

# **Miami River Commission Meeting Minutes October 2, 2017**

The Miami River Commission (MRC) public meeting convened at noon, October 2, 2017, 1407 NW 7 ST.

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

Horacio Stuart Aguirre, Civic Organization Representative Appointed by Governor Scott

Patty Harris, designee for Governor Scott

Bruno Barreiro, Miami-Dade County Commissioner

Marlene Avalo, designee for Miami-Dade County Commissioner Bruno Barreiro

Frank Balzebre, designee for Miami-Dade County Mayor Gimenez

David Maer, designee for Miami-Dade State Attorney Katherine Fernandez-Rundle

Roselvic Noguera, designee for Sara Babun

John Michael Cornell, designee for Luis Garcia Appointed by Governor Scott

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

Bruce Brown, Miami River Marine Group

Sallye Jude, Neighborhood Representative appointed by Miami-Dade County

## **MRC Staff:**

Brett Bibeau, Managing Director

## **Others attending interested in the River:**

Please see attached sign in sheets.

## **I) Chair Report**

The Miami River Commission unanimously adopted the July 10, 2017 public meeting minutes which were distributed a week prior to the meeting.

The Miami River Commission has been actively assisting the efforts of the City, County, State, and private sector to clean up the Miami River District after Hurricane Irma. The following is a sample of some of the items recently addressed in the Miami River Voluntary Improvement Plan (VIP):

On behalf of the MRC I thank all the volunteers from the following 17 volunteer events since our last meeting:

Volunteers from Marlins Ayudan on June 8 repainted the existing sunset mural beneath the 27 Ave Bridge's south shore, and on August 23 picked up garbage along Miami River's south shore from 27 Ave to 20 ST.

Hands on Miami volunteers on June 10, July 8, July 22, August 26 and September 23 pulled weeds and spread mulch in the community vegetable and fruit garden, and picked up litter along the public Riverwalk here at 1407 NW 7 ST.

Over 120 volunteers from Miami Dolphins Summer Camp picked up garbage along the public Riverwalk on June 26 here at 1407 NW 7 ST, July 11 in Sewell Park, July 17 in Curtis Park and August 8 in Fern Isle Park.

Over 120 volunteers from YMCA removed garbage along various sections of the public Miami River Greenway on July 18, August 1 and August 3.

United Way and University of Miami volunteers picked up garbage along the public Riverwalk in Curtis Park on September 18 and 22.

United Way and Florida International University volunteers picked up garbage in Sewell Park on September 24.

United Way and Johnson and Wales Volunteers picked up garbage in Point Park on September 29.

This Wednesday, Oct. 4, volunteers from Marlins Ayudan will clean up a section of the public Riverwalk.

The MRC reported 2 derelict vessels which were removed. The Coast Guard contacted MRC Chairman Aguirre regarding the removal of derelict vessels along the Miami River.

## **II. Consideration of Proposed Zoning and Land Use Increase Amendments at 2222-2260 NW North River Drive**

Mr. Carlos Lago, Greenberg Traurig, Jacob Brillhart, Brillhart Architecture, and Joshua Goldberg, JMG Miami River LLC, distributed a Letter of Intent dated August 31, 2017, plans for 2222-2260 NW North River Drive, and a voluntary covenant. The development team stated they are seeking an increase in Zoning from T3-0 to T4-R, and an increase in Land Use from Duplex Residential to Low Density Multi-Family Residential for the presented 4-story apartment rental building with 30 residential units (T4-R max is 36 units). Currently the site has a 3-story apartment building with 21 residential units. Although the proposed T4-R zoning does not require a publicly accessible Riverwalk, the proposed new development includes a 700' long publicly accessible Riverwalk which is 21.5' – 37.5' wide, with an unobstructed "circulation zone" of 12' – 16' feet. In addition, the proposed development includes public unobstructed side-yard connectors of 10' wide on both sides, connecting the public sidewalk on North River Drive to the proposed new public Riverwalk. The site currently has recreational vessel dockage with 15 boat slips, which would be maintained. The site's seawall is being raised and repaired.

The MRC's July 6, 2017 Urban Infill Subcommittee minutes state in part, "The Miami River Commission's adopted strategic plan, the Miami River Corridor Urban Infill Plan, page 34 regarding the subject "Allapattah" portion of the Miami River District, states: "The Allapattah neighborhood's waterfront is zoned for waterfront industrial, park, and residential use, with residential intensities including duplex, medium density multifamily, and high density multifamily and is the home to thriving marinas and two of the largest yacht basins on the River...lower density residential development may not be the most appropriate use of this neighborhood's Miami River frontage...riverfront development also should require public access to the water's edge".

**The MRC unanimously (10-0) recommended approval of the proposed development at 2222-2260 NW North River Drive with the following 2 conditions:**

- 1) The public Riverwalk and side yard connectors be provided as presented in plans, letter of intent, and covenant**
- 2) Maintain recreational vessel dockage as presented**

### **III. Consideration of Proposed Zoning and Land Use Increase Amendments at 1515, 1529 and 1543 NW South River Drive**

Mr. Ben Fernandez, Bercow, Radell & Fernandez, and Mr. Tony Pardo 1515 Miami River, LLC distributed a Letter of Intent dated May 22, 2017, and plans for 1515 NW South River Drive. The development team stated they are seeking an increase in Zoning from T3-L to T4-R, and an increase in Land Use from Single Family Residential to Low Density Multi-Family Residential for the presented 4 story apartment rental building with 63 residential units. Mr. Fernandez and Mr. Pardo stated they will submit a revised Letter of Intent and revised development plans to include a 300' long section of the public Riverwalk, although the proposed T4-R zoning does not require a publicly accessible Riverwalk. The site currently has 14 recreational vessel slips, which would be maintained after maintenance dredging required by DERM.

The Miami River Commission's adopted strategic plan, the Miami River Corridor Urban Infill Plan, page 33 regarding the subject "Grove Park" portion of the Miami River District, states, "Allowable Waterfront uses in the Grove Park / East Little Havana Neighborhood are waterfront industrial, single family residential, and high-density multifamily residential...the Grove Park neighborhood, which has been determined eligible for listing in the National Register of Historic Places" (the historic study area did not include the riverfront portion because the northern boundary was I-836).

Janet Parker and Theo Long, homeowners / residents in the Grove Park neighborhood, stated they opposed the proposed project. Ms. Long stated the State of Florida designated the area historic, and includes historic single-family homes. Ms. Parker stated she has lived in the Grove Park neighborhood for 40 years, which is "inundated" by traffic generated by Marlins Baseball games and the I-836 ramps.

The developer team stated no trees will be lost as 14 trees will remain and 6 trees will be relocated to the adjacent City owned public greenspace.

Per the presented plans, the developer offered to construct a new elevated seawall and a public walkway on the adjacent City owned public greenspace immediately west of the subject site, and maintain the City owned public greenspace area.

**The MRC (9-1) recommend approval of the proposed development at 1515, 1529 and 1543 NW South River Drive with the following 4 conditions:**

- 1) Provide the public Riverwalk per the proffered voluntary covenant, plans, and letter and intent, and insert the needed eastern side yard connector to eliminate the dead-end**
- 2) Construct the presented planned improvements to the adjacent public greenspace, including new elevated seawall and street, public walkway with landscaping, and the “Proposed Water Taxi Stop”**
- 3) Maintain recreational vessel dockage as presented**
- 4) Provide the Working River disclosure covenant as required by the City’s Comprehensive Plan**

#### **IV. New Business**

Alex Mantecon distributed copies of a site plan for a Temporary Use Permit at 114 NW North River Drive. The proposal has no vertical construction and is proposed for the next 1.5 years, until it is replaced with the permanent “Riverside Wharf” 4 restaurants with commercial fishing / seafood market, and a public Riverwalk, which was previously recommended for approval by the MRC. A new seawall was recently constructed on the site. The Temporary Use consists of a public greenspace featuring 3 food trucks, seating areas, 5 retail huts including a Garcia’s fresh seafood market, ping pong table, astro turf, tent with a bar, temporary restrooms in an air-conditioned trailer, live jazz music consistent with the noise ordinances restrictions, all within the private parcel. During the temporary use period Garcia’s commercial fishing will continue to operate on the adjacent City owned parcel.

The meeting adjourned.

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 Noon  
 1407 NW 7 ST  
 Miami, FL

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Jacob Brillhart	brillhart architecture	Jacob@brillhart architecture.com

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