

Miami River Commission's Urban Infill and Greenways Subcommittee December 12, 2018 Minutes

The Miami River Commission's (MRC) Urban Infill and Greenways subcommittees conducted a public meeting on December 12, 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.

I. Consider City of Miami's Application to Amend Miami 21 Zoning Code to Allow Freeboard to Address Sea Level Rise

Ryan Shedd, City of Miami Planning Department, distributed and presented the City of Miami's Application to incorporate "freeboard in the floodplain and clarify language for raising structures (zoned T3, single family residential) within the floodplain". In part the distributed draft ordinance creates a new definition, "Freeboard: The additional height above the Base Flood Elevation at which the lowest finished floor is built". Mr. Shedd stated currently the code requires 1 foot of freeboard, and this would create the option for up to 5 feet of free board. In addition, Mr. Shedd stated the proposal allows the raising of infrastructure, and the option for up to a 5' increase in the current the height of ground floor retail, from 25' to 30'. Mr. Shedd stated raising the freeboard height reduces insurance costs. Mr. Shedd noted this only applies to new construction, and the City of Miami's Planning Zoning and Appeals Board unanimously recommended approval with a note that the drafted "optional" 5 feet of freeboard be revised to become "mandatory". Mr. Shedd stated he expects the presented ordinance to be considered by the City Commission at 1st reading in either January or February. Mr. Shedd confirmed the City of Miami will present the item to the full MRC on 1/7, noon, 1407 NW 7 ST.

Tom Kimen, stated he lives in a single-family home which he owns on the Miami River, and he supported the item.

MRC Urban Infill Subcommittee Chairman suggested the MRC recommend approval of the item and that the City encourage future eligible applicants to exercise their new option to include up to 5 feet of freeboard.

Mr. Shedd distributed copies of and presented a City Commission Resolution adopted November 15, 2018, stating in part, "Directing the City Manager to Initiate the Process...To Develop 'Adaptation Action Areas'...In Support of Advancing Adaptation and Resilience To Sea Level Rise". Mr. Shedd stated the City administration is drafting an Ordinance which they will present to the MRC before it's considered by the City Commission.

The MRC will express support at City Commission on Dec. 13 to express support for funding from the Miami Forever Bond Issue to address sea level rise along the Miami River, consistent with voter's approval at referendum.

Jim Murley stated these were all positive steps forward, and noted all of the City of Miami Beach is a designated "Adaptation Action Area" which helps resilience to Sea Level Rise.

PUBLIC DOCUMENT

II. Update on Fort Dallas Park and Historic Flagler's Workers House / Palm Cottage

MRC Director Bibeau stated the MRC previously unanimously approved a motion recommending the city issue a request for proposals for a restaurant in Fort Dallas Park subject to the following conditions:

1. Expedite completion of the city's contracted structural analysis of the historic Flagler worker's house, and expedite any time sensitive structural repairs potentially reported in the structural analysis.
2. No reduction of the size of the existing public riverwalk and public side yard, which provides access to the riverwalk.
3. If the Fort Dallas Park dock is not going to provide dockage for waterborne transportation (water taxis, commuter ferries, etc.), then provide dockage for waterborne transportation immediately east of Fort Dallas Park.
4. Expedite the process to re-open and re-activate this important and historic riverfront park.
5. If no bids or proposals are received again to this site's third consecutive request for proposals, then restore the historic house, improve the property and re-open the entire Fort Dallas Park.

Mr. Bibeau stated the City of Miami designated the 1897 "Royal Palm Cottage" / Flagler's Worker's House a Historic Structure. The City of Miami thankfully contracted a Professional Engineer, whom recently submitted to the City the "General Assessment Report For The Existing Structural Systems and Feasibility of Rehabilitation & Restoration - Flagler Worker's House (Palm Cottage) 60-64 SE 4 ST. September 5, 2018", which states he following:

- "The existing structure should be considered to be in a state of 'Substantial Structural Damage' as defined in Section 202 of the Florida Building Code 2017- Existing Building. There are also a number of areas that should be classified as "Dangerous Conditions" as defined in Section 202." (page 11)
- "Rehabilitation and restoration are feasible." (page 11)
- "For general preliminary consideration, it might be assumed that the construction cost of the rehabilitation and restoration of the Flagler's Workers House will be in the range of \$600,000 - \$900,000." (page 12)

Mr. Bibeau stated Andrew Schimmel, City of Miami DREAM, stated on the record at the City of Miami's Dec. 11, 2018 televised Waterfront Advisory Board meeting, that the City of Miami was looking for funding to restore the historically designated 1897 house.

MRC Urban Infill Subcommittee Chairman Murley suggested the MRC make the following additional supplemental recommendations:

- 1) Transmit the City's cited report to the City Manager**
- 2) Stabilize and renovate the historically designated home, demolish the 2 non-historic structures in the small park, and improve the public park space**
- 3) City of Miami apply to available historic preservation related grant programs**
- 4) Evaluate merits of using Miami Forever Bond Funding for the subject Riverfront Fort Dallas Park**
- 5) Repair the Fort Dallas Park Dock, which was destroyed in Hurricane Irma (September 2017) with City Requested FEMA Funds**

III. Update on MDX / FDOT Plans for I-836 Over the Miami River

MRC Director Bibeau stated during the MRC's December 3, 2018 public meeting the MRC adopted a unanimous resolution recommending approval of the improvements to I-836 with the following conditions and design modifications:

- Include the City Code required public Riverwalks, featuring new elevated seawalls, and connecting with existing and future public Riverwalks.
- Maintain vessel navigation between the Bridge fenders in the Federal navigable channel while constructing
- Meet all requirements for drilling new proposed pilings without causing unintended damage
- Report back to Miami River Commission's January 4, 2019 public meeting, noon, 1407 NW 7 ST

Mr. Bibeau stated since then he has participated in site visits, conversations and emails, which have been positive. Mr. Bibeau stated he hoped MDX and FDOT will provide as positive and update as possible to the MRC on Jan. 4, and agree to the MRC's conditions for approval.

IV. New Business

The meeting adjourned.

**Miami River Commission's
Urban Infill Subcommittee
Public Meeting**

Wednesday, December 12, 2018

3 PM

1407 NW 7 ST

Miami, FL

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