

September 20, 2023

Via Email

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

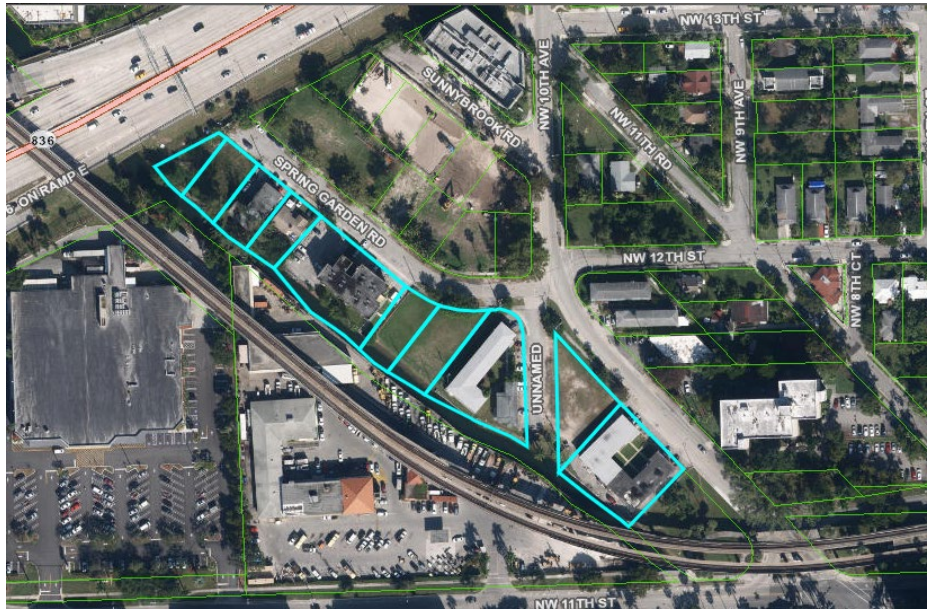
Re: 1010 Spring Garden / 1150 and 1180 NW Street Road, 1000, 1008, 1010, 1040, 1050, 1060, 1070, and 1080 Spring Garden Road (Folio Nos. 01-3135-028-0060, 01-3135-028-0061, 01-3135-007-0010, 01-3135-007-0020, 01-3135-007-0030, 01-3135-007-0040, 01-3135-007-0050, 01-3135-007-0060, 01-3135-007-0070, and 01-3135-007-0071) (collectively, the “Property”) / Letter of Intent

Dear Mr. Bibeau:

Our firm represents 1010 Spring Garden, LLC (the “**Applicant**”), in connection with the proposed development at the property (the “**Project**”). On behalf of the Applicant, please accept this correspondence as the Applicant’s request for a recommendation from the Miami River Commission in support of the proposed Project which is seeking approval of an Exception and various Waivers from the City of Miami. As summarized in this correspondence, the Project complies with all applicable waterfront requirements of Section 3.11 and Appendix B of Miami 21.

I. Property Information

The Property is a narrow, irregularly shaped lot located on the north side of Wagner Creek fronting Spring Garden Road between NW 11 Street and State Road 836. The Property is located at the intersection of the Health District (formerly known as Civic Center) and the Overtown neighborhood of the City of Miami (the “**City**”), areas which continue to experience rapid population growth and business expansion. Under Miami 21, the Property has a zoning designation of T6-8-O. Pursuant to the City’s Future Land Use Map, the Property has a land use designation of Restricted Commercial. The Property is surrounded by various multi-family residential, office, and commercial uses. The Property contains a lot area of approximately 127,855 square feet or 2.9351 acres. The Property currently consists of vacant land. The Property is located within a half mile of a Transit Oriented Development centered on the Culmer Metrorail Station.



II. The Project

The Applicant is proposing to improve the Property with a mixed-use Project consisting of two 12 story buildings containing 426 dwelling units, ground floor retail space and related amenities. The Project will provide additional housing options within walking distance of a TOD and one of the City's most important employment and educational centers. The Health District is home to the City's principal health care, research, non-profit, educational and judicial institutions. This area is in great need of additional housing options to serve the thousands of individuals who work in the area.

The Project Wagner Creek (a non-navigable body of water) is considered a Waterbody under Miami 21 which requires minimum waterfront setback and walkways, as detailed in Section 3.11 and Appendix B of Miami 21. The Project uses its waterfront location to provide enhanced public access to the waterfront and will open up more than 900 lineal feet of publicly accessible waterfront walkway designed in accordance with Miami 21's Waterfront Design Standards (Appendix B). The proposed walkway will create a unique and inviting public space that promotes pedestrian interaction. The proposed walkway will further activate the waterfront in this area of the City and provide residents and visitors a place to walk, run and bike seamlessly and safely along the waterfront. The Project will also create approximately 232 feet of strategically placed view corridors which will invite the public to enjoy unparalleled views of the City's scenic and natural beauty.

The Project also provides a large open space consisting of approximately 23,000 square feet along the north side of the Property abutting State Road 836. This open space will be dedicated to pedestrian activities only and will connect a neighborhood that's currently

Brett Bibeau
1010 Spring Garden
September 20, 2023

underutilized to residents and visitors by providing new green, open space for socializing, playing, and physical activity. The Applicant will also make the necessary improvements to transform this open space into an inviting green space. The proposed open space will also provide a connection to the proposed waterfront walkway and to the Crossblock Pedestrian Passage located at the recently completed Soleste Spring Garden Project across Spring Garden Road. As such, it will create safe and inviting pedestrian connectivity between Wagner Creek and Sunnybrook Road. The Project exceeds the required Open Space under Miami 21 by providing 44.27% or 56,605 square feet Open Space where only 10% is required.

Although the Project is not along the Miami River but a non-navigable portion of one its tributaries, the proposed improvements are in compliance with the stated recommendations and goals of the Miami River Greenway Action Plan (the “MRGAP”). The planned improvements at the Property include the creation of an inviting and accessible waterfront walkway with various connections to the street as recommended by the MRGAP. The MRGAP seeks to create a viable Miami River district. The Project which is very close proximity to the Miami River meets various goals and objectives of the MRGAP including improving access to the City’s waterfront by creating a publicly accessible waterfront walkway with landscaping, seating, and gathering areas.

The proposed Project will revitalize the Property and provide a unique economic development opportunity to the area. We look forward to continuing to work and cooperate with the Miami River Commission on this exciting project. Should you have any questions, please feel free to contact me. Thank you for your attention and favorable consideration of this matter.

Sincerely,

Carlos L. Diaz
for
Carlos R. Lago