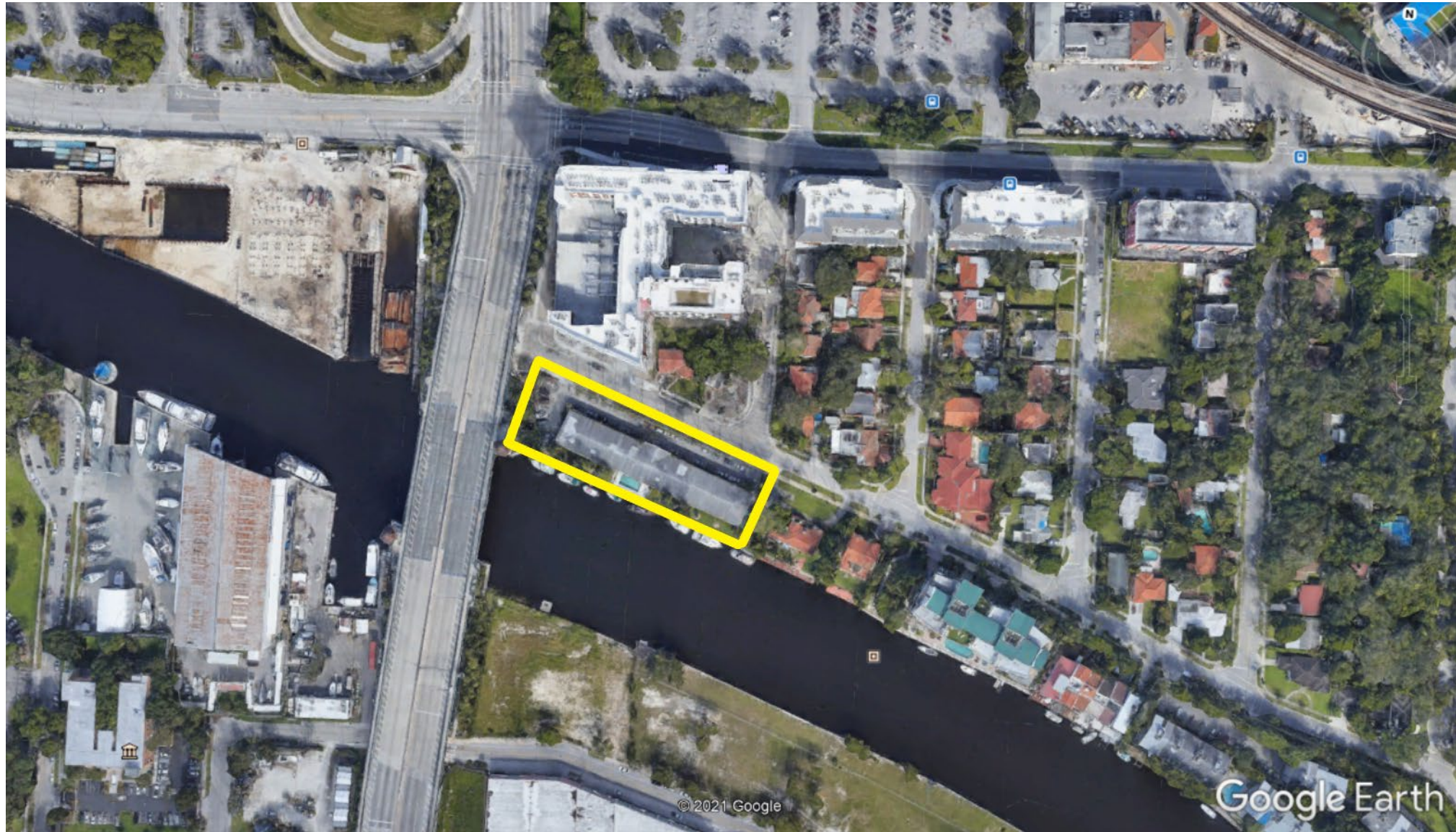


Rio Mio Project

Miami River Commission Presentation

Property Aerial

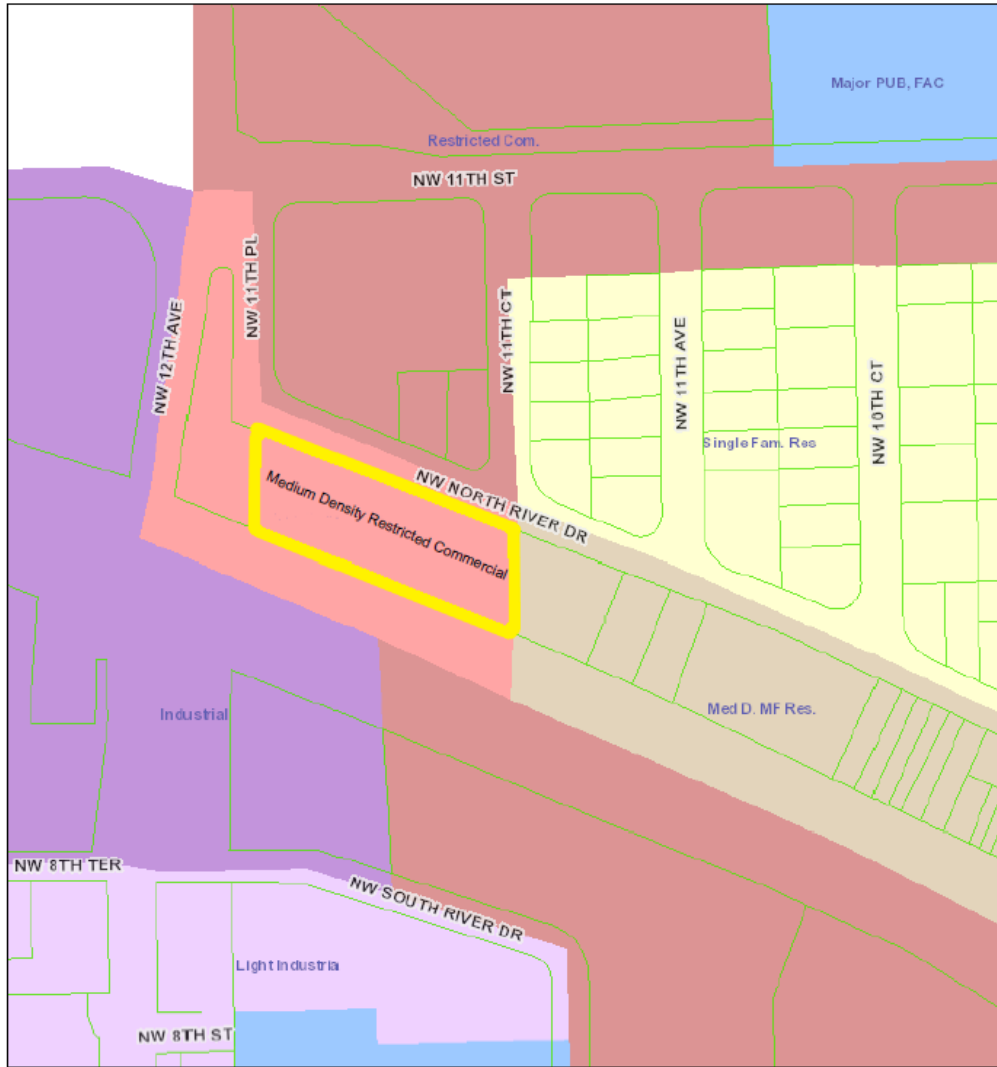


Property Location

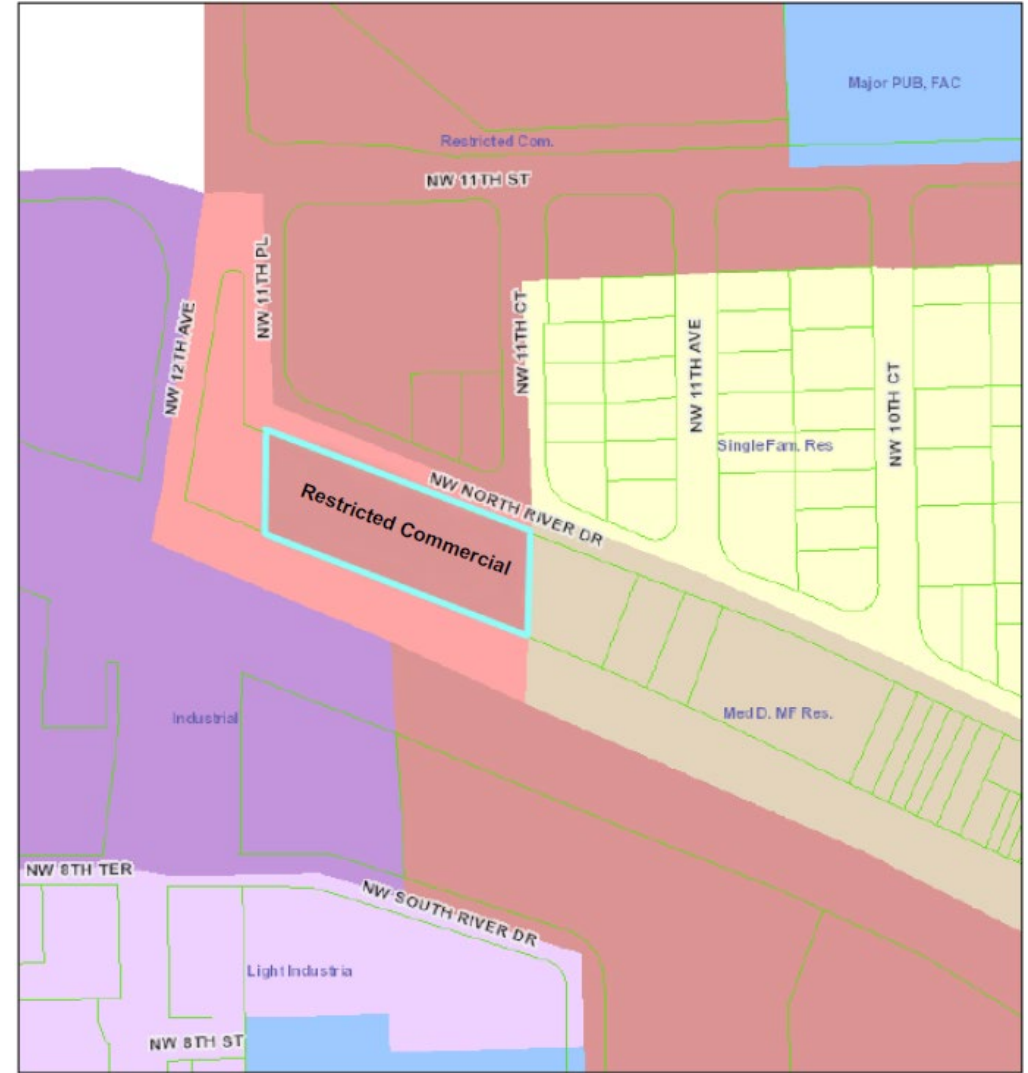


Existing vs. Proposed FLUM Redesignation

Existing – Medium Density Restricted Commercial

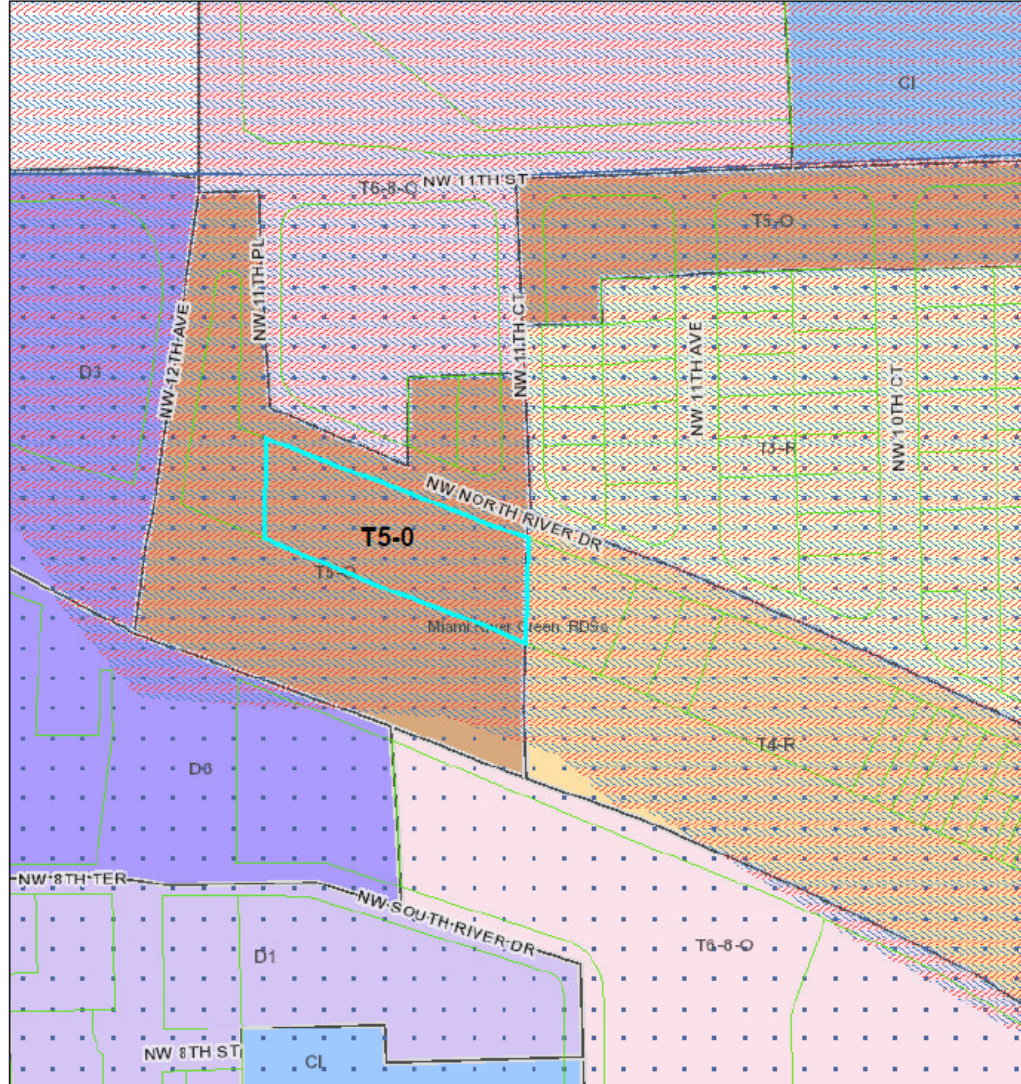


Proposed – Restricted Commercial

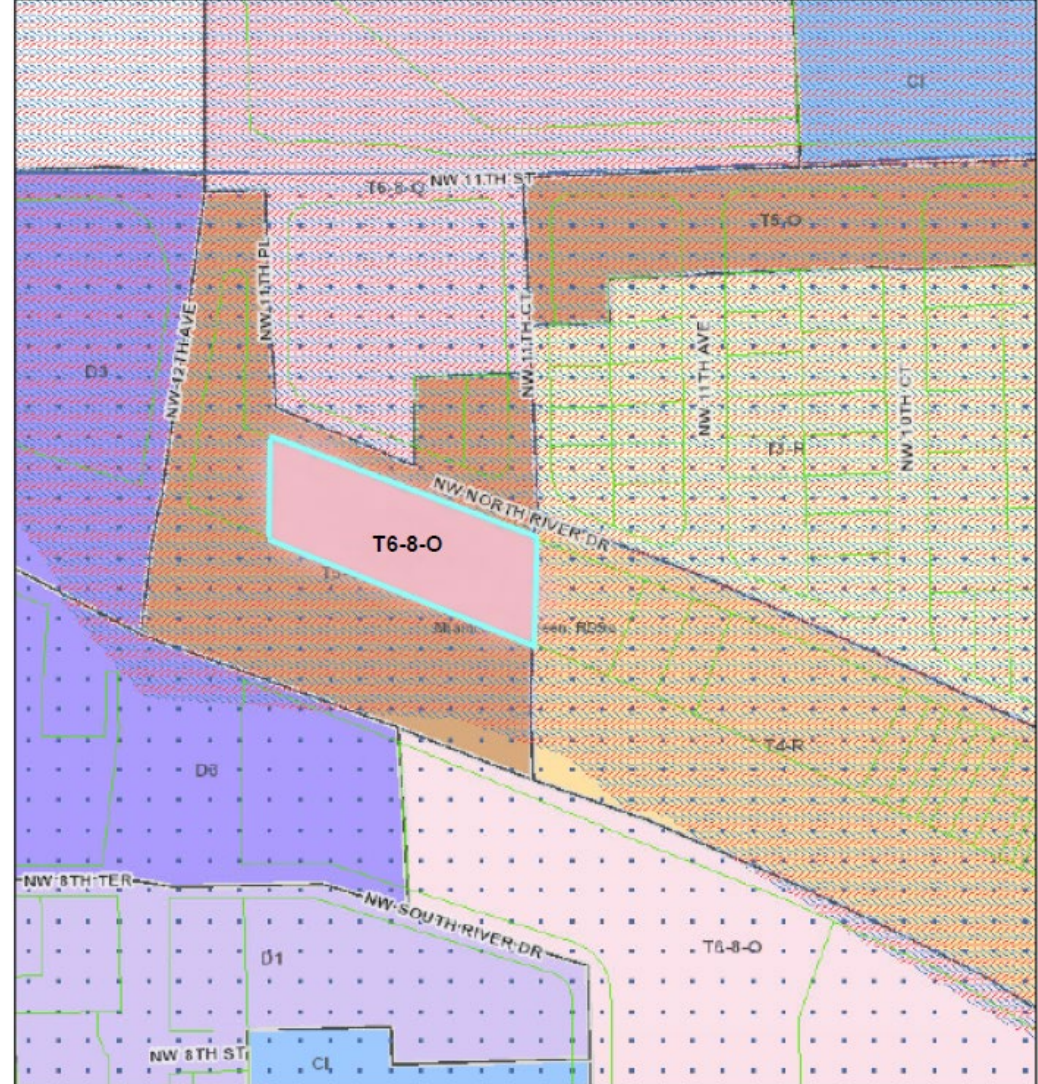


Existing vs. Proposed Rezoning Designations

Existing – T5-O



Proposed – T6-8O



Site Photograph



Surrounding Area



New Modera Riverhouse at 11th multi-family luxury apartment building located at 1170 NW 11 Street and zoned T6-8-O (directly north of Property)



View of properties east of the Property and on the northern bank of the Miami River

Surrounding Area



New Waterline Miami River Project located across the river at 1001 NW 7th Street

Proposed Project



Proposed Project



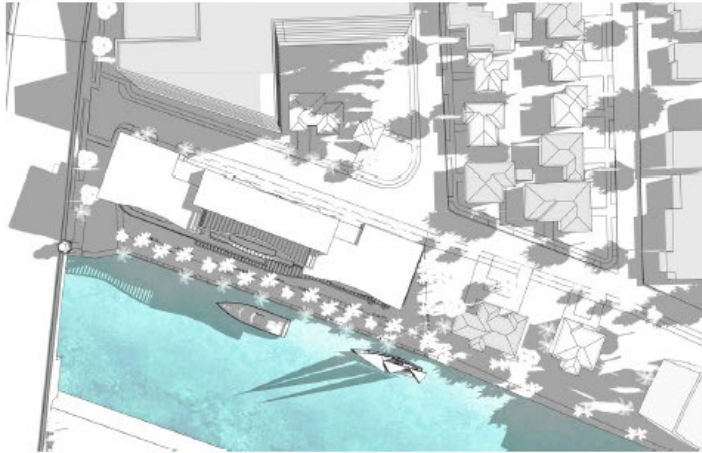
Proposed Project



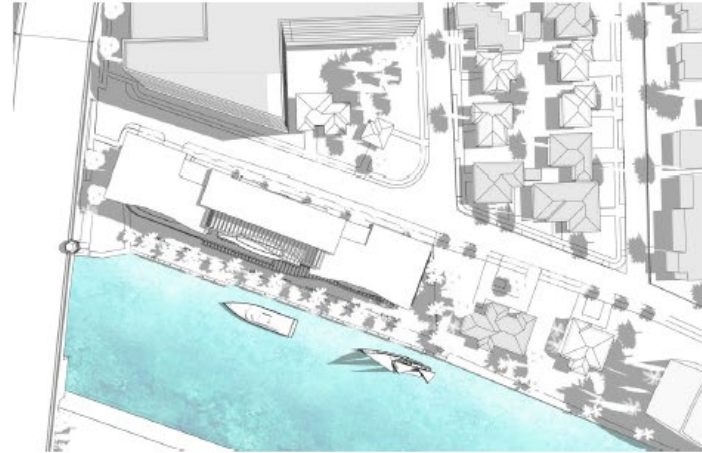
Shadow Study

Date: June 15 2021 UTC-4h

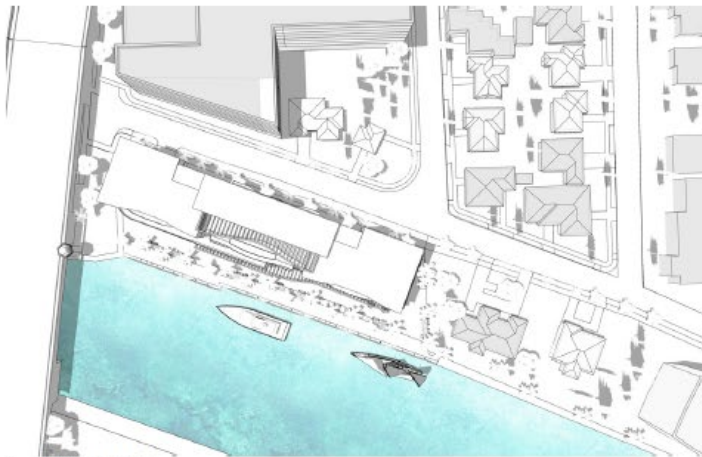
Sunrise June 2021: 6:29 am
Sunset June 2021: 8:13 pm



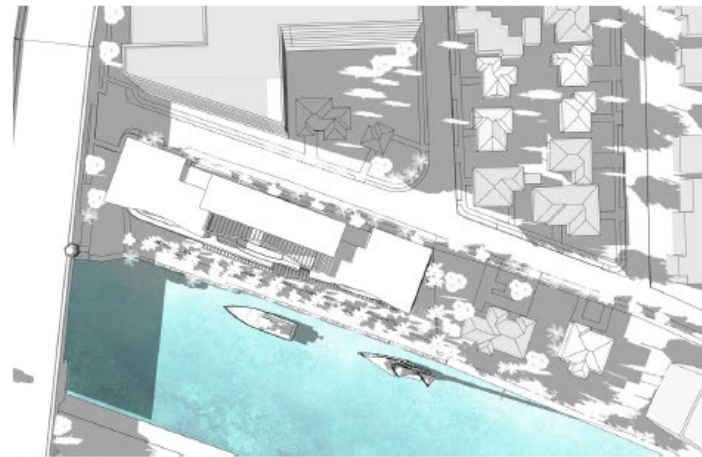
June 15, 2021: 7:35 am



June 15, 2021: 10:35 am



June 15, 2021: 2:35 pm

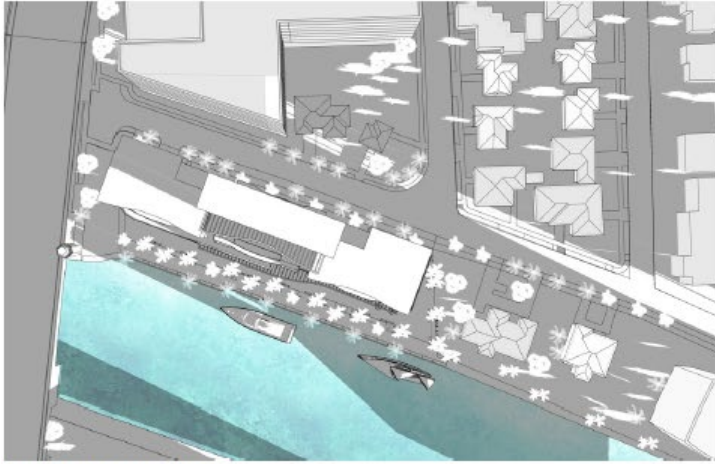


June 15, 2021: 6:35 pm

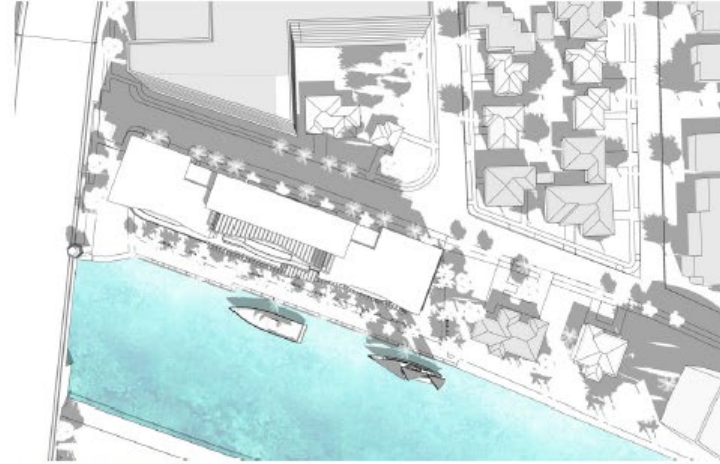
Shadow Study

Date: December 15 2021 UTC-5h

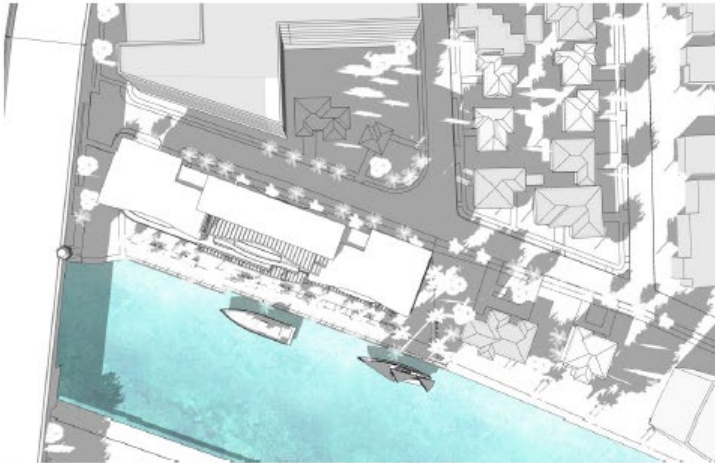
Sunrise December 2021: 6:59 am
Sunset December 2021: 5:32 pm



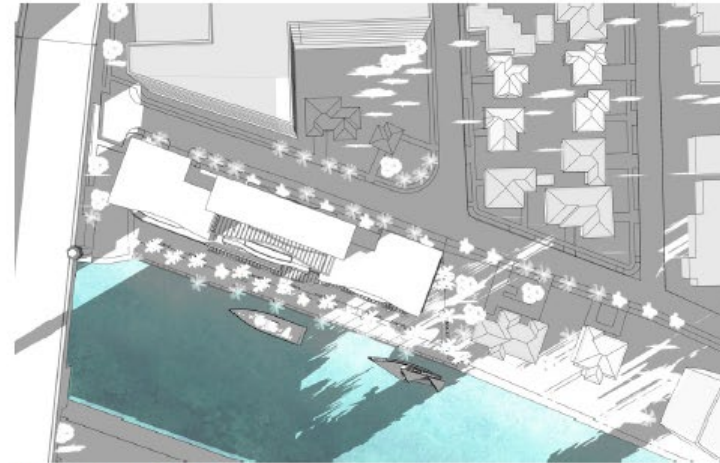
December 15, 2021: 7:05 am



December 15, 2021: 11:05 am



December 15, 2021: 3:05 pm



December 15, 2021: 5:00 pm

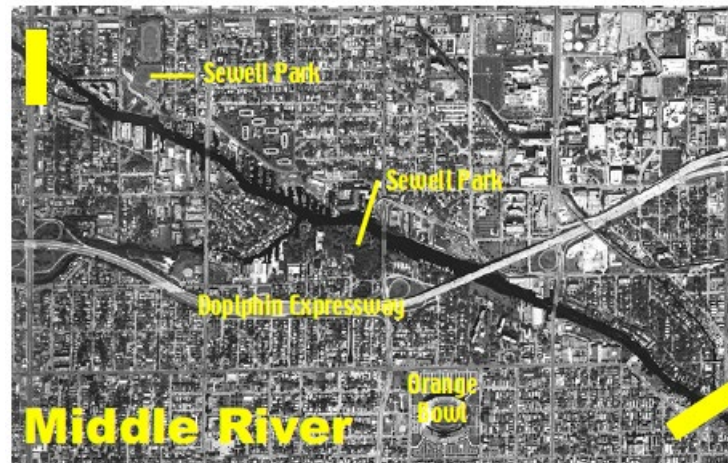
Project Highlights



Project provides ample parking for residents and visitors

Compliance with Miami River Greenway Action Plan

- In April 2001, the Miami River Commission (“MRC”) adopted the Miami River Greenway Action Plan (the “Action Plan”), which set forth certain goals and objectives for the future of the Miami River.
- Based on the Action Plan, the proposed project is located within the “**Middle River.**” Within the Middle River, the land use is primarily characterized by single family and multi-family housing that abuts the river and extends throughout adjacent neighborhoods.



Compliance with Miami River Greenway Action Plan

- Proposed project falls directly in line with the Action Plan's goals and objectives.
 - The proposed project is a residential project that will maintain the existing residential use of the property and will not disrupt existing uses.
 - The Applicant is proposing a luxury development that will bring significant traction to the river and together with the proposed riverwalk, the development will further serve as an attractive destination for local residents and tourists, while providing improved access to the river.
 - The Applicant is also providing boat slips to continue to encourage the use of the river.
 - Significant resources will be invested into the property to ensure the property maintains its level of luxury while using best management practices to improve the river's water quality and ecosystem when possible.
 - Furthermore, the Applicant will comply with the Miami River Greenway concept plan in order to create and improve surrounding river greenway trails.

Compliance with Miami Riverfront Standards

- As part of the proposed application, the Applicant is proffering a covenant to the City of Miami that will demonstrate future compliance with the City's riverfront standards.
- Future residents will be made aware of and required to comply with the covenant before occupying the premises.
- Applicant is limiting the proposed building height to eight (8) stories.
- Applicant is committed to working with the City of Miami to provide an attractive residential project that will benefit and improve the existing surrounding community and the river.

Questions?