

Miami River Commission

Meeting Minutes

July 1, 2019

The Miami River Commission (MRC) public meeting convened at noon, July 1, 2019, 1407 NW 7 ST.

Miami River Commission (MRC) Policy Committee Members and/or Designees attending:

Horacio Stuart Aguirre, MRC Chairman, Appointed by Governor Scott

Wifredo “Willy” Gort, City of Miami Commissioner

Frank Castaneda, designee for City Commissioner Gort

Patty Harris, designee for Governor

Maggie Fernandez, designee for Eileen Higgins, Miami-Dade County Commissioner

John Michael Cornell, designee for Member at Large Appointed by the Governor

Neal Schafers, Downtown Development Authority

Philip Everingham, designee for the Marine Council

Sandy O’Neil, designee for Greater Miami Chamber of Commerce

Bruce Brown, President, Miami River Marine Group

Rosy Noguera, designee for Sara Babun

Manny Prieguez, Member at Large Appointed by City of Miami

Tom Kimen, designee for Neighborhood Representative appointed by City of Miami

MRC Staff:

Brett Bibeau, Managing Director

Others attending interested in the River:

Please see attached sign in sheets.

I) Chair’s Report – MRC Chairman Horacio Stuart Aguirre

The rotating pictures are from the 23rd Annual free Miami Riverday festival, which was successfully held April 6, 2019, in Lummus Park, and featured free Miami River boat rides, live music, environmental education, historic re-enactors, children activities, food, drinks and more. County Commissioner Higgins and City Commissioners Russell and Gort joined us on stage at Miami Riverday to present plaques of appreciation to the generous sponsors. Today we are happy to present the remaining plaques of appreciation to the following generous sponsors whom were unable to be present to receive their plaques on stage at Riverday.

- Aston Martin Residences’, Arnold Ledesma – under construction featuring public Riverwalk
- Maria Galli on behalf of Lissette Calderon and Pier 19 - renovations under construction

- Riverfront Master Association's – Troy Taylor and Allan Yopez
- Eli Stiers, Rails-to-Trails Conservancy – supporting completion of the 65% constructed public Riverwalk
- Ben Fernandez, Bercow Radell, Fernandez & Larkin
- Silvia Larrieu and Juliana Echavarria, The Miami Herald – discounted Riverday ads
- Southern Petroleum Resources, David Simpkins, Barbara Pimental, Jennifer Anyla, and Edgar Casaya

The Miami River Commission (MRC) unanimously adopted the draft February 4, March 4, May 6 and June 3, 2019 public meeting minutes, which were previously provided via e-mail.

I thank the Florida Department of Transportation for awarding a \$1 million federal Transportation Alternative Program (TAP) grant to the City of Miami to construct another section of the public Miami River Greenway.

I thank the various MRC volunteer board members whom recently took extra time to provide direct input into the distributed "Miami River Commission Mission Steering" document.

Friendly reminder like City and County boards the MRC will not be hosting public meetings in August. The MRC's regular 1st Monday of the month meeting date in September lands on Labor Day, therefore the next public MRC meeting is on September 9, here at noon.

On behalf of Frank Balzebre, MRC Vice Chairman and Chair of the Miami River Voluntary Improvement Plan (VIP), Brett Bibeau, MRC Managing Director provided the following update:

The MRC 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 thanks the volunteers from the following 7 volunteer events since my last report:

On March 16 - 40 volunteers repainted the mural on the Miami River Greenway located beneath the Flagler Bridge on North River Drive

On March 30, April 27, May 25 and June 29 – a total of 40 volunteers from Hands on Miami pulled weeds in the community vegetable and fruit garden, and picked up garbage along the public Riverwalk, here at 1407 NW 7 ST

On June 24 - 20 volunteers from the Miami Dolphins Special Teams youth program picked up garbage along the public Riverwalk here at 1407 NW 7 ST

On June 27 – 40 volunteers from the Miami Dolphins Special Teams youth program picked up garbage along the Miami River in Sewell Park

The MRC's next 6 coordinated and sponsored volunteer Miami River cleanup events before our next meeting are:

July 8 - 20 volunteers from the Miami Dolphins Special Teams youth program will pick up garbage along the public Riverwalk in Curtis Park

July 11 – On June 24 - 20 volunteers from the Miami Dolphins Special Teams youth program will pick up garbage along the public Riverwalk here at 1407 NW 7 ST

July 17 - 20 volunteers from the Miami Dolphins Special Teams youth program will pick up garbage along the River's south shore from NW 27 Ave Bridge to NW 20 ST

July 25 - 20 volunteers from Touch Miami with Love will pull weeds from the community vegetable and fruit garden and pick up garbage along the public Riverwalk here at 1407 NW 7 ST

July 29 - 20 volunteers from the Miami Dolphins Special Teams youth program will pick up garbage along the public Riverwalk in Curtis Park

August 2 – 20 volunteers from the Miami Dolphins will pull weeds from the community vegetable and fruit garden and pick up garbage along the public Riverwalk here at 1407 NW 7 ST

II. Consideration of Plans for 517 - 663 NW South River Drive

John Michael Cornell submitted an executed "Form 8B, Memorandum of Voting Conflict", stated he will be recusing himself from this issue, and then immediately left the meeting room for the remainder of the public meeting.

Iris Escarra, Greenberg Traurig, and developer Avra Jain distributed and presented revised / current plans (draft #4) for "555 River House", letter of intent, and draft Working River / Public Riverwalk Covenant. Ms. Escarra noted the distributed plans page G102a now depicts a 25'-32' waterfront building setback featuring the public Riverwalk. Ms. Escarra stated they are no longer proposing a barbeque on the roof top. Ms. Escarra noted this site had previously been considered by the MRC on November 1, 2004 and the public meeting minutes stated, "the MRC found the proposed project to be in the best interest of this particular site and area of the Miami River, by a vote of 10-3". Therefore, in January 2005 the MRC recommended approval of the then presented "Nautica on the River" development Major Use Special Permit, land use amendment, and zoning amendment, which the City Commission approved to the current designations. The MRC's

adopted November 1, 2004 public meeting minutes state in part, “publicly accessible Riverwalk featuring a 6-foot-wide unobstructed pedestrian path and an additional 5-foot passive zone with landscaping, lighting, etc., which would be constructed and funded by the potential developer.” The previously approved “Nautica on the River” design for the site is being replaced with the applicants distributed plans for “555 River House”, and in comparison, the new public Riverwalk proposed width and waterfront building setback has increased in the current (draft #4) plans.

The MRC’s Urban Infill and Greenways subcommittee considered “draft #3” of the “555 River House” plans on June 10, 2019, and the distributed public meeting minutes state:

“The following emails were read into the record:

From: Calleros Gauger, Jeremy <JCallerosGauger@miamigov.com>
Sent: Monday, June 10, 2019 9:52 AM
To: brettbibeau@miamirivercommission.org
Cc: Ruiz, Joseph A. <jaruiz@miamigov.com>
Subject: Re: 555 Riverhouse

Brett,

I communicated with staff from zoning and planning.

Summary is that staff has reviewed that the application is complete, but has not yet been reviewed for compliance.

Regarding specific issues:

1. As it is currently designed with a kitchen, tables and bar on the roof level, it would require a warrant for outdoor dining. However, the applicant has an opportunity to redesign in order to avoid this process.
2. Parking waiver may be applied for, but staff needs additional review before it is accepted.
3. Yes, the applicant may purchase additional FLR by right.

Due to the ability of the applicant to alter the application due to comments from staff, the application shouldn’t be considered finalized. I encourage the MRC to proceed with review so that applicable comments from the board can be incorporated with staff’s review.

Best regards,
Jeremy Calleros Gauger, AIA, LEED AP
Deputy Director
Planning Department”

“From: Calleros Gauger, Jeremy <JCallerosGauger@miamigov.com>
Sent: Monday, June 10, 2019 2:36 PM
To: brettbibeau@miamirivercommission.org

Brett,

The version that I have seen still shows an enclosed area that appears to be a kitchen labelled “grill” on the pool level. If there is a later set of drawings with no kitchen nearby, a warrant would not be required. Please keep in mind that I am not the reviewer and that none of these versions is finalized until it is batch-stamped and officially noticed. This project may still be subject to change based on staff comments that are still forthcoming. It is difficult or impossible to speak speculatively on a non-finalized project, but as a rule: a warrant is required for outdoor dining on a rooftop. However, if a pool deck has some incidental food service but is not a dining area, it will not require a warrant.

As I said, this is all subject to change and in many cases, applicants change drawings and proposed projects based on the permits which may be required.

Best regards,



Jeremy Calleros Gauger, AIA, LEED
AP
Deputy Director
Planning Department
Office: 305-416-1427
Visit us at
www.miamigov.com/planning.

Miami River Commission (MRC) Subcommittee Chairman Jim Murley suggested the MRC recommend approval of “555 River House” with the following conditions:

- 1) Provide the City of Miami Zoning Code’s required minimum 25’ wide public Riverwalk
- 2) Support ongoing conversation between the applicants and Spring Garden neighborhood, and support mutually agreeable consensus if possible
- 3) Marine Operating Permit required before City issues Temporary Certificate of Occupancy
- 4) Construct the public Riverwalk and execute /record the public Riverwalk / Working River Voluntary Covenant before City issues Temporary Certificate of Occupancy
- 5) Expend the \$1,000,000 for “public benefits” within the impacted Miami River District
- 6) Designate a “Noise Complaint Person of Contact”, and become an operational solution model”

Ms. Escarra & Ms Jain stated they agreed to all 6 conditions of approval suggested by MRC Urban Infill Subcommittee Chairman Murley. Ms. Escarra stated the presented plans are consistent with the current land use and zoning, and feature 175 hotel rooms, 39 hotel suites, offices, and 2 restaurants with no outdoor dining, and the pool with have standard limited hotel pool hours. The

applicants stated in theory the existing zoning would allow 400 residential units, which is far greater density than is being proposed. Ms. Avra Jain stated they will retain a professional sound engineer, communicate and meet with the neighbors, and the 100% indoor restaurants will not be loud, and there will be no outside music, because they can't disturb the immediate sites hotel rooms and offices. The applicants distributed the Comprehensive Plans required "Working River Disclosure / Public Riverwalk Covenant", they currently have an active Marine Operating Permit with 6 commercial boat slips and are asking for an amendment to have 10 boat slips, located outside of the federal navigable channel. The plans include an Uber drop off and pickup location located in the center round-about, off of the narrow NW South River Drive. Ms. Escarra stated consistent with the current zoning they are paying the City of Miami \$1,000,000 to purchase additional height to 12 stories on a portion of the building.

Carlos Salas, President of the Spring Garden Civic Association (SGCA), stated they met with the applicants on May 8 in Spring Garden. Mr. Salas stated the SGCA was concerned about the proposed developments height, noise from 3 restaurants, roof top pool and bar, and waiver requests to reduce parking, reduce loading bays, narrow the public Riverwalk and waterfront building setback. The SGCA is asking the applicants to enter into a voluntary covenant or agreement with them to reduce the proposed developments height, prohibit outdoor dining, limit noise, not reduce the minimum Riverwalk and waterfront building setback widths, and not reduce parking by 30% as proposed. Mr. Salas cited a news article reporting a 30% ridership reduction on Miami-Dade Transit. Attendees agreed more Marine Patrol and Police are needed on the Miami River. Mr. Salas read the following letter from Dr. Ernest Martin:

"I would like to express my opposition to the project, 555 River House, located at 516-663 NW South River Drive for the following reasons:

- (1) The project is too close to the 8-story residential building to its immediate west which is already under construction
- (2) The height of the project is overwhelming to its surroundings and specifically to the Spring Garden Historic District directly across the River. The proposed project will create a canyon effect and will carry noise up and down the River.
- (3) It is inappropriate to allow outdoor dining on the ground floor level along the River with residences nearby. There should be no outdoor dining.
- (4) The rooftop pool and bar are also problematic for the same reason. Noise is a huge concern for all nearby residents.

In conclusion, the project is simply too dense, too tall, and has amenities that are inappropriate and incompatible for this area of the Miami River."

Spring Garden residents Finlay Matheson, Tamme Flood, Priscilla Greenfield, Daeja Donahue, Rick Veber, Becky Long, Judith Paul, Amanda Quirke Hand, Ben Miller, and Jo Winstead, stated opposition to the current proposal.

Troy Taylor, President of the Miami Riverfront Association (Ivy, Mint and Wind) expressed support for the subject development proposal.

Spring Garden Civic Association President Salas distributed a “Miami Neighborhoods United Resolution - requesting the Miami River Commission support Spring Gardens Neighborhood Association’s opposition to the 555 River House project”. Mr. Salas distributed the following document:

SPRING GARDEN REQUESTS

1. Riverwalk (Waiver 9). Recommend 25 feet unobstructed, all at the same level- no elevated terraces.
2. Recommendation that View Corridors shall remain unobstructed, open to the public, with no commercial uses.
3. Recommendation against Waiver 4 for a 30% parking waiver. This waiver is prohibited within 500 feet of an ungated T3- Spring Garden.
4. Recommendation against Waiver 7 regarding loading: There are 175 hotel rooms, and 150k sq. ft. of office and commercial with one commercial loading bay.
5. Recommend that there shall be no food or alcohol service whatsoever on the rooftop without a warrant.
6. The Applicant will work with an acoustical engineer to prepare measures and design a centralized sound system to minimize noise emanating from the proposed hotel rooftop deck at the Project. The Applicant will not permit third parties to use independent speakers or sound systems which are not part of the centralized sound system.

Manny Prieguez stated he feels the issues of the parking reduction and outdoor roof top dining are still not settled. Mr. Prieguez stated the presented draft Voluntary Restrictive Covenant maybe broken by the City of Miami Planning Director alone, and perhaps the MRC should consider a motion recommending the voluntarily proffered draft restrictive covenant may only be broken by a super majority (4/5) vote of the City Commission.

Maggie Fernandez, designee for County Commission Eileen Higgins, noted this portion of the Miami River in Little Havana also includes the approved Naheem Khan project, "Residences at Riverwalk" which are under construction, Merrill Stevens renovations under construction, and numerous boatyards, therefore she is concerned about overdevelopment and suggested a traffic analysis.

Sandy O'Neil made a motion for the MRC to recommend approval of the presented 555 River House subject to complying with the following 6 conditions of approval suggested by MRC Subcommittee Chairman Jim Murley:

- 1) Provide the City of Miami Zoning Code's required minimum 25' wide public Riverwalk**
- 2) Support ongoing conversation between the applicants and Spring Garden neighborhood, and support mutually agreeable consensus if possible**
- 3) Marine Operating Permit required before City issues Temporary Certificate of Occupancy**
- 4) Construct the public Riverwalk and execute /record the public Riverwalk / Working River Voluntary Covenant before City issues Temporary Certificate of Occupancy**
- 5) Expend the \$1,000,000 for "public benefits" within the impacted Miami River District**
- 6) Designate a "Noise Complaint Person of Contact", and become an operational solution model"**

Plus, the following 2 additional conditions recommended by the Spring Garden Civic Association:

- 7) "Recommendation against waiver 4 for a 30% parking waiver which is prohibited within 500 feet of an ungated T3-Spring Garden.**
- 8) Recommendation against Waiver 7 regarding loading: There are 175 hotel rooms and 150k sq ft of office and commercial with one commercial loading bay."**

The motion failed 11-1.

Manny Prieguez made a motion for the MRC to recommend denial of the presented 555 River House, and the motion was unanimously adopted.

V. New Business

The meeting adjourned.

**Miami River Commission
 Public Meeting**

Monday, July 1, 2019
 Noon
 1407 NW 7 ST
 Miami, FL

<u>NAME</u>	<u>ORGANIZATION</u>	<u>PHONE & E-MAIL</u>
Jenni Hood	Spring Garden	305.298.1413 -tammemiami@aol.com
Priscilla Greenfield Mallory	Spring Garden	305-326-0794 Priscilla@aol.com BellSouth.NET
Gwin Tate	Coast Guard	305 415-6747
JERRY Long Judson	SPRING GARDEN Spring Garden Resident	jrnl723@bellsouth.net
Jilliana Echavarría	Miami Herald	jechavarría@ miamiherald. com
ALL		
Troy Taylor	RIVERFRONT MASTER ASS.	Troyt@Aol.COM
TERRY ZERBT	ZERBT PARTNERS	terby@zerby partners.com
Laura Menster-Buman	Vagabond	laura@vagabondgroup condo@hugoboss.com
AVRA JAID	Vagabond	jaivarr@qmail.com
Amanda Bonvecchio	Vagabond	

**Miami River Commission
 Public Meeting**

Monday, July 1, 2019
 Noon
 1407 NW 7 ST
 Miami, FL

<u>NAME</u>	<u>ORGANIZATION</u>	<u>PHONE & E-MAIL</u>
Rick Veder	SGCA	786 858 2592
Michael Dutton	SG President	305-203-9708
David OxiOS	NAI MIAMI	786-470-8169
Maria Galli	Neology Life	917-208-9167 mgalli@neologylife.com
William Kelleher	-	uskoddell@gmail.com
Ben Miller	SGCA	Miller, Benjamin - Benjamin.Miller@sgca.com
David Simpkins	Southern Petroleum	(404) 208-6657
Jennifer Pavia	"	dan.d@southernpetroleumresources.com
Barbara Pimentel	Southern Petroleum (SPR)	305-305-7610
Catherine Lockner	MIAMI TODAY	barbara.pimentel@spr-storage.com
Amanda Quirke Hard	Spring Garden	→ clackner@gmail.com aguirke@lehrer-schultz.com 305 733 2800
Carlos Salas	Spring Garden Civic Assoc	
Roseluis Noguera	MRC - Artellean Marine	rnoguera@artellean.com
BRUCE L. BROWN	MIAMI RIVER MARINE GROUP MRC	305/788-6511

**Miami River Commission
 Public Meeting**

Monday, July 1, 2019
 Noon
 1407 NW 7 ST
 Miami, FL

<u>NAME</u>	<u>ORGANIZATION</u>	<u>PHONE & E-MAIL</u>
Carlos Diaz	Greenberg Traurig	305-579-0502 / cdiaz@gt.com
Inis Escarria		31579-0737 / iescarria@gt.com
JONATHAN BURGESS	PARADELO BURGESS DESIGN	401-465-9250 / jonathan@paradeloburgess.com
Jorge Centeno	EWAM Realty Int.	jorgecenteno8@gmail.com
JO WINSTEAD	SPRING GARDEN RES	305 548 5059
Dale O'Donoghue	SL RES	706 304 8045
PHIL EVERINGHAM	MRC/MARINE COUNCIL	305 951-9096 / pheemsdd@hstnmi.com
Lallye Jude	MRC	305 667-3233
Bruce L. Brown	MRC/Miami River Alliance Group	305/788-6411
PATRICIA HARRA	MRC	pattykar@gmail.com
Tom Kimer	MRC	TKimer3@aol.com
NEAL SCHAFERS	MIAMI DDA	schafers@miamidda.com
Horacio Stuart Aguirre	MRC	Horacio@hsaguirre.com

**Miami River Commission
Public Meeting**

Monday, July 1, 2019
Noon
1407 NW 7 ST
Miami, FL

<u>NAME</u>	<u>ORGANIZATION</u>	<u>PHONE & E-MAIL</u>
Tammy Burton	DEEM	305-312-6931
Sandy O'Neil	Grncc rep	oneils@bellsouth.net
Juan MICHAEL CORNELL	MCC	jmcornell@zerbyinterests.com
Manny Priozcaz	ARC	manny@priozcazsol-tours.com
Mageju Fernandez	MDC-DS	786-251-7380
FRANK CASTAÑEDA	City of Miami	786-251-7380 maggie.fernandez@miamicity.gov (305) 250-5430 FCASTANEDA@MIAMI.GOV.COM W GORT@MIAMI.GOV.COM
WIFredo Gort		
Arnold Ledesma	G+G	Aledesma@gandgbcl.com

Miami River Commission's Economic Development and Commerce Subcommittee July 17, 2019 Minutes

The Miami River Commission's (MRC) Economic Development and Commerce (EDC) Subcommittee conducted a public meeting on July 17, 2019, 10:30 AM, 1407 NW 7 Street. MRC EDC Chairman Philip Everingham ran the meeting. The attendance sign in sheet is enclosed.

I) Informational Presentation Regarding RMK Merrill-Stevens, 881 NW 13 Ave (both shores of the Miami River west of 12 Ave Bridge)

Mr. Don MacRae, Chief Operating Officer, RMK Merrill-Stevens presented an informational PowerPoint. Mr. MacRae noted Merrill Stevens was established in 1885, 135 years ago. Mr. Macrae stated they are conducting a \$35 million renovation and modernization of the boat yard, which will double their workforce in the next 12-24 months with lots of different types of skilled jobs such as electricians, engineers, estimators, service writers, quality control, etc. RMK Merrill Stevens is currently hiring and participated in the Miami Industries Association of South Florida (MIASF) Summer STEM program. RMK Merrill Stevens is partnering with Miami-Dade County School Board, Broward School Board and MIASF on a apprentice program which is in the works. The modernization includes a new 2,700 ton, 72 meters long, Synchro Lift, capable of removing 235-foot world class mega yachts out of the Miami River for service on the "North Yard". Therefore, RMK Merrill Stevens will have the largest haul out capability south of Jacksonville Florida, and may fit 3-4 Mega Yachts a time out of the water on the "North Yard". In addition, the renovations include new seawalls and sheds, removed the top yard of dirt and replaced it with new clean dirt, and features an environmentally sensitive system for catching rain water, wash water, and water treatment. The South Yard has an additional 100 ton lift capable of removing vessels 80-100 feet. The renovations are estimated to be completed by April 2020.

Merrill Stevens Yachts is the exclusive South Florida dealer of Sealine Yachts, and is the Service and Warranty Center for Sealine, Fjord, and Maori Yachts. Arkup manufactured a floating boat house which has the ability to move and uses spuds as anchors. RMK Merrill Stevens sponsors "Fishing to Make a Difference" and the Miami River Commission.

Mr. MacRae stated within a 3-mile radius of RMK Merrill-Stevens there is:

- \$8.8 billion in consumer buying power
- 200,000 residents
- \$65,000 average annual income

Mr. MacRae stated the recreational boating industry in SE Florida produces \$4 billion in annual wages, 136,000 jobs, and \$23 million into the economy. Mr. Macrae stated a mega-yacht average stay in the boatyard is 3 months. Mr. MacRae stated the Fort Lauderdale Boat Show generates more than \$800 million in economic activity, which is more than the NFL Super Bowl.

PUBLIC DOCUMENT

II) Informational Presentation Regarding Norseman Ship Building Corp., 437 NW South River Drive

Orin Black provided an informational presentation regarding Norseman Ship Building Corporation. Mr. Black stated Rick Herron sold the Norseman Building to the new owner / manager is Carlos "Marty" Martell, and they have a 20-year lease on the boatyard which is owned by Orin Black. Mr. Martell was out of town, but will join Mr. Black to present this informational item to the full MRC on September 9, 2019. Dr. Fran Bohnsack, MARAD, stated this boatyard received a \$225,000 Federal Small Shipyard Grant, and that program's available funding pool has grown to \$7 million. Dr Bohnsack stated over the past 3 years 5 Federal Small Shipyard Grants have been awarded to job generating marine industrial businesses operating along Port Miami River. Dr Bohnsack added the "Port Infrastructure Grants" annual cycle is focused on international trade with Coastal Ports therefore it has less competition and could possibly provide funding for a new needed seawall on the western portion of Antillean Shipping or P&L Towing. The site has been going through improvements such as a new boat lift which is 80 feet long, 28 feet wide, and capable of hauling out 90-foot boats, new paint, new lights, and new decking. Business is good.

Mr. Black stated in 2 weeks a new seawall will commence construction at his adjacent 5TH Street Marina, at the future "Gramps on the River" restaurant portion of the site, followed by construction of the restaurant featuring a section of the public Riverwalk. Mr. Black stated the 5th ST Marina's 630 linear feet of dockage is currently full, with a waiting list.

II. New Business

The meeting adjourned.

**Miami River Commission's
 Economic Development and Commerce Subcommittee
 Public Meeting**

Wednesday, July 17, 2019
 3:00 PM
 1407 NW 7 St
 Miami, FL

<u>NAME</u>	<u>ORGANIZATION</u>	<u>PHONE & E-MAIL</u>
Fran Bohnsack	USDOT/MARAD	Francis.Bohnsack @dot.gov
Orin T. Black	5TH STREET MARINA	ORIN@5THSTMARINA.COM
Bruce Broad	MRC/Miami River Marine Group	bruce402@bellsouth.net
Phil Eisenmann	MRC/MARINE COUNCIL	peisen1@aol.com
Roselvic Noguera	MRC/Antillean Marine	rnoguera@antillean.com
HAWS MOELLER	FIRST BANK	haws.moeller@firstbankfla.com 305-353-0055
David Oxias	NAI MIAMI	305-775-2224 Doxias@NAIMiami.com
Brett Sibou	Miami River Commission	305 644 0544 @miamiriver1@bellsouth.net
Don MacRae	RMK Merrill-Stevens	dcm@mkms.com 312-371-8037