

September 30, 2023

**Via Email**

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

**Re: Two Riverside / 99 SW 7 Street (the “Property”)**

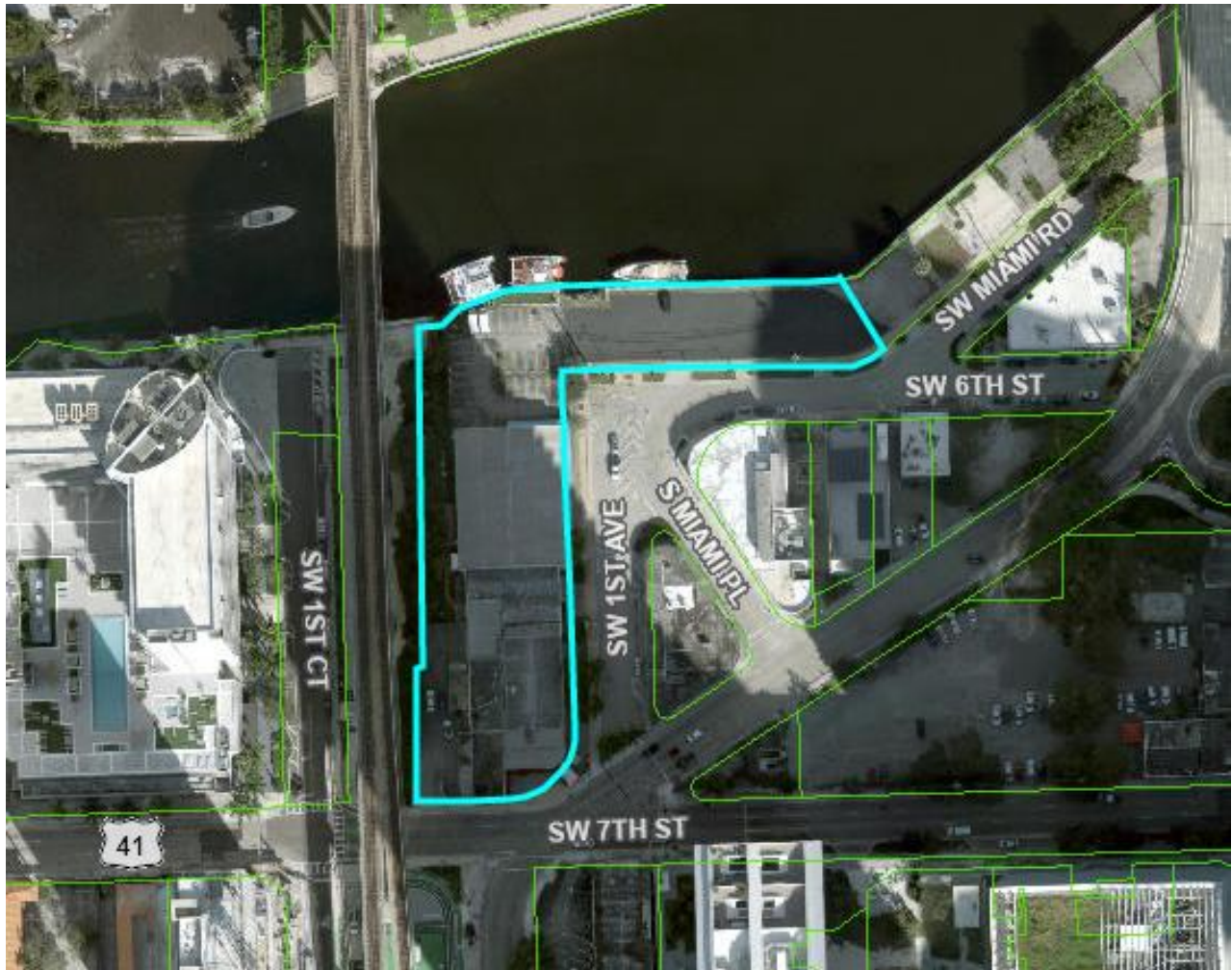
Dear Mr. Bibeau:

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

**I. Property Information**

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

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



## **II. The Project**

The Applicant is proposing to improve the Property with a fifty-nine (59) Story mixed-use Project consisting of residential and commercial uses. The Project contains 169 residential units and 1,090 sq. ft. of Commercial Use. There is no parking within the Project as all parking is provided at Lofty Brickell which was previously approved.

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

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

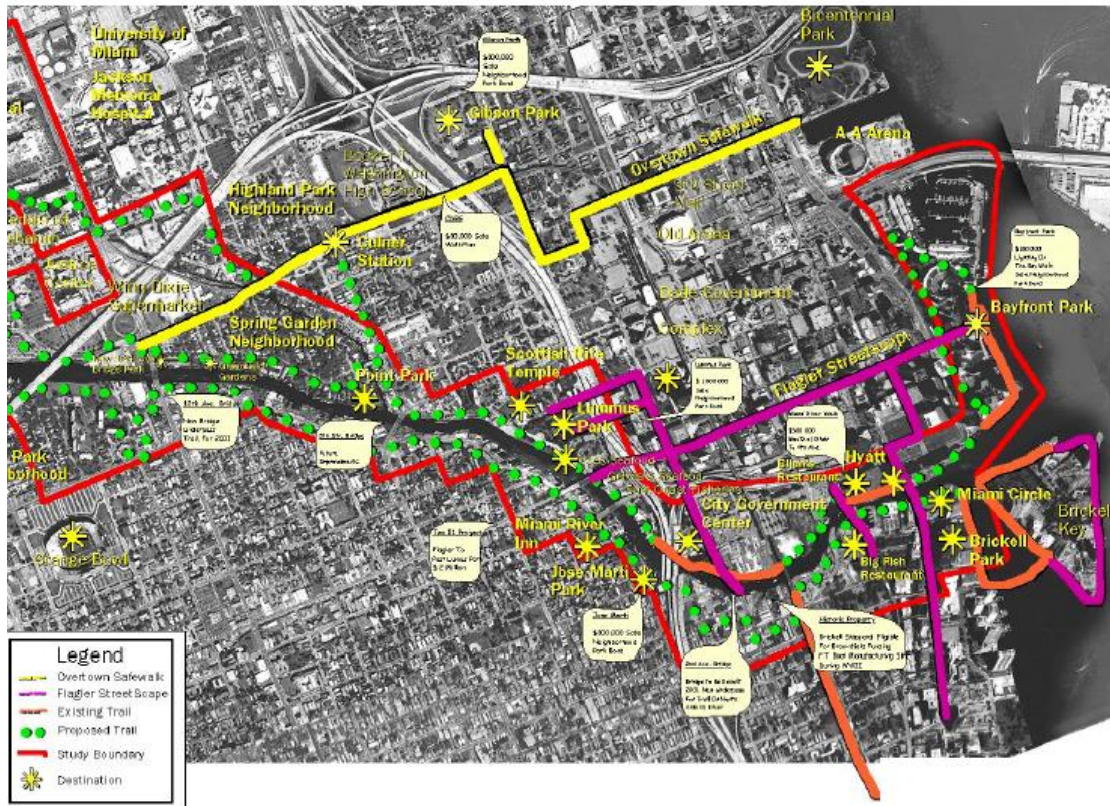
Project will be a signature development that will introduce new Commercial Uses in addition to the multifamily residential uses at the Property in order to provide activation along the River.

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

### III. Miami River Greenway Action Plan

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

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





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

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

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

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

Two Riverside  
MRC Letter of Intent

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

Sincerely,

*Brian Dombrowski*

Brian A. Dombrowski