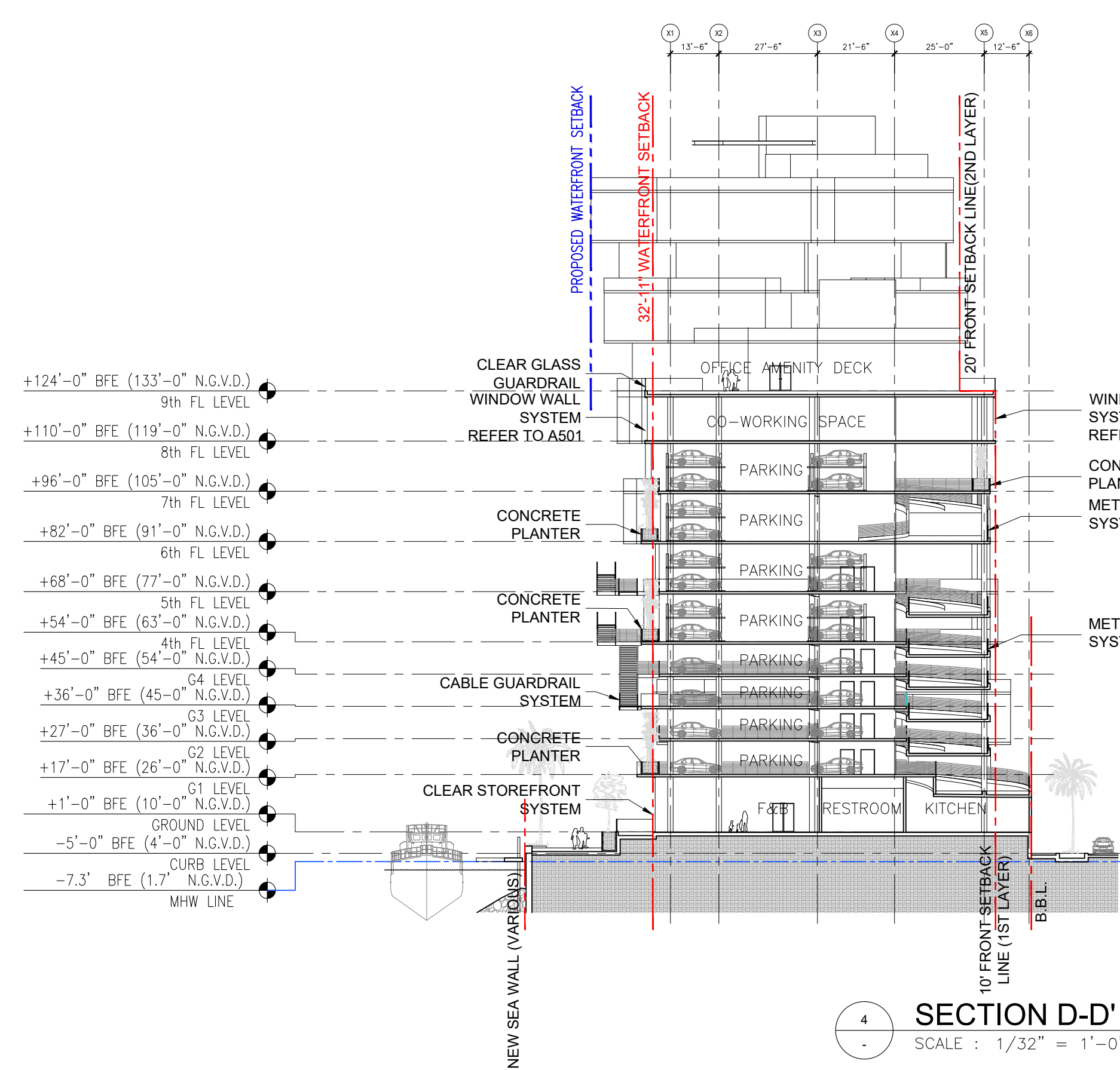
Kurt Dannwolf
FL Architect Reg. No: AR92042

Client
555 RIVER PARTNERS LLC; MRP #1 LLC;
555 SRD LLC; 555 RIVER Dr. LLC
Design Consultant
CARLOS ZAPATA STUDIO

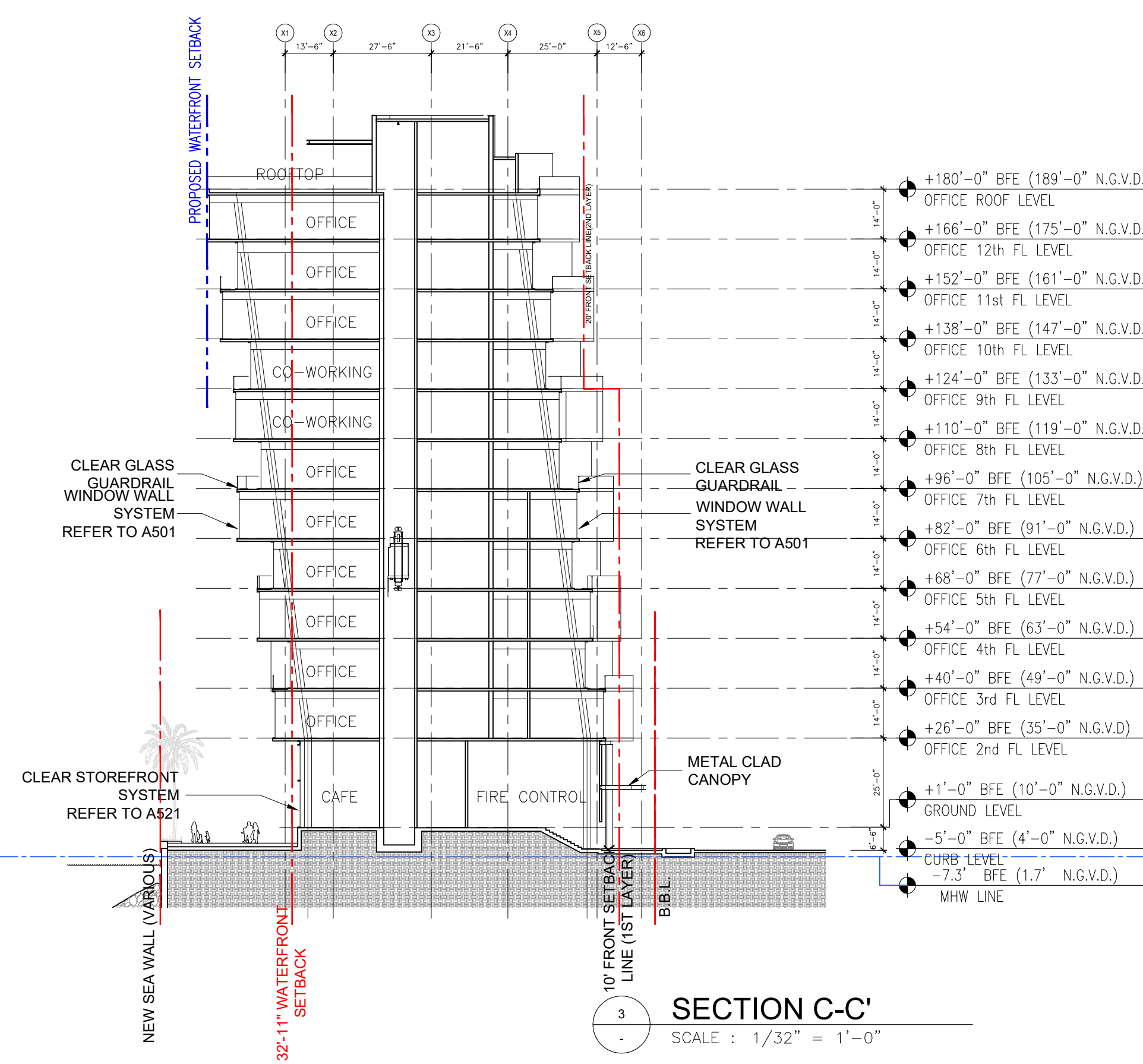
Project Name
555 NW S River Dr., Miami, FL 33136
Scale
1/16" = 1'-0"
Date
04/19/2019
555 RIVER HOUSE
ENLARGED ELEVATIONS
@ OFFICE & GARAGE
Number
A208



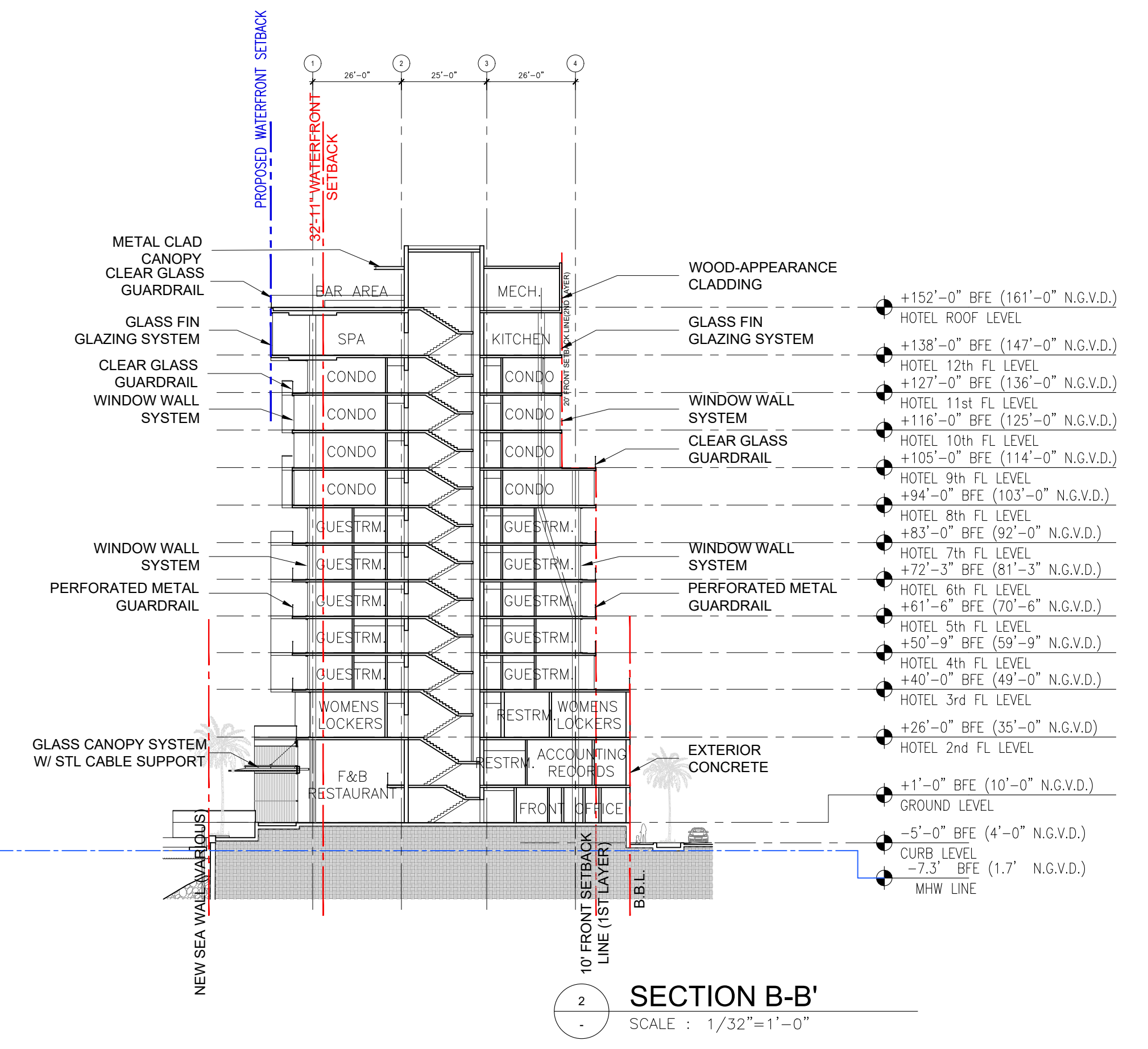
1 SECTION A-A
SCALE: 1/32" = 1'-0"



4 SECTION D-D
SCALE: 1/32" = 1'-0"



3 SECTION C-C
SCALE: 1/32" = 1'-0"



2 SECTION B-B
SCALE: 1/32" = 1'-0"

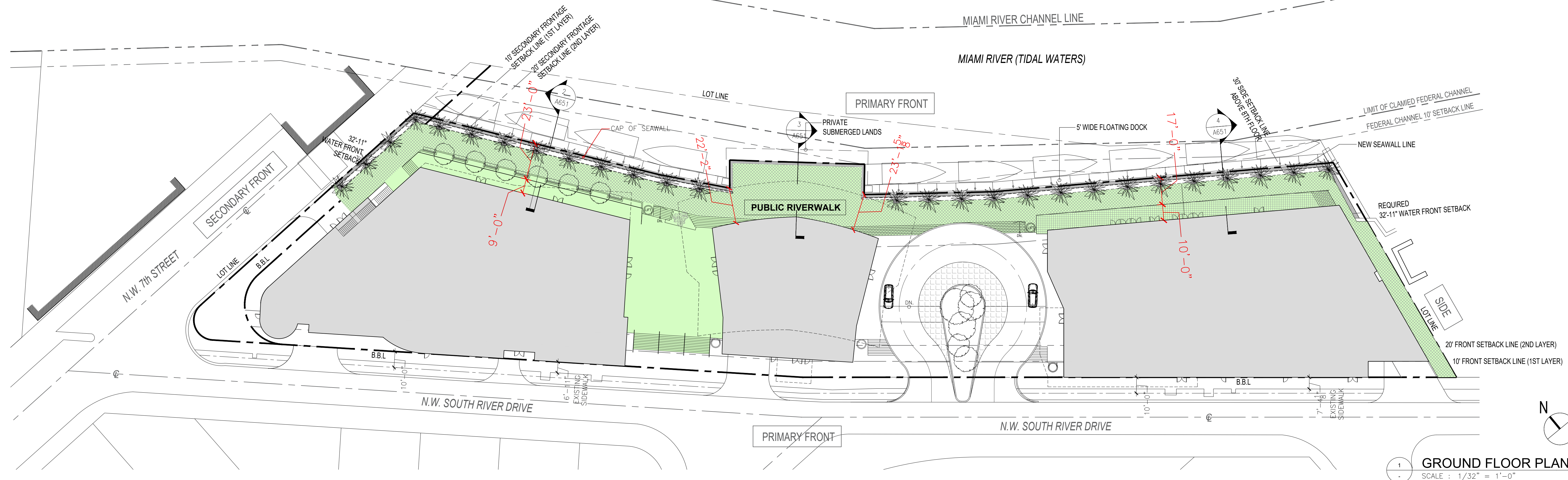
Structural Engineer
LERA in association with YHCE
 99 NW 27th Ave.
 Miami, FL 33125
 Landscape Architect
PARADELO BURGESS DESIGN STUDIO
 421 South Olive Ave.
 West Palm Beach, FL 33401

Architect of Record
ODP ARCHITECTS
 2432 Hollywood Blvd.
 Hollywood, FL 33020
 Project Management
CLARO DEVELOPMENT
 1035 N Miami Ave, Suite 201
 Miami, FL 33136

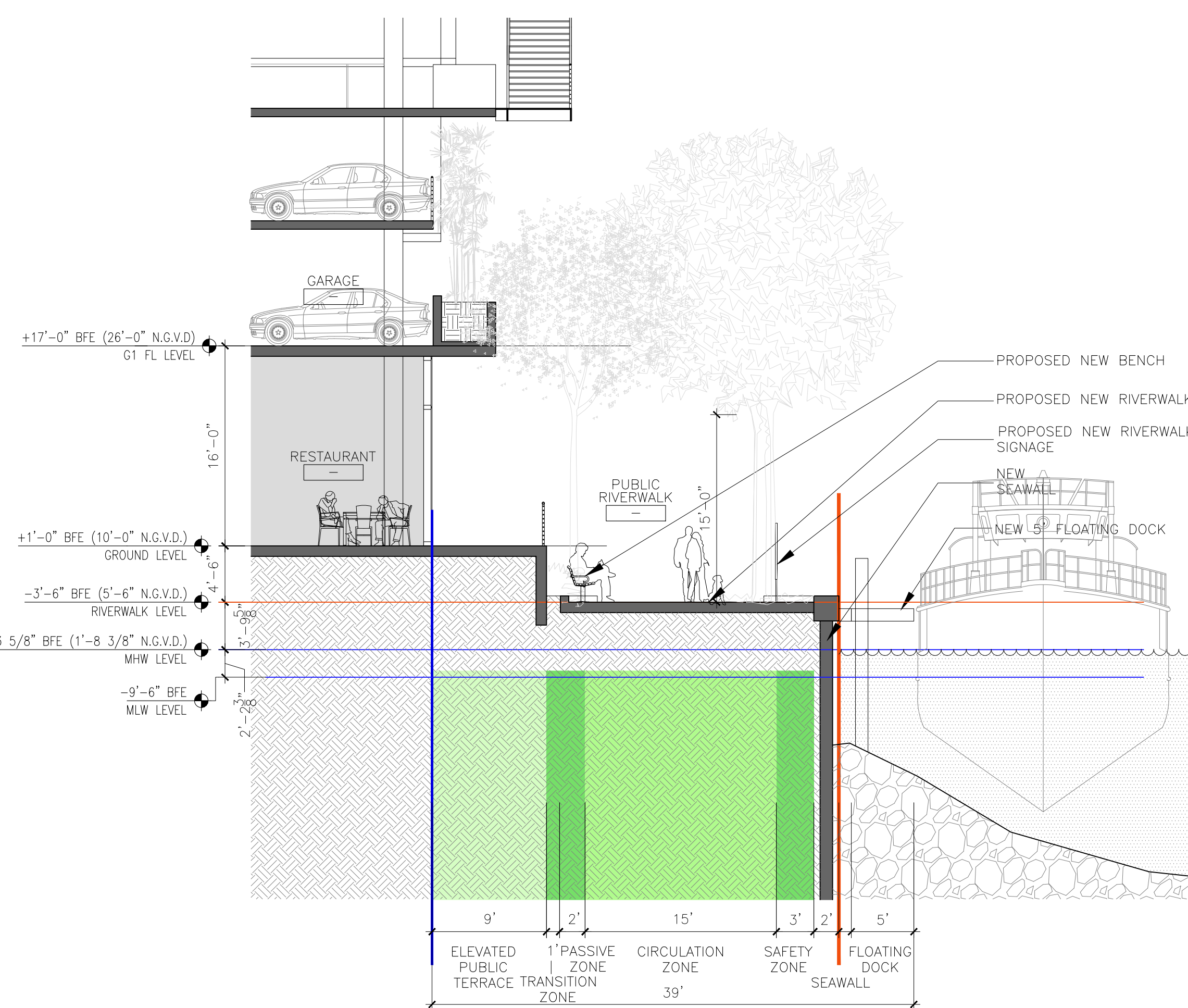
Kurt Dannwolf
 FL Architect Reg. No: AR92042

Client
555 RIVER PARTNERS LLC; MRP #1 LLC;
555 SRD LLC; 555 RIVER Dr. LLC
 7272 NE 6th Ct, Ste 10
 Miami, FL 33138
 Design Consultant
CARLOS ZAPATA STUDIO
 561 Broadway, 4A/B
 New York, NY 10012

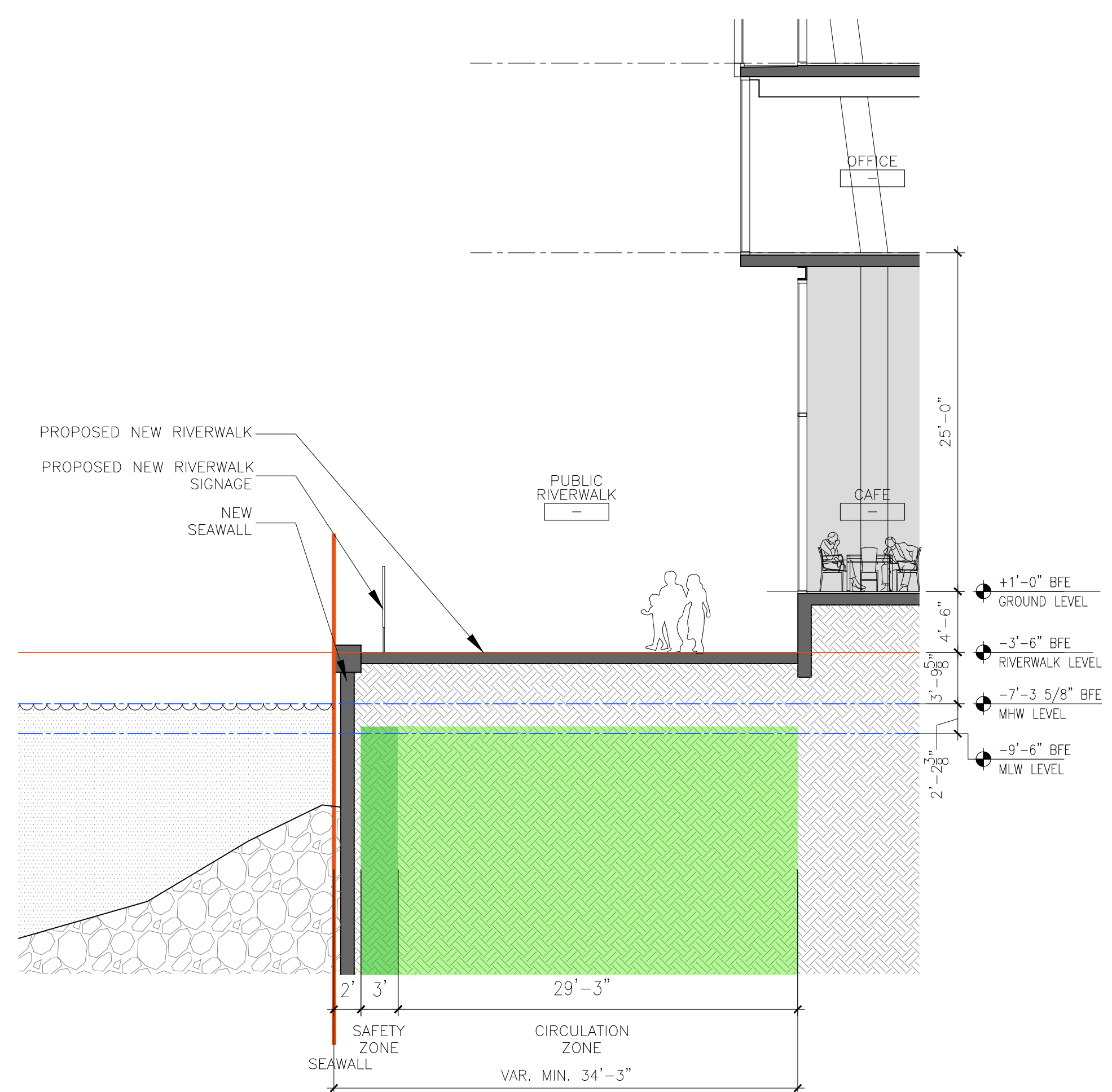
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555 RIVER HOUSE
 555 NW S River Dr., Miami, FL 33136
 Scale
 1/32" = 1'-0"
 Title
SECTIONS
 Date
 04/19/2019
 Number
A251



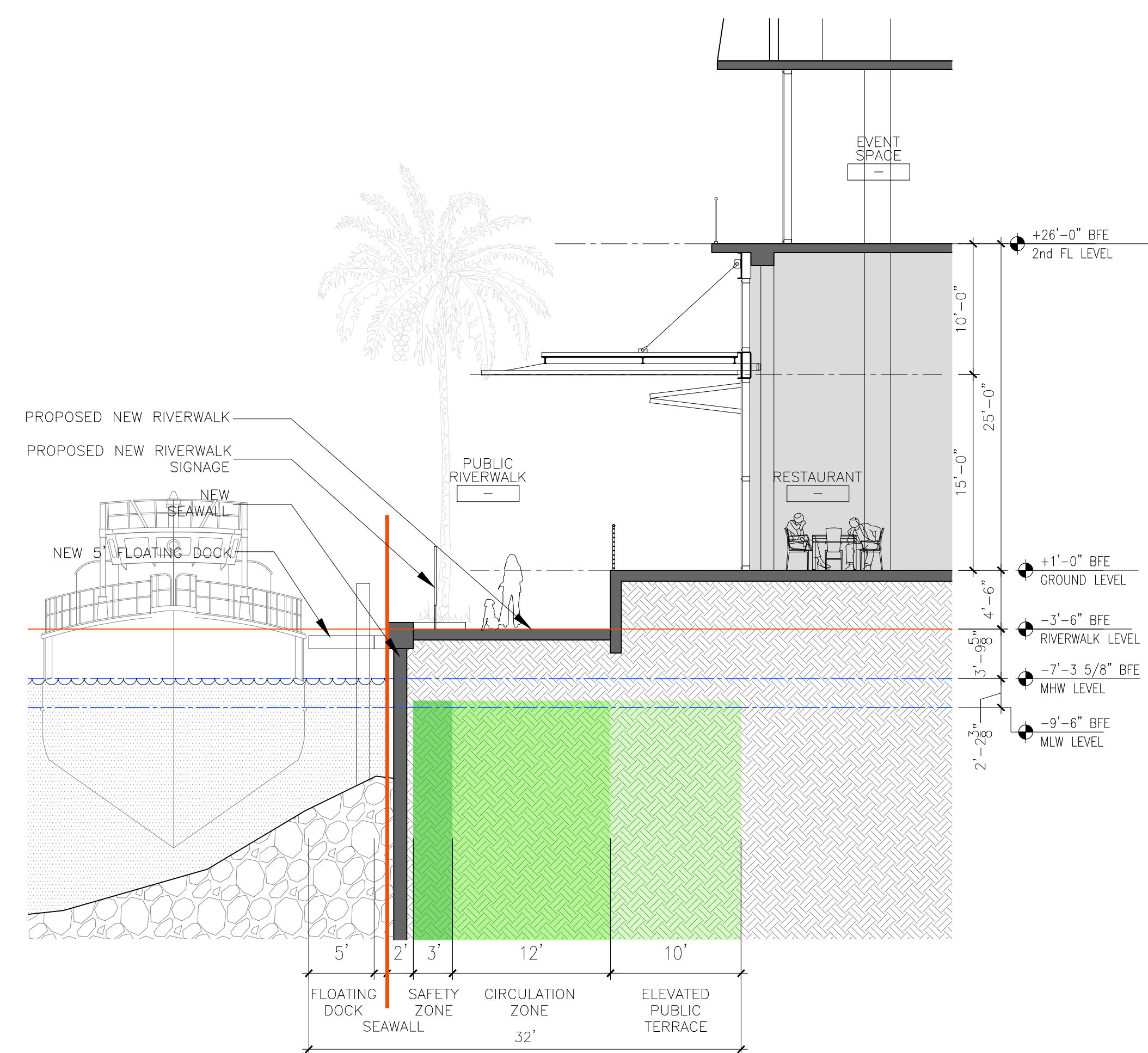
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GROUND FLOOR PLAN
SCALE : 1/32" = 1'-0"



2
RIVERWALK PARTIAL SECTION
SCALE : 1/8" = 1'-0"

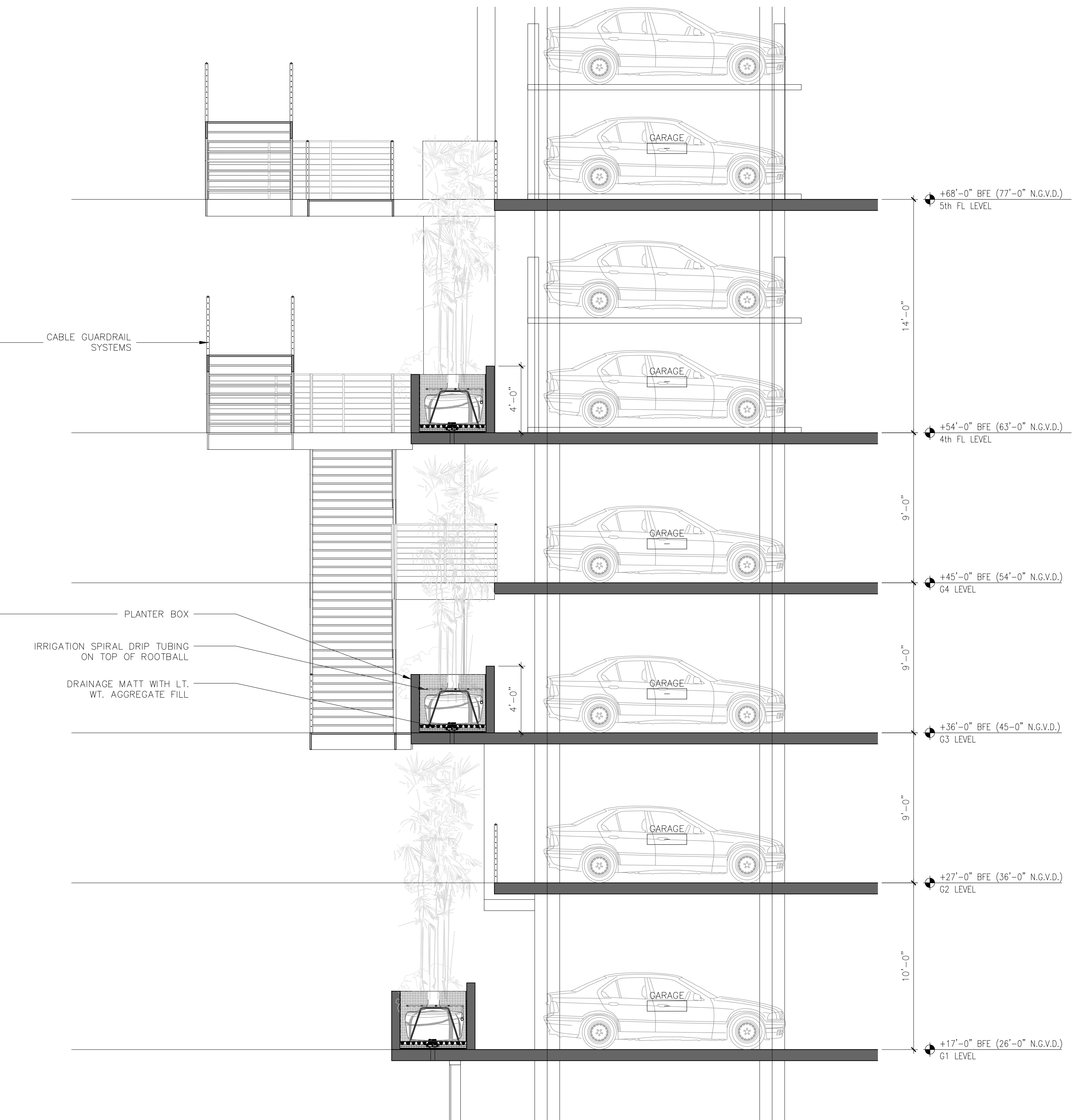


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RIVERWALK PARTIAL SECTION
SCALE : 1/8" = 1'-0"



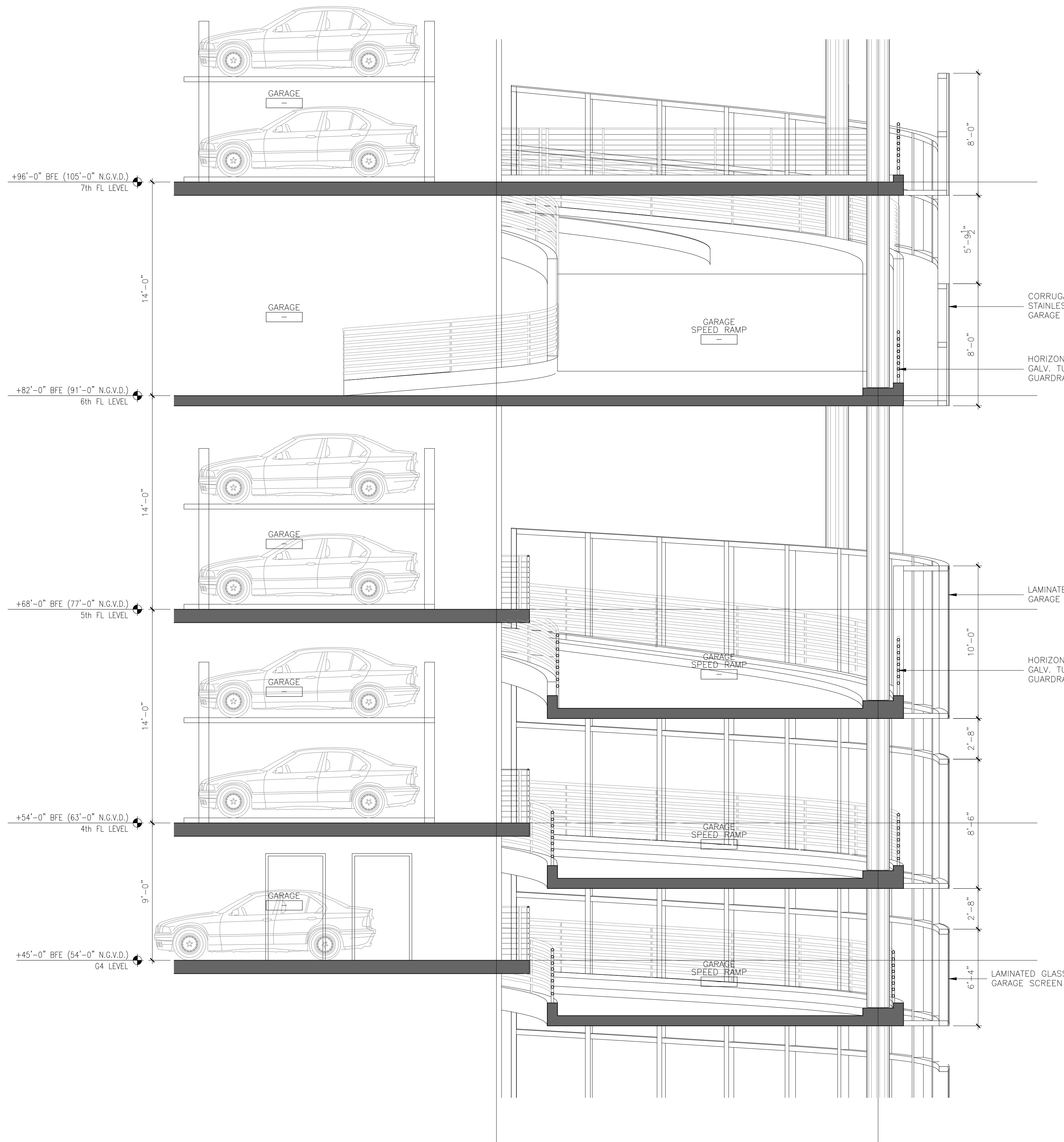
4
RIVERWALK PARTIAL SECTION
SCALE : 1/8" = 1'-0"

Structural Engineer LERA in association with YHCE 99 NW 27th Ave. Miami, FL 33125 Landscape Architect PARADELO BURGESS DESIGN STUDIO 421 South Olive Ave West Palm Beach, FL 33401	Architect of Record ODP ARCHITECTS 2432 Hollywood Blvd. Hollywood, FL 33020 Project Management CLARO DEVELOPMENT 1035 N Miami Ave, Suite 201 Miami, FL 33136	Kurt Dannwolf FL. Architect Reg. No: AR92042	Client 555 RIVER PARTNERS LLC; MRP #1 LLC; 555 SRD LLC; 555 RIVER Dr. LLC Design Consultant CARLOS ZAPATA STUDIO	Project Name 555 RIVER HOUSE Scale AS SHOWN Date 04/19/2019	Title ENLARGED PLAN AND SECTION @RIVER WALK	Number A651
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PLANTER BOX @GARAGE
PARTIAL SECTION
 SCALE : 1/4" = 1'-0"

Structural Engineer 99 NW 27th Ave. Miami, FL 33125 Landscape Architect 421 South Olive Ave West Palm Beach, FL 33401	LERA in association with YHCE T +1 (305) 441 0755 PARADELO BURGESS DESIGN STUDIO T +1 (786) 671 8250	Architect of Record 2432 Hollywood Blvd. Hollywood, FL 33020 Project Management 1035 N Miami Ave, Suite 201 Miami, FL 33136	ODP ARCHITECTS T +1 (954) 518 0833 CLARO DEVELOPMENT T +1 (305) 324-4700 Kurt Dannwolf FL. Architect Reg. No: AR92042	Client 7272 NE 6th Ct, Ste 10 Miami, FL 33138 Design Consultant 561 Broadway, 4A/B New York, NY 10012	555 RIVER PARTNERS LLC; MRP #1 LLC; 555 SRD LLC; 555 RIVER Dr. LLC T +1 (786) 558 9593 CARLOS ZAPATA STUDIO T +1 (212) 966 9292	Project Name 555 NW S River Dr., Miami, FL 33136 Scale AS SHOWN Date 04/19/2019	555 RIVER HOUSE PARTIAL SECTION @GARAGE PLANTER BOX	Number A652
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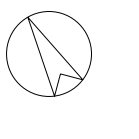


GARAGE SCREEN @GARAGE RAMP
PARTIAL SECTION
 SCALE : 1/4" = 1'-0"



Structural Engineer
LERA in association with YHCE
 99 NW 27th Ave.
 Miami, FL 33125
 Landscape Architect
PARADELO BURGESS DESIGN STUDIO
 421 South Olive Ave
 West Palm Beach, FL 33401

Architect of Record
ODP ARCHITECTS
 2432 Hollywood Blvd.
 Hollywood, FL 33020
 Project Management
CLARO DEVELOPMENT
 1035 N Miami Ave, Suite 201
 Miami, FL 33136

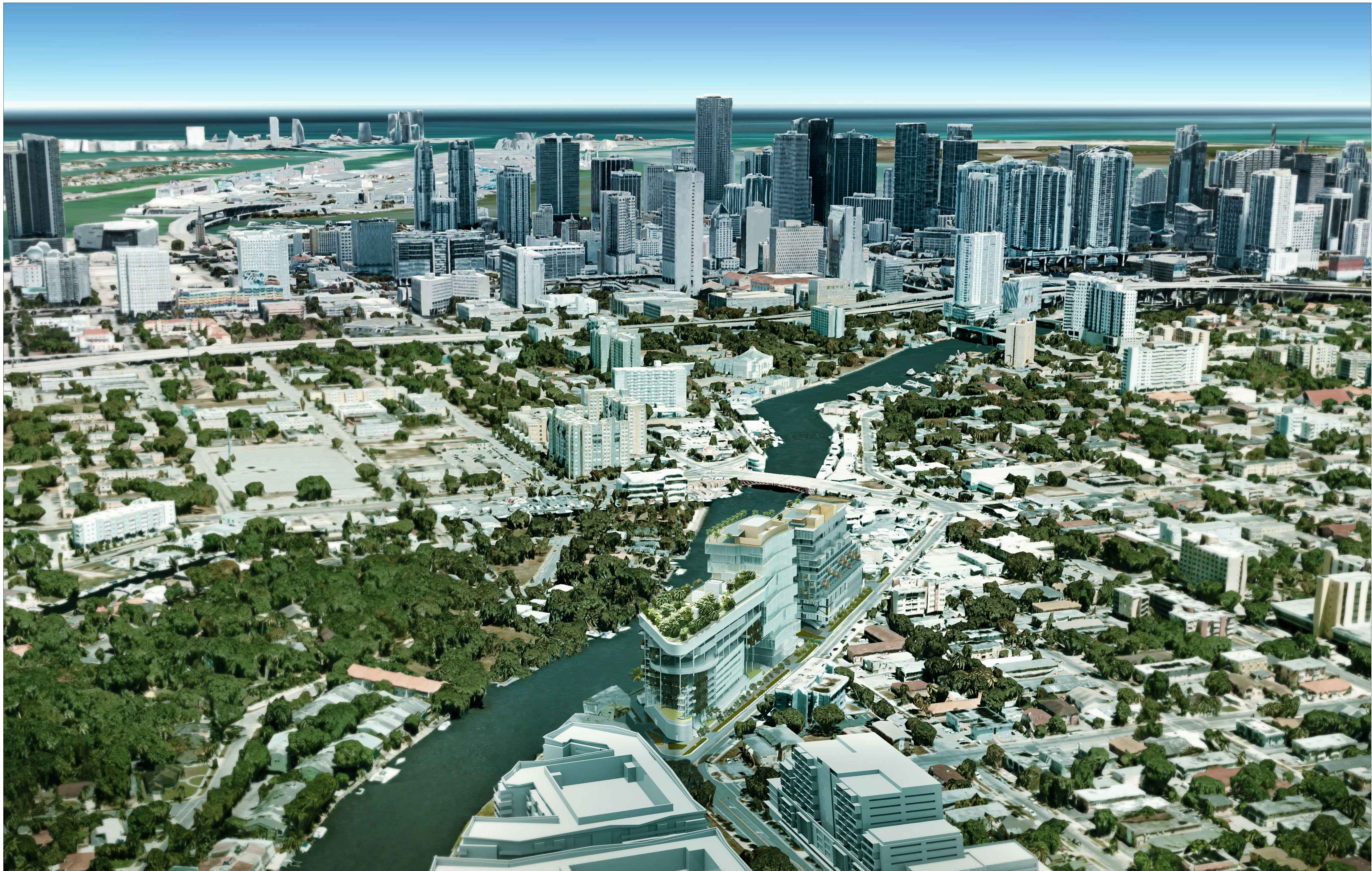

Kurt Dannwolf
 FL. Architect Reg. No: AR92042


Client
**555 RIVER PARTNERS LLC; MRP #1 LLC;
 555 SRD LLC; 555 RIVER Dr. LLC**
 Design Consultant
CARLOS ZAPATA STUDIO

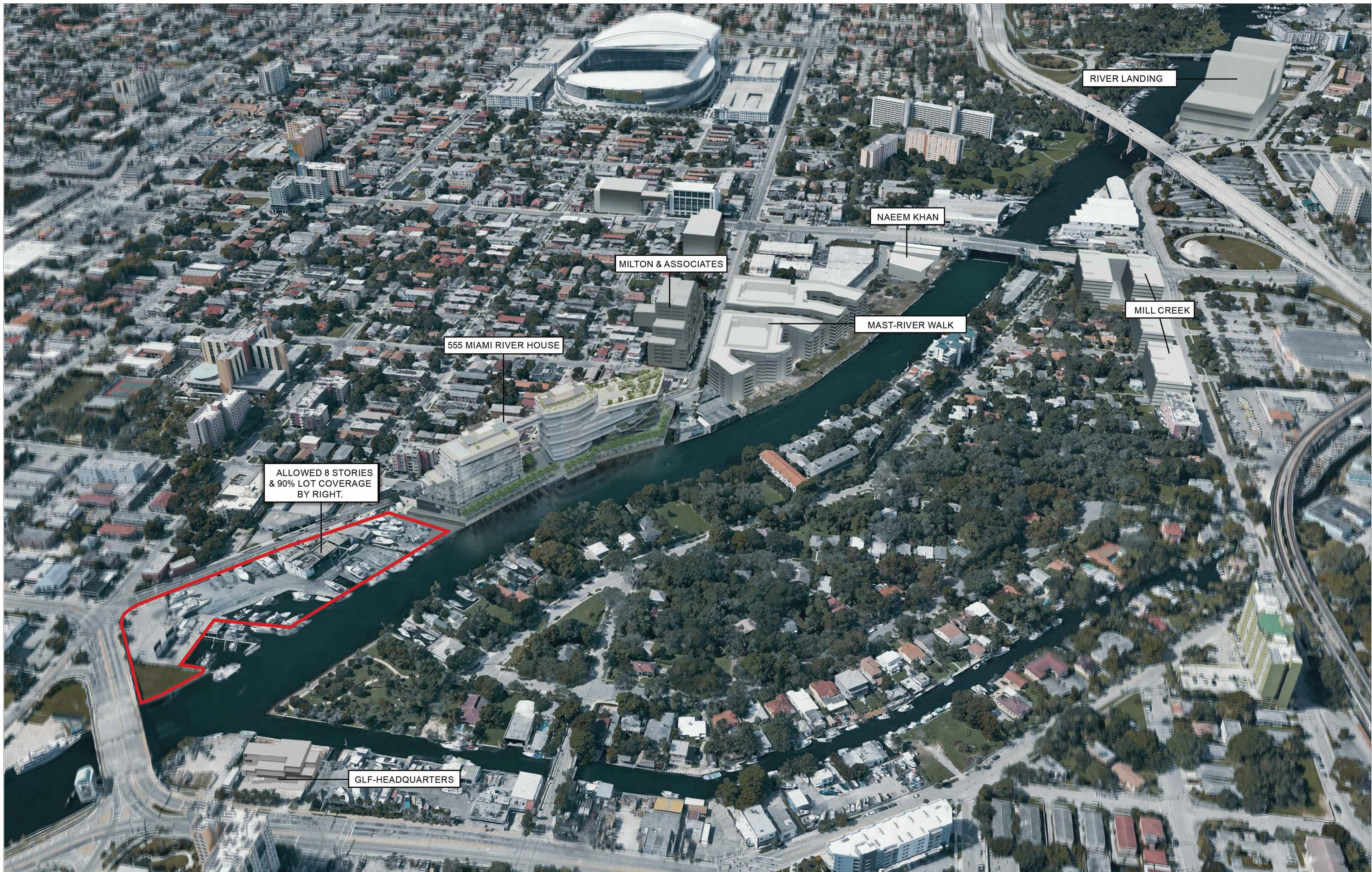
Project Name
555 RIVER HOUSE
 555 NW S River Dr., Miami, FL 33136
 Scale
AS SHOWN
 Date
04/19/2019
 Title
**PARTIAL SECTION
 @GARAGE SPEED RAMP**
 Number
A653



<p>Structural Engineer LERA in association with YHCE 99 NW 27th Ave. Miami, FL 33125 Landscape Architect PARADELO BURGESS DESIGN STUDIO 421 South Olive Ave West Palm Beach, FL 33401</p>	<p>Architect of Record ODP ARCHITECTS 2432 Hollywood Blvd. Hollywood, FL 33020 Project Management CLARO DEVELOPMENT 1035 N Miami Ave, Suite 201 Miami, FL 33136</p>	<p> Kurt Dannwolf FL. Architect Reg. No: AR92042</p>	<p>Client 555 RIVER PARTNERS LLC; MRP #1 LLC; 555 SRD LLC; 555 RIVER Dr. LLC 7272 NE 6th Ct, Ste 10 Miami, FL 33138 Design Consultant CARLOS ZAPATA STUDIO 561 Broadway, 4A/B New York, NY 10012</p>	<p>Project Name 555 RIVER HOUSE 555 NW S River Dr., Miami, FL 33136 Scale N.T.S. Date 04/19/2019 Title RENDERING IMAGE</p>	<p>Number A900</p>
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Structural Engineer 99 NW 27th Ave. Miami, FL 33125 Landscape Architect 421 South Olive Ave West Palm Beach, FL 33401	LERA in association with YHCE T +1 (305) 441 0755 PARADELO BURGESS DESIGN STUDIO T +1 (786) 671 8250	Architect of Record 2432 Hollywood Blvd, Hollywood, FL 33020 Project Management ODP ARCHITECTS T +1 (954) 518 0833 CLARO DEVELOPMENT T +1 (305) 324-4700	 Kurt Dannwolf FL Architect Reg. No: AR92042	Client 7272 NE 6th Ct, Ste 10 Miami, FL 33138 Design Consultant 561 Broadway, 4A/B New York, NY 10012 555 RIVER PARTNERS LLC; MRP #1 LLC; 555 SRD LLC; 555 RIVER Dr. LLC T +1 (786) 558 9593 CARLOS ZAPATA STUDIO T +1 (212) 966 9292	Project Name 555 NW S River Dr., Miami, FL 33136 Scale Title N.T.S. Date 04/19/2019 555 RIVER HOUSE RENDERING IMAGE	Number A901
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ALLOWED 8 STORIES
& 90% LOT COVERAGE
BY RIGHT.

555 MIAMI RIVER HOUSE

MILTON & ASSOCIATES

NAEEM KHAN

MAST-RIVER WALK

MILL CREEK

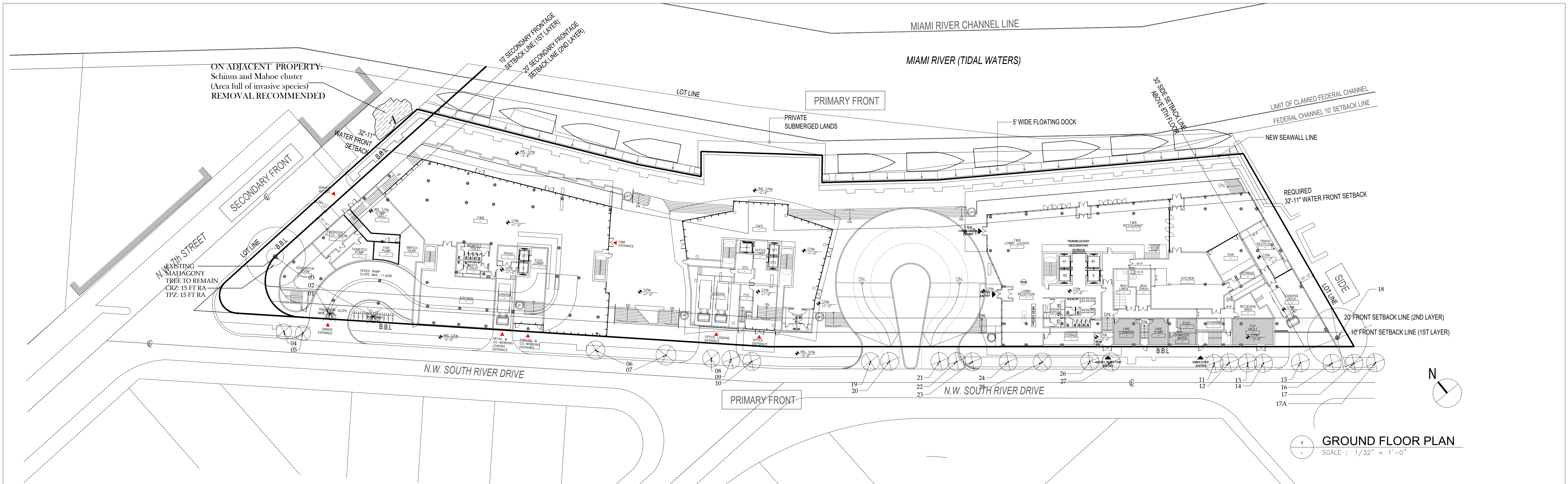
RIVER LANDING

GLF-HEADQUARTERS

1 4.19.19






VEGETATION SURVEY / TREE DISPOSITION											REV. 04.16.19
Tree ID	Scientific name	Common name	DBH	Ht	Canopy	Condition	TPZ	RETAIN	RELOCATE	REMOV E	MITIGATION REQUIRED
1	Roystonea regia	Royal palm	23"	35'	25'	Good	4'			X	2
2	Roystonea regia	Royal palm	25"	30'	25'	Good	4'			X	2
3	Swietenia mahagoni	Mahogany	19"	40'	45'	Good	15'	X			
4	Conocarpus erectus sericeus	Silver buttonwood	6"	16'	15'	Good	3'			X	
5	Conocarpus erectus sericeus	Silver buttonwood	4"	12'	15'	Moderate	3'			X	
6	Conocarpus erectus sericeus	Silver buttonwood	7"	15'	12'	Good	4'			X	
7	Lagerstroemia indica	Crape myrtle	15"	18'	18'	Good	6'			X	
8	Lagerstroemia indica	Crape myrtle	13"	18'	12'	Good	6'			X	
9	Lagerstroemia indica	Crape myrtle	18"	18'	15'	Good	6'			X	
10	Lagerstroemia indica	Crape myrtle	22"	18'	15'	Good	6'			X	
11	Lagerstroemia indica	Crape myrtle	12"	20'	18'	Good	6'			X	
12	Lagerstroemia indica	Crape myrtle	24"	24'	18'	Good	6'			X	
13	Lagerstroemia indica	Crape myrtle	14"	22'	18'	Good	6'			X	
14	Lagerstroemia indica	Crape myrtle	22"	22'	18'	Good	6'			X	
15	Lagerstroemia indica	Crape myrtle	10"	25'	18'	Moderate	6'			X	
16	Lagerstroemia indica	Crape myrtle	10"	22'	18'	Moderate	6'			X	
17	Lagerstroemia indica	Crape myrtle	12"	18'	12'	Moderate	6'			X	
17a	Lagerstroemia indica	Crape myrtle	5"	20'	10'	Poor				X	
18	Ficus aurea	Strangler fig	43"	40'	55'	Moderate	15'			X	7
19	Eugenia foetida	Spanish stopper	>2"	12'	6'	Poor				X	
20	Eugenia foetida	Spanish stopper	2"	12'	4'	Poor				X	
21	Eugenia foetida	Spanish stopper	2"	12'	6'	Poor				X	
22	Eugenia foetida	Spanish stopper	2"	15'	8'	Poor				X	
23	Eugenia foetida	Spanish stopper	2"	15'	8'	Poor				X	
24	Eugenia foetida	Spanish stopper	>2"	14'	6'	Moderate	3'			X	
25	Eugenia foetida	Spanish stopper	2"	15'	6'	Moderate	3'			X	
26	Eugenia foetida	Spanish stopper	2"	16'	7'	Moderate	3'			X	
27	Eugenia foetida	Spanish stopper	2"	15'	8'	Moderate	3'			X	
REQ. REPLACEMENT PALMS: (16ft ht / 6 IN dbh) *GRADE 1											4
REQ. REPLACEMENT TREES: (16ft ht/ 8 ft sprd / 4 IN dbh) *GRADE 1											7

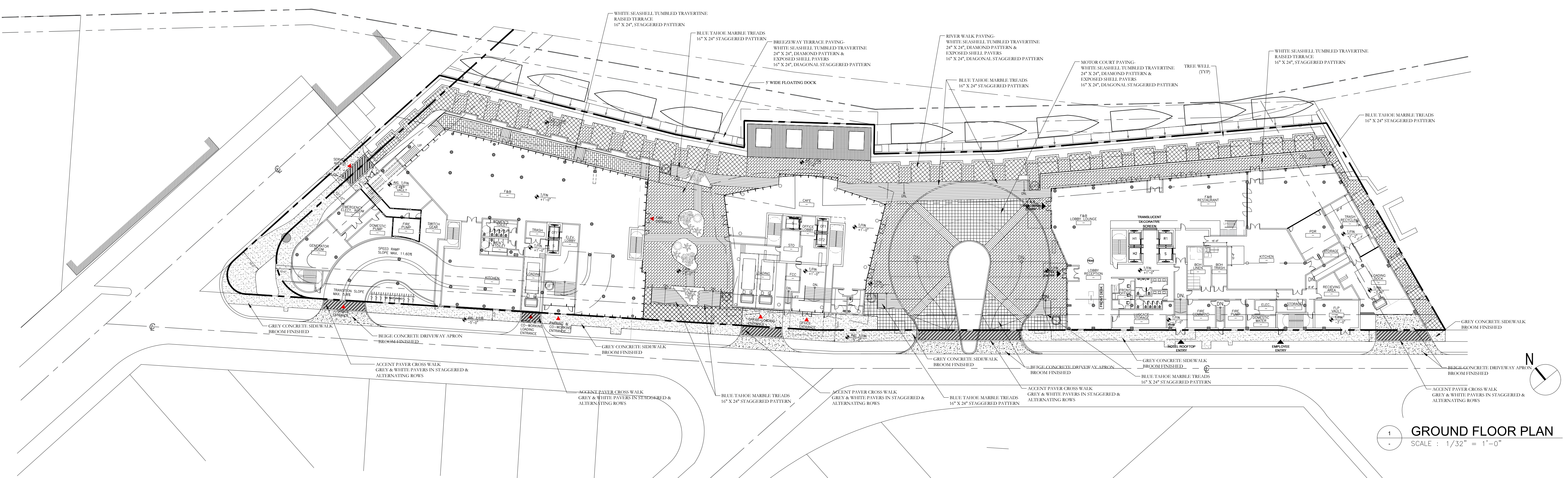
1 NOTE: ADDRESSES REF #28 CITY COMMENT



1 GROUND FLOOR PLAN
SCALE : 1/32" = 1'-0"

Project Management: CLARO DEVELOPMENT 777 NW 72 Ave, Suite 3025 Miami FL, 33126 Landscape Architect PARADELO BURGESS DESIGN STUDIO 421 South Olive Ave West Palm Beach, FL 33401 T +1 (305) 262 0400 T +1 (786) 671 8250	Architect of Record ODP ARCHITECTS 2432 Hollywood Blvd. Hollywood, FL 33020 Structural Engineer LERA IN ASSOCIATION WITH YHCE Kurt Dannwolf FL. Architect Reg. No: AR92042 T +1 (954) 518 0833 T +1 (305) 441 0755	Client 555 RIVER PARTNERS LLC; MRP#1 LLC; 555 RIVER DR. LLC 7272 NE 6th Ct, Ste 10, Miami, FL, 33138 Design Architect CARLOS ZAPATA STUDIO 561 Broadway, 4A/B New York, NY 10012 T 786-558-9593 T +1 (212) 966 9292	Project Name 555 RIVERHOUSE 555 NW S River Dr., Miami, FL 33136 Scale 1/32" = 1'-0" Date 05/10/2019 Title TREE DISPOSITION PLAN	Number L101
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	AREA & GENERAL SPECIFICATIONS ENTRY & SERVICE DRIVEWAYS + C-12 MESA BEIGE SCOTFIELD CONCRETE W/ BROOM FINISH (PER MIAMI RIVER GREENWAY DESIGN GUIDELINES)
	COMMON AREA SIDEWALKS + GREY CONCRETE W/ BROOM FINISH (PER MIAMI RIVER GREENWAY DESIGN GUIDELINES)
	CROSS WALK ACCENT PAVERS + CONCRETE PAVING GREY PAVERS IN HERRINGBONE PATTERN & TRUNCATED WARNING PAVERS @ EACH DRIVE OR STREET CROSSING. (PER MIAMI RIVER GREENWAY DESIGN GUIDELINES)
	CONCRETE PAVERS ALONG RIVERWALK WALKWAY PAVING: + WHITE SEASHELL TUMBLED TRAVERTINE & EXPOSED SHELL PAVERS PATTERNS, LAYOUT, COLORS, & SIZES TBD (PER MIAMI RIVER GREENWAY DESIGN GUIDELINES)
	BLUE TAHOE MARBLE RAISED PLASTER WALL CAP + BLUE TAHOE MARBLE - 12" X 24" W/ LASED EDGE PROFILE. FLOOR PAVING + BLUE TAHOE MARBLE - 16" X 24", 24" X 24" STAGGERED PATTERN, TRIADS. + BLUE TAHOE MARBLE - 16" X 24" W/ LASED EDGE PROFILE.



1 GROUND FLOOR PLAN
 SCALE : 1/32" = 1'-0"

Structural Engineer LERA in association with YHCE 99 NW 27th Ave. Miami, FL 33125 T +1 (305) 441 0755	Architect of Record ODP ARCHITECTS 2432 Hollywood Blvd. Hollywood, FL 33020 T +1 (954) 518 0833	Client 555 RIVER PARTNERS LLC; MRP #1 LLC; 555 SRD LLC; 555 RIVER Dr. LLC 7272 NE 6th Ct, Ste 10 Miami, FL 33138 T +1 (786) 558 9593	Project Name 555 RIVER HOUSE 555 NW S River Dr., Miami, FL 33136
Landscape Architect PARADELO BURGESS DESIGN STUDIO 421 South Olive Ave. West Palm Beach, FL 33401 T +1 (786) 671 8250	Project Management CLARO DEVELOPMENT 1035 N Miami Ave, Suite 201 Miami, FL 33136 T +1 (305) 324-4700	Design Consultant CARLOS ZAPATA STUDIO 561 Broadway, 4A/B New York, NY 10012 T +1 (212) 966 9292	Scale Title HARDSCAPE PLAN- GROUND FLOOR Date 05/17/2019
			Number L112

This instrument is prepared by
(and after recording)
please return this instrument to:
Iris V. Escarra
Greenberg Traurig
333 SE 2 Avenue, Suite 4400
Miami, FL 33131

Reserved for Recording

DECLARATION OF RESTRICTIVE COVENANTS RUNNING WITH THE LAND

KNOW ALL MEN BY THESE PRESENT that the undersigned 555 SRD, LLC, a Florida limited liability company, 555 RIVER PARTNERS, LLC, a Florida limited liability company, 555 RIVER DR, LLC, a Florida limited liability company, and MRP #1, LLC, an Oklahoma limited liability company (collectively, the “**Owner**”) hereby makes, declares and imposes on the land herein described, this Declaration of Restrictive Covenants Running with the Land (the “**Declaration**” or “**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 properties property located at 517, 555, 603, 661, and 663 NW South River Drive, all located in Miami, Florida, more particularly described on **Exhibit “A”** (collectively, the “**Property**”) attached hereto and incorporated herein, which are the subject of a Waiver and Special Appearance 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

WHEREAS, the Port of Miami River has a designated Federal Navigable Channel featuring numerous job generating businesses, including International Shipping Terminals, Boatyards, Marinas, Tug Boat Basins, Commercial Fishing, etc.; and

NOW, THEREFORE, Owner voluntarily covenants and agrees that the Property shall be subject to the following restrictions that are intended and shall be deemed to be a covenant running with the land and binding upon the Owner, and their heirs, successors, and assigns, 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 will be developed in accordance with the Miami River Greenway Action Plan and the Miami River Corridor Urban Infill Plan.
- b. Owner recognizes that legally permitted existing Working Waterfront 24-hour operations may 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;
 - 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.
- c. There shall be no net loss of 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 shall allow public access to a Riverwalk to be constructed as part of a future, new development at the Property.

3. **Covenant Running with the Land.** This Covenant on the part of Owner shall constitute a covenant running with the land and shall be recorded, by the Owner and at Owner's expense, in the Public Records of Miami-Dade County, Florida, and 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 Declaration 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 Property and for the public welfare.

4. Term of Covenant. The provisions of this Declaration shall become effective upon its 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 5 below, is released in writing by the following: (i) then owners of the Property AND (ii) the Director of the Department of Planning of the City of Miami (the "Director"), subject to the approval of the City Attorney as to legal form, or their respective designees or successors.

5. 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 and approved by the Director. Should this Declaration be so modified, amended, or released, the Director or the executive officer of a successor department or, in the absence of such Director or executive officer, by his or her assistant in charge of the office in his/her office, shall execute a written instrument effectuating and acknowledging such modification, amendment, or release.

6. Inspection and Enforcement. It is understood and agreed that any official inspector of the City of Miami may have the right at any time during normal working hours to enter upon the Property 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. The violations may also be enforced by City Code, Chapter 2, Article X, entitled Code Enforcement.

7. 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.

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

9. Recording. This Covenant shall be filed of record in the Public Records of Miami-Dade County, Florida by the Owner at the cost of the Owner within ten (10) days of acceptance by the City of Miami. Owner shall provide the Director with a copy of the recorded Declaration within thirty (30) days of recordation.

[Signature Page to Follow]

Signed, witnessed, executed and acknowledged this ___ day of _____, 2019.

555 SRD, LLC,
a Florida limited liability company

By: _____
Name: _____
Title: _____

STATE OF FLORIDA)
) SS.
COUNTY OF MIAMI DADE

The foregoing instrument was acknowledged before me this ___ day of _____, 2019, by _____, the Manager of _____ who is personally known to me, or has produced _____, as identification and she acknowledged before me that he executed the same, freely and voluntarily, for the purposes therein expressed.

Name: _____

Notary Public, State of _____
Commission No. _____

555 RIVER PARTNERS, LLC,
a Florida limited liability company

By: _____

Name: _____

Title: _____

STATE OF FLORIDA

) SS.

COUNTY OF MIAMI DADE

The foregoing instrument was acknowledged before me this ___ day of _____, 2019, by _____, the Manager of _____ who is personally known to me, or has produced _____, as identification and she acknowledged before me that he executed the same, freely and voluntarily, for the purposes therein expressed.

Name: _____

Notary Public, State of _____

Commission No. _____

555 RIVER DR, LLC,
a Florida limited liability company

By: _____

Name: _____

Title: _____

STATE OF FLORIDA

) SS.

COUNTY OF MIAMI DADE

The foregoing instrument was acknowledged before me this ___ day of _____, 2019, by _____, the Manager of _____ who is personally known to me, or has produced _____, as identification and she acknowledged before me that he executed the same, freely and voluntarily, for the purposes therein expressed.

Name: _____

Notary Public, State of _____

Commission No. _____

MRP #1, LLC,
an Oklahoma limited liability company

By: _____

Name: _____

Title: _____

STATE OF FLORIDA

) SS.

COUNTY OF MIAMI DADE

The foregoing instrument was acknowledged before me this ___ day of _____, 2019, by _____, the Manager of _____ who is personally known to me, or has produced _____, as identification and she acknowledged before me that he executed the same, freely and voluntarily, for the purposes therein expressed.

Name: _____

Notary Public, State of _____

Commission No. _____

APPROVED:

By: _____
Francisco Garcia, Director of Planning

APPROVED AS TO LEGAL FORM AND CORRECTNESS:

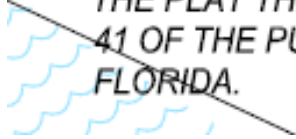
By: _____
Victoria Méndez, City Attorney

Exhibit "A"
The Property

LOTS 7, 8 & 13 IN BLOCK C OF RIVERVIEW, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, AT PAGE 43 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND

LOTS 7M, 8M, 9M, 10M, 11M, 12M, 13M, 14M, 15M, 1B, 2B, 3B, 4B, 5B, 6B & 7B OF RIVERVIEW WATERFRONTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, AT PAGE 41 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



**Miami River Commission's
Urban Infill and Greenways Subcommittee
May 17, 2019 Minutes**

The Miami River Commission's (MRC) Urban Infill and Greenways subcommittees conducted a public meeting on May 17, 2019, 3 PM, 1407 NW 7 ST. The attendance sign in sheet is enclosed. MRC Urban Infill Subcommittee Chairman Jim Murley conducted the public meeting.

**I. Consideration of Land Use and Zoning Amendment
Applications on South River Drive from 17 Ave to I-836**

For reference this agenda item was previously presented to the Miami River Commission (MRC) and the MRC's October 1, 2018 adopted public meeting minutes state in part:

“Mr. Shedd stated 1543, 1529, and 1515 NW North River Drive in the subject area were recently rezoned from T3 to T4 for a private sector development which provided a voluntary covenant to include a public Riverwalk, new seawall on 16 Ave and improvements to the 16 Ave public greenspace / median. Miami 21 requires new developments to include a public Riverwalk's in T5 and T6. Attendees noted the subject existing single-family homes will never have to provide a public Riverwalk, yet the City and property owners agreed to requiring a future redevelopment in the proposed up zoned and amendment to the comprehensive plan parcels to include a public Riverwalk.

Attending subject property owners provided a statement of support for the land use and zoning amendments signed by all of the riverfront property owners.

MRC Urban Infill Working Group Chairman Jim Murley suggested the Miami River Commission recommend approval of the item with the condition that any future redevelopment include the public Riverwalk.”

Mr. Shedd stated since the MRC subcommittee meeting, the Planning Department did add on the few remaining T3 parcels in this connected subject stretch of riverfront. Mr. Shedd stated the City has not included changing the public park space to Parks (CS) zoning as recommended by the MRC subcommittee Chair Murley. Mr. Shedd stated instead of a voluntary covenant to require a public Riverwalk if the subject parcels are ever redeveloped in the future, the City will be doing a text amendment to Section 3.11 of the zoning code. Mr. Prieguez stated the potential text amendments to Zoning Code 3.11 should be considered first by the City Commission, and Mr. Shedd replied it hasn't been drafted yet. The MRC adopted a unanimous resolution to defer this agenda item, and the potential amendments to Zoning Code 3.11, to the MRC's November 5 public meeting, noon, Lummus Park, 250 NW North River Drive.”

PUBLIC DOCUMENT

Ryan Shedd, City of Miami, distributed and presented the City of Miami's application to amend the land use from "Single Family Residential" to "Low Density Residential" and amend the zoning from T3-L to T4-R on riverfront parcels on the Miami River's south shore depicted on maps essentially from I-836 to NW 17 Ave. In essentially the middle of the subject area several parcels were already approved for the same rezoning, and they offered a voluntary covenant to provide a 20' wide public Riverwalk. Mr. Ryan stated the City of Miami emailed the subject property owners a voluntary covenant indicating not now, but if the existing houses are demolished and a new development constructed consistent with the new increased T4-R density, that they would voluntarily proffer the connecting 20' wide public Riverwalk, which maybe closed at night. There is no development proposed at this time, and currently all the subject single-family houses are all separately individually owned. Mr. Shedd stated the most eastern parcel is owned by Miami Dade County, and currently has split zoning of T3-R in a small western portion of the site, and the majority of the site is currently zoned T6-8-L. Therefore, only the small portion of the County site currently zoned T3-R would become T4-R. Mr. Shedd stated he has communicated with Miami-Dade County about this City pending application to amend land use and zoning. Mr. Shedd noted in the future if the area is redeveloped, the City's Comprehensive Plan requires all new developments on the Miami River to execute and record a Working River Disclosure / Covenant.

Adam Gettinger stated he owns one of the subject properties, thanked the City of Miami for applying to rezone his property, and stated he has already executed and submitted the voluntary covenant to provide the public Riverwalk in the future if his site is ever redeveloped to the density of the proposed increased T4 zoning density. Mr. Juaquin Mejuto noted he owns 1459 NW South River Drive (small vacant triangle which does not have a house) and does not want to sign the voluntary covenant preferring in the future to include the public Riverwalk only if the site is ever redeveloped per the potential new increased zoning density.

Mr. Carlos Salas, President of the Spring Garden Civic Association, stated the City of Miami should not allow the potential for these property owners to ask for a 30% reduction in parking if the site is ever redeveloped. Mr. Shedd stated this area may already be ineligible to seek a parking reduction, and he would check and let Mr. Salas and the MRC know of his findings.

Attendees referenced an October 2018 email from Miami Dade County, which was forwarded to the City of Miami stating:

"the Department of Transportation and Public Work (PTPW) is taking the necessary steps to replace the NW 17th Avenue Bridge over the Miami River. The new bridge will have a wider typical section as well as wider approach roadway and intersections to the south and north of the bridge....The Department is certain that the (5) five parcels (west of 17 ave) will be required for the project."

MRC Chairman Murley suggested the MRC recommend approval of the City of Miami's subject application to amend land use and zoning, subject to the condition that all included parcels submit the signed voluntary covenant for the future public Riverwalk, and any parcels which do not submit the signed covenant to the City of Miami before 2nd reading at City Commission, be removed from the City of Miami's pending application.

II. Consideration of Plans for 517 - 663 NW South River Drive

John Michael Cornell stated he will be recusing himself from this issue, as he is employed by Zerby Interests. Chairman Murley suggested when Mr. Cornell recuses himself at the full MRC public meeting when this item is considered and voted on, that he leave the room.

Chairman Murley asked MRC Director Bibeau if this site had previously been considered by the MRC, and MRC Director Bibeau noted the MRC's adopted November 1, 2004 public meeting minutes stated, "the MRC found the proposed project to be in the best interest of this particular site and area of the Miami River, by a vote of 10-3". Therefore, in January 2005 the MRC recommended approval of the then presented "Nautica on the River" development Major Use Special Permit, land use amendment, and zoning amendment, which the City Commission approved to the current designations. Director Bibeau noted the MRC's adopted November 1, 2004 public meeting minutes state in part, "publicly accessible Riverwalk featuring a 6-foot-wide unobstructed pedestrian path and an additional 5-foot passive zone with landscaping, lighting, etc., which would be constructed and funded by the potential developer. The building is setback 15-20 feet from the Miami River's shoreline." The previously approved "Nautica on the River" design for the site is being replaced with the applicants distributed plans for "Riverhouse 555", and in comparison, the new public Riverwalk and waterfront building setbacks have increased in the current design.

Carlos Diaz, Greenberg Traurig, and Laura Weinstein Berman, Vagabond, distributed and presented 10 copies of their current plans for "Riverhouse 555", and a set of the previously approved plans for "Nautica on the River". The presented plans are consistent with the current land use and zoning, and feature 175 hotel rooms, 39 residential units, offices, and 2 restaurants with no outdoor dining. The applicants stated in theory the existing zoning would allow 400 residential units, which is far greater density than is being proposed. The applicants stated they will retain a professional sound engineer and the restaurants will not be loud because they can't disturb the immediate sites hotel rooms, residences and offices. The applicants stated they will provide the Comprehensive Plans required "Working River Disclosure / Covenant", they currently have a n active Marine Operating Permit with 6 commercial boat slips and are asking for an amendment to have 10 boat slips, located outside of the federal navigable channel. Mr. Diaz stated consistent with the current zoning they are paying the City of Miami \$1,000,000 to purchase additional height to 12 stories on a portion of the building. MRC Director Bibeau noted in previous proposals which purchased additional height via the "Public Benefits" program, the MRC has always recommended the City of Miami use the funding for "Public Benefit" projects located within the subject project's impacted Miami River District.

Carlos Salas, President of the Spring Garden Civic Association (SGCA), stated they met with the applicants on May 8 in Spring Garden. Mr. Salas stated the SGCA was concerned about the proposed developments height, 3 restaurants with outdoor seating, roof top pool and bar, and waiver requests to reduce parking, narrow the public Riverwalk and waterfront building setback. The SGCA is asking the applicants to enter into a voluntary covenant with them to reduce the proposed developments height, prohibit outdoor dining, limit noise, and not reduce parking by 30% as proposed. Mr. Salas cited a news article reporting a 30% ridership reduction on Miami-Dade Transit, and noted the proposal does not include an Uber drop off and pickup location located off of the narrow NW South River Drive.

Mr. Salas read and distributed a letter from Dr. Ernest Martin:

"I would like to express my opposition to the project, 555 River House, located at 516-663 NW South River Drive for the following reasons:

- (1) The project is too close to the 8-story residential building to its immediate west which is already under construction
- (2) The height of the project is overwhelming to its surroundings and specifically to the Spring Garden Historic District directly across the River. The proposed project will create a canyon effect and will carry noise up and down the River.
- (3) It is inappropriate to allow outdoor dining on the ground floor level along the River with residences nearby. There should be no outdoor dining.
- (4) The rooftop pool and bar are also problematic for the same reason. Noise is a huge concern for all nearby residents.

In conclusion, the project is simply too dense, too tall, and has amenities that are inappropriate and incompatible for this area of the Miami River."

Amanda Hand, Spring Garden Civic Association, stated the proposal was seeking 9 waivers, and a reduction in the City of Miami zoning code's required minimum width of the public Riverwalk and waterfront building setback which must be considered by the City Commission. M.S Hand stated the proposal includes outdoor dining on the rooftop, and there are 2 precedents where the City required an outdoor dining waiver for rooftops, therefore she feels the proposal should require an application for an outdoor dining waiver, which is not currently included. In addition, she anticipates that in the future the site will need an outdoor dining permit for the riverfront elevated "public terrace" areas, which are directly adjacent and connected to the proposed indoor restaurant spaces. Ms. Hand noted:

1. Waiver 4 for a 30% parking waiver. This waiver is prohibited within 500 feet of an ungated T3. Spring Garden is an ungated T3 within 500 feet, and thus, the waiver is illegal. The only distance that is measured in walking distance is alcohol distance from schools and churches, because it is specifically provided that it is a walking distance. The project proposes a 30% parking waiver within .5 miles of a TOD, measured radially. You can't argue that one distance is radial, and the other is walking. Therefore, this waiver is illegal.
2. Waiver 7 regarding loading: There are 175 hotel rooms, and 150k sq. ft. of office and commercial with one commercial loading bay. This cannot be sufficient, and it is an Epic Hotel repeat.
3. Waiver 8 and 9: It's unclear if you are matching dominant setbacks on the Street or River side of the property. There are no dominant setbacks on the River side to match. Further, the setback modifications are greater than 10% for a waiver.
 - a. Riverwalk. The argument is that you can only squeeze out 10 feet of Riverwalk at the "pinch points" but that it shouldn't be an issue because there is abutting public space. It appears the reason that the proposal does not include the public space in the required Riverwalk dedication is because that public space is the future outdoor restaurant. There are tables and chairs on a couple of the sheets.
 - b. The building is overbuilt overall because you are requesting a modification of every setback, so it is (almost) 100% lot coverage.
4. Rooftop- there is 34,000 square feet of open rooftop space. I understand it is your position that the rooftop restaurant and bar doesn't require a warrant, but I respectfully disagree. As examples of recent warrants for rooftop venues- the Langford Hotel and Aura.

Mr. Salas asked the MRC subcommittee to defer this item currently under consideration, and defer placing the item on the MRC public meeting agenda until after the applicants agree in writing to all the Spring Garden Civic Associations requests. Attendees noted the applicants deferred their presentation to the MRC subcommittee in April, in order to 1st accept the Spring Garden Civic Association's invitation to meet with them, which occurred on May 8, and again at this MRC subcommittee public meeting. The applicants stated they did not want the item to be deferred a 2nd time today. MRC Urban Infill Subcommittee Chairman Murley stated he will not defer the item under consideration. Attendees noted even if the item is placed on the MRC's June 3 public meeting agenda, The Spring Garden Civic Association is always personally and cordially invited in writing to every public MRC meeting, and anyone has the right to suggest a deferral, revisions, etc., at that time, which may be granted by a majority vote of the MRC. MRC Urban Infill subcommittee Chairman Murley noted the applicants and Spring Garden Civic Association have several different interpretations of what the City Code allows and requires, and the City of Miami is not present to clarify these issues, therefore he is unable to make a non-binding suggestion on this item to the full MRC for their advisory recommendation.

III. Consideration of Plans for 710-760 NW North River Drive

Mr. Ben Fernandez, Bercow, Radell, Fernandez and Larkin, and Architect Hervin Romney, distributed and presented 10 copies of plans for 2 developments, 710-720 NW North River Drive and 750-760 NW North River Drive, which are separated by the vacant 730-740 NW North River Drive in the middle, which they do not own. One of the buildings has 8 residential units and the 2nd building features 10 residential units, with 4 parking spaces per unit. The proposal does not include any vessel dockage; therefore, they will remove the docked boat depicted in the plans. Mr. Fernandez stated the proposal is 100% as of right, with no requested variances, waivers special exceptions, etc.

Mr. Carlos Salas, President of the Spring Garden Civic Association stated they recommend:

- 1) Increased privacy and size of the 4 side yards
- 2) More landscaping and more native plants
- 3) Narrow the 8' balconies

Ms. Amanda Hand, Spring Garden Civic Association, stated as depicted on page 2 of the plans, the private property includes significant square footage of "submerged land" or water in the Miami River, which is incorrectly being calculated as part of the site's required "Open Space". Ms. Hand stated the City code only allows actual land to be counted towards the zoning code's minimum open space requirement, and does not allow counting of square footage in the Miami River. Ms. Hand stated this flaw resulted in the current proposal for 0' building setbacks on the 4 side yards.

MRC Urban Infill Chairman Murley recommended approval of the subject developments with a condition that the applicant make revisions to the plans to demonstrate maximum privacy and or building setbacks on the 4 side yards, beyond the minimum requirements of code.

IV. Consideration of Land Use and Zoning Amendment Applications for 1250 NW 22 Ave

Prior to the meeting the applicant emailed asking for a deferral of their item to the MRC subcommittee's June meeting, followed by the full MRC's July 1 public meeting.

V. New Business

The meeting adjourned.

**Miami River Commission's
 Urban Infill and Greenways Subcommittees**

Friday, May 17, 2019
 3:00 PM
 1407 NW 7 ST
 Miami, FL

<u>NAME</u>	<u>ORGANIZATION</u>	<u>PHONE & E-MAIL</u>
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Brett Bibeau	Miami River Commission	miamiriver1@bellsouth.net
Carlos Salas	SGCA Spring Garden historic district	carjuelo.com
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Amanda Hard	Spring Garden	amanda267@gmail.com

**Miami River Commission's
Urban Infill and Greenways Subcommittees**

Friday, May 17, 2019
3:00 PM
1407 NW 7 ST
Miami, FL

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Ben Fernandez	BRF+L	BFernandez@Prsnry.com
Adam Gettinger	Grove Park	
Lori Ott	Grove Park	
Hervin Romney	Architect	

May 23, 2019

Via Hand Delivery

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

Re: 555 River House / 517, 555, 603, 661, and 663 NW South River Drive (Folio Nos. 01-4138-003-0170, 01-4138-003-0180, 01-4138-004-0010, 01-4138-004-0090, 01-4138-004-0080) (collectively, the “Property”)

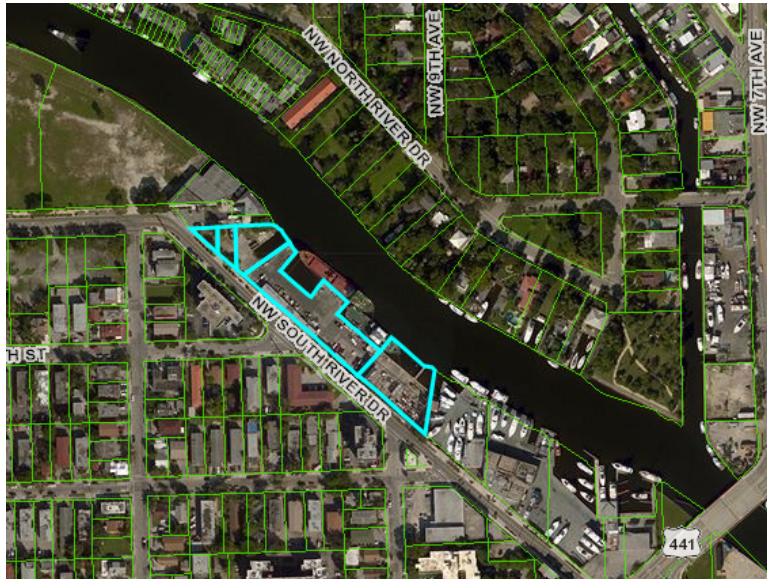
Dear Mr. Bibeau:

Our firm represents 555 SRD, LLC, 555 River DR, LLC, and 555 River Partners, LLC (collectively, the “**Applicant**”), in connection with the redevelopment of the above-referenced Property, as depicted in the enclosed site plan prepared by Carlos Zapata Studio and O’Donnell Dannwolf & Partners Architects, Inc. (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 a narrow, irregularly shaped lot located on the south bank of the Miami River fronting NW South River Drive, directly east of NW 7th Street, between the NW 5th Street bridge and the NW 12th Avenue bridge. The Property is located at the lower end of the Middle River section, within East Little Havana, at the intersection of the Health District (formerly known as Civic Center), Little Havana, and Overtown, areas of the City which continue to experience rapid population growth and business expansion. The Property currently contains various structures and operates as a shipping facility which will be partially demolished in connection with the Project. The Property is surrounded by multi-family residential, office, marine industrial and commercial developments. Under Miami 21, the Property is zoned T6-8-O. The City’s Future Land Use Map designates the Property as Restricted Commercial.

According to the enclosed survey prepared by John Ibarra & Associates, Inc., dated March 4, 2019 (the “**Survey**”), the Property consists of a total lot area of 95,123 square feet or 2.183 acres (77,436 square feet or 1.77 acres of uplands and 17,683 square feet or 0.405 acres of submerged lands). The Property is located within a Transit Oriented Development (TOD) as it is within half mile of the Culmer Metrorail Station.



II. The Project

The Applicant is proposing to improve the Property with a mixed-use Project consisting of three (3) interconnected buildings designed by world-renowned architect Carlos Zapata. The Project contains 175 lodging units, 39 residential units, 120,000 square feet of office space and 35,650 square feet of commercial space, along with related amenities and parking.

The Project provides a contemporary design that draws inspiration from the history of the Miami River and its industrial character. The Project's design reflects the openness and connectivity of the Miami River through the use of green walls and a transparent parking structure that allows for natural light and breezes. The proposed architectural palette includes organic materials that are in harmony with the Property's setting including steel and concrete formed within reflective glass structures to render expansive open spaces. Staying true to the Property's heritage, the Project will maintain its marina and boat dockage (approximately ten (10) recreational slips.

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 nearly 600 feet of inviting public riverwalk with landscaping and other improvements in accordance with the City's waterfront design standards. The proposed riverwalk creates a unique space which promotes pedestrian interaction. The Project has been sectioned into three (3) distinct buildings to create approximately 171.3 feet of view corridors which will provide unparalleled views of the Miami River. The Project will be a signature development that will introduce new uses to support the multiple multifamily residential uses in the vicinity of the Property, including the Health District which is home to the City's principal health care, research, non-profit, educational and judicial institutions.

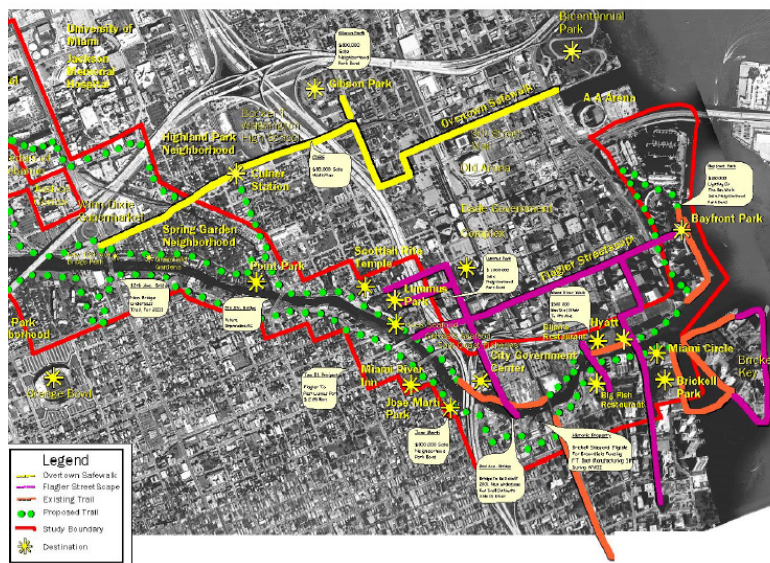
The proposed uses and redevelopment of the Property are guided by the Middle River design development regulations of both the Miami River Greenway Action Plan and the Miami River Greenway Regulatory Design Standards. The Project will be a major improvement to the Property, the Miami River, and the City 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 development with a mix of office, commercial, hotel and residential uses is precisely the type of development the Miami Comprehensive Neighborhood Plan’s Port of Miami River Sub-Element emphasizes when it lists the economic development of the Miami River through job creation and employment opportunities as one of its goals. 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 Middle River section of the Miami River. The Project includes activation of the riverfront and mooring areas.

The MGRAP Middle River Recommendations plan states “[t]he key Greenway design development recommendations for the middle river section are to improve access to the river’s edge.” The Property is currently walled off from the right-of-way and does not provide access to the Miami River. The planned improvements at the Property include an inviting and accessible riverwalk extending for more than 600 feet along the Property up to NW 7th Street, which will provide various public access points to the Miami River, fulfilling the goals of the MRGAP. The proposed riverwalk primary connection to NW South River Driver is a lushly landscaped plaza with unparalleled views of the Miami River.

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 sectioned into three (3) distinct buildings to create a porous ground floor which provides approximately 171.3 feet of publicly accessible view corridors that will provide unparalleled views of, and access to, the Miami River. The Project will also add more than 600 feet of publicly accessible riverwalk.
 - 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 2: Sustain the “Working River” Industries of the Miami River**
 - The Project will generate significant employment opportunities along this portion of the Miami River by introducing new hotel and office uses.
- **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. Additionally, the proposed hotel and office uses at the site will attract many visitors and professionals to the Miami River.
 - The Project will open 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 office, commercial, hotel, 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.

Brett Bibeau
555 River House
May 23, 2019

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 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,

Iris V. Escarra

Iris V. Escarra

Enclosures

Miami River Commission's Urban Infill and Greenways Subcommittee June 10, 2019 Minutes

The Miami River Commission's (MRC) Urban Infill and Greenways subcommittees conducted a public meeting on June 10, 2019, 3 PM, 1407 NW 7 ST. The attendance sign in sheets are enclosed. MRC Urban Infill Subcommittee Chairman Jim Murley conducted the public meeting.

I. Consideration of Land Use and Zoning Amendment Applications for 1250 NW 22 Ave

Ms. Joanna Wiela, the President of the Polish American Club of Miami, and Mr. Jack Schindler, Schindler Architects, distributed and presented a package including renditions, ownership affidavit, representation affidavit, letter of intent, etc. Currently the site is located on the north shore of the North Fork tributary, just west of the low fixed 22 Ave Bridge, and the structure is vacant. The applicants stated their proposed "White Eagle" mixed-use development would require a land use amendment and a zoning amendment from T5 to T6-24. The applicants stated the proposed development is consistent with City of Miami Zoning Code Miami 21, Section 3.11 and appendix B, because the proposed building is setback 50' from the proposed new seawall, and features a publicly accessible 25' wide Riverwalk. Mr. Schindler stated the proposed development has commercial, office, restaurant, retail and facaded parking on floors 1-5 (115,063 square feet office, 6,626 square feet of retail and 432 parking spots) and 204 residential units on floors 6-18. Mr. Schindler state the application will include an outdoor dining waiver / warrant / permit for the proposed outdoor dining on the ground floor adjacent to the public Riverwalk (in the 25'-50' waterfront building setback area) and on the rooftop restaurant. Mr. Schindler stated they propose a 20' building setback from the neighbors on the north and west. The applicants offered to partner with the Chopin Foundation for music performances in the City's nearby Fern Isle Park. The applicants stated they haven't met yet with the Durham Park Neighborhood Association (riverfront single family neighborhood located east of 22 Ave) but agreed to do so before presenting to the full Miami River Commission. The applicants stated they are on the way to solving ownership issues, that the Polish American Club of Miami and its submitted list of members own the property and they are settling one lien with one person which they are in the process of settling with now. The applicants referred this matter to their attorney whom wasn't present, Richard Balko.

Miami River Commission Urban Infill Subcommittee Chairman Murley stated the proposed amended comprehensive plan and zoning's new mass is a significant increase to a new proposed density which would be much larger than the surrounding neighborhood. **MRC Urban Infill Chairman Murley recommended this item be deferred to the MRC subcommittee's July public meeting, possibly followed by the full MRC on September 9.**

II. Consideration of Plans for 517 - 663 NW South River Drive

John Michael Cornell stated he will be recusing himself from this issue, as he is employed by Zerby Interests, and attendees noted he never has a vote at subcommittee.

Iris Escarra, Greenberg Traurig, and developer Avra Jain distributed and presented revised / current plans (draft #4) for "555 River House". Ms. Escarra noted this site had previously been considered by the MRC on November 1, 2004 and the public meeting minutes stated, "the MRC found the proposed project to be in the best interest of this particular site and area of the Miami River, by a vote of 10-3". Therefore, in January 2005 the MRC recommended approval of the then presented "Nautica on the River" development Major Use Special Permit, land use amendment, and zoning amendment, which the City Commission approved to the current designations. Director Bibeau noted the MRC's adopted November 1, 2004 public meeting minutes state in part, "publicly accessible Riverwalk featuring a 6-foot-wide unobstructed pedestrian path and an additional 5-foot passive zone with landscaping, lighting, etc., which would be constructed and funded by the potential developer." The previously approved "Nautica on the River" design for the site is being replaced with the applicants distributed plans for "555 River House", and in comparison, the new public Riverwalk proposed width has increased in the current (draft #4) plans. Subsequently the MRC's Urban Infill and Greenways subcommittee considered "draft #2" of the "555 River House" plans on May 17, 2019 (public meeting minutes were distributed) and on June 3 the full MRC considered and deferred "draft #3" of the "555 River House" plans to the June 10 MRC subcommittee public meeting, followed by returning to the next MRC public meeting on July 1, noon 1407 NW 7 ST.

Ms. Escarra stated the presented plans are consistent with the current land use and zoning, and feature 175 hotel rooms, 39 residential units, offices, and 2 restaurants with no outdoor dining. The applicants stated in theory the existing zoning would allow 400 residential units, which is far greater density than is being proposed. Ms. Escarra noted the distributed 4th draft plans removed the rooftop grill. Ms. Avra Jain stated they will retain a professional sound engineer, communicate and meet with the neighbors, and the 100% indoor restaurants will not be loud, and there will be no outside music, because they can't disturb the immediate sites hotel rooms, residences and offices. The applicants previously provided the Comprehensive Plans required "Working River Disclosure / Covenant", they currently have an active Marine Operating Permit with 6 commercial boat slips and are asking for an amendment to have 10 boat slips, located outside of the federal navigable channel. The plans include an Uber drop off and pickup location located in the center round-about, off of the narrow NW South River Drive. Ms. Escarra stated consistent with the current zoning they are paying the City of Miami \$1,000,000 to purchase additional height to 12 stories on a portion of the building. MRC Director Bibeau noted in previous proposals which purchased additional height via the "Public Benefits" program, the MRC has always recommended the City of Miami use the funding for "Public Benefit" projects located within the subject project's impacted Miami River District.

The following emails were read into the record:

From: Calleros Gauger, Jeremy <JCallerosGauger@miamigov.com>
Sent: Monday, June 10, 2019 9:52 AM
To: brettbibeau@miamirivercommission.org
Cc: Ruiz, Joseph A. <jaruiz@miamigov.com>
Subject: Re: 555 Riverhouse

Brett,

I communicated with staff from zoning and planning.

Summary is that staff has reviewed that the application is complete, but has not yet been reviewed for compliance.

Regarding specific issues:

1. As it is currently designed with a kitchen, tables and bar on the roof level, it would require a warrant for outdoor dining. However, the applicant has an opportunity to redesign in order to avoid this process.
2. Parking waiver may be applied for, but staff needs additional review before it is accepted.
3. Yes, the applicant may purchase additional FLR by right.

Due to the ability of the applicant to alter the application due to comments from staff, the application shouldn't be considered finalized. I encourage the MRC to proceed with review so that applicable comments from the board can be incorporated with staff's review.

Best regards,
Jeremy Calleros Gauger, AIA, LEED AP
Deputy Director
Planning Department"

"From: Calleros Gauger, Jeremy <JCallerosGauger@miamigov.com>
Sent: Monday, June 10, 2019 2:36 PM
To: brettbibeau@miamirivercommission.org

Brett,

The version that I have seen still shows an enclosed area that appears to be a kitchen labelled "grill" on the pool level. If there is a later set of drawings with no kitchen nearby, a warrant would not be required. Please keep in mind that I am not the reviewer and that none of these versions is finalized until it is batch-stamped and officially noticed. This project may still be subject to change based on staff comments that are still forthcoming. It is difficult or impossible to speak speculatively on a non-finalized project, but as a rule: a warrant is required for outdoor dining on a rooftop. However, if a pool deck has some incidental food service but is not a dining area, it will not require a warrant.

As I said, this is all subject to change and in many cases, applicants change drawings and proposed projects based on the permits which may be required.

Best regards,



Jeremy Calleros Gauger, AIA, LEED
AP
Deputy Director
Planning Department
Office: 305-416-1427
Visit us at
www.miamigov.com/planning.”

Carlos Salas, President of the Spring Garden Civic Association (SGCA), stated they met with the applicants on May 8 in Spring Garden. Mr. Salas stated the SGCA was concerned about the proposed developments height, noise from 3 restaurants, roof top pool and bar, and waiver requests to reduce parking, narrow the public Riverwalk and waterfront building setback. The SGCA is asking the applicants to enter into a voluntary covenant or agreement with them to reduce the proposed developments height, prohibit outdoor dining, limit noise, and not reduce parking by 30% as proposed. Mr. Salas cited a news article reporting a 30% ridership reduction on Miami-Dade Transit. Attendees agreed more Marine Patrol and Police are needed on the Miami River.

Attendees discussed the public Riverwalk cross sections and waterfront building setbacks depicted in the current 4th draft plans, on pages G102a (originally in 3rd draft version) and G102b (4th draft version). The third draft version, page G102a, depicts a 9'-10' wide "Elevated Public Terrace" with no outdoor dining, as a part of the total 25'-31' foot wide public Riverwalk (minimum 25' wide public Riverwalk required by City code). The 4th draft version, page G102b, encloses the "Elevated Public Terrace", which is absorbed into the now larger indoor restaurant, which reduces the total public Riverwalk width to 18'-32' and the waterfront building setback 32' minimum required by code, would be reduced to 18'-32'. The plans also depict that the proposed public ground floor open space is 24,538 square feet, which exceeds the minimum 15,780 city code required public ground floor open space by 155%. The requested reduction of the widths of the public Riverwalk from 25' to 18', and the requested reduction of the width of the waterfront building setback from 32' to 18', will be considered by the full City Commission. Ms. Jain and Ms. Escarra stated they are seeking input on the newer page G102b's enclosure of all 3 of the "Elevated Public Terraces" in order to try and secure the support of the Spring Garden neighbors, if the reduction in the previously planned 25' wide public Riverwalk, which is the minimum width required by the City Code, is agreed upon by the MRC and City of Miami. Mr. Carlos Salas, President of the Spring Garden Civic Association, stated at this time they are still in opposition to the proposal, and the parties remain in negotiations. Mr. Salas recommended expending the \$1,000,000 in public benefits to provide traffic calming measures in Spring Garden. Ms. Jain and Ms. Escarra stated they would further consider widening the public Riverwalk.

Miami River Commission (MRC) Subcommittee Chairman Jim Murley suggested the MRC recommend approval of “555 River House” with the following conditions:

- 1) Provide the City of Miami Zoning Code’s required minimum 25’ wide public Riverwalk**
- 2) Support ongoing conversation between the applicants and Spring Garden neighborhood, and support mutually agreeable consensus if possible**
- 3) Marine Operating Permit required before City issues Temporary Certificate of Occupancy**
- 4) Construct the public Riverwalk and execute /record the public Riverwalk / Working River Voluntary Covenant before City issues Temporary Certificate of Occupancy**
- 5) Expend the \$1,000,000 for “public benefits” within the impacted Miami River District**
- 6) Designate a “Noise Complaint Person of Contact”, and become an operational solution model**

III. New Business

The meeting adjourned.

**Miami River Commission's
 Urban Infill and Greenways Subcommittees**

Monday, June 10, 2019
 3:00 PM
 1407 NW 7 ST
 Miami, FL

<u>NAME</u>	<u>ORGANIZATION</u>	<u>PHONE & E-MAIL</u>
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Michael Brattain	SG Resident	mbrattain@gmail.com
Joanne Wise	President PACOM	joannepacom@gmail.com

**Miami River Commission's
 Urban Infill and Greenways Subcommittees**

Monday, June 10, 2019
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 1407 NW 7 ST
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<u>NAME</u>	<u>ORGANIZATION</u>	<u>PHONE & E-MAIL</u>
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Sharon & Jacob DeWitt	American Institute of Polish Culture	305 778-6912 sdmiami@gmail.com
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Rose Krugewski	Polish American Club Treasurer 2018+2019 Board of The American Institute of Polish Culture Member Former Treasurer of The Chapin Council of Florida	Institute of Polish Culture 305-238-4511

**Miami River Commission's
Urban Infill and Greenways Subcommittees**

**Monday, June 10, 2019
3:00 PM
1407 NW 7 ST
Miami, FL**

<u>NAME</u>	<u>ORGANIZATION</u>	<u>PHONE & E-MAIL</u>
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