

January 17, 2013

Mr. Anel Rodriguez  
Administrative Assistant II  
Planning and Zoning Department, Hearing Boards Section  
Miami Riverside Center, Third Floor  
444 SW Second Avenue  
Miami, Florida 33130

**Re: Special Area Application / River Landing Development LLC / 1500 NW north  
River Drive, Miami, Florida**

Dear Mr. Rodriguez:

On behalf of our client River Landing Development, LLC, (the "Applicant"), we respectfully submit this letter in connection with our Special Area Plan Application, (the "Application"), for the property located at 1500 NW North River Drive in Miami Florida, (the "Property"). The Application is being filed pursuant to Section 3.9 of the City of Miami Zoning code known as Miami 21 and proposes a mixed use project to service the Health District and its neighborhoods.

The Application proposes residential units with recreational amenities, commercial uses comprised of both retail and restaurant space open and integrated with a lushly landscaped riverwalk, parking, and various open space areas (the "Project"). The Project also proposes a change to the zoning atlas to accommodate residential towers.

The Project will consist of a full level of underground parking that will also accommodate the loading area and service areas often referred to as "back of house". The retail is designed as stacked gift boxes to provide for a unique articulation of the building. The retail use is separated by an open air atrium space from a parking pedestal lined with commercial and residential uses. The open air atrium will provide open plazas with various configurations for patrons to enjoy the Miami River vistas.

The Project is designed with emphasis on the Miami River, providing a 50 foot setback with a meandering riverwalk, lush landscaping, lighting and seating that will allow for use by not only the residents and patrons of the Project but the general public as well.

The Project's unique location, visible and accessible by major modes of transportation, is located in the Health District and will allow for much needed retail and residential uses in the central core of the City. The Project will produce a substantial recurring fiscal benefit for the City of Miami's tax base in addition to much needed job creation during the construction period and over a thousand permanent jobs upon completion.

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Consistent with the Special Area Plan, release from certain requirements of Miami 21 are identified in order to design and build the Project. While we are aware of various releases that will be needed based on the conceptual plans, as the Project is reviewed in detail by the various departments within the City, additional releases from requirements of the Code may be required. Documents submitted in draft form will be reviewed by City staff and other governmental agencies as requested and revisions will be made with the final approvals pursuant to the Development Agreement at public hearings.

Based on the foregoing, we respectfully request the City's processing and support of the Application. Should you have any questions or seek any clarifications of the enclosed materials, do not hesitate to contact me at 305-350-2409.

Sincerely,



A. Vicky Garcia-Toledo

Enclosure

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