

Miami River Commission's Urban Infill & Greenways Subcommittee's January 23, 2013 Minutes

The Miami River Commission's (MRC) Urban Infill and Greenways Subcommittee's conducted a combined public meeting on Wednesday, January 23, 2013, 2:00 PM, 1407 NW 7 Street. The attendance sign in sheet is enclosed. Jim Murley (Urban Infill Chairman) and Ernie Martin (Greenways Chairman) co-chaired the meeting.

I) Review Proposed Mixed-Use Development Plans, 1500 NW North River Drive (Mahi-Shrine Site)

Ms. Vicky Garcia-Toledo, Bilzin Sumberg, and architects presented "River Landing" a proposed mixed-use development at the current "Mahi-Shrine Temple" property. Ms. Garcia Toledo explained the proposal requires City Commission approval of a "Special Area Plan" due to its size, which under the previous zoning code was similar to a Major Use Special Permit (MUSP), although the submitted plans are no longer required to be final. The presented project featured a publicly accessible riverwalk within the 50 foot building setback from the seawall, with no waivers, exemptions, exceptions or reductions of the public riverwalk provisions required under City Code, i.e. Miami 21 sections 3.11, and Appendix B. The presenters stated the site's existing historical cannon will be preserved along the public riverwalk. Ms. Garcia-Toledo stated they desire a Water Taxi stop on the site. Attendees noted the MRC's long term support of water taxi / water bus service along the Miami River, and the need for the County to amend the Manatee Protection Plan in order to allow Water Taxi / Water Bus stops west of the NW 5 ST Bridge.

Mr. Murley explained the City Commission requested the MRC's advisory recommendation regarding river related agenda items. Murley further explained the MRC's process is for the Urban Infill and or Greenways Subcommittee Chairmen to advise the full MRC on whether any item is consistent with the *Miami River Greenway Action Plan* and the *Miami River Corridor Urban Infill Plan*. The MRC then places the item on their publicly noticed agenda, the presenters are provided an opportunity to address the MRC, which votes to determine if the proposal is consistent with the aforementioned plans.

Mr. Murley asked for the group to first consider the proposal's consistency with the *Miami River Greenway Action Plan*. Greenways subcommittee Chairman Ernie Martin explained the plan was adopted by the MRC, City and County Commissions in 2001. Ms. Garcia-Toledo stated they would submit revised plans featuring the following improvements:

- 1) Removing vehicular access / drop off, within the 50 foot waterfront building setback and public riverwalk areas
- 2) Inserting a written notation on the plans that as presented the 50-foot waterfront building setback, riverwalk, both side yards, and middle corridor areas are all publicly accessible
- 3) Insert "Public Shore" signage as required by City law

Ms. Garcia-Toledo stated she met with the Mayor of Dade County who asked his staff to work in support of her client's efforts to bring in the County parcel as part of the River Landing project. Ms Garcia-Toledo stated she also continues to work with County staff on this effort. MS Garcia-Toledo stated the submitted plans were being revised so that there would not be any use of the county parcel for access to the proposed River Landing project, should their negotiations be unsuccessful.

Ms. Garcia-Toledo described a platted 7 foot wide public side walk from N River Drive to the Miami River, across the County property. Ms. Garcia noted if the property is improved for public space / plaza, the entire area will provide access to the Miami River. In return, the potential developer is offering to fund and construct the needed improvements including a public riverwalk, shoreline stabilization, etc. and provide for its maintenance.

Greenways Chairman Martin stated proper public riverwalk connectivity from this site to continue in both directions is critical. Ms. Garcia Toledo stated they are willing to fund and construct the public riverwalk continuing to the east on County owned riverfront, and when a riverwalk is constructed to the west, they would be willing to remove their landscaping in order to have the public riverwalk continue to the west as well. The presented project featured a publicly accessible riverwalk within the 50-foot building setback from the seawall, with no waivers, exemptions, exceptions or reductions of the public riverwalk provisions required under City code, i.e. Miami 21 sections 3.11, and Appendix B. **Dr. Martin stated subject to the MRC receiving the potential developer's aforementioned agreed upon revised & improved plans, the proposed "River Landing" is consistent with the adopted *Miami River Greenway Action Plan* and the City's Zoning Code.** (please see attached Technical Review).

MRC UIWG Chairman Murley noted the former MRC Chairman "Bob Parks rule" to fully façade parking along the Miami River, and recommended increasing the retail, residential and façade liners to completely conceal the parking garage from the Miami River on all angles & sides. **The proposed "River Landing" for this identified re-development site includes mixed-uses, such as retail, restaurants, and residential, featuring a publicly accessible riverwalk per code, therefore MRC UIWG Chairman Murley found it consistent with the *Miami River Corridor Urban Infill Plan*, subject to not having the parking garage viewable from the Miami River. In addition, MRC UIWG Chairman Murley suggested the MRC support the potential developer's proposed use of the adjacent County owned parcel as public park space in return for the developer funding & constructing the needed site improvements including the public riverwalk, and providing for its future maintenance, and the proposed water taxi stop.** (please see attached Technical Review Form).

Ms. Garcia-Toledo stated this project is scheduled before the City of Miami's Planning Zoning and Appeals Board (PZAB) on March 20, therefore she would like the MRC to place it on their March 4 public meeting agenda, noon, 1407 NW 7 ST, and MRC Chairman Aguirre agreed. MRC Director Bibeau asked Ms. Garcia-Toledo to email the revised plans no later than one week prior to the meeting, so that they maybe emailed to the MRC members along with the agenda one week prior to the MRC's scheduled March 4 hearing on this item.

II) Review Proposed Office Development Plans, 528 NW 7 Ave - Mr. Juan Calvo, Vice President Design, Oppenheim Architecture+Design LLP, Mr. Lowell Burge, Project Superintendent, GLF Construction Corp., and Mr. Fabio Silvestri, Project Engineer, GLF Construction Corp. presented the plans for a new GLF Construction headquarters proposed to be constructed at 528 NW 7 Ave. MRC Director Bibeau stated GLF Construction had recently demolished 100% of the previous building on this waterfront site, and provided a copy of the City's adopted Zoning Code ("Miami 21") "3.11 Waterfront Standards" and "Appendix B Waterfront Design Guidelines". The presenters stated they previously submitted their proposed plans to the City of Miami as part of their permit application, and the City has not informed them

of the required public riverwalk and waterfront building setback, which although required by law are not included in the pending building permit application. The presenters noted some of their construction contracts include bridges, and they planned to dock small barges at the site, therefore this should be considered a "Marine Related Industrial Establishment along the Miami River" which per Zoning Code Section 3.11 does not require a public riverwalk. **UIWG Chairman Murley, Greenways Chairman Martin, MRC Chairman Aguirre and the presenters agreed to defer this item to another subcommittee meeting in February, followed by the full MRC on March 4, noon, 1407 NW 7 ST.** The MRC Chairs asked MRC Director Bibeau to meet with City Planning Director Garcia and Zoning Administrator Min.

III) New Business – UIWG Chairman Murley and Greenways Chairman Martin indicated they would be available to Chair a meeting in February, in order to review the offered improved plans for "River Landing", and the City's position regarding the proposed development at 528 NW 7 Ave, before the MRC considers both items for the first time on March 4, noon, 1407 NW 7 ST.

MRC Director Bibeau stated it's his understanding that the City of Miami permitted an adaptive re-use of an existing riverfront building to become "Hemingway's Warehouse", a new riverfront restaurant at 412 NW North River Drive scheduled to open on Miami Riverday, April 6, 2013, immediately next door to Garcia's and Casablanca Restaurants and Seafood Market. The improvements to the existing building are currently under construction, and it appears since it is an adaptive re-use, with essentially no waterfront setback, zoned D1, the public riverwalk and waterfront building setbacks are exempt. MRC Chairman Aguirre stated since the other two items are now scheduled for the MRC's March 4 agenda, "Hemingway's Warehouse" will be invited as an informational (non-voting) item to be placed on the MRC's February 4, 2013 public meeting agenda, noon, 1407 NW 7 ST.

UIWG Chairman Murley indicated the University of Miami recently completed and published their "Waterfront Report", which strongly recommends and supports finishing construction of the 10-mile public Miami River Greenway. MRC Chairman Aguirre asked Director Bibeau to include the informational (non-voting) item on the MRC's February 4 public meeting agenda, noon, 1407 NW 7 ST.

MRC Director Bibeau distributed invitations to the January 26 Miami River Greenway beautification volunteer event, featuring planting, painting, picking up litter and removing exotic species along the public riverwalk.

The meeting adjourned.

Miami River Commission's Urban Infill Working Group and Greenways Subcommittee's Development Technical Review Report

Project Name: River Landing

Project Address: 1500 NW North River Drive (Mahi Shrine Temple)

Developer: Hellinger Co. - Andrew Hellinger and Coralee Penabad

Contact Information: Vicky Garcia-Toledo, Bilzin Sumberg, (305) 350-2409

Project Review Date: January 23, 2013

Is the proposed development consistent with the *Miami River Corridor Urban Infill Plan*?

Yes, the proposed "River Landing" for this identified re-development site includes mixed-uses, such as retail, restaurants, and residential, featuring a publicly accessible riverwalk per code. Therefore it is consistent with the *Miami River Corridor Urban Infill Plan*, subject to not having the parking garage viewable from the Miami River.

Is the proposed development consistent with the *Miami River Greenway Action Plan*?

Yes, the proposed "River Landing" is found to be consistent with the *Miami River Greenway Action Plan*, subject to receipt of the agreed upon revised plans featuring the following improvements:

- 1) Removing vehicular access / drop off, within the 50 foot waterfront building setback and public riverwalk areas
- 2) Inserting a notation on the plans that as presented the 50 foot waterfront building setback, riverwalk, both side yards and middle corridor areas are all publicly accessible
- 3) Insert "Public Shore" signage as required by City law

The development is setback 50-feet from the Miami River and features a publicly accessible riverwalk, consistent with the City's Zoning Code Section 3.11 and Appendix B.

Does the project require a Special Area Plan, Land Use Amendment, Zoning Amendment,

Special exemptions, exceptions or waivers?

Yes, the proposed River Landing requires a "Special Area Plan", but no zoning amendments, no land use amendments, and no waivers, exemptions, exceptions or reductions of the public riverwalk provisions required under City code, i.e. Miami 21 sections 3.11, and Appendix B.

Additional Recommendations to Maximize Positive Impacts to the Community:

- 1) Support the potential developer's proposed use of the adjacent County owned parcel as public park space in return for the developer funding & constructing the needed site improvements including the public riverwalk, and providing for its future maintenance
- 2) Support the proposed water taxi stop

Miami River Commission's Urban Infill & Greenways Subcommittee

1/23/13

Name

Contact Info

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