

Miami River Commission's Urban Infill and Greenways Subcommittee September 11, 2018 Minutes

The Miami River Commission's (MRC) Urban Infill and Greenways subcommittees conducted a public meeting on September 11, 2018, 3 PM, 1407 NW 7 ST. The attendance sign in sheet is enclosed. MRC Urban Infill Subcommittee Chairman Jim Murley conducted the public meeting and recognized the tragedy of 9/11.

I. Consider Proposed Development of 5-27 SW South River Drive

The applicant was not present, therefore the item was deferred to the MRC Urban Infill and Greenways subcommittee's October 2018 public meeting.

II. Consider City of Miami's Application to Amend Land Use and Zoning at 1491, 1501, 1603, 1611, 1631, 1645, 1665, 1675, 1701 NW South River Drive and 1001, 1007, 1015 and 1111 NW 17 CT

Ryan Shedd, City of Miami Planning Department, presented the City of Miami's Application to Amend the Land Use and Zoning at 1491, 1501, 1603, 1611, 1631, 1645, 1665, 1675, 1701 NW South River Drive and 1001, 1007, 1015 and 1111 NW 17 CT, from Single Family Residential, T3-L, to Low Density Multifamily Residential, T4-R. Mr. Shedd presented the following documents:

- Comprehensive Plan Amendment Staff Analysis
- City of Miami Analysis of Rezoning
- Future Land Use Map Proposed
- Future Land Use Map Existing
- Comprehensive Plan Amendment Aerial
- Miami 21 Existing
- Miami 21 Proposed

Mr. Shedd stated 1515, 1529 and 1543 NW South River Drive, located in the middle of the subject area, were recently rezoned from T3 to T4 for a private sector development which provided a voluntary covenant to include a public Riverwalk, new seawall on 16 Ave and improvements to the 16 Ave public greenspace / median. Miami 21 requires new developments to include a public Riverwalk in T5 and T6. Attendees noted the subject existing T3 single-family homes will never have to provide a public Riverwalk, yet the City and property owners agreed to requiring a future redevelopment in the proposed up zoned and amended comprehensive plan parcels to voluntarily include a public Riverwalk.

Attending subject property owners provided a statement of support for the land use and zoning amendments signed by all of the riverfront property owners. Attendees noted the last riverfront parcel in the row to the east at 1459 NW South River Drive is currently T3, and should be included as well in order to connect the public Riverwalk with the existing long public Riverwalk section at County owned 1401-1407 which is planned to be improved in the future.

PUBLIC DOCUMENT

MRC Urban Infill Working Group Chairman Jim Murley suggested the Miami River Commission recommend approval of the item with the following two conditions:

- 1. Include 1459 NW South River Drive**
- 2. Include the 16 Ave Median's public riverfront greenspace, located in the middle of this row of T3 folios, and shade it green for CS (Parks) zoning, which it is today**
- 3. Any future T4 redevelopment on these sites include the public Riverwalk**

III. New Business

The meeting adjourned.

**Miami River Commission's
 Urban Infill and Greenways Subcommittee Meeting**

Tuesday, September 11, 2018
 3:00 PM
 1407 NW 7 ST
 Miami, FL

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