Miami River Commission
Public Meeting Minutes
September 8, 2025

The Miami River Commission's (MRC) public meeting convened at noon, September 8, 2025, in the Downtown Library Auditorium, 101 W Flagler. Sign in sheets are attached.

Miami River Commission (MRC) Policy Committee Members and/or Designees attending:
Horacio Stuart Aguirre, Chairman, Appointed by the Governor
James Murley, Vice-Chairman, designee for Miami-Dade County Daniela Levine Cava
Megan Kelly, designee for City of Miami Mayor Francis Suarez
Eddie Marti Kring, designee for County Commissioner Eileen Higgins
Philip Everingham, designee for Miami Marine Council
Manny Prieguez, designee for Member at Large Appointed by the City of Miami Commission
Theo Long, Neighborhood Representative appointed by Board of County Commissioners
Eileen Broton, Neighborhood Representative Appointed by City of Miami Commission
Richard Murphy, designee for Neighborhood Representative Appointed by City of Miami Commission
Gary Gunness, Miami River Marine Group
Richard Dubin, designee for Miami River Marine Group
Alvaro Coradin, designee for Member at Large Appointed by the County Commission
John Michael Cornell, designee for Member at Large Appointed by the Governor
Neal Schafers, designee for Miami Downtown Development Authority

MRC Staff:
Brett Bibeau, Managing Director

I) Chair's Report and "Voluntary Improvement Plan" (VIP) Update

The Miami River Commission unanimously adopted their July public meeting minutes.

MRC Chairman Aguirre provided the following report:

I would like to welcome Gary Gunness, Someone To Do It Marina and Boatyard, 3201 NW South River Dr. and Richard Dubin, Maritime Agency Inc, on behalf of the Miami River Marine Group.

Please note Spencer Crowley is unable to be with us today, as is his designee Mike Simpson. Therefore Spencer appointed Manny Prieguez to serve as his designee today. The MRC welcomes back Manny whom was a MRC board member for years, owns several properties on the Miami River, and Chaired the County's Manatee Protection Plan Review Committee.

On behalf of the MRC thank you to all the advertiser's whom renewed in the again sold-out Miami River 2026 Calendar which is in final design before being sent to the printers.

The free 27th Annual Miami Riverday will be held April 11, 2026, 1-6 PM, Lummus Park, 250 NW North River Drive, featuring free boat rides, live music, environmental education, historic reenactors, children's activities, food and drinks. If you would like to sponsor Miami Riverday, or advertise in the MRC's 23rd Annual Miami River Map & Guide, please contact MRC Director Bibeau.

MRC Vice Chairman Jim Murley provided the following Miami River Voluntary Improvement Plan (VIP) Update:

The MRC recently participated in a publicly noticed Miami River inspection tour within the DDA district with the new DDA Chairman City Commissioner Rosado, etc. Subsequently the DDA had a positive Urbanism subcommittee meeting with Miami Beach regarding water transportation.

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 pays professional maintenance companies every day to remove litter, invasive plant species, graffiti and provide landscaping, pressure washing, and Scavenger Water Decontamination Vessel services along the Miami River.

The MRC thanks the Hands-on-Miami volunteers whom picked up garbage along the Miami River in Sewell Park on July 20 and August 24 and in Curtis Park on August 3 and September 7. In addition, the MRC thanks the 40 employees from Kiki's on the River for volunteering to clean the riverfront in Curtis Park on August 12.

II) Update Presentation Regarding the Back Bay Study and the Coastal Storm Risk Management Study

Christian Kamrath, Miami-Dade County, presented a PowerPoint regarding the Back Bay Study and the Coastal Storm Risk Management Study.

Abbegail Preddy, Army Corps of Engineers Norfolk District , presented a PowerPoint regarding the Back Bay Study.

Tim Gyson, Army Corps of Engineers Jacksonville District, presented a PowerPoint regarding the Coastal Storm Risk Management Study.

When the studies are completed the included projects will become eligible for a 65% Federal cost share.

III) Discussion Regarding The Manatee Protection Plan

The MRC's previously approved recommended revisions to the Manatee Protection Plan were distributed.

Manny Prieguez stated he chaired the County's Manatee Protection Plan Review Committee, which MRC Director Brett Bibeau and MRC member Spencer Crowly served on as well. The Committee operated for over a year with numerous public meetings, data and analysis. Mr. Prieguez noted he was surprised the recommended revisions to the Manatee Protection Plan are yet to be considered by the County Commission, and he recommends they vote on the amendments.

Jim Murley noted later in September the County Commission will finalize their budget which may include a reorganization of the Miami-Dade County Department of Environmental Resource Management (DERM), which may result in a change of the employees working on this item.

IV) Subcommittee Reports

The MRC Stormwater Subcommittee's July public meeting minutes were distributed. Director Bibeau stated for over 25 years DERM has provided monthly results of water quality sampling in Wagner Creek and Seybold Canal, which have almost always been significantly over the State's clean water standards. For example, the minutes reflected samples detecting a level over 9,000 for E- Coli Bacteria, when the States safe water quality standard is only 130. Thankfully for the past full year Fast Cleaning Solutions LLC built, installed, operated and maintained a solar powered machine which injected oxygen into Wagner Creek. The minutes include a table of DERM's 12 monthly water quality sample results at the testing location before and after the machine was installed. After the machine was installed the level of E-Coli Bacteria was reduced by 84%. Operating 5 of these machines spread evenly along Wagner Creek and Seybold Canal would cost only $18,000 per year.

V) New Business

The public meeting adjourned.

Miami River Commission

Public Meeting

September 8, 2025 – 12:00 PM

101 W Flagler, Miami FL - Main Library Auditorium

Name	Organization	Telephone	Email
Jim Murley	MRC	305-968-4881	Jamesfeinmoremurley@gmail.com
PHIL EVERINGHAM	MRC/MARINE COUNCIL	305 951-9096	pbemsdd@hotmail.com
Richard DeBin	MRMG	786-344-5883	AmeriShip1@AOL.com
GARY GUNNESS	MRMG/PROPELLER CLUB	305 924-2847	SERVICE@SOMEONETODOIT.COM
ALVARO CORADÍN	ANTILLEAN MARINE	305-606-3507	acoradin@antillean.com
Theodora Long	MRC	305-401-4595	riverotk901@gmail.com
Megan Kelly	MRC	305-361-6159	mkelly0695@gmail
Manny Prieguez	MRC	3/345-9070	manny@prieguezsolutions.com
John Cornell	MRC	(561) 214-1475	jmcornell@zeraimarets.com
Richard Murphy	Spring Garden	786.525.5353	RMG664@AOL.COM
Eileen Broton	SGCA/MRC	3/790 4284	on file
Eddie Mont. King	BCC/D5	305 213 0149	on file
Neal Schafers	Miami DDA	305-379-6625	schafers@miamidda.com

Miami River Commission

Public Meeting

September 8, 2025 – 12:00 PM

101 W Flagler, Miami FL - Main Library Auditorium

Name	Organization	Telephone	Email
Austin Sparber	SFWMD	728-229-7105	asparber@sfwmd.gov
Kathleen Oswald	Miami-Dade County Office of Environmental Risk + Resilience		kathleen.oswald@miamidade.gov
NANCY JACKSON	same as above		nancy.jackson@miamidade.gov
JUAN LOPEZ	OCEAN MARINE MGT.	305 634-7374	JUANFLMIA@GMAIL.COM
JASON LOPEZ	OCEAN MARINE MANAGEMENT INC.	305-634-7374	JASON@OCEANMARINEMANAGEMENT.COM
Ken Cathey	DERM	305-372-6415	Ken.Cathey@miamidade.gov
Judith Paul	Spring Garden resident		jpaul703@bellsouth.net
Janet Iwestrin	Antillean	305-303-6233	jiwestrin@antillean.com
Brett Bibeau			
Horacio Stuart Aguirre			

Miami River Commission's
Urban Infill & Greenways Subcommittee
Public Meeting Minutes
September 16, 2025

Miami River Commission (MRC) Urban Infill & Greenways Subcommittee's Chairman Jim Murley convened the public meeting on September 16, 2025, 10 AM, 1407 NW 7 ST. The attendance sheet is attached.

I) Presentation of Updated Plans for 24 SW 4 ST One River Point / Faena

Brian Dombrowski, Greenberg Traurig, stated the MRC previously recommended approval of a design for this site previously presented as "One River Point". Since then, the design has been amended and Kar Properties has Partnered with Faena. Mr. Dombrowski stated the new design will still provide a public riverwalk consistent with the requirements of the City Zoning Code Section 3.11 Waterfront Standards, and the Baywalk / Riverwalk Design Standards and Guidelines. Mr. Dombrowski stated he will email MRC Director Bibeau the current plans, Letter of Intent, etc. no later than September 25. This item will be on the MRC's October 6 public meeting agenda, noon, 101 W Flagler, Library Auditorium.

II) Presentation Regarding Miami Dade County's Comprehensive Plan and Evaluation Appraisal Report (EAR)

Mr. Vinod Sandanasamy, AICP, PTP, Strategic Transportation Planner, Miami-Dade County Department of Regulatory and Economic Resources distributed and presented a PowerPoint regarding the "Evaluation and Appraisal Report / Miami Dade County Comprehensive Development Master Plan" and the "Port of Miami River Subelement". The PowerPoint stated in part:

"State law requires the County to review and update the CDMP every seven years to include:

- Amendments necessary to reflect changes to state law
- Amendments necessary to cover a 10-year planning period
- A comprehensive review to reflect changes in local conditions"

"General EAR Timeline
Early 2026 – Public Workshops and Survey
Late 2026 – Board of County Commissioners Hearing
2027 - EAR Based Amendments to the Comprehensive Plan Transmitted to State"

MRC Vice Chairman Murley, MRC Director Bibeau, and Mr. Sandanasamy discussed the Comp Plan and the EAR. Vice Chairman Murley stated the full MRC public meeting will be an opportunity to receive input from the MRC's various mixed-use interests and representatives. This item will be on the MRC's October 6 public meeting agenda, noon, 101 W Flagler, Library Auditorium.

III) New Business

MRC Director Bibeau presented the following email regarding the "Spring Garden Humpback Bridge" over the Seybold Canal:

"Good evening,

The Work Plan is as follows:
-All work will be conducted from the sidewalks and from the outside of the bridge. We will coordinate with the neighbors adjacent to the bridge to help us with the necessary access.
-Sidewalks will be closed one side at a time. A Maintenance of Traffic Plan has been prepared to manage these closures.
-No lane closures are currently expected. However, if a lane closure becomes necessary at any point, we will notify you in advance.

Regards,

Humberto Gomez, PE, CPM
Assistant Director
Department of Resilience and Public Works
Roadway Infrastructure

The "Miami Loop" is 3 public pedestrian / bicycle pathways, the Miami River Greenway, Underline and Ludlam Trail, which geographically connect as a large loop. MRC Vice Chairman Murley and Director Bibeau thanked Commissioner Ralph Rosado for sponsoring and the City Commission for recently adopting a City Commission resolution which states in part: "A resolution of the City Commission of the City of Miami, establishing a coordinated trail and public realm oversight process to advance the Miami Loop"

The public meeting adjourned.

Miami River Commission's Urban Infill & Greenways Subcommittee

Public Meeting

September 16, 2025 – 10:00 AM

1407 NW 7 ST, Miami, FL

Name	Organization	Telephone	Email
Brian Dombrowski	GT	305 2820457	Dombrowski@GTlaw.com
Vinod Sundarasamy	MDC/RER	305 979 6764	vinod.sundarasamy@miamidade.gov
Brett Bibeau	MRC	3056440544	brettbibeau@miamiriver commission.org
Jim Murley	MRC		

MIAMI RIVER RESIDENTIAL TOWER

24 SOUTHWEST 4TH STREET
MIAMI, FLORIDA 33131

SUBSTANTIAL IN COMPLIANCE TO
APPROVED WARRANT #2015-0033

PLANNING & ZONING WARRANT MODIFICATION

OWNER: ORP PARTNERS, LLC
LAND USE ATTORNEY: GREENBERG TRAURIG
ARCHITECT OF RECORD: RV ARCHITECT (FL) LLC
LANDSCAPE DESIGNER: SASAKI ASSOCIATES
LANDSCAPE ARCHITECT OF RECORD: VINCENT FILIGENZI DESIGN
CIVIL ENGINEER: LANGAN ENGINEERING
PARKING/LOADING CONSULTANT: DESMAN



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AJ - 4440F	BOUNDARY SURVEY (SHEET 2) - BUILDING BASELINE OVERLAY
AJ - 4440F	BOUNDARY SURVEY (SHEET 3)
AJ - 4440H	DISTANCE TO TRANSIT CORRIDOR SURVEY
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Z103	KEYED SITE PHOTOGRAPHS
Z104	KEYED SITE PHOTOGRAPHS
Z105	KEYED SITE PHOTOGRAPHS
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Z107	EXISTING AERIAL SITE PLAN
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Z417-REV.1	KEYED SITE PHOTOGRAPHS
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NOTE: SHEETS HIGHLIGHTED IN RED HAVE BEEN MODIFIED

MIAMI RIVER RESIDENTIAL TOWER

24 SOUTHWEST 4TH STREET
MIAMI, FLORIDA 33131

OWNER:
KAR MIAMI MRP LLC
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T: 212 683 3090

LAND USE ATTORNEY:
GREENBERG TRAURIG
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ARCHITECT OF RECORD:
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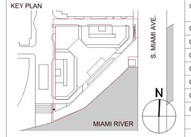
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SEAL

KEY PLAN



ISS.	DESCRIPTION	DATE:
01	ZONING REFERRAL	12-NOV-2015
02	ZONING SUBMISSION	10-FEB-2015
03	MIAMI RIVER COMMISSION	09-MAR-2015
04	UDRB SUBMISSION	01-APR-2015
05	WARRANT MODIFICATION	08-FEB-2019
06	WARRANT MODIFICATION	28-MAY-2025
07	WARRANT MODIFICATION	18-SEPT-2025

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SHEET SIZE: 24" X 36"
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GRAPHIC SCALE:
PROJECT PHASE: ZONING SUBMITTAL

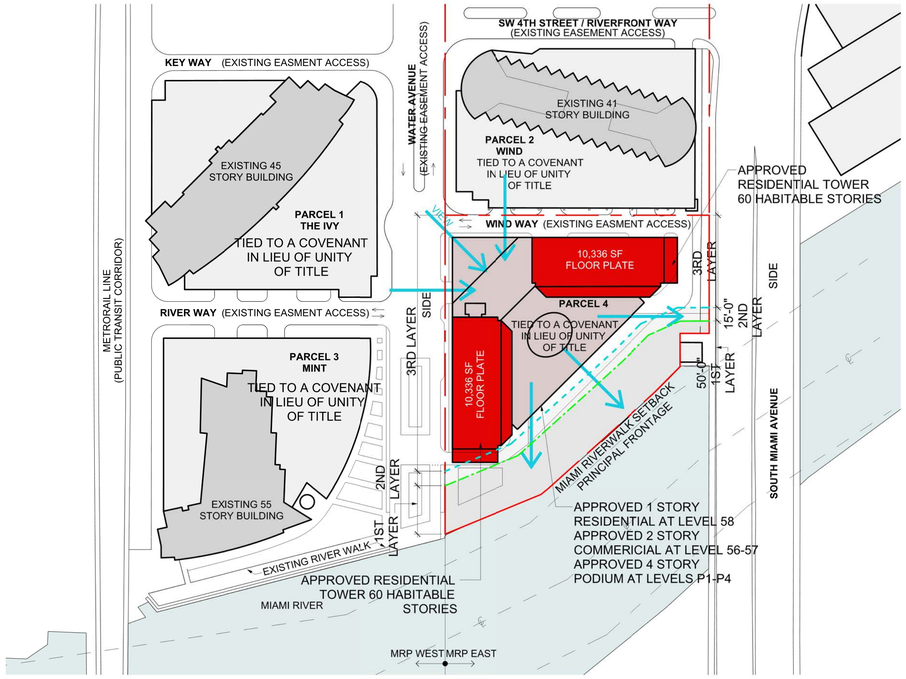
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SHEET NO.: Z000-REV.1



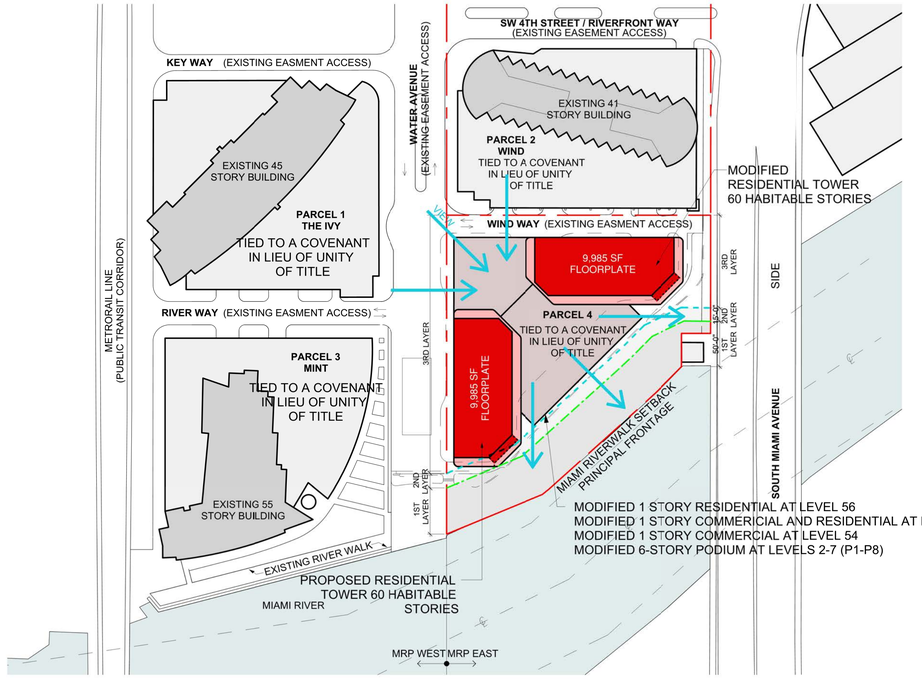
RENDERING - APPROVED SCHEME
SCALE: NTS
01



RENDERING - MODIFIED SCHEME
SCALE: NTS
02



SITE DIAGRAM - APPROVED SCHEME
SCALE: 1" = 80'-0"
03



SITE DIAGRAM - MODIFIED SCHEME
SCALE: 1" = 80'-0"
04

NOTE:
FLOORPLATE DEFINITION REVISED TO EXCLUDE OUTDOOR BALCONIES FROM AREA.

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LAND USE ATTORNEY:
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LIC. NO. 6667191

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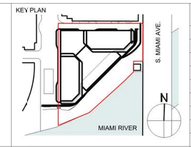
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SEAL

KEY PLAN

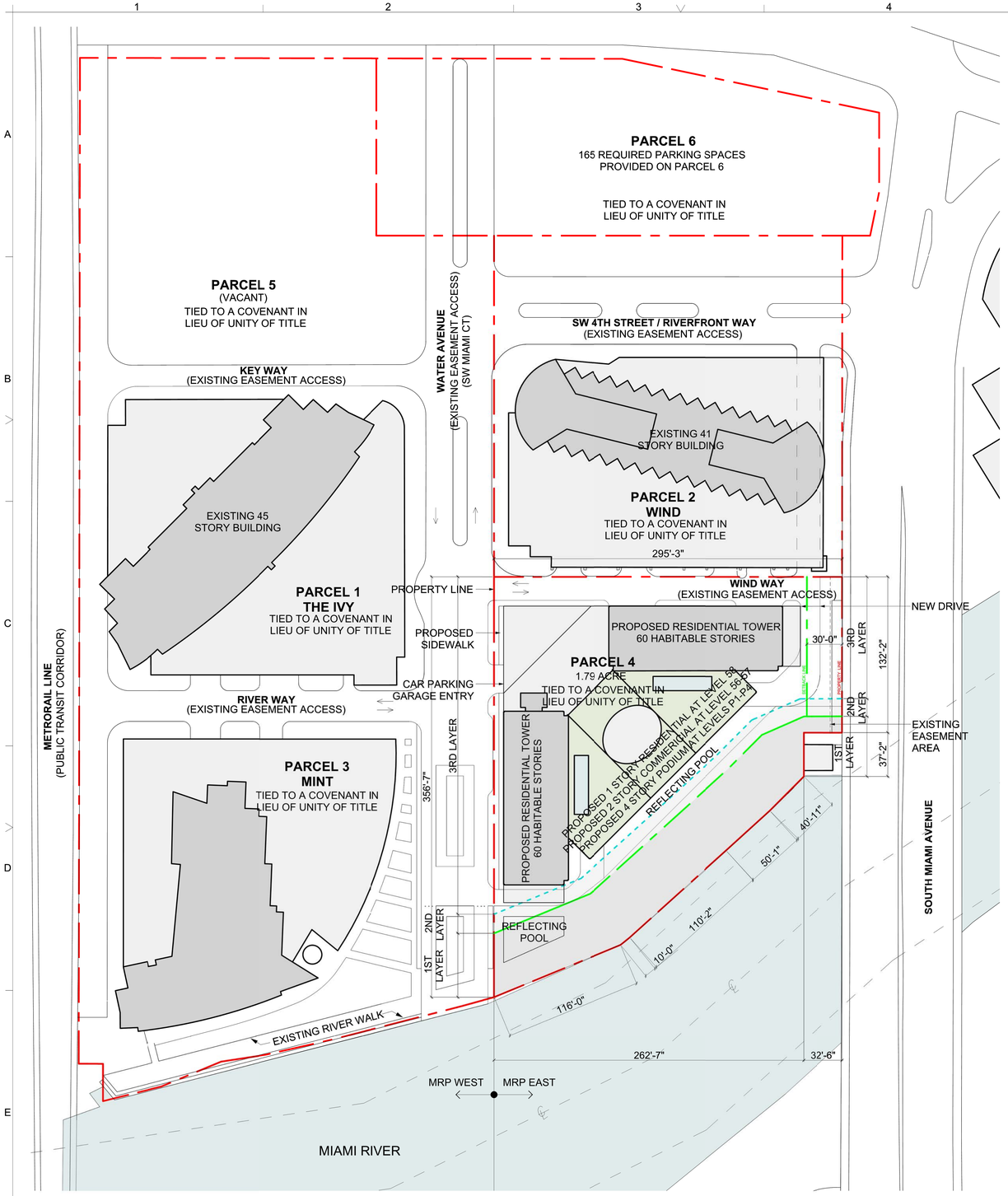


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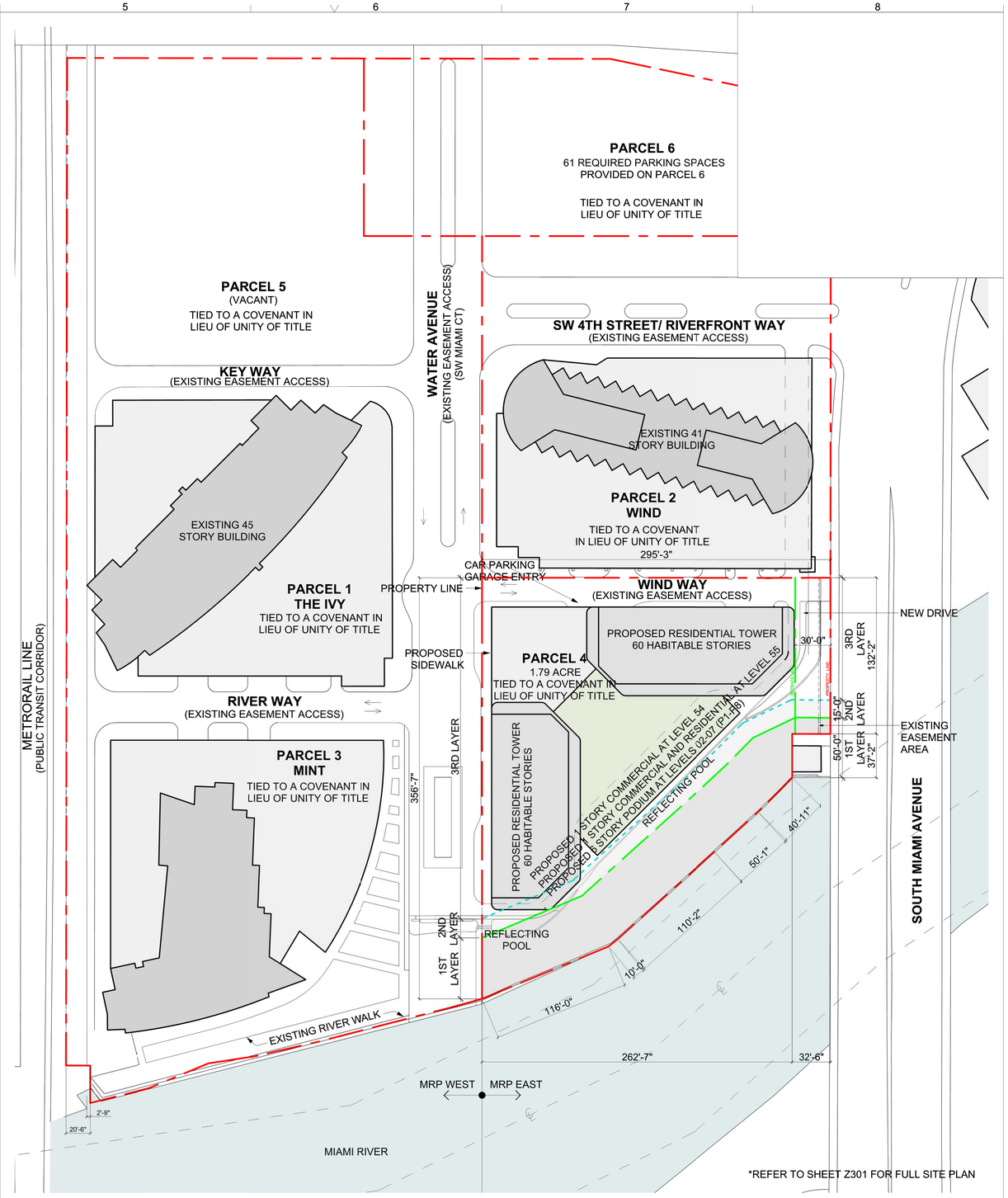
PROJECT NUMBER: 681.000
SHEET SIZE: 24" X 36"
SCALE: 1" = 80'-0"
GRAPHIC SCALE: 0 20 40 80
PROJECT PHASE: ZONING SUBMITTAL

SHEET TITLE:
COMPARISON - APPROVED & MODIFIED

SHEET NO.:
Z108-REV.1



SITE PLAN - APPROVED SCHEME 01
SCALE: 1" = 50'-0"



*REFER TO SHEET Z301 FOR FULL SITE PLAN

SITE PLAN - MODIFIED SCHEME 02
SCALE: 1" = 50'-0"

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MIAMI, FLORIDA 33131

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VINCENT FILIGENZI DESIGN
25 SE 2ND AVENUE
MIAMI, FL 33131
T: 786 346 8909
LIC. NO. 6667191

PARKING/LOADING DOCK CONSULTANT:
DESMAN
100 SE THIRD AVENUE
FORT LAUDERDALE, FL 33394
T: 954 526 6464

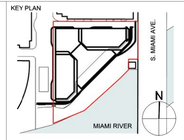
CIVIL ENGINEER:
LANGAN
1221 BRICKELL AVENUE, SUITE 1800
MIAMI LAKES, FL 33131
T: 786 264 7200

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SEAL

KEY PLAN

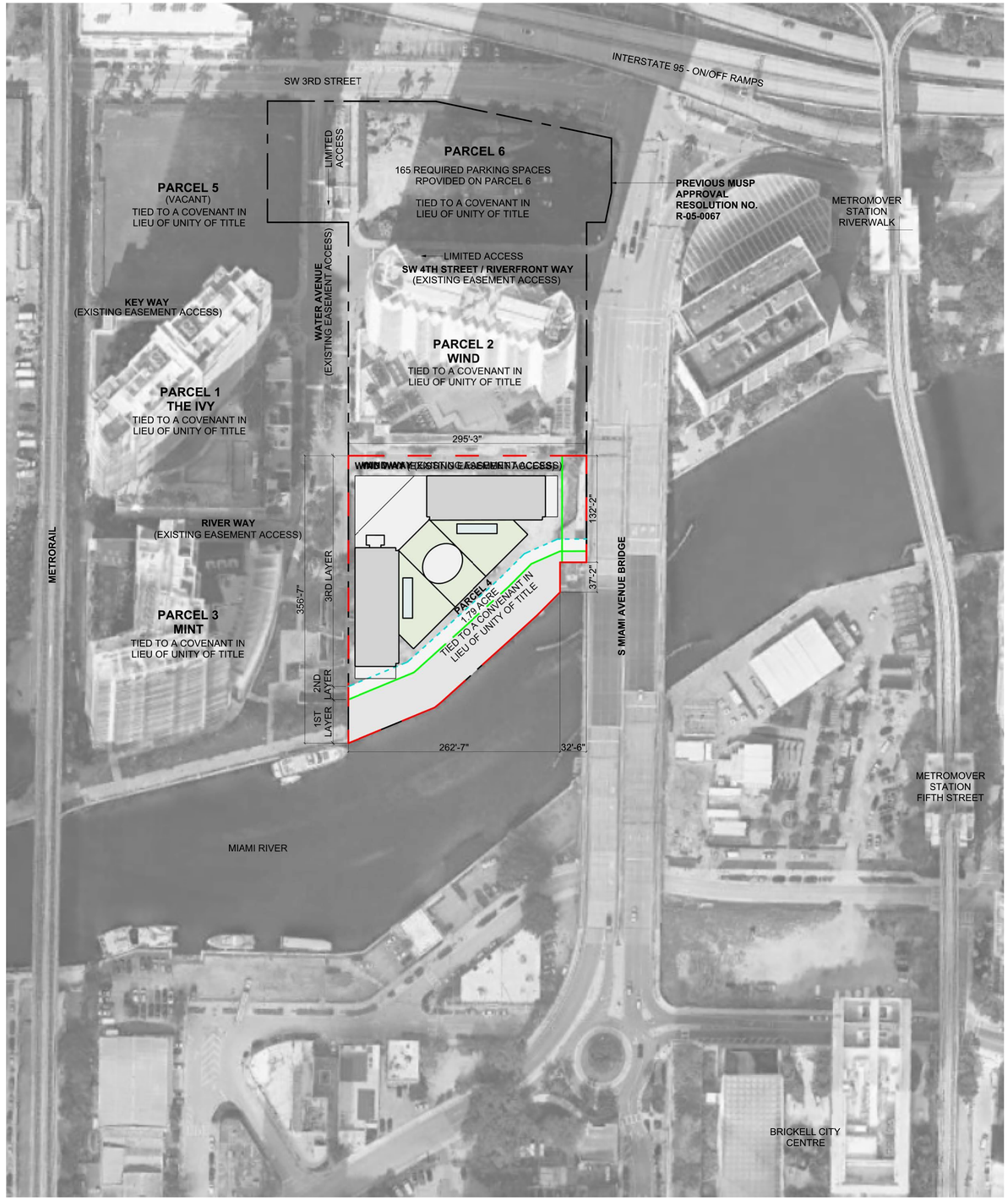


ISS.	DESCRIPTION	DATE:
01	ZONING REFERRAL	12-NOV-2014
02	ZONING SUBMISSION	10-FEB-2015
03	UDRB SUBMISSION	01-APR-2015
04	WARRANT MODIFICATION	08-FEB-2019
05	WARRANT MODIFICATION	28-MAY-2025

PROJECT NUMBER: 681.000
SHEET SIZE: 24" X 36"
SCALE: 1" = 50'-0"
GRAPHIC SCALE: 0 12.5 25 50
PROJECT PHASE: ZONING SUBMITTAL

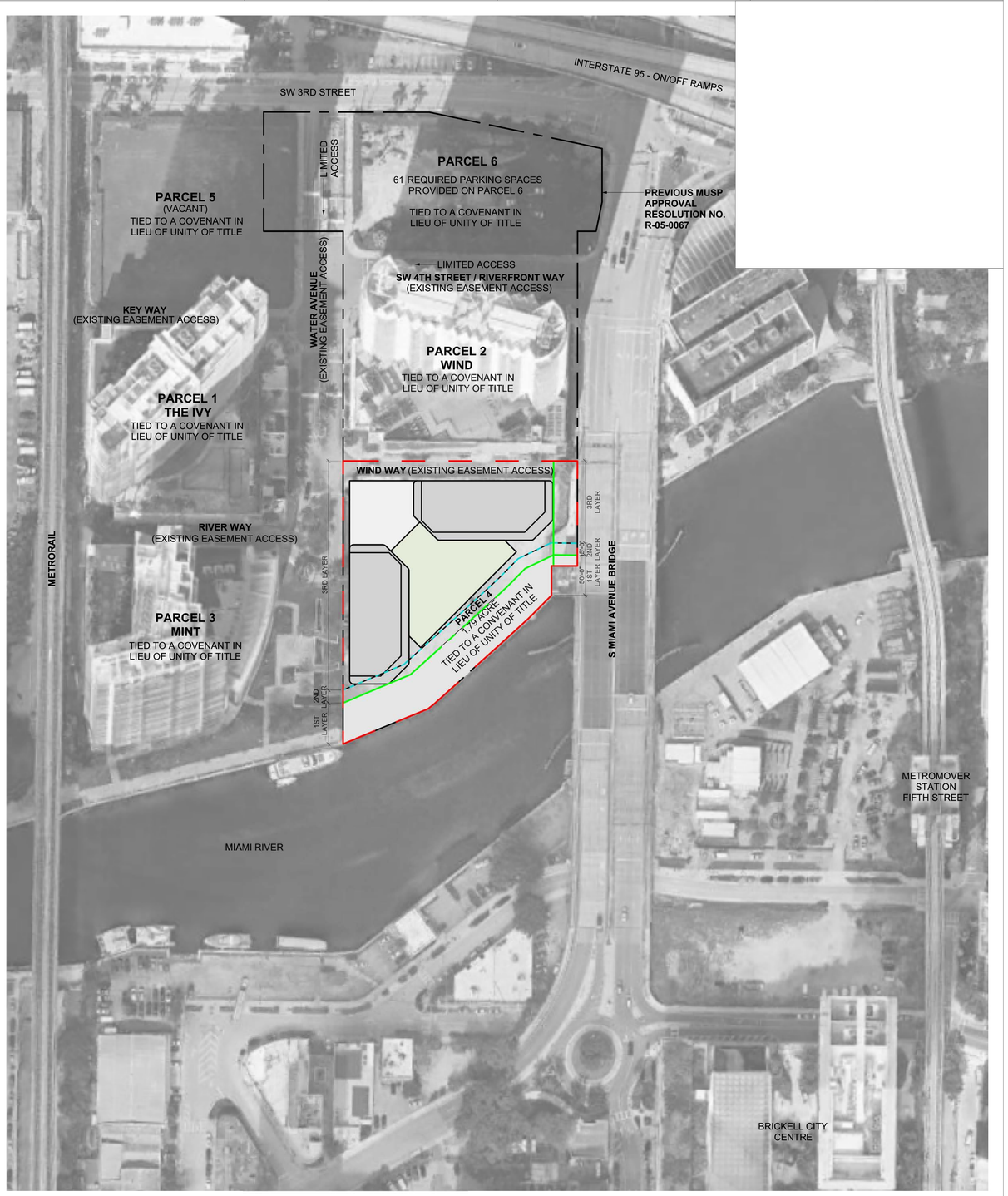
SHEET TITLE: MODIFIED SITE PLAN

SHEET NO.: Z109-REV.1



AERIAL SITE PLAN - APPROVED SCHEME 01

SCALE: 1" = 75'-0"



AERIAL SITE PLAN - MODIFIED SCHEME 02

SCALE: 1" = 75'-0"

MIAMI RIVER RESIDENTIAL TOWER

24 SOUTHWEST 4TH STREET
MIAMI, FLORIDA 33131

OWNER:
ORP PARTNERS, LLC
1300 BRICKELL AVENUE
MIAMI, FL 33131
T: 305 351 1000

LAND USE ATTORNEY:
GREENBERG TRAURIG
333 SE 2ND AVENUE
MIAMI, FL 33134
T: 305 579 0500

ARCHITECT OF RECORD:
RV ARCHITECT (FL) LLC
375 PEARL STREET, 31ST FLOOR
NEW YORK, NY 10038
T: 212 924 5060
LIC. NO. AA26002395

LANDSCAPE DESIGN:
SASAKI ASSOCIATES
64 PLEASANT STREET
WATERTOWN, MA 02472
T: 617 926 3300

LANDSCAPE ARCHITECT OF RECORD:
VINCENT FILIGENZI DESIGN
25 SE 2ND AVENUE
MIAMI, FL 33131
T: 786 346 8909
LIC. NO. 6667191

PARKING/LOADING DOCK CONSULTANT:
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T: 954 526 6464

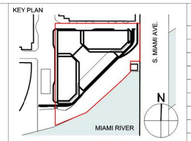
CIVIL ENGINEER:
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1221 BRICKELL AVENUE, SUITE 1800
MIAMI LAKES, FL 33131
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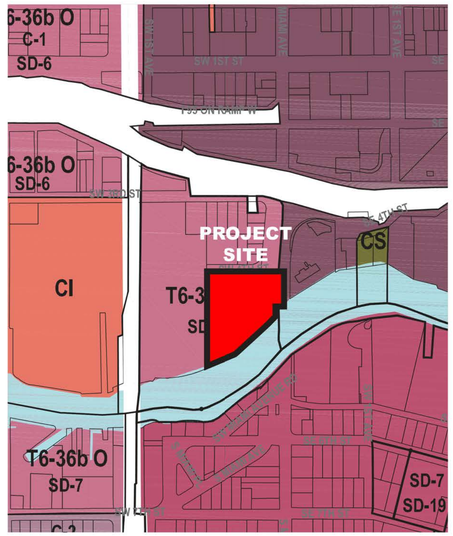
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PROJECT NUMBER: 681.000
SHEET SIZE: 24" X 36"
SCALE: 1/75" = 1'-0"
GRAPHIC SCALE: 0 37.5 75
PROJECT PHASE: ZONING SUBMITTAL

SHEET TITLE:
PROPOSED AERIAL SITE PLAN

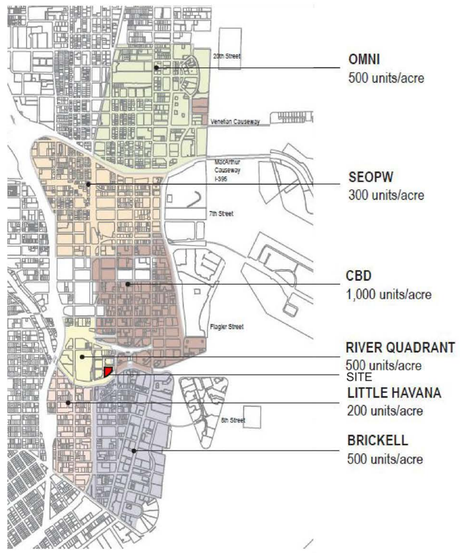
SHEET NO.:
Z110-REV.1

MIAMI 21 ATLAS



T3	SUB-URBAN	T6-36b*	URBAN CORE
T4	GENERAL URBAN	T6-60*	URBAN CORE
T5	URBAN CENTER	T6-80*	URBAN CORE
T6-8*	URBAN CORE	D1	WORK PLACE
T6-12*	URBAN CORE	D2	INDUSTRIAL
T6-24*	URBAN CORE	CS	CIVIC SPACE/PARKS
T6-36a*	URBAN CORE	CI	CIVIC INSTITUTIONAL

R - RESTRICTED
L - LIMITED
O - OPEN



1MIAMI 21

ZONING DISTRICT

24 SW 4TH STREET (MIAMI 21 ATLAS)	T6-36B-O
FEMA ZONE (FIRM MAP 12086C0314L)	AE-9

LOT AREA

NET LOT AREA (SQUARE FEET) - PER SURVEY	77,818 SF
NET LOT AREA (ACRES)	1.79 ACRES

LOT OCCUPATION	REQUIRED / ALLOWABLE	PROVIDED
MINIMUM LOT AREA	5,000 SF	77,818 SF
MINIMUM LOT WIDTH	100 FT	132' - 2"
MAXIMUM LOT COVERAGE		
1-8 STORIES	80% / 62,254 SF	53% / 41,625 SF
ABOVE 8TH STORY (RESIDENTIAL)	18,000 SF	9,985 SF (PER TOWER)
ABOVE 8TH STORY (COMMERCIAL)	N/A	31,560 SF
FLOOR LOT RATIO	22	19
FLOOR AREA	1,711,996 GSF	1,475,273 GSF
RESIDENTIAL		1,425,010 GSF
COMMERCIAL		50,263 GSF
PUBLIC BENEFIT FLOOR AREA (DUE TO BONUS HEIGHT)		509,004 GSF
MINIMUM FRONTAGE AT FRONT SETBACK	70% (165'-6" / 63% WITH 10% WAIVER)	80% / 209'-7"
MINIMUM OPEN SPACE	10% / 7,782 SF	36% / 28,268 GSF
MAXIMUM DENSITY (DIAGRAM 9)	500 UNITS/ACRE	242 UNITS/ACRE
NUMBER OF UNITS	893	434

BUILDING HEIGHT

MINIMUM HEIGHT	2 STORIES	---
MAXIMUM HEIGHT	36 STORIES	---
ADDITIONAL BENEFIT HEIGHT	24 STORIES	---
MAXIMUM TOTAL HEIGHT	60 STORIES	60 STORIES [1]
PUBLIC BENEFIT BONUS FLOORS		37-60

1. MECHANICAL & STORAGE FLOOR LEVELS NOT COUNTED AS HABITABLE PER 1.2 & 3.5.2.

BUILDING SETBACK

WATERFRONT	50 FT MINIMUM, 25% IF LESS THAN 200 FT	>50'-0"
PRINCIPAL FRONT - WATERFRONT		
1-8 STORIES	10 FT MINIMUM	>50'-0"
ABOVE 8TH STORY	20 FT MINIMUM	>50'-0"
SIDE - SOUTH MIAMI AVENUE		
1-8 STORIES	0 FT MINIMUM	40'-11"
ABOVE 8TH STORY [2]	30 FT MINIMUM	30'-11"
SIDE - WATERFRONT (SEE SHEET Z205)	25% OF 338'-6" = 84'-0"	25% / 84'-0"

2. REDUCE SETBACK FACING CIVIC SPACE TO 0 FT ABOVE 8TH STORY PER 5.6.1G.

PARKING & LOADING (ILLUSTRATION 5.6)

RESIDENTIAL PARKING (1.5 SPACES PER UNIT)	651	SEE TOTAL BELOW
RESIDENTIAL VISITOR PARKING (1 SPACE PER 10 UNITS)	44	SEE TOTAL BELOW
COMMERCIAL PARKING (3 SPACES PER 1,000 GSF)	151	SEE TOTAL BELOW
SUBTOTAL OFF-STREET PARKING REQUIRED	846	SEE TOTAL BELOW
SHARED COMMERCIAL PARKING REDUCTION FACTOR (1.2)	-25	SEE TOTAL BELOW
30% REDUCTION PER WAIVER [3]	-246	SEE TOTAL BELOW
TOTAL OFF-STREET PARKING REQUIRED	575	514 ONSITE PARKING 61 ON PARCEL 6 575 TOTAL
BICYCLE RACK SPACE (1 SPACE PER 20 VEHICULAR SPACES)	29	70
RESIDENTIAL LOADING BERTHS (GREATER THAN 500,000 SF)		
12 FT x 55 FT x 15 FT = 660 SF (1 PER FIRST 100 UNITS)	1	1
12 FT x 35 FT x 15 FT = 420 SF	0	0
10 FT x 20 FT x 12 FT = 200 SF (1 PER EACH ADD. 100 UNITS)	4	4
COMMERCIAL LOADING BERTHS (25,000 SF TO 50,000 SF)		
12 FT x 35 FT x 15 FT = 420 SF	1	1

3. PER ARTICLE 4, TABLE 4, PARKING RATIO MAY BE REDUCED BY 30% WHEN WITHIN A TOD AREA.

SUSTAINABILITY

LEED (OR FLORIDA GREEN BUILDING COALITION EQUIVALENT)	SILVER	SILVER

SUMMARY OF WAIVERS APPROVED

SECTION NUMBER	SECTION TEXT
SECTION 5.6.1 (F) BUILDING DISPOSITION (T6) FOR PEDESTRIAN ENTRANCES OCCURING MORE THAN 75 FEET	AT THE FIRST STORY, FACADES ALONG A FRONTAGE LINE SHALL HAVE FREQUENT DOORS AND WINDOWS; PEDESTRIAN ENTRANCES SHALL OCCUR AT A MAXIMUM SPACING OF SEVENTY FIVE (75) FEET AND VEHICULAR ENTRIES SHALL OCCUR AT A MINIMUM SPACING OF SIXTY (60) FEET UNLESS APPROVED BY WAIVER.
SECTION 5.6.1 (F) BUILDING DISPOSITION (T6) FOR VEHICULAR ENTRIES OCCURRING LESS THAN 60 FEET	AT THE FIRST STORY, FACADES ALONG A FRONTAGE LINE SHALL HAVE FREQUENT DOORS AND WINDOWS; PEDESTRIAN ENTRANCES SHALL OCCUR AT A MAXIMUM SPACING OF SEVENTY FIVE (75) FEET AND VEHICULAR ENTRIES SHALL OCCUR AT A MINIMUM SPACING OF SIXTY (60) FEET UNLESS APPROVED BY WAIVER.
SECTION 7.1.2.5 (A) (8) ARTICLE 4, TABLE 4 DENSITY, INTENSITY AND PARKING	PARKING RATIO MAY BE REDUCED WITHIN ½ MILE RADIUS OF TOD OR WITHIN ¼ MILE RADIUS OF A TRANSIT CORRIDOR BY THIRTY PERCENT (30%) BY PROCESS OF WAIVER, EXCEPT WHEN T6 IS WITHIN 500 FEET OF T3.
SECTION 7.1.2.5 (A) (28) - WAIVER FOR 10% ADD TO MAXIMUM LENGTH OF FLOORPLATE IN COMMERCIAL USE	AS APPROPRIATE TO THE NATURE OF THE WAIVER INVOLVED AND THE PARTICULAR CIRCUMSTANCES OF THE CASE, WAIVERS UP TO TEN PERCENT (10%) OF ANY PARTICULAR STANDARD OF THIS CODE EXCEPT DENSITY, INTENSITY AND HEIGHT, MAY BE GRANTED WHEN DOING SO PROMOTES THE INTENT OF THE PARTICULAR TRANSECT ZONE WHERE THE PROPOSAL IS LOCATED; IS CONSISTENT WITH THE GUIDING PRINCIPLES OF THIS CODE; AND THERE IS PRACTICAL DIFFICULTY IN OTHERWISE MEETING THE STANDARDS OF THE TRANSECT ZONE, OR WHEN DOING SO PROMOTES ENERGY CONSERVATION AND BUILDING SUSTAINABILITY.
SECTION 7.1.2.5 (A) (28) - WAIVER FOR 10% DECREASE TO MINIMUM BUILDING SEPARATION ABOVE 8TH STORY	AS APPROPRIATE TO THE NATURE OF THE WAIVER INVOLVED AND THE PARTICULAR CIRCUMSTANCES OF THE CASE, WAIVERS UP TO TEN PERCENT (10%) OF ANY PARTICULAR STANDARD OF THIS CODE EXCEPT DENSITY, INTENSITY AND HEIGHT, MAY BE GRANTED WHEN DOING SO PROMOTES THE INTENT OF THE PARTICULAR TRANSECT ZONE WHERE THE PROPOSAL IS LOCATED; IS CONSISTENT WITH THE GUIDING PRINCIPLES OF THIS CODE; AND THERE IS PRACTICAL DIFFICULTY IN OTHERWISE MEETING THE STANDARDS OF THE TRANSECT ZONE, OR WHEN DOING SO PROMOTES ENERGY CONSERVATION AND BUILDING SUSTAINABILITY.

MIAMI RIVER RESIDENTIAL TOWER

24 SOUTHWEST 4TH STREET
MIAMI, FLORIDA 33131

SUBSTANTIAL IN COMPLIANCE TO APPROVED WARRANT #2015-0033

OWNER:
ORP PARTNERS, LLC
1300 BRICKELL AVENUE
MIAMI, FL 33131
T: 305 351 1000

LAND USE ATTORNEY:
GREENBERG TRAURIG
333 SE 2ND AVENUE
MIAMI, FL 33131
T: 305 579 0737

ARCHITECT OF RECORD:
RV ARCHITECT (FL) LLC
375 PEARL STREET, 31ST FLOOR
NEW YORK, NY 10038
T: 212 924 5060
LIC. NO. AA26002395

LANDSCAPE DESIGN:
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64 PLEASANT STREET
WATERTOWN, MA 02472
T: 617 926 3300

LANDSCAPE ARCHITECT OF RECORD:
VINCENT FILIGENZI DESIGN
25 SE 2ND AVENUE
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T: 786 346 8909
LIC. NO. 6667191

PARKING/LOADING DOCK CONSULTANT:
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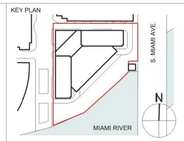
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KEY PLAN



ISS.	DESCRIPTION	DATE:
01	ZONING REFERRAL	12-NOV-2014
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05	WARRANT MODIFICATION	11-JUN-2020
06	WARRANT MODIFICATION	07-SEP-2020
07	WARRANT MODIFICATION	11-JAN-2021
08	WARRANT MODIFICATION	28-MAY-2025

PROJECT NUMBER: 681.000
SHEET SIZE: 24" X 36"
SCALE: 1" = 75'-0"
GRAPHIC SCALE:
PROJECT PHASE: ZONING SUBMITTAL

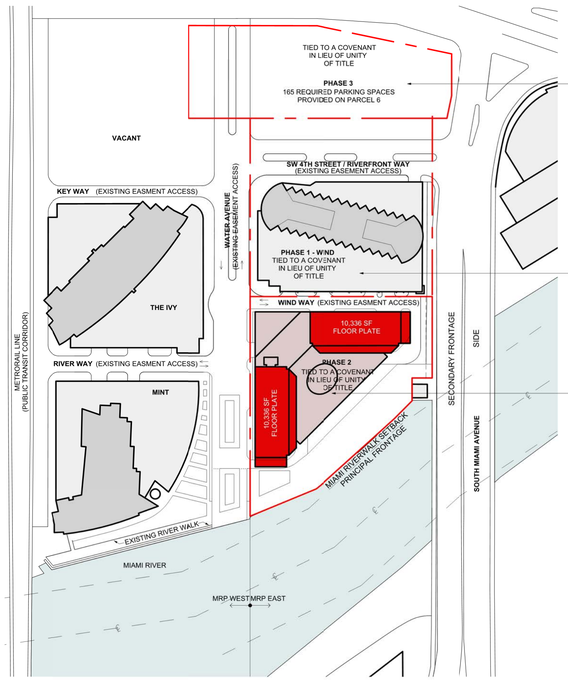
SHEET TITLE: ZONING ANALYSIS
SHEET NO.: Z201-REV.1

COVENANT IN LIEU TABLE - APPROVED

SITE DATA	MIAMI 21
ZONING DISTRICT	T6-36B-O
FEMA ZONE	AE-9

LOT AREA	
NET LOT AREA	221,611 SF (5.09 ACRES)
GROSS LOT AREA	310,114 SF (7.12 ACRES)

	MIAMI21	WIND PHASE 1	APPROVED PHASE 2	PHASE 3
FAR / FLR	**FLR ALLOWED**	**FLR USED**	**FLR USED**	**FLR REMAINING**
TOTAL FAR / FLR	4,875,444.86 SF	936,163.00 SF	1,239,587.00 SF	2,699,694.86 SF
DENSITY	**ALLOWED**	**DENSITY USED**	**DENSITY USED**	**DENSITY REMAINING**
500 UNITS PER ACRE	2,544	479	450	1,615
OPEN SPACE	**REQUIRED**	**PROVIDED**	**PROVIDED**	**REMAINING**
TOTAL OPEN SPACE	22,161.11 SF	NOT KNOWN	29,782.00 SF	0.00 sf
PARKING	**REQUIRED**	**PROVIDED**	**PROVIDED**	**REMAINING**
RESIDENTIAL	1.60 PER UNIT			
LODGING	0.57 PER UNIT			
COMMERCIAL	3 PER 1,000 SF			
TOTAL		**540**	**428**	**165**



FLR= 2,699,694 SF
DENSITY= 1,615
PARKING= 165

FLR= 936,163 SF
DENSITY= 479
PARKING= 540

FLR= 1,239,587 SF
DENSITY= 450
PARKING= 428

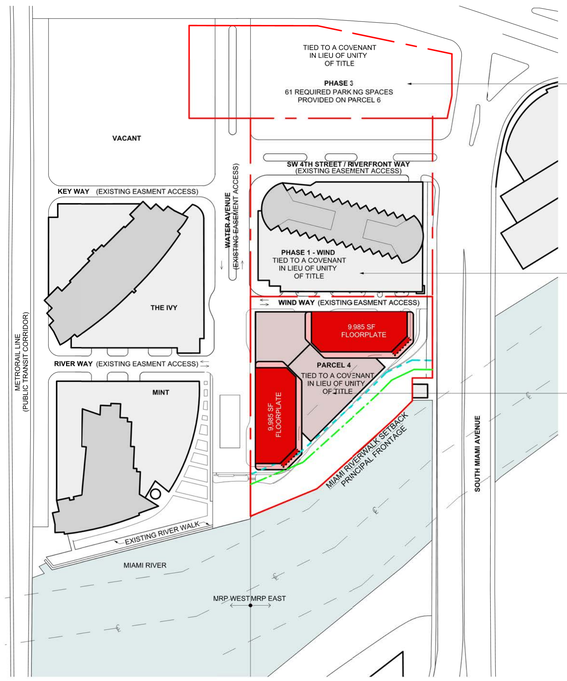
COVENANT-IN-LIEU TABLE - APPROVED 01
SCALE : NTS

COVENANT IN LIEU TABLE - MODIFIED

SITE DATA	MIAMI 21
ZONING DISTRICT	T6-36B-O
FEMA ZONE	AE-9

LOT AREA	
NET LOT AREA	221,611 SF (5.09 ACRES)
GROSS LOT AREA	310,114 SF (7.12 ACRES)

	MIAMI21	WIND PHASE 1	MODIFIED PHASE 2	PHASE 3
FAR / FLR	**FLR ALLOWED**	**FLR USED**	**FLR USED**	**FLR REMAINING**
TOTAL FAR / FLR	4,875,444.86 SF	936,163.00 SF	1,475,273 SF	2,464,008.86 SF
DENSITY	**ALLOWED**	**DENSITY USED**	**DENSITY USED**	**DENSITY REMAINING**
500 UNITS PER ACRE	2,544	479	434	1,617
OPEN SPACE	**REQUIRED**	**PROVIDED**	**PROVIDED**	**REMAINING**
TOTAL OPEN SPACE	22,161.11 SF	NOT KNOWN	28,268.00 SF	0.00 sf
PARKING	**REQUIRED**	**PROVIDED**	**PROVIDED**	**REMAINING**
RESIDENTIAL	1.60 PER UNIT			
LODGING	0.57 PER UNIT			
COMMERCIAL	3 PER 1,000 SF			
TOTAL		**540**	**514**	**61**



FLR= 2,464,008.86 SF
DENSITY= 1,617
PARKING= 61

FLR= 936,163 SF
DENSITY= 479
PARKING= 540

FLR= 1,475,273 SF
DENSITY= 434
PARKING= 514

COVENANT-IN-LIEU TABLE - MODIFIED 02
SCALE : NTS

MIAMI RIVER RESIDENTIAL TOWER

24 SOUTHWEST 4TH STREET
MIAMI, FLORIDA 33131

OWNER:
ORP PARTNERS, LLC
1300 BRICKELL AVENUE
MIAMI, FL 33131
T: 305 351 1000

LAND USE ATTORNEY:
GREENBERG TRAURIG
333 SE 2ND AVENUE
MIAMI, FL 33134
T: 305 579 0500

ARCHITECT OF RECORD:
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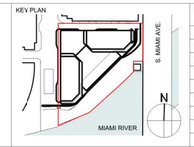
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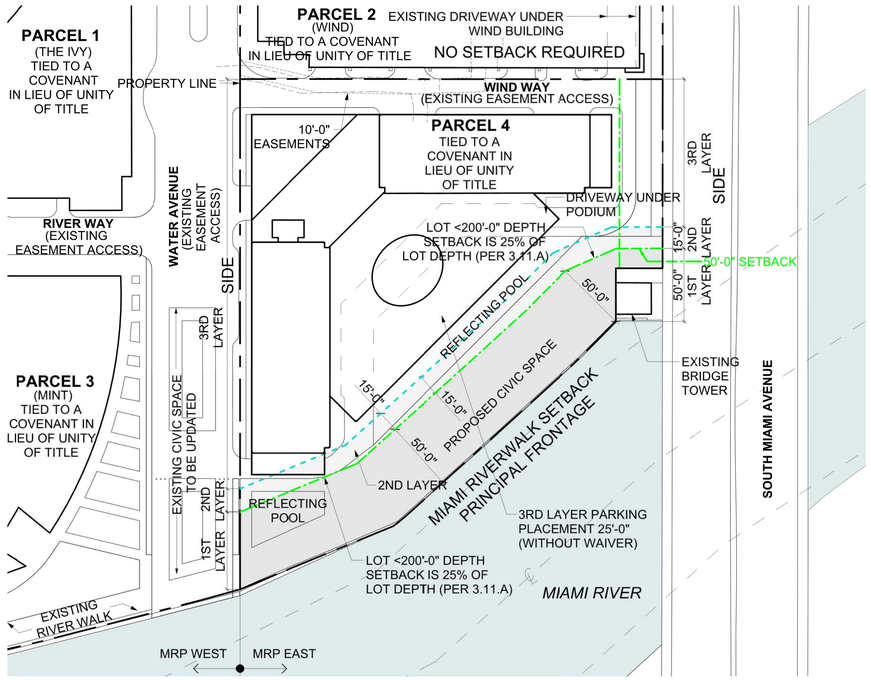
KEY PLAN



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PROJECT NUMBER: 681.000
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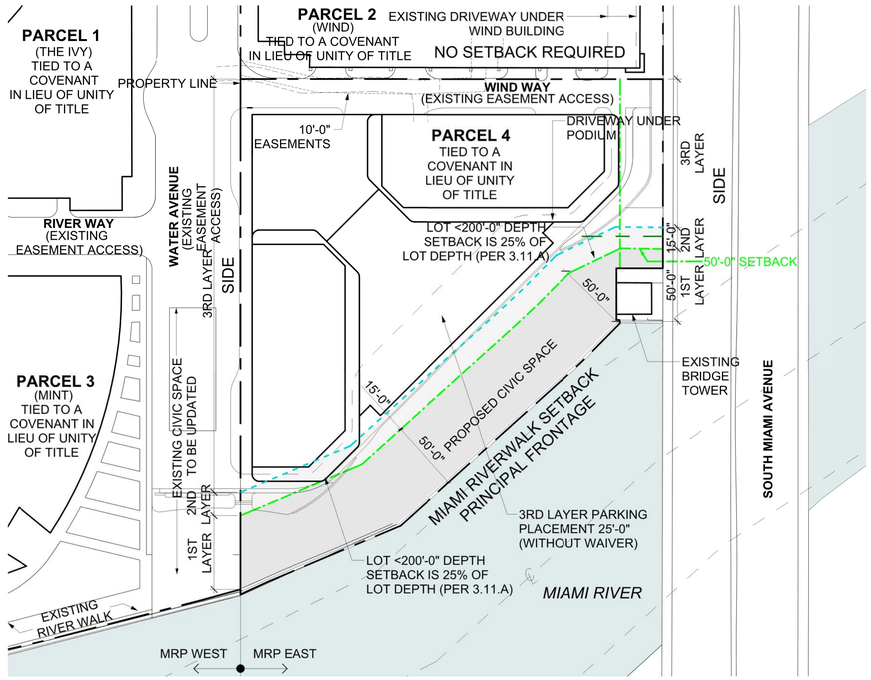
SHEET TITLE: COVENANT IN LIEU TABLE
SHEET NO.: Z202-REV.1



LEGEND:
- 1ST LAYER
- 2ND LAYER
- EXISTING BUILDINGS

CONDITIONS:
(1) FOR T6-36, FRONTAGE SETBACKS ABOVE THE 8TH FLOOR SHALL NOT BE REQUIRED FOR FRONTAGE FACING A CIVIC SPACE OR RIGHT-OF-WAY 70'-0" OR GREATER IN WIDTH (PER 5.6.1G)

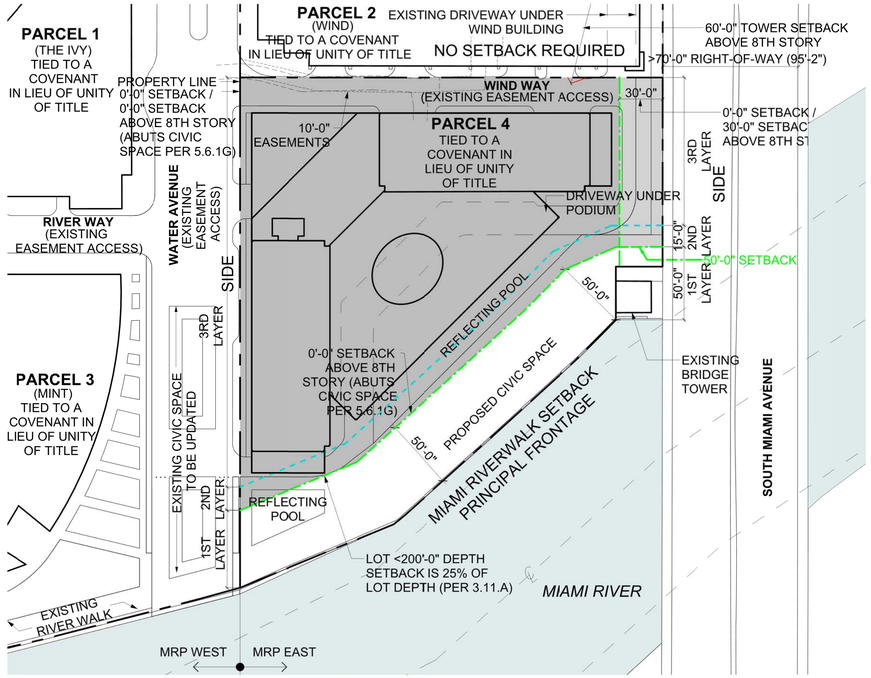
LAYERS DIAGRAM - APPROVED 01
SCALE : 1" = 50'-0"



LEGEND:
- 1ST LAYER
- 2ND LAYER
- EXISTING BUILDINGS

CONDITIONS:
(1) FOR T6-36, FRONTAGE SETBACKS ABOVE THE 8TH FLOOR SHALL NOT BE REQUIRED FOR FRONTAGE FACING A CIVIC SPACE OR RIGHT-OF-WAY 70'-0" OR GREATER IN WIDTH (PER 5.6.1G)

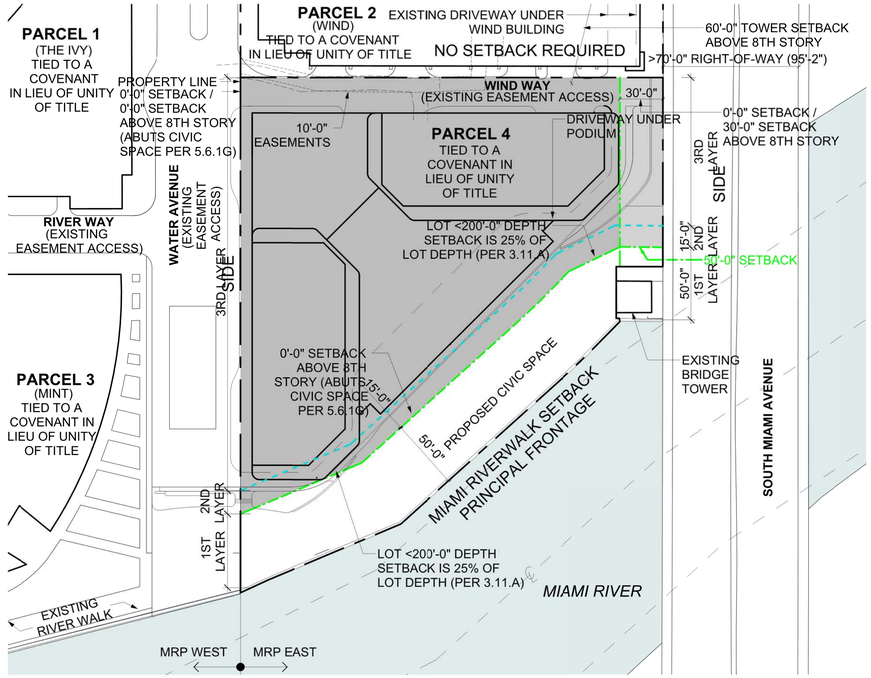
LAYERS DIAGRAM - MODIFIED 02
SCALE : 1" = 50'-0"



LEGEND:
- STORIES 1-8
- ABOVE 8 STORIES
- EXISTING BUILDINGS

CONDITIONS:
(1) FOR T6-36, FRONTAGE SETBACKS ABOVE THE 8TH FLOOR SHALL NOT BE REQUIRED FOR FRONTAGE FACING A CIVIC SPACE OR RIGHT-OF-WAY 70'-0" OR GREATER IN WIDTH (PER 5.6.1G)

SETBACK DIAGRAM - APPROVED 03
SCALE : 1" = 50'-0"



LEGEND:
- STORIES 1-8
- ABOVE 8 STORIES
- EXISTING BUILDINGS

CONDITIONS:
(1) FOR T6-36, FRONTAGE SETBACKS ABOVE THE 8TH FLOOR SHALL NOT BE REQUIRED FOR FRONTAGE FACING A CIVIC SPACE OR RIGHT-OF-WAY 70'-0" OR GREATER IN WIDTH (PER 5.6.1G)

SETBACK DIAGRAM - MODIFIED 04
SCALE : 1" = 50'-0"

MIAMI RIVER RESIDENTIAL TOWER

24 SOUTHWEST 4TH STREET
MIAMI, FLORIDA 33131

OWNER:
ORP PARTNERS, LLC
1300 BRICKELL AVENUE
MIAMI, FL 33131
T: 305 351 1000

LAND USE ATTORNEY:
GREENBERG TRAURIG
333 SE 2ND AVENUE
MIAMI, FL 33134
T: 305 579 0500

ARCHITECT OF RECORD:
RV ARCHITECT (FL) LLC
375 PEARL STREET, 31ST FLOOR
NEW YORK, NY 10038
T: 212 924 5060
LIC. NO. AA26002395

LANDSCAPE DESIGN:
SASAKI ASSOCIATES
64 PLEASANT STREET
WATERTOWN, MA 02472
T: 617 926 3300

LANDSCAPE ARCHITECT OF RECORD:
VINCENT FILIGENZI DESIGN
25 SE 2ND AVENUE
MIAMI, FL 33131
T: 786 346 8909
LIC. NO. 6667191

PARKING/LOADING DOCK CONSULTANT:
DESMAN
100 SE THIRD AVENUE
FORT LAUDERDALE, FL 33394
T: 954 526 6464

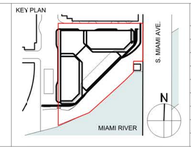
CIVIL ENGINEER:
LANGAN
1221 BRICKELL AVENUE, SUITE 1800
MIAMI LAKES, FL 33131
T: 786 264 7200

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SEAL

KEY PLAN

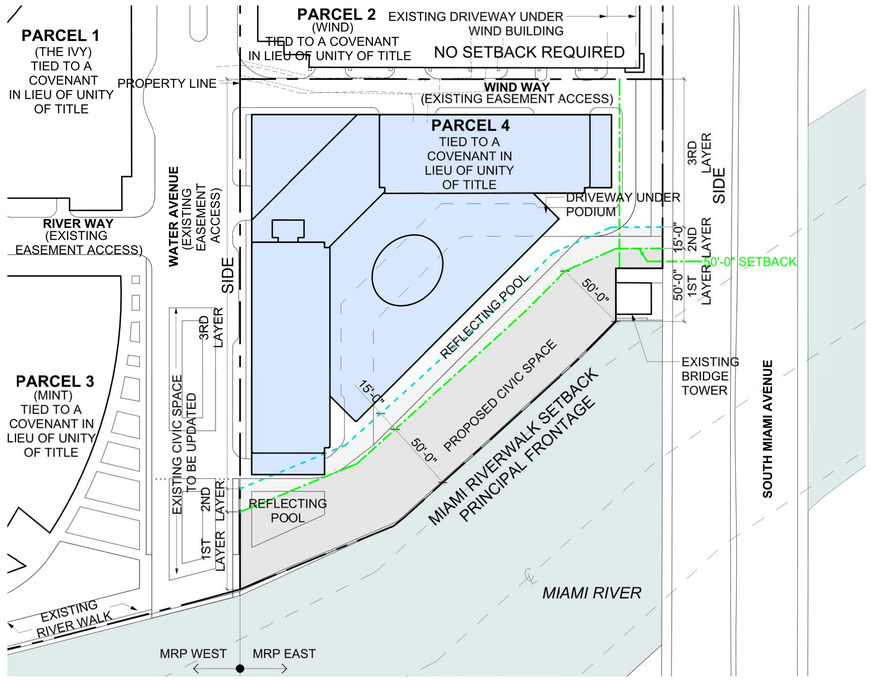


ISS.	DESCRIPTION	DATE:
01	ZONING REFERRAL	12-NOV-2014
02	ZONING SUBMISSION	10-FEB-2015
03	UDRB SUBMISSION	01-APR-2015
04	WARRANT MODIFICATION	08-FEB-2019
05	WARRANT MODIFICATION	20-JUL-2020
06	WARRANT MODIFICATION	28-MAY-2025

PROJECT NUMBER: 681.000
SHEET SIZE: 24" X 36"
SCALE: 1" = 50'-0"
GRAPHIC SCALE: 0 12.5 25 50
PROJECT PHASE: ZONING SUBMITTAL

SHEET TITLE: ZONING DIAGRAMS

SHEET NO.: Z203-REV.1

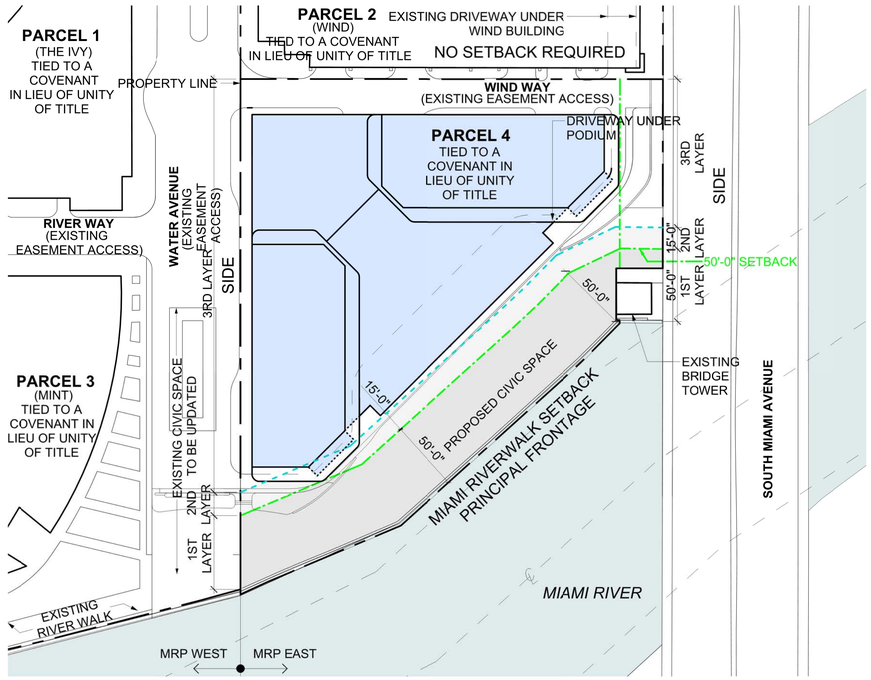


LEGEND:

LOT COVERAGE

LOT AREA = 77,818 SF = 1.79 ACRES
LOT COVERAGE ALLOWED (MAX 80%)
= 62,254 SF = 1.43 ACRES
PROPOSED LOT COVERAGE (51%)
= 39,589 SF = 0.91 ACRE

LOT COVERAGE DIAGRAM - APPROVED | 01
SCALE : 1" = 50'-0"

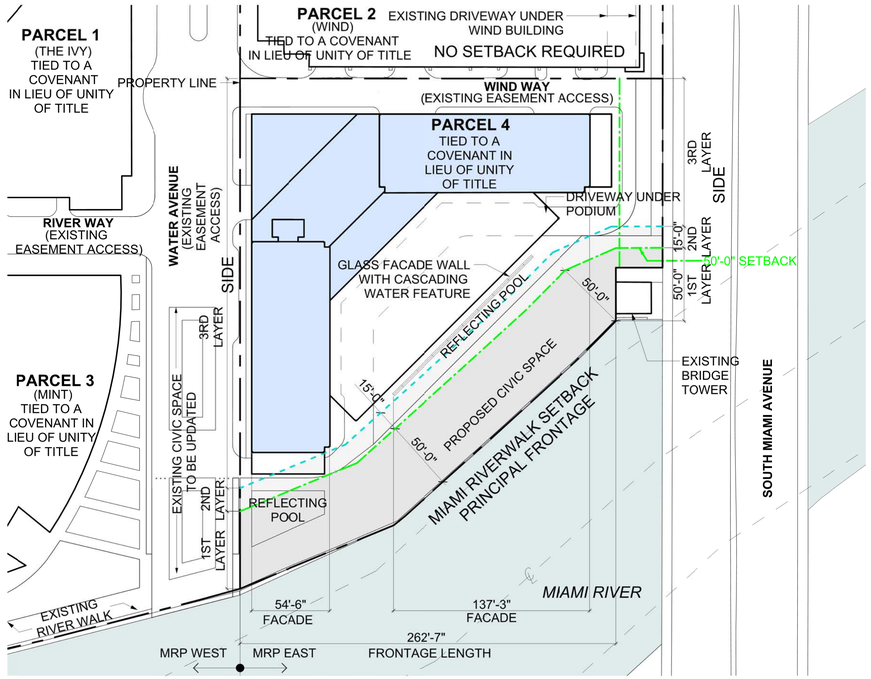


LEGEND:

LOT COVERAGE

LOT AREA = 77,818 SF = 1.79 ACRES
LOT COVERAGE ALLOWED (MAX 80%)
= 62,254 SF = 1.43 ACRES
PROPOSED LOT COVERAGE (53%)
= 41,625 SF = 0.96 ACRE

LOT COVERAGE DIAGRAM - MODIFIED | 02
SCALE : 1" = 50'-0"



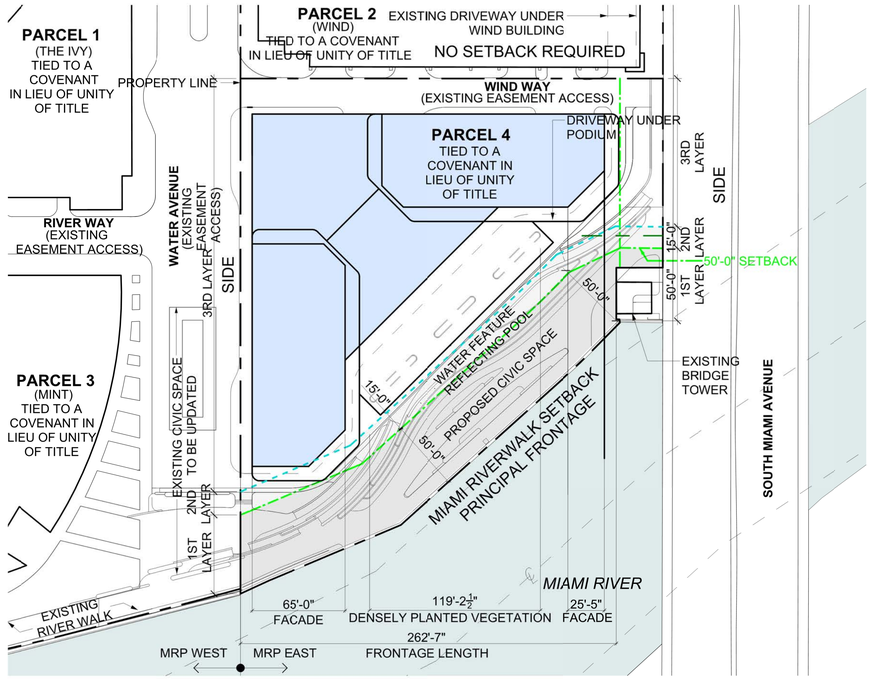
LEGEND:

LOT COVERAGE

FACADE AT FRONTAGE REQUIRED
= 262'-7" x 70% = 183'-10"

FACADE AT FRONTAGE PROVIDED
= 54'-6" + 137'-3" = 191"-9" / 73%

FACADE AT FRONTAGE DIAGRAM - APPROVED | 03
SCALE : 1" = 50'-0"



LEGEND:

LOT COVERAGE

FACADE AT FRONTAGE REQUIRED
= 262'-7" x 70% = 183'-10"

FACADE AT FRONTAGE PROVIDED
= 65'-0" + 119'-2 1/2" + 25'-5"= 209'-7 1/2" / 80%

FACADE AT FRONTAGE DIAGRAM - MODIFIED | 04
SCALE : 1" = 50'-0"

MIAMI RIVER RESIDENTIAL TOWER

24 SOUTHWEST 4TH STREET
MIAMI, FLORIDA 33131

OWNER:
ORP PARTNERS, LLC
1300 BRICKELL AVENUE
MIAMI, FL 33131
T: 305 351 1000

LAND USE ATTORNEY:
GREENBERG TRAURIG
333 SE 2ND AVENUE
MIAMI, FL 33134
T: 305 579 0500

ARCHITECT OF RECORD:
RV ARCHITECT (FL) LLC
375 PEARL STREET, 31ST FLOOR
NEW YORK, NY 10038
T: 212 924 5060
LIC. NO. AA26002395

LANDSCAPE DESIGN:
SASAKI ASSOCIATES
64 PLEASANT STREET
WATERTOWN, MA 02472
T: 617 926 3300

LANDSCAPE ARCHITECT OF RECORD:
VINCENT FILIGENZI DESIGN
25 SE 2ND AVENUE
MIAMI, FL 33131
T: 786 346 8909
LIC. NO. 6667191

PARKING/LOADING DOCK CONSULTANT:
DESMAN
100 SE THIRD AVENUE
FORT LAUDERDALE, FL 33394
T: 954 526 6464

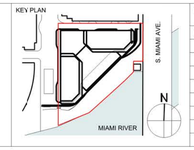
CIVIL ENGINEER:
LANGAN
1221 BRICKELL AVENUE, SUITE 1800
MIAMI LAKES, FL 33131
T: 786 264 7200

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KEY PLAN

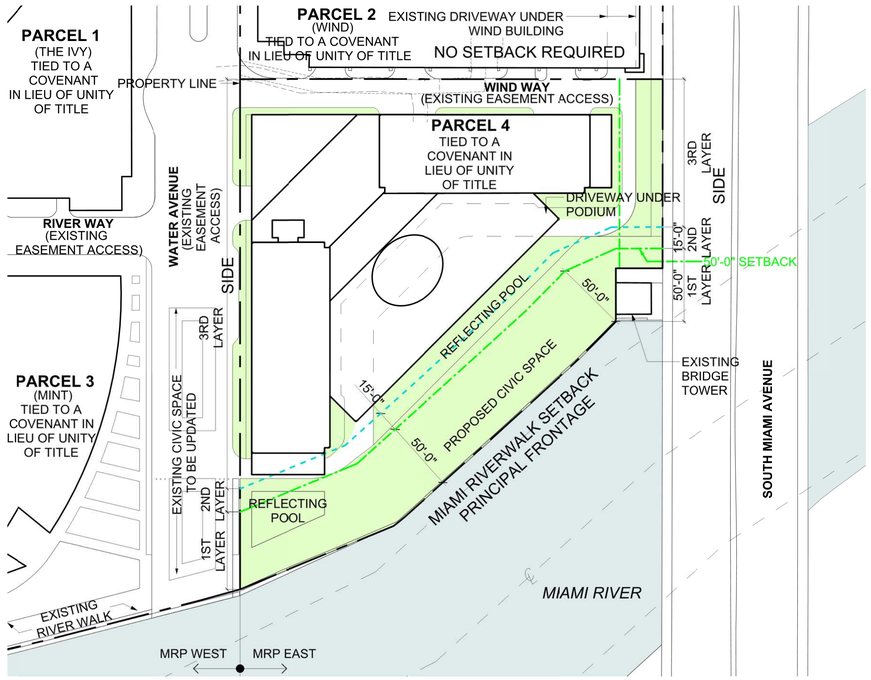


ISS.	DESCRIPTION	DATE:
01	WARRANT MODIFICATION	28-MAY-2025

PROJECT NUMBER: 681.000
SHEET SIZE: 24" X 36"
SCALE: 1" = 50'-0"
GRAPHIC SCALE: 0 12.5 25 50
PROJECT PHASE: ZONING SUBMITTAL

SHEET TITLE: ZONING DIAGRAMS

SHEET NO.: Z203A-REV.1



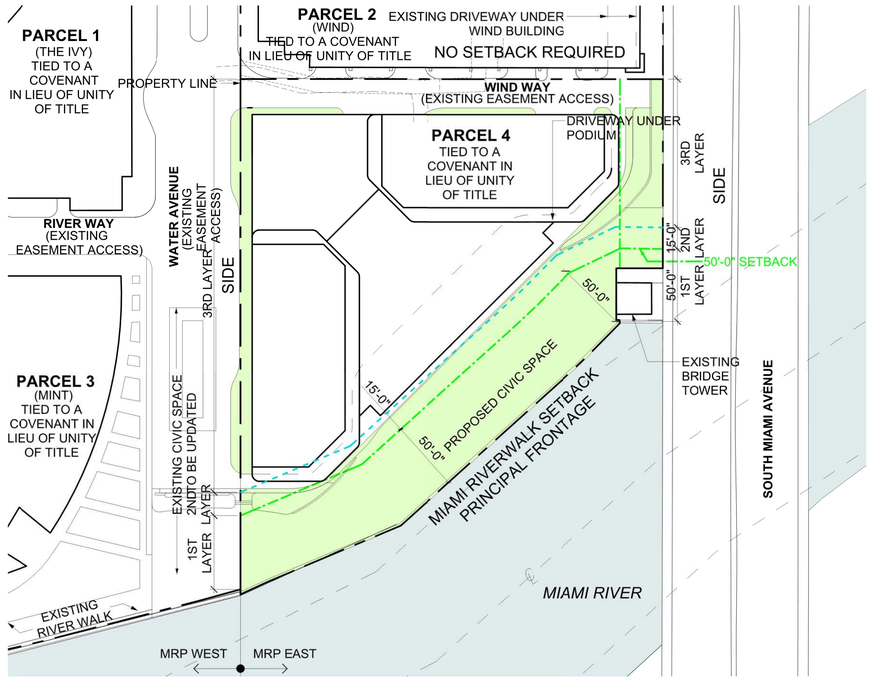
LEGEND:

OPEN SPACE

SITE AREA = 77,818 SF = 1.79 ACRES
REQUIRED OPEN SPACE (MIN 10%)
= 7,782 SF = .18 ACRES
PROPOSED OPEN SPACE (38%)
= 29,782 SF = .68 ACRES

OPEN SPACE DIAGRAM - APPROVED
SCALE : 1" = 50'-0"

01



LEGEND:

OPEN SPACE

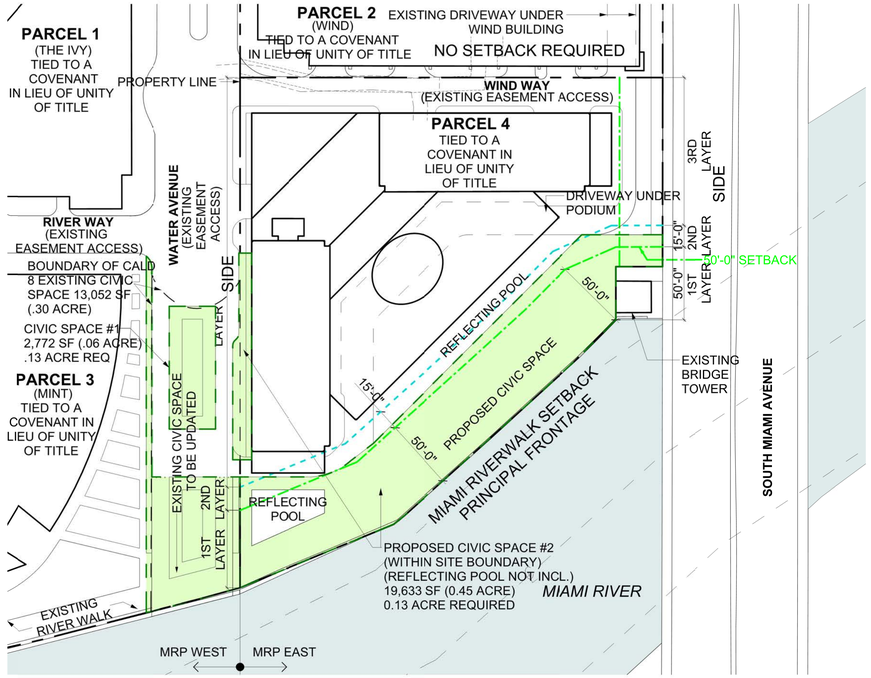
SITE AREA = 77,818 SF = 1.79 ACRES

REQUIRED OPEN SPACE (MIN 10%)
= 7,782 SF = .18 ACRES

PROPOSED OPEN SPACE (36%)
= 28,268 SF = .65 ACRES

OPEN SPACE DIAGRAM - MODIFIED
SCALE : 1" = 50'-0"

02



LEGEND:

CIVIC SPACE

EXISTING CIVIC SPACE (CALD 8)
= 13,052 SF = 0.30 ACRE

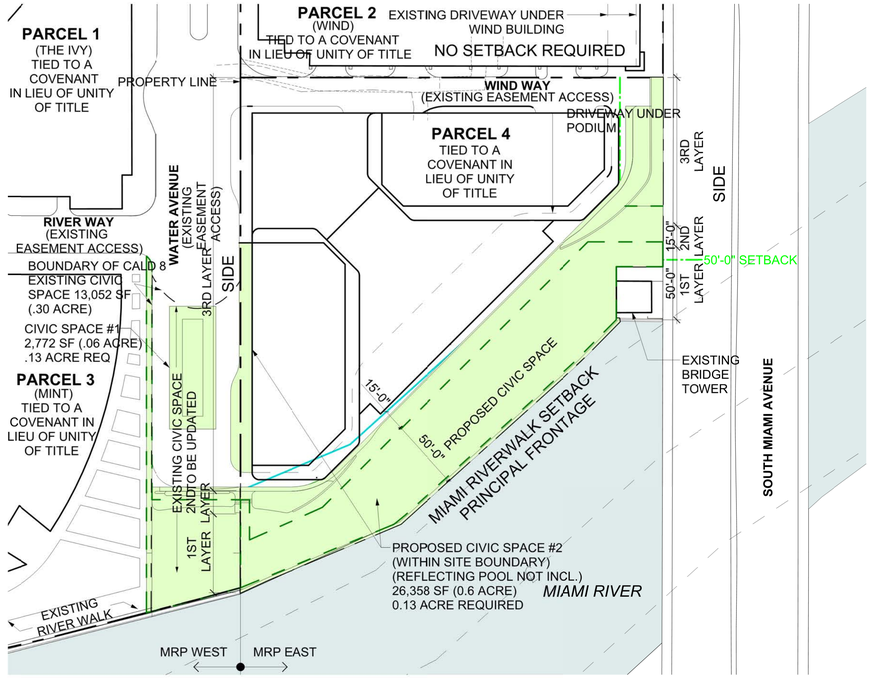
PROPOSED CIVIC SPACE #1
= 2,772 SF = 0.06 ACRE

PROPOSED CIVIC SPACE #2
= 19,633 SF = 0.45 ACRE

TOTAL PROPOSED CIVIC SPACE
= (CIVIC SPACES #1 & #2)
= 22,405 SF = 0.51ACRE

CIVIC SPACE DIAGRAM - APPROVED
SCALE : 1" = 50'-0"

03



LEGEND:

CIVIC SPACE

EXISTING CIVIC SPACE (CALD 8)
= 13,052 SF = 0.30 ACRE

PROPOSED CIVIC SPACE #1
= 2,772 SF = 0.06 ACRE
PROPOSED CIVIC SPACE #2
= 26,358 SF = 0.6 ACRE

TOTAL PROPOSED CIVIC SPACE
= (CIVIC SPACES #1 & #2)
= 29,130 SF = 0.67 ACRE

CIVIC SPACE DIAGRAM - MODIFIED
SCALE : 1" = 50'-0"

04

MIAMI RIVER RESIDENTIAL TOWER

24 SOUTHWEST 4TH STREET
MIAMI, FLORIDA 33131

OWNER:
ORP PARTNERS, LLC
1300 BRICKELL AVENUE
MIAMI, FL 33131
T: 305 351 1000

LAND USE ATTORNEY:
GREENBERG TRAURIG
333 SE 2ND AVENUE
MIAMI, FL 33134
T: 305 579 0500

ARCHITECT OF RECORD:
RV ARCHITECT (FL) LLC
375 PEARL STREET, 31ST FLOOR
NEW YORK, NY 10038
T: 212 924 5060
LIC. NO. AA26002395

LANDSCAPE DESIGN:
SASAKI ASSOCIATES
64 PLEASANT STREET
WATERTOWN, MA 02472
T: 617 926 3300

LANDSCAPE ARCHITECT OF RECORD:
VINCENT FILIGENZI DESIGN
25 SE 2ND AVENUE
MIAMI, FL 33131
T: 786 346 8909
LIC. NO. 6667191

PARKING/LOADING DOCK CONSULTANT:
DESMAN
100 SE THIRD AVENUE
FORT LAUDERDALE, FL 33394
T: 954 526 6464

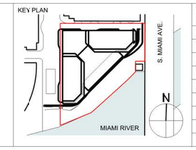
CIVIL ENGINEER:
LANGAN
1221 BRICKELL AVENUE, SUITE 1800
MIAMI LAKES, FL 33131
T: 786 264 7200

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KEY PLAN

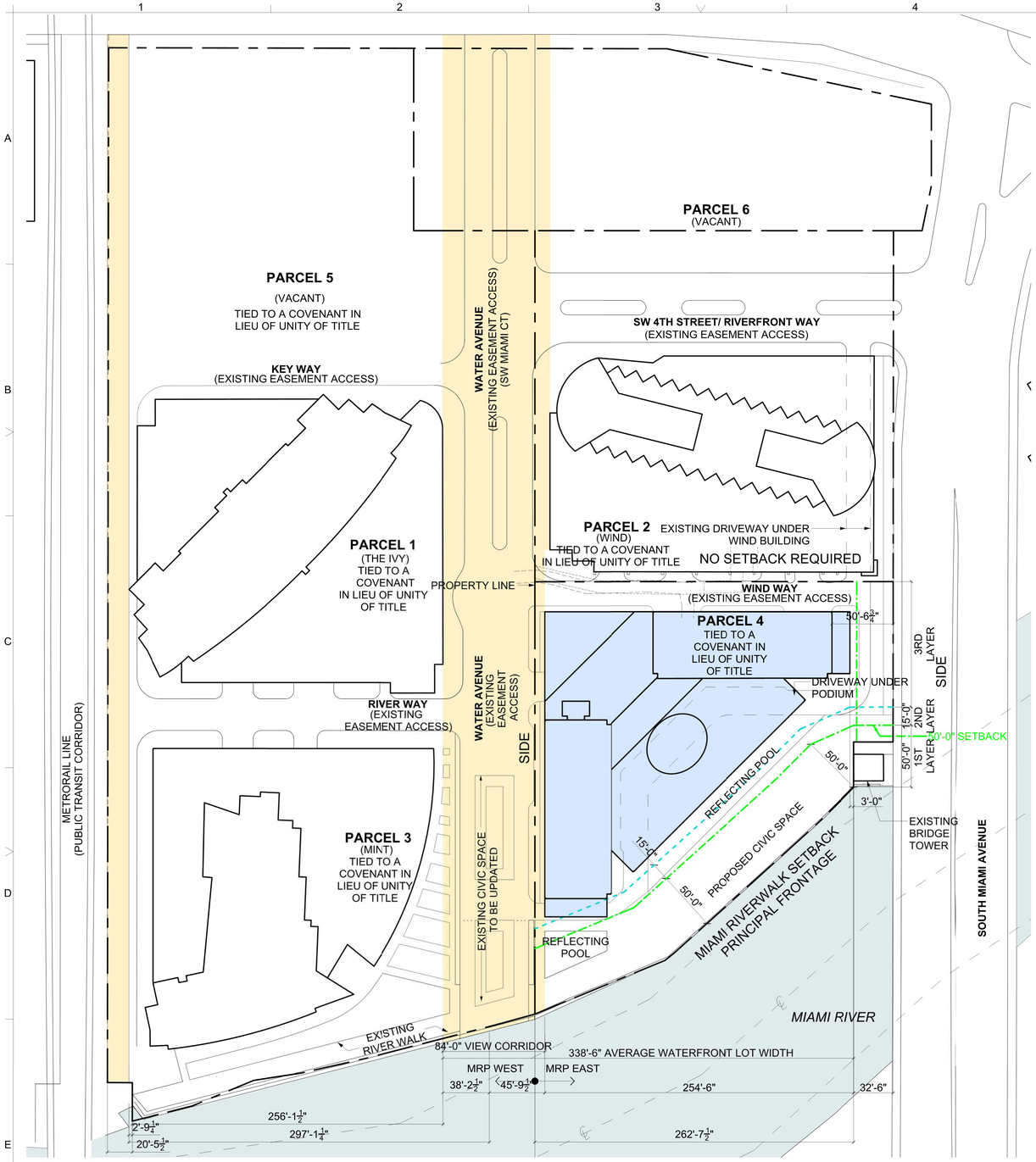


ISS.	DESCRIPTION	DATE:
01	ZONING REFERRAL	12-NOV-2014
02	ZONING SUBMISSION	10-FEB-2015
03	UDRB SUBMISSION	01-APR-2015
04	WARRANT MODIFICATION	08-FEB-2019
05	WARRANT MODIFICATION	28-MAY-2025

PROJECT NUMBER: 681.000
SHEET SIZE: 24" X 36"
SCALE: 1" = 50'-0"
GRAPHIC SCALE: 0 12.5 25 50
PROJECT PHASE: ZONING SUBMITTAL

SHEET TITLE: ZONING DIAGRAMS

SHEET NO.: Z204-REV.1



LEGEND:

VIEW CORRIDOR

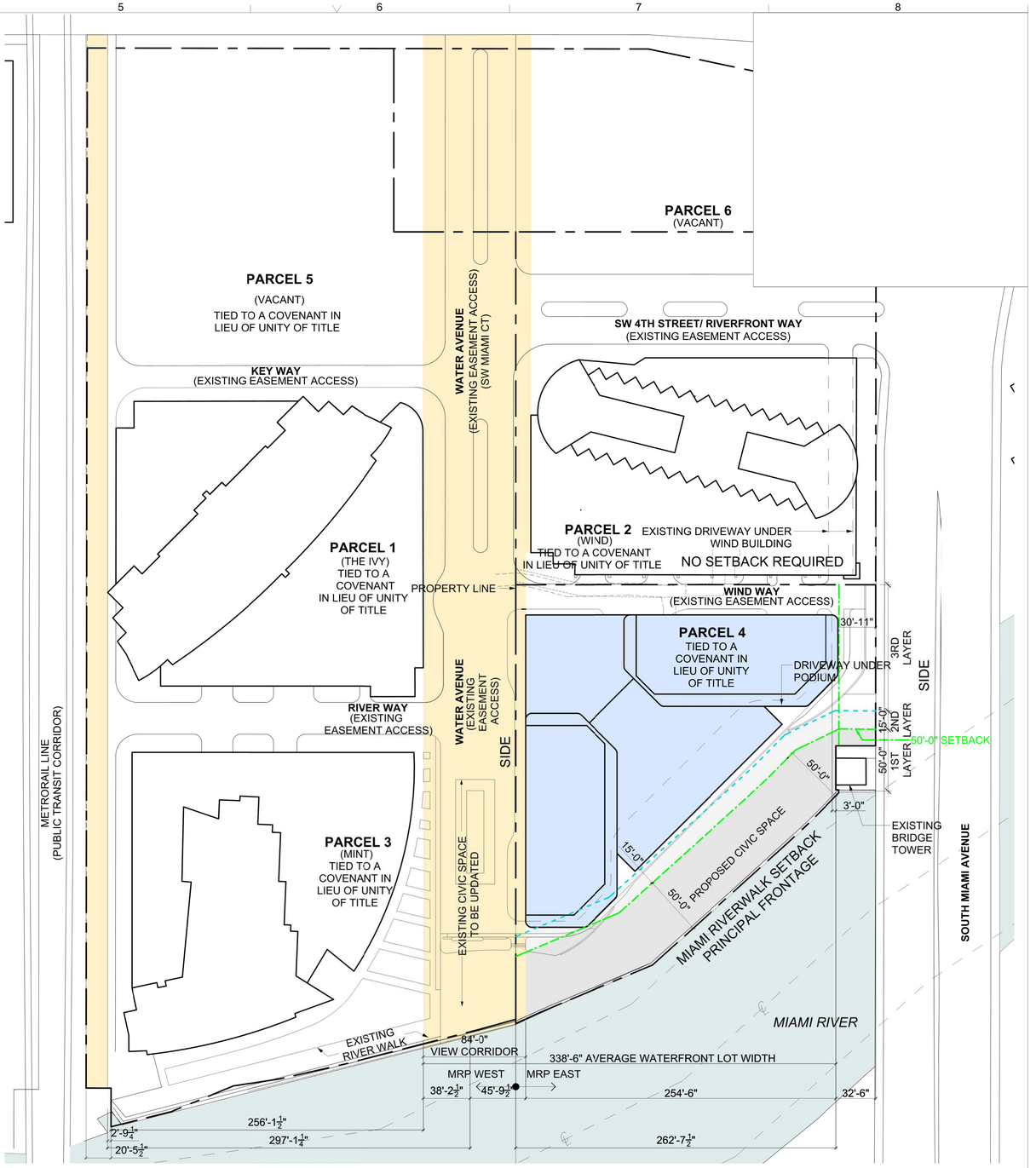
BUILDING FOOTPRINT

PROPOSED VIEW CORRIDOR WIDTH: 84'-0"
AVERAGE LOT WIDTH = 338'-6"

PERCENTAGE OF VIEW CORRIDOR
TO AVERAGE LOT WIDTH = 25%
REQUIRED (PER 3.11.A.2) = 25%

APPROVED MUSP - SIDE SETBACKS & VIEW CORRIDOR DIAGRAM | 01

SCALE : 1/50" = 1'-0"



LEGEND:

VIEW CORRIDOR

BUILDING FOOTPRINT

PROPOSED VIEW CORRIDOR WIDTH: 84'-0"
AVERAGE LOT WIDTH = 338'-6"

PERCENTAGE OF VIEW CORRIDOR
TO AVERAGE LOT WIDTH = 25%
REQUIRED (PER 3.11.A.2) = 25%

PROPOSAL - SIDE SETBACKS & VIEW CORRIDOR DIAGRAM | 02

SCALE : 1/50" = 1'-0"

MIAMI RIVER RESIDENTIAL TOWER

24 SOUTHWEST 4TH STREET
MIAMI, FLORIDA 33131

OWNER:
ORP PARTNERS, LLC
1300 BRICKELL AVENUE
MIAMI, FL 33131
T: 305 351 1000

LAND USE ATTORNEY:
GREENBERG TRAURIG
333 SE 2ND AVENUE
MIAMI, FL 33134
T: 305 579 0500

ARCHITECT OF RECORD:
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375 PEARL STREET, 31ST FLOOR
NEW YORK, NY 10038
T: 212 924 5060
LIC. NO. AA26002395

LANDSCAPE DESIGN:
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64 PLEASANT STREET
WATERTOWN, MA 02472
T: 617 926 3300

LANDSCAPE ARCHITECT OF RECORD:
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MIAMI, FL 33131
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T: 954 526 6464

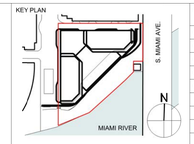
CIVIL ENGINEER:
LANGAN
1221 BRICKELL AVENUE, SUITE 1800
MIAMI LAKES, FL 33131
T: 786 264 7200

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SEAL

KEY PLAN

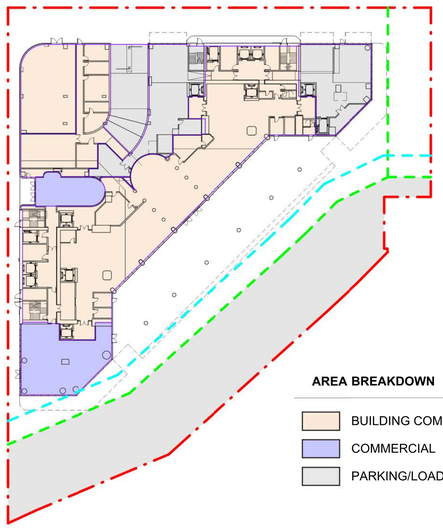


ISS.	DESCRIPTION	DATE:
01	ZONING REFERRAL	12-NOV-2014
02	ZONING SUBMISSION	10-FEB-2015
03	UDRB SUBMISSION	01-APR-2015
04	WARRANT MODIFICATION	08-FEB-2019
05	WARRANT MODIFICATION	28-MAY-2025

PROJECT NUMBER: 681.000
SHEET SIZE: 24" X 36"
SCALE: 1/50" = 1'-0"
GRAPHIC SCALE: 0 12.5 25 50
PROJECT PHASE: ZONING SUBMITTAL

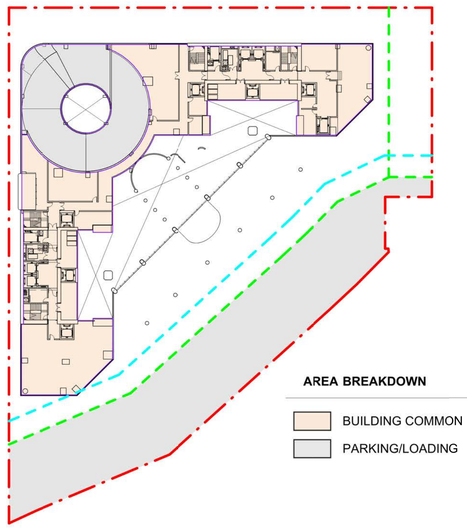
SHEET TITLE: ZONING DIAGRAMS

SHEET NO.: Z205-REV.1



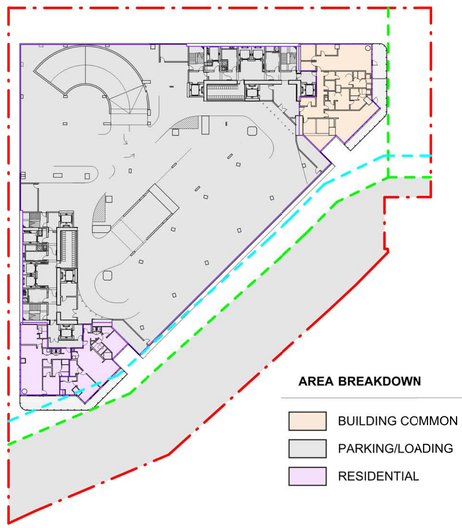
AREA BREAKDOWN	FLR
BUILDING COMMON	20,794 SF
COMMERCIAL	3,566 SF
PARKING/LOADING	7,552 SF
FLOOR TOTAL	31,912 SF
BUILDING TOTAL (1 LEVEL)	31,912 SF

LEVEL 1 — 1" = 50'-0" — 01



AREA BREAKDOWN	FLR
BUILDING COMMON	17,039 SF
PARKING/LOADING	5,778 SF
FLOOR TOTAL	22,817 SF
BUILDING TOTAL (1 LEVEL)	22,817 SF

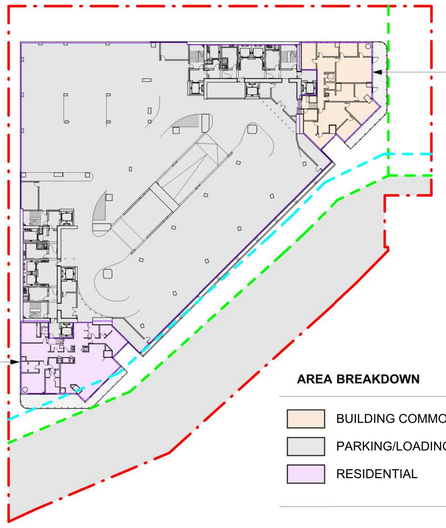
LEVEL MECHANICAL 1 — 1" = 50'-0" — 02



REFER TO Z351-Z353 FOR LEVELS AT PARKING PODIUM AND LINER BUILDING

AREA BREAKDOWN	FLR
BUILDING COMMON	3,113 SF
PARKING/LOADING	35,185 SF
RESIDENTIAL	2,866 SF
FLOOR TOTAL	41,165 SF
BUILDING TOTAL (1 LEVEL)	41,165 SF

LEVEL P1 — 1" = 50'-0" — 03

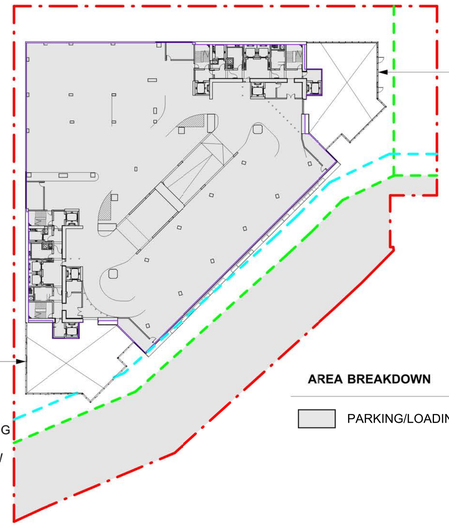


AREA BREAKDOWN	FLR
BUILDING COMMON	3,113 SF
PARKING/LOADING	34,960 SF
RESIDENTIAL	3,092 SF

REFER TO Z351-Z353 FOR LEVELS AT PARKING PODIUM AND LINER BUILDING

FLOOR TOTAL	41,165 SF
BUILDING TOTAL (1 LEVEL)	41,165 SF

LEVEL P2 — 1" = 50'-0" — 04

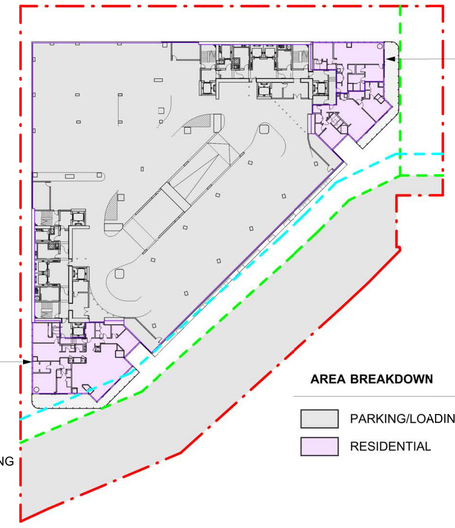


AREA BREAKDOWN	FLR
PARKING/LOADING	34,965 SF

REFER TO Z351-Z353 FOR LEVELS AT PARKING PODIUM AND LINER BUILDING

FLOOR TOTAL	34,965 SF
BUILDING TOTAL (2 LEVELS)	69,929 SF

LEVEL P3, P6 — 1" = 50'-0" — 05



AREA BREAKDOWN	FLR
PARKING/LOADING	35,156 SF
RESIDENTIAL	5,989 SF

REFER TO Z351-Z353 FOR LEVELS AT PARKING PODIUM AND LINER BUILDING

FLOOR TOTAL	41,146 SF
BUILDING TOTAL (3 LEVELS)	123,437 SF

LEVEL P4, P5, P7 — 1" = 50'-0" — 06

MIAMI RIVER RESIDENTIAL TOWER

24 SOUTHWEST 4TH STREET
MIAMI, FLORIDA 33131

SUBSTANTIAL IN COMPLIANCE TO APPROVED WARRANT #2015-0033

OWNER:
ORP PARTNERS, LLC
1300 BRICKELL AVENUE
MIAMI, FL 33131
T: 305 351 1000

LAND USE ATTORNEY:
GREENBERG TRAURIG
333 SE 2ND AVENUE
MIAMI, FL 33134
T: 305 579 0500

ARCHITECT OF RECORD:
RV ARCHITECT (FL) LLC
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NEW YORK, NY 10038
T: 212 924 5060
LIC. NO. AA26002395

LANDSCAPE DESIGN:
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LANDSCAPE ARCHITECT OF RECORD:
VINCENT FILIGENZI DESIGN
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LIC. NO. 6667191

PARKING/LOADING DOCK CONSULTANT:
DESMAN
100 SE THIRD AVENUE
FORT LAUDERDALE, FL 33394
T: 954 526 6464

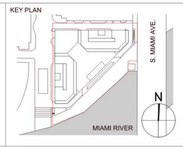
CIVIL ENGINEER:
LANGAN
1221 BRICKELL AVENUE, SUITE 1800
MIAMI LAKES, FL 33131
T: 786 264 7200

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SEAL

KEY PLAN

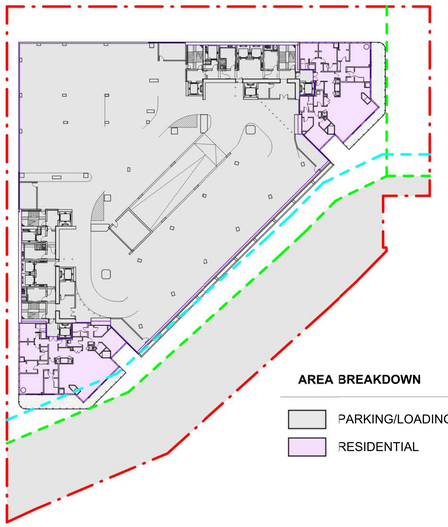


ISS.	DESCRIPTION	DATE:
01	ZONING REFERRAL	12-NOV-2015
02	ZONING SUBMISSION	10-FEB-2015
03	UDRB SUBMISSION	01-APR-2015
04	WARRANT MODIFICATION	08-FEB-2019
05	WARRANT MODIFICATION	28-MAY-2025

PROJECT NUMBER: 681.000
SHEET SIZE: 24" X 36"
SCALE: 1" = 50'-0"
GRAPHIC SCALE: 0 5 10 20
PROJECT PHASE: ZONING SUBMITTAL

SHEET TITLE:
FLOOR PLAN FLR DIAGRAMS

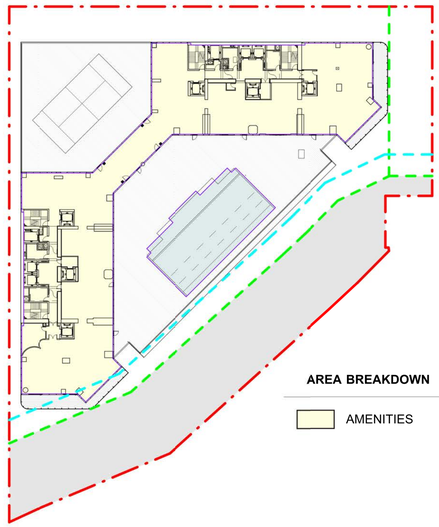
SHEET NO.:
Z209-REV.1



AREA BREAKDOWN	FLR
PARKING/LOADING	34,715 SF
RESIDENTIAL	6,218 SF
FLOOR TOTAL	40,933 SF
BUILDING TOTAL (1 LEVEL)	40,933 SF

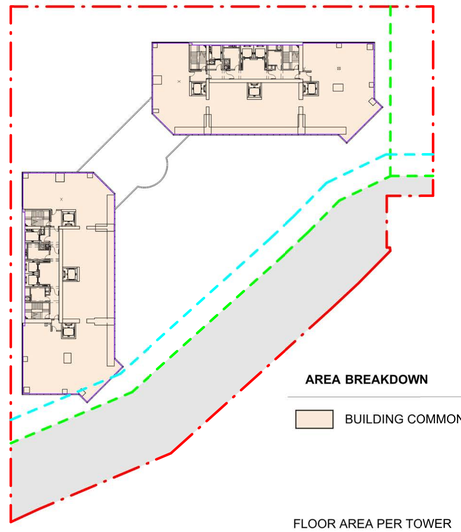
REFER TO Z351-Z353 FOR LEVELS AT PARKING PODIUM AND LINER BUILDING

LEVEL P8 — 1" = 50'-0" — 07



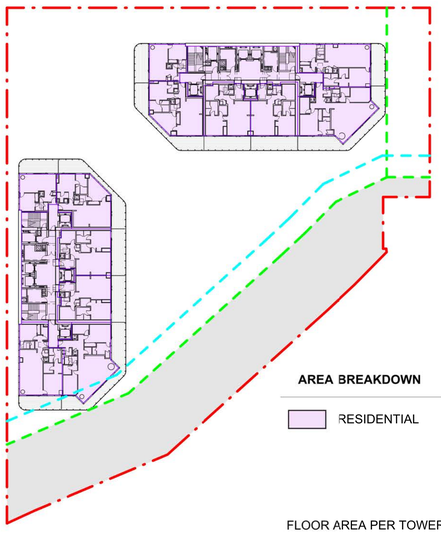
AREA BREAKDOWN	FLR
AMENITIES	20,319 SF
FLOOR TOTAL	20,319 SF
BUILDING TOTAL (1 LEVEL)	20,319 SF

LEVEL 8 — 1" = 50'-0" — 08



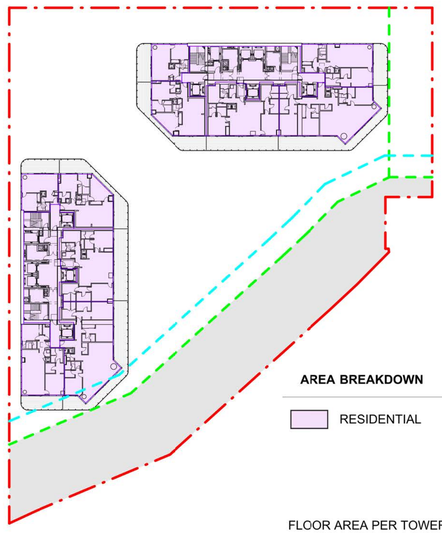
AREA BREAKDOWN	FLR
BUILDING COMMON	19,152 SF
FLOOR AREA PER TOWER	9,576 SF
FLOOR TOTAL	19,152 SF
BUILDING TOTAL (1 LEVEL)	19,152 SF

LEVEL MECHANICAL 2 — 1" = 50'-0" — 09



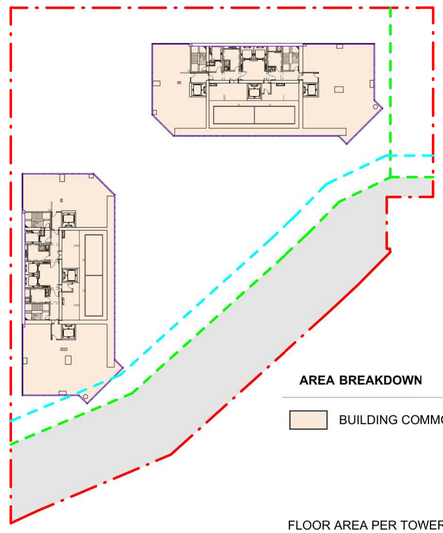
AREA BREAKDOWN	FLR
RESIDENTIAL	19,153 SF
FLOOR AREA PER TOWER	9,576.5 SF
FLOOR TOTAL	19,153 SF
BUILDING TOTAL (10 LEVELS)	191,528 SF

LEVEL 9-18 — 1" = 50'-0" — 10



AREA BREAKDOWN	FLR
RESIDENTIAL	19,153 SF
FLOOR AREA PER TOWER	9,576.5 SF
FLOOR TOTAL	19,153 SF
BUILDING TOTAL (12 LEVELS)	229,837 SF

LEVEL 19-30 — 1" = 50'-0" — 11



AREA BREAKDOWN	FLR
BUILDING COMMON	19,148 SF
FLOOR AREA PER TOWER	9,574 SF
FLOOR TOTAL	19,148 SF
BUILDING TOTAL (1 LEVEL)	19,148 SF

LEVEL MECHANICAL 3 — 1" = 50'-0" — 12

MIAMI RIVER RESIDENTIAL TOWER

24 SOUTHWEST 4TH STREET
MIAMI, FLORIDA 33131

SUBSTANTIAL IN COMPLIANCE TO APPROVED WARRANT #2015-0033

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LAND USE ATTORNEY:
GREENBERG TRAURIG
333 SE 2ND AVENUE
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LIC. NO. AA26002395

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LANDSCAPE ARCHITECT OF RECORD:
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PARKING/LOADING DOCK CONSULTANT:
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100 SE THIRD AVENUE
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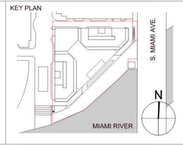
CIVIL ENGINEER:
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KEY PLAN

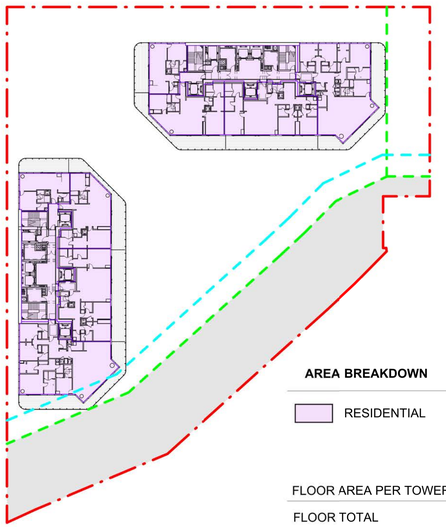


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PROJECT NUMBER: 681.000
SHEET SIZE: 24" X 36"
SCALE: 1" = 50'-0"
GRAPHIC SCALE: 0 5 10 20
PROJECT PHASE: ZONING SUBMITTAL

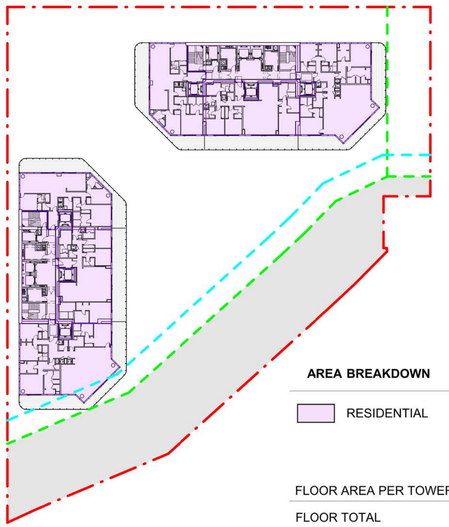
SHEET TITLE:
FLOOR PLAN FLR DIAGRAMS

SHEET NO.:
Z210-REV.1



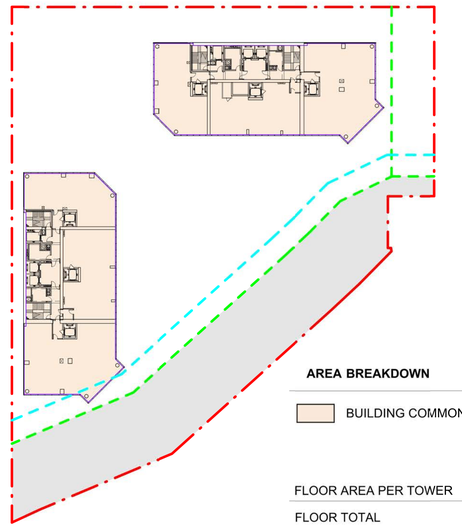
AREA BREAKDOWN	FLR
RESIDENTIAL	19,153 SF
FLOOR AREA PER TOWER	9,577 SF
FLOOR TOTAL	19,154 SF
PUBLIC BENEFIT (6 LEVELS)	114,927 SF
BUILDING TOTAL (12 LEVELS)	229,854 SF

LEVEL 31-42
1" = 50'-0"
13



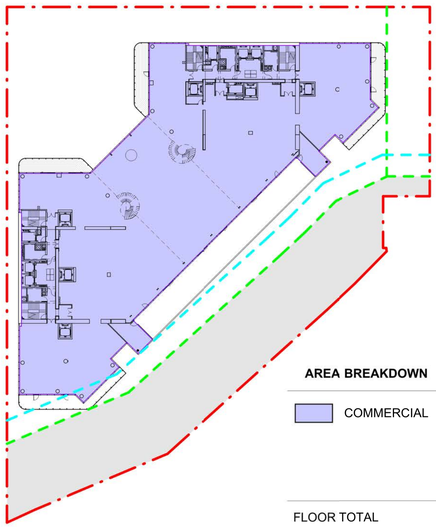
AREA BREAKDOWN	FLR
RESIDENTIAL	19,154 SF
FLOOR AREA PER TOWER	9,577 SF
FLOOR TOTAL	19,154 SF
PUBLIC BENEFIT (11 LEVELS)	210,698 SF
BUILDING TOTAL (11 LEVELS)	210,698 SF

LEVEL 43-53
1" = 50'-0"
14



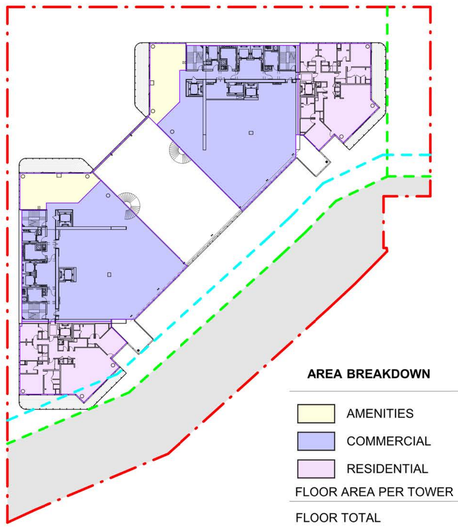
AREA BREAKDOWN	FLR
BUILDING COMMON	19,148 SF
FLOOR AREA PER TOWER	9,574 SF
FLOOR TOTAL	19,148 SF
PUBLIC BENEFIT (1 LEVEL)	19,148 SF
BUILDING TOTAL (1 LEVEL)	19,148 SF

LEVEL M4
1" = 50'-0"
15



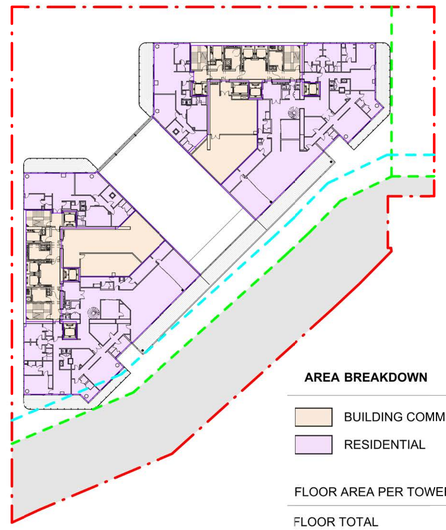
AREA BREAKDOWN	FLR
COMMERCIAL	30,713 SF
FLOOR TOTAL	30,713 SF
PUBLIC BENEFIT (1 LEVEL)	30,713 SF
BUILDING TOTAL (1 LEVEL)	30,713 SF

LEVEL 54
1" = 50'-0"
16



AREA BREAKDOWN	FLR
AMENITIES	2,253 SF
COMMERCIAL	15,984 SF
RESIDENTIAL	6,638 SF
FLOOR AREA PER TOWER	12,437.5 SF
FLOOR TOTAL	24,875 SF
PUBLIC BENEFIT (1 LEVEL)	24,875 SF
BUILDING TOTAL (1 LEVEL)	24,875 SF

LEVEL 55
1" = 50'-0"
17



AREA BREAKDOWN	FLR
BUILDING COMMON	8,951 SF
RESIDENTIAL	17,339 SF
FLOOR AREA PER TOWER	13,145 SF
FLOOR TOTAL	26,290 SF
PUBLIC BENEFIT (1 LEVEL)	26,290 SF
BUILDING TOTAL (1 LEVEL)	26,290 SF

LEVEL 56
1" = 50'-0"
18

MIAMI RIVER RESIDENTIAL TOWER

24 SOUTHWEST 4TH STREET
MIAMI, FLORIDA 33131

SUBSTANTIAL IN COMPLIANCE TO
APPROVED WARRANT #2015-0033

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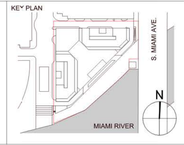
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KEY PLAN

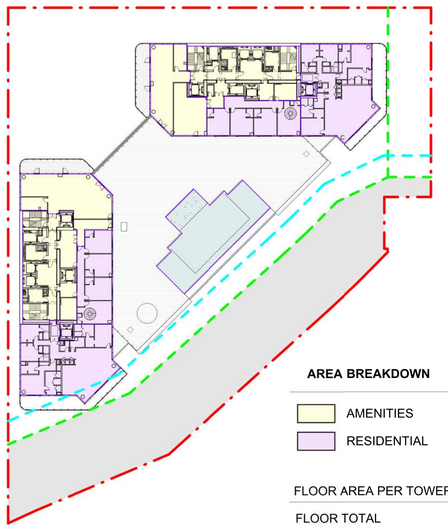


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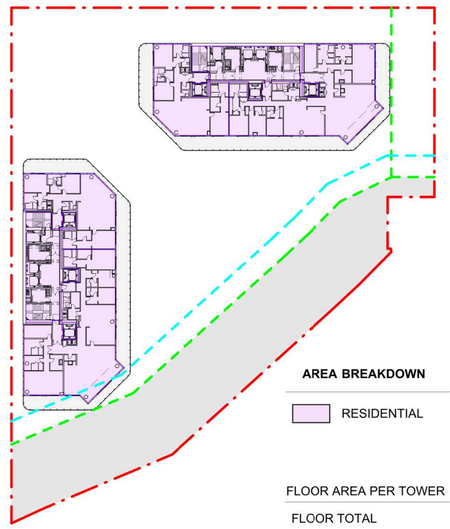
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FLOOR PLAN
FLR DIAGRAMS

SHEET NO.:
Z211-REV.1



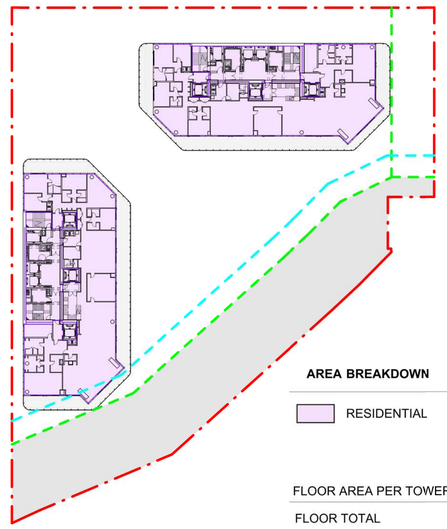
AREA BREAKDOWN	FLR
AMENITIES	9,703 SF
RESIDENTIAL	9,452 SF
FLOOR AREA PER TOWER	9,577.5 SF
FLOOR TOTAL	19,155 SF
PUBLIC BENEFIT (1 LEVEL)	19,155 SF
BUILDING TOTAL (1 LEVEL)	19,155 SF

LEVEL 57
1" = 50'-0"
19



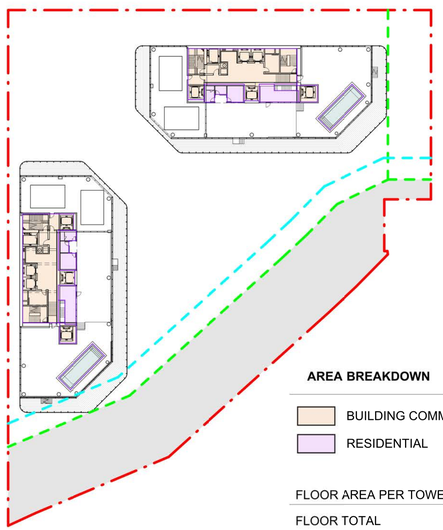
AREA BREAKDOWN	FLR
RESIDENTIAL	19,158 SF
FLOOR AREA PER TOWER	9,579 SF
FLOOR TOTAL	19,158 SF
PUBLIC BENEFIT (2 LEVELS)	38,316 SF
BUILDING TOTAL (2 LEVELS)	38,316 SF

LEVEL 58-59
1" = 50'-0"
20



AREA BREAKDOWN	FLR
RESIDENTIAL	19,158 SF
FLOOR AREA PER TOWER	9,579 SF
FLOOR TOTAL	19,158 SF
PUBLIC BENEFIT (1 LEVEL)	19,158 SF
BUILDING TOTAL (1 LEVEL)	19,158 SF

LEVEL 60
1" = 50'-0"
21



AREA BREAKDOWN	FLR
BUILDING COMMON	4,585 SF
RESIDENTIAL	1,139 SF
FLOOR AREA PER TOWER	2,862 SF
FLOOR TOTAL	5,724 SF
PUBLIC BENEFIT (1 LEVEL)	5,724 SF
BUILDING TOTAL (1 LEVEL)	5,724 SF

ROOF LEVEL
1" = 50'-0"
22

FLR CALCULATION TABLE

LEVEL	DESCRIPTION	FLR	NO. OF FLOORS	SUBTOTAL	TOTAL
LEVEL 1	BUILDING COMMON	20,794 SF	1	20,794 SF	
	COMMERCIAL	3,566 SF	1	3,566 SF	
	PARKING/LOADING	7,552 SF	1	7,552 SF	31,912 SF
MECH 1	BUILDING COMMON	17,039 SF	1	17,039 SF	
	PARKING/LOADING	5,778 SF	1	5,778 SF	22,817 SF
LEVEL P1, P2	BUILDING COMMON	3,113 SF	2	6,227 SF	
	PARKING/LOADING	35,185 SF	2	70,145 SF	
	RESIDENTIAL	2,866 SF	2	5,958 SF	82,329 SF
LEVEL P3, P6	PARKING/LOADING	34,965 SF	2	69,929 SF	69,929 SF
LEVEL P4, P5, P7, P8	PARKING/LOADING	35,156 SF	4	140,184 SF	
	RESIDENTIAL	5,989 SF	4	24,187 SF	164,370 SF
LEVEL 8	AMENITIES	20,319 SF	1	20,319 SF	20,319 SF
MECH 2	BUILDING COMMON	19,152 SF	1	19,152 SF	19,152 SF
LEVEL 9-30	RESIDENTIAL	19,153 SF	22	421,365 SF	421,365 SF
MECH 3	BUILDING COMMON	19,148 SF	1	19,148 SF	19,148 SF
LEVEL 31-53	RESIDENTIAL	19,154 SF	23	440,552 SF	440,552 SF
MECH 4	BUILDING COMMON	19,148 SF	1	19,148 SF	19,148 SF
LEVEL 54	COMMERCIAL	30,713 SF	1	30,713 SF	30,713 SF
LEVEL 55	AMENITIES	2,253 SF	1	2,253 SF	
	COMMERCIAL	15,984 SF	1	15,984 SF	
	RESIDENTIAL	6,638 SF	1	6,638 SF	24,875 SF
LEVEL 56	BUILDING COMMON	8,951 SF	1	8,951 SF	
	RESIDENTIAL	17,339 SF	1	17,339 SF	26,290 SF
LEVEL 57	AMENITIES	9,703 SF	1	9,703 SF	
	RESIDENTIAL	9,452 SF	1	9,452 SF	19,155 SF
LEVEL 58-60	RESIDENTIAL	19,158 SF	3	57,473 SF	57,473 SF
ROOF	BUILDING COMMON	4,585 SF	1	4,585 SF	
	RESIDENTIAL	1,139 SF	1	1,139 SF	5,724 SF
				TOTAL PROPOSED FLR	**1,475,273 SF**

PUBLIC BENEFIT CALCULATION TABLE

LEVEL	DESCRIPTION	FLR	NO. OF FLOORS	SUBTOTAL	TOTAL
LEVEL 37-53	RESIDENTIAL	19,154 SF	17	325,625 SF	325,625 SF
MECH 4	BUILDING COMMON	19,148 SF	1	19,148 SF	19,148 SF
LEVEL 54	COMMERCIAL	30,713 SF	1	30,713 SF	30,713 SF
LEVEL 55	AMENITIES	2,253 SF	1	2,253 SF	
	COMMERCIAL	15,984 SF	1	15,984 SF	
	RESIDENTIAL	6,638 SF	1	6,638 SF	24,875 SF
LEVEL 56	BUILDING COMMON	8,951 SF	1	8,951 SF	
	RESIDENTIAL	17,339 SF	1	17,339 SF	26,290 SF
LEVEL 57	AMENITIES	9,703 SF	1	9,703 SF	
	RESIDENTIAL	9,452 SF	1	9,452 SF	19,155 SF
LEVEL 58-60	RESIDENTIAL	19,158 SF	3	57,473 SF	57,473 SF
ROOF	BUILDING COMMON	4,585 SF	1	4,585 SF	
	RESIDENTIAL	1,139 SF	1	1,139 SF	5,724 SF
				TOTAL PROPOSED PUBLIC BENEFIT FLR	**509,004 SF**

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BROOKLYN, NY 11241
T: 718 624 0244

LANDSCAPE ARCHITECT OF RECORD:
VINCENT FILIGENZI DESIGN
25 SE 2ND AVENUE
MIAMI, FL 33131
T: 786 346 8909
LIC. NO. 6667191

PARKING/LOADING DOCK CONSULTANT:
DESMAN
100 SE THIRD AVENUE
FORT LAUDERDALE, FL 33394
T: 954 526 6464

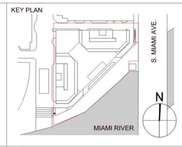
CIVIL ENGINEER:
LANGAN
1221 BRICKELL AVENUE, SUITE 1800
MIAMI LAKES, FL 33131
T: 786 264 7200

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KEY PLAN

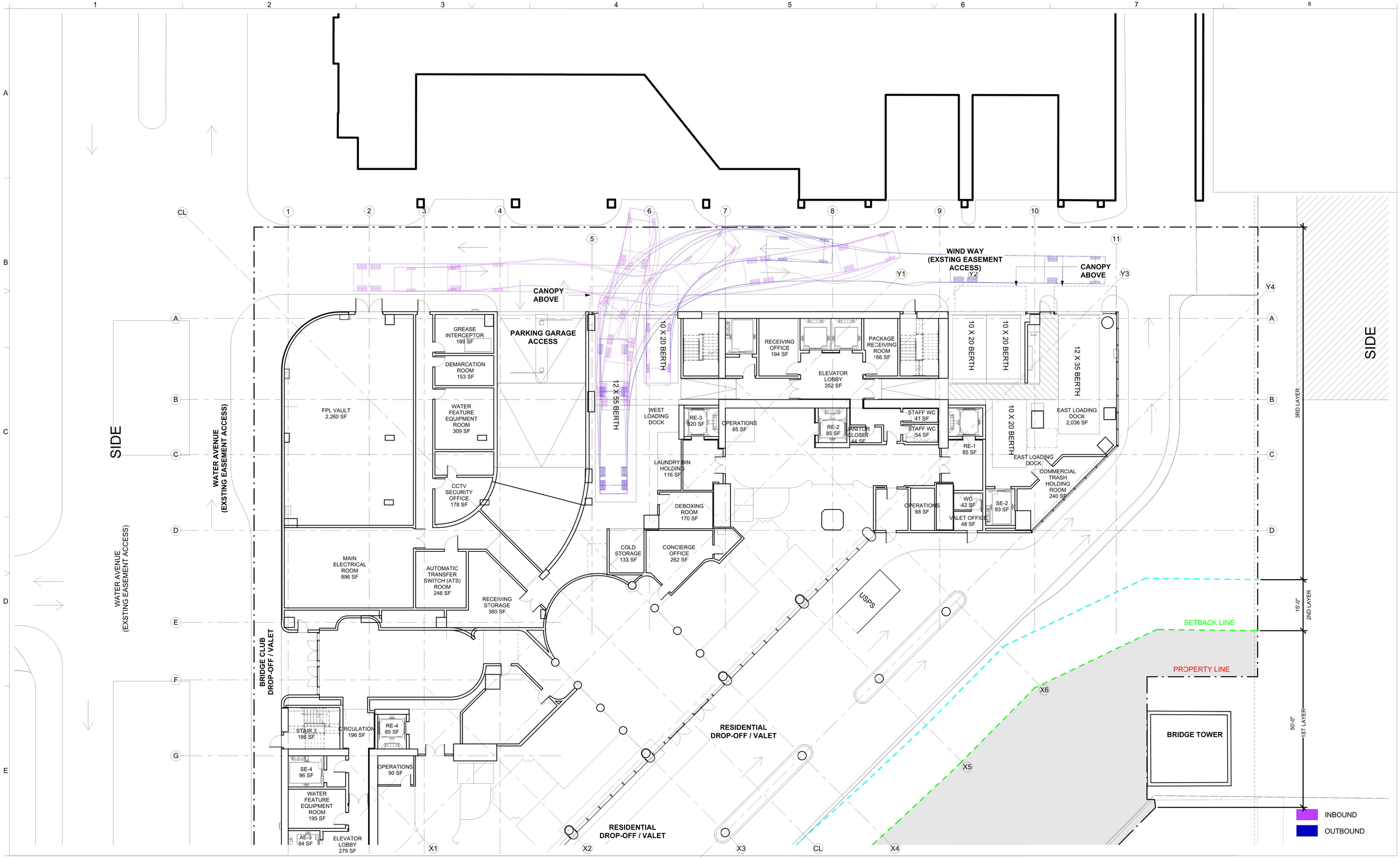


ISS.	DESCRIPTION	DATE:
01	WARRANT MODIFICATION	28-MAY-2025

PROJECT NUMBER: 681.000
SHEET SIZE: 24" X 36"
SCALE: 1" = 50'-0"
GRAPHIC SCALE: 0 5 10 20
PROJECT PHASE: ZONING SUBMITTAL

SHEET TITLE:
FLOOR PLAN
FLR DIAGRAMS

SHEET NO:
Z211A-REV.1



MIAMI RIVER RESIDENTIAL TOWER

24 SOUTHWEST 4TH STREET
MIAMI, FLORIDA 33131

SUBSTANTIAL IN COMPLIANCE TO APPROVED WARRANT #2015-0033

OWNER:
ORP PARTNERS, LLC
1300 BRICKELL AVENUE
MIAMI, FL 33131
T: 305 351 1000

LAND USE ATTORNEY:
GREENBERG TRAURIG
333 SE 2ND AVENUE
MIAMI, FL 33134
T: 305 579 0500

ARCHITECT OF RECORD:
RV ARCHITECT (FL) LLC
375 PEARL STREET, 31ST FLOOR
NEW YORK, NY 10038
T: 212 924 5060
LIC. NO. AA26002395

LANDSCAPE DESIGN:
SASAKI ASSOCIATES
16 COURT STREET, SUITE 1401
BROOKLYN, NY 11241
T: 718 624 0244

LANDSCAPE ARCHITECT OF RECORD:
VINCENT FILIGENZI DESIGN
25 SE 2ND AVENUE
MIAMI, FL 33131
T: 786 346 8909
LIC. NO. 6667191

PARKING/LOADING DOCK CONSULTANT:
DESMAN
100 SE THIRD AVENUE
FORT LAUDERDALE, FL 33394
T: 954 526 6464

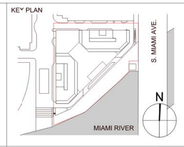
CIVIL ENGINEER:
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1221 BRICKELL AVENUE, SUITE 1800
MIAMI LAKES, FL 33131
T: 786 264 7200

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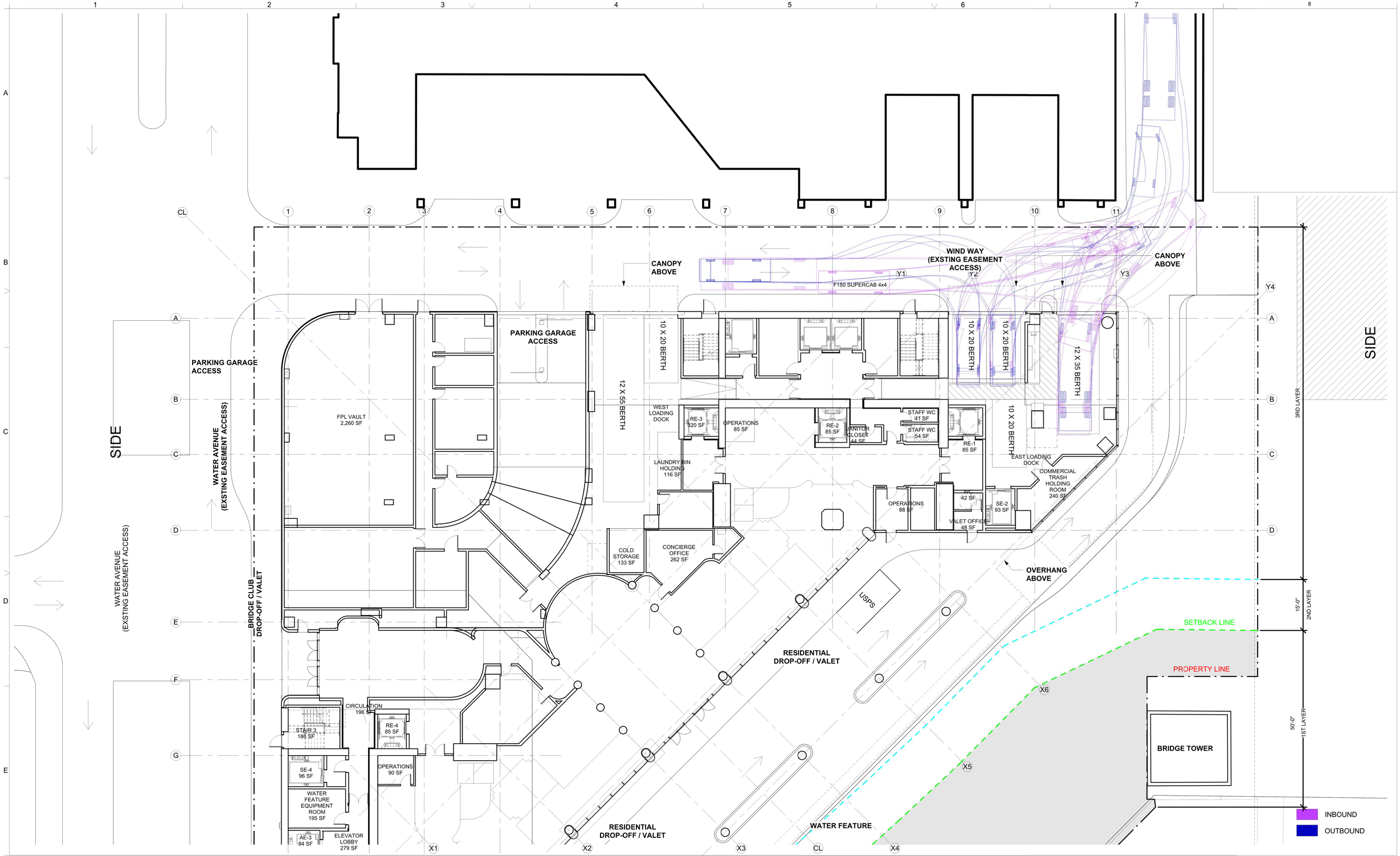


ISS.	DESCRIPTION	DATE:
01	ZONING REFERRAL	12-NOV-2014
02	ZONING SUBMISSION	10-FEB-2015
03	URDB SUBMISSION	01-APR-2015
04	WARRANT MODIFICATION	08-FEB-2019
05	WARRANT MODIFICATION	13-JAN-2021
06	WARRANT MODIFICATION	28-MAY-2025

PROJECT NUMBER: 681.000
SHEET SIZE: 24" X 36"
SCALE: 1" = 12'-0"
GRAPHIC SCALE: 0 5 10 20
PROJECT PHASE: ZONING SUBMITTAL

SHEET TITLE:
VEHICLE MANEUVERABILITY WEST LOADING AREA

SHEET NO.:
Z212-REV.1



MIAMI RIVER RESIDENTIAL TOWER

24 SOUTHWEST 4TH STREET
MIAMI, FLORIDA 33131

SUBSTANTIAL IN COMPLIANCE TO APPROVED WARRANT #2015-0033

OWNER:
ORP PARTNERS, LLC
1300 BRICKELL AVENUE
MIAMI, FL 33131
T: 305 351 1000

LAND USE ATTORNEY:
GREENBERG TRAURIG
333 SE 2ND AVENUE
MIAMI, FL 33134
T: 305 579 0500

ARCHITECT OF RECORD:
RV ARCHITECT (FL) LLC
375 PEARL STREET, 31ST FLOOR
NEW YORK, NY 10038
T: 212 924 5060
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LIC. NO. 6667191

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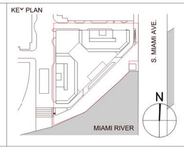
CIVIL ENGINEER:
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1221 BRICKELL AVENUE, SUITE 1800
MIAMI LAKES, FL 33131
T: 786 264 7200

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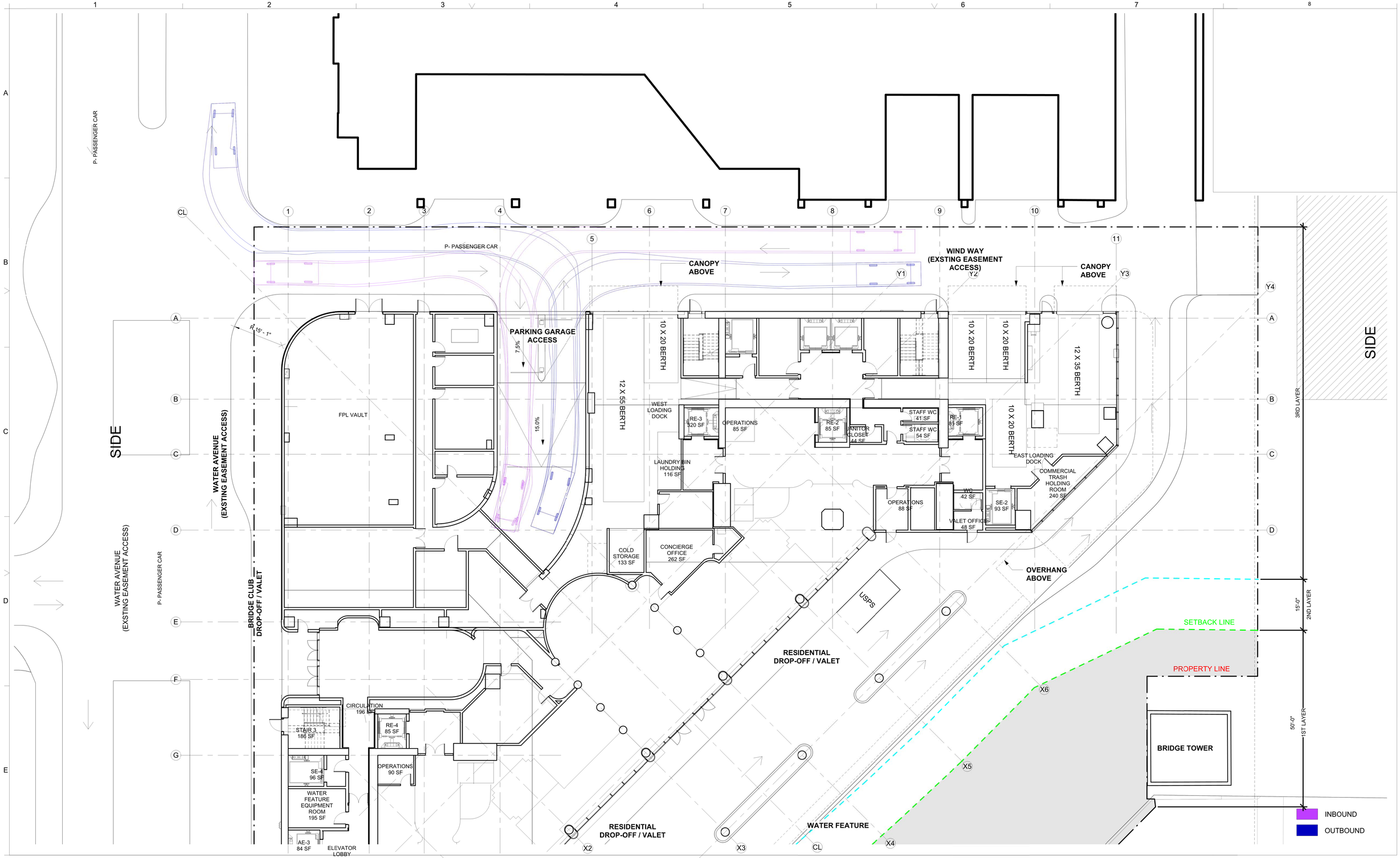


ISS.	DESCRIPTION	DATE:
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04	WARRANT MODIFICATION	06-FEB-2019
05	WARRANT MODIFICATION	13-JAN-2021
06	WARRANT MODIFICATION	28-MAY-2025

PROJECT NUMBER: 681.000
SHEET SIZE: 24" X 36"
SCALE: 1" = 12'-0"
GRAPHIC SCALE: 0 5 10 20
PROJECT PHASE: ZONING SUBMITTAL

SHEET TITLE:
VEHICLE MANEUVERABILITY EAST LOADING AREA

SHEET NO.:
Z213-REV.1



MIAMI RIVER RESIDENTIAL TOWER

24 SOUTHWEST 4TH STREET
MIAMI, FLORIDA 33131

SUBSTANTIAL IN COMPLIANCE TO APPROVED WARRANT #2015-0033

OWNER:
ORP PARTNERS, LLC
1300 BRICKELL AVENUE
MIAMI, FL 33131
T: 305 351 1000

LAND USE ATTORNEY:
GREENBERG TRAURIG
333 SE 2ND AVENUE
MIAMI, FL 33134
T: 305 579 0500

ARCHITECT OF RECORD:
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LIC. NO. AA26002395

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LIC. NO. 6667191

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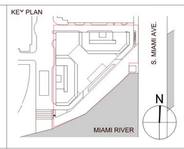
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03	URDB SUBMISSION	01-APR-2015
04	WARRANT MODIFICATION	08-FEB-2019
05	WARRANT MODIFICATION	28-MAY-2025

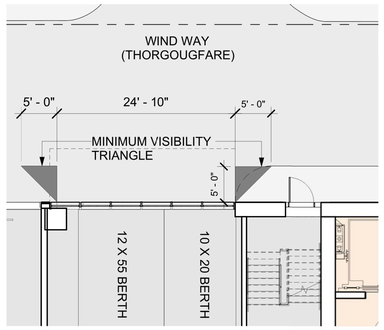
PROJECT NUMBER: 681.000
SHEET SIZE: 24" X 36"
SCALE: 1" = 12'-0"
GRAPHIC SCALE: 0 5 10 20
PROJECT PHASE: ZONING SUBMITTAL

SHEET TITLE:
VEHICLE MANEUVERABILITY CAR PARK ENTRY

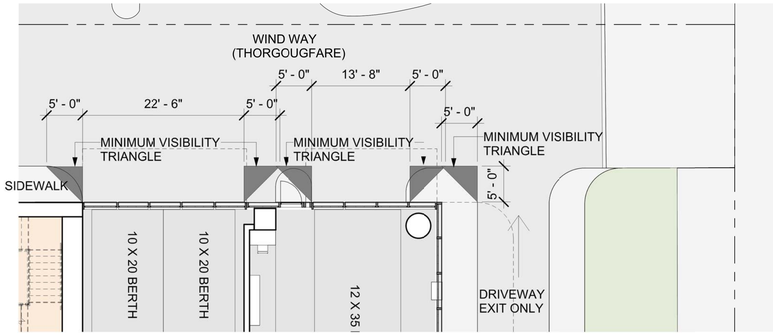
SHEET NO.:
Z214-REV.1

PARKING SCHEDULE - BY LEVEL	
LEVEL	QUANTITY
LEVEL P1	46
LEVEL P2	65
LEVEL P3	67
LEVEL P4	67
LEVEL P5	67
LEVEL P6	67
LEVEL P7	67
LEVEL P8	68

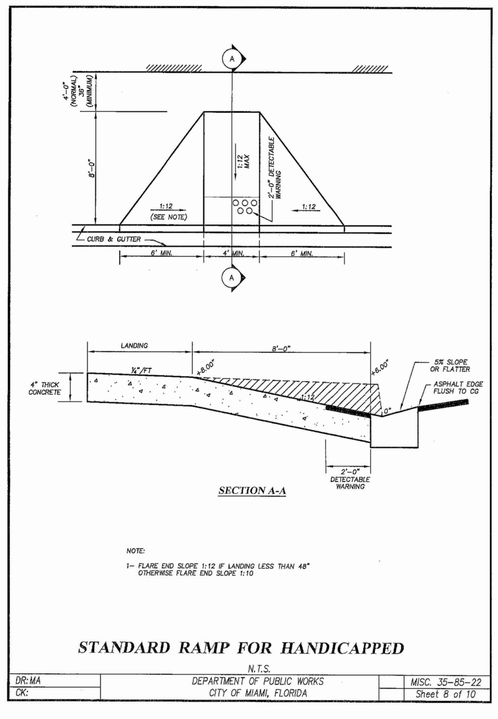
GRAND TOTAL: 514



VEHICLE MANEUVERABILITY - WEST LOADING AREA B
1" = 10'-0"

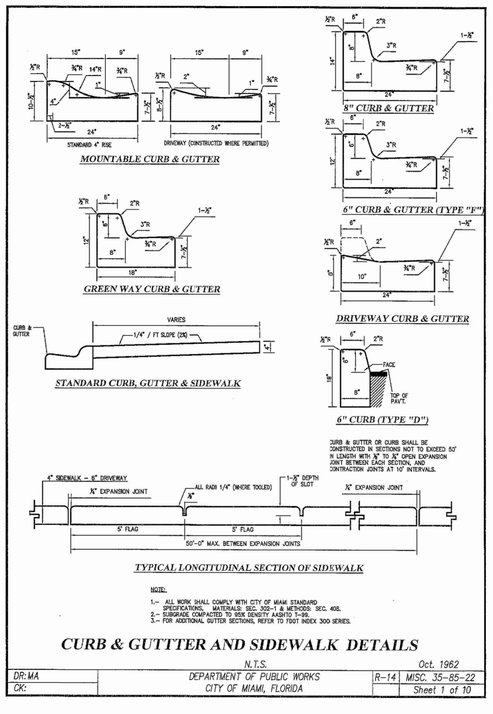


VEHECLE MANEUVERABILITY - EAST LOADING AREA & NORTH DRIVE EXIT A
1" = 10'-0"



STANDARD RAMP FOR HANDICAPPED

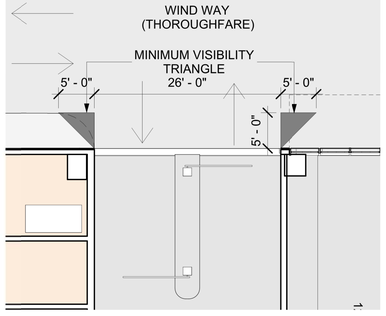
N.T.S.		
DR: MA	DEPARTMENT OF PUBLIC WORKS	MISC. 35-85-22
CK:	CITY OF MIAMI, FLORIDA	Sheet 8 of 10



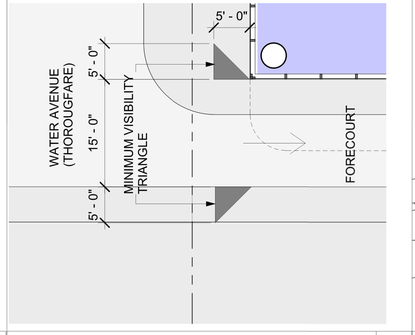
CURB & GUTTTER AND SIDEWALK DETAILS

N.T.S.			Oct. 1962
DR: MA	DEPARTMENT OF PUBLIC WORKS	R-14	MISC. 35-85-22
CK:	CITY OF MIAMI, FLORIDA		Sheet 1 of 10

SITE DETAILS 2
NTS



VEHICLE MANEUVERABILITY - WEST PARKING ENTRY C
1" = 10'-0"



VEHICLE MANEUVERABILITY - WEST DRIVE ENTRANCE D
1" = 10'-0"

SITE KEY PLAN 01
1" = 40'-0"

MIAMI RIVER RESIDENTIAL TOWER

24 SOUTHWEST 4TH STREET
MIAMI, FLORIDA 33131

SUBSTANTIAL IN COMPLIANCE TO
APPROVED WARRANT #2015-0033

OWNER:
ORP PARTNERS, LLC
1300 BRICKELL AVENUE
MIAMI, FL 33131
T: 305 351 1000

LAND USE ATTORNEY:
GREENBERG TRAURIG
333 SE 2ND AVENUE
MIAMI, FL 33131
T: 305 579 0500

ARCHITECT OF RECORD:
RV ARCHITECT (FL) LLC
375 PEARL STREET, 31ST FLOOR
NEW YORK, NY 10038
T: 212 924 5060
LIC. NO. AA26002395

LANDSCAPE DESIGN:
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T: 718 624 0244

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SEAL

KEY PLAN

ISS.	DESCRIPTION	DATE:
01	ZONING REFERRAL	12-NOV-2015
02	ZONING SUBMISSION	16-FEB-2015
03	LDRB SUBMISSION	01-APR-2015
04	WARRANT MODIFICATION	08-FEB-2019
05	WARRANT MODIFICATION	28-MAY-2025

PROJECT NUMBER: 681.000
SHEET SIZE: 24" X 36"
SCALE: As indicated
GRAPHIC SCALE: 0 5 10 20
PROJECT PHASE: ZONING SUBMITTAL

SHEET TITLE: PARKING & SITE DETAILS
SHEET NO.: Z215-REV.1

Miami River

5/22/2024

FGBC FLORIDA GREEN BUILDING COALITION

Y	?	N				
5	11	26	**Project Management**			42
Y			Prereq	Green Project Meeting/Charrette		Required
Y			Prereq	Green Designated Professional		Required
		6	Credit	Education - Green Project Training		6
1			Credit	Education - Green Website		1
3	2		Credit	Building Information Modeling		5
1	4		Credit	Cost-Benefit Analysis		5
		20	Credit	Small Unit Credit		20
	5		Credit	Affordable Housing		5

Y	?	N				
30	48	67	**Energy**			145
Y			Prereq	Owner Project Requirements (OPR)		Required
Y			Prereq	Basis of Design (BOD)		Required
Y			Prereq	Testing and Balancing (TAB)		Required
Y			Prereq	CFC Reduction in HVAC Equipment		Required
8	12	40	Credit	Energy Performance Improvement		60
1			Credit	Performance Imrpovement - Pump Motors		1
3	2		Credit	Performance Improvement - Lighting Power Density		5
	14		Credit	Prescriptive Energy Features - Energy Star Appliances		14
4			Credit	Prescriptive Energy Features - Automated Lighting Controls		4
3			Credit	Prescriptive Energy Features - Exterior Lighting		3
	1		Credit	Prescriptive Energy Features - Insulat Hot Water Pipes		1
	2		Credit	Prescriptive Energy Features - Ductwork Sealed with Mastic		2
4	5		Credit	Comissioning		9
2	4	2	Credit	Midpoint Inspections		8
3	2		Credit	Blower Door Test Units		5
	5		Credit	TAB in All Residential Units		5
2			Credit	Design		2
		20	Credit	Renewable Energy Production		20
		4	Credit	Renewable Energy - Green Power		4
	1	1	Credit	Renewable Energy - Solar Water Heating		2

Y	?	N				
33	23	38	**Water**			94
10			Credit	Installed Landscape		10
13	10		Credit	Installed Irrigation		23
		4	Credit	Water Source Conservation - Reclaimed Water for Irrigation		4
		25	Credit	Water Source Conservation - Rainwater/Greywater		25
3			Credit	Water Source Conservation - Cooling Tower		3
5	4	6	Credit	Fixtures		15
2	4	1	Credit	Appliances and Equipment		7
	5	2	Credit	Water Certifications		7

Y	?	N				
29	26	18	**Site**			73
Y			Prereq	SWPPP & FDEP Notice of Intent (NOI)		Required
Y			Prereq	Erosion and Sedimentation Control		Required
		9	Credit	Site Selection - Appropriate Site/FGBC Certified Green Site		9
4		2	Credit	Site Selection - FFE/High Density		6
	6		Credit	Site Selection - Greyfield/Brownfield Redevelopment		6
6	3		Credit	Site Selection - Access to Basic Services/Transportation		9
3	2	1	Credit	Site Enhancement		6
1			Credit	Transportation - Bicycle Storage		1
3	1		Credit	Transportation - Alternative Fuel Refilling Station		4
1	3	3	Credit	Transportation - Parking		7
4			Credit	Heat Islands - Roof		4
7			Credit	Heat Islands - Shading		7
	4		Credit	Heat Islands - Building Exterior		4
	1		Credit	Light Pollution Reduction		1
	1		Credit	Stormwater Management - Rate and Quantity		1
	1		Credit	Stormwater Management - Treatment		1
		2	Credit	Stormwater Management - Littoral Vegetation		2
	3		Credit	Stormwater Management - Alternative Stormwater Detention		3
	1		Credit	Stormwater Management - Pervious Hardscape		1
		1	Credit	Stormwater Management - Adjacent Sites		1

Y	?	N				
30	31	9	**Health**			70
Y			Prereq	Environmental Tobacco Smoke (ETS) Control		Required
Y			Prereq	Construction IAQ Management Plan, During Construction		Required
	2	1	Credit	CO2 Monitoring		3
		1	Credit	Increased Ventilation Effectiveness		1
	1		Credit	Building Entrance - Outdoor Pollutants		1
1	1		Credit	Building Entrance - Covered Entry		2
6	2	4	Credit	High-Efficiency Air Filtration System		12
1			Credit	Chemical and Cleaning Product Storage		1
1	5		Credit	Thermal Comfort		6
1	1	2	Credit	Combustion		4
3	3		Credit	Daylight and Views		6
	5		Credit	Acoustics		5
	1		Credit	Cleanability: Narrow Grout Lines		1
	2		Credit	ADA		2
2			Credit	IAQ Management During Construction		2
		1	Credit	Pre-Occupancy IAQ Testing		1
6	4		Credit	Low-Emitting Materials/Healthy Finishes		10
	4		Credit	Minimize Carpet Use		4
2			Credit	Green Cleaning		2
2			Credit	Healthy Pool- Non-Chlorine System		2
3			Credit	Prohibit Smoking		3
2			Credit	Integrated Pest Management		2

Y	?	N				
8	5	21	**Materials**			34
4	3	12	Credit	Waste Management		19
1	1		Credit	Recycling for Resident		2
3	1		Credit	Construction Waste Management		4
		1	Credit	Resource Reuse		1
		8	Credit	Local and Regional Materials		8

Y	?	N				
2	14	8	**Disaster Mitigation**			24
2			Credit	Disaster Mitigation - Hurricane		2
		2	Credit	Disaster Mitigation - Flood		2
	2		Credit	Disaster Mitigation - Wildfire		2
	2		Credit	Disaster Mitigation - Termite Prevention		2
	3	6	Credit	Disaster Mitigation - Shelter in Place		9
	1		Credit	Durable Exterior Finish Materials		1
	5		Credit	Durability - Appliances		5
	1		Credit	Low-Maintenance Finishes		1

Y	?	N				
0	0	5	**Innovation**			5
		1	Credit			1
		1	Credit			1
		1	Credit			1
		1	Credit			1
		1	Credit			1

Y	?	N				
137	158	192	**TOTALS**			487

Bronze 0-30 points* | Silver 31-60 points* | Gold 61-90 points* | Platinum 91 points* and above
***points over the project's adjuisted minimum**

Florida Green High-Rise Residential Building Standard

Silver Certification

Cyclone Energy Group

MIAMI RIVER RESIDENTIAL TOWER

24 SOUTHWEST 4TH STREET
MIAMI, FLORIDA 33131

OWNER:
KAR MIAMI MRP LLC
232 MADISON AVENUE
NEW YORK, NY 10016
T: 212 683 3090

LAND USE ATTORNEY:
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333 SE 2ND AVENUE
MIAMI, FL 33131
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7520 SOUTH RED ROAD, SUITE M
SOUTH MIAMI, FL 33143
T: 305 442 1774
LIC. NO. LC C000241

PARKING/LOADING DOCK CONSULTANT:
KIMLEY-HORN
1221 BRICKELL AVENUE, SUITE 400
MIAMI, FL 33131
T: 305 673 2025

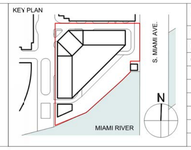
CIVIL ENGINEER:
LANGAN
15150 NW 79TH COURT, SUITE 200
MIAMI LAKES, FL 33016
T: 786 264 7200

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SEAL

KEY PLAN



ISS.	DESCRIPTION	DATE:
01	ZONING REFERRAL	12-NOV-2015
02	UDRB SUBMISSION	01-APR-2015
03	WARRANT MODIFICATION	28-MAY-2025

PROJECT NUMBER: 681.000
SHEET SIZE: 24" X 36"
SCALE: NTS
GRAPHIC SCALE:
PROJECT PHASE: ZONING SUBMITTAL

SHEET TITLE: FGBC CERTIFICATION CHECKLIST
SHEET NO.: Z216-REV.1



MIAMI RIVER RESIDENTIAL TOWER

24 SOUTHWEST 4TH STREET
MIAMI, FLORIDA 33131

SUBSTANTIAL IN COMPLIANCE TO
APPROVED WARRANT #2015-0033

OWNER:
ORP PARTNERS, LLC
1300 BRICKELL AVENUE
MIAMI, FL 33131
T: 305 351 1000

LAND USE ATTORNEY:
GREENBERG TRAURIG
333 SE 2ND AVENUE
MIAMI, FL 33134
T: 305 579 0500

ARCHITECT OF RECORD:
RV ARCHITECT (FL) LLC
375 PEARL STREET, 31ST FLOOR
NEW YORK, NY 10038
T: 212 924 5060
LIC. NO. AA26002395

LANDSCAPE DESIGN:
SASAKI ASSOCIATES
16 COURT STREET, SUITE 1401
BROOKLYN, NY 11241
T: 718 624 0244

LANDSCAPE ARCHITECT OF RECORD:
VINCENT FILIGENZI DESIGN
25 SE 2ND AVENUE
MIAMI, FL 33131
T: 786 346 8909
LIC. NO. 6667191

PARKING/LOADING DOCK CONSULTANT:
DESMAN
100 SE THIRD AVENUE
FORT LAUDERDALE, FL 33394
T: 954 526 6464

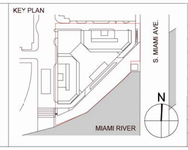
CIVIL ENGINEER:
LANGAN
1221 BRICKELL AVENUE, SUITE 1800
MIAMI LAKES, FL 33131
T: 786 264 7200

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KEY PLAN



ISS.	DESCRIPTION	DATE:
01	ZONING REFERRAL	12-NOV-2015
02	ZONING SUBMISSION	10-FEB-2015
03	UDRB SUBMISSION	01-APR-2015
04	UDRB MEETING	15-APR-2015
05	WARRANT MODIFICATION	08-FEB-2019
06	WARRANT MODIFICATION	28-MAY-2025

PROJECT NUMBER:
681.000

SHEET SIZE:
24" X 36"

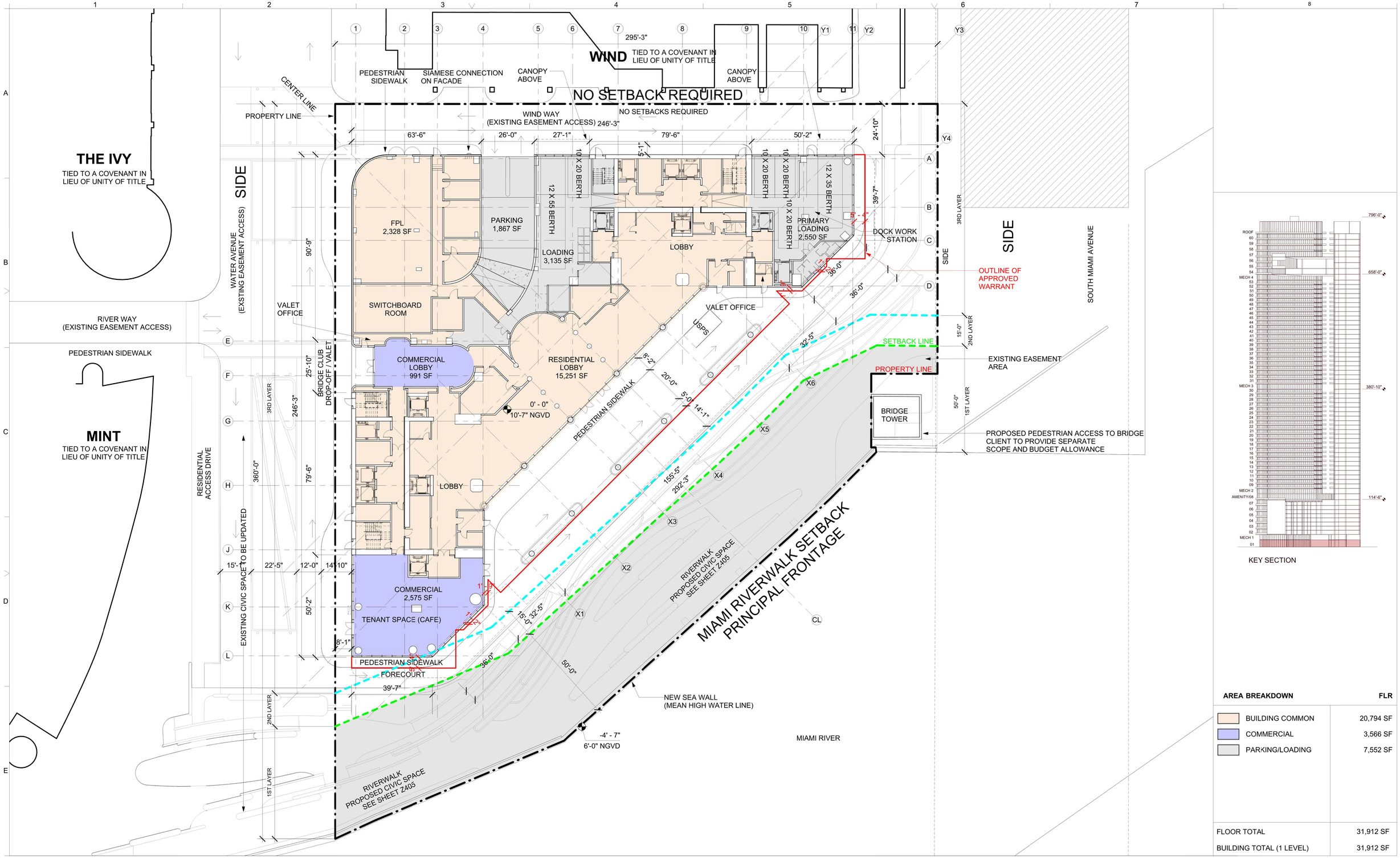
SCALE:

GRAPHIC SCALE:
0 5 10 20

PROJECT PHASE:
ZONING SUBMITTAL

SHEET TITLE:
VIEW OF PROPOSAL

SHEET NO.:
Z300-REV.1



KEY SECTION

AREA BREAKDOWN	FLR
BUILDING COMMON	20,794 SF
COMMERCIAL	3,566 SF
PARKING/LOADING	7,552 SF
FLOOR TOTAL	31,912 SF
BUILDING TOTAL (1 LEVEL)	31,912 SF

MIAMI RIVER RESIDENTIAL TOWER

24 SOUTHWEST 4TH STREET
MIAMI, FLORIDA 33131

SUBSTANTIAL IN COMPLIANCE TO APPROVED WARRANT #2015-0033

OWNER:
ORP PARTNERS, LLC
1300 BRICKELL AVENUE
MIAMI, FL 33131
T: 305 351 1000

LAND USE ATTORNEY:
GREENBERG TRAURIG
333 SE 2ND AVENUE
MIAMI, FL 33134
T: 305 579 0500

ARCHITECT OF RECORD:
RV ARCHITECT (FL) LLC
375 PEARL STREET, 31ST FLOOR
NEW YORK, NY 10038
T: 212 924 5060
LIC. NO. AA26002395

LANDSCAPE DESIGN:
SASAKI ASSOCIATES
16 COURT STREET, SUITE 1401
BROOKLYN, NY 11241
T: 718 624 0244

LANDSCAPE ARCHITECT OF RECORD:
VINCENT FILIGENZI DESIGN
25 SE 2ND AVENUE
MIAMI, FL 33131
T: 786 346 8909
LIC. NO. 6667191

PARKING/LOADING DOCK CONSULTANT:
DESMAN
100 SE THIRD AVENUE
FORT LAUDERDALE, FL 33394
T: 954 526 6464

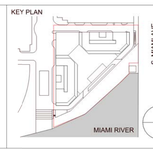
CIVIL ENGINEER:
LANGAN
1221 BRICKELL AVENUE, SUITE 1800
MIAMI LAKES, FL 33131
T: 786 264 7200

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SEAL

KEY PLAN



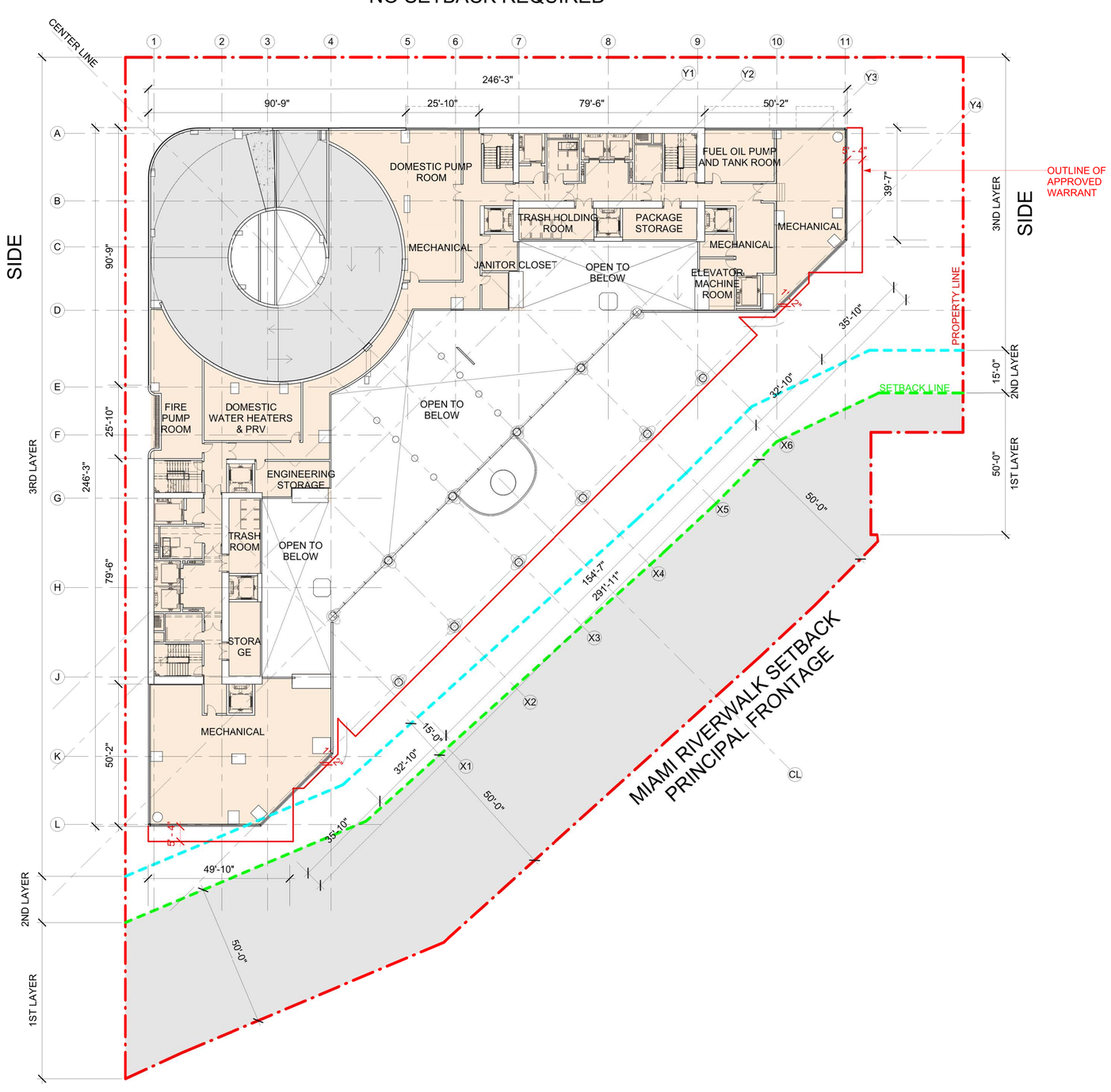
ISS.	DESCRIPTION	DATE:
02	ZONING SUBMISSION	10-FEB-2015
03	UDRB SUBMISSION	01-APR-2015
04	FOR INFORMATION	22-FEB-2016
05	WARRANT MODIFICATION	08-FEB-2019
06	WARRANT MODIFICATION	24-JUL-2020
07	WARRANT MODIFICATION	07-SEP-2020
08	WARRANT MODIFICATION	11-JAN-2021
09	WARRANT MODIFICATION	29-APR-2021
10	WARRANT MODIFICATION	28-MAY-2025

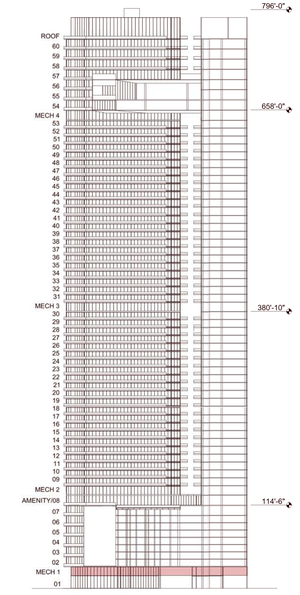
PROJECT NUMBER: 681.000
SHEET SIZE: 24" X 36"
SCALE: 1" = 20'-0"
GRAPHIC SCALE: 0 5 10 20
PROJECT PHASE: ZONING SUBMITTAL

SHEET TITLE:
FLOOR PLAN LEVEL 01

SHEET NO.:
Z301-REV.1

NO SETBACK REQUIRED





KEY SECTION

AREA BREAKDOWN	FLR
BUILDING COMMON	17,039 SF
PARKING/LOADING	5,778 SF
FLOOR TOTAL	22,817 SF
BUILDING TOTAL (1 LEVEL)	22,817 SF

MIAMI RIVER RESIDENTIAL TOWER

24 SOUTHWEST 4TH STREET
MIAMI, FLORIDA 33131

SUBSTANTIAL IN COMPLIANCE TO APPROVED WARRANT #2015-0033

OWNER:
ORP PARTNERS, LLC
1300 BRICKELL AVENUE
MIAMI, FL 33131
T: 305 351 1000

LAND USE ATTORNEY:
GREENBERG TRAURIG
333 SE 2ND AVENUE
MIAMI, FL 33134
T: 305 579 0500

ARCHITECT OF RECORD:
RV ARCHITECT (FL) LLC
375 PEARL STREE", 31ST FLOOR
NEW YORK, NY 10038
T: 212 924 5060
LIC. NO. AA26002395

LANDSCAPE DESIGN:
SASAKI ASSOCIATES
16 COURT STREET, SUITE 1401
BROOKLYN, NY 11241
T: 718 624 0244

LANDSCAPE ARCHITECT OF RECORD:
VINCENT FILIGENZI DESIGN
25 SE 2ND AVENUE
MIAMI, FL 33131
T: 786 346 8909
LIC. NO. 6667191

PARKING/LOADING DOCK CONSULTANT:
DESMAN
100 SE THIRD AVENUE
FORT LAUDERDALE, FL 33394
T: 954 526 6464

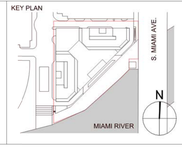
CIVIL ENGINEER:
LANGAN
1221 BRICKELL AVENUE, SUITE 1800
MIAMI LAKES, FL 33131
T: 786 264 7200

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SEAL

KEY PLAN

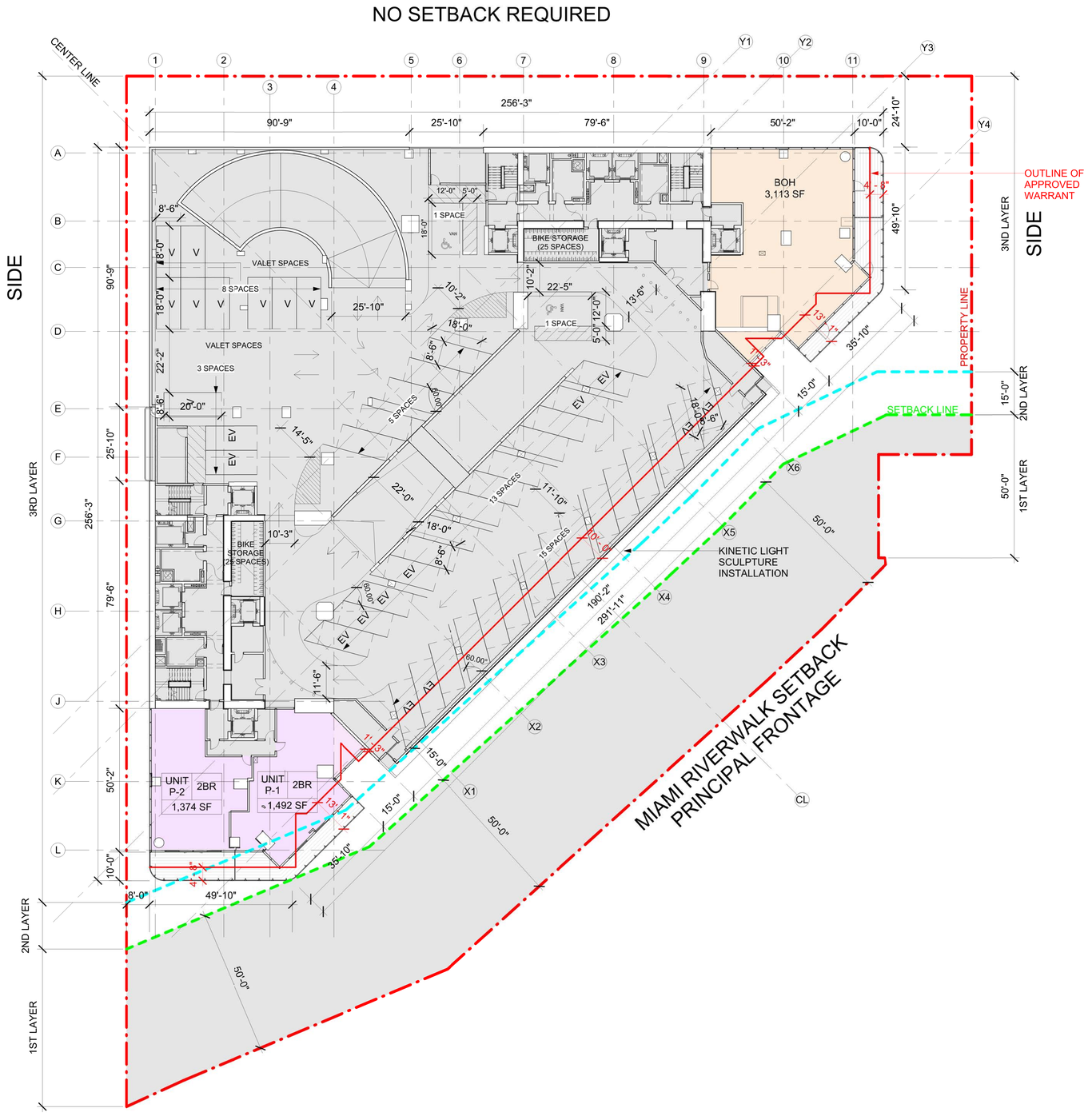


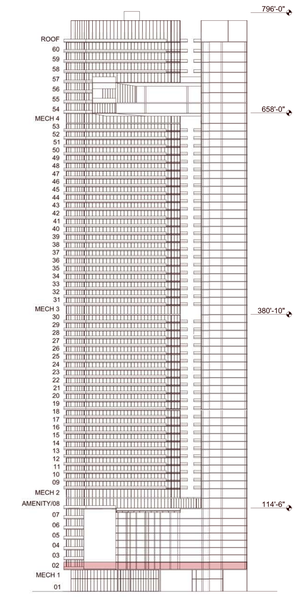
ISS.	DESCRIPTION	DATE:
01	ZONING REFERRAL	12-NOV-2015
02	ZONING SUBMISSION	10-FEB-2015
03	LDRB SUBMISSION	01-APR-2015
04	WARRANT MODIFICATION	08-FEB-2019
05	WARRANT MODIFICATION	28-MAY-2025

PROJECT NUMBER: 681.000
SHEET SIZE: 24" X 36"
SCALE: 1" = 20'-0"
GRAPHIC SCALE: 0 5 10 20
PROJECT PHASE: ZONING SUBMITTAL

SHEET TITLE:
FLOOR PLAN LEVEL MECHANICAL 1

SHEET NO.:
Z302-REV.1





KEY SECTION

TOTAL PARKING SPACES	46
FLOORS P1	

AREA BREAKDOWN	FLR
BUILDING COMMON	3,113 SF
PARKING/LOADING	35,185 SF
RESIDENTIAL	2,866 SF
FLOOR TOTAL	41,165 SF
BUILDING TOTAL (1 LEVEL)	41,165 SF

MIAMI RIVER RESIDENTIAL TOWER

24 SOUTHWEST 4TH STREET
MIAMI, FLORIDA 33131

SUBSTANTIAL IN COMPLIANCE TO
APPROVED WARRANT #2015-0033

OWNER:
ORP PARTNERS, LLC
1300 BRICKELL AVENUE
MIAMI, FL 33131
T: 305 351 1000

LAND USE ATTORNEY:
GREENBERG TRAURIG
333 SE 2ND AVENUE
MIAMI, FL 33134
T: 305 579 0500

ARCHITECT OF RECORD:
RV ARCHITECT (FL) LLC
375 PEARL STREE", 31ST FLOOR
NEW YORK, NY 10038
T: 212 924 5060
LIC. NO. AA26002395

LANDSCAPE DESIGN:
SASAKI ASSOCIATES
16 COURT STREET, SUITE 1401
BROOKLYN, NY 11241
T: 718 624 0244

LANDSCAPE ARCHITECT OF RECORD:
VINCENT FILIGENZI DESIGN
25 SE 2ND AVENUE
MIAMI, FL 33131
T: 786 346 8909
LIC. NO. 6667191

PARKING/LOADING DOCK CONSULTANT:
DESMAN
100 SE THIRD AVENUE
FORT LAUDERDALE, FL 33394
T: 954 526 6464

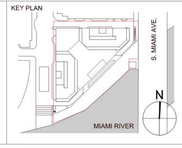
CIVIL ENGINEER:
LANGAN
1221 BRICKELL AVENUE, SUITE 1800
MIAMI LAKES, FL 33131
T: 786 264 7200

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SEAL

KEY PLAN

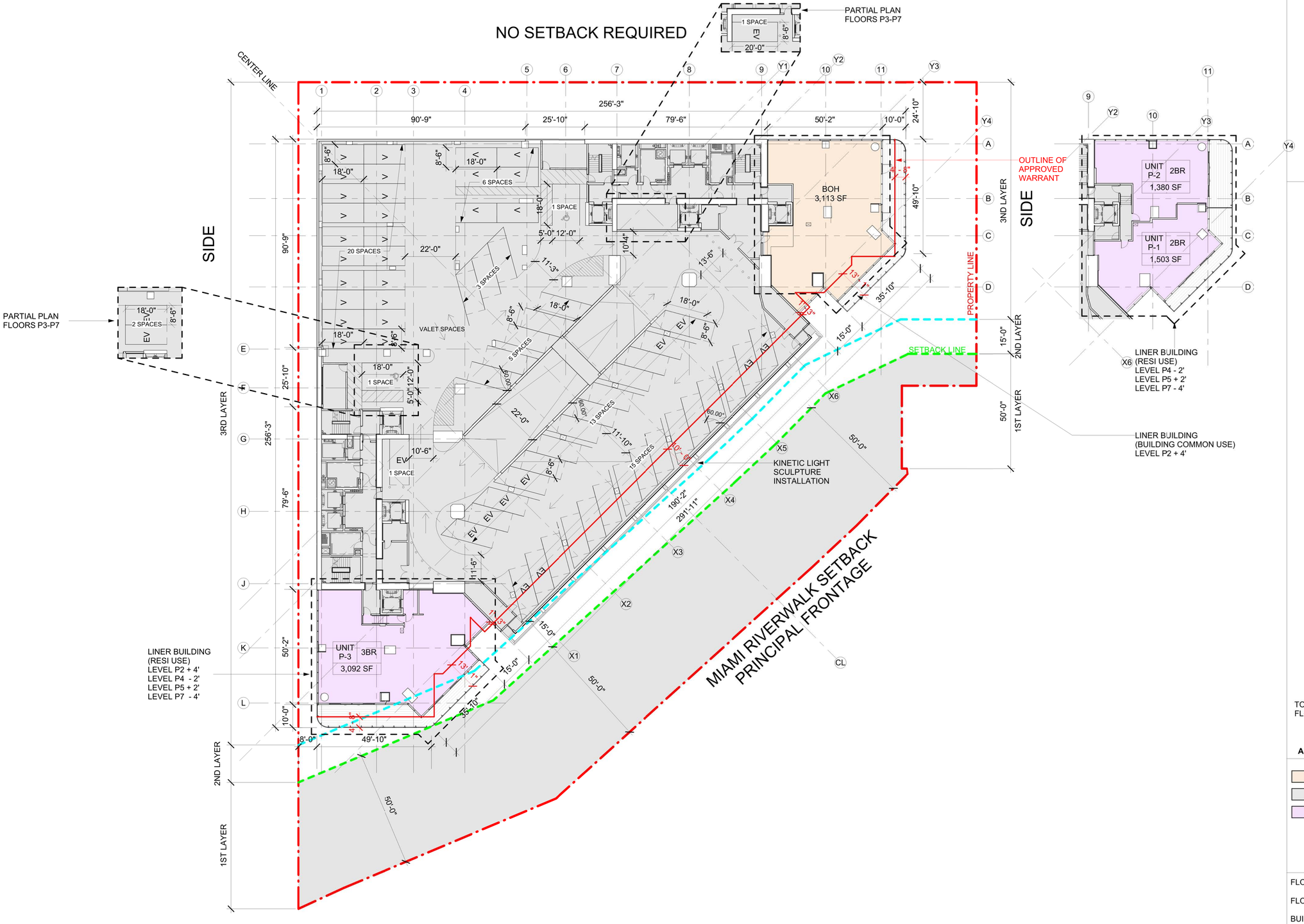


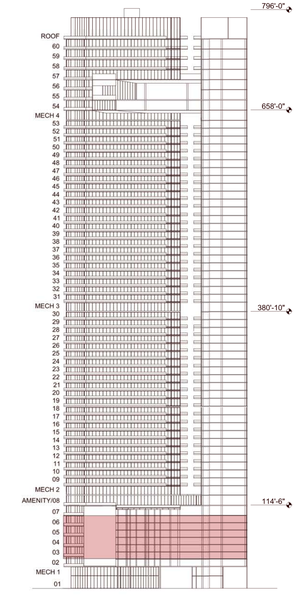
ISS.	DESCRIPTION	DATE:
01	ZONING REFERRAL	12-NOV-2015
02	ZONING SUBMISSION	10-FEB-2015
03	LDRB SUBMISSION	01-APR-2015
04	WARRANT MODIFICATION	08-FEB-2019
05	WARRANT MODIFICATION	28-MAY-2025

PROJECT NUMBER: 681.000
SHEET SIZE: 24" X 36"
SCALE: 1" = 20'-0"
GRAPHIC SCALE: 0 5 10 20
PROJECT PHASE: ZONING SUBMITTAL

SHEET TITLE:
FLOOR PLAN
LEVEL P1
PARKING

SHEET NO.:
Z303-REV.1





KEY SECTION

TOTAL PARKING SPACES OVER FLOORS P2-P7	400

AREA BREAKDOWN	FLR
BUILDING COMMON	3,113 SF
PARKING/LOADING	34,960 SF
RESIDENTIAL	3,092 SF
FLOOR TOTAL (P2, P4, P5, P7)	41,165 SF
FLOOR TOTAL (P3, P6)	34,965 SF
BUILDING TOTAL (6 LEVELS)	41,165 SF

MIAMI RIVER RESIDENTIAL TOWER

24 SOUTHWEST 4TH STREET
MIAMI, FLORIDA 33131

SUBSTANTIAL IN COMPLIANCE TO APPROVED WARRANT #2015-0033

OWNER:
ORP PARTNERS, LLC
1300 BRICKELL AVENUE
MIAMI, FL 33131
T: 305 351 1000

LAND USE ATTORNEY:
GREENBERG TRAURIG
333 SE 2ND AVENUE
MIAMI, FL 33134
T: 305 579 0500

ARCHITECT OF RECORD:
RV ARCHITECT (FL) LLC
375 PEARL STREE", 31ST FLOOR
NEW YORK, NY 10038
T: 212 924 5060
LIC. NO. AA26002395

LANDSCAPE DESIGN:
SASAKI ASSOCIATES
16 COURT STREET, SUITE 1401
BROOKLYN, NY 11241
T: 718 624 0244

LANDSCAPE ARCHITECT OF RECORD:
VINCENT FILIGENZI DESIGN
25 SE 2ND AVENUE
MIAMI, FL 33131
T: 786 346 8909
LIC. NO. 6667191

PARKING/LOADING DOCK CONSULTANT:
DESMAN
100 SE THIRD AVENUE
FORT LAUDERDALE, FL 33394
T: 954 526 6464

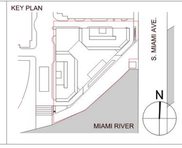
CIVIL ENGINEER:
LANGAN
1221 BRICKELL AVENUE, SUITE 1800
MIAMI LAKES, FL 33131
T: 786 264 7200

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SEAL

KEY PLAN

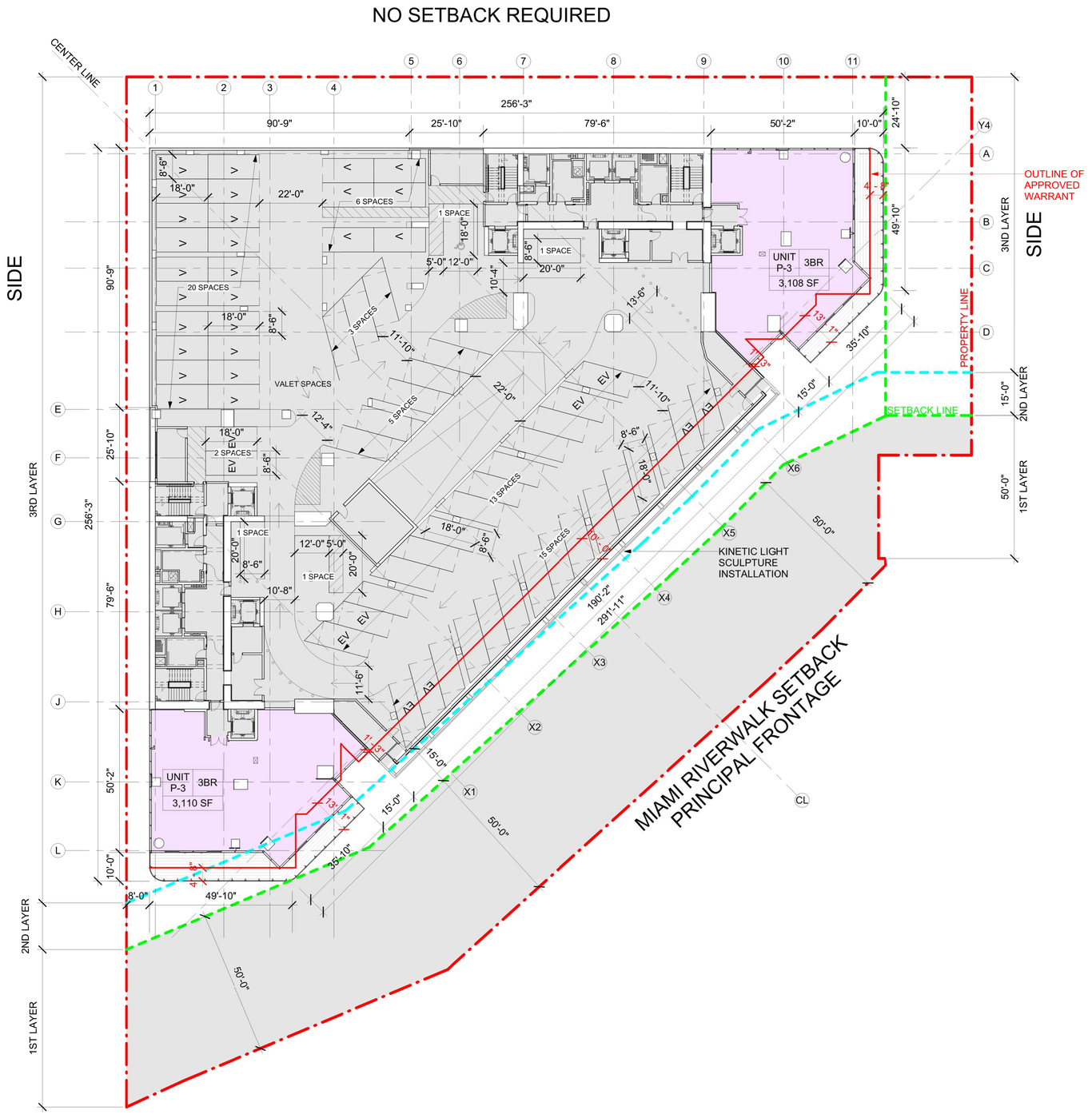


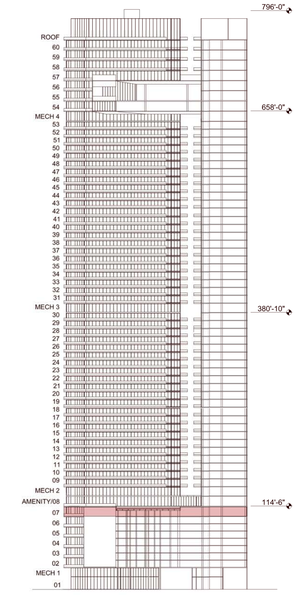
ISS.	DESCRIPTION	DATE:
01	ZONING REFERRAL	12-NOV-2015
02	ZONING SUBMISSION	10-FEB-2015
03	LDRB SUBMISSION	01-APR-2015
04	WARRANT MODIFICATION	08-FEB-2019
05	WARRANT MODIFICATION	28-MAY-2025

PROJECT NUMBER: 681.000
SHEET SIZE: 24" X 36"
SCALE: 1" = 20'-0"
GRAPHIC SCALE: 0 5 10 20
PROJECT PHASE: ZONING SUBMITTAL

SHEET TITLE:
FLOOR PLAN LEVELS P2- P7 PARKING

SHEET NO.:
Z303A-REV.1





KEY SECTION

TOTAL PARKING SPACES	68
FLOORS P8	

AREA BREAKDOWN	FLR
PARKING/LOADING	34,715 SF
RESIDENTIAL	6,218 SF
FLOOR TOTAL	40,933 SF
BUILDING TOTAL (1 LEVEL)	40,933 SF

MIAMI RIVER RESIDENTIAL TOWER

24 SOUTHWEST 4TH STREET
MIAMI, FLORIDA 33131

SUBSTANTIAL IN COMPLIANCE TO APPROVED WARRANT #2015-0033

OWNER:
ORP PARTNERS, LLC
1300 BRICKELL AVENUE
MIAMI, FL 33131
T: 305 351 1000

LAND USE ATTORNEY:
GREENBERG TRAURIG
333 SE 2ND AVENUE
MIAMI, FL 33134
T: 305 579 0500

ARCHITECT OF RECORD:
RV ARCHITECT (FL) LLC
375 PEARL STREE", 31ST FLOOR
NEW YORK, NY 10038
T: 212 924 5060
LIC. NO. AA26002395

LANDSCAPE DESIGN:
SASAKI ASSOCIATES
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BROOKLYN, NY 11241
T: 718 624 0244

LANDSCAPE ARCHITECT OF RECORD:
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T: 786 346 8909
LIC. NO. 6667191

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FORT LAUDERDALE, FL 33394
T: 954 526 6464

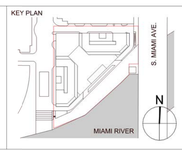
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MIAMI LAKES, FL 33131
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SEAL

KEY PLAN

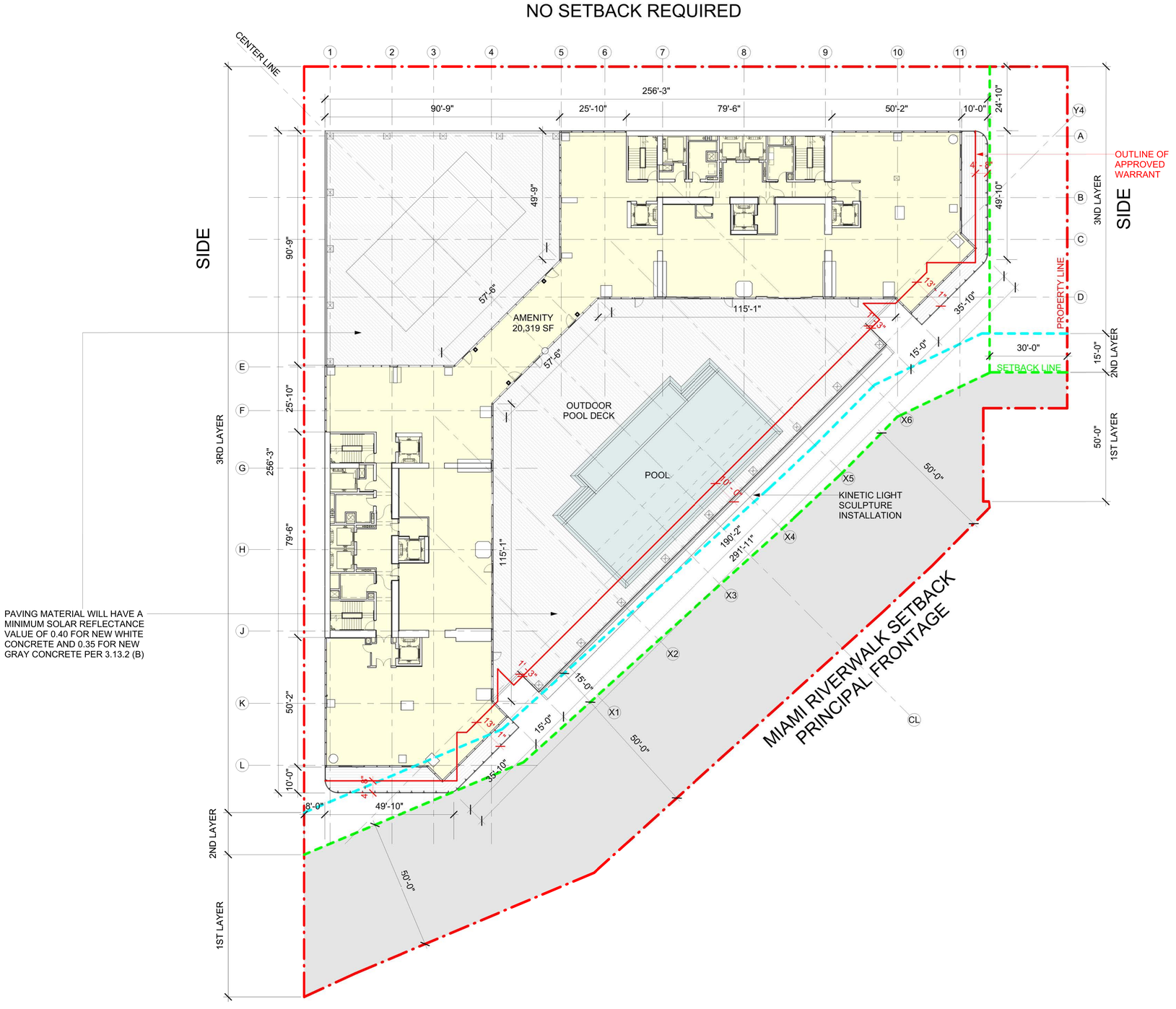


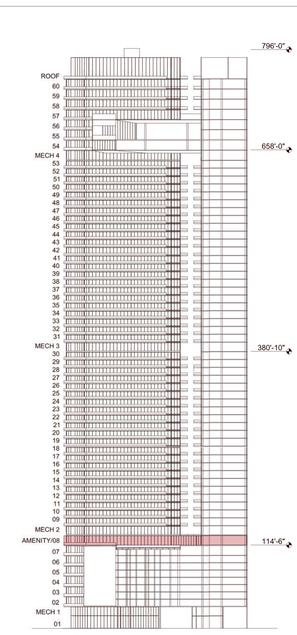
ISS.	DESCRIPTION	DATE:
01	WARRANT MODIFICATION	28-MAY-2025

PROJECT NUMBER: 681.000
SHEET SIZE: 24" X 36"
SCALE: 1" = 20'-0"
GRAPHIC SCALE: 0 5 10 20
PROJECT PHASE: ZONING SUBMITTAL

SHEET TITLE:
FLOOR PLAN LEVEL P8 PARKING

SHEET NO.:
Z303B-REV.1





KEY SECTION

AREA BREAKDOWN	FLR
AMENITIES	20,319 SF
FLOOR TOTAL	20,319 SF
BUILDING TOTAL (1 LEVEL)	20,319 SF

MIAMI RIVER RESIDENTIAL TOWER

24 SOUTHWEST 4TH STREET
MIAMI, FLORIDA 33131

SUBSTANTIAL IN COMPLIANCE TO
APPROVED WARRANT #2015-0033

OWNER:
ORP PARTNERS, LLC
1300 BRICKELL AVENUE
MIAMI, FL 33131
T: 305 351 1000

LAND USE ATTORNEY:
GREENBERG TRAURIG
333 SE 2ND AVENUE
MIAMI, FL 33134
T: 305 579 0500

ARCHITECT OF RECORD:
RV ARCHITECT (FL) LLC
375 PEARL STREE", 31ST FLOOR
NEW YORK, NY 10038
T: 212 924 5060
LIC. NO. AA26002395

LANDSCAPE DESIGN:
SASAKI ASSOCIATES
16 COURT STREET, SUITE 1401
BROOKLYN, NY 11241
T: 718 624 0244

LANDSCAPE ARCHITECT OF RECORD:
VINCENT FILIGENZI DESIGN
25 SE 2ND AVENUE
MIAMI, FL 33131
T: 786 346 8909
LIC. NO. 6667191

PARKING/LOADING DOCK CONSULTANT:
DESMAN
100 SE THIRD AVENUE
FORT LAUDERDALE, FL 33394
T: 954 526 6464

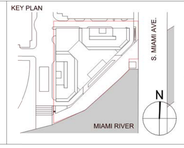
CIVIL ENGINEER:
LANGAN
1221 BRICKELL AVENUE, SUITE 1800
MIAMI LAKES, FL 33131
T: 786 264 7200

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SEAL

KEY PLAN



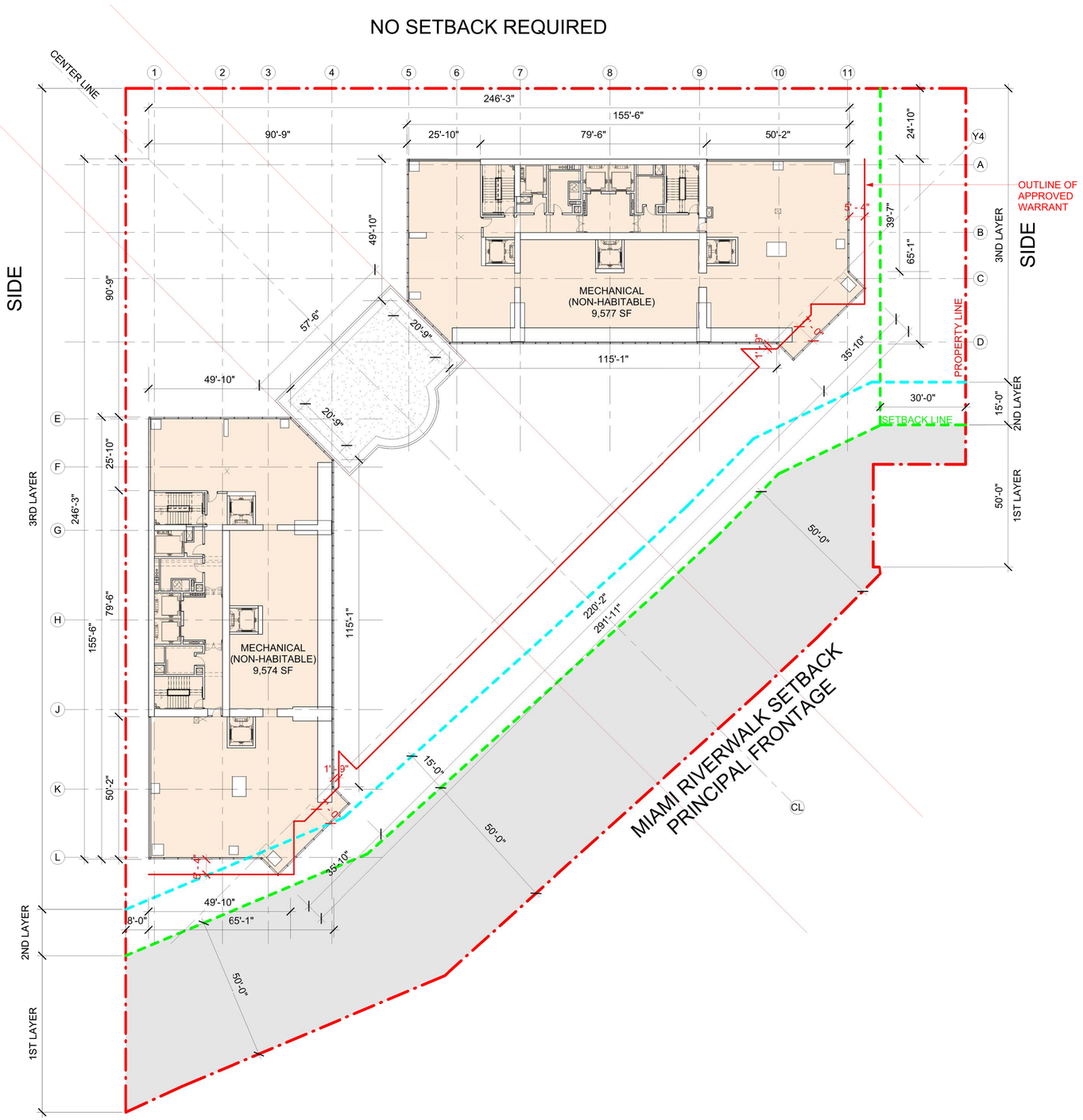
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01	ZONING REFERRAL	12-NOV-2015
02	ZONING SUBMISSION	10-FEB-2015
03	LDRB SUBMISSION	01-APR-2015
04	WARRANT MODIFICATION	08-FEB-2019
05	WARRANT MODIFICATION	28-MAY-2025

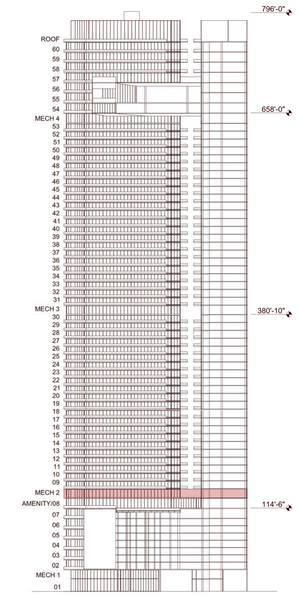
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SHEET SIZE: 24" X 36"
SCALE: 1" = 20'-0"
GRAPHIC SCALE: 0 5 10 20
PROJECT PHASE: ZONING SUBMITTAL

SHEET TITLE:
FLOOR PLAN
LEVEL 08
AMENITY

SHEET NO.:
Z304-REV.1

NO SETBACK REQUIRED





KEY SECTION

AREA BREAKDOWN	FLR
BUILDING COMMON	19,152 SF
FLOOR AREA PER TOWER	9,576 SF
FLOOR TOTAL	19,152 SF
BUILDING TOTAL (1 LEVEL)	19,152 SF

MIAMI RIVER RESIDENTIAL TOWER

24 SOUTHWEST 4TH STREET
MIAMI, FLORIDA 33131

SUBSTANTIAL IN COMPLIANCE TO
APPROVED WARRANT #2015-0033

OWNER:
ORP PARTNERS, LLC
1300 BRICKELL AVENUE
MIAMI, FL 33131
T: 305 351 1000

LAND USE ATTORNEY:
GREENBERG TRAURIG
333 SE 2ND AVENUE
MIAMI, FL 33134
T: 305 579 0500

ARCHITECT OF RECORD:
RV ARCHITECT (FL) LLC
375 PEARL STREE¯, 31ST FLOOR
NEW YORK, NY 10038
T: 212 924 5060
LIC. NO. AA26002395

LANDSCAPE DESIGN:
SASAKI ASSOCIATES
16 COURT STREET, SUITE 1401
BROOKLYN, NY 11241
T: 718 624 0244

LANDSCAPE ARCHITECT OF RECORD:
VINCENT FILIGENZI DESIGN
25 SE 2ND AVENUE
MIAMI, FL 33131
T: 786 346 8909
LIC. NO. 6667191

PARKING/LOADING DOCK CONSULTANT:
DESMAN
100 SE THIRD AVENUE
FORT LAUDERDALE, FL 33394
T: 954 526 6464

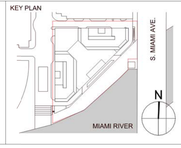
CIVIL ENGINEER:
LANGAN
1221 BRICKELL AVENUE, SUITE 1800
MIAMI LAKES, FL 33131
T: 786 264 7200

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SEAL

KEY PLAN

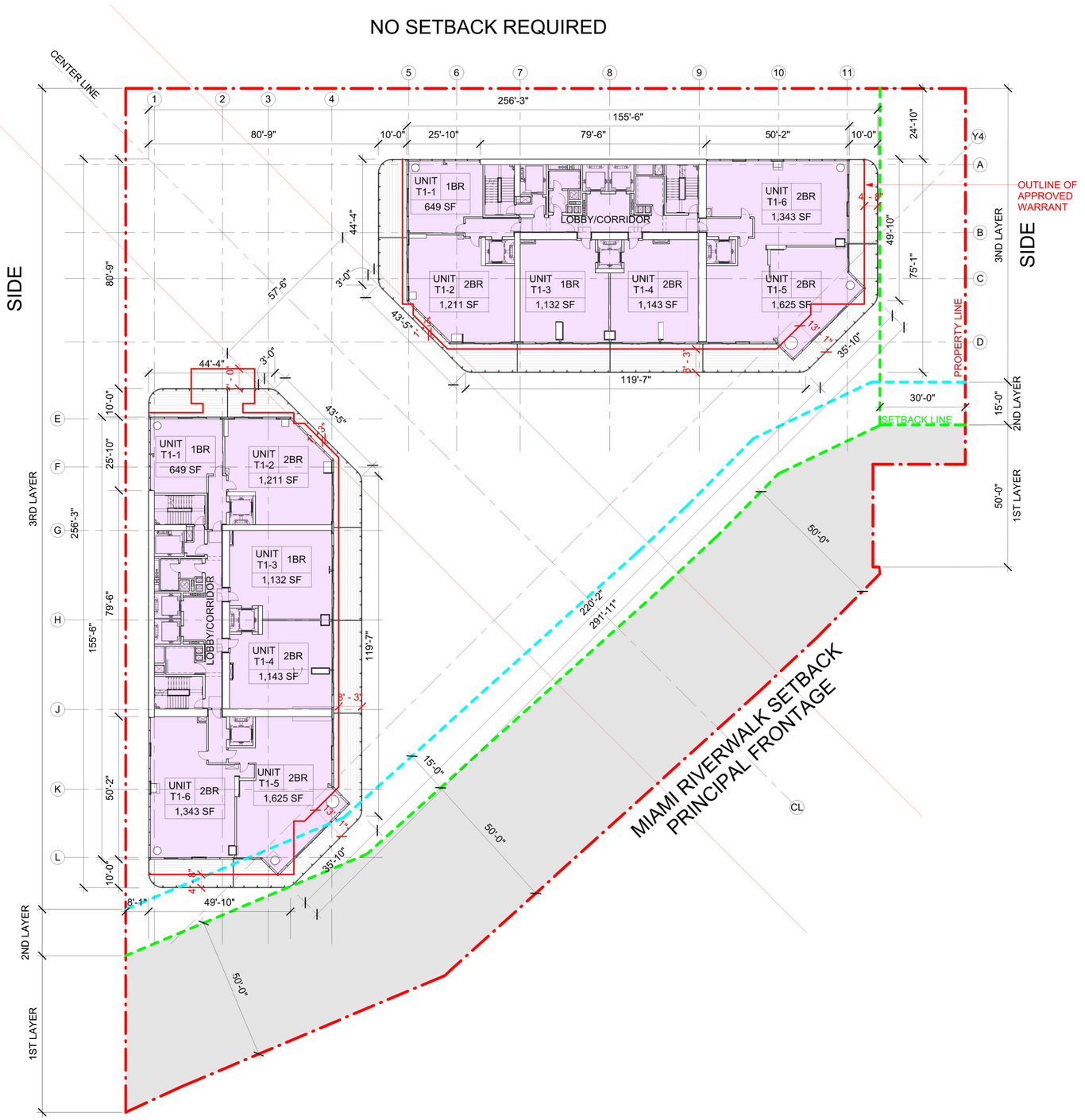


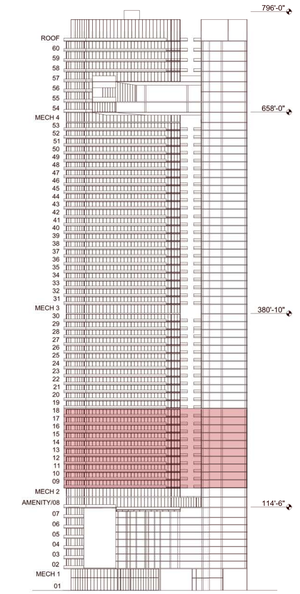
ISS.	DESCRIPTION	DATE:
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03	UDRB SUBMISSION	01-APR-2015
04	WARRANT MODIFICATION	08-FEB-2019
05	WARRANT MODIFICATION	28-MAY-2025

PROJECT NUMBER: 681.000
SHEET SIZE: 24" X 36"
SCALE: 1" = 20'-0"
GRAPHIC SCALE: 0 5 10 20
PROJECT PHASE: ZONING SUBMITTAL

SHEET TITLE:
FLOOR PLAN
LEVEL MECHANICAL 2

SHEET NO.:
Z305-REV.1





KEY SECTION

AREA BREAKDOWN	FLR
RESIDENTIAL	19,153 SF
FLOOR AREA PER TOWER	9,576.5 SF
FLOOR TOTAL	19,153 SF
BUILDING TOTAL (10 LEVELS)	191,528 SF

MIAMI RIVER RESIDENTIAL TOWER

24 SOUTHWEST 4TH STREET
MIAMI, FLORIDA 33131

SUBSTANTIAL IN COMPLIANCE TO APPROVED WARRANT #2015-0033

OWNER:
ORP PARTNERS, LLC
1300 BRICKELL AVENUE
MIAMI, FL 33131
T: 305 351 1000

LAND USE ATTORNEY:
GREENBERG TRAURIG
333 SE 2ND AVENUE
MIAMI, FL 33134
T: 305 579 0500

ARCHITECT OF RECORD:
RV ARCHITECT (FL) LLC
375 PEARL STREE˜, 31ST FLOOR
NEW YORK, NY 10038
T: 212 924 5060
LIC. NO. AA26002395

LANDSCAPE DESIGN:
SASAKI ASSOCIATES
16 COURT STREET, SUITE 1401
BROOKLYN, NY 11241
T: 718 624 0244

LANDSCAPE ARCHITECT OF RECORD:
VINCENT FILIGENZI DESIGN
25 SE 2ND AVENUE
MIAMI, FL 33131
T: 786 346 8909
LIC. NO. 6667191

PARKING/LOADING DOCK CONSULTANT:
DESMAN
100 SE THIRD AVENUE
FORT LAUDERDALE, FL 33394
T: 954 526 6464

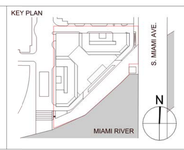
CIVIL ENGINEER:
LANGAN
1221 BRICKELL AVENUE, SUITE 1800
MIAMI LAKES, FL 33131
T: 786 264 7200

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SEAL

KEY PLAN

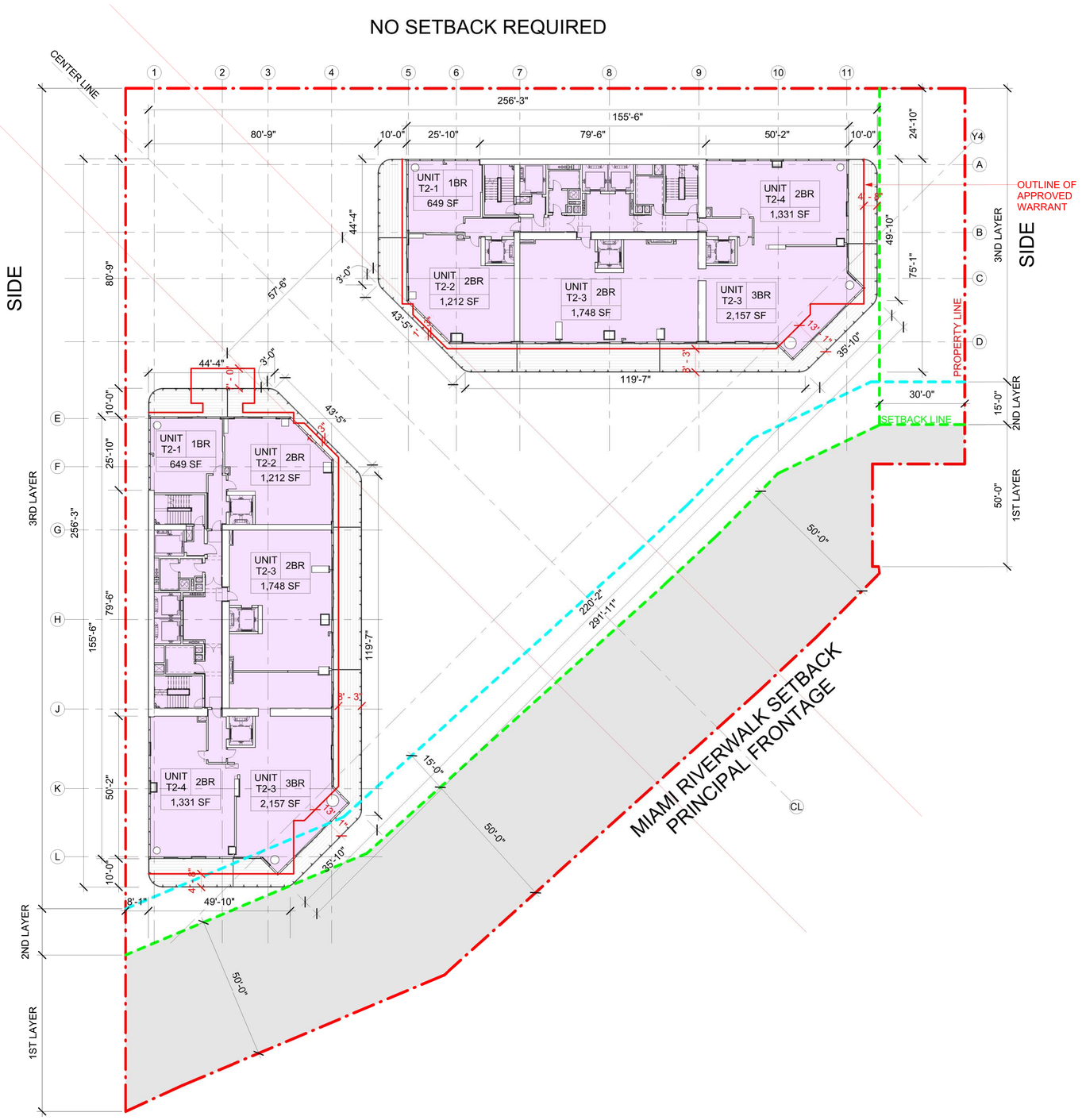


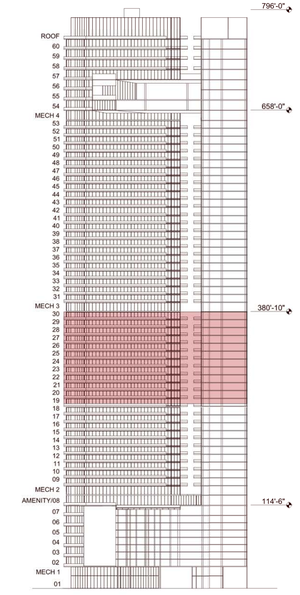
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05	WARRANT MODIFICATION	28-MAY-2025

PROJECT NUMBER: 681.000
SHEET SIZE: 24" X 36"
SCALE: 1" = 20'-0"
GRAPHIC SCALE: 0 5 10 20
PROJECT PHASE: ZONING SUBMITTAL

SHEET TITLE:
FLOOR PLAN LEVEL 09-18 RESIDENTIAL

SHEET NO.:
Z306-REV.1





KEY SECTION

AREA BREAKDOWN	FLR
RESIDENTIAL	19,153 SF
FLOOR AREA PER TOWER	9,576.5 SF
FLOOR TOTAL	19,153 SF
BUILDING TOTAL (12 LEVELS)	229,837 SF

MIAMI RIVER RESIDENTIAL TOWER

24 SOUTHWEST 4TH STREET
MIAMI, FLORIDA 33131

SUBSTANTIAL IN COMPLIANCE TO APPROVED WARRANT #2015-0033

OWNER:
ORP PARTNERS, LLC
1300 BRICKELL AVENUE
MIAMI, FL 33131
T: 305 351 1000

LAND USE ATTORNEY:
GREENBERG TRAURIG
333 SE 2ND AVENUE
MIAMI, FL 33134
T: 305 579 0500

ARCHITECT OF RECORD:
RV ARCHITECT (FL) LLC
375 PEARL STREE¯, 31ST FLOOR
NEW YORK, NY 10038
T: 212 924 5060
LIC. NO. AA26002395

LANDSCAPE DESIGN:
SASAKI ASSOCIATES
16 COURT STREET, SUITE 1401
BROOKLYN, NY 11241
T: 718 624 0244

LANDSCAPE ARCHITECT OF RECORD:
VINCENT FILIGENZI DESIGN
25 SE 2ND AVENUE
MIAMI, FL 33131
T: 786 346 8909
LIC. NO. 6667191

PARKING/LOADING DOCK CONSULTANT:
DESMAN
100 SE THIRD AVENUE
FORT LAUDERDALE, FL 33394
T: 954 526 6464

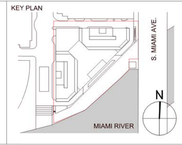
CIVIL ENGINEER:
LANGAN
1221 BRICKELL AVENUE, SUITE 1800
MIAMI LAKES, FL 33131
T: 786 264 7200

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SEAL

KEY PLAN

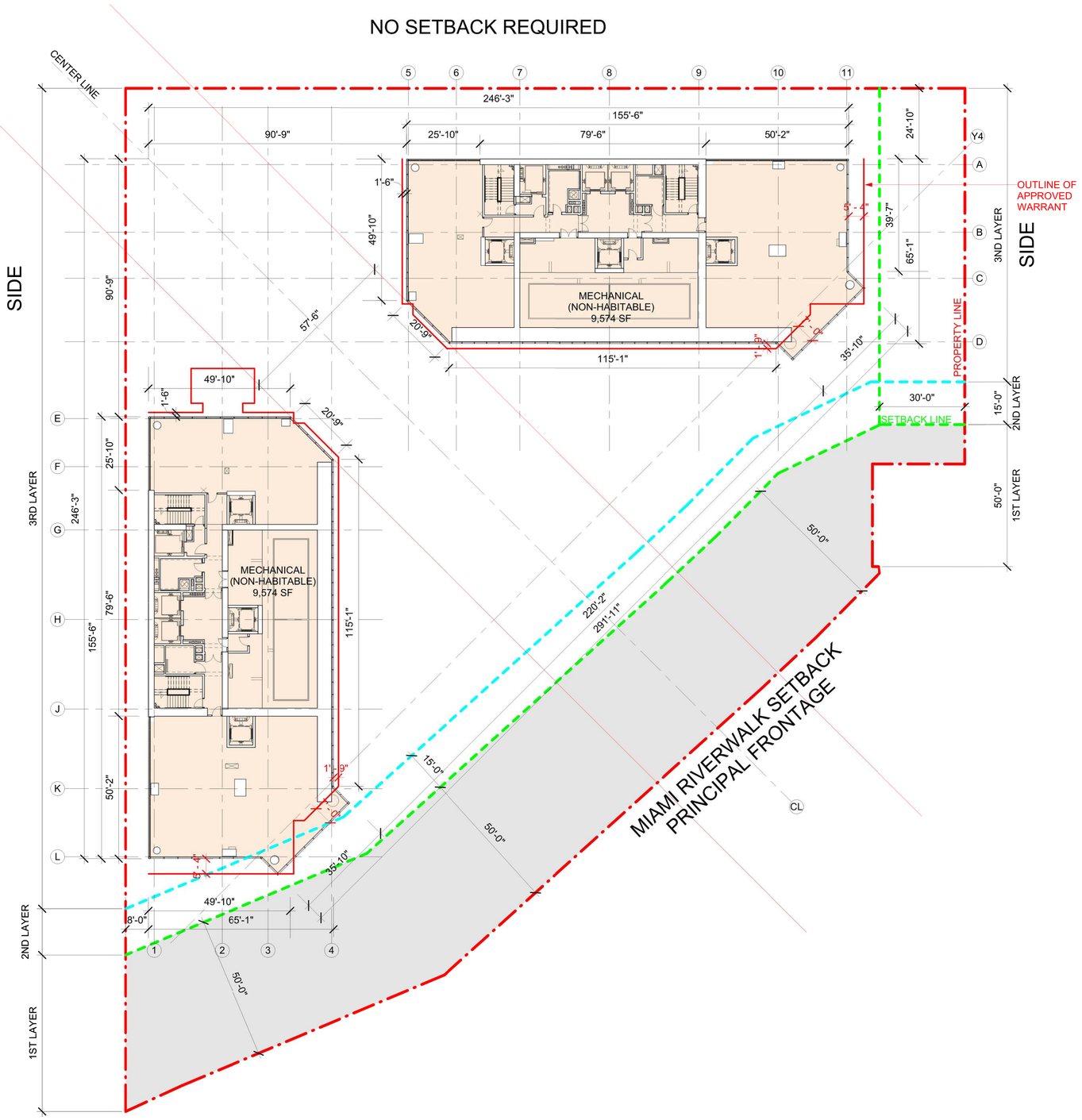


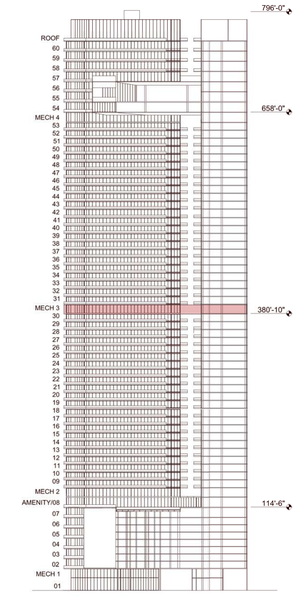
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01	ZONING REFERRAL	12-NOV-2015
02	ZONING SUBMISSION	10-FEB-2015
03	UDRB SUBMISSION	01-APR-2015
04	WARRANT MODIFICATION	08-FEB-2019
05	WARRANT MODIFICATION	28-MAY-2025

PROJECT NUMBER: 681.000
SHEET SIZE: 24" X 36"
SCALE: 1" = 20'-0"
GRAPHIC SCALE: 0 5 10 20
PROJECT PHASE: ZONING SUBMITTAL

SHEET TITLE:
FLOOR PLAN
LEVELS 19-30
RESIDENTIAL

SHEET NO.:
Z307-REV.1





AREA BREAKDOWN	FLR
BUILDING COMMON	19,148 SF
FLOOR AREA PER TOWER	9,574 SF
FLOOR TOTAL	19,148 SF
BUILDING TOTAL (1 LEVEL)	19,148 SF

MIAMI RIVER RESIDENTIAL TOWER

24 SOUTHWEST 4TH STREET
MIAMI, FLORIDA 33131

SUBSTANTIAL IN COMPLIANCE TO
APPROVED WARRANT #2015-0033

OWNER:
ORP PARTNERS, LLC
1300 BRICKELL AVENUE
MIAMI, FL 33131
T: 305 351 1000

LAND USE ATTORNEY:
GREENBERG TRAURIG
333 SE 2ND AVENUE
MIAMI, FL 33134
T: 305 579 0500

ARCHITECT OF RECORD:
RV ARCHITECT (FL) LLC
375 PEARL STREET, 31ST FLOOR
NEW YORK, NY 10038
T: 212 924 5060
LIC. NO. AA26002395

LANDSCAPE DESIGN:
SASAKI ASSOCIATES
16 COURT STREET, SUITE 1401
BROOKLYN, NY 11241
T: 718 624 0244

LANDSCAPE ARCHITECT OF RECORD:
VINCENT FILIGENZI DESIGN
25 SE 2ND AVENUE
MIAMI, FL 33131
T: 786 346 8909
LIC. NO. 6667191

PARKING/LOADING DOCK CONSULTANT:
DESMAN
100 SE THIRD AVENUE
FORT LAUDERDALE, FL 33394
T: 954 526 6464

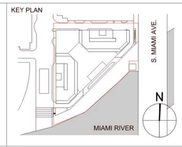
CIVIL ENGINEER:
LANGAN
1221 BRICKELL AVENUE, SUITE 1800
MIAMI LAKES, FL 33131
T: 786 264 7200

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SEAL

KEY PLAN

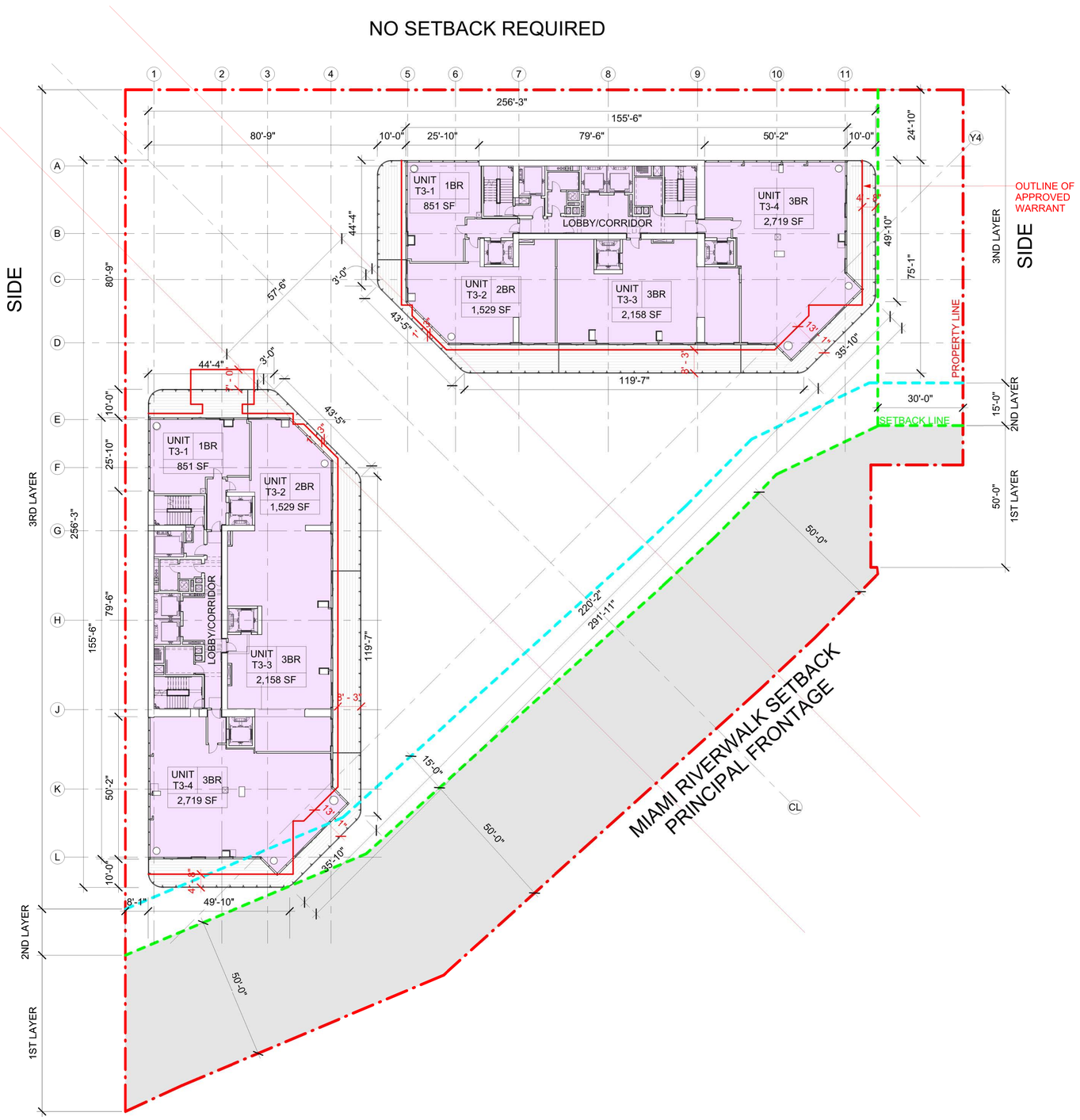


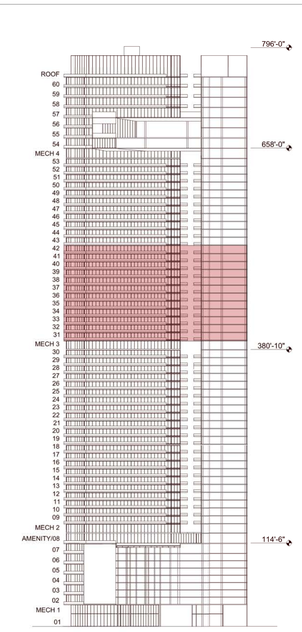
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PROJECT NUMBER: 681.000
SHEET SIZE: 24" X 36"
SCALE: 1" = 20'-0"
GRAPHIC SCALE: 0 5 10 20
PROJECT PHASE: ZONING SUBMITTAL

SHEET TITLE:
FLOOR PLAN
LEVEL MECHANICAL 3

SHEET NO.:
Z308-REV.1





KEY SECTION

AREA BREAKDOWN	FLR
RESIDENTIAL	19,153 SF
FLOOR AREA PER TOWER	9,577 SF
FLOOR TOTAL	19,154 SF
PUBLIC BENEFIT (6 LEVELS)	114,927 SF
BUILDING TOTAL (12 LEVELS)	229,854 SF

MIAMI RIVER RESIDENTIAL TOWER

24 SOUTHWEST 4TH STREET
MIAMI, FLORIDA 33131

SUBSTANTIAL IN COMPLIANCE TO APPROVED WARRANT #2015-0033

OWNER:
ORP PARTNERS, LLC
1300 BRICKELL AVENUE
MIAMI, FL 33131
T: 305 351 1000

LAND USE ATTORNEY:
GREENBERG TRAURIG
333 SE 2ND AVENUE
MIAMI, FL 33134
T: 305 579 0500

ARCHITECT OF RECORD:
RV ARCHITECT (FL) LLC
375 PEARL STREE˜, 31ST FLOOR
NEW YORK, NY 10038
T: 212 924 5060
LIC. NO. AA26002395

LANDSCAPE DESIGN:
SASAKI ASSOCIATES
16 COURT STREET, SUITE 1401
BROOKLYN, NY 11241
T: 718 624 0244

LANDSCAPE ARCHITECT OF RECORD:
VINCENT FILIGENZI DESIGN
25 SE 2ND AVENUE
MIAMI, FL 33131
T: 786 346 8909
LIC. NO. 6667191

PARKING/LOADING DOCK CONSULTANT:
DESMAN
100 SE THIRD AVENUE
FORT LAUDERDALE, FL 33394
T: 954 526 6464

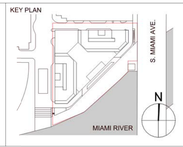
CIVIL ENGINEER:
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MIAMI LAKES, FL 33131
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SEAL

KEY PLAN



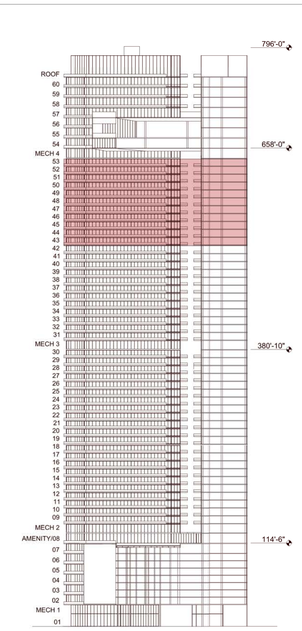
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PROJECT NUMBER: 681.000
SHEET SIZE: 24" X 36"
SCALE: 1" = 20'-0"
GRAPHIC SCALE: 0 5 10 20
PROJECT PHASE: ZONING SUBMITTAL

SHEET TITLE:
FLOOR PLAN LEVELS 31-42 RESIDENTIAL

SHEET NO.:
Z309-REV.1





KEY SECTION

AREA BREAKDOWN	FLR
RESIDENTIAL	19,154 SF
FLOOR AREA PER TOWER	9,577 SF
FLOOR TOTAL	19,154 SF
PUBLIC BENEFIT (11 LEVELS)	210,698 SF
BUILDING TOTAL (11 LEVELS)	210,698 SF

MIAMI RIVER RESIDENTIAL TOWER

24 SOUTHWEST 4TH STREET
MIAMI, FLORIDA 33131

SUBSTANTIAL IN COMPLIANCE TO APPROVED WARRANT #2015-0033

OWNER:
ORP PARTNERS, LLC
1300 BRICKELL AVENUE
MIAMI, FL 33131
T: 305 351 1000

LAND USE ATTORNEY:
GREENBERG TRAURIG
333 SE 2ND AVENUE
MIAMI, FL 33134
T: 305 579 0500

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FORT LAUDERDALE, FL 33394
T: 954 526 6464

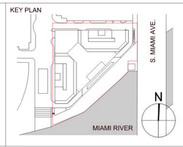
CIVIL ENGINEER:
LANGAN
1221 BRICKELL AVENUE, SUITE 1800
MIAMI LAKES, FL 33131
T: 786 264 7200

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KEY PLAN

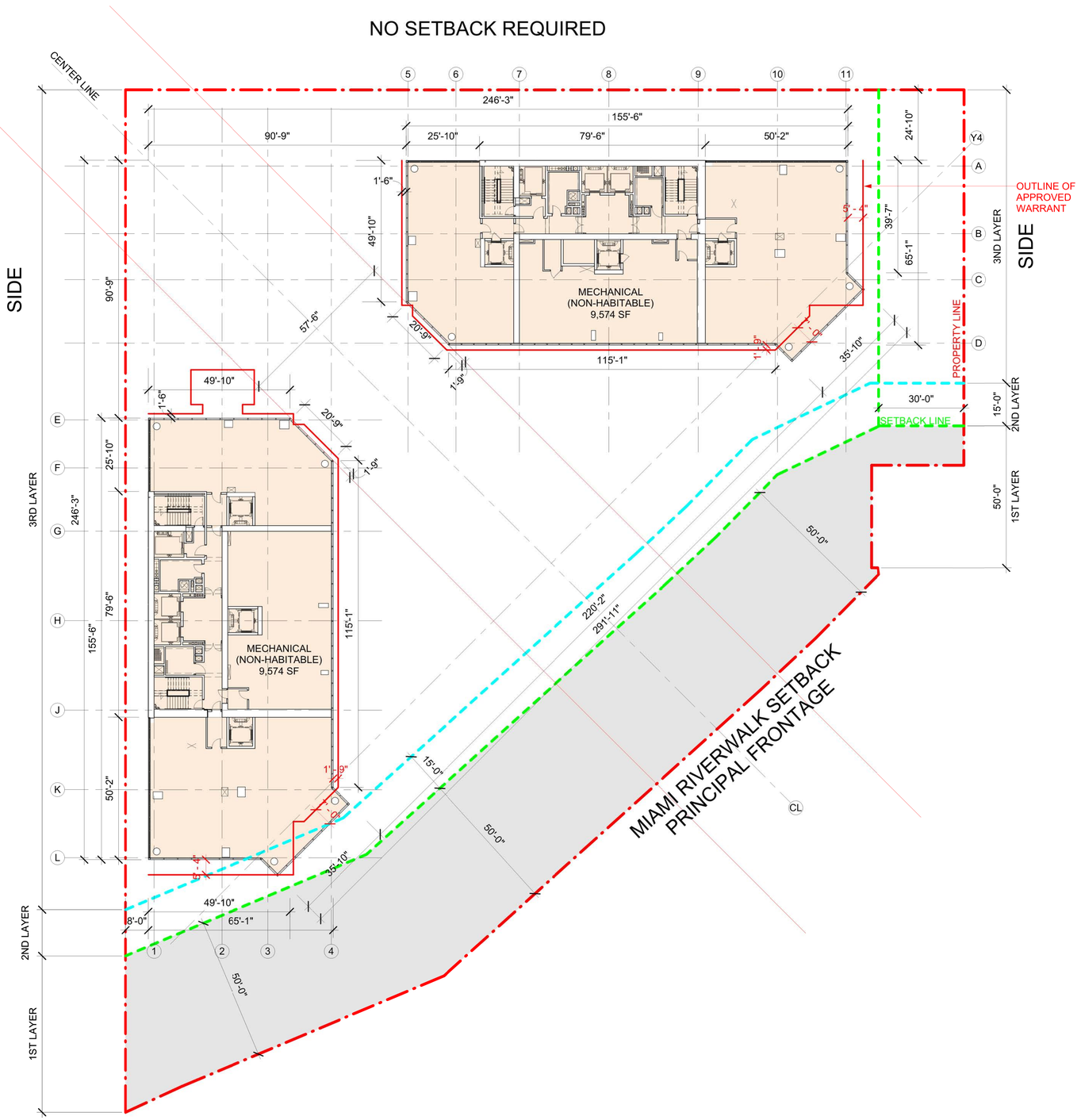


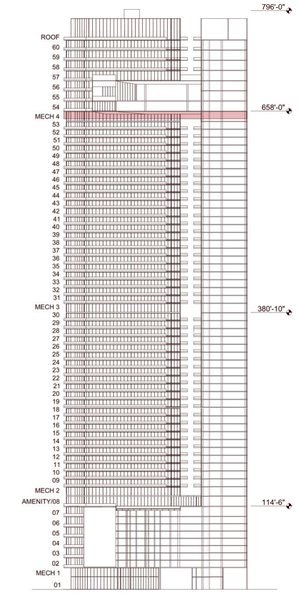
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01	ZONING REFERRAL	12-NOV-2015
02	ZONING SUBMISSION	10-FEB-2015
03	UDRB SUBMISSION	01-APR-2015
04	WARRANT MODIFICATION	08-FEB-2019
05	WARRANT MODIFICATION	28-MAY-2025

PROJECT NUMBER: 681.000
SHEET SIZE: 24" X 36"
SCALE: 1" = 20'-0"
GRAPHIC SCALE: 0 5 10 20
PROJECT PHASE: ZONING SUBMITTAL

SHEET TITLE:
FLOOR PLAN LEVEL 43-53 RESIDENTIAL

SHEET NO.:
Z310-REV.1





KEY SECTION

AREA BREAKDOWN	FLR
BUILDING COMMON	19,148 SF
FLOOR AREA PER TOWER	9,574 SF
FLOOR TOTAL	19,148 SF
PUBLIC BENEFIT (1 LEVEL)	19,148 SF
BUILDING TOTAL (1 LEVEL)	19,148 SF

MIAMI RIVER RESIDENTIAL TOWER

24 SOUTHWEST 4TH STREET
MIAMI, FLORIDA 33131

SUBSTANTIAL IN COMPLIANCE TO
APPROVED WARRANT #2015-0033

OWNER:
ORP PARTNERS, LLC
1300 BRICKELL AVENUE
MIAMI, FL 33131
T: 305 351 1000

LAND USE ATTORNEY:
GREENBERG TRAURIG
333 SE 2ND AVENUE
MIAMI, FL 33134
T: 305 579 0500

ARCHITECT OF RECORD:
RV ARCHITECT (FL) LLC
375 PEARL STREE", 31ST FLOOR
NEW YORK, NY 10038
T: 212 924 5060
LIC. NO. AA26002395

LANDSCAPE DESIGN:
SASAKI ASSOCIATES
16 COURT STREET, SUITE 1401
BROOKLYN, NY 11241
T: 718 624 0244

LANDSCAPE ARCHITECT OF RECORD:
VINCENT FILIGENZI DESIGN
25 SE 2ND AVENUE
MIAMI, FL 33131
T: 786 346 8909
LIC. NO. 6667191

PARKING/LOADING DOCK CONSULTANT:
DESMAN
100 SE THIRD AVENUE
FORT LAUDERDALE, FL 33394
T: 954 526 6464

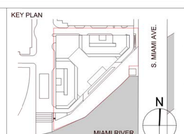
CIVIL ENGINEER:
LANGAN
1221 BRICKELL AVENUE, SUITE 1800
MIAMI LAKES, FL 33131
T: 786 264 7200

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KEY PLAN



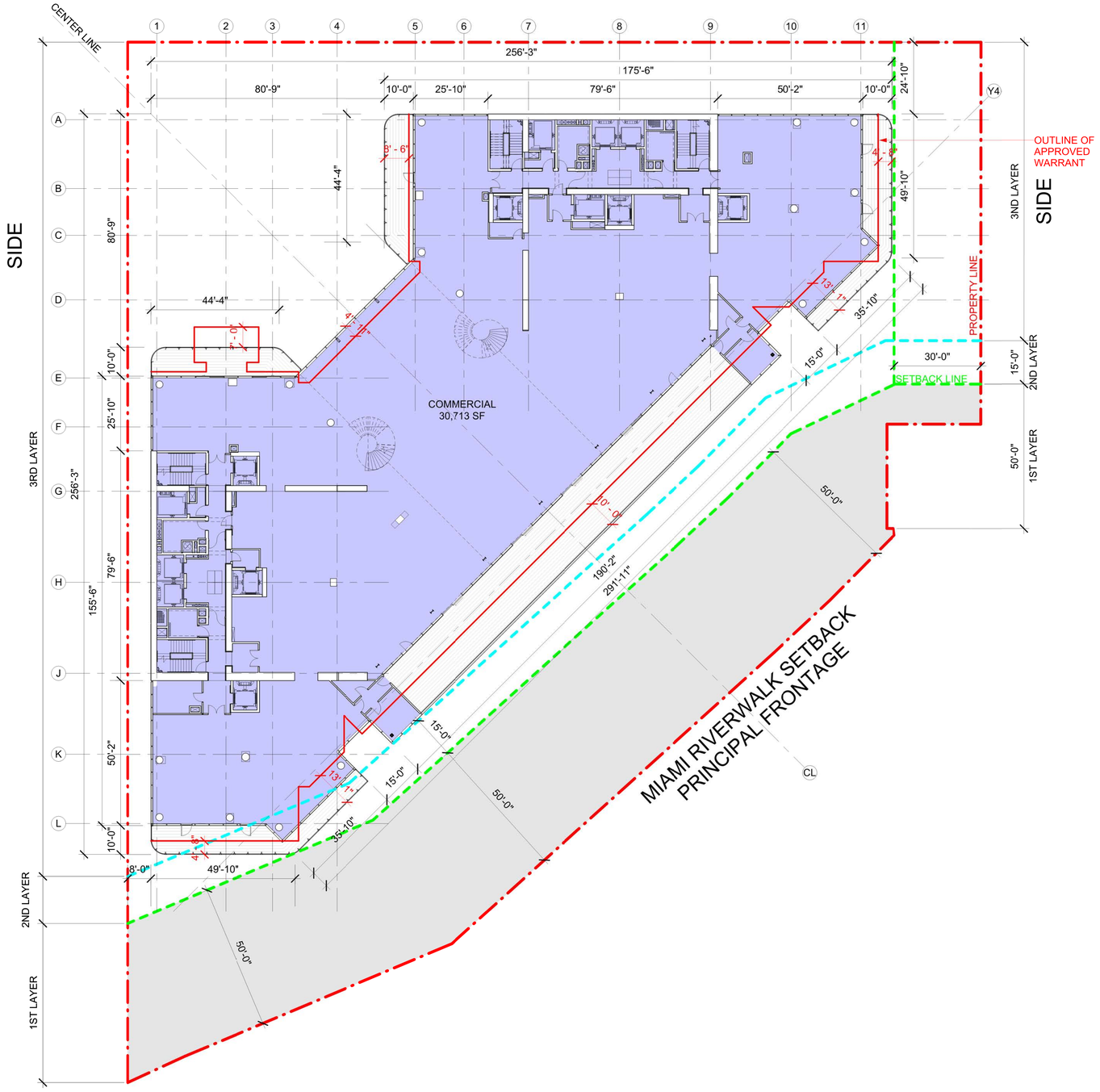
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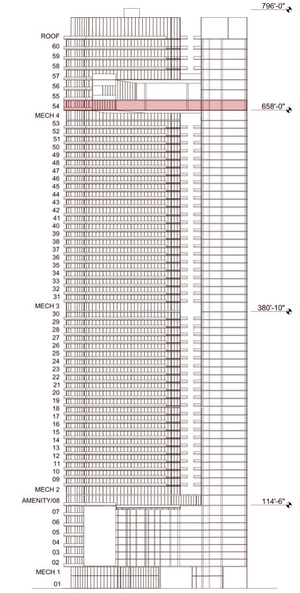
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SHEET SIZE: 24" X 36"
SCALE: 1" = 20'-0"
GRAPHIC SCALE: 0 5 10 20
PROJECT PHASE: ZONING SUBMITTAL

SHEET TITLE:
FLOOR PLAN
LEVEL MECHANICAL 4

SHEET NO.:
Z311-REV.1

NO SETBACK REQUIRED





KEY SECTION

AREA BREAKDOWN	FLR
COMMERCIAL	30,713 SF
FLOOR TOTAL	30,713 SF
PUBLIC BENEFIT (1 LEVEL)	30,713 SF
BUILDING TOTAL (1 LEVEL)	30,713 SF

MIAMI RIVER RESIDENTIAL TOWER

24 SOUTHWEST 4TH STREET
MIAMI, FLORIDA 33131

SUBSTANTIAL IN COMPLIANCE TO APPROVED WARRANT #2015-0033

OWNER:
ORP PARTNERS, LLC
1300 BRICKELL AVENUE
MIAMI, FL 33131
T: 305 351 1000

LAND USE ATTORNEY:
GREENBERG TRAURIG
333 SE 2ND AVENUE
MIAMI, FL 33134
T: 305 579 0500

ARCHITECT OF RECORD:
RV ARCHITECT (FL) LLC
375 PEARL STREE˜, 31ST FLOOR
NEW YORK, NY 10038
T: 212 924 5060
LIC. NO. AA26002395

LANDSCAPE DESIGN:
SASAKI ASSOCIATES
16 COURT STREET, SUITE 1401
BROOKLYN, NY 11241
T: 718 624 0244

LANDSCAPE ARCHITECT OF RECORD:
VINCENT FILIGENZI DESIGN
25 SE 2ND AVENUE
MIAMI, FL 33131
T: 786 346 8909
LIC. NO. 6667191

PARKING/LOADING DOCK CONSULTANT:
DESMAN
100 SE THIRD AVENUE
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T: 954 526 6464

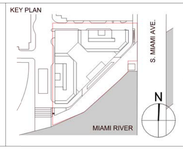
CIVIL ENGINEER:
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MIAMI LAKES, FL 33131
T: 786 264 7200

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KEY PLAN



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02	ZONING SUBMISSION	10-FEB-2015
03	UDRB SUBMISSION	01-APR-2015
04	WARRANT MODIFICATION	08-FEB-2019
05	WARRANT MODIFICATION	20-JUL-2020
06	WARRANT MODIFICATION	28-MAY-2025

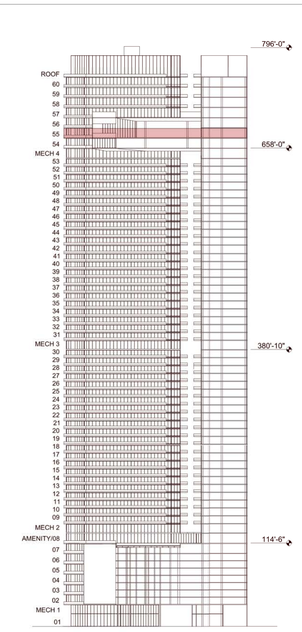
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SCALE: 1" = 20'-0"
GRAPHIC SCALE: 0 5 10 20
PROJECT PHASE: ZONING SUBMITTAL

SHEET TITLE:
FLOOR PLAN LEVEL 54 COMMERCIAL

SHEET NO.:
Z312-REV.1

NO SETBACK REQUIRED





KEY SECTION

AREA BREAKDOWN	FLR
AMENITIES	2,253 SF
COMMERCIAL	15,984 SF
RESIDENTIAL	6,638 SF
FLOOR AREA PER TOWER	12,437.5 SF
FLOOR TOTAL	24,875 SF
PUBLIC BENEFIT (1 LEVEL)	24,875 SF
BUILDING TOTAL (1 LEVEL)	24,875 SF

MIAMI RIVER RESIDENTIAL TOWER

24 SOUTHWEST 4TH STREET
MIAMI, FLORIDA 33131

SUBSTANTIAL IN COMPLIANCE TO APPROVED WARRANT #2015-0033

OWNER:
ORP PARTNERS, LLC
1300 BRICKELL AVENUE
MIAMI, FL 33131
T: 305 351 1000

LAND USE ATTORNEY:
GREENBERG TRAURIG
333 SE 2ND AVENUE
MIAMI, FL 33134
T: 305 579 0500

ARCHITECT OF RECORD:
RV ARCHITECT (FL) LLC
375 PEARL STREE˜, 31ST FLOOR
NEW YORK, NY 10038
T: 212 924 5060
LIC. NO. AA26002395

LANDSCAPE DESIGN:
SASAKI ASSOCIATES
16 COURT STREET, SUITE 1401
BROOKLYN, NY 11241
T: 718 624 0244

LANDSCAPE ARCHITECT OF RECORD:
VINCENT FILIGENZI DESIGN
25 SE 2ND AVENUE
MIAMI, FL 33131
T: 786 346 8909
LIC. NO. 6667191

PARKING/LOADING DOCK CONSULTANT:
DESMAN
100 SE THIRD AVENUE
FORT LAUDERDALE, FL 33394
T: 954 526 6464

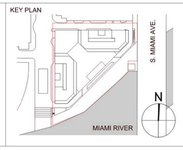
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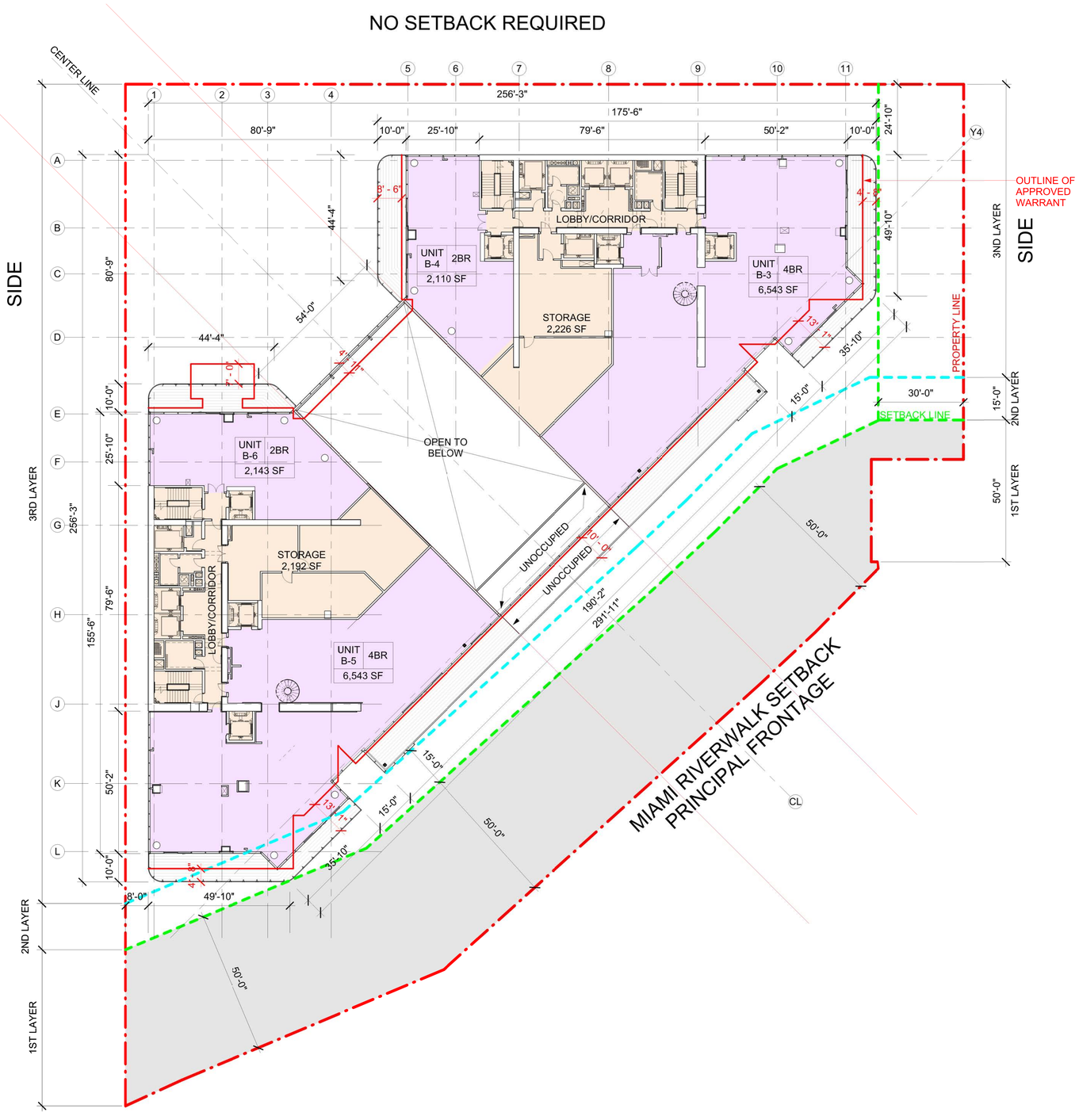


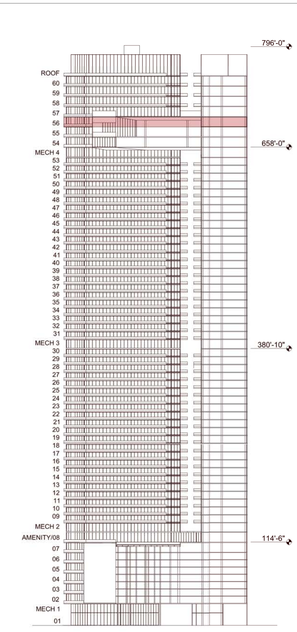
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01	ZONING REFERRAL	12-NOV-2015
02	ZONING SUBMISSION	10-FEB-2015
03	UDRB SUBMISSION	01-APR-2015
04	WARRANT MODIFICATION	08-FEB-2019
05	WARRANT MODIFICATION	28-MAY-2025

PROJECT NUMBER: 681.000
SHEET SIZE: 24" X 36"
SCALE: 1" = 20'-0"
GRAPHIC SCALE: 0 5 10 20
PROJECT PHASE: ZONING SUBMITTAL

SHEET TITLE:
FLOOR PLAN LEVEL 55 COMMERCIAL

SHEET NO.:
Z313-REV.1





KEY SECTION

AREA BREAKDOWN	FLR
BUILDING COMMON	8,951 SF
RESIDENTIAL	17,339 SF
FLOOR AREA PER TOWER	13,145 SF
FLOOR TOTAL	26,290 SF
PUBLIC BENEFIT (1 LEVEL)	26,290 SF
BUILDING TOTAL (1 LEVEL)	26,290 SF

MIAMI RIVER RESIDENTIAL TOWER

24 SOUTHWEST 4TH STREET
MIAMI, FLORIDA 33131

SUBSTANTIAL IN COMPLIANCE TO APPROVED WARRANT #2015-0033

OWNER:
ORP PARTNERS, LLC
1300 BRICKELL AVENUE
MIAMI, FL 33131
T: 305 351 1000

LAND USE ATTORNEY:
GREENBERG TRAURIG
333 SE 2ND AVENUE
MIAMI, FL 33134
T: 305 579 0500

ARCHITECT OF RECORD:
RV ARCHITECT (FL) LLC
375 PEARL STREE", 31ST FLOOR
NEW YORK, NY 10038
T: 212 924 5060
LIC. NO. AA26002395

LANDSCAPE DESIGN:
SASAKI ASSOCIATES
16 COURT STREET, SUITE 1401
BROOKLYN, NY 11241
T: 718 624 0244

LANDSCAPE ARCHITECT OF RECORD:
VINCENT FILIGENZI DESIGN
25 SE 2ND AVENUE
MIAMI, FL 33131
T: 786 346 8909
LIC. NO. 6667191

PARKING/LOADING DOCK CONSULTANT:
DESMAN
100 SE THIRD AVENUE
FORT LAUDERDALE, FL 33394
T: 954 526 6464

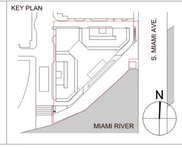
CIVIL ENGINEER:
LANGAN
1221 BRICKELL AVENUE, SUITE 1800
MIAMI LAKES, FL 33131
T: 786 264 7200

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KEY PLAN



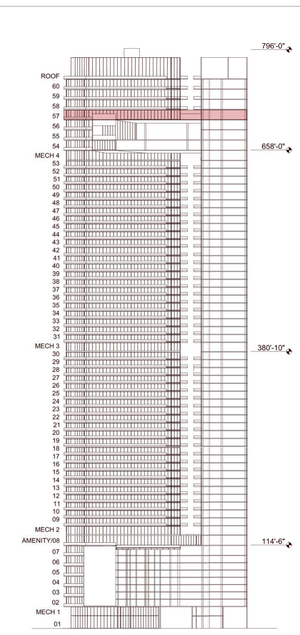
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01	ZONING REFERRAL	12-NOV-2015
02	ZONING SUBMISSION	10-FEB-2015
03	LDRB SUBMISSION	01-APR-2015
04	WARRANT MODIFICATION	08-FEB-2019
05	WARRANT MODIFICATION	28-MAY-2025

PROJECT NUMBER: 681.000
SHEET SIZE: 24" X 36"
SCALE: 1" = 20'-0"
GRAPHIC SCALE: 0 5 10 20
PROJECT PHASE: ZONING SUBMITTAL

SHEET TITLE:
FLOOR PLAN LEVEL 56 RESIDENTIAL

SHEET NO.:
Z314-REV.1





KEY SECTION

AREA BREAKDOWN	FLR
AMENITIES	9,703 SF
RESIDENTIAL	9,452 SF
FLOOR AREA PER TOWER	9,577.5 SF
FLOOR TOTAL	19,155 SF
PUBLIC BENEFIT (1 LEVEL)	19,155 SF
BUILDING TOTAL (1 LEVEL)	19,155 SF

MIAMI RIVER RESIDENTIAL TOWER

24 SOUTHWEST 4TH STREET
MIAMI, FLORIDA 33131

SUBSTANTIAL IN COMPLIANCE TO APPROVED WARRANT #2015-0033

OWNER:
ORP PARTNERS, LLC
1300 BRICKELL AVENUE
MIAMI, FL 33131
T: 305 351 1000

LAND USE ATTORNEY:
GREENBERG TRAURIG
333 SE 2ND AVENUE
MIAMI, FL 33134
T: 305 579 0500

ARCHITECT OF RECORD:
RV ARCHITECT (FL) LLC
375 PEARL STREE", 31ST FLOOR
NEW YORK, NY 10038
T: 212 924 5060
LIC. NO. AA26002395

LANDSCAPE DESIGN:
SASAKI ASSOCIATES
16 COURT STREET, SUITE 1401
BROOKLYN, NY 11241
T: 718 624 0244

LANDSCAPE ARCHITECT OF RECORD:
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25 SE 2ND AVENUE
MIAMI, FL 33131
T: 786 346 8909
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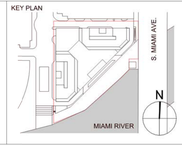
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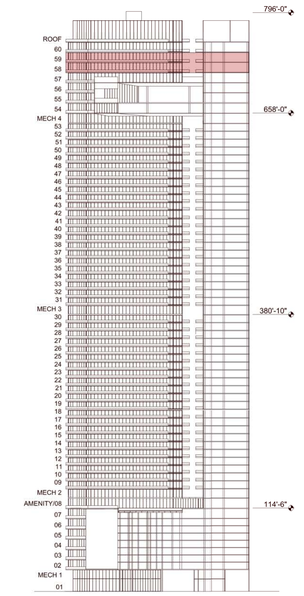
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04	WARRANT MODIFICATION	08-FEB-2019
05	WARRANT MODIFICATION	28-MAY-2025

PROJECT NUMBER: 681.000
SHEET SIZE: 24" X 36"
SCALE: 1" = 20'-0"
GRAPHIC SCALE: 0 5 10 20
PROJECT PHASE: ZONING SUBMITTAL

SHEET TITLE:
FLOOR PLAN LEVEL 57 RESIDENTIAL

SHEET NO.:
Z315-REV.1





KEY SECTION

AREA BREAKDOWN	FLR
RESIDENTIAL	19,158 SF
FLOOR AREA PER TOWER	9,579 SF
FLOOR TOTAL	19,158 SF
PUBLIC BENEFIT (2 LEVELS)	38,316 SF
BUILDING TOTAL (2 LEVELS)	38,316 SF

MIAMI RIVER RESIDENTIAL TOWER

24 SOUTHWEST 4TH STREET
MIAMI, FLORIDA 33131

SUBSTANTIAL IN COMPLIANCE TO APPROVED WARRANT #2015-0033

OWNER:
ORP PARTNERS, LLC
1300 BRICKELL AVENUE
MIAMI, FL 33131
T: 305 351 1000

LAND USE ATTORNEY:
GREENBERG TRAURIG
333 SE 2ND AVENUE
MIAMI, FL 33134
T: 305 579 0500

ARCHITECT OF RECORD:
RV ARCHITECT (FL) LLC
375 PEARL STREE", 31ST FLOOR
NEW YORK, NY 10038
T: 212 924 5060
LIC. NO. AA26002395

LANDSCAPE DESIGN:
SASAKI ASSOCIATES
16 COURT STREET, SUITE 1401
BROOKLYN, NY 11241
T: 718 624 0244

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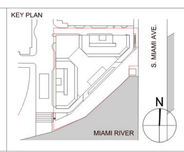
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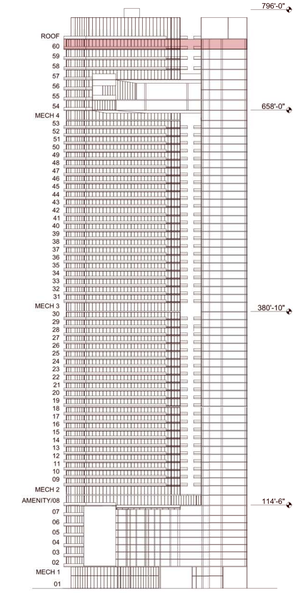
ISS.	DESCRIPTION	DATE:
01	WARRANT MODIFICATION	28-MAY-2025

PROJECT NUMBER: 681.000
SHEET SIZE: 24" X 36"
SCALE: 1" = 20'-0"
GRAPHIC SCALE: 0 5 10 20
PROJECT PHASE: ZONING SUBMITTAL

SHEET TITLE:
FLOOR PLAN LEVEL 58-59 RESIDENTIAL

SHEET NO.:
Z315A-REV.1





KEY SECTION

AREA BREAKDOWN	FLR
RESIDENTIAL	19,158 SF
FLOOR AREA PER TOWER	9,579 SF
FLOOR TOTAL	19,158 SF
PUBLIC BENEFIT (1 LEVEL)	19,158 SF
BUILDING TOTAL (1 LEVEL)	19,158 SF

MIAMI RIVER RESIDENTIAL TOWER

24 SOUTHWEST 4TH STREET
MIAMI, FLORIDA 33131

SUBSTANTIAL IN COMPLIANCE TO APPROVED WARRANT #2015-0033

OWNER:
ORP PARTNERS, LLC
1300 BRICKELL AVENUE
MIAMI, FL 33131
T: 305 351 1000

LAND USE ATTORNEY:
GREENBERG TRAURIG
333 SE 2ND AVENUE
MIAMI, FL 33134
T: 305 579 0500

ARCHITECT OF RECORD:
RV ARCHITECT (FL) LLC
375 PEARL STREE", 31ST FLOOR
NEW YORK, NY 10038
T: 212 924 5060
LIC. NO. AA26002395

LANDSCAPE DESIGN:
SASAKI ASSOCIATES
16 COURT STREET, SUITE 1401
BROOKLYN, NY 11241
T: 718 624 0244

LANDSCAPE ARCHITECT OF RECORD:
VINCENT FILIGENZI DESIGN
25 SE 2ND AVENUE
MIAMI, FL 33131
T: 786 346 8909
LIC. NO. 6667191

PARKING/LOADING DOCK CONSULTANT:
DESMAN
100 SE THIRD AVENUE
FORT LAUDERDALE, FL 33394
T: 954 526 6464

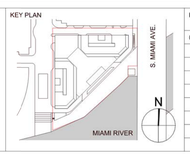
CIVIL ENGINEER:
LANGAN
1221 BRICKELL AVENUE, SUITE 1800
MIAMI LAKES, FL 33131
T: 786 264 7200

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KEY PLAN

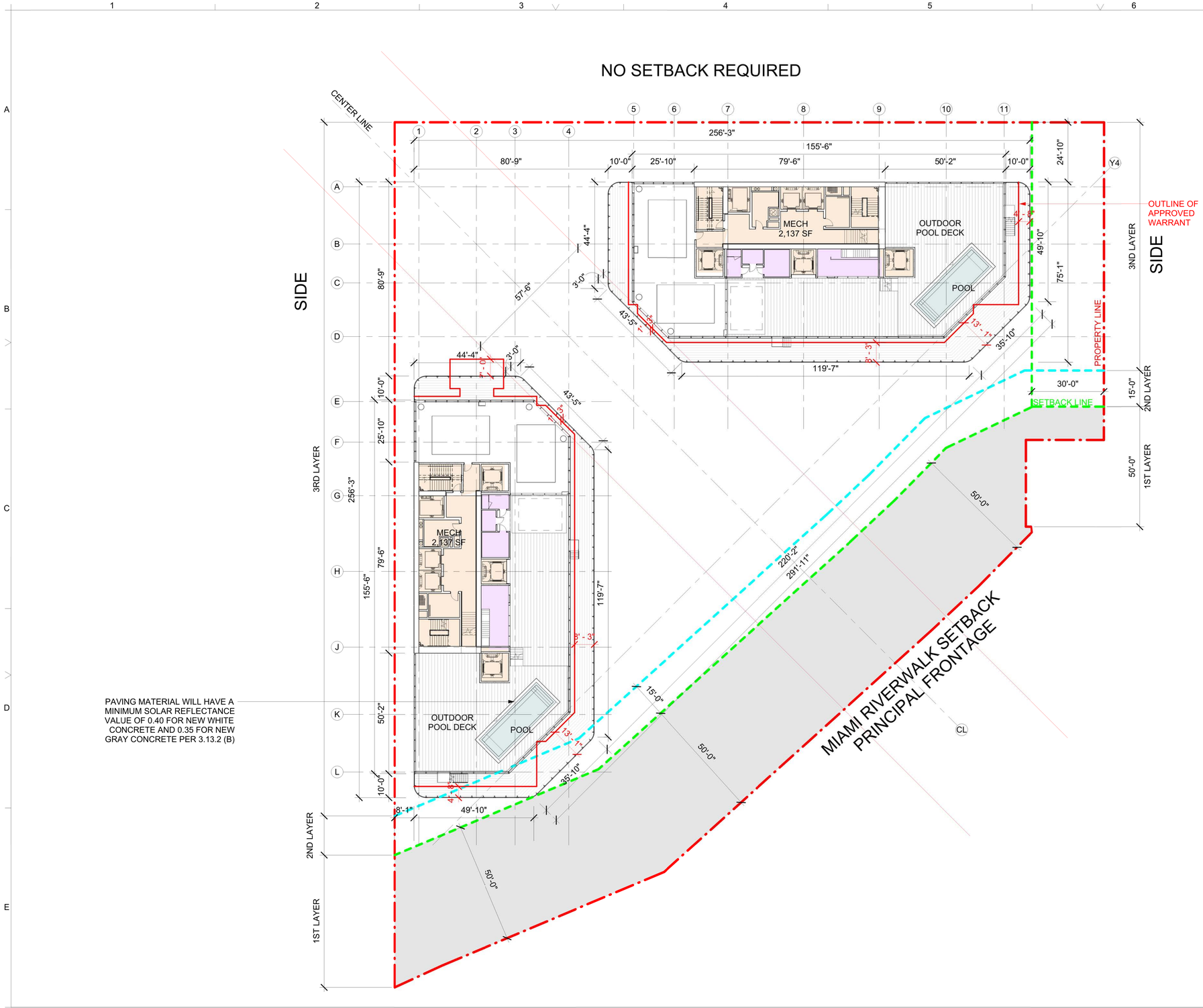


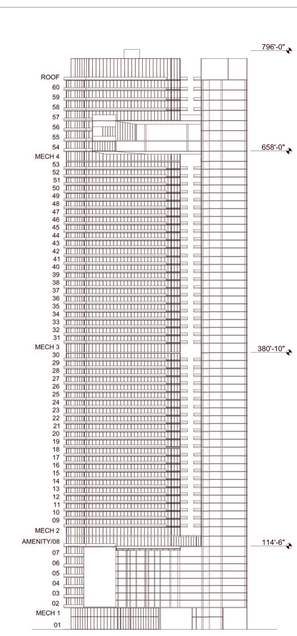
ISS.	DESCRIPTION	DATE:
01	WARRANT MODIFICATION	28-MAY-2025

PROJECT NUMBER: 681.000
SHEET SIZE: 24" X 36"
SCALE: 1" = 20'-0"
GRAPHIC SCALE: 0 5 10 20
PROJECT PHASE: ZONING SUBMITTAL

SHEET TITLE:
FLOOR PLAN
LEVEL 60
RESIDENTIAL

SHEET NO.:
Z315B-REV.1





KEY SECTION

AREA BREAKDOWN	FLR
BUILDING COMMON	4,585 SF
RESIDENTIAL	1,139 SF
FLOOR AREA PER TOWER	2,862 SF
FLOOR TOTAL	5,724 SF
PUBLIC BENEFIT (1 LEVEL)	5,724 SF
BUILDING TOTAL (1 LEVEL)	5,724 SF

MIAMI RIVER RESIDENTIAL TOWER

24 SOUTHWEST 4TH STREET
MIAMI, FLORIDA 33131

SUBSTANTIAL IN COMPLIANCE TO
APPROVED WARRANT #2015-0033

OWNER:
ORP PARTNERS, LLC
1300 BRICKELL AVENUE
MIAMI, FL 33131
T: 305 351 1000

LAND USE ATTORNEY:
GREENBERG TRAURIG
333 SE 2ND AVENUE
MIAMI, FL 33134
T: 305 579 0500

ARCHITECT OF RECORD:
RV ARCHITECT (FL) LLC
375 PEARL STREE¯, 31ST FLOOR
NEW YORK, NY 10038
T: 212 924 5060
LIC. NO. AA26002395

LANDSCAPE DESIGN:
SASAKI ASSOCIATES
16 COURT STREET, SUITE 1401
BROOKLYN, NY 11241
T: 718 624 0244

LANDSCAPE ARCHITECT OF RECORD:
VINCENT FILIGENZI DESIGN
25 SE 2ND AVENUE
MIAMI, FL 33131
T: 786 346 8909
LIC. NO. 6667191

PARKING/LOADING DOCK CONSULTANT:
DESMAN
100 SE THIRD AVENUE
FORT LAUDERDALE, FL 33394
T: 954 526 6464

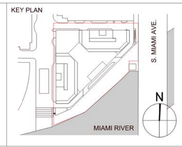
CIVIL ENGINEER:
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1221 BRICKELL AVENUE, SUITE 1800
MIAMI LAKES, FL 33131
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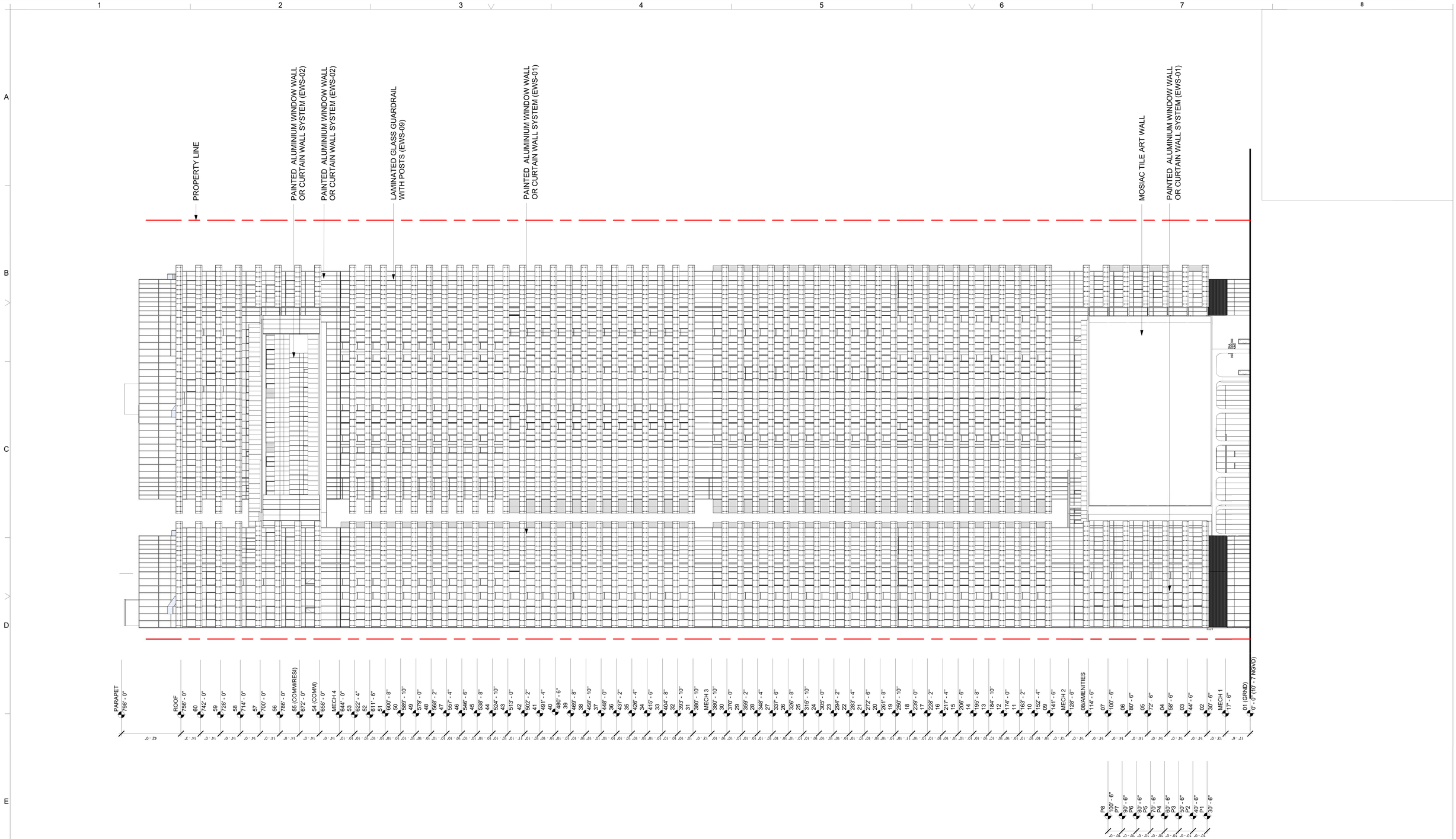


ISS.	DESCRIPTION	DATE:
01	ZONING REFERRAL	12-NOV-2015
02	ZONING SUBMISSION	10-FEB-2015
03	UDRB SUBMISSION	01-APR-2015
04	WARRANT MODIFICATION	08-FEB-2019
05	WARRANT MODIFICATION	28-MAY-2025

PROJECT NUMBER: 681.000
SHEET SIZE: 24" X 36"
SCALE: 1" = 20'-0"
GRAPHIC SCALE: 0 5 10 20
PROJECT PHASE: ZONING SUBMITTAL

SHEET TITLE: FLOOR PLAN ROOF

SHEET NO.: Z316-REV.1



MIAMI RIVER RESIDENTIAL TOWER

24 SOUTHWEST 4TH STREET
MIAMI, FLORIDA 33131

SUBSTANTIAL IN COMPLIANCE TO APPROVED WARRANT #2015-0033

OWNER:
ORP PARTNERS, LLC
1300 BRICKELL AVENUE
MIAMI, FL 33131
T: 305 351 1000

LAND USE ATTORNEY:
GREENBERG TRAURIG
333 SE 2ND AVENUE
MIAMI, FL 33134
T: 305 579 0500

ARCHITECT OF RECORD:
RV ARCHITECT (FL) LLC
375 PEARL STREET, 31ST FLOOR
NEW YORK, NY 10038
T: 212 924 5060
LIC. NO. AA26002395

LANDSCAPE DESIGN:
SASAKI ASSOCIATES
16 COURT STREET, SUITE 1401
BROOKLYN, NY 11241
T: 718 624 0244

LANDSCAPE ARCHITECT OF RECORD:
VINCENT FILIGENZI DESIGN
25 SE 2ND AVENUE
MIAMI, FL 33131
T: 786 346 8909
LIC. NO. 6667191

PARKING/LOADING DOCK CONSULTANT:
DESMAN
100 SE THIRD AVENUE
FORT LAUDERDALE, FL 33394
T: 954 526 6464

CIVIL ENGINEER:
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1221 BRICKELL AVENUE, SUITE 1800
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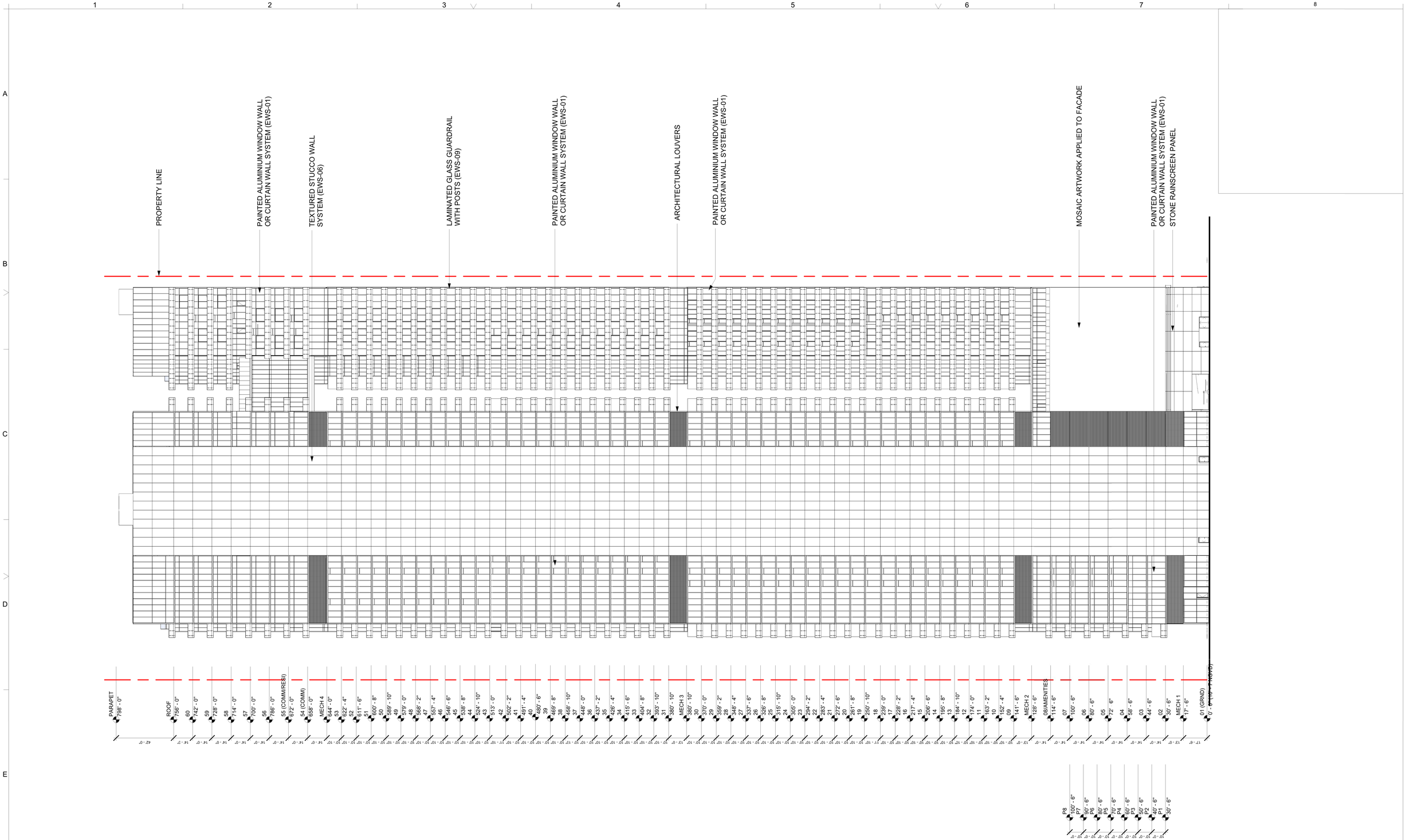


ISS.	DESCRIPTION	DATE:
01	UDRM SUBMISSION	01-APR-2015
02	WARRANT MODIFICATION	08-FEB-2019
03	WARRANT MODIFICATION	28-MAY-2025

PROJECT NUMBER: 681.000
SHEET SIZE: 24" X 36"
SCALE: 1" = 30'-0"
GRAPHIC SCALE: 0 5 10 20
PROJECT PHASE: ZONING SUBMITTAL

SHEET TITLE:
BUILDING ELEVATIONS SOUTH FACADE

SHEET NO.:
Z351A-REV.1



MIAMI RIVER RESIDENTIAL TOWER

24 SOUTHWEST 4TH STREET
MIAMI, FLORIDA 33131

SUBSTANTIAL IN COMPLIANCE TO APPROVED WARRANT #2015-0033

OWNER:
ORP PARTNERS, LLC
1300 BRICKELL AVENUE
MIAMI, FL 33131
T: 305 351 1000

LAND USE ATTORNEY:
GREENBERG TRAURIG
333 SE 2ND AVENUE
MIAMI, FL 33134
T: 305 579 0500

ARCHITECT OF RECORD:
RV ARCHITECT (FL) LLC
375 PEARL STREET, 31ST FLOOR
NEW YORK, NY 10038
T: 212 924 5060
LIC. NO. AA26002395

LANDSCAPE DESIGN:
SASAKI ASSOCIATES
16 COURT STREET, SUITE 1401
BROOKLYN, NY 11241
T: 718 624 0244

LANDSCAPE ARCHITECT OF RECORD:
VINCENT FILIGENZI DESIGN
25 SE 2ND AVENUE
MIAMI, FL 33131
T: 786 346 8909
LIC. NO. 6667191

PARKING/LOADING DOCK CONSULTANT:
DESMAN
100 SE THIRD AVENUE
FORT LAUDERDALE, FL 33394
T: 954 526 6464

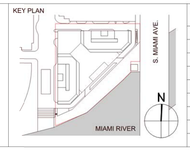
CIVIL ENGINEER:
LANGAN
1221 BRICKELL AVENUE, SUITE 1800
MIAMI LAKES, FL 33131
T: 786 264 7200

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KEY PLAN

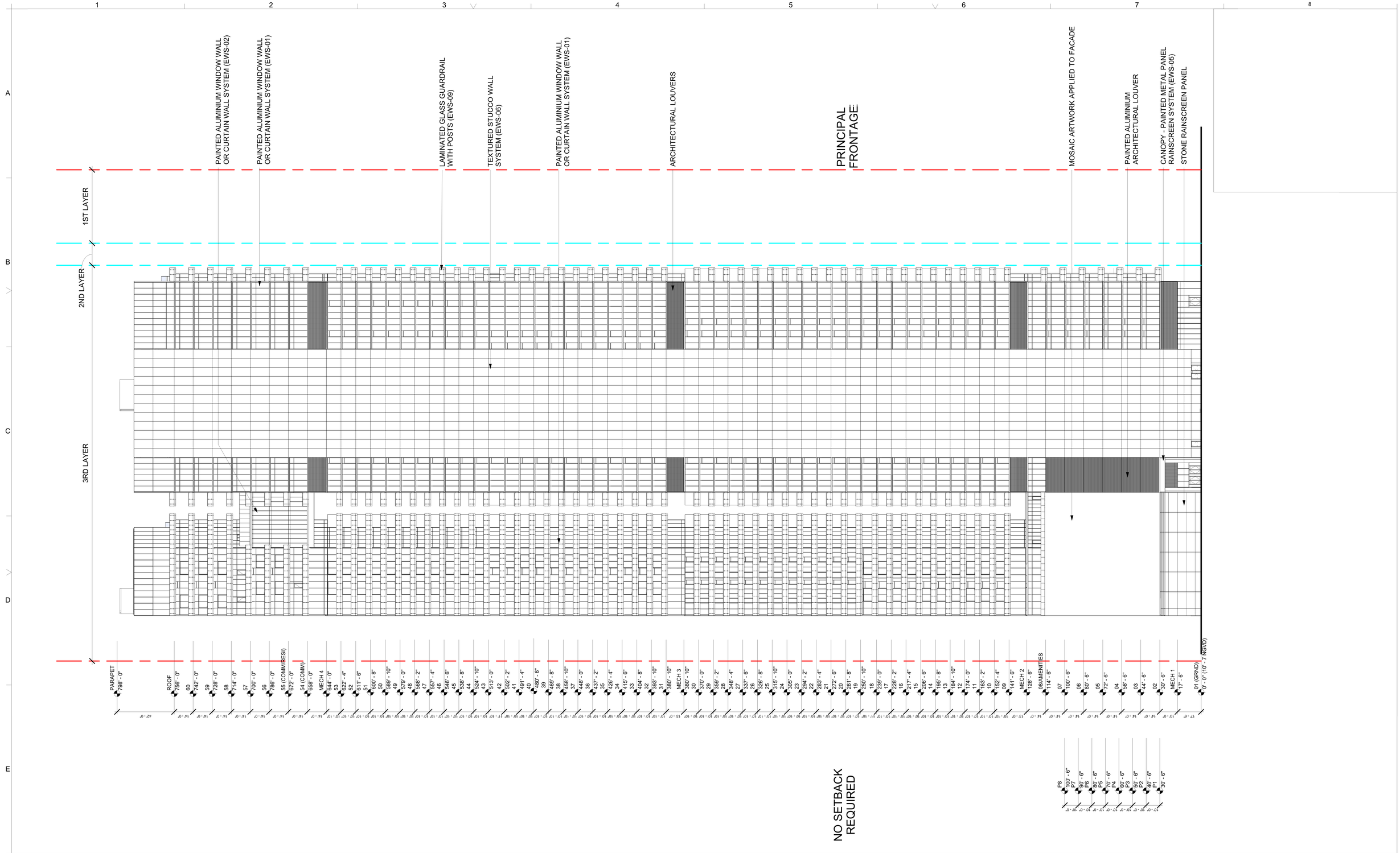


ISS.	DESCRIPTION	DATE:
01	ZONING REFERRAL	12-NOV-2014
02	ZONING SUBMISSION	10-FEB-2015
03	MIAMI RIVER COMMISSION	09-MAR-2015
04	WARRANT MODIFICATION	08-FEB-2019
05	WARRANT MODIFICATION	28-MAY-2025

PROJECT NUMBER: 681.000
SHEET SIZE: 24" X 36"
SCALE: 1" = 30'-0"
GRAPHIC SCALE: 0 5 10 20
PROJECT PHASE: ZONING SUBMITTAL

SHEET TITLE:
BUILDING ELEVATIONS NORTH FACADE

SHEET NO.:
Z351-REV.1



MIAMI RIVER RESIDENTIAL TOWER

24 SOUTHWEST 4TH STREET
MIAMI, FLORIDA 33131

SUBSTANTIAL IN COMPLIANCE TO APPROVED WARRANT #2015-0033

OWNER:
ORP PARTNERS, LLC
1300 BRICKELL AVENUE
MIAMI, FL 33131
T: 305 351 1000

LAND USE ATTORNEY:
GREENBERG TRAURIG
333 SE 2ND AVENUE
MIAMI, FL 33134
T: 305 579 0500

ARCHITECT OF RECORD:
RV ARCHITECT (FL) LLC
375 PEARL STREET, 31ST FLOOR
NEW YORK, NY 10038
T: 212 924 5060
LIC. NO. AA26002395

LANDSCAPE DESIGN:
SASAKI ASSOCIATES
16 COURT STREET, SUITE 1401
BROOKLYN, NY 11241
T: 718 624 0244

LANDSCAPE ARCHITECT OF RECORD:
VINCENT FILIGENZI DESIGN
25 SE 2ND AVENUE
MIAMI, FL 33131
T: 786 346 8909
LIC. NO. 6667191

PARKING/LOADING DOCK CONSULTANT:
DESMAN
100 SE THIRD AVENUE
FORT LAUDERDALE, FL 33394
T: 954 526 6464

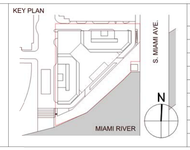
CIVIL ENGINEER:
LANGAN
1221 BRICKELL AVENUE, SUITE 1800
MIAMI LAKES, FL 33131
T: 786 264 7200

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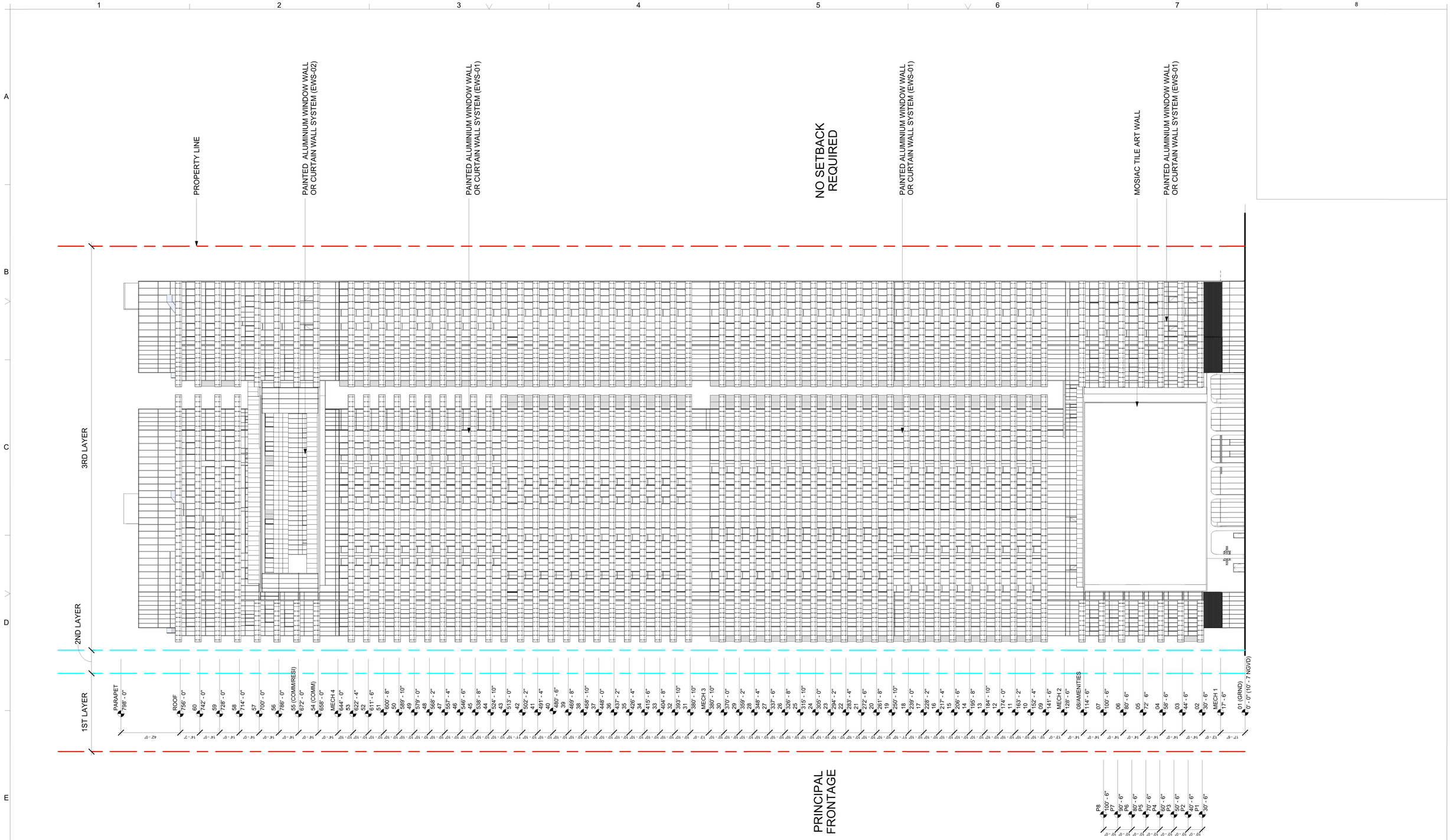


ISS.	DESCRIPTION	DATE:
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02	ZONING SUBMISSION	10-FEB-2015
03	UDRB SUBMISSION	01-APR-2015
04	WARRANT MODIFICATION	08-FEB-2019
05	WARRANT MODIFICATION	28-MAY-2025

PROJECT NUMBER: 681.000
SHEET SIZE: 24" X 36"
SCALE: 1" = 30'-0"
GRAPHIC SCALE: 0 5 10 20
PROJECT PHASE: ZONING SUBMITTAL

SHEET TITLE:
BUILDING ELEVATIONS WEST FACADE

SHEET NO.:
Z352-REV.1



MIAMI RIVER RESIDENTIAL TOWER

24 SOUTHWEST 4TH STREET
MIAMI, FLORIDA 33131

SUBSTANTIAL IN COMPLIANCE TO APPROVED WARRANT #2015-0033

OWNER:
ORP PARTNERS, LLC
1300 BRICKELL AVENUE
MIAMI, FL 33131
T: 305 351 1000

LAND USE ATTORNEY:
GREENBERG TRAURIG
333 SE 2ND AVENUE
MIAMI, FL 33134
T: 305 579 0500

ARCHITECT OF RECORD:
RV ARCHITECT (FL) LLC
375 PEARL STREET, 31ST FLOOR
NEW YORK, NY 10038
T: 212 924 5060
LIC. NO. AA26002395

LANDSCAPE DESIGN:
SASAKI ASSOCIATES
16 COURT STREET, SUITE 1401
BROOKLYN, NY 11241
T: 718 624 0244

LANDSCAPE ARCHITECT OF RECORD:
VINCENT FILIGENZI DESIGN
25 SE 2ND AVENUE
MIAMI, FL 33131
T: 786 346 8909
LIC. NO. 6667191

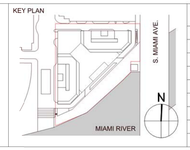
PARKING/LOADING DOCK CONSULTANT:
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FORT LAUDERDALE, FL 33394
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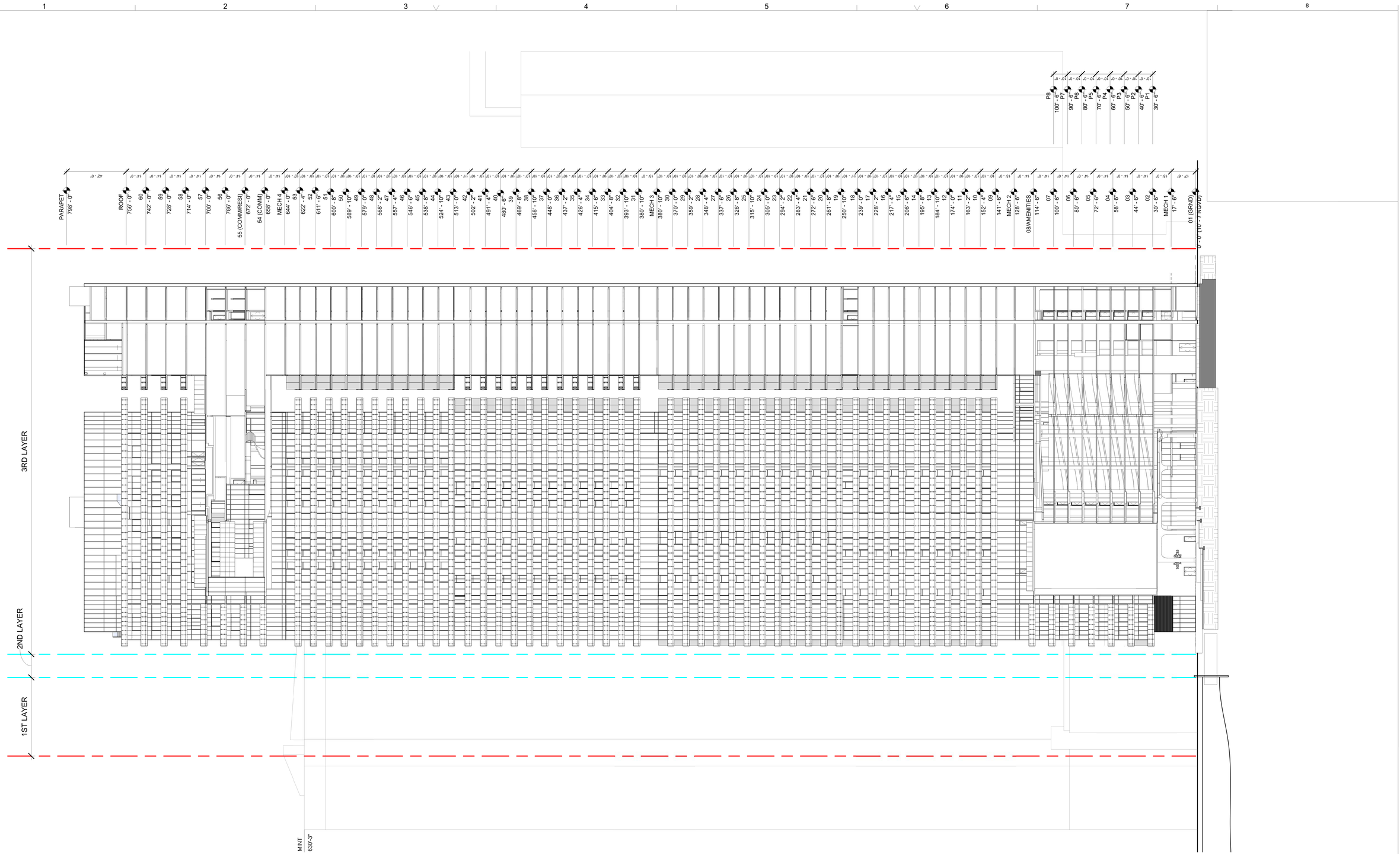
SEAL

KEY PLAN


ISS.	DESCRIPTION	DATE:
01	UDRB SUBMISSION	01-APR-2014
02	WARRANT MODIFICATION	08-FEB-2019
03	WARRANT MODIFICATION	28-MAY-2025

PROJECT NUMBER: 681.000
SHEET SIZE: 24" X 36"
SCALE: 1" = 30'-0"
GRAPHIC SCALE: 0 5 10 20
PROJECT PHASE: ZONING SUBMITTAL

SHEET TITLE: BUILDING ELEVATIONS EAST FACADE
SHEET NO.: Z352A-REV.1



MIAMI RIVER RESIDENTIAL TOWER

24 SOUTHWEST 4TH STREET
MIAMI, FLORIDA 33131

SUBSTANTIAL IN COMPLIANCE TO
APPROVED WARRANT #2015-0033

OWNER:
ORP PARTNERS, LLC
1300 BRICKELL AVENUE
MIAMI, FL 33131
T: 305 351 1000

LAND USE ATTORNEY:
GREENBERG TRAURIG
333 SE 2ND AVENUE
MIAMI, FL 33134
T: 305 579 0500

ARCHITECT OF RECORD:
RV ARCHITECT (FL) LLC
375 PEARL STREET, 31ST FLOOR
NEW YORK, NY 10038
T: 212 924 5060
LIC. NO. AA26002395

LANDSCAPE DESIGN:
SASAKI ASSOCIATES
16 COURT STREET, SUITE 1401
BROOKLYN, NY 11241
T: 718 624 0244

LANDSCAPE ARCHITECT OF RECORD:
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MIAMI, FL 33131
T: 786 346 8909
LIC. NO. 6667191

PARKING/LOADING DOCK CONSULTANT:
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100 SE THIRD AVENUE
FORT LAUDERDALE, FL 33394
T: 954 526 6464

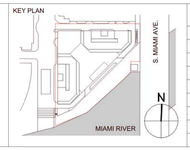
CIVIL ENGINEER:
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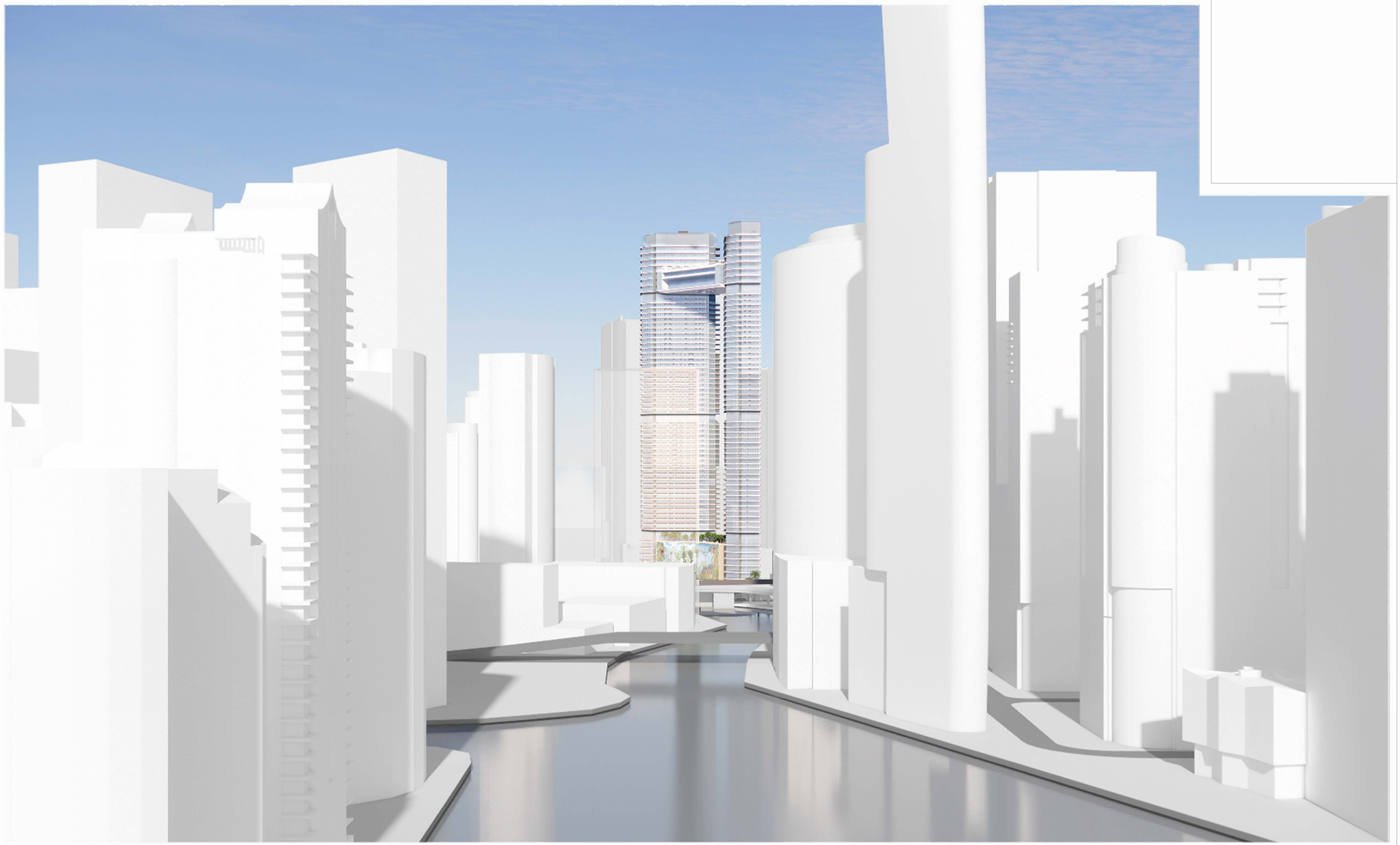


ISS.	DESCRIPTION	DATE:
01	ZONING REFERRAL	12-NOV-2014
02	MIAMI RIVER COMMISSION	09-MAR-2015
03	LDRB SUBMISSION	01-APR-2015
04	WARRANT MODIFICATION	08-FEB-2019
05	WARRANT MODIFICATION	28-MAY-2025

PROJECT NUMBER: 681.000
SHEET SIZE: 24" X 36"
SCALE: 1" = 30'-0"
GRAPHIC SCALE: 0 5 10 20
PROJECT PHASE: ZONING SUBMITTAL

SHEET TITLE:
BUILDING SECTION NORTH - SOUTH

SHEET NO.:
Z353-REV.1



MIAMI RIVER RESIDENTIAL TOWER

24 SOUTHWEST 4TH STREET
MIAMI, FLORIDA 33131

SUBSTANTIAL IN COMPLIANCE TO
APPROVED WARRANT #2015-0033

OWNER:
ORP PARTNERS, LLC
1300 BRICKELL AVENUE
MIAMI, FL 33131
T: 305 351 1000

LAND USE ATTORNEY:
GREENBERG TRAURIG
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MIAMI, FL 33134
T: 305 579 0500

ARCHITECT OF RECORD:
RV ARCHITECT (FL) LLC
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NEW YORK, NY 10038
T: 212 924 5060
LIC. NO. AA26002395

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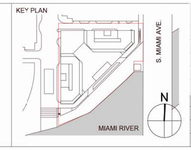
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T: 786 264 7200

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KEY PLAN



ISS.	DESCRIPTION	DATE:
01	ZONING REFERRAL	12-NOV-2015
02	ZONING SUBMISSION	10-FEB-2015
03	UDRB SUBMISSION	01-APR-2015
04	UDRB MEETING	15-APR-2015
05	WARRANT MODIFICATION	08-FEB-2019
06	WARRANT MODIFICATION	28-MAY-2025

PROJECT NUMBER:
681.000

SHEET SIZE:
24" X 36"

SCALE:

GRAPHIC SCALE:
0 5 10 20

PROJECT PHASE:
ZONING SUBMITTAL

SHEET TITLE:
VIEW UP MIAMI RIVER

SHEET NO.:
Z354-REV.1



MIAMI RIVER RESIDENTIAL TOWER

24 SOUTHWEST 4TH STREET
MIAMI, FLORIDA 33131

OWNER:
ORP PARTNERS, LLC
1300 BRICKELL AVENUE
MIAMI, FL 33131
T: 305 351 1000

LAND USE ATTORNEY:
GREENBERG TRAURIG
333 SE 2ND AVENUE
MIAMI, FL 33134
T: 305 579 0500

ARCHITECT OF RECORD:
RV ARCHITECT (FL) LLC
375 PEARL STREET, 31ST FLOOR
NEW YORK, NY 10038
T: 212 924 5060
LIC. NO. AA26002395

LANDSCAPE DESIGN:
SASAKI ASSOCIATES
16 COURT STREET, SUITE 1401
BROOKLYN, NY 11241
T: 718 624 0244

LANDSCAPE ARCHITECT OF RECORD:
VINCENT FILIGENZI DESIGN
25 SE 2ND AVENUE
MIAMI, FL 33131
T: 786 346 8909
LIC. NO. 6667191

PARKING/LOADING DOCK CONSULTANT:
DESMAN
100 SE THIRD AVENUE
FORT LAUDERDALE, FL 33394
T: 954 526 6464

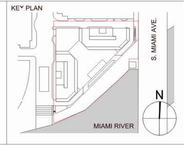
CIVIL ENGINEER:
LANGAN
1221 BRICKELL AVENUE, SUITE 1800
MIAMI LAKES, FL 33131
T: 786 264 7200

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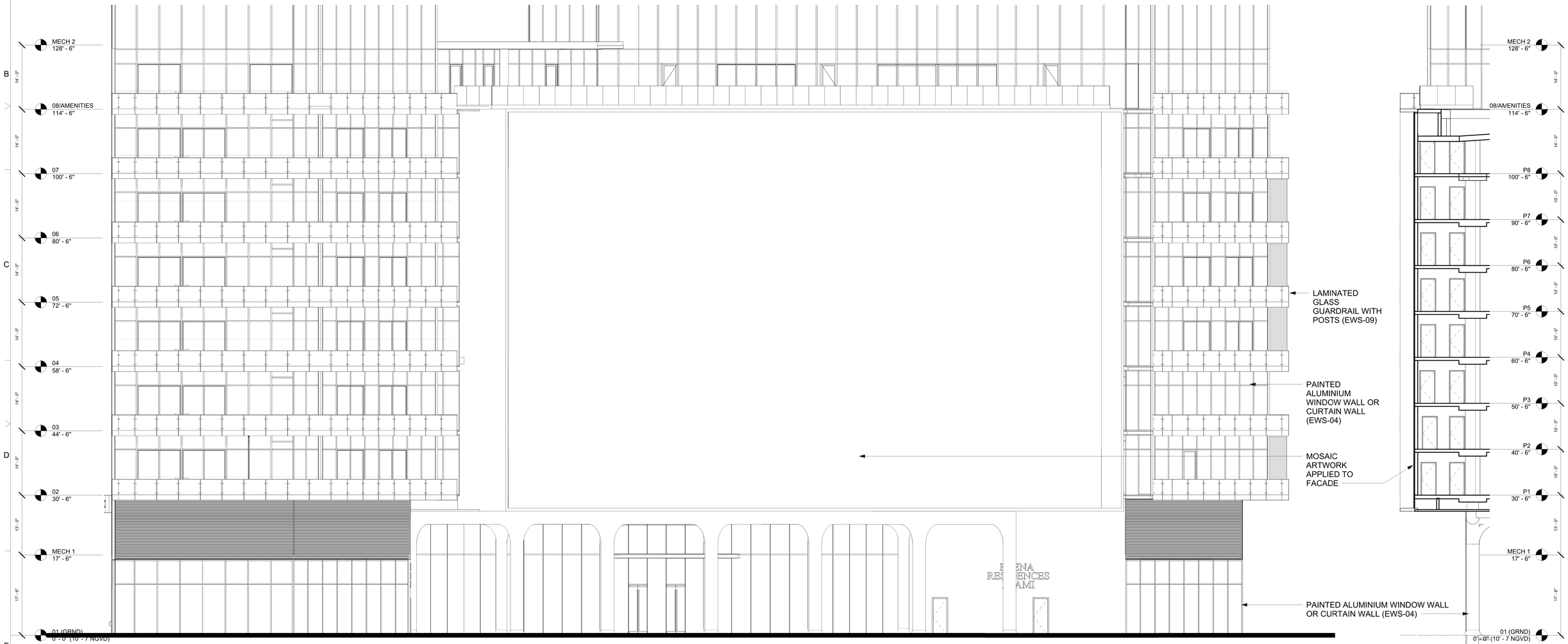
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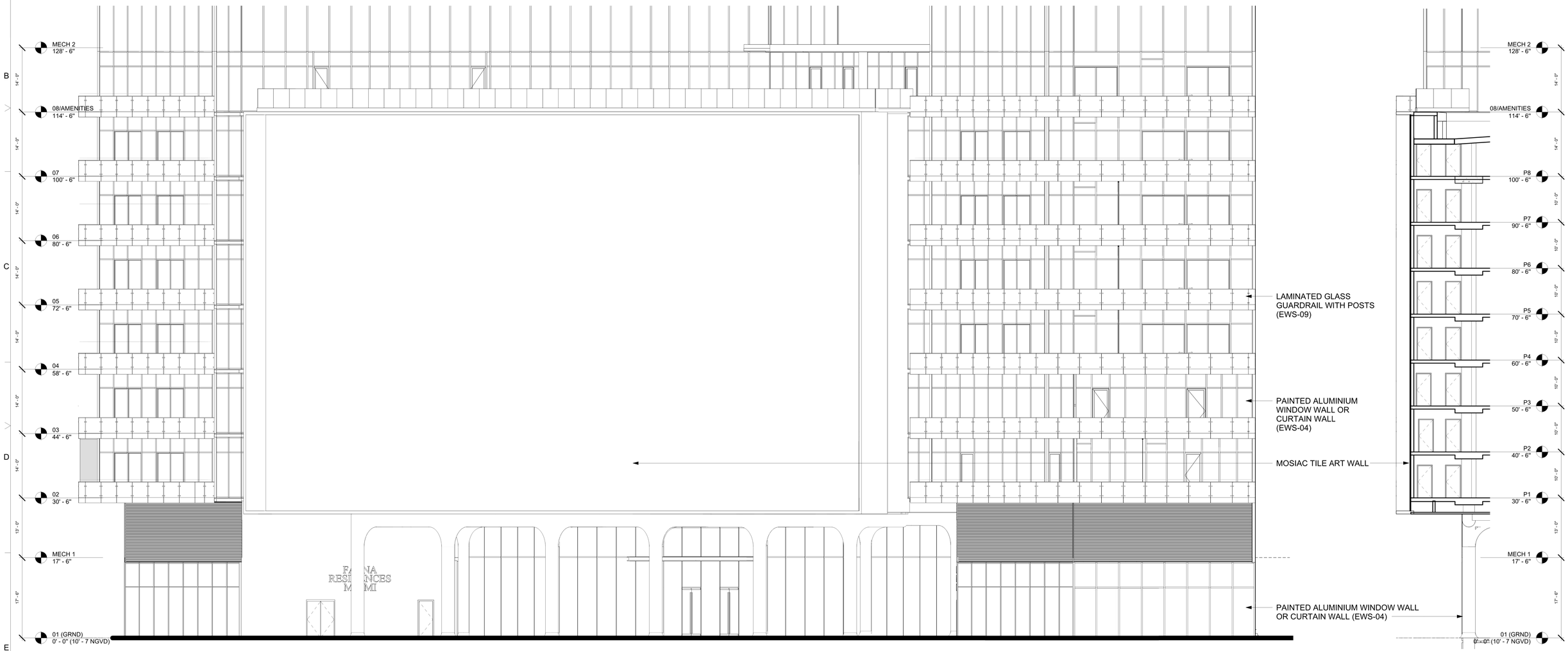


ISS.	DESCRIPTION	DATE:
01	ZONING REFERRAL	12-NOV-2015
02	MIAMI RIVER COMMISSION	01-APR-2015
03	UDRB SUBMISSION	01-APR-2015
04	UDRB MEETING	15-APR-2015
05	WARRANT MODIFICATION	28-MAY-2025

PROJECT NUMBER: 681.000
SHEET SIZE: 24" X 36"
SCALE:
GRAPHIC SCALE: 0 5 10 20
PROJECT PHASE: ZONING SUBMITTAL

SHEET TITLE: VIEW OF RIVERWALK
SHEET NO.: Z355-REV.1


MECH 2
128' - 6"
08/AMENITIES
114' - 6"
07
100' - 6"
06
80' - 6"
05
72' - 6"
04
58' - 6"
03
44' - 6"
02
30' - 6"
MECH 1
17' - 6"
01 (GRND)
0' - 0" (10' - 7 NGVD)
14' - 0"
14' - 0"
14' - 0"
14' - 0"
14' - 0"
14' - 0"
14' - 0"
14' - 0"
LAMINATED GLASS GUARDRAIL WITH POSTS (EWS-09)
PAINTED ALUMINIUM WINDOW WALL OR CURTAIN WALL (EWS-04)
MOSAIC ARTWORK APPLIED TO FACADE
PAINTED ALUMINIUM WINDOW WALL OR CURTAIN WALL (EWS-04)
MECH 2
128' - 6"
08/AMENITIES
114' - 6"
P8
100' - 6"
P7
90' - 6"
P6
80' - 6"
P5
70' - 6"
P4
60' - 6"
P3
50' - 6"
P2
40' - 6"
P1
30' - 6"
MECH 1
17' - 6"
01 (GRND)
0' - 0" (10' - 7 NGVD)
14' - 0"
10' - 0"
10' - 0"
10



MIAMI RIVER RESIDENTIAL TOWER

24 SOUTHWEST 4TH STREET
MIAMI, FLORIDA 33131

SUBSTANTIAL IN COMPLIANCE TO
APPROVED WARRANT #2015-0033

OWNER:
ORP PARTNERS, LLC
1300 BRICKELL AVENUE
MIAMI, FL 33131
T: 305 351 1000

LAND USE ATTORNEY:
GREENBERG TRAURIG
333 SE 2ND AVENUE
MIAMI, FL 33134
T: 305 579 0500

ARCHITECT OF RECORD:
RV ARCHITECT (FL) LLC
375 PEARL STREET, 31ST FLOOR
NEW YORK, NY 10038
T: 212 924 5060
LIC. NO. AA26002395

LANDSCAPE DESIGN:
SASAKI ASSOCIATES
16 COURT STREET, SUITE 1401
BROOKLYN, NY 11241
T: 718 624 0244

LANDSCAPE ARCHITECT OF RECORD:
VINCENT FILIGENZI DESIGN
25 SE 2ND AVENUE
MIAMI, FL 33131
T: 786 346 8909
LIC. NO. 6667191

PARKING/LOADING DOCK CONSULTANT:
DESMAN
100 SE THIRD AVENUE
FORT LAUDERDALE, FL 33394
T: 954 526 6464

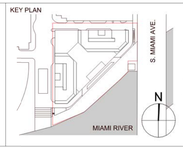
CIVIL ENGINEER:
LANGAN
1221 BRICKELL AVENUE, SUITE 1800
MIAMI LAKES, FL 33131
T: 786 264 7200

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KEY PLAN

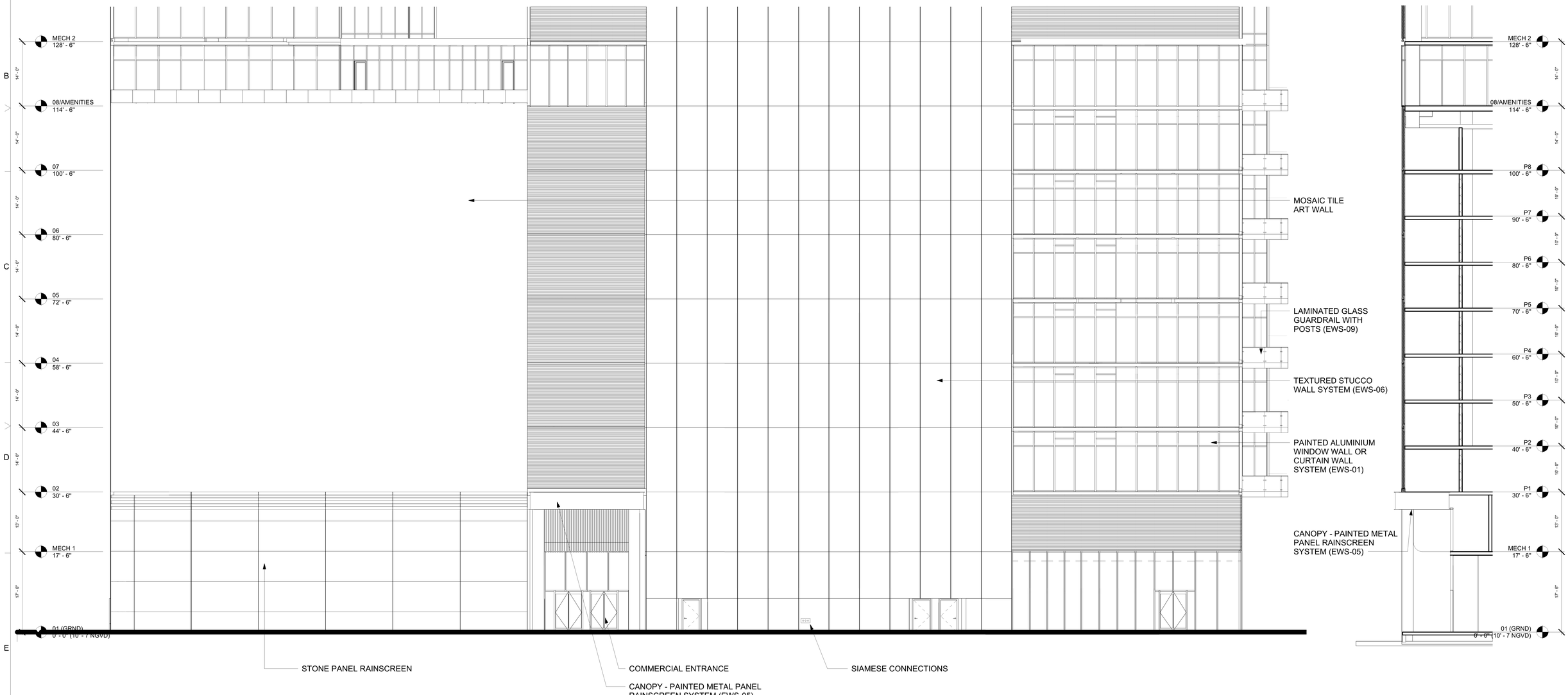


ISS.	DESCRIPTION	DATE:
01	ZONING REFERRAL	12-NOV-2014
02	ZONING SUBMISSION	10-FEB-2015
03	UDRB SUBMISSION	01-APR-2015
04	WARRANT MODIFICATION	08-FEB-2019
05	WARRANT MODIFICATION	28-MAY-2025

PROJECT NUMBER: 681.000
SHEET SIZE: 24" X 36"
SCALE: 1" = 10'-0"
GRAPHIC SCALE: 0 5 10 20
PROJECT PHASE: ZONING SUBMITTAL

SHEET TITLE:
ENLARGED ELEVATION EAST FACADE

SHEET NO.:
Z357-REV.1



MIAMI RIVER RESIDENTIAL TOWER

24 SOUTHWEST 4TH STREET
MIAMI, FLORIDA 33131

SUBSTANTIAL IN COMPLIANCE TO
APPROVED WARRANT #2015-0033

OWNER:
ORP PARTNERS, LLC
1300 BRICKELL AVENUE
MIAMI, FL 33131
T: 305 351 1000

LAND USE ATTORNEY:
GREENBERG TRAURIG
333 SE 2ND AVENUE
MIAMI, FL 33134
T: 305 579 0500

ARCHITECT OF RECORD:
RV ARCHITECT (FL) LLC
375 PEARL STREET, 31ST FLOOR
NEW YORK, NY 10038
T: 212 924 5060
LIC. NO. AA26002395

LANDSCAPE DESIGN:
SASAKI ASSOCIATES
16 COURT STREET, SUITE 1401
BROOKLYN, NY 11241
T: 718 624 0244

LANDSCAPE ARCHITECT OF RECORD:
VINCENT FILIGENZI DESIGN
25 SE 2ND AVENUE
MIAMI, FL 33131
T: 786 346 8909
LIC. NO. 6667191

PARKING/LOADING DOCK CONSULTANT:
DESMAN
100 SE THIRD AVENUE
FORT LAUDERDALE, FL 33394
T: 954 526 6464

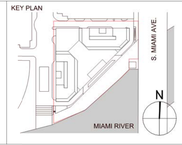
CIVIL ENGINEER:
LANGAN
1221 BRICKELL AVENUE, SUITE 1800
MIAMI LAKES, FL 33131
T: 786 264 7200

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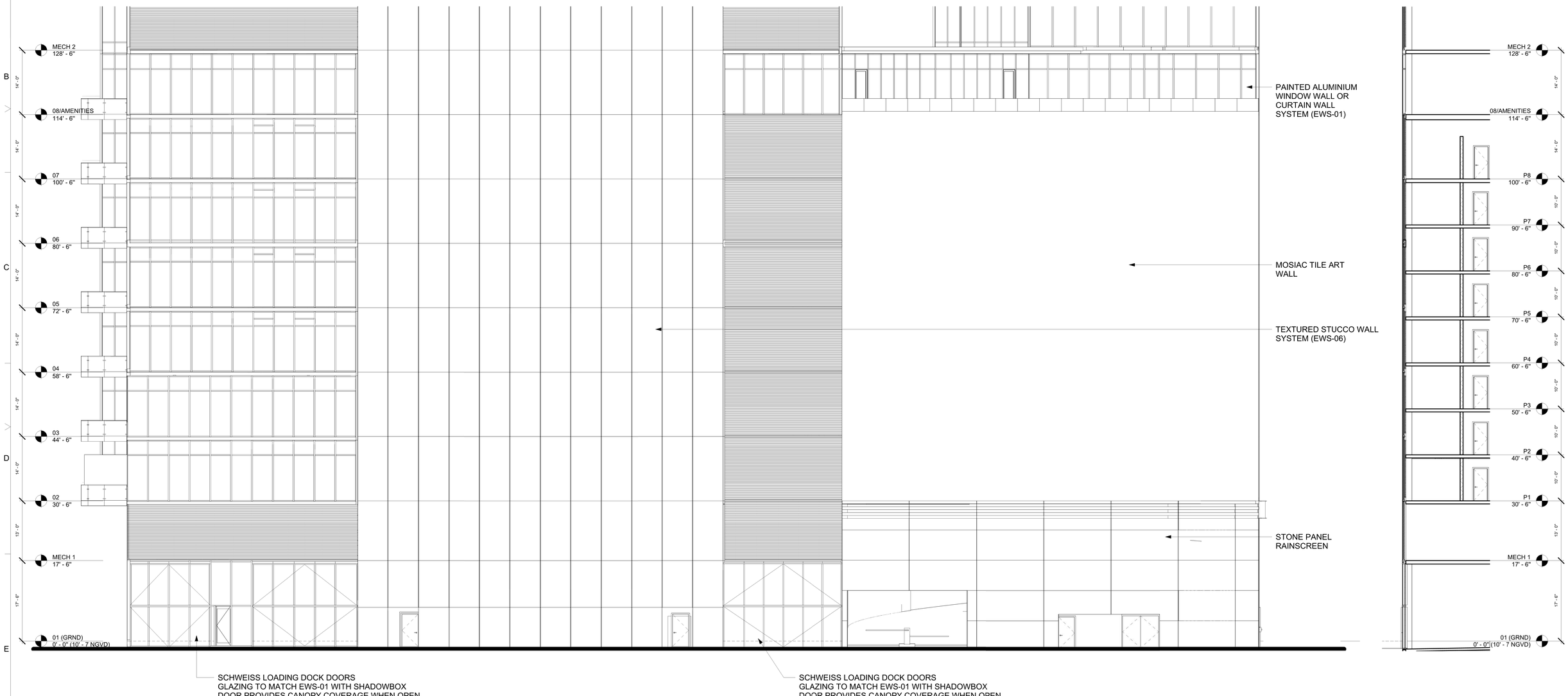


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01	ZONING REFERRAL	12-NOV-2014
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03	UDRB SUBMISSION	01-APR-2015
04	WARRANT MODIFICATION	08-FEB-2019
05	WARRANT MODIFICATION	28-MAY-2025

PROJECT NUMBER: 681.000
SHEET SIZE: 24" X 36"
SCALE: 1" = 10'-0"
GRAPHIC SCALE: 0 5 10 20
PROJECT PHASE: ZONING SUBMITTAL

SHEET TITLE:
ENLARGED ELEVATION WEST FACADE

SHEET NO.:
Z358-REV.1



MIAMI RIVER RESIDENTIAL TOWER

24 SOUTHWEST 4TH STREET
MIAMI, FLORIDA 33131

SUBSTANTIAL IN COMPLIANCE TO
APPROVED WARRANT #2015-0033

OWNER:
ORP PARTNERS, LLC
1300 BRICKELL AVENUE
MIAMI, FL 33131
T: 305 351 1000

LAND USE ATTORNEY:
GREENBERG TRAURIG
333 SE 2ND AVENUE
MIAMI, FL 33134
T: 305 579 0500

ARCHITECT OF RECORD:
RV ARCHITECT (FL) LLC
375 PEARL STREET, 31ST FLOOR
NEW YORK, NY 10038
T: 212 924 5060
LIC. NO. AA26002395

LANDSCAPE DESIGN:
SASAKI ASSOCIATES
16 COURT STREET, SUITE 1401
BROOKLYN, NY 11241
T: 718 624 0244

LANDSCAPE ARCHITECT OF RECORD:
VINCENT FILIGENZI DESIGN
25 SE 2ND AVENUE
MIAMI, FL 33131
T: 786 346 8909
LIC. NO. 6667191

PARKING/LOADING DOCK CONSULTANT:
DESMAN
100 SE THIRD AVENUE
FORT LAUDERDALE, FL 33394
T: 954 526 6464

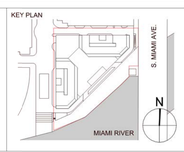
CIVIL ENGINEER:
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1221 BRICKELL AVENUE, SUITE 1800
MIAMI LAKES, FL 33131
T: 786 264 7200

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01	ZONING REFERRAL	12-NOV-2014
02	ZONING SUBMISSION	10-FEB-2015
03	UDRB SUBMISSION	01-APR-2015
04	WARRANT MODIFICATION	08-FEB-2019
05	WARRANT MODIFICATION	28-MAY-2025

PROJECT NUMBER: 681.000
SHEET SIZE: 24" X 36"
SCALE: 1" = 10'-0"
GRAPHIC SCALE: 0 5 10 20
PROJECT PHASE: ZONING SUBMITTAL

SHEET TITLE:
ENLARGED ELEVATION NORTH FACADE

SHEET NO.:
Z359-REV.1



MIAMI RIVER RESIDENTIAL TOWER

24 SOUTHWEST 4TH STREET
MIAMI, FLORIDA 33131

SUBSTANTIAL IN COMPLIANCE TO
APPROVED WARRANT #2015-0033

OWNER:
ORP PARTNERS, LLC
1300 BRICKELL AVENUE
MIAMI, FL 33131
T: 305 351 1000

LAND USE ATTORNEY:
GREENBERG TRAURIG
333 SE 2ND AVENUE
MIAMI, FL 33134
T: 305 579 0500

ARCHITECT OF RECORD:
RV ARCHITECT (FL) LLC
375 PEARL STREET, 31ST FLOOR
NEW YORK, NY 10038
T: 212 924 5060
LIC. NO. AA26002395

LANDSCAPE DESIGN:
SASAKI ASSOCIATES
16 COURT STREET, SUITE 1401
BROOKLYN, NY 11241
T: 718 624 0244

LANDSCAPE ARCHITECT OF RECORD:
VINCENT FILIGENZI DESIGN
25 SE 2ND AVENUE
MIAMI, FL 33131
T: 786 346 8909
LIC. NO. 6667191

PARKING/LOADING DOCK CONSULTANT:
DESMAN
100 SE THIRD AVENUE
FORT LAUDERDALE, FL 33394
T: 954 526 6464

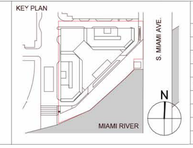
CIVIL ENGINEER:
LANGAN
1221 BRICKELL AVENUE, SUITE 1800
MIAMI LAKES, FL 33131
T: 786 264 7200

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KEY PLAN



ISS.	DESCRIPTION	DATE:
01	ZONING REFERRAL	12-NOV-2015
02	UDRB SUBMISSION	01-APR-2015
03	UDRB MEETING	15-APR-2015
04	WARRANT MODIFICATION	08-FEB-2019
05	WARRANT MODIFICATIcN	28-MAY-2025

PROJECT NUMBER: 681.000
SHEET SIZE: 24" X 36"
SCALE:
GRAPHIC SCALE: 0 5 10 20
PROJECT PHASE: ZONING SUBMITTAL

SHEET TITLE:
VIEW OF WATER AVENUE

SHEET NO.:
Z360-REV.1



MIAMI RIVER RESIDENTIAL TOWER

24 SOUTHWEST 4TH STREET
MIAMI, FLORIDA 33131

SUBSTANTIAL IN COMPLIANCE TO
APPROVED WARRANT #2015-0033

OWNER:
ORP PARTNERS, LLC
1300 BRICKELL AVENUE
MIAMI, FL 33131
T: 305 351 1000

LAND USE ATTORNEY:
GREENBERG TRAURIG
333 SE 2ND AVENUE
MIAMI, FL 33134
T: 305 579 0500

ARCHITECT OF RECORD:
RV ARCHITECT (FL) LLC
375 PEARL STREET, 31ST FLOOR
NEW YORK, NY 10038
T: 212 924 5060
LIC. NO. AA26002395

LANDSCAPE DESIGN:
SASAKI ASSOCIATES
16 COURT STREET, SUITE 1401
BROOKLYN, NY 11241
T: 718 624 0244

LANDSCAPE ARCHITECT OF RECORD:
VINCENT FILIGENZI DESIGN
25 SE 2ND AVENUE
MIAMI, FL 33131
T: 786 346 8909
LIC. NO. 6667191

PARKING/LOADING DOCK CONSULTANT:
DESMAN
100 SE THIRD AVENUE
FORT LAUDERDALE, FL 33394
T: 954 526 6464

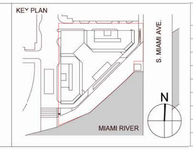
CIVIL ENGINEER:
LANGAN
1221 BRICKELL AVENUE, SUITE 1800
MIAMI LAKES, FL 33131
T: 786 264 7200

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ISS.	DESCRIPTION	DATE:
01	UDRB SUBMISSION	01-APR-2015
02	UDRB MEETING	15-APR-2015
03	WARRANT MODIFICATION	08-FEB-2019
04	WARRANT MODIFICATION	28-MAY-2025

PROJECT NUMBER: 681.000

SHEET SIZE: 24" X 36"

SCALE:

GRAPHIC SCALE: 0 5 10 20

PROJECT PHASE: ZONING SUBMITTAL

SHEET TITLE: VIEW FROM SOUTH MIAMI AVENUE BRIDGE

SHEET NO.: Z361-REV.1



MIAMI RIVER RESIDENTIAL TOWER

24 SOUTHWEST 4TH STREET
MIAMI, FLORIDA 33131

OWNER:
ORP PARTNERS, LLC
1300 BRICKELL AVENUE
MIAMI, FL 33131
T: 305 351 1000

LAND USE ATTORNEY:
GREENBERG TRAURIG
333 SE 2ND AVENUE
MIAMI, FL 33134
T: 305 579 0500

ARCHITECT OF RECORD:
RV ARCHITECT (FL) LLC
375 PEARL STREET, 31ST FLOOR
NEW YORK, NY 10038
T: 212 924 5060
LIC. NO. AA26002395

LANDSCAPE DESIGN:
SASAKI ASSOCIATES
16 COURT STREET, SUITE 1401
BROOKLYN, NY 11241
T: 718 624 0244

LANDSCAPE ARCHITECT OF RECORD:
VINCENT FILIGENZI DESIGN
25 SE 2ND AVENUE
MIAMI, FL 33131
T: 786 346 8909
LIC. NO. 6667191

PARKING/LOADING DOCK CONSULTANT:
DESMAN
100 SE THIRD AVENUE
FORT LAUDERDALE, FL 33394
T: 954 526 6464

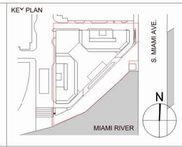
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1221 BRICKELL AVENUE, SUITE 1800
MIAMI LAKES, FL 33131
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SEAL

KEY PLAN



ISS.	DESCRIPTION	DATE:
01	UDRB SUBMISSION	01-APR-2015
02	UDRB EETING	15-APR-2015
03	WARRANT MODIFICATION	08-FEB-2019
04	WARRANT MODIFICATICN	28-MAY-2025

PROJECT NUMBER: 681.000
SHEET SIZE: 24" X 36"
SCALE:
GRAPHIC SCALE: 0 5 10 20
PROJECT PHASE: ZONING SUBMITTAL

SHEET TITLE:
VIEW OF WATERFRONT VIEW CORRIDOR

SHEET NO.:
Z362-REV.1



MIAMI RIVER RESIDENTIAL TOWER

24 SOUTHWEST 4TH STREET
MIAMI, FLORIDA 33131

OWNER:
ORP PARTNERS, LLC
1300 BRICKELL AVENUE
MIAMI, FL 33131
T: 305 351 1000

LAND USE ATTORNEY:
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MIAMI, FL 33131
T: 786 346 8909
LIC. NO. 6667191

PARKING/LOADING DOCK CONSULTANT:
DESMAN
100 SE THIRD AVENUE
FORT LAUDERDALE, FL 33394
T: 954 526 6464

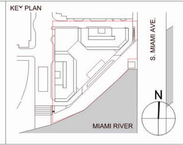
CIVIL ENGINEER:
LANGAN
1221 BRICKELL AVENUE, SUITE 1800
MIAMI LAKES, FL 33131
T: 786 264 7200

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SEAL

KEY PLAN



ISS.	DESCRIPTION	DATE:
01	UDRB SUBMISSION	01-APR-2015
02	UDRB MEETING	15-APR-2015
03	WARRANT MODIFICATION	28-MAY-2025

PROJECT NUMBER: 681.000
SHEET SIZE: 24" X 36"
SCALE:
GRAPHIC SCALE: 0 5 10 20
PROJECT PHASE: ZONING SUBMITTAL

SHEET TITLE:
VIEW OF RIVERWALK AT SOUTH MIAMI AVENUE BRIDGE

SHEET NO.:
Z363-REV.1



MIAMI RIVER RESIDENTIAL TOWER

24 SOUTHWEST 4TH STREET
MIAMI, FLORIDA 33131

SUBSTANTIAL IN COMPLIANCE TO
APPROVED WARRANT #2015-0033

OWNER:
ORP PARTNERS, LLC
1300 BRICKELL AVENUE
MIAMI, FL 33131
T: 305 351 1000

LAND USE ATTORNEY:
GREENBERG TRAURIG
333 SE 2ND AVENUE
MIAMI, FL 33134
T: 305 579 0500

ARCHITECT OF RECORD:
RV ARCHITECT (FL) LLC
375 PEARL STREET, 31ST FLOOR
NEW YORK, NY 10038
T: 212 924 5060
LIC. NO. AA26002395

LANDSCAPE DESIGN:
SASAKI ASSOCIATES
16 COURT STREET, SUITE 1401
BROOKLYN, NY 11241
T: 718 624 0244

LANDSCAPE ARCHITECT OF RECORD:
VINCENT FILIGENZI DESIGN
25 SE 2ND AVENUE
MIAMI, FL 33131
T: 786 346 8909
LIC. NO. 6667191

PARKING/LOADING DOCK CONSULTANT:
DESMAN
100 SE THIRD AVENUE
FORT LAUDERDALE, FL 33394
T: 954 526 6464

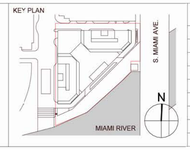
CIVIL ENGINEER:
LANGAN
1221 BRICKELL AVENUE, SUITE 1800
MIAMI LAKES, FL 33131
T: 786 264 7200

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SEAL

KEY PLAN



ISS.	DESCRIPTION	DATE:
01	UDRB SUBMISSION	01-APR-2015
02	UDRB EETING	15-APR-2015
03	WARRANT MODIFICATION	08-FEB-2019
04	WARRANT MODIFICATION	28-MAY-2025

PROJECT NUMBER: 681.000
SHEET SIZE: 24" X 36"
SCALE:
GRAPHIC SCALE: 0 5 10 20
PROJECT PHASE: ZONING SUBMITTAL

SHEET TITLE:
VIEW OF WIND WAY SERVICE AREA (CLOSED)

SHEET NO:
Z364-REV.1



MIAMI RIVER RESIDENTIAL TOWER

24 SOUTHWEST 4TH STREET
MIAMI, FLORIDA 33131

SUBSTANTIAL IN COMPLIANCE TO
APPROVED WARRANT #2015-0033

OWNER:
ORP PARTNERS, LLC
1300 BRICKELL AVENUE
MIAMI, FL 33131
T: 305 351 1000

LAND USE ATTORNEY:
GREENBERG TRAURIG
333 SE 2ND AVENUE
MIAMI, FL 33134
T: 305 579 0500

ARCHITECT OF RECORD:
RV ARCHITECT (FL) LLC
375 PEARL STREET, 31ST FLOOR
NEW YORK, NY 10038
T: 212 924 5060
LIC. NO. AA26002395

LANDSCAPE DESIGN:
SASAKI ASSOCIATES
16 COURT STREET, SUITE 1401
BROOKLYN, NY 11241
T: 718 624 0244

LANDSCAPE ARCHITECT OF RECORD:
VINCENT FILIGENZI DESIGN
25 SE 2ND AVENUE
MIAMI, FL 33131
T: 786 346 8909
LIC. NO. 6667191

PARKING/LOADING DOCK CONSULTANT:
DESMAN
100 SE THIRD AVENUE
FORT LAUDERDALE, FL 33394
T: 954 526 6464

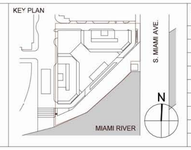
CIVIL ENGINEER:
LANGAN
1221 BRICKELL AVENUE, SUITE 1800
MIAMI LAKES, FL 33131
T: 786 264 7200

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SEAL

KEY PLAN



ISS.	DESCRIPTION	DATE:
01	WARRANT MODIFICATION	28-MAY-2025

PROJECT NUMBER: 681.000
SHEET SIZE: 24" X 36"
SCALE:
GRAPHIC SCALE: 0 5 10 20
PROJECT PHASE: ZONING SUBMITTAL

SHEET TITLE:
VIEW OF WIND WAY SERVICE AREA (OPEN)

SHEET NO.:
Z364A-REV.1



MIAMI RIVER RESIDENTIAL TOWER

24 SOUTHWEST 4TH STREET
MIAMI, FLORIDA 33131

SUBSTANTIAL IN COMPLIANCE TO
APPROVED WARRANT #2015-0033

OWNER:
ORP PARTNERS, LLC
1300 BRICKELL AVENUE
MIAMI, FL 33131
T: 305 351 1000

LAND USE ATTORNEY:
GREENBERG TRAURIG
333 SE 2ND AVENUE
MIAMI, FL 33134
T: 305 579 0500

ARCHITECT OF RECORD:
RV ARCHITECT (FL) LLC
375 PEARL STREET, 31ST FLOOR
NEW YORK, NY 10038
T: 212 924 5060
LIC. NO. AA26002395

LANDSCAPE DESIGN:
SASAKI ASSOCIATES
16 COURT STREET, SUITE 1401
BROOKLYN, NY 11241
T: 718 624 0244

LANDSCAPE ARCHITECT OF RECORD:
VINCENT FILIGENZI DESIGN
25 SE 2ND AVENUE
MIAMI, FL 33131
T: 786 346 8909
LIC. NO. 6667191

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FORT LAUDERDALE, FL 33394
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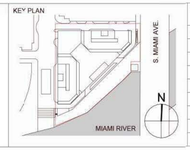
CIVIL ENGINEER:
LANGAN
1221 BRICKELL AVENUE, SUITE 1800
MIAMI LAKES, FL 33131
T: 786 264 7200

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SEAL

KEY PLAN



ISS.	DESCRIPTION	DATE:
01	WARRANT MODIFICATION.	18-SEPT-2025

PROJECT NUMBER: 681.000
SHEET SIZE: 24" X 36"
SCALE:
GRAPHIC SCALE: 0 5 10 20
PROJECT PHASE: ZONING SUBMITTAL

SHEET TITLE: VIEW OF WATER AVENUE FACADE
SHEET NO.: Z365-REV.1



MIAMI RIVER RESIDENTIAL TOWER

24 SOUTHWEST 4TH STREET
MIAMI, FLORIDA 33131

SUBSTANTIAL IN COMPLIANCE TO
APPROVED WARRANT #2015-0033

OWNER:
ORP PARTNERS, LLC
1300 BRICKELL AVENUE
MIAMI, FL 33131
T: 305 351 1000

LAND USE ATTORNEY:
GREENBERG TRAURIG
333 SE 2ND AVENUE
MIAMI, FL 33134
T: 305 579 0500

ARCHITECT OF RECORD:
RV ARCHITECT (FL) LLC
375 PEARL STREET, 31ST FLOOR
NEW YORK, NY 10038
T: 212 924 5060
LIC. NO. AA26002395

LANDSCAPE DESIGN:
SASAKI ASSOCIATES
16 COURT STREET, SUITE 1401
BROOKLYN, NY 11241
T: 718 624 0244

LANDSCAPE ARCHITECT OF RECORD:
VINCENT FILIGENZI DESIGN
25 SE 2ND AVENUE
MIAMI, FL 33131
T: 786 346 8909
LIC. NO. 6667191

PARKING/LOADING DOCK CONSULTANT:
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100 SE THIRD AVENUE
FORT LAUDERDALE, FL 33394
T: 954 526 6464

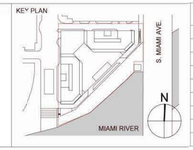
CIVIL ENGINEER:
LANGAN
1221 BRICKELL AVENUE, SUITE 1800
MIAMI LAKES, FL 33131
T: 786 264 7200

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KEY PLAN

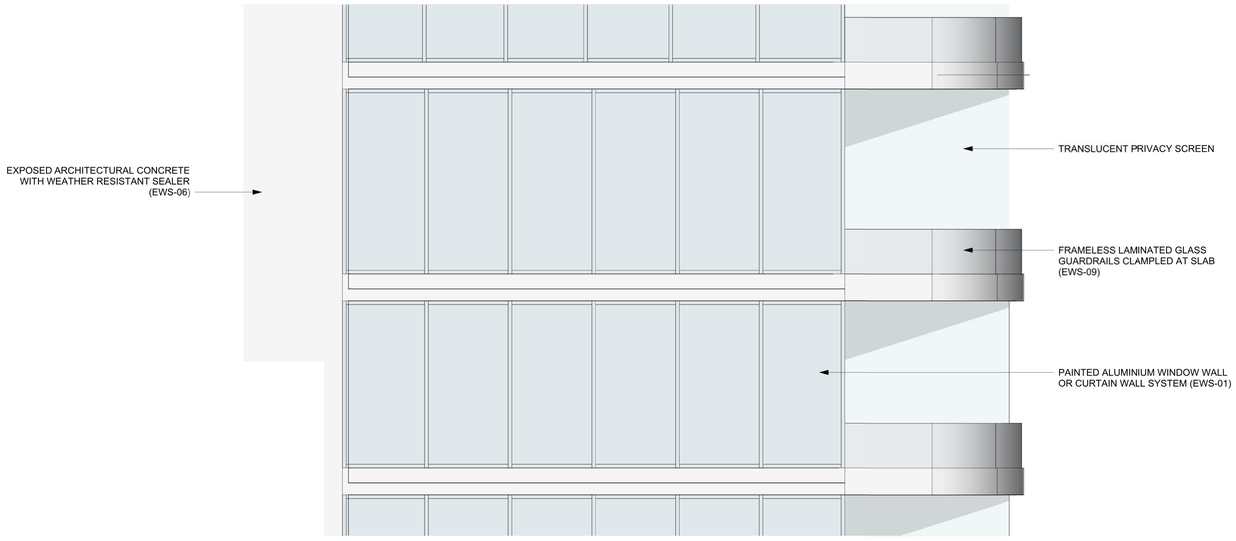


ISS.	DESCRIPTION	DATE:
05	WARRANT MODIFICATION	18-SEPT-2025

PROJECT NUMBER: 681.000
SHEET SIZE: 24" X 36"
SCALE:
GRAPHIC SCALE: 0 5 10 20
PROJECT PHASE: ZONING SUBMITTAL

SHEET TITLE: VIEW OF WIND WAY FACADE
SHEET NO.: Z366-REV.1





MIAMI RIVER RESIDENTIAL TOWER

24 SOUTHWEST 4TH STREET
MIAMI, FLORIDA 33131

SUBSTANTIAL IN COMPLIANCE TO
APPROVED WARRANT #2015-0033

OWNER:
ORP PARTNERS, LLC
1300 BRICKELL AVENUE
MIAMI, FL 33131
T: 305 351 1000

LAND USE ATTORNEY:
GREENBERG TRAURIG
333 SE 2ND AVENUE
MIAMI, FL 33134
T: 305 579 0500

ARCHITECT OF RECORD:
RV ARCHITECT (FL) LLC
375 PEARL STREET, 31ST FLOOR
NEW YORK, NY 10038
T: 212 924 5060
LIC. NO. AA26002395

LANDSCAPE DESIGN:
SASAKI ASSOCIATES
16 COURT STREET, SUITE 1401
BROOKLYN, NY 11241
T: 718 624 0244

LANDSCAPE ARCHITECT OF RECORD:
VINCENT FILIGENZI DESIGN
25 SE 2ND AVENUE
MIAMI, FL 33131
T: 786 346 8909
LIC. NO. 6667191

PARKING/LOADING DOCK CONSULTANT:
DESMAN
100 SE THIRD AVENUE
FORT LAUDERDALE, FL 33394
T: 954 526 6464

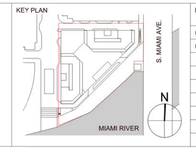
CIVIL ENGINEER:
LANGAN
1221 BRICKELL AVENUE, SUITE 1800
MIAMI LAKES, FL 33131
T: 786 264 7200

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KEY PLAN

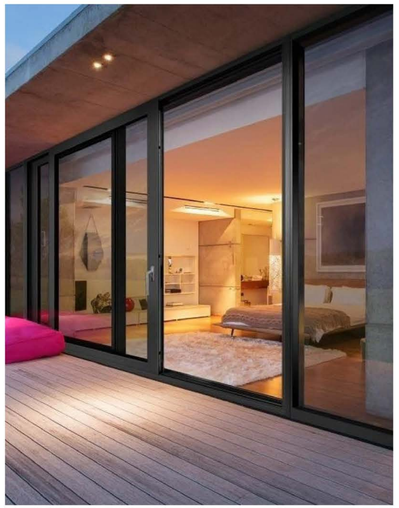


ISS.	DESCRIPTION	DATE:
01	UDRB SUBMISSION	01-APR-2015
02	WARRANT MODIFICATION	28-MAY-2025

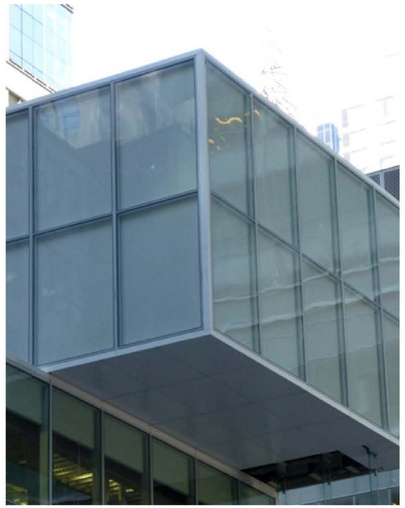
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SHEET SIZE: 24" X 36"
SCALE: 1/4" = 1'-0"
GRAPHIC SCALE: 0 5 10 20
PROJECT PHASE: ZONING SUBMITTAL

SHEET TITLE:
DETAIL PATTERN PALETTE

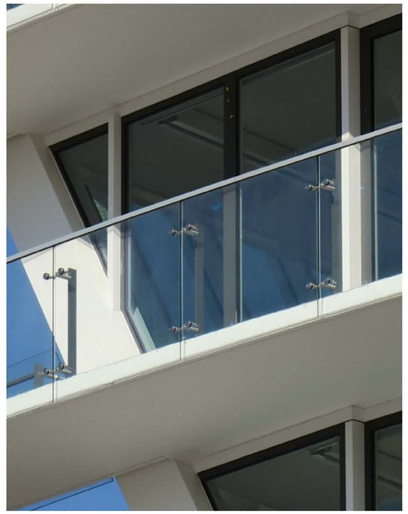
SHEET NO.:
Z380-REV.1



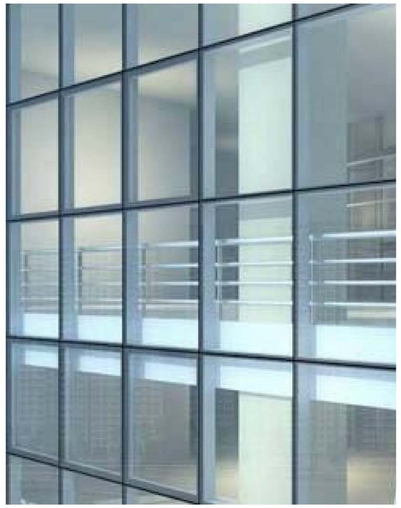
PAINTED ALUMINIUM & GLASS WINDOW WALL OR CURTAIN WALL SYSTEM WITH SLIDING DOORS (EWS-01)



GLASS SHADOW BOX AT MECHANICAL & PARKING PROPOSAL INCLUDES CERAMIC FRIT SPANDELS (EWS-07)



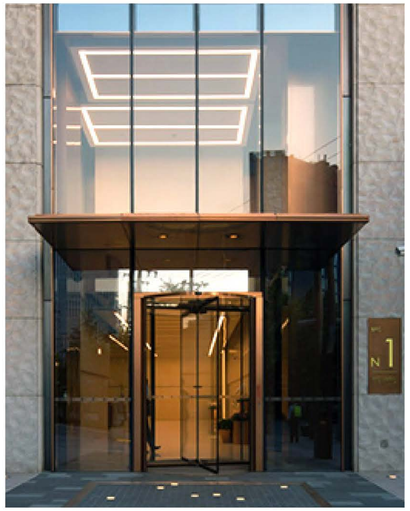
LAMINATED GLASS GUARDRAIL WITH POSTS AND METAL TOP CAP AT RESIDENTIAL TERRACES (EWS-09)



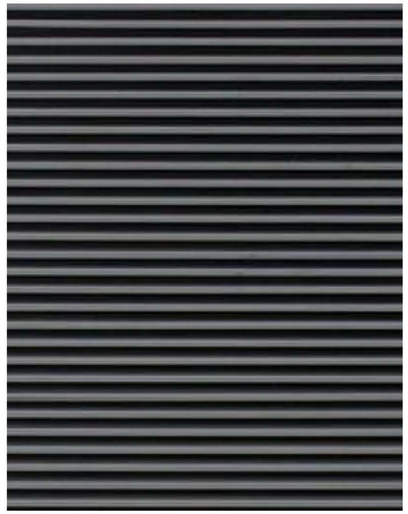
STRUCTURALLY-GLAZED CLADDING AT TOWER SKYBRIDGE (EWS-04)



PRECAST CONCRETE CLADDING AT COMMERCIAL ENTRANCE



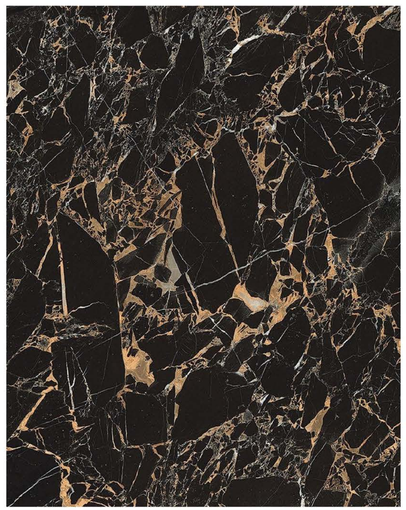
PAINTED BRONZE METAL PANEL AT CANOPIES AND AMENITY ROOF (EWS-05)



PAINTED METAL LOUVER AT MECHANICAL SPACES (LV-01)



WHITE CEMETITIOUS PLASTER AT CORES & SOFFITS (EWS-06)



STONE CLADDING AT GROUND FLOOR; NORTHWEST CORNER & RESIDENTIAL ENTRY

MIAMI RIVER RESIDENTIAL TOWER

24 SOUTHWEST 4TH STREET
MIAMI, FLORIDA 33131

SUBSTANTIAL IN COMPLIANCE TO APPROVED WARRANT #2015-0033

OWNER:
ORP PARTNERS, LLC
1300 BRICKELL AVENUE
MIAMI, FL 33131
T: 305 351 1000

LAND USE ATTORNEY:
GREENBERG TRAURIG
333 SE 2ND AVENUE
MIAMI, FL 33134
T: 305 579 0500

ARCHITECT OF RECORD:
RV ARCHITECT (FL) LLC
375 PEARL STREET, 31ST FLOOR
NEW YORK, NY 10038
T: 212 924 5060
LIC. NO. AA26002395

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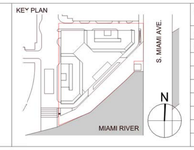
LANDSCAPE DESIGN:
SASAKI ASSOCIATES
16 COURT STREET, SUITE 1401
BROOKLYN, NY 11241
T: 718 624 0244

LANDSCAPE ARCHITECT OF RECORD:
VINCENT FILIGENZI DESIGN
25 SE 2ND AVENUE
MIAMI, FL 33131
T: 786 346 8909
LIC. NO. 6667191

PARKING/LOADING DOCK CONSULTANT:
DESMAN
100 SE THIRD AVENUE
FORT LAUDERDALE, FL 33394
T: 954 526 6464

CIVIL ENGINEER:
LANGAN
1221 BRICKELL AVENUE, SUITE 1800
MIAMI LAKES, FL 33131
T: 786 264 7200

KEY PLAN



ISS.	DESCRIPTION	DATE:
01	UDRB SUBMISSION	01-APR-2015
02	WARRANT MODIFICATION	28-MAY-2025

PROJECT NUMBER: 681.000
SHEET SIZE: 24" X 36"
SCALE:
GRAPHIC SCALE: 0 5 10 20
PROJECT PHASE: ZONING SUBMITTAL

SHEET TITLE: EXTERIOR MATERIALS PALETTE
SHEET NO.: Z390

WITHDRAWN

MIAMI RIVER RESIDENTIAL TOWER

24 SOUTHWEST 4TH STREET
MIAMI, FLORIDA 33131

SUBSTANTIAL IN COMPLIANCE TO
APPROVED WARRANT #2015-0033

OWNER:
ORP PARTNERS, LLC
1300 BRICKELL AVENUE
MIAMI, FL 33131
T: 305 351 1000

LAND USE ATTORNEY:
GREENBERG TRAURIG
333 SE 2ND AVENUE
MIAMI, FL 33134
T: 305 579 0500

ARCHITECT OF RECORD:
RV ARCHITECT (FL) LLC
375 PEARL STREET, 31ST FLOOR
NEW YORK, NY 10038
T: 212 924 5060
LIC. NO. AA26002395

LANDSCAPE DESIGN:
SASAKI ASSOCIATES
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BROOKLYN, NY 11241
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LANDSCAPE ARCHITECT OF RECORD:
VINCENT FILIGENZI DESIGN
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MIAMI, FL 33131
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LIC. NO. 6667191

PARKING/LOADING DOCK CONSULTANT:
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100 SE THIRD AVENUE
FORT LAUDERDALE, FL 33394
T: 954 526 6464

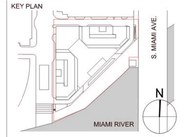
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SEAL

KEY PLAN



ISS.	DESCRIPTION	DATE:
01	UDRB SUBMISSION	01-APR-2015
02	WARRANT MODIFICATION	26-MAY-2025

PROJECT NUMBER: 681.000
SHEET SIZE: 24" X 36"
SCALE:
GRAPHIC SCALE: 0 5 10 20
PROJECT PHASE: ZONING SUBMITTAL

SHEET TITLE: GARAGE SCREENING
SHEET NO.: Z392-REV.1

LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS

Transect Zone: T-6-36 Lot Area 77,818 sf Acres 1.79

	REQUIRED/ ALLOWED	PROVIDED	
OPEN SPACE			
A. Square feet of required Open Space, as indicated on site plan: Lot Area = 77,818 sf s.f. x 10 % = 7,782 s.f.	7,782	45,134	
B. Square feet of parking lot open space required by Article 9, as indicated on site plan: Number of parking spaces N/A x 10 s.f. per parking space=	N/A	N/A	
C. Total square feet of landscaped open space required: A+B=	7,782	45,134	
LAWN AREA CALCULATION			
A. Square feet of landscaped open space required by Miami21:	7,782	45,134	
B. Maximum lawn area (sod) permitted = 20 % x 7,782 s.f.	1,157	1,157	
TREES			
A. Number of trees required per net lot acre, less existing number of trees meeting minimum requirements = 22 trees x 1.79 net lot acres – number of existing trees =	39	40	(10) Trees on upper levels
B. % Palms allowed: Number of trees provided x 30% =	12	24	12 palms to count as required trees =6 trees
C. % Natives required: Number of trees provided x 30% =	13	25	
D. % Drought tolerant and low maintenance: Number of trees provided x 20% =	8	36	
E. Street Trees (maximum average spacing of 30' o.c.): 300 linear feet along street / 30 =	10	14	
% Palms permitted to count towards street trees on 1:1 basis x 30%:	N/A	N/A	
F. Street trees located directly beneath power lines: (maximum average spacing of 25' o.c.): _____ linear feet along street / 25 =	N/A	N/A	
SHRUBS			
A. Number of shrubs required: Number of trees required x 10 =	400	403	
B. % Native shrubs required: Number of shrubs provided x 30% =	121	125	
C. % Drought tolerant and low maintenance required: Number of shrubs provided x 20%=	81	84	

PROPOSED TREES ARE MINIMUM 10'-12' HT AND 2"-3" DBH

MIAMI RIVER RESIDENTIAL TOWER

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MIAMI, FLORIDA 33131

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MIAMI, FL 33131
T: 305 351 1000

LAND USE ATTORNEY:
GREENBERG TRAURIG
333 SE 2ND AVENUE
MIAMI, FL 33134
T: 305 579 0500

ARCHITECT OF RECORD:
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NEW YORK, NY 10038
T: 212 924 5060
LIC. NO. AA26002395

LANDSCAPE DESIGN:
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T: 617 926 3300

LANDSCAPE ARCHITECT OF RECORD:
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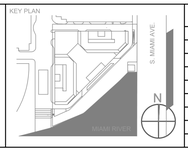
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SEAL

KEY PLAN

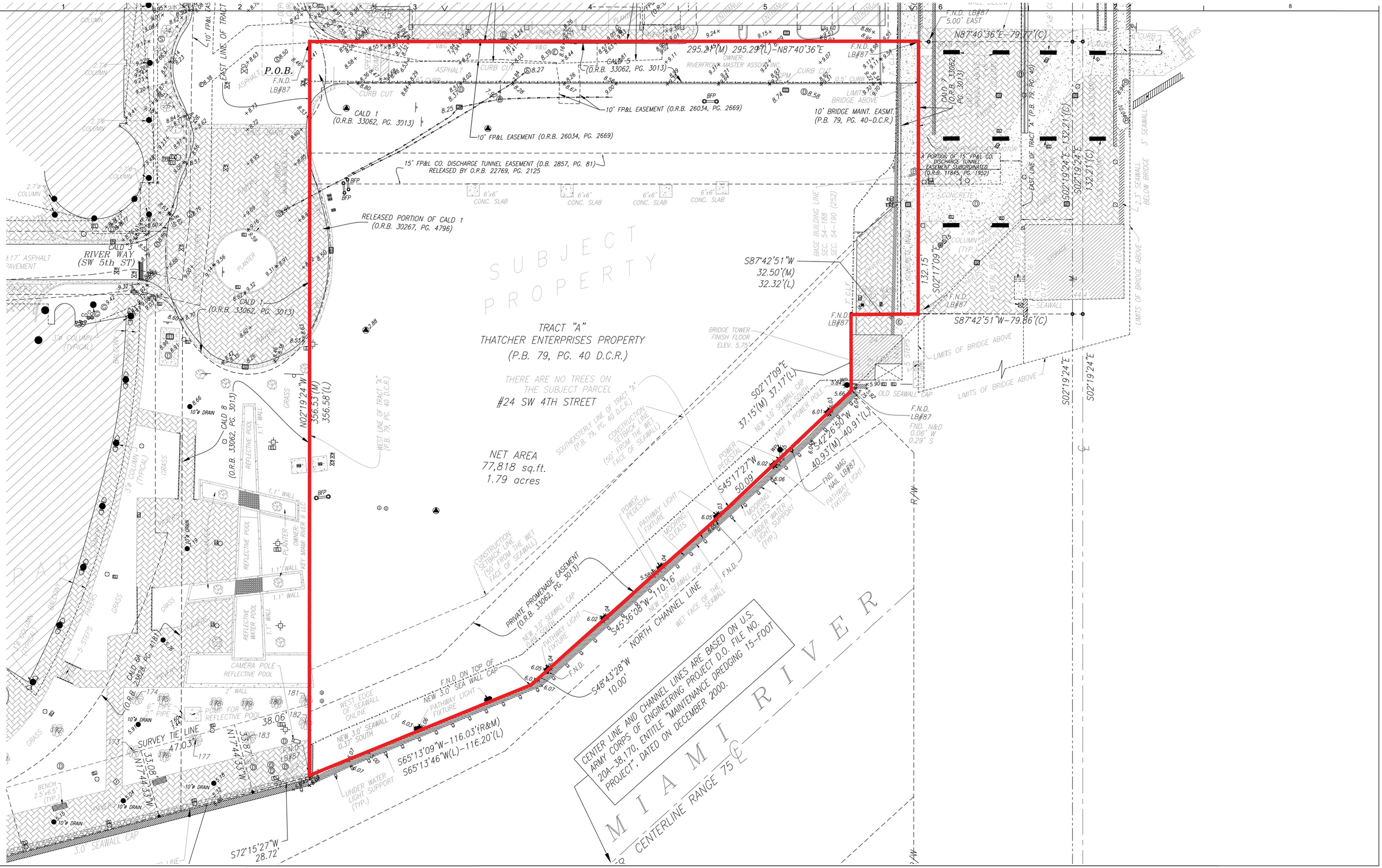


ISS.	DESCRIPTION	DATE:
01	ZONING REFERRAL	12-NOV-2015
02	ZONING SUBMISSION	10-FEB-2015
03	UDRB SUBMISSION	01-APR-2015
04	WARRANT MODIFICATION	28-MAY-2025

PROJECT NUMBER: 681.000
SHEET SIZE: 24" X 36"
SCALE: NTS
GRAPHIC SCALE: NTS
PROJECT PHASE: ZONING SUBMITTAL

SHEET TITLE: LANDSCAPE REQUIREMENT MIAMI 21 LEGEND

SHEET NO.: Z401-REV.1



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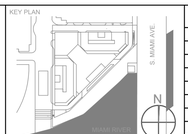
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SHEET SIZE: 24" X 36"
SCALE: 1/20" = 1'-0"
GRAPHIC SCALE: 0 5 10 20
PROJECT PHASE: ZONING SUBMITTAL

SHEET TITLE: EXISTING TREE SURVEY
SHEET NO.: Z402-REV.1

HISTORICAL REFERENCES



1 VENICE, ITALY - PIAZZA SAN MARCO



2 BARCELONA, SPAIN - MOLL DE BOSCH I ALSINA



3 FARIS, FRANCE - SEINE RIVERBANK

CONTEMPORARY REFERENCES



1 SAN ANTONIO, TEXAS - RIVER WALK



2 INDIANAPOLIS, INDIANA - CANAL WALK



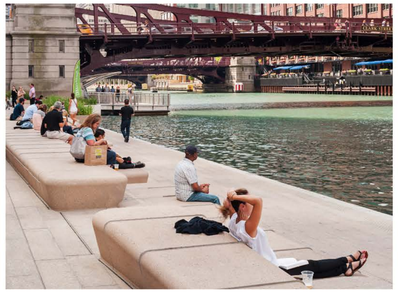
3 SYDNEY, AUSTRALIA - SYDNEY HARBOUR



4 MIAMI, FLORIDA - JAMES L. KNIGHT CENTER



5 DUBAI, UNITED ARAB EMIRA˜ES - DUBAI MARINA



6 CHICAGO, ILLINOIS- CHICAGO RIVERWALK

WATER FEATURE REFERENCES



1 KAUNAS, LITHUANIA - V-PLAZA URBAN DEVELOPMENT



2 CHANGCHUN, CHINA - TONGXIN LAKE RESIDENTIAL



3 GUANGZHOU, CHINA - GUANGZHOU TIMES PROPERTY CENTER

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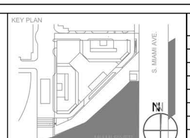
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PROJECT NUMBER: 681.000
SHEET SIZE: 24" X 36"
SCALE: NTS
GRAPHIC SCALE: NTS
PROJECT PHASE: ZONING SUBMITTAL

SHEET TITLE: WATERFRONT INFLUENCES
SHEET NO.: Z403-REV.1

PROMENADE + WATER AVENUE

PALMS + TREES



Coconut Palm
Cocos nucifera 'green malayan'



Royal Palm
Roystonea elata



Date Palm
Phoenix dactlyfera



Sabal Palm
Sabal palmetto



Mohogany Tree
Swietenia mahogoni



Pigeon Plum Tree
Cocoloba diversafolia



Bay Rum Trees
Pimienta racemosa



Cuban Peticoat Palm
Copernicia macoglossa



Madagascar Palm
Pachypodium lamerei



Autograph Tree
Clusia rosea



Gumbo Limbo
Bursera simaruba



Green Buttonwood
Conocarpus erectus



Green Buttonwood
Conocarpus erectus var. sericeus



Seanagal Date Palm
Phoenix reclinata



Blue Latan Palm
Latania loddigesii



Simpson Stopper Tree
Myrcianthes fragrans



Baileys Palm
Copernicia baileyana



Coconut Palm
Coco nucifera

SHRUBS + GROUNDCOVERS



Bossa Nova
Neoregelia 'Bossa Nova'



Border Grass
Liriope muscari



Baby Rubber Plant
Peperomia obtusifolia



Sword Fern
Nephrolepsis



Spider Plant
Heracalis



Golden Creeper
Ernodia literalis



Cuban Peticoat Palm
Copernicia macoglossa



Fakahatchee Grass
Tripsacum dactyloides

PLANTING CHARACTER



Terraced Plant Beds
and Sabal Palms



Golden Creeper
Ernodia litoralis



Cardboard Palm
Zamia furfuracea



Xanadu
Philodendron xanadu



Wart Fern
Microsorum scolopendria



Osmoxylon



Muhly Grass
Muhlenbergia capillaris



Green Island Ficus
Ficus macrocarpa



Coastal Drift Beds

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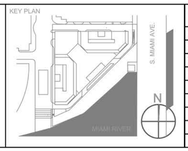
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04	WARRANT MODIFICATION	28-MAY-2025

PROJECT NUMBER: 681.000
SHEET SIZE: 24" X 36"
SCALE: NTS
GRAPHIC SCALE: NTS
PROJECT PHASE: ZONING SUBMITTAL

SHEET TITLE: REPRESENTATIVE PLANT TYPES

SHEET NO.: Z404-REV.1

AMENITY DECK

PALMS + TREES + SHRUBS + GROUNDCOVERS

PLANTING CHARACTER



Dracaena
Dracaena arborea



Bailey's Palm
Copernicia baileyana



European Fan Palm
Phoenix dactlyfera



Coconut Palm
Coco nucifera



Split Leaf Philodendron
Philodendron bipinnatifidum



Pigeon Plum Tree
Cocoloba diversafolia



Lignum vitea
Guaiacum officinale



Traveler Tree
Ravenala madagascariensis



Lush Layers of Planting



Screw Pine
Pandanus utilus



Giant Dioon
Dioon spinulosum



White Bird of Paradise
and Xanadu



Coontie
Zamia pumila



Philodendron
Philodendron xanadu



Oil Palm
Attalea cohune



Alocasia
Alocasia california



Yucca
Yucca rostrata

SKY DECK

PALMS + SHRUBS + GROUNDCOVERS

PLANTING CHARACTER



Spineless Agave
Agave attenuata



Pencil Tree 'Sticks on Fire'
Euphorbia tirucalli



Baby Rubber Plant
Peperomia obtusifolia



European Fan Palm
Chamaerops humilis



Green Buttonwood
Conocarpus erectus var. sericeus



European Fan Palm
Chamaerops humilis



Silver Saw Palmetto
Serenoa repens



Dwarf Natal Plum
Carrisa macrocarpa



Coastal Plant Drift



Cardboard Palm
Zamia furfuracea



Fakahatchee Grass
Tripsacum dactyloides



Golden Creeper
Ernodia litoralis



Jamaican Poinsettia
Euphorbia punicea



Muhly Grass
Muhlenbergia capillaris



Dwarf Pitch Apple
Clusia gutiffera



Sago Palm
Cycas revoluta



Dwarf Clusia
Clusia nana

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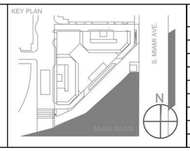
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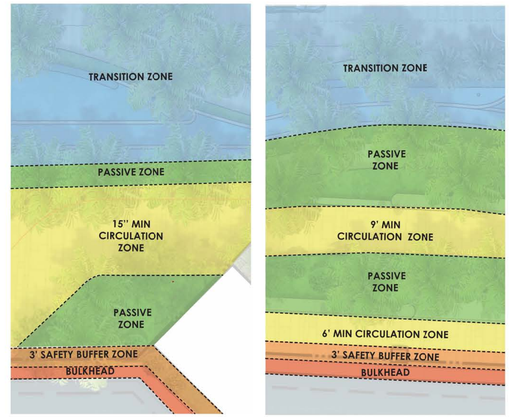
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GRAPHIC SCALE: NTS
PROJECT PHASE: ZONING SUBMITTAL

SHEET TITLE: REPRESENTATIVE PLANT TYPES

SHEET NO.: Z404A-REV.1

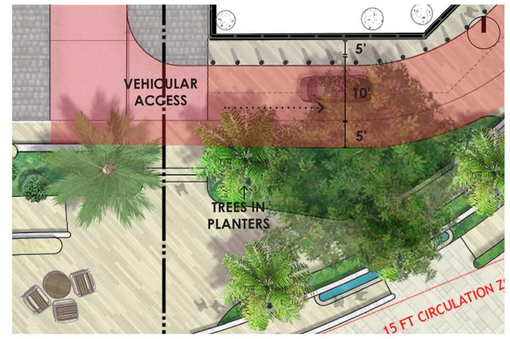


WATERFRONT ZONES



Providing Minimum Requirements with a New Seawall	BULKHEAD / SEAWALL
Providing Palm & Canopy Trees, Detectable Paving and Low Planting	SAFETY ZONE
Providing Minimum Requirements with Granite Pavers	CIRCULATION ZONE
Providing Backed Benches, Palm & Canopy Trees, Planting, and Specialty Lighting	PASSIVE ZONE
Providing Minimum Requirements.	TRANSITION ZONE

VEHICULAR ENTRANCE 1/8"=1'-0"



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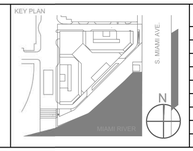
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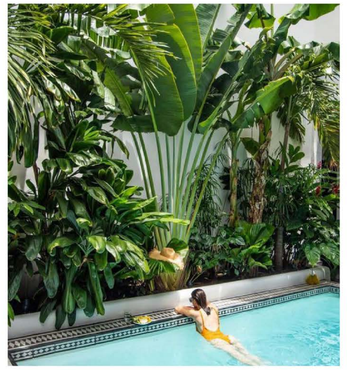
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GRAPHIC SCALE: 0 5 10 20
PROJECT PHASE: ZONING SUBMITTAL

SHEET TITLE: PROPOSED SITE PLAN
SHEET NO.: Z405-REV.1



CONCEPT IMAGERY







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SASAKI ASSOCIATES
110 CHAUNCY ST
BOSTON, MA 02111
T: 617 926 3300

LANDSCAPE ARCHITECT OF RECORD:
VINCENT FILIGENZI DESIGN
25 SE 2ND AVENUE
MIAMI, FL 33131
T: 786 346 8909
LIC. NO. 6667191

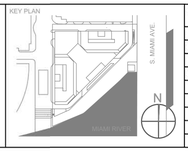
PARKING/LOADING DOCK CONSULTANT:
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100 SE THIRD AVENUE
FORT LAUDERDALE, FL 33394
T: 954 526 6464

CIVIL ENGINEER:
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1221 BRICKELL AVENUE, SUITE 1800
MIAMI LAKES, FL 33131
T: 786 264 7200

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SEAL

KEY PLAN



ISS.	DESCRIPTION	DATE:
01	ZONING REFERRAL	12-NOV-2015
02	ZONING SUBMISSION	10-FEB-2015
03	UDRB SUBMISSION	01-APR-2015
04	WARRANT MODIFICATION	28-MAY-2025

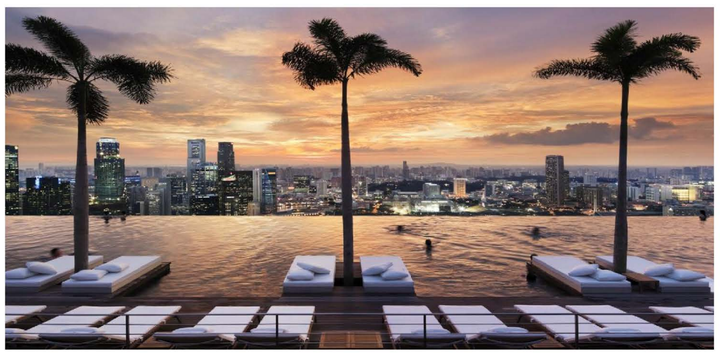
PROJECT NUMBER: 681.000
SHEET SIZE: 24" X 36"
SCALE: 1"=20'-0"
GRAPHIC SCALE: 0 5 10 20
PROJECT PHASE: ZONING SUBMITTAL

SHEET TITLE: AMENITY LEVEL PLAN
SHEET NO.: Z406-REV.1



CONCEPT IMAGERY





MIAMI RIVER RESIDENTIAL TOWER

24 SOUTHWEST 4TH STREET
MIAMI, FLORIDA 33131

OWNER:
ORP PARTNERS, LLC
1300 BRICKELL AVENUE
MIAMI, FL 33131
T: 305 351 1000

LAND USE ATTORNEY:
GREENBERG TRAURIG
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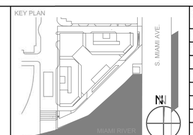
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KEY PLAN



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02	ZONING SUBMISSION	10-FEB-2015
03	UDRB SUBMISSION	01-APR-2015
04	WARRANT MODIFICATION	28-MAY-2025

PROJECT NUMBER: 681.000
SHEET SIZE: 24" X 36"
SCALE: 1"=20'-0"
GRAPHIC SCALE: 0 5 10 20
PROJECT PHASE: ZONING SUBMITTAL

SHEET TITLE: PENTHOUSE LEVEL PLAN
SHEET NO.: Z407-REV.1

MINIMUM REQUIREMENTS*

18"-24" width | 6' min. above NGVD | 6"-8" above Safety Zone | Constant elevation

4' min. width (planted) | 3' min. width (paved)

15'-16' unobstructed width | Constant elevation | Meander not to exceed 6' offset per 50' length

3' min. width

3' min. width

*Minimum Requirements per Miami 21 Zoning Code & Miami River Greenway Regulatory Design Standards

ELEMENTS**

Safety ladder - 100' O.C. max.

Bollard lighting - 20' O.C. max. | Palm & Canopy Planting | Low Level Planting or Detectable Paving

Non-slip paving to meet Solar Reflectance as per Article 3, Section 3.13.2(b)

Seating - 50' O.C. max. | Pedestrian Lighting - 50' O.C. max. | Palm & Canopy Planting | Low Level Planting

Low Level Planting | Canopy Trees | Water Feature | Pedestrian paving

**Elements confined to specific zone per Miami 21 Zoning Code & Miami River Greenway Regulatory Design Standards

NOTES

Providing Minimum Requirements with a New Seawall

Providing Palm & Canopy Trees, Detectable Paving and Low Level Planting

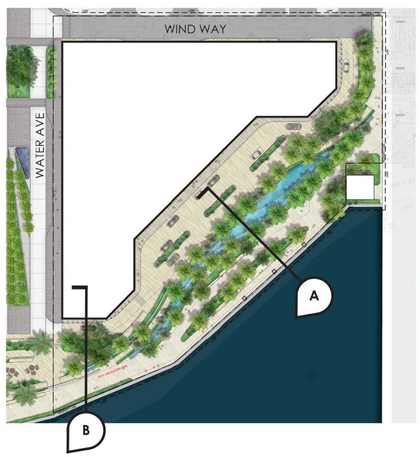
Providing Minimum Requirements with Granite Pavers

Providing Backed Benches, Palm & Canopy Trees, Planting, and Specialty Lighting

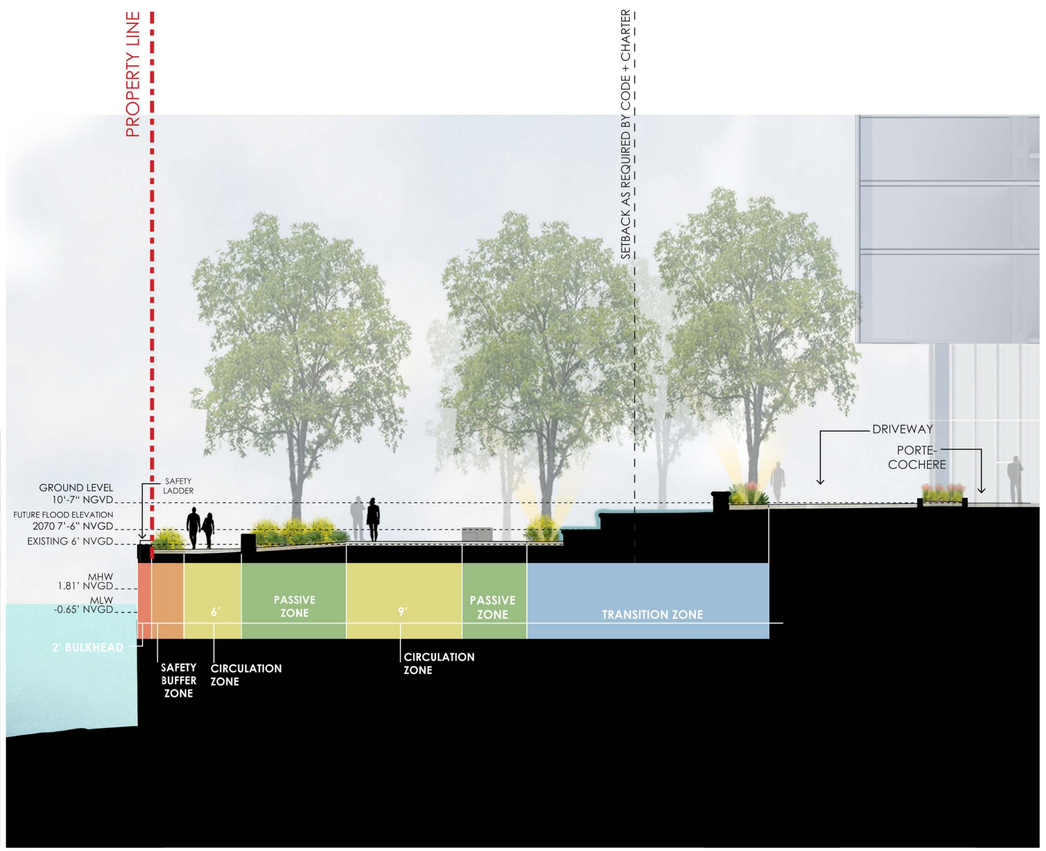
Providing Minimum Requirements.

WATERFRONT ZONES

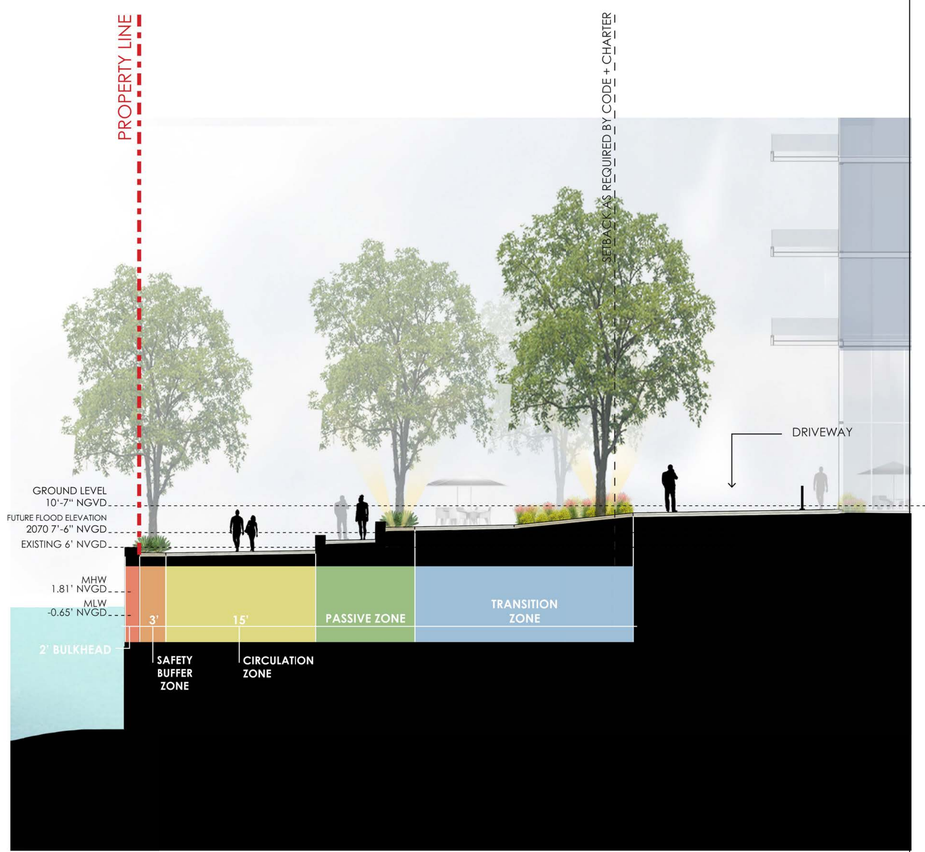
- Bulkhead / Seawall
- Safety Zone
- Circulation Zone
- Passive Zone
- Transition Zone



KEY PLAN



SECTION A - RIVERWALK LOOKING TOWARDS WATER AVENUE



SECTION B - RIVERWALK LOOKING WITH OUTDOOR DINING

MIAMI RIVER RESIDENTIAL TOWER

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MIAMI, FLORIDA 33131

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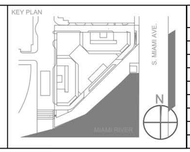
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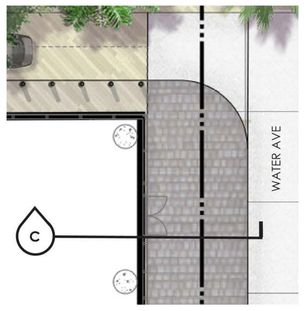
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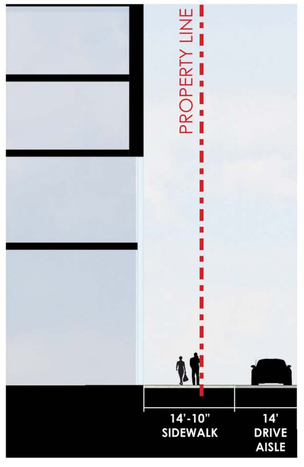
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GRAPHIC SCALE: NTS
PROJECT PHASE: ZONING SUBMITTAL

SHEET TITLE: SITE SECTIONS
SHEET NO.: Z408-REV.1

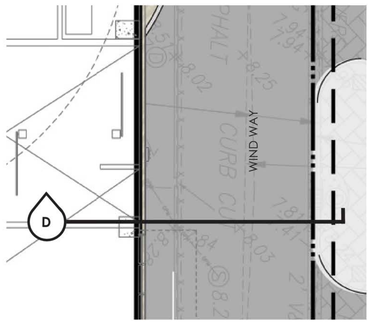


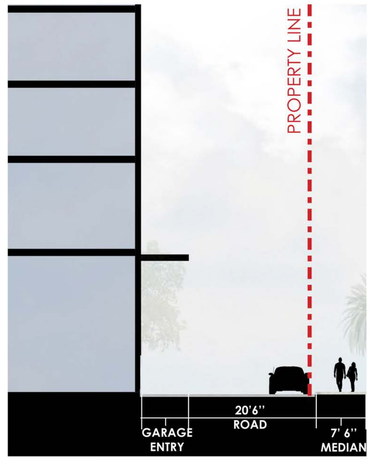
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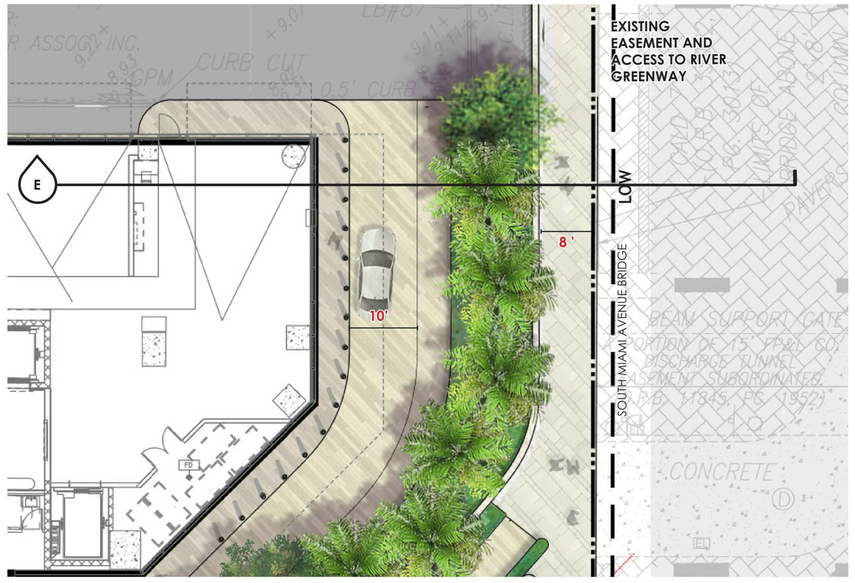


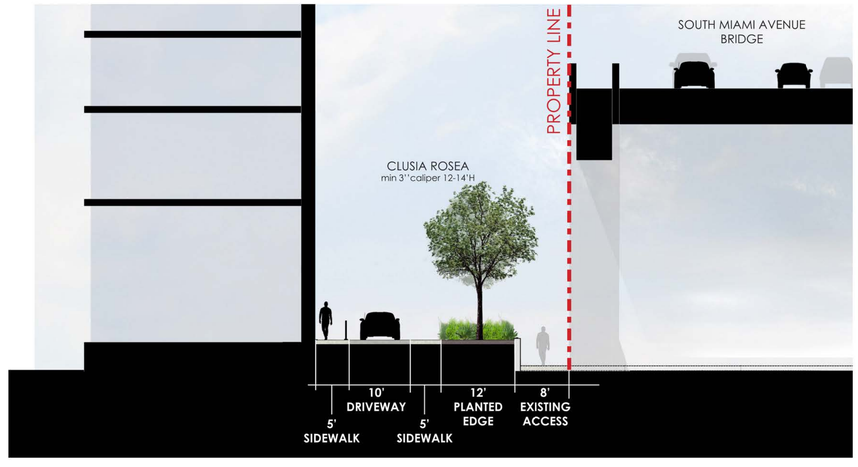
SECTION C - WATER AVE





SECTION D - WIND WAY





SECTION E - ENTRY DRIVE AT SOUTH MIAMI AVENUE BRIDGE

MIAMI RIVER RESIDENTIAL TOWER

24 SOUTHWEST 4TH STREET
MIAMI, FLORIDA 33131

OWNER:
ORP PARTNERS, LLC
1300 BRICKELL AVENUE
MIAMI, FL 33131
T: 305 351 1000

LAND USE ATTORNEY:
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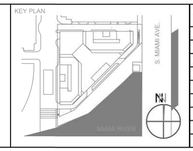
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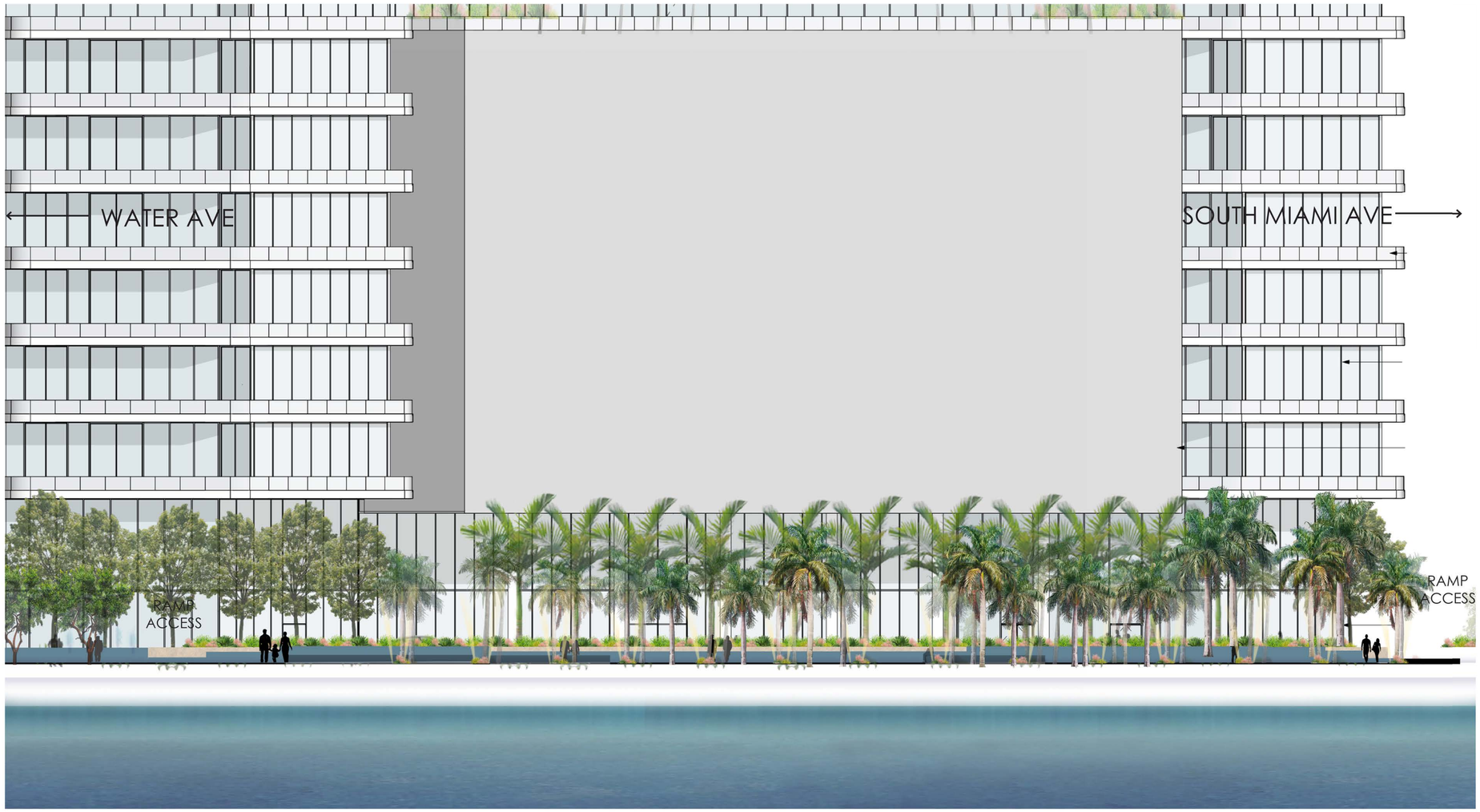
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GRAPHIC SCALE: 0 5 10 20
PROJECT PHASE: ZONING SUBMITTAL

SHEET TITLE: SITE SECTIONS
SHEET NO.: Z409-REV.1



ELEVATION 1 - RIVERWALK ELEVATION LOOKING NORTHWEST



KEY PLAN

MIAMI RIVER RESIDENTIAL TOWER

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MIAMI, FLORIDA 33131

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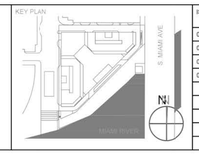
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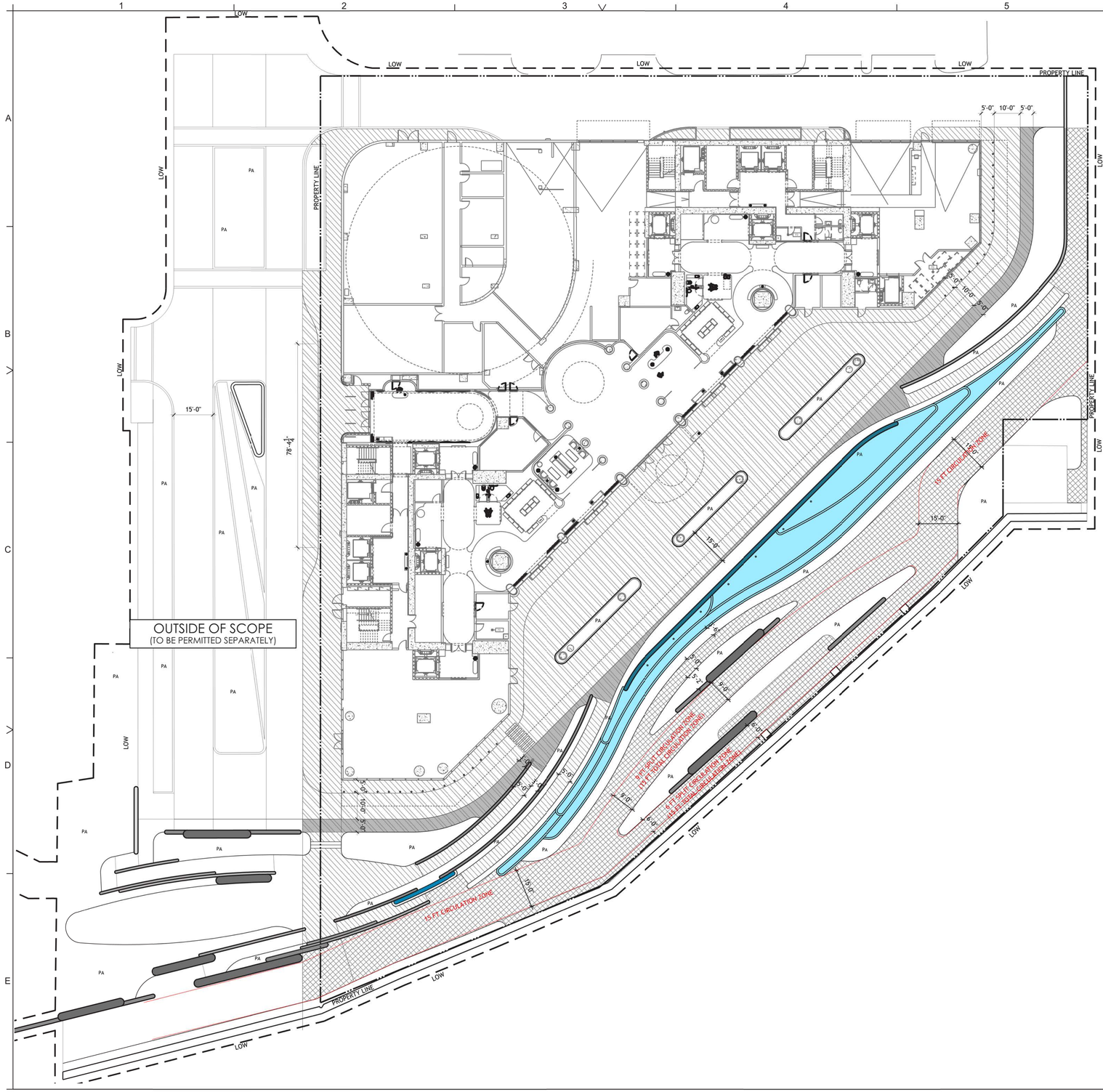
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GRAPHIC SCALE: 0 5 10 20
PROJECT PHASE: ZONING SUBMITTAL

SHEET TITLE: RIVERWALK ELEVATION LOOKING NORTH
SHEET NO.: Z410-REV.1



MATERIALS				
SYMBOL		DESCRIPTION	QTY	
		STONE/TRAVERTINE PAVER TYPE 1 - PEDESTRIAN GRADE	8,205 SF	
		STONE/TRAVERTINE PAVER TYPE 2 OR PRECAST - PEDESTRIAN GRADE	9,700 SF	
		STONE PAVER - VEHICULAR GRADE	10,975 SF	
Walls				
		PRECAST CONCRETE SEATWAL. - TYPE A	411 SF	
		PRECAST CONCRETE SEATWAL. - TYPE B	601 SF	
		PRECAST CONCRETE RETAINING WALL, TYP.	384 SF	



STONE/TRAVERTINE PAVER TYPE 1COLOR SELECTION



STONE/TRAVERTINE PAVER TYPE 2 COLOR SELECTION

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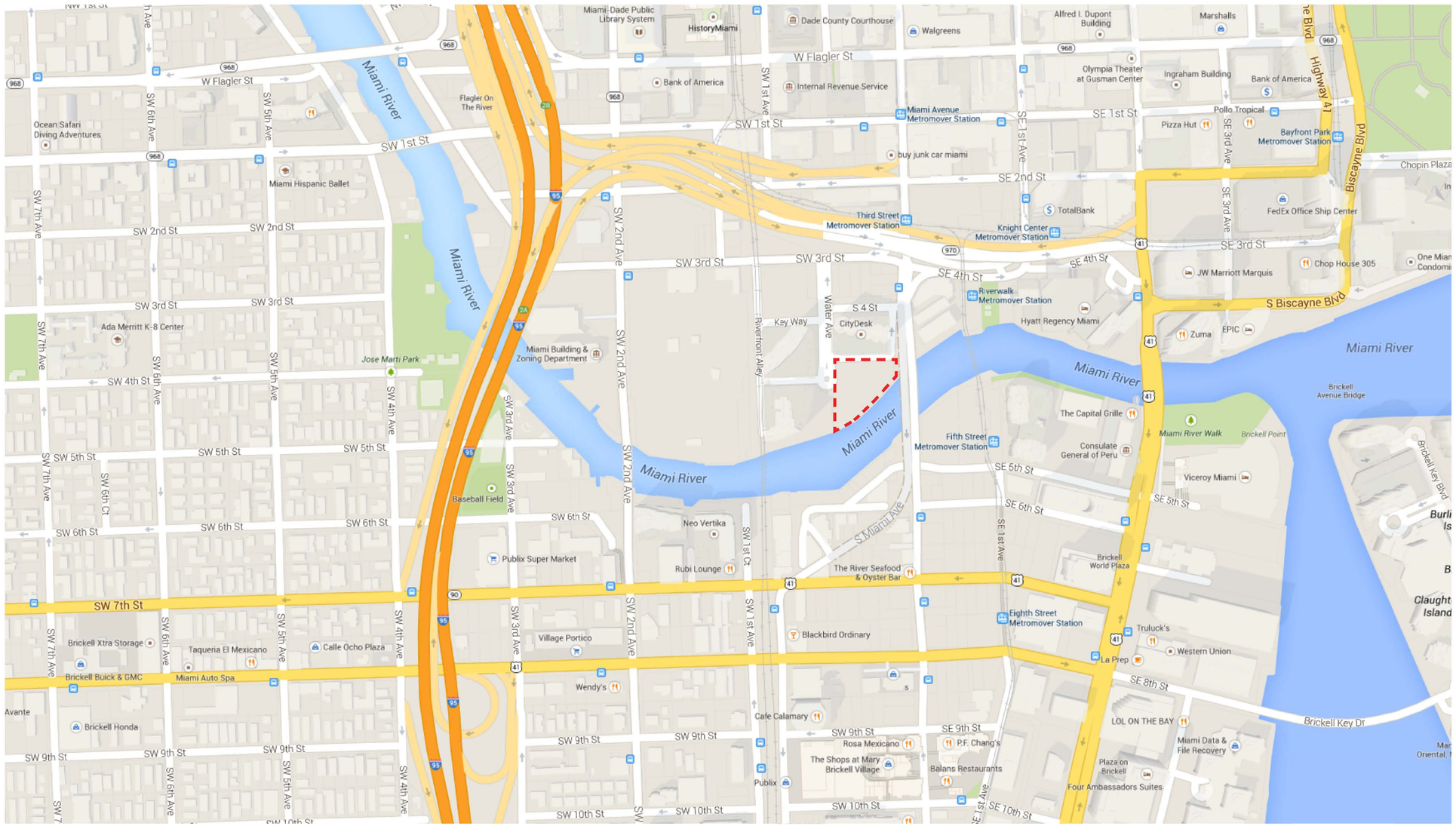
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SHEET SIZE: 24" X 36"
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GRAPHIC SCALE: 0 5 10 20
PROJECT PHASE: ZONING SUBMITTAL

SHEET TITLE: LINEWORK PLAN
SHEET NO.: Z411-REV.1



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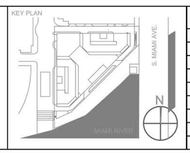
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SEAL

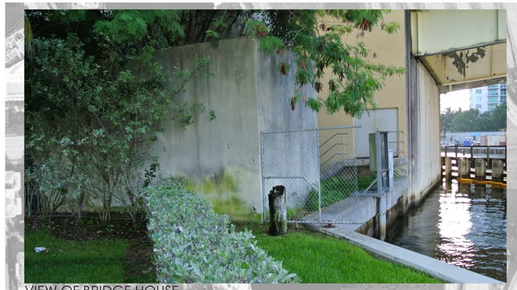
KEY PLAN



ISS.	DESCRIPTION	DATE:
01	ZONING REFERRAL	12-NOV-2015
02	ZONING SUBMISSION	10-FEB-2015
03	UDRB SUBMISSION	01-APR-2015
04	WARRANT MODIFICATION	28-MAY-2025

PROJECT NUMBER: 681.000
SHEET SIZE: 24" X 36"
SCALE: 1"=20'-0"
GRAPHIC SCALE: NTS
PROJECT PHASE: ZONING SUBMITTAL

SHEET TITLE: STREET MAP
SHEET NO.: Z412-REV.1



VIEW OF BRIDGE HOUSE



VIEW UNDER SOUTH MIAMI AVENUE BRIDGE



VIEW OF THE IVY RIVERWALK

DOWNTOWN MIAMI

INTERSTATE 95 - ON/OFF RAMPS

1/4 MILE DISTANCE RADIUS

SW 3RD STREET

VACANT

VACANT

SW 4TH STREET (RIVERFRONT WAY)

KEY WAY

WIND

THE IVY

WATER AVENUE

SITE

MINT

MIAMI RIVERSIDE CENTER

FPL DOWNTOWN SUBSTATION

METROMOVER RIVERWALK STATION

ON ROAD RIVERWALK

S MIAMI AVE BRIDGE

METROMOVER FIFTH STREET STATION

BRICKELL KEY

METRORAIL

MIAMI RIVER

ON ROAD RIVERWALK

BRICKELL

BRICKELL CITY CENTRE

BRICKELL CITY CENTRE

BRICKELL CITY CENTRE

BRICKELL CITY CENTRE

INTERSTATE 95

LITTLE HAVANA

A

N

LEGEND

EXISTING INSTALLED RIVERWALK

PROPOSED PEDESTRIAN CONNECTIONS

PEDESTRIAN CONNECTIONS WITH COUNTY / STATE UPGRADES UNDER CONSTRUCTION

A EASEMENT ACCESS TO MIAMI RIVERWALK

MIAMI RIVER RESIDENTIAL TOWER

24 SOUTHWEST 4TH STREET
MIAMI, FLORIDA 33131

OWNER:
ORP PARTNERS, LLC
1300 BRICKELL AVENUE
MIAMI, FL 33131
T: 305 351 1000

LAND USE ATTORNEY:
GREENBERG TRAURIG
333 SE 2ND AVENUE
MIAMI, FL 33134
T: 305 579 0500

ARCHITECT OF RECORD:
RV ARCHITECT (FL) LLC
375 PEARL STREET, 31ST FLOOR
NEW YORK, NY 10038
T: 212 924 5060
LIC. NO. AA26002395

LANDSCAPE DESIGN:
SASAKI ASSOCIATES
110 CHAUNCY ST
BOSTON, MA 02111
T: 617 926 3300

LANDSCAPE ARCHITECT OF RECORD:
VINCENT FILIGENZI DESIGN
25 SE 2ND AVENUE
MIAMI, FL 33131
T: 786 346 8909
LIC. NO. 6667191

PARKING/LOADING DOCK CONSULTANT:
DESMAN
100 SE THIRD AVENUE
FORT LAUDERDALE, FL 33394
T: 954 526 6464

CIVIL ENGINEER:
LANGAN
1221 BRICKELL AVENUE, SUITE 1800
MIAMI LAKES, FL 33131
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SHEET SIZE: 24" X 36"
SCALE: 1'=20'-0'
GRAPHIC SCALE: NTS
PROJECT PHASE: ZONING SUBMITTAL

SHEET TITLE: AERIAL GRAPHIC
SHEET NO.: Z413-REV.1

VOID – Existing Trees Removed under Tree Removal Permit BD16-001190-001-L001 (Process Number BD16-001190-001)

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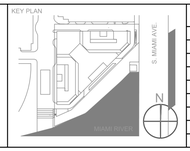
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PROJECT PHASE: ZONING SUBMITTAL

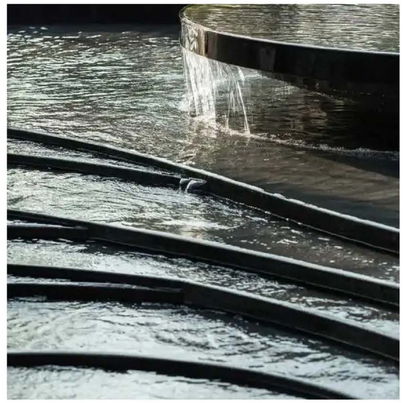
SHEET TITLE:
TREE DISPOSITION & MITIGATION PLAN

SHEET NO.:
Z414-REV.1

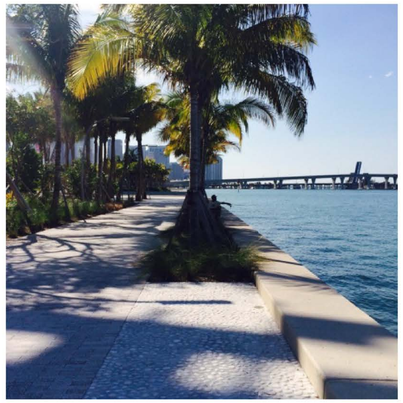
PROMENADE



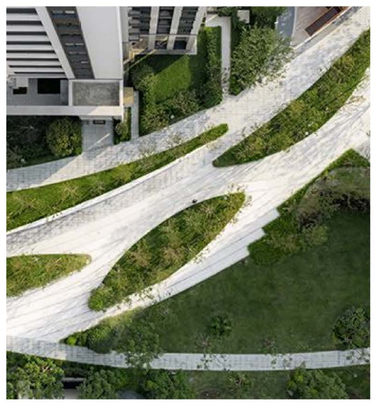
SEATING



REFLECTING POOL



WATERS EDGE



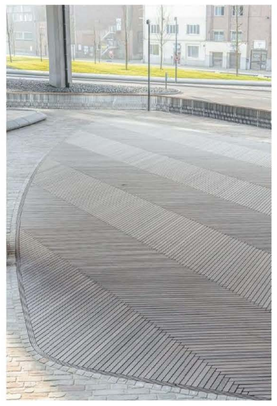
VARIED PEDESTRIAN CIRCULATION EXPERIENCE

SIDEWALKS









STONE PAVING
VARIED PAVING FINISHES AND TEXTURES TO DESIGNATE PEDESTRIAN AND VEHICULAR AREAS

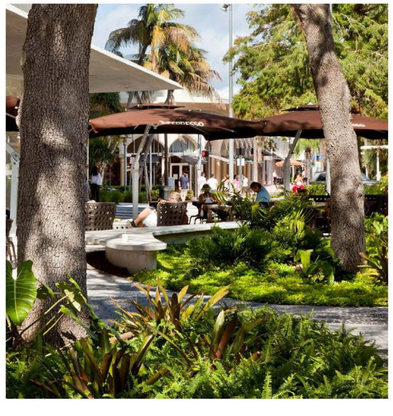
ARRIVAL



A WORLD-CLASS ARRIVAL EXPERIENCE

VEGETATION







LUSH TROPICAL VEGETATION FOR PASSIVE SHADE AND COOLING

MIAMI RIVER RESIDENTIAL TOWER

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ARCHITECT OF RECORD:
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T: 212 924 5060
LIC. NO. AA26002395

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MIAMI, FL 33131
T: 786 346 8909
LIC. NO. 6667191

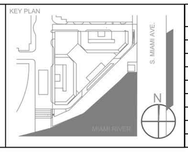
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SHEET SIZE: 24" X 36"
SCALE: 1"=20'-0"
GRAPHIC SCALE: NTS
PROJECT PHASE: ZONING SUBMITTAL

SHEET TITLE: LANDSCAPE MATERIALS
SHEET NO.: Z415-REV.1



VIEW 1 WEST VIEW OF MIAMI RIVER GREENWAY TOWARDS SOUTH MIAMI AVENUE BRIDGE & MINT BEYOND



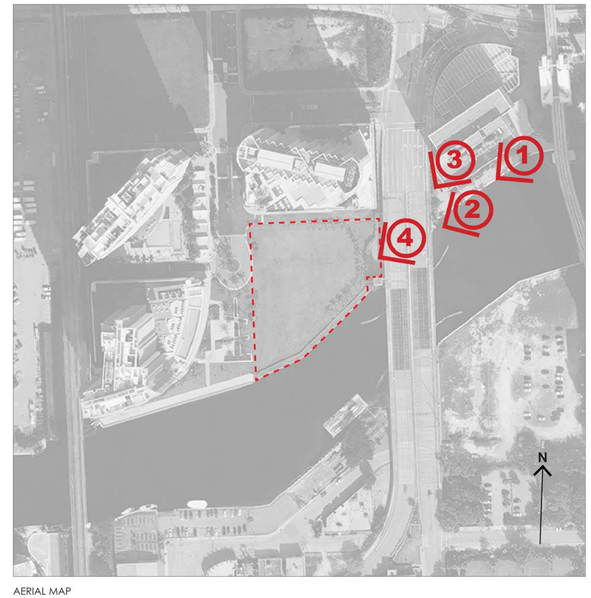
VIEW 2 WEST VIEW OF MIAMI RIVER GREENWAY AT SOUTH MIAMI AVENUE BRIDGE AND EXISTING CONSTRUCTION BLOCKADE



VIEW 3 SOUTHWEST VIEW OF MIAMI RIVER GREENWAY UNDER SOUTH MIAMI AVENUE BRIDGE BEYOND CONSTRUCTION BLOCKADE



VIEW 4 WEST VIEW FROM UNDER SOUTH MIAMI AVENUE BRIDGE SHOWING EXISTING SIGNAGE AND PROJECT SITE AND MINT BEYOND



AERIAL MAP

MIAMI RIVER RESIDENTIAL TOWER

24 SOUTHWEST 4TH STREET
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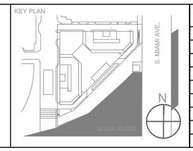
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GRAPHIC SCALE: NTS
PROJECT PHASE: ZONING SUBMITTAL

SHEET TITLE: KEYED SITE PHOTOGRAPHS
SHEET NO.: Z416-REV.1



VIEW 5 SOUTH VIEW ALONG SOUTH MIAMI AVENUE DOWN THE BRIDGE TENDER MAINTENANCE ACCESS EASEMENT & ACCESS WAY TO THE MIAMI RIVER GREENWAY



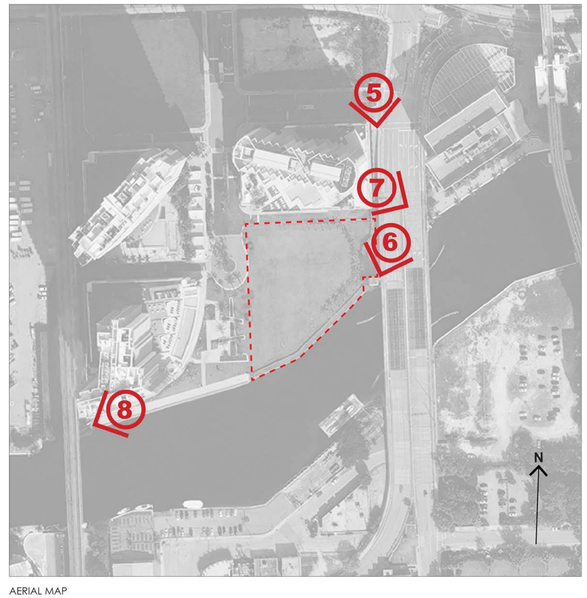
VIEW 6 SOUTH VIEW FROM MIAMI RIVER GREENWAY UNDER SOUTH MIAMI AVENUE BRIDGE TOWARDS BRIDGE TOWER AND MIAMI RIVER BEYOND



VIEW 7 SOUTHEAST VIEW OF MIAMI RIVER GREENWAY UNDER THE SOUTH MIAMI AVENUE BRIDGE



VIEW 8 WEST VIEW OF EXISTING CONSTRUCTION UNDER METRORAIL BRIDGE TO CONNECT MIAMI RIVER GREENWAY BETWEEN THE MINT AND FPL SITES



AERIAL MAP

MIAMI RIVER RESIDENTIAL TOWER

24 SOUTHWEST 4TH STREET
MIAMI, FLORIDA 33131

OWNER:
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LIC. NO. 6667191

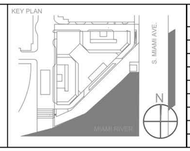
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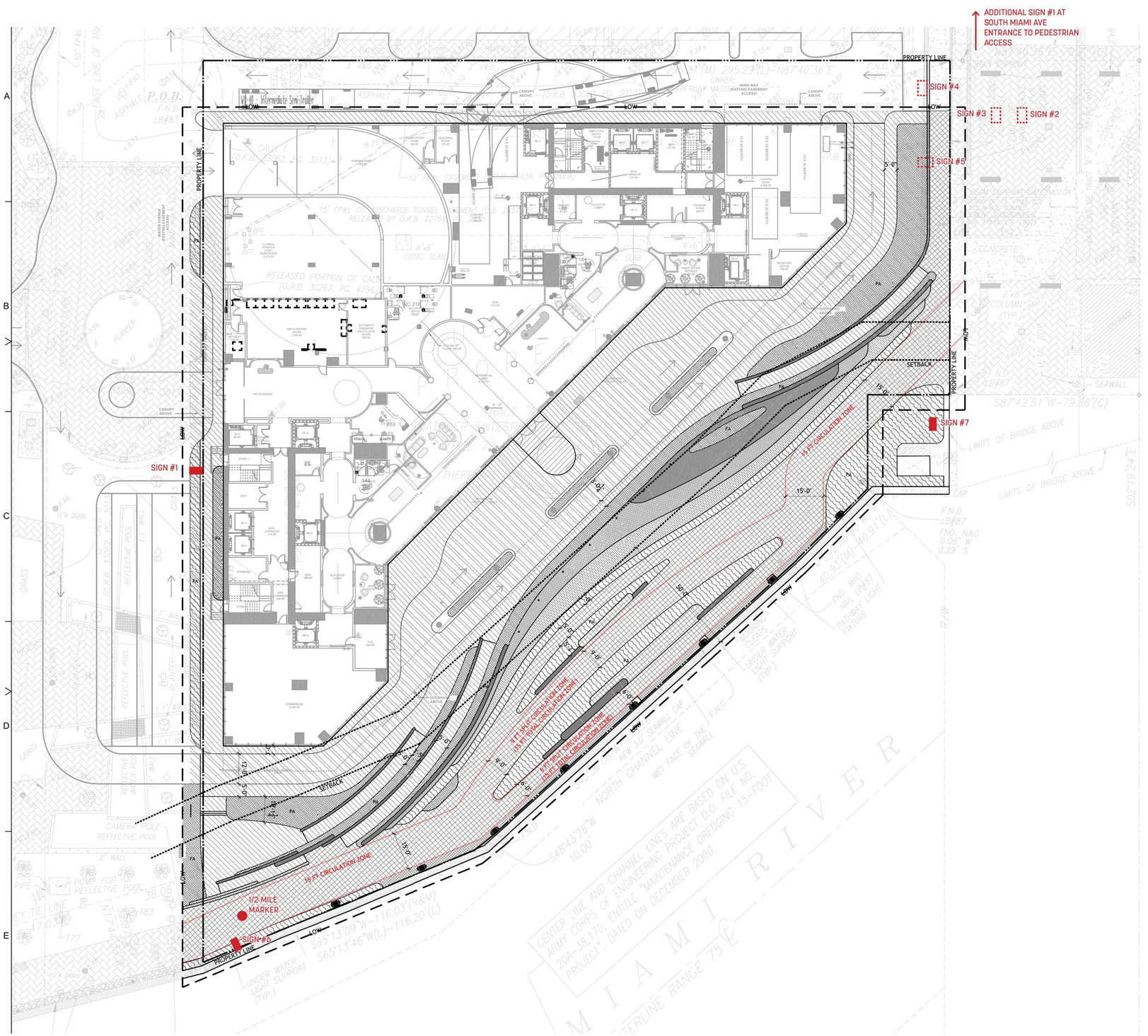
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PROJECT PHASE: ZONING SUBMITTAL

SHEET TITLE: KEYED SITE PHOTOGRAPHS
SHEET NO.: Z417-REV.1



LEGEND

	EXISTING SIGN
	PROPOSED SIGN

EXISTING



SIGN #1

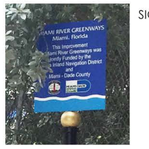


SIGN #2



SIGN #3





SIGN #4



SIGN #5



PROPOSED



SIGN #6





SIGN #7





1/2 MILE MARKER

MIAMI RIVER RESIDENTIAL TOWER

24 SOUTHWEST 4TH STREET
MIAMI, FLORIDA 33131

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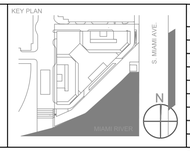
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SCALE: 1"=20'-0"
GRAPHIC SCALE: NTS
PROJECT PHASE: ZONING SUBMITTAL

SHEET TITLE: SIGNAGE PLAN
SHEET NO.: Z418-REV.1

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

Reserved for Recording

DECLARATION OF RESTRICTIVE COVENANTS

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

WHEREAS, Owner is the fee simple title holder to certain properties located at 24 SW 4 Street, all located in Miami, Florida, more particularly described in **Exhibit "A"** (collectively, the "**Property**") attached hereto and incorporated herein; and

WHEREAS the Owner seeks a Warrant application to permit the redevelopment of the Property with residential, and other related uses at the Property (the "**Application**"); and

WHEREAS, the Property is also governed by the Port of Miami River Sub-Element and identified as Category A therein; and

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

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

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

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

a. The Property shall be developed pursuant to the Miami River Residential Tower Plan (the "**Site Plan**"), as prepared by RV Architect (FL) LLC, a copy of which is attached as **Exhibit "C"**.

b. The Owner shall limit development on the Property in accordance with the density limitations approved by the City of Miami.

c. The Owner shall operate the Property in accordance with the Site Plan.

d. The Owner shall not seek to reduce the number of recreational wet-slips along the Miami River, except as required by the United States Coast Guard, the Miami-Dade County Department of Regulatory and Economic Resources, or as required by other regulating agencies with appropriate jurisdiction.

e. Owner recognizes that legally permitted existing Working Waterfront 24-hour operations currently exist proximate to the Property. Therefore, Owner agrees:

   i. not to object or otherwise attempt to impede any legally permitted Working Waterfront 24-hour operations;

   ii. to provide all future tenants and prospective owners of the Property notice of the existing Working Waterfront 24-hour operations and will include a provision to agree not to object to legally permitted Working Waterfront 24- hour operations in each lease and/or Condominium Sale Documents, if applicable;

   iii. that it is solely the Owner's responsibility to design its structures to accommodate legally permitted Working Waterfront 24-hour operations; and

   iv. that it will not pursue any claims for liability, loss or damage, whether through litigation or otherwise, against permittees engaging in Working Waterfront 24-hour operations, related to noise, smoke, fumes, federally regulated bridge openings, and/or other quality of life issues that might result from legally permitted Working Waterfront 24-hour operations.

f. The Owner shall construct a publicly accessible Riverwalk in accordance with the Miami River Greenway Action Plan and Miami 21 Code Waterfront Standards and as consistent with the Site Plan requiring

review and approval by the City of Miami's Planning Department and the Office of Zoning.

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

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

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

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

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

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

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

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

[Signature Page to Follow]

Signed, witnessed, executed and acknowledged this ____day of _____, 2025.

WITNESSES FOR EACH PERSON SIGNING)

ORP PARTNERS, LLC, a
Florida limited liability company

_____
Print Name: _____
Address: _____

By: _____
_____, as _____

_____
Print Name: _____
Address: _____

STATE OF FLORIDA
) SS.
COUNTY OF MIAMI DADE

The foregoing instrument was acknowledged before me by [ ] physical presence or [ ] online notarization this ____ day of _____, 2025 by _____, the _____ of ORP PARTNERS, LLC, a Florida limited liability company. He/She is personally known to me or presented _____ as identification and who did not take an oath.

[NOTARIAL SEAL]

Notary: _____
Print Name:_____
NOTARY PUBLIC, STATE OF FLORIDA
My commission expires _____

APPROVED:

By: _____
David Snow, Director of Planning and Zoning

APPROVED AS TO LEGAL FORM AND CORRECTNESS:

By: _____
Geroge K.Wysong, III, City Attorney

GT GreenbergTraurig

Brian A. Dombrowski
Tel (305) 579-0630
dombrowskib@gtlaw.com

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.

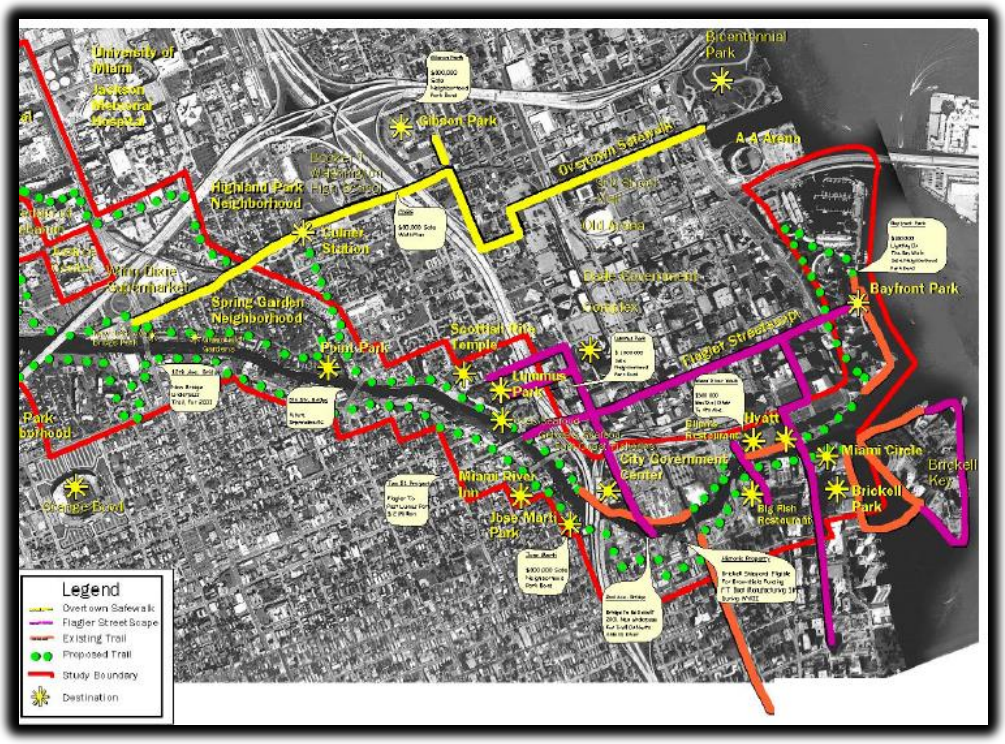
The Miami River Commission on or about November 3, 2004, recommended approval of the masterplan community. Again, in 2015, the Miami River Commission reviewed and approved proposed modifications to the project proposed at the Property. Our present submittal does not modify the previous commitments and 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.

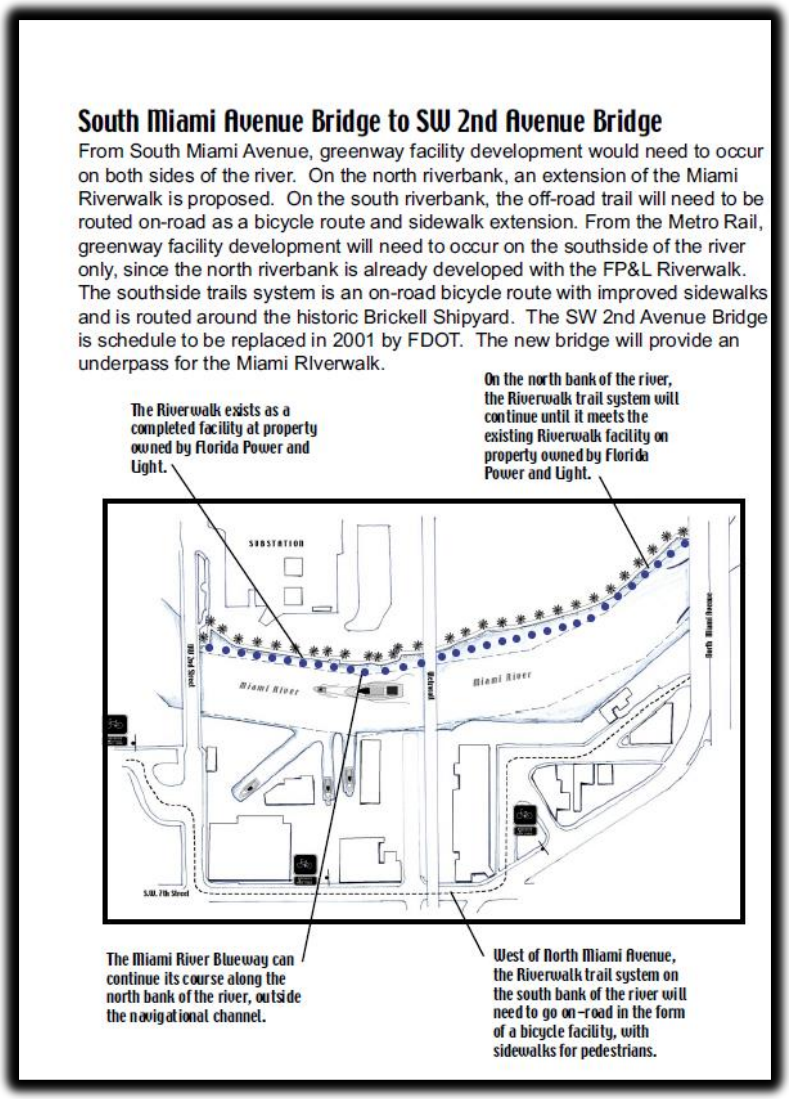
- **Goal 5: Encourage a Compatible Land Use Vision for the River**

  - 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.

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,



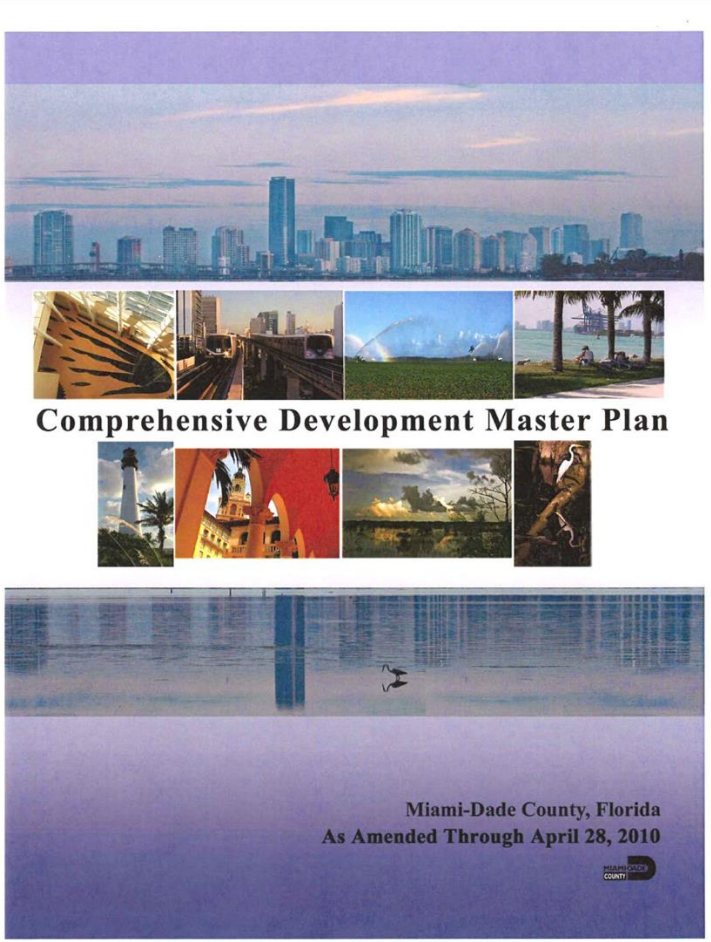
Brian A. Dombrowski

Enclosures

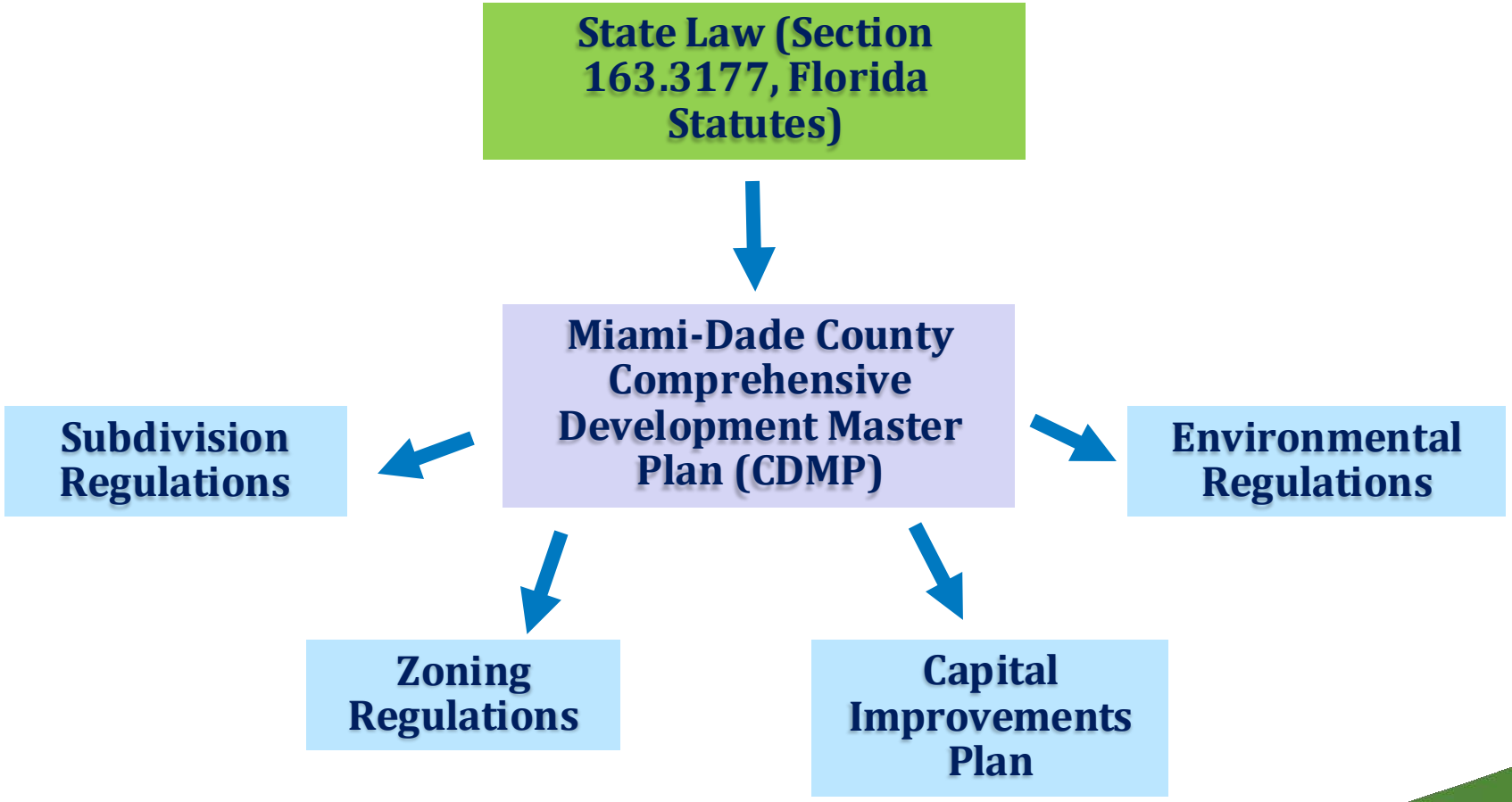

MIAMI-DADE
COUNTY
Evaluation and Appraisal Report
Miami-Dade County Comprehensive
Development Master Plan

Presentation Overview

- Introductions
- CDMP Overview
- EAR Timeline
- EAR Process
- Public Outreach
- Departmental Coordination



Comprehensive Planning



CDMP Principles

- Expresses where and how development and the conservation of land and natural resources is to occur during the next 10 to 20 years, as well as the delivery of County services to support growth.

- Establishes the parameters for government to do detailed land use planning, zoning activities, functional planning and programming of infrastructure/services.

- Establishes Level of Service (LOS) standards, for the delivery of certain County services and facilities including roadways, mass transit, parks, water, sewer, solid waste and drainage.

CDMP Elements

Land Use



Transportation



Water, Sewer & Solid Waste



Recreation and Open Space



Conservation, Aquifer Recharge & Drainage



Housing



Transportation Sub-Elements

Mass Transit



Traffic Circulation



Aviation



Port of Miami River



Port Miami



Concurrency

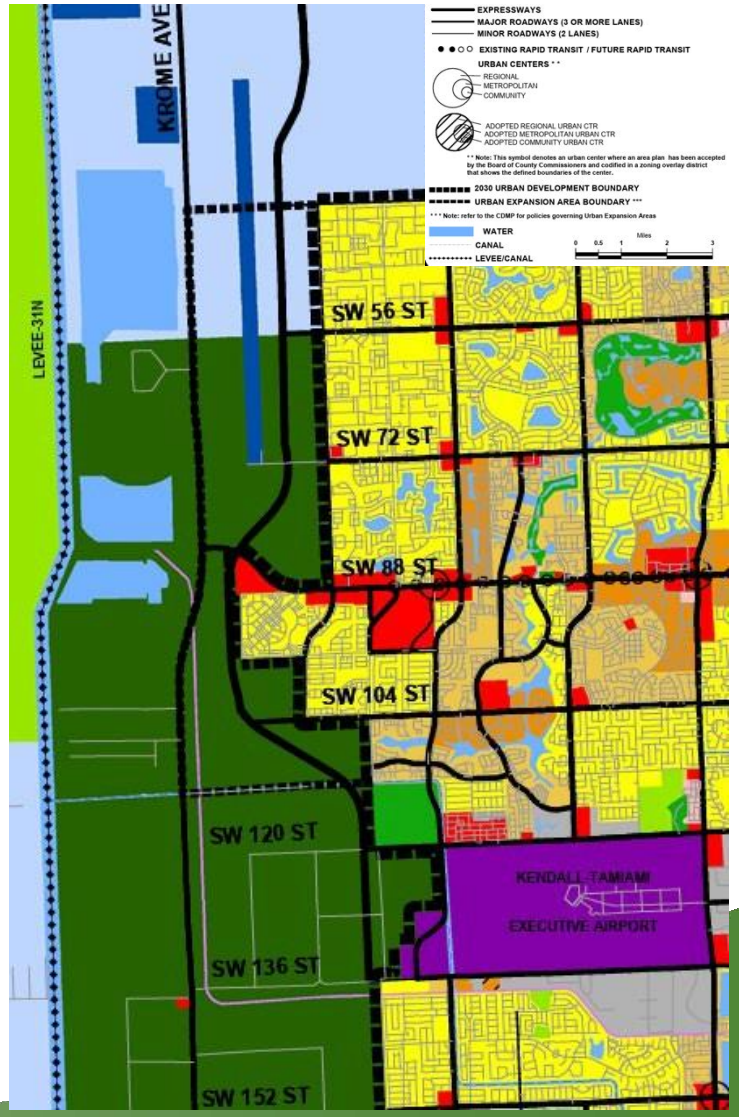
- As growth occurs, certain services and facilities must be provided .
- Level of Service (LOS) standards for the following services are outlined in the Capital Improvements Element .
  - Roadways
  - Mass Transit
  - Local Parks
  - Potable Water Supply
  - Sanitary Sewer
  - Solid Waste Disposal
  - Flood Protection
  - Public School Facilities



CDMP Features

Land Use Plan (LUP) Map

- Depicts allowable land uses and densities (UMSA and Municipal)
- Urban Development Boundary (UDB)
- Urban Expansion Areas (UEA)
- Urban Centers (Regional, Metropolitan and Community Urban Centers)
- Current and future transportation network



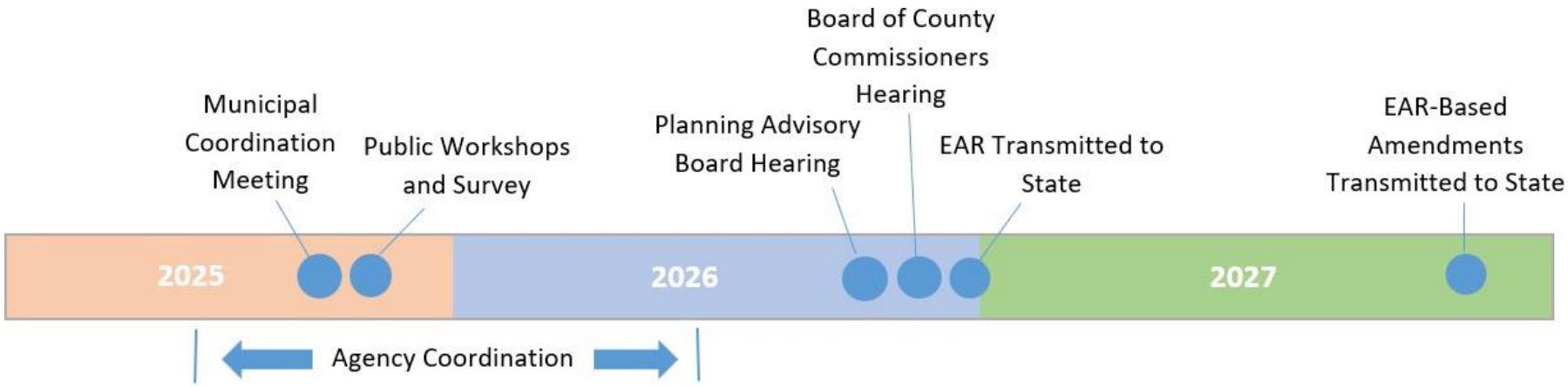
Evaluation and Appraisal Report (EAR)

- State law requires the County to review and update the CDMP every seven years to include:
  - Amendments necessary to reflect changes in state law
  - Amendments necessary to cover a 10-year planning period
  - A comprehensive review to reflect changes in local conditions

EAR Content

- EAR will address:
  - Planning Horizons: near-term (2040) & long-term (2050)
  - Changes in State Law
  - Major Issues
  - Assessment of CDMP Goals, Objectives and Policies
  - Land Supply/Demand (based on pop. projections)
  - Availability of services to accommodate growth

General EAR Timeline



Assessment of CDMP Elements

- Assessment of Goals, Objectives and Policies
  - Assess Policy Relevance
  - Monitoring Measure Data
  - Identify needed changes

Objective Achievement Analysis

GOAL

MAINTAIN AND ENHANCE THE WATER QUALITY, ATTRACTIVENESS AND ECONOMIC VIABILITY OF THE PORT OF MIAMI RIVER.

Objective PMR-1

Maintain and promote marine activity on the Miami River and protect these activities from encroachment or displacement by incompatible land uses.

Policies

PMR-1A. Miami-Dade County shall promote actions to enhance marine industrial activities along the banks of the Miami River west of NW 27 Avenue and in other areas along the Miami River, where feasible.

PMR-1B. In making recommendations relating to requested zoning changes and permits for development and redevelopment along the Miami River, Miami-Dade County agencies shall promote the protection or inclusion of uses which are water dependent and/or water related, such as cargo shipping terminals and boat repair yards.

PMR-1C. Miami-Dade County shall work to improve the economic vitality of the Port of Miami River in cooperation with other concerned agencies and organizations.

Objective PMR-2

Actions shall be taken to improve linkages between the shipping terminals on the Miami River and surface transportation routes and modes.

Objective Achievement Analysis

Future Port of Miami River

The Port of Miami River is expected to retain its share of the growing international trade activity occurring in Miami-Dade County. The banks of the Miami River west of NW 27 Avenue and east of the salinity dam will remain the predominant area for shipping facilities serving the small ports of the Caribbean. This western section of the Port of Miami River is recommended to be used only for marine industrial and commercial activities. The role of Miami-Dade County in maintaining maritime facilities in this port area is limited to that of facilitator, as Miami-Dade operates its own seaport facilities on Dodge and Lummus Islands. Miami-Dade will continue to facilitate marine activity on the Miami River through its legislative function of establishing and implementing land use policy, and in its administrative functions in providing and maintaining roadway infrastructure which provides landside access to the area.

Port of Miami River Monitoring Program

The monitoring measures for the objectives of this Subelement are the following:

Objective PMR-1

- Indices showing the growth or shrinkage of the amount of river frontage devoted to marine related/dependent business activity shall be prepared biennially.
- Records of land use changes in the vicinity of the Miami River in unincorporated Miami-Dade County since 2010.
- Records of zoning changes in the vicinity of the Miami River in unincorporated Miami-Dade County since 2010.

Public Outreach Plan

- EAR Website Launch (July 2025)
- Survey Launch (August 2025)
- Public Workshops throughout County (September 2025)
- Events (Baynanza, Adopt-a-Tree, etc.)

EAR-Based Amendments

- EAR-Based Amendments are processed following adoption of the EAR:
  - Amendments to the CDMP necessary to effectuate changes identified in EAR
  - Local Government must transmit identified amendments within one year following adoption of the EAR

Departmental Support

- Monitoring Measures Data
- Ongoing Meetings to Identify Major Issues
- Ongoing Meetings to Discuss Policy Relevance and identify needed changes
- Support at PAB and BCC hearings/workshops
- Please assign a primary contact within your Department/ Division. Planning Division leads will reach out following this meeting.

THANK YOU!

Vinod Sandanasamy, PTP, AICP
Strategic Transportation Planner
(305)375-2855
vinod.sandanasamy@miamidade.gov

Miami River Commission's
Urban Infill & Greenways Subcommittee
Public Meeting Minutes
September 16, 2025

Miami River Commission (MRC) Urban Infill & Greenways Subcommittee's Chairman Jim Murley convened the public meeting on September 16, 2025, 10 AM, 1407 NW 7 ST. The attendance sheet is attached.

I) Presentation of Updated Plans for 24 SW 4 ST One River Point / Faena

Brian Dombrowski, Greenberg Traurig, stated the MRC previously recommended approval of a design for this site previously presented as "One River Point". Since then, the design has been amended and Kar Properties has Partnered with Faena. Mr. Dombrowski stated the new design will still provide a public riverwalk consistent with the requirements of the City Zoning Code Section 3.11 Waterfront Standards, and the Baywalk / Riverwalk Design Standards and Guidelines. Mr. Dombrowski stated he will email MRC Director Bibeau the current plans, Letter of Intent, etc. no later than September 25. This item will be on the MRC's October 6 public meeting agenda, noon, 101 W Flagler, Library Auditorium.

II) Presentation Regarding Miami Dade County's Comprehensive Plan and Evaluation Appraisal Report (EAR)

Mr. Vinod Sandanasamy, AICP, PTP, Strategic Transportation Planner, Miami-Dade County Department of Regulatory and Economic Resources distributed and presented a PowerPoint regarding the "Evaluation and Appraisal Report / Miami Dade County Comprehensive Development Master Plan" and the "Port of Miami River Subelement". The PowerPoint stated in part:

"State law requires the County to review and update the CDMP every seven years to include:

- Amendments necessary to reflect changes to state law
- Amendments necessary to cover a 10-year planning period
- A comprehensive review to reflect changes in local conditions"

"General EAR Timeline
Early 2026 – Public Workshops and Survey
Late 2026 – Board of County Commissioners Hearing
2027 - EAR Based Amendments to the Comprehensive Plan Transmitted to State"

MRC Vice Chairman Murley, MRC Director Bibeau, and Mr. Sandanasamy discussed the Comp Plan and the EAR. Vice Chairman Murley stated the full MRC public meeting will be an opportunity to receive input from the MRC's various mixed-use interests and representatives. This item will be on the MRC's October 6 public meeting agenda, noon, 101 W Flagler, Library Auditorium.

III) New Business

MRC Director Bibeau presented the following email regarding the "Spring Garden Humpback Bridge" over the Seybold Canal:

"Good evening,

The Work Plan is as follows:
-All work will be conducted from the sidewalks and from the outside of the bridge. We will coordinate with the neighbors adjacent to the bridge to help us with the necessary access.
-Sidewalks will be closed one side at a time. A Maintenance of Traffic Plan has been prepared to manage these closures.
-No lane closures are currently expected. However, if a lane closure becomes necessary at any point, we will notify you in advance.

Regards,

Humberto Gomez, PE, CPM
Assistant Director
Department of Resilience and Public Works
Roadway Infrastructure

The "Miami Loop" is 3 public pedestrian / bicycle pathways, the Miami River Greenway, Underline and Ludlam Trail, which geographically connect as a large loop. MRC Vice Chairman Murley and Director Bibeau thanked Commissioner Ralph Rosado for sponsoring and the City Commission for recently adopting a City Commission resolution which states in part: "A resolution of the City Commission of the City of Miami, establishing a coordinated trail and public realm oversight process to advance the Miami Loop"

The public meeting adjourned.

Miami River Commission's Urban Infill & Greenways Subcommittee

Public Meeting

September 16, 2025 – 10:00 AM

1407 NW 7 ST, Miami, FL

Name	Organization	Telephone	Email
Brian Dombrowski	GT	305 2820457	Dombrowski@GTlaw.com
Vinod Sundarasamy	MDC/RER	305 979 6764	vinod.sundarasamy@miamidade.gov
Brett Bibeau	MRC	3056440544	brettbibeau@miamiriver commission.org
Jim Murley	MRC		

PORT OF MIAMI RIVER SUBELEMENT

Introduction

The Plan

In general, the purpose of the Port of Miami River Subelement is to protect and promote the continued maritime business and traditional marine-related shoreline uses up the Miami River as well as the protection of the environmental resources. The shipping facilities found along the Miami River serve shallow draft vessels. These shipping terminals were formally designated as the Port of Miami River to meet regulations of the U.S. Coast Guard. Improving the water quality of the Miami River continues to be priority of Miami River advocates including the County, the Miami River Commission and others. The objective of the Port of Miami River Subelement is expressed in the following goal, objectives and policies, and monitoring program.

GOAL

MAINTAIN AND ENHANCE THE WATER QUALITY, ATTRACTIVENESS AND ECONOMIC VIABILITY OF THE PORT OF MIAMI RIVER.

Objective PMR-1

Maintain and promote marine activity on the Miami River and protect these activities from encroachment or displacement by incompatible land uses.

Policies

PMR-1A. Miami-Dade County shall promote actions to enhance marine industrial activities along the banks of the Miami River west of NW 27 Avenue and in other areas along the Miami River, where feasible.

PMR-1B. In making recommendations relating to requested zoning changes and permits for development and redevelopment along the Miami River, Miami-Dade County agencies shall promote the protection or inclusion of uses which are water dependent and/or water related, such as cargo shipping terminals and boat repair yards.

PMR-1C. Miami-Dade County shall work to improve the economic vitality of the Port of Miami River in cooperation with other concerned agencies and organizations.

Objective PMR-2

Actions shall be taken to improve linkages between the shipping terminals on the Miami River and surface transportation routes and modes.

Policies

PMR-2A. Miami-Dade County and the Miami River Commission shall monitor the implementation of the Miami River Corridor Multimodal Transportation Plan with cooperation and assistance of all concerned agencies (i.e. County, City, MPO, FDOT, MDX, US Coast Guard, etc.)

PMR-2B. In cooperation with other concerned agencies and organizations, Miami-Dade County shall investigate and implement ways of improving roadway access between the Port of Miami River shipping terminals and the adjacent surface transportation system.

PMR-2C. Miami-Dade County shall work with the Miami River Commission, the Miami River Marine Group, and other concerned agencies and organizations to improve the vitality of the Port of Miami River and to minimize traffic conflicts on adjacent roadways.

Objective PMR-3

The Port of Miami River shall be operated in a manner which minimizes impacts to estuarine water quality and marine resources and adjacent land uses.

Policies

PMR-3A. Miami-Dade County shall continue to place high priority on having the polluted sediments removed from the Miami River including all of its tributaries which impact water quality.

PMR-3B. Miami-Dade County shall stabilize all eroding County-owned shoreline areas and rights-of-way along the Miami River consistent with available funding, and the County shall develop an ordinance requiring shoreline stabilization where necessary on public and private sites along the river.

PMR-3C. The Miami-Dade County Department of Regulatory and Economic Resources, Division of Environmental Resources Management shall ensure that stormwater runoff from future industrial uses shall be contained on site and not discharged to the River. An on-site retention system combined with an overflow outfall may be considered as an alternative to full on-site retention in those cases where a higher degree of flood protection is desired and maintenance of water quality is assured.

PMR-3D. Miami-Dade County through its program of stormwater outfall removal and retrofitting shall continue to eliminate detrimental stormwater outfalls along the Miami River.

PMR-3E. Additional policies included in the Coastal Management Element regarding dockside pumpout facilities, bulkhead repair and construction and enforcement activities along the Miami River are hereby incorporated in the Subelement by reference.

Objective PMR-4

The Port of Miami River, through the owners and operators of its international shipping terminal facilities regulated by the Maritime Transportation Security Act, with assistance from the Miami River Commission (MRC) and Miami River Marine Group (MRMG), shall recognize local, State and Federal security needs in all port operations, expansion and new construction.

Policies

PMR-4A. The Port of Miami River, through the owners and operators of its international shipping terminal facilities regulated by the Maritime Transportation Security Act, shall annually audit operations of the Port of Miami River in light of the Miami River Port Security Plan and any new local, State and Federal security requirements.

PMR-4B. The County, MRC and MRMG shall seek funding from local, State and Federal sources to address domestic homeland security issues.

PMR-4C. The Port of Miami River, through the owners and operators of its international shipping terminal facilities regulated by the Maritime Transportation Security Act, with assistance from the MRC and MRMG shall ensure that new projects are designed and constructed in accordance with the Miami River Port Security Plan, as approved by the Miami River Security Committee on June 8, 2004, and applicable local, State and Federal security laws.

PMR-4D. In the event of an apparent conflict between the Miami River Port Security Plan, approved by the Miami River Security Committee on June 8, 2004, local, State and Federal law and/or agency directives, and other objectives in any Subelement, the Homeland Security-based requirements shall prevail.

Future Port of Miami River

The Port of Miami River is expected to retain its share of the growing international trade activity occurring in Miami-Dade County. The banks of the Miami River west of NW 27 Avenue and east of the salinity dam will remain the predominant area for shipping facilities serving the small ports of the Caribbean. This western section of the Port of Miami River is recommended to be used only for marine industrial and commercial activities. The role of Miami-Dade County in maintaining maritime facilities in this port area is limited to that of facilitator, as Miami-Dade operates its own seaport facilities on Dodge and Lummus Islands. Miami-Dade will continue to facilitate marine activity on the Miami River through its legislative function of establishing and implementing land use policy, and in its administrative functions in providing and maintaining roadway infrastructure which provides landside access to the area.

Future land use in the Miami River area is depicted on the Land Use Plan map in the Land Use Element. Figure 1, which follows, also highlights those sites along the banks of the unincorporated portion of Port of Miami River area which should be reserved for continued commercial marine activity. Figure 1 also identifies points of highway access to the area and rail lines. Future natural resources of the area are mapped in the future natural resources map series in the Land Use Element.

Facility improvements planned by Miami-Dade County that will impact this area are primarily roadway projects. These are listed in the County's Transportation Improvement Program and the Miami-Dade 2035 Long Range Transportation Plan. Overall, those projects will relieve congestion at points of access to the unincorporated Port of Miami River area and will enhance circulation through the area by replacing inadequate bridges and adding a new river crossing in the NW 32 Avenue corridor. Miami-Dade County will ensure that the new crossing provides for continued navigation upstream.

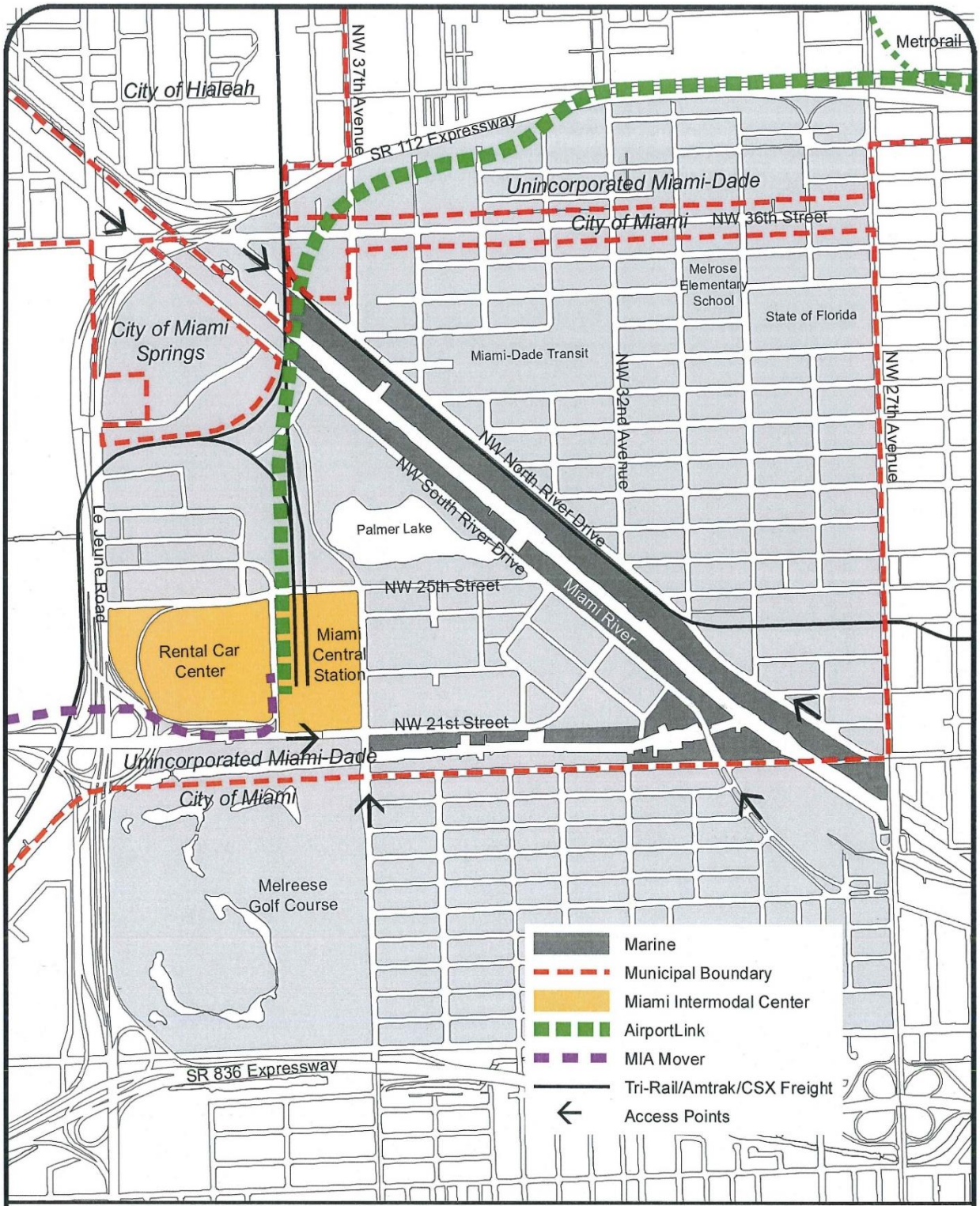


Figure 1

FUTURE LAND USES
UNINCORPORATED PORT OF MIAMI RIVER AREA

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES, 2013

Port of Miami River Monitoring Program

The monitoring measures for the objectives of this Subelement are the following:

Objective PMR-1

- Indices showing the growth or shrinkage of the amount of river frontage devoted to marine related/dependent business activity shall be prepared biennially.
- Records of land use changes in the vicinity of the Miami River in unincorporated Miami-Dade County since 2010.
- Records of zoning changes in the vicinity of the Miami River in unincorporated Miami-Dade County since 2010.

Objective PMR-2

- The number of ships, tonnage, types of cargo, and the value of cargo handled shall be reported. Numbers of full-time and part time employment at the shipping terminals, and an estimate of the annual payroll for each category, shall also be reported. These data shall be sought from the Miami River Commission and the Miami River Marine Group.
- The Department of Regulatory and Economic Resources (DRER) in conjunction with the Florida Department of Transportation, the Metropolitan Planning Organization, Public Works and Waste Management Department, The Miami River Commission and the Miami River Marine Group will prepare transportation improvements updates listing completed, underway, programmed and planned transportation improvements of significant repercussion to the Port of Miami River.

Objective PMR-3

- The County's DRER, Division of Environmental Resources Management (DERM) shall list progress on shoreline stabilization, stormwater runoff, outfall removal/refitting and overall water quality along the navigable portion of the Miami River and its tributaries.
- Additional monitoring measures included in the Coastal Management Element regarding water quality and protection of natural resources, as related to the Miami River west of NW 27 Avenue, are adopted by reference.

Objective PMR-4

- Compliance with applicable security requirements, Maritime Transportation Security Act and the Miami River Port Security Plan.

"MIAMI RIVER BASIN WATER QUALITY IMPROVEMENT REPORT"
Action Item Matrix Quarterly Progress Report

Third Quarterly Report, 2025
(April – June 2025)

Action Item:

4. Monitoring and Research
   a. Continue monthly monitoring of water quality at Wagner Creek, Miami River, and adjoining Biscayne Bay

Lead Agency:	Miami-Dade County Regulatory and Economic Resources, Division of Environmental Resources Management (DERM)
Contact Names	Pamela Sweeney or Charles Groppe, DERM
Address	701 NW 1st Court Miami, FL 33136
Telephone	(305) 372-6594 or (786) 221-6079
Fax	(305) 372-6649
E-mail	pamela.sweeney@miamidade.gov charles.groppe@miamidade.gov

Action Item Status:

Miami-Dade County (the County) has continued collecting monthly water quality samples in the Miami River and its tributaries (including Tamiami Canal, Comfort Canal, and Wagner Creek). Due to the time it takes for analytical laboratories to provide sample results, and additional time for data quality assurance/quality control, the County can only report on the previous quarter's results. During the third quarter (April-June) of 2025, samples were collected at each of the eleven (11) stations in the river and tributaries on the first Tuesday of the month in April, May, and June. Costs for sampling (including salaries and fringe and analysis) have been calculated at approximately $394 per station per month. No sewage spills were reported during this quarter.

The Florida Department of Environmental Protection (FDEP) revised the human health-based surface water quality criteria in Chapter 62-302, F.A.C that are designed to ensure that Floridians can safely eat Florida fish and drink local tap water. Figures 1-3 below depict where monthly results for stations along the Miami River and the vicinity exceed the single sample standard of 130 cfu/100 mL for *Enterococcus* spp.—the applicable indicator for saline locations. Figure 4 shows a quarterly composite of Enterococci results from station locations on the Miami River and its tributaries showing how frequently the results at each station exceeded the standard during the third quarter of the year. Table 1 lists the observed *Enterococcus* values, as well as *Escherichia coli* levels in Wagner Creek and its confluence with the Miami River (MR03) for April-June.

Biscayne Bay Surface Water Quality Monitoring Program
Enterococci Bacteria Sample Compliance
April 2025
Miami River and Tributaries

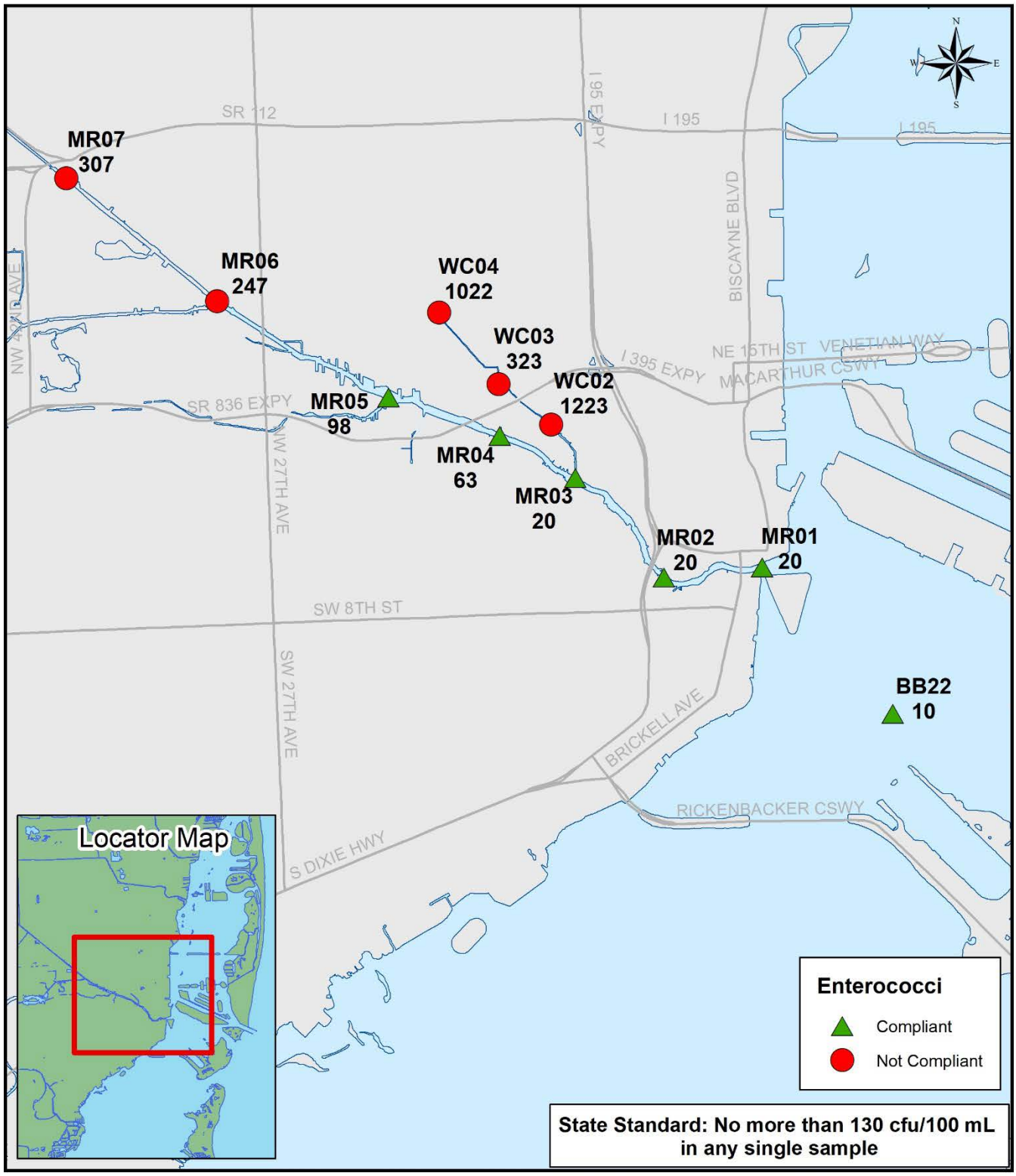


Figure 1

Biscayne Bay Surface Water Quality Monitoring Program
Enterococci Bacteria Sample Compliance
May 2025
Miami River and Tributaries

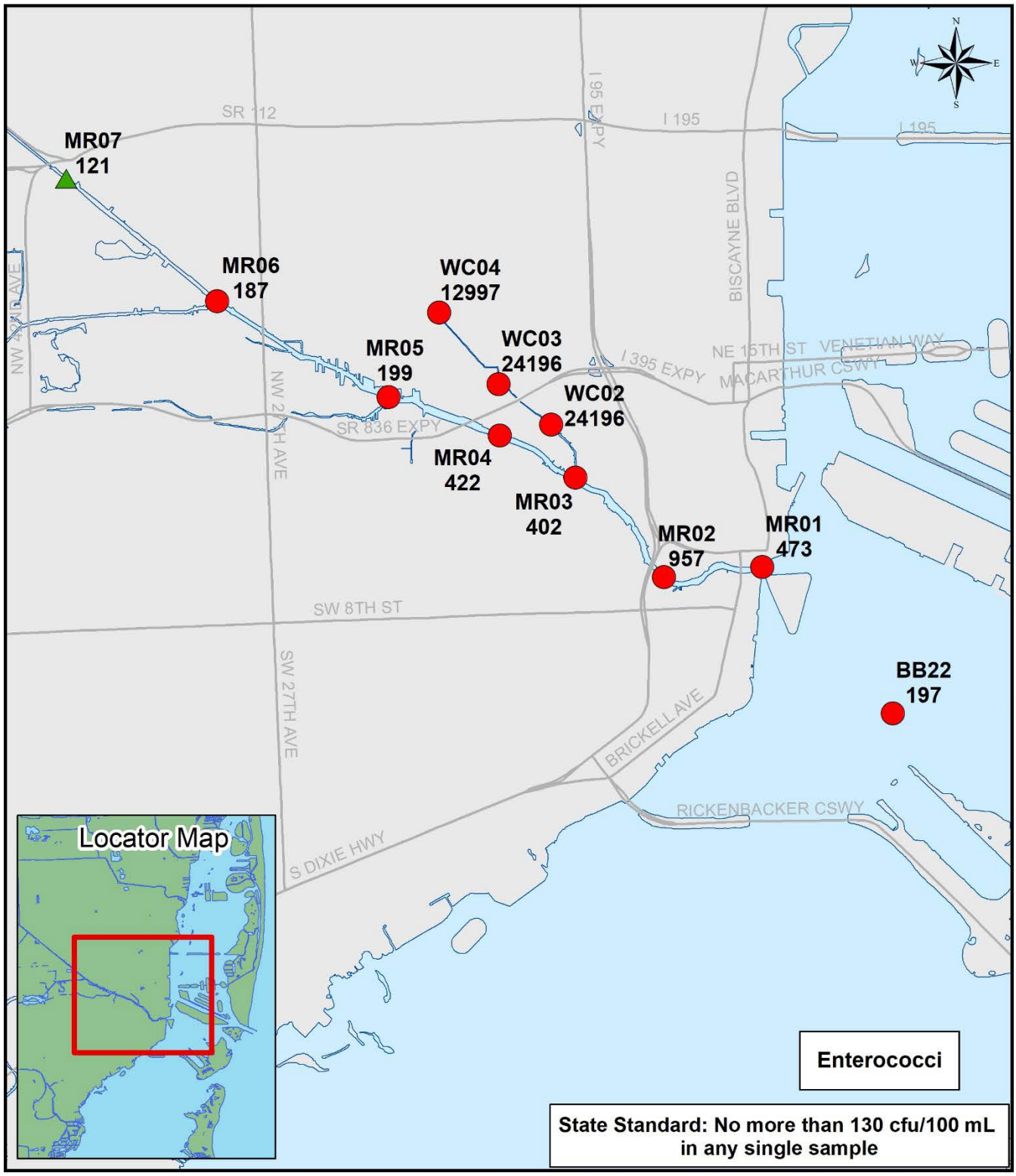


Figure 2

Biscayne Bay Surface Water Quality Monitoring Program
Enterococci Bacteria Sample Compliance
June 2025
Miami River and Tributaries

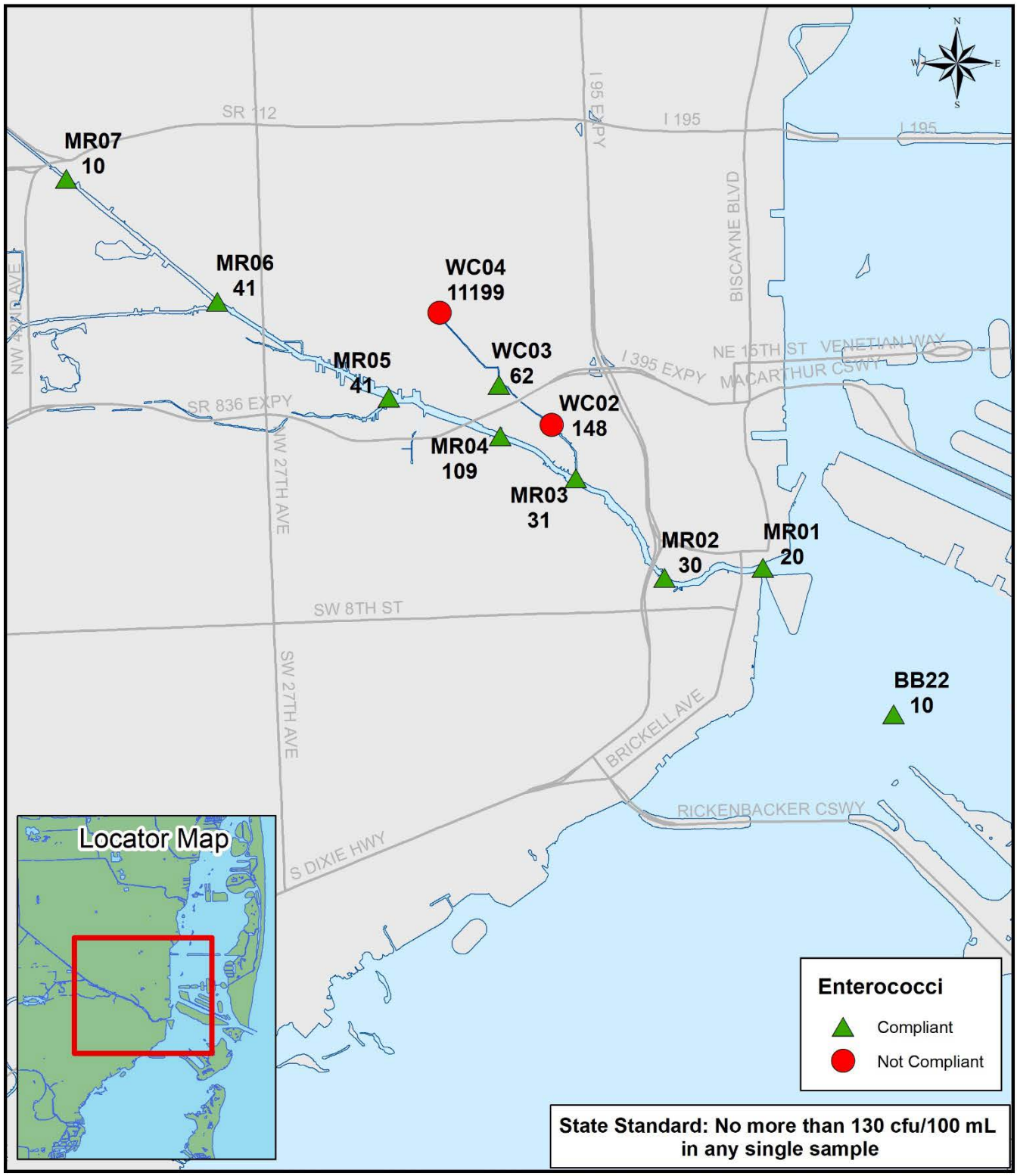


Figure 3

Biscayne Bay Surface Water Quality Monitoring Program
Quarterly Summary of Enterococci Bacteria Sample Compliance
April - June 2025
Miami River and Tributaries

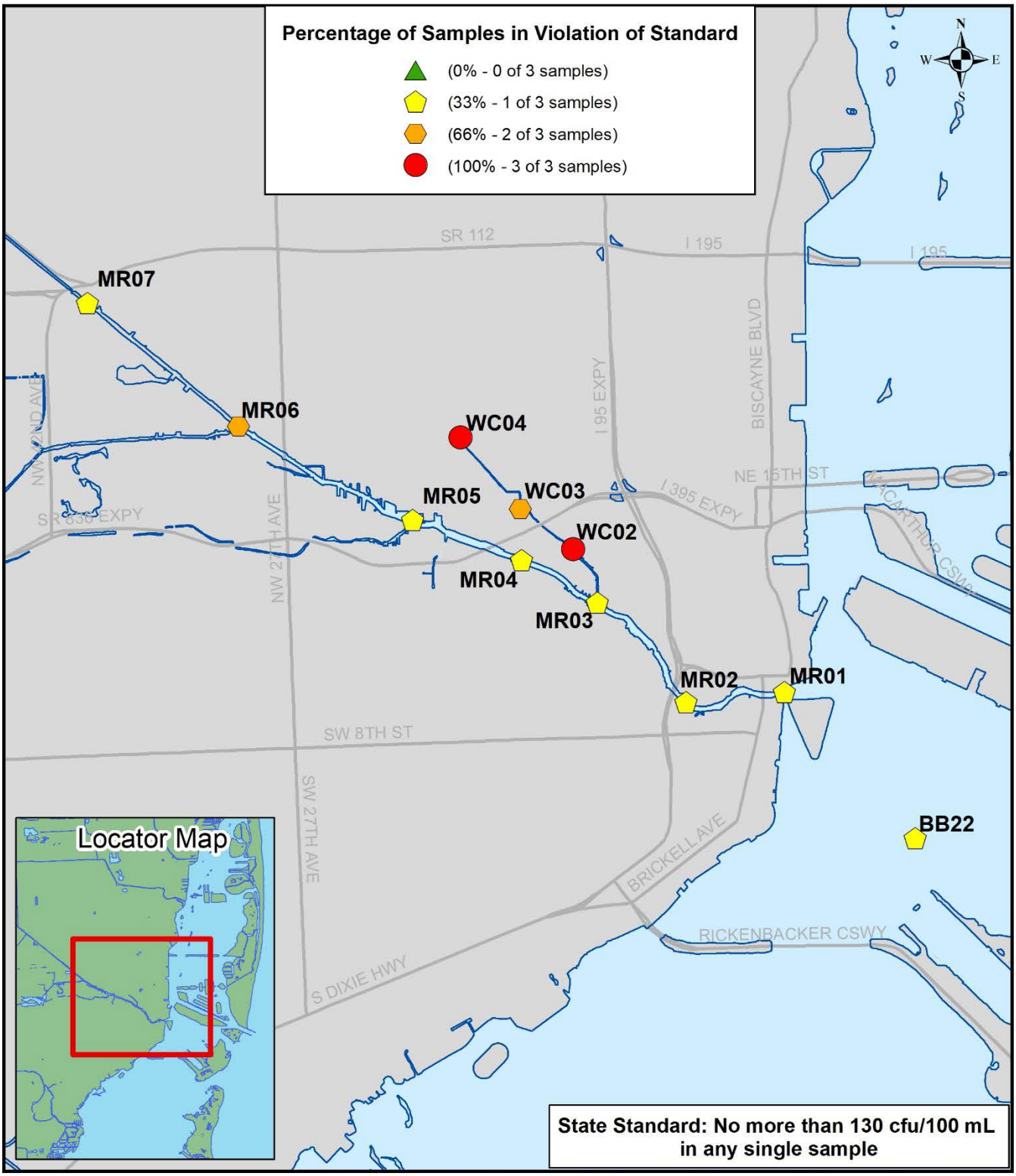


Figure 4

Table 1.

MONTHLY INDICATOR BACTERIA LEVELS (cfu's/100 mL) IN WAGNER CREEK								
	MR03		WC02		WC03		WC04	
Parameter	Entero	*E. coli*	Entero	*E. coli*	Entero	*E. coli*	Entero	*E. coli*
April	20	120	**1223***	**4884***	**323***	379	**1022***	**1607***
May	**402***	**2098***	**24196***	**24196***	**24196***	**15531***	**12997***	**9208***
June	31	63	**148***	341	62	**448***	**11199***	**24196***

An asterisk (*) indicates a result that exceeds the state standard for Enterococci (130 cfu/100 mL) or *E. coli* (410 cfu/100 mL); a "0" indicates that the true value was below the method detection limit.

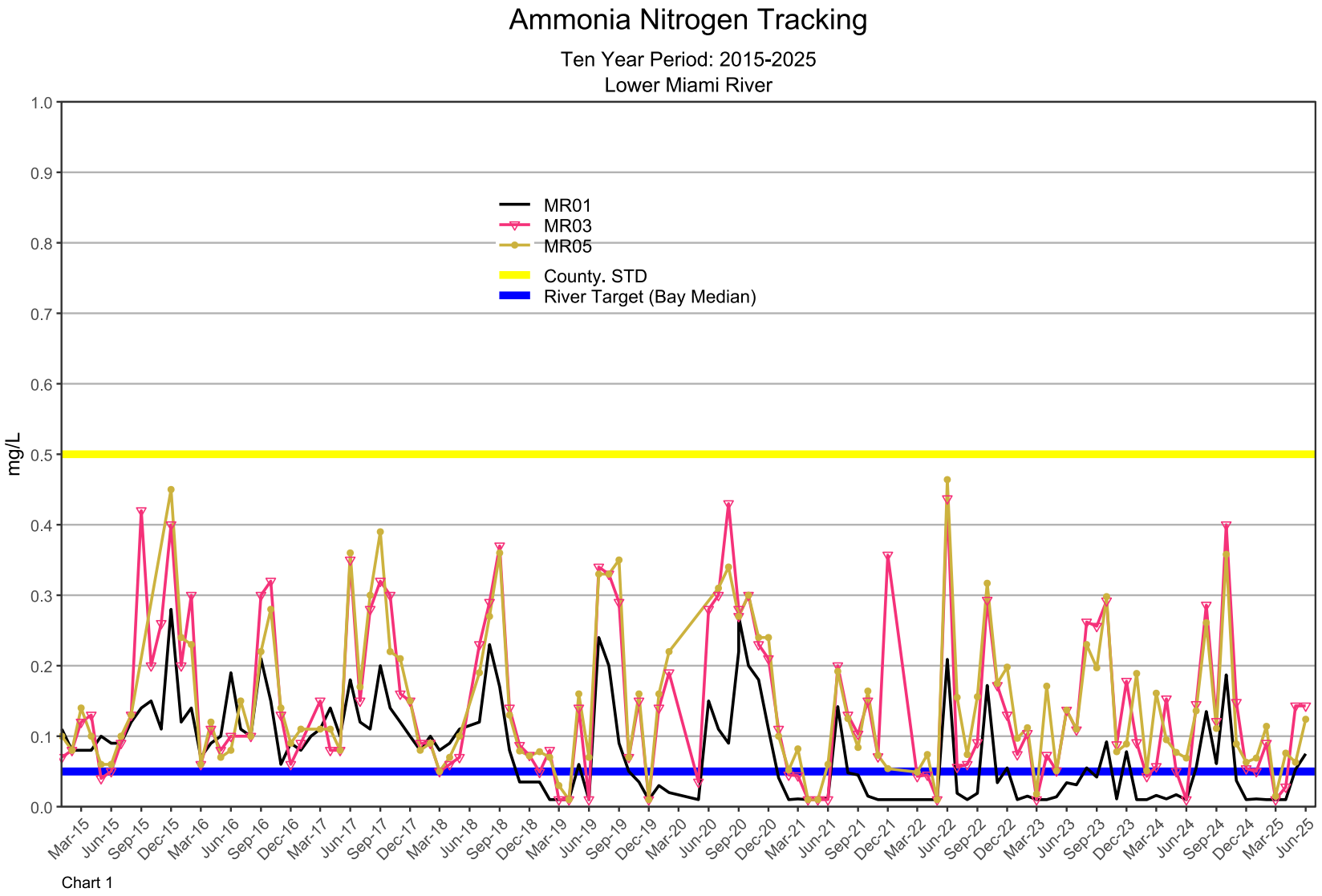

Ammonia Nitrogen Tracking
Ten Year Period: 2015-2025
Lower Miami River
mg/L
1.0
0.9
0.8
0.7
0.6
0.5
0.4
0.3
0.2
0.1
0.0
MR01
MR03
MR05
County. STD
River Target (Bay Median)
Mar-15
Jun-15
Sep-15
Dec-15
Mar-16
Jun-16
Sep-16
Dec-16
Mar-17
Jun-17
Sep-17
Dec-17
Mar-18
Jun-18
Sep-18
Dec-18
Mar-19
Jun-19
Sep-19
Dec-19
Mar-20
Jun-20
Sep-20
Dec-20
Mar-21
Jun-21
Sep-21
Dec-21
Mar-22
Jun-22
Sep-22
Dec-22
Mar-23
Jun-23
Sep-23
Dec-23
Mar-24
Jun-24
Sep-24
Dec-24
Mar-25
Jun-25

Chart 1

Ammonia Nitrogen Tracking

Ten Year Period: 2015-2025
Upper Miami River

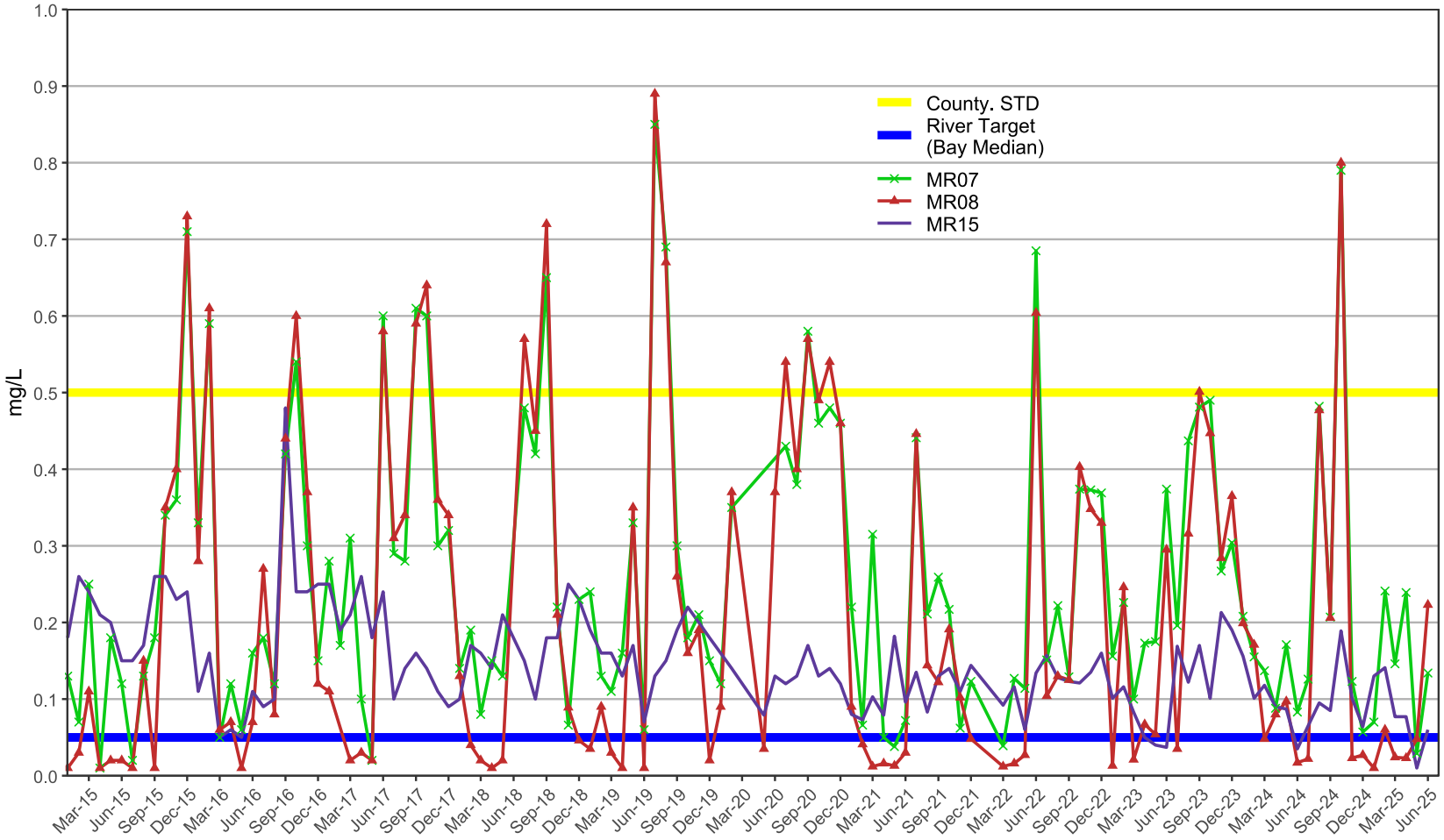


Chart 2

Ammonia Nitrogen Tracking

Ten Year Period: 2015-2025

Wagner Creek

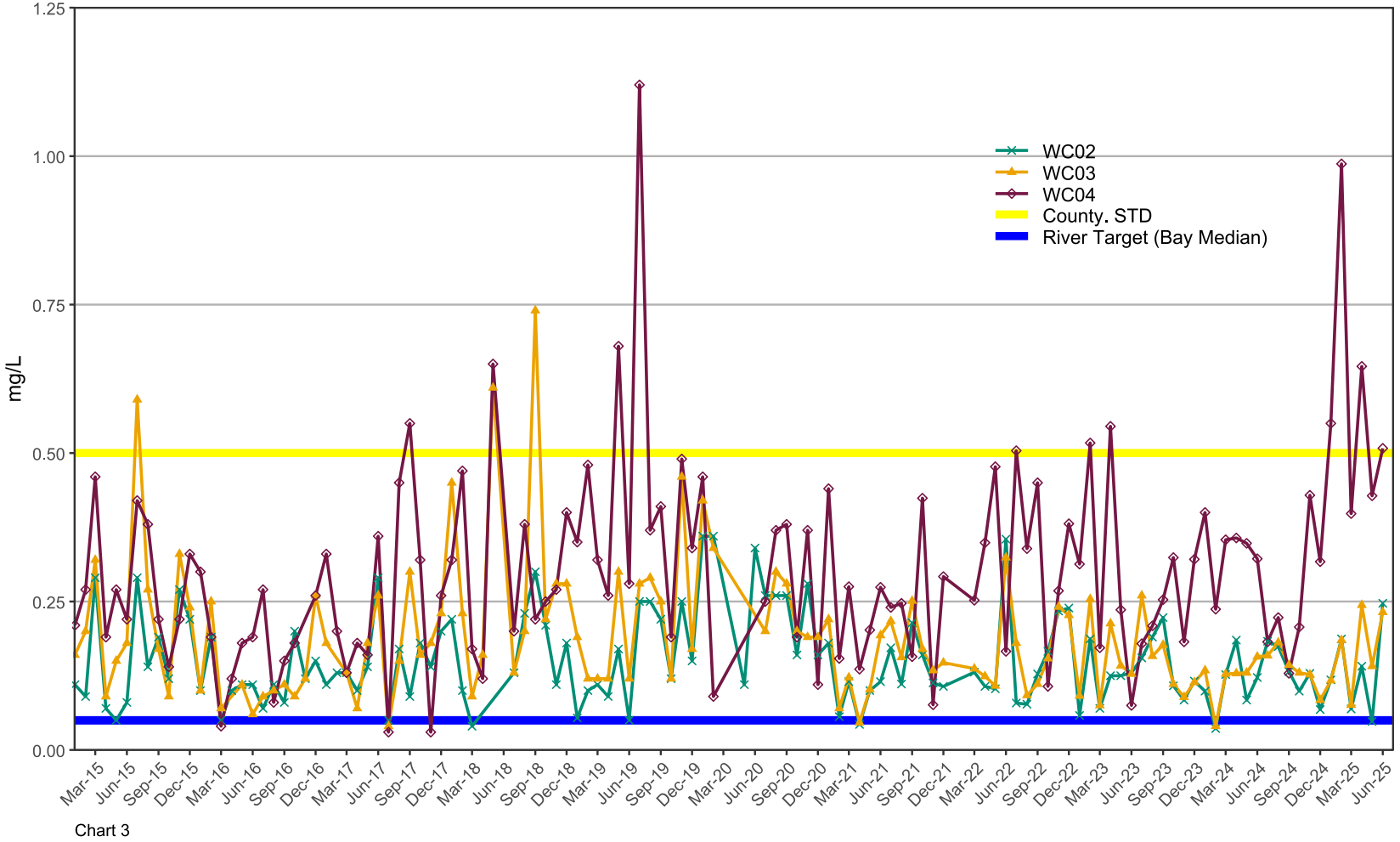


Chart 3

Total Phosphorus Tracking

Ten Year Period: 2015-2025

Lower Miami River

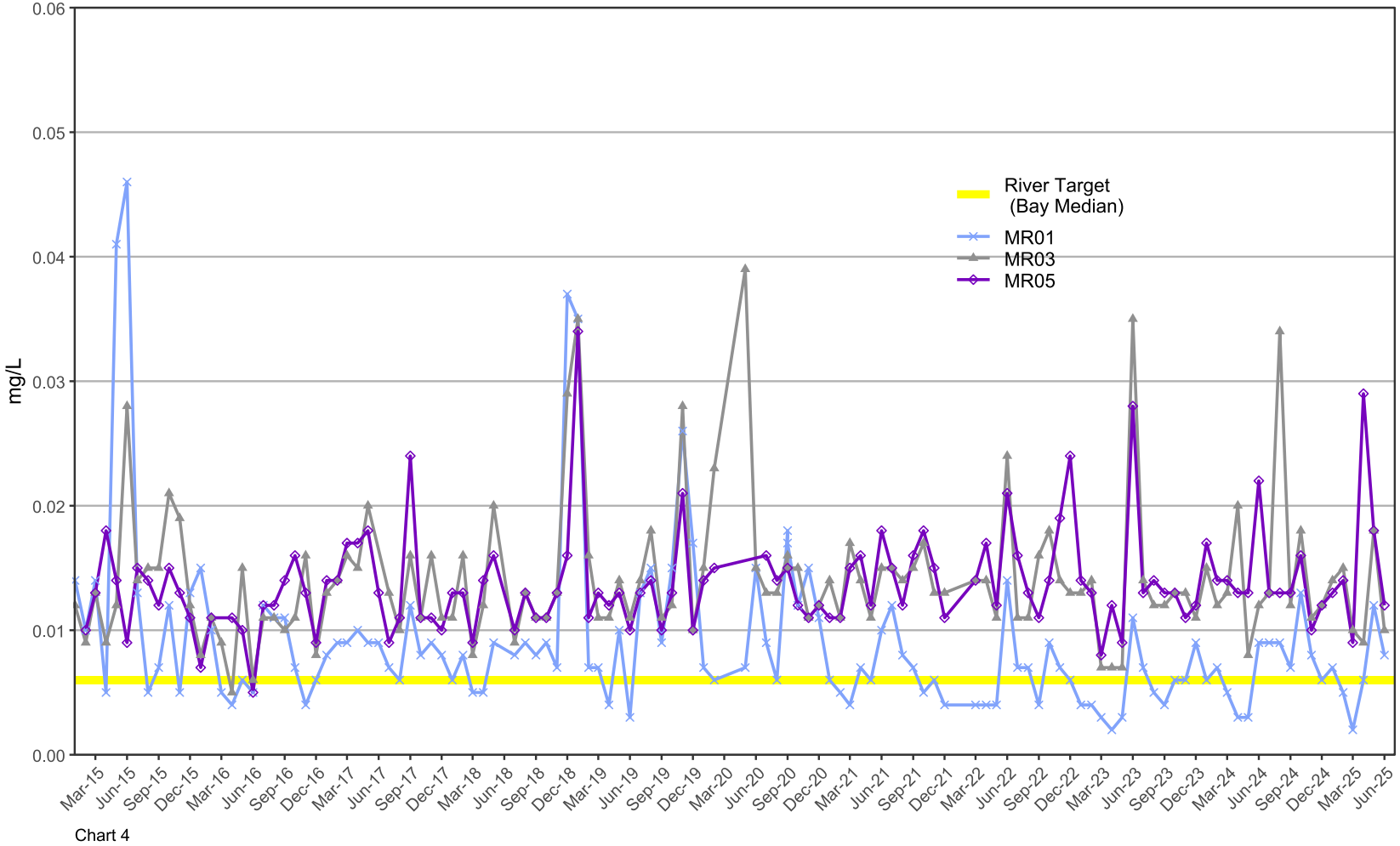


Chart 4

Total Phosphorus Tracking

Ten Year Period: 2015-2025

Upper Miami River

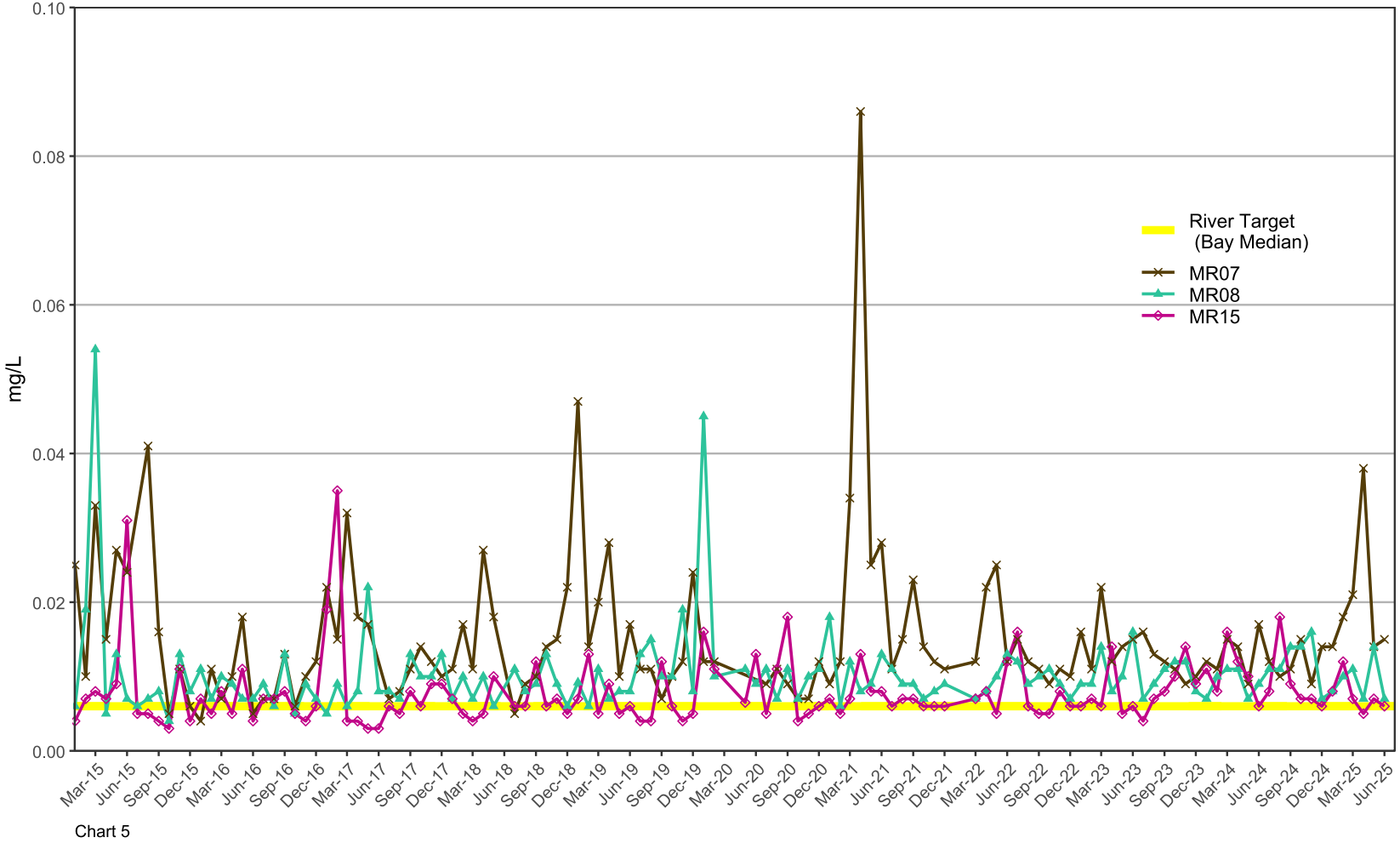


Chart 5

Total Phosphorus Tracking

Ten Year Period: 2015-2025

Wagner Creek

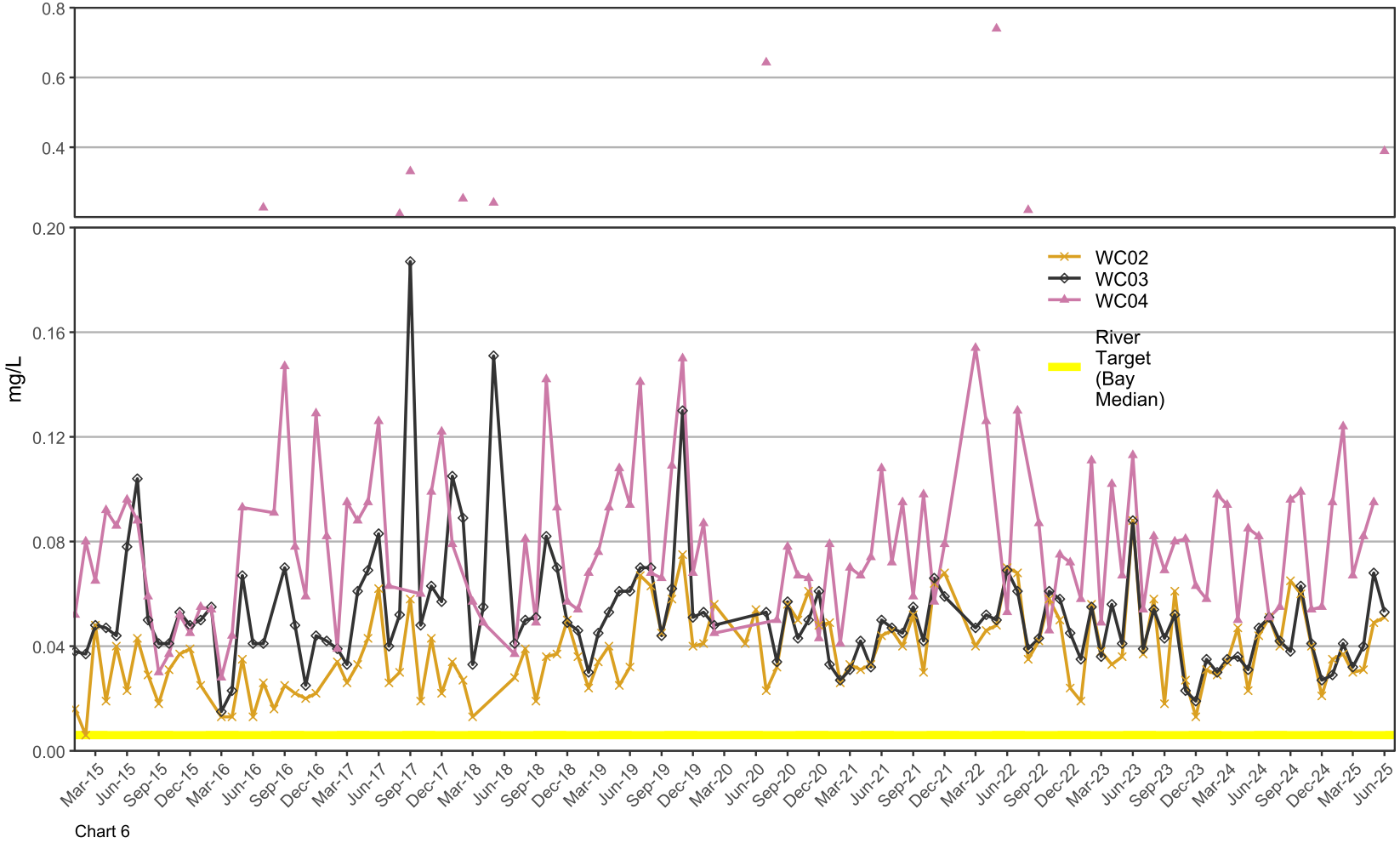


Chart 6

Enterococci Tracking

Lower Miami River

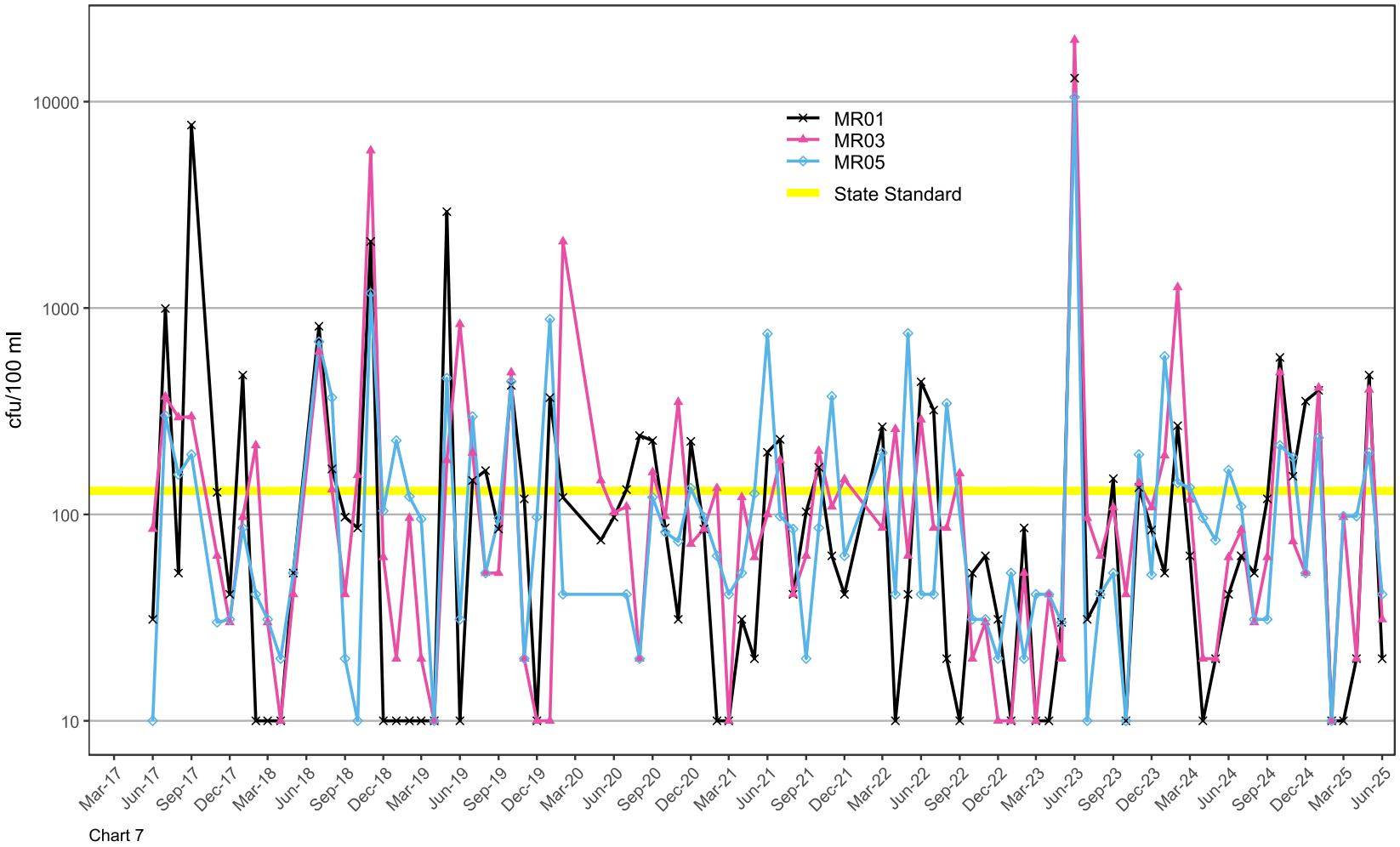


Chart 7

Enterococci Tracking

Wagner Creek

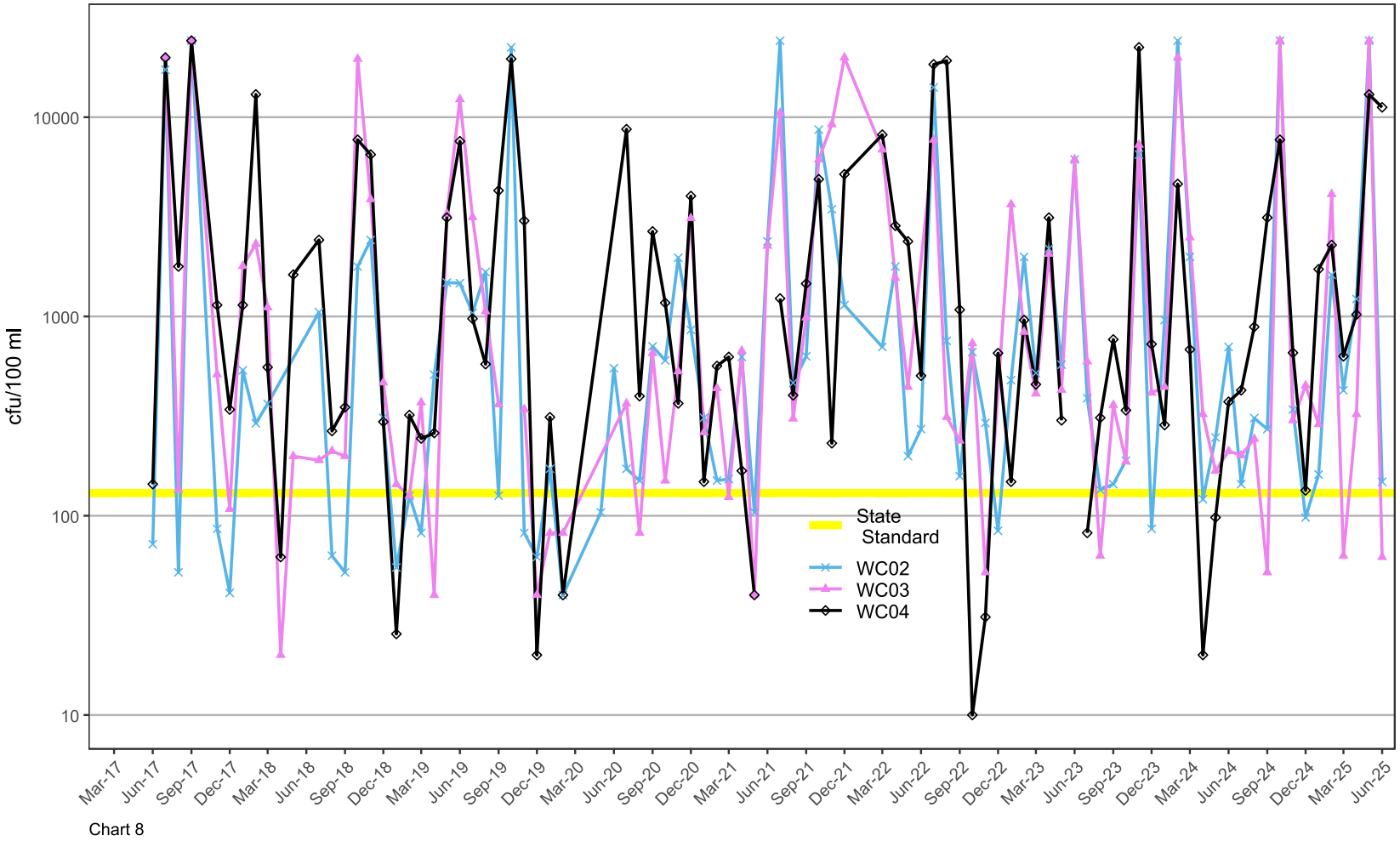


Chart 8

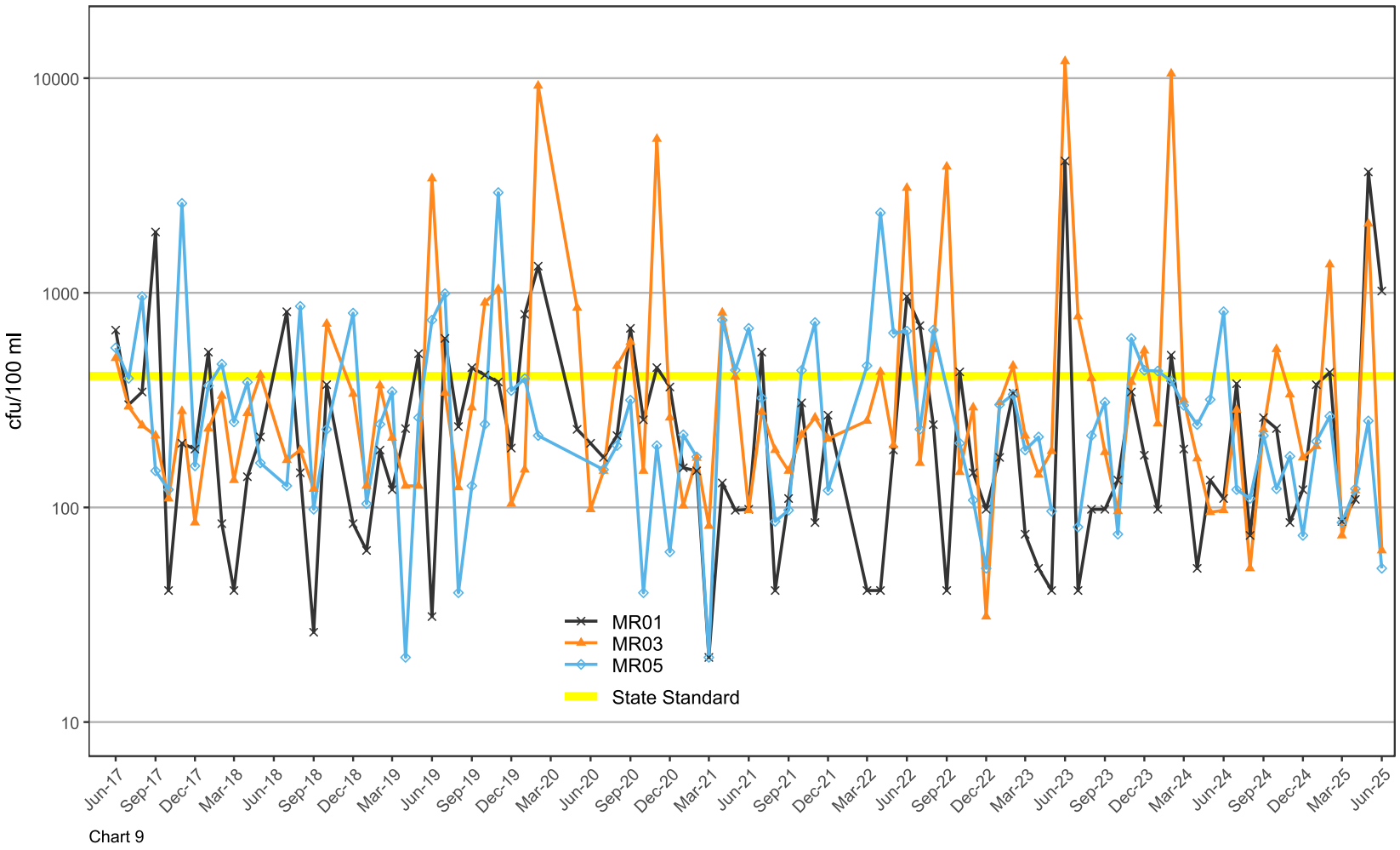

E.coli Tracking
Lower Miami River
cfu/100 ml
10000
1000
100
10
MR01
MR03
MR05
State Standard
Jun-17
Sep-17
Dec-17
Mar-18
Jun-18
Sep-18
Dec-18
Mar-19
Jun-19
Sep-19
Dec-19
Mar-20
Jun-20
Sep-20
Dec-20
Mar-21
Jun-21
Sep-21
Dec-21
Mar-22
Jun-22
Sep-22
Dec-22
Mar-23
Jun-23
Sep-23
Dec-23
Mar-24
Jun-24
Sep-24
Dec-24
Mar-25
Jun-25

Chart 9

E.coli Tracking

Upper Miami River

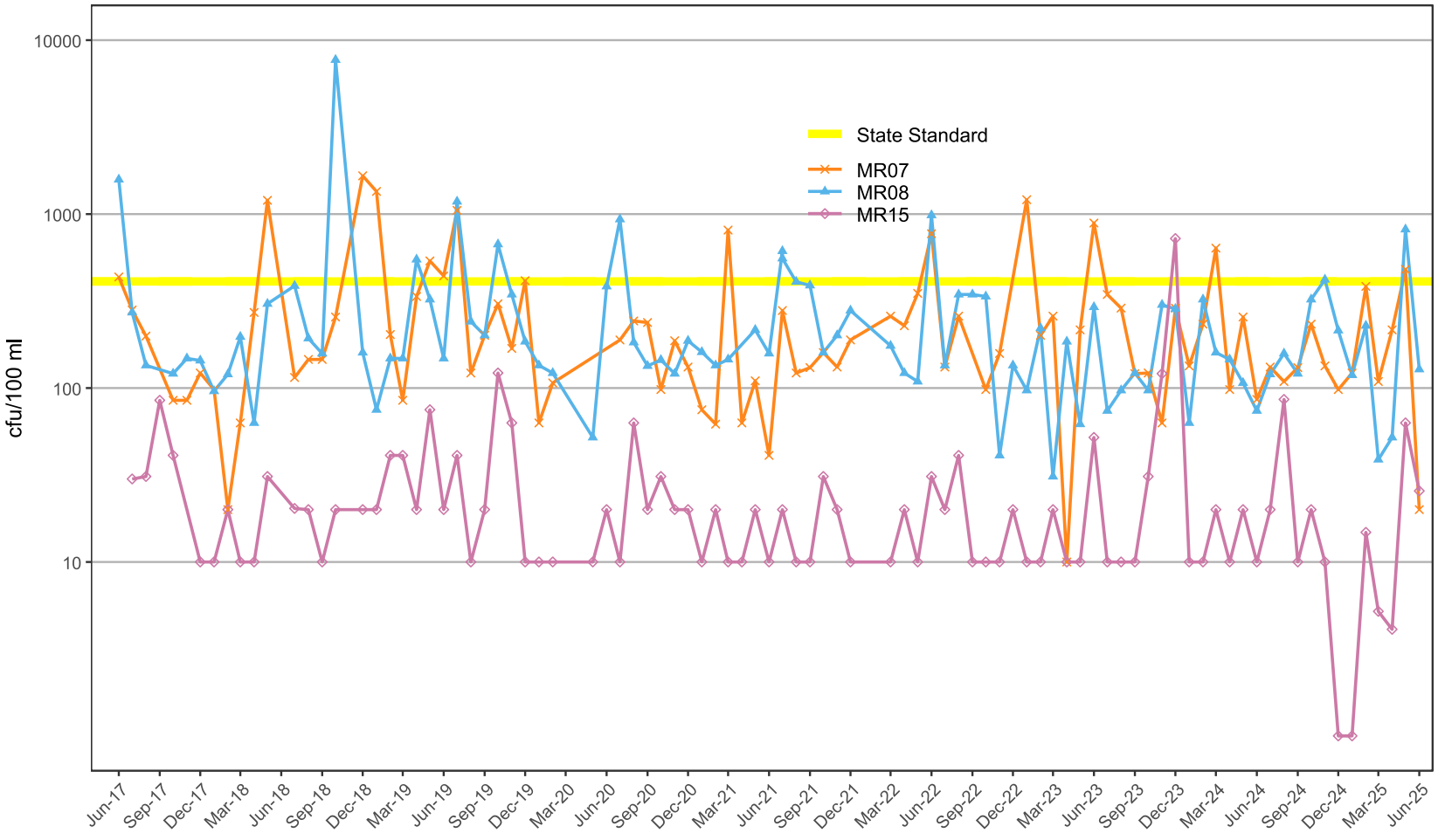


Chart 10

E.coli Tracking

Wagner Creek

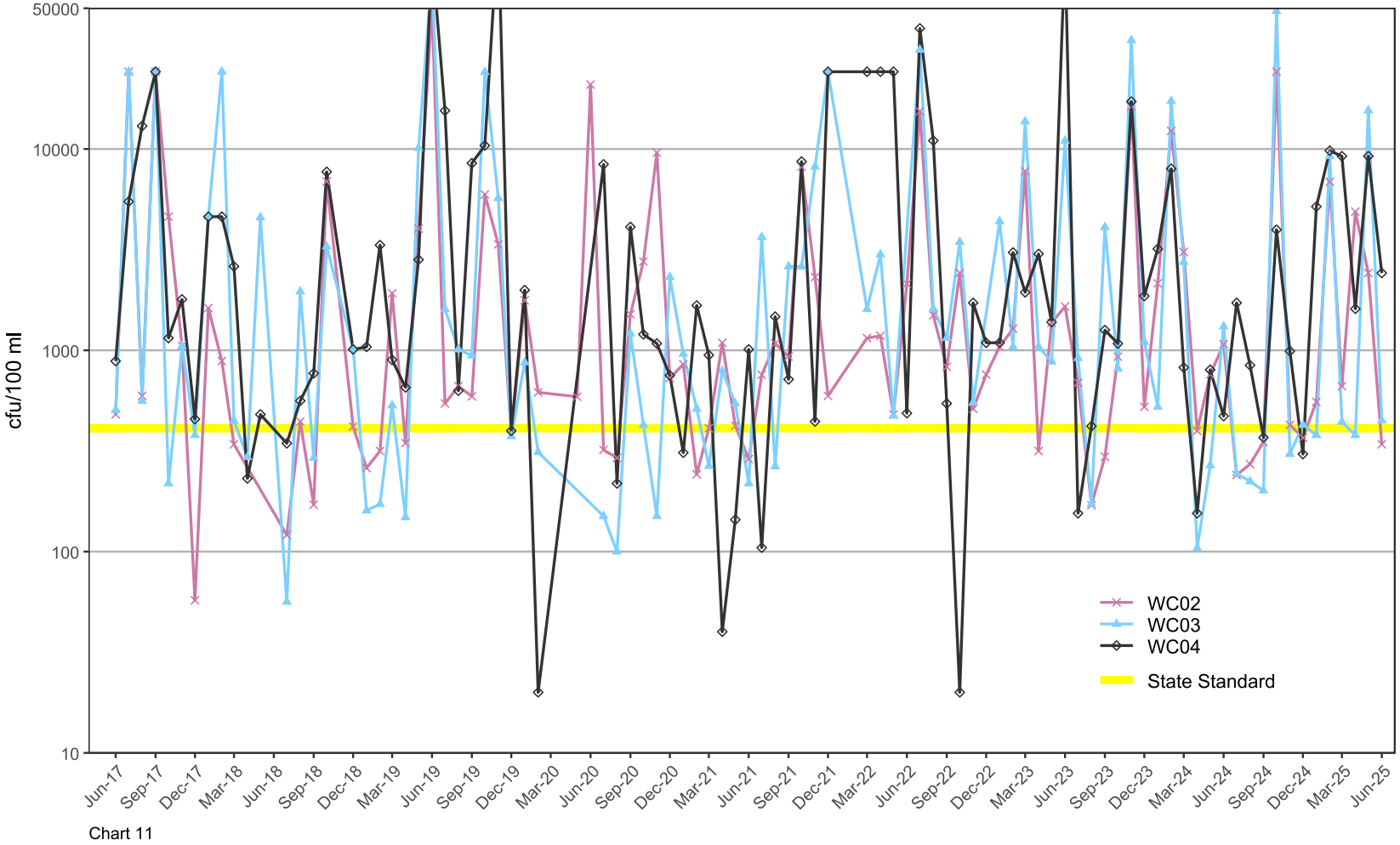


Chart 11

Turbidity Tracking

Ten Year Period: 2015-2025

Lower Miami River

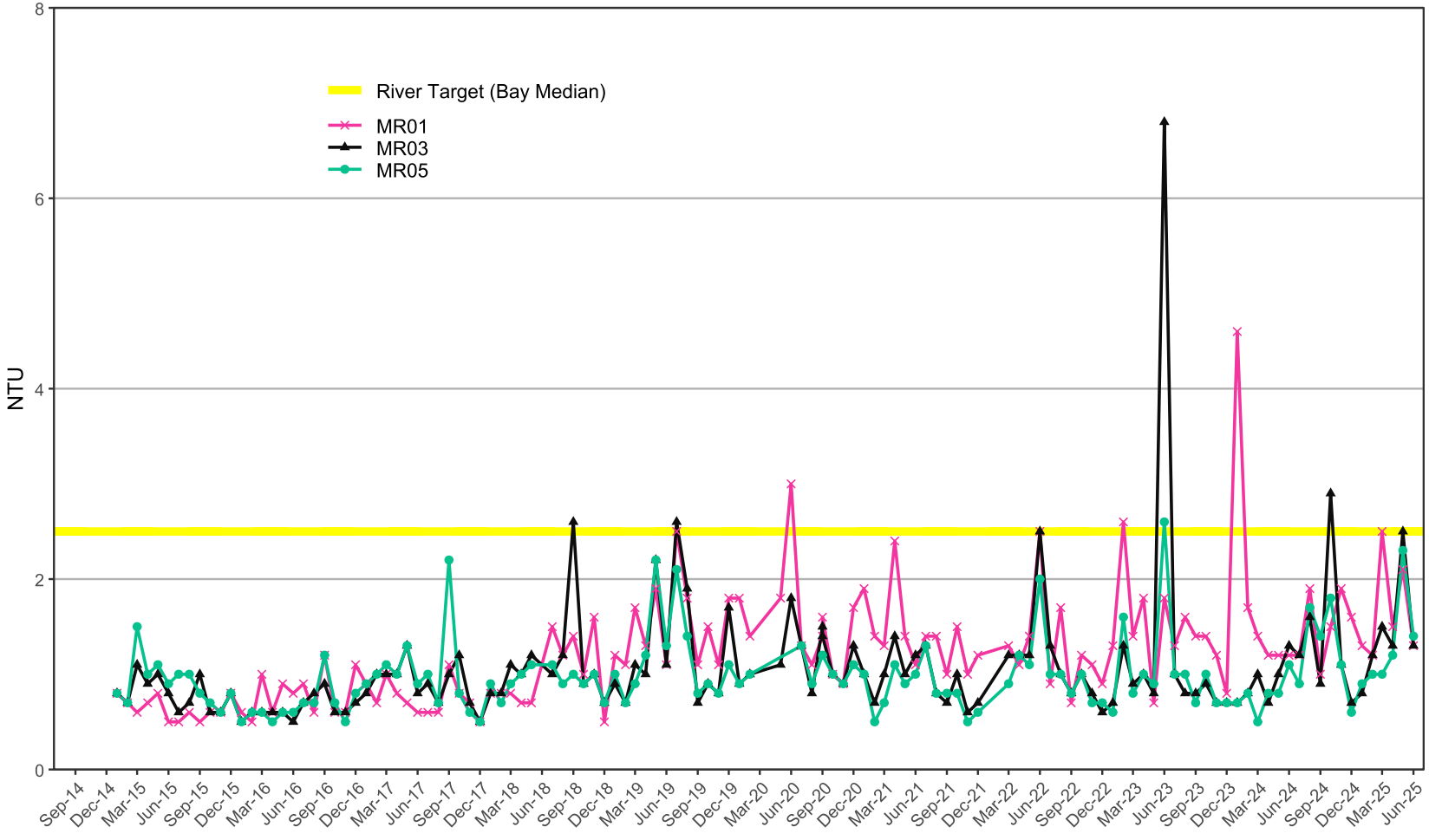


Chart 12

Turbidity Tracking

Ten Year Period: 2015-2025
Upper Miami River

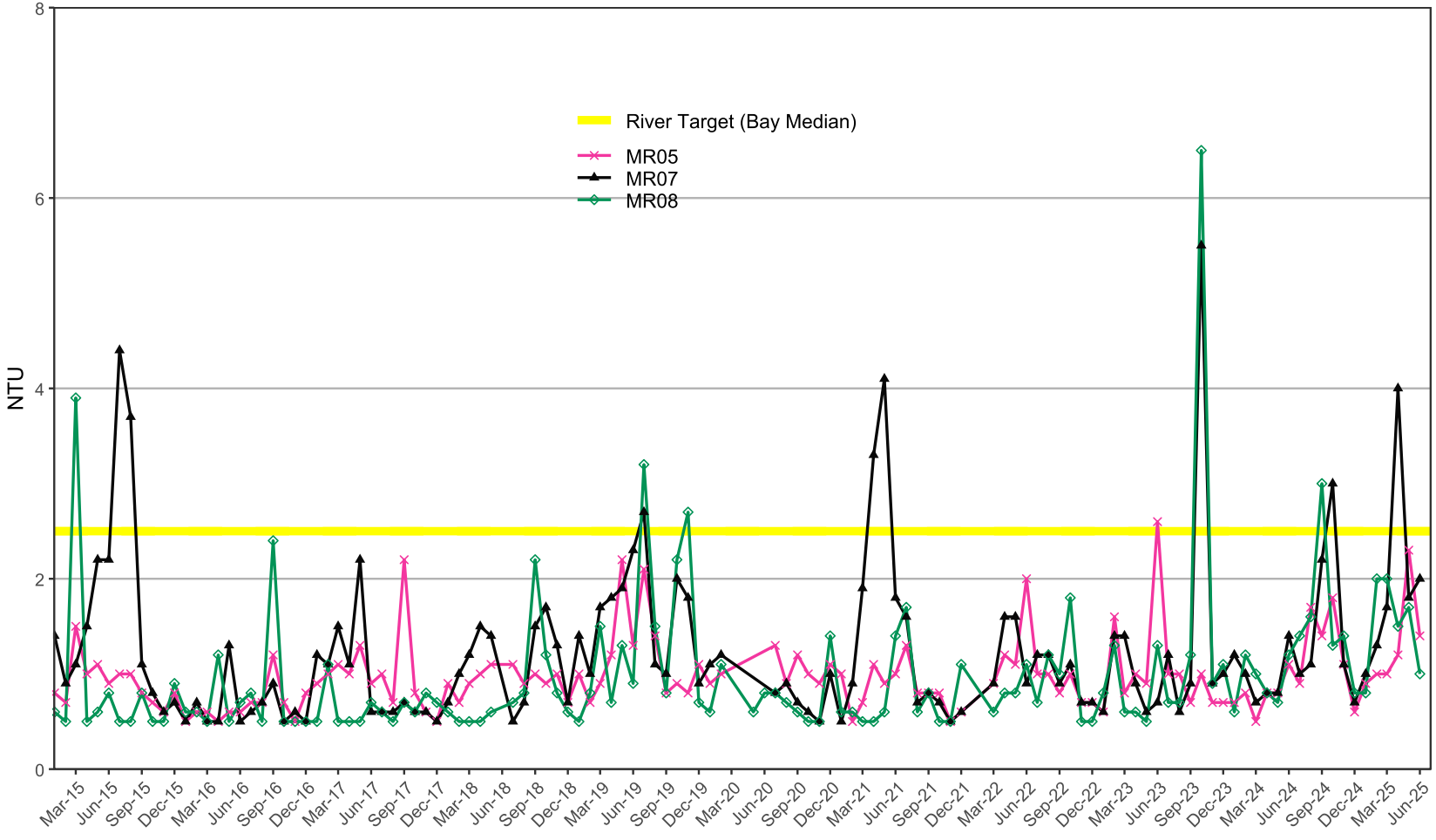


Chart 13

Turbidity Tracking

Ten Year Period: 2015-2025

Wagner Creek

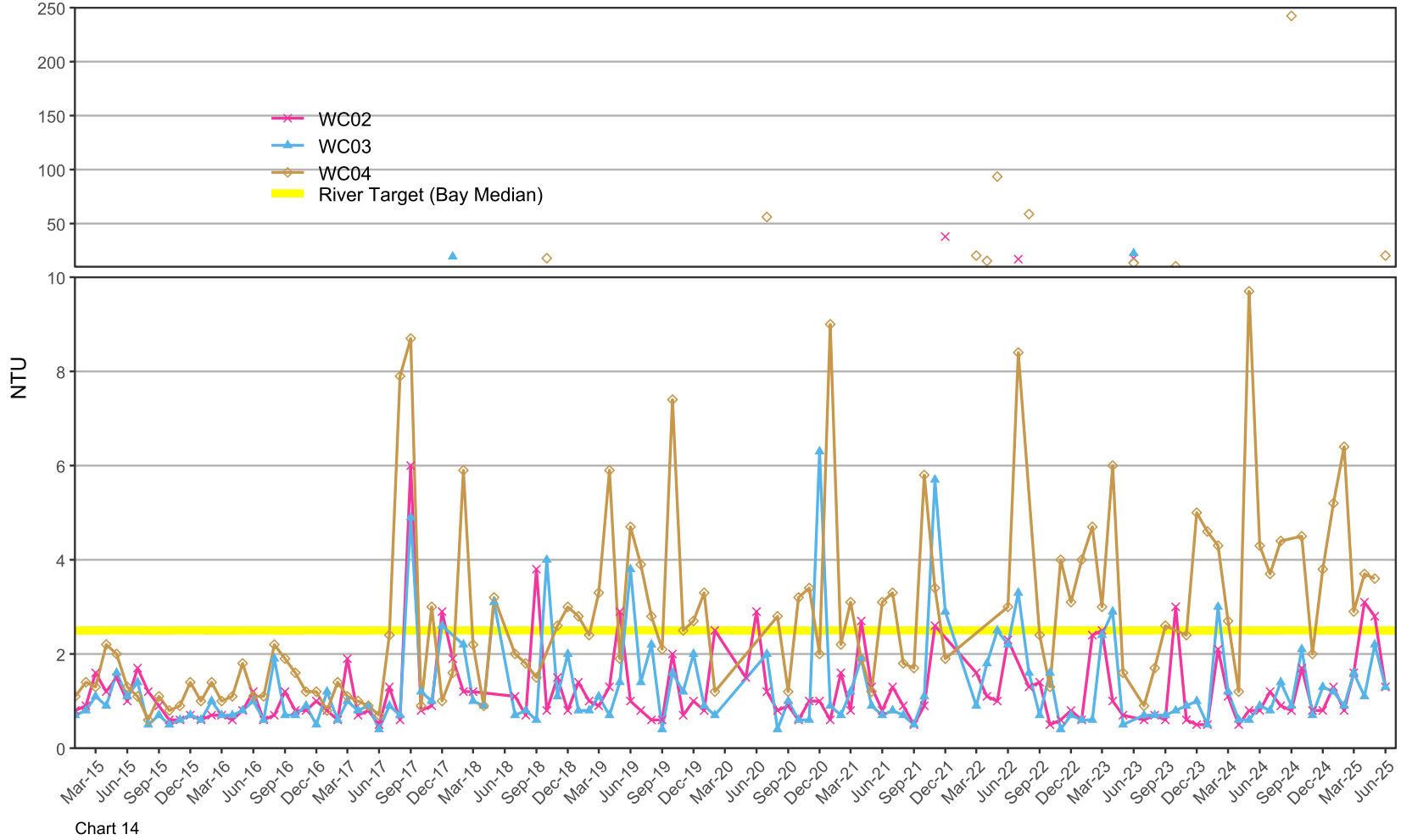


Chart 14