

September 25, 2025

Mr. Brett Bibeau
Managing Director
Miami River Commission
1407 NW 7th Street # 1
Miami, Florida 33125-3654

Re: 24 SW 4th Street – One River Point Project / Miami River Commission Submittal

Dear Mr. Bibeau:

We represent, ORP Partners, LLC, (the “**Applicant**”) owner of the property located at approximately 24 SW 4th Street, Miami, Florida (the “**Property**”) located along the Miami River abutting the westerly side of the South Miami Avenue Bridge. The Property currently is vacant and is a phase of a private residential master planned community consisting of six (6) development sites, of which three (3) have been developed as multifamily residential towers. The masterplan for the six sites was previously approved pursuant to two Major Use Special Permits, i.e. “Riverfront East” and “Riverfront West” under the previous zoning ordinance of the City of Miami.

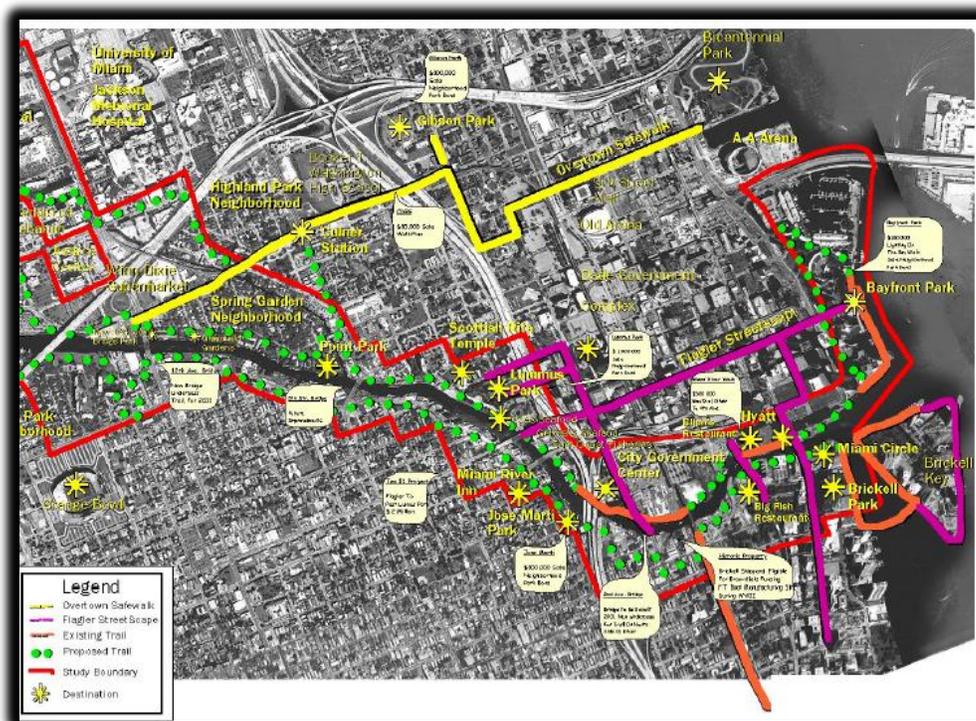
The Miami River Commission on or about November 3, 2004, recommended approval of the masterplan community. Again, in 2015, the Miami River Commission reviewed and approved proposed modifications to the project proposed at the Property. Our present submittal does not modify the previous commitments and spaces provided in the masterplan but rather seeks to enhance the waterfront experience and connectivity along the Property’s waterfront frontage. The proposed project will consist of approximately commercial uses, 434 residential units and 575 parking spaces as depicted in the attached plans prepared by Rafael Vinoly Architects (“**Proposed Project**”).

Miami River Greenway Action Plan

The Proposed Project improvements are in compliance and 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, an area “best characterized by dense urban development comprised of high-rise residential and commercial” land uses. The proposed redevelopment of the Property, includes Riverwalk improvements which would terminate at the South Miami Bridge. However, the applicant is seeking to create a pedestrian connection from the Riverwalk to the South Miami Avenue Bridge platform in order to increase pedestrian connectivity.

The MGRAP Lower River Recommendations plan states “[t]he key Greenway design development recommendations for the lower river section are to complete the Miami Riverwalk on both sides of the River.”

As depicted in the image below from the MRGAP’s Illustrative Concept Plan, the proposed riverwalk at the Property complies with the MGRAP’s goal of creating a fluid and accessible riverwalk as envisioned by community stakeholders and labeled “Proposed Trail.”



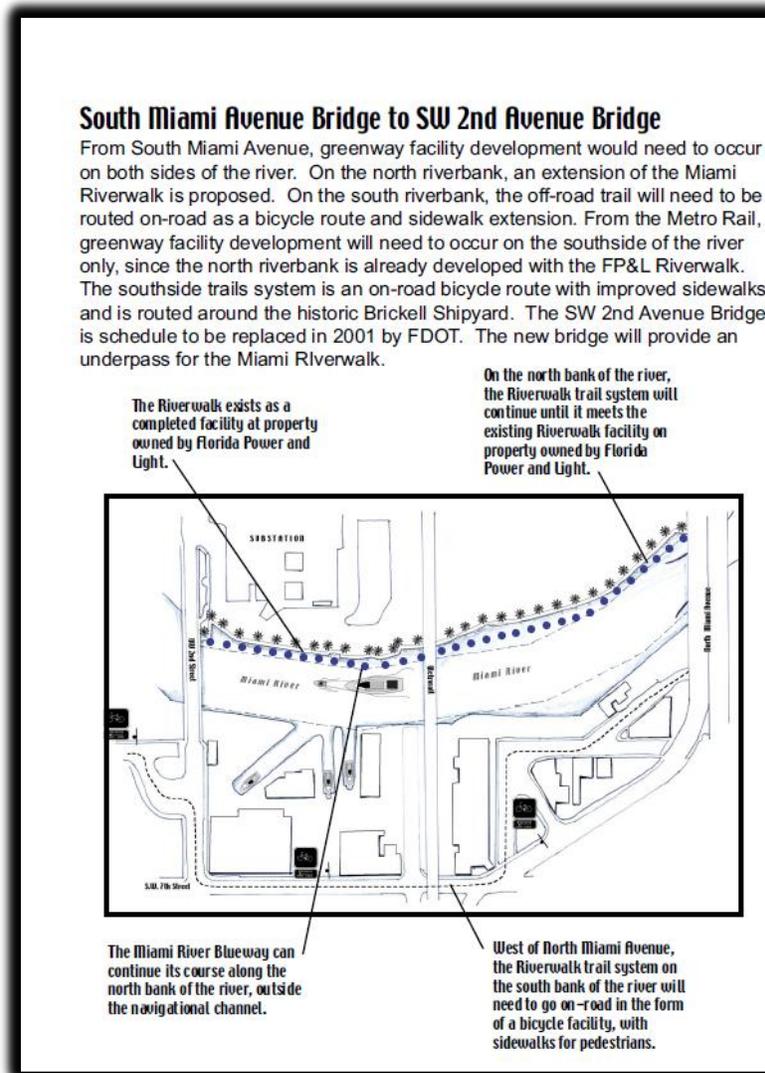
The MRGAP seeks to create a viable Miami River. The proposed improvements at the Property meet the stated goals and objectives of the MRGAP. The following describes just a few of the MRGAP goals complied by the proposed improvements at the Property:

- **Goal 1: Improves Access to the River.**
 - The proposed riverfront walkway at the Property will remove the access restrictions that currently exist at the site to the Miami River by creating connectivity to the surrounding areas along the waterfront.
 - The proposed walkway will include lighting, public gathering areas, seating areas, landscaping etc. that promote safety and security throughout the riverfront.

- The proposed walkway links the FPL Plant, abutting Residential Project to the South Miami Avenue Bridge, which contains dense residential. This will create safe access to connect from the South Miami Bridge all the way to the Miami Riverside Center Building.
- **Goal 4: Serve as a Destination Landscape for Metro Miami**
 - The proposed riverfront walkway at the Property creates an attractive waterfront destination. The proposed development will include residential, commercial and lodging uses. The proposed walkway will be the main feature of the development creating a center point for public gathering to enjoy our City's waterfront.
 - The proposed riverfront walkway at the Property will complete the existing riverwalk program creating access to the South Miami Bridge.
 - The proposed riverwalk will comply with the signage requirements of Miami 21 creating a walkable and pedestrian friendly waterfront environment.
- **Goal 5: Encourage a Compatible Land Use Vision for the River**
 - The proposed riverwalk at the Property promotes a variety of land uses including but not limited to residential, office, retail and restaurant uses creating an environment that promotes live, work and play on our Miami River.
 - The proposed riverwalk at the Property creates alternative access for bikers and pedestrians to Downtown Miami and the Brickell Avenue corridor.

The MGRAP also has a stated goal of creating a trail system that connects downtown Miami to the Miami River, as depicted in Figure 20 below from the MGRAP. As stated above, the proposed riverwalk at the Property creates a walkable trail which creates enhanced access in conformance with the MGRAP.

In compliance with City of Miami Comprehensive Neighborhood Plan Policy PA-3.1.9 which states "that the City shall require from new residential development and redevelopment located along the Miami River a recorded covenant acknowledging and accepting the presence of the existing Working Waterfront 24-hour operations as permitted," attached please find the proposed covenant.



City of Miami Waterfront Standards

The proposed development complies with the City's waterfront standards as required by the City's regulations including the mandated waterfront setback standards and installation of a waterfront walkway along the Miami River. The proposed waterfront walkway at the Property adheres to the specific design guidelines standards included in Miami 21 and the public requirements of the City's Charter.

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We look forward to working with the Miami River Commission on this exciting project. Should you have any questions, please feel free to contact the undersigned.

Sincerely,



Brian A. Dombrowski

Enclosures