

**Miami River Commission's
Urban Infill and Greenways Subcommittee
September 16, 2022**

Miami River Commission's (MRC) Urban Infill and Greenways Subcommittee Chairman Jim Murley convened a public meeting on September 16, 2022 in the Curtis Park Community Center, 1901 NW 24 Ave. The attendee sign in sheet is attached.

**I) Presentation Regarding Application to Amend Zoning and Land Use at
1250 NW 22 Ave**

Mr. Javier Fernandez, SM & GQ Law, and Jacek Schindler, Schindler Architects, presented and distributed plans and a letter of intent for the "Polonia's Cultural Business Residential Center – The Future Home of: The Polish American Club of Miami, the American Institute of Polish Culture, the Chopin Foundation of the United States, the Polish American Chamber of Commerce of Florida and the Americas, Inc and The Honorary Consulate of the Republic of Poland. The planned development on the vacant site long the North shore of the Miami River's South Fork tributary, features the public Riverwalk as required by City Code section 3.11, Appendix B and the Baywalk Riverwalk Design Standards and Guidelines. The application is seeking a Land Use Amendment from "Medium Density Restricted Commercial" to "Restricted Commercial" and a Zoning Amendment from T5-L to T6-8-O. In addition, the applicants presented a draft Restrictive Covenant.

Ann Fremont, Durham Park Neighborhood Association (single family residential neighborhood located directly across 22 Ave from the subject vacant site) recently emailed a letter to the MRC stating in part, "The density and intensity of this proposed project greatly exceeds that which would be permitted under the Miami 21 Zoning Code and it would greatly disrupt the quality of life in our Neighborhood. In summary, we are in opposition to the project as proposed."

MRC Urban Infill and Greenways Subcommittee Chairman Murley saluted the proposed public riverwalk, acknowledged the opposition from the adjacent Neighborhood Association, and suggested the MRC recommend approval subject to the condition that the applicants work with the Durham Park Neighborhood Association to try and reach consensus.

II) Presentation Regarding Application to Amend Zoning and Land Use at 1960-1970 NW 27 Ave

Ms. Ines Marrero-Priegues, Holland & Knight, distributed and presented a Letter of Intent for a Land Use Amendment from Port Miami River (“Category B”, Light Industrial) / Industrial to Restricted Commercial, and a Zoning Amendment from D-1 to T6-12. The attached Letter of Intent states in part, “as a brownfield site, the environmental remediation and cleanup associated with the redevelopment of this site is a matter of overriding public interest and benefit.” After the environmental cleanup the letter of intent states “The requested rezoning to T6-12 will permit the development of the site with much needed affordable housing”. In addition, the letter states they will be consistent with the public Riverwalk requirements of “the Miami 21 Waterfront Standards, view corridors and setbacks”. Ms. Marrero-Priegues stated the proposer is Brownfields remediation expert Michael Goldstein, whom just completed a similar deal known as “Culmer Village”. Ms. Marrero-Priegues stated in 2004 a similar affordable housing development “Aguaclara” was approved for this site, which has been vacant since 2003.

In addition, Ms. Marrero Priegues distributed and presented a Restrictive Covenant providing for the public Riverwalk consistent with City Code Section 3.11, appendix b and the Baywalk Riverwalk Design Standards and Guidelines, in addition to the Working River disclosure required by the Comprehensive Plan. Mr. Bibeau stated as standard operating procedure he seeks consistency between the letter of intent and restrictive covenant, therefore respectfully recommended that consistency with the public Riverwalk code requirements and the A.M.I. of the proposed affordable housing be included in the voluntarily proffered Restrictive Covenant.

Orin Black distributed and presented his letter of opposition to the proposal on behalf of the Miami River Marine Group. Mark Bailey, Executive Director of the Miami River Marie Group, stated the proposal is inconsistent with the City of Miami’s adopted Comprehensive Plan’s “Port Miami River”, for example sections 3.1, 3.14, 3.16 and 3.17 which state in part, “The City shall protect the Port of Miami River from encroachment by non-water-dependent or non-water-related land uses, and shall regulate the Port of Miami River’s expansion and redevelopment in coordination with applicable future land use and coastal management goals, objectives, policies (See Policy LU-1.3.3 and Goal CM-3).”

MRC Urban Infill and Greenways Subcommittee Chairman Murley suggested the MRC recommend the vacant site be developed maintaining its existing land use and zoning (which allows a mixture of uses including maritime uses and work live housing), while acknowledging the needed cleanup of the contaminated brownfield site.

The public meeting adjourned.

Miami River Commission Urban Infill and Greenways Subcommittee

Public Meeting

September 16, 2022 – 10:30 AM

Curtis Park Community Center

1901 NW 24 Ave

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