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September 8, 2022

Via Electronic Mail

Mr. Brett Bibeau
Managing Director
Miami River Commission
1407 NW 7 Street, Suite D
Miami, FL 331245

Re: **Rollins, Inc. / Land Use Zoning Change of 1960 and 1970 NW 27 Avenue /
Presentation for Miami River Commission Recommendation**

Dear Mr. Bibeau,

The undersigned represents Rollins, Inc. (the "Applicant") in connection with a request to rezone two parcels in the City of Miami located at 1960 and 1970 NW 27th Avenue (the "Property"). The Applicant has filed an application with the City of Miami requesting a change to the Future Land Use Map designation of the Property from Industrial to Restricted Commercial and companion application to rezone the Property from D-1 to T6-12 (the "Application"). The Applicant is requesting the opportunity to present the Application to the Miami River Commission at its next available meeting for its review and recommendation to the Miami City Commission.

The Property as depicted in the aerial below consists of two contiguous platted lots located on the north side of the Miami River, immediately west of NW 27 Avenue and south of NW North River Drive. The Property is identified by tax folio number numbers 01-3133-007-0030 and 01-3133-007-0020. In total, the Property consists of 90,005 square feet (\pm 2.06 acres).



In April 2001, the Miami River Commission (“MRC”) adopted the Miami River Greenway Action Plan (the “Action Plan”), which sets forth certain goals and objectives for the future of the Miami River. Based on the Action Plan, the proposed project is located within the “Upper River.” While the Upper River's land use is primarily characterized by the industrial complex that serves as the transfer point for cargo and for the construction, service and repair of freight and recreational watercraft, the easternmost portion of the Upper River where the Property is located consists of residential and recreational uses including the Miami River Rapids Park.

The Application falls directly in line with the Action Plan's goals and objectives. Land within the City of Miami especially along the "Working River" has been depleting over the years. This particular property is vacant and has remained vacant for nearly 25 years. During the time it was occupied, the Property, however, did not serve as a marine servicing facility or any similar industry that supported the Working River. Properties used for marine servicing facilities along the Working River are typically zoned D-3. Instead, the Property is zoned D-1. Given that the Property has not previously been used to sustain the Working River industries, the Applicant is proposing to develop the Property instead with much needed affordable housing under the T6-12 zoning designation.

The requested rezoning to T6-12 will permit the development of the site with much needed affordable housing at a location that is incompatible with development of light industrial uses due to its location near the established residential areas of Allapattah to the east. The rezoning of the Property will also further and support the efforts of the Planning Department in the Allapattah community. As you may recall, on or about 2015-2016, the Planning Department undertook the rezoning of NW 20 Street, between NW 27 Avenue to NW 12 Avenue from D-1 (formerly also "I" Industrial under Ordinance 11000) to T6-8. The rezoning of this area sought to incentivize sound, well planned urban projects, and the elimination of undesirable and incompatible industrial uses. Furthermore, the request will follow the neighboring trend to designate parcels both along the Miami River and adjacent to the Property for commercial designations in an effort to develop a balanced mix of uses located within walking distance to each other.


In addition, as a brownfield site, the environmental remediation and cleanup associated with the redevelopment of this site is a matter of overriding public interest and benefit. The property is undergoing remediation efforts with the Miami-Dade County Department of Regulatory and Economic Resources - Environmental Resources Management ("DERM"). Significant resources will be invested to not only clean the site, but also improve the Miami River's water quality and ecosystem when possible. Lastly, the Applicant will comply with the Miami River Greenway Concept Plan in order to create and improve surrounding river greenway trails.

As part of the Application, the Applicant is proffering a covenant to the City of Miami acknowledging and accepting the presence of the existing Working Waterfront 24-hour operations and committing to complying with the Miami 21 Waterfront standards, view corridors, and setbacks. All future residents will be made aware of and required to comply with the covenant before occupying the premises. The Applicant is committed to working with the City of Miami to provide an attractive affordable residential project that will benefit and improve the existing surrounding community and the Miami River experience in the Upper River.

Based on the foregoing, we request the opportunity to present the Application to the MRC at its next available meeting for its review. We respectfully look forward to a favorable recommendation of the Application.

Sincerely,

HOLLAND & KNIGHT LLP

A handwritten signature in black ink, appearing to read "Inés Marrero-Priegues".

Inés Marrero-Priegues

Enclosures

cc: Alessandria San Roman, Esq.