

**Miami River Commission's  
Urban Infill & Greenways Subcommittee  
Public Meeting Minutes  
April 22, 2026**

Miami River Commission (MRC) Urban Infill & Greenways Subcommittee's Chairman Jim Murley convened the public meeting on April 22, 2026, 10 AM, 1407 NW 7 ST. The attendance sheet is attached.

**I) Alta Development Presentation Regarding "Harbor Vista Residences"  
at 555 NW South River Drive**

Chairman Murley stated he previously met with Henry Pino, Alta Development, regarding "Harbor Vista Residences" at 555 NW South River Drive which does not require any land use nor zoning amendments. Mr Pino had accepted the invitation to present, but was unable to attend. Attendees reviewed and discussed the Harbor Vista Residences handout which Alta Development distributed to the public from their informational booth at the Free 27<sup>th</sup> Annual Miami River Riverday. The handout includes illustrative drawings depicting a 12-story residential building. Attendees noted Miami Zoning Code Section 3.11 Waterfront Standards requires a publicly accessible Riverwalk when this site is developed. The handout states, "Marina access for private dockage along 650' feet of boardwalk".

Chairman Murley stated he would reach out to Mr Pino for additional information for when this item is presented to the Miami River Commission, hopefully on 5/4/26, noon, 101 W. Flagler.

**II) Presentation of Process to Update the DDA Master Plan**

Neal Schafers, Lorena Puche, DDA, and Leslis Del Monte, Zyscovich, distributed and presented the "Master Planning Services for 2025 Downtown Miami Master Plan Update (CBD Focus)"

**DDA Master Plan Vision and Phasing**

- **Legacy Plan Review:** The 2005–2008 Zyscovich Master Plan Study (Omni, CBD, Brickell) was revisited (*please note this document is different than the final 2050 Downtown Miami Master Plan, which was adopted in October 2009*).
- Many priorities, such as economic development, land use, mobility, and housing, remain relevant from the Master Plan Study and will help inform the 2050 update.
- **Phase One – CBD Focus:** Current efforts prioritize CBD visioning, as directed by the DDA Board. Future phases should address the A&E District and Brickell District.

**Miami River District and Riverwalk Connectivity**

- **Prior Proposals (2009):** Concepts included ramp reconfigurations and up to nineteen (19) acres of new open space through under-highway park and water management uses.
- **Boundary Adjustment:** Recommend extending the River Subdistrict to include new riverfront developments (e.g., One Miami) to align with Riverwalk continuity.

- **North–South Connectivity:** Improving crossings remains a long-term priority. Options discussed included water taxis and pedestrian bridge concepts, though Coast Guard constraints limit the feasibility of the latter. Near-term focus: enhance existing crossings for pedestrian and bicycle use and connect to systems like the Underline.
- **Flagler Street Gap:** Current improvements stop short of the river. A failing seawall at a city-owned parcel creates a Riverwalk dead end; prior grant funding was lost due to inaction.

#### **Fort Dallas Park and Flagler Worker's House**

- **Restoration Needs:** What is the latest from the City regarding funding for stabilization and restoration of the park itself and the historic Flagler Workers House. That structure has been neglected for over 15 years and is at risk of demolition by neglect.
- **Development Pressure:** Adjacent redevelopment increases urgency, given prior acquisition interest.
- **Park Funding:** Millions were committed to renovate Fort Dallas Park as part of the Miami River Bridge redevelopment (Hyatt), but that funding is tied to a future building permit, delaying availability.

#### **Trail System, Maintenance, and Public Safety**

- **“Mighty Loop” Concept:** A connected trail system (Underline + Riverwalk) linking Overtown to the Health District is envisioned, though complex to implement.
- **Safety Concerns:** Increased use of unregulated electric bikes presents new risks.
- **Riverwalk Conditions:** Sections (notably near the Hyatt) are deteriorated and hazardous. Current once-weekly cleaning is inadequate; increased frequency is recommended.
- **Miami Circle Site:** Requires updated signage and security presence due to ongoing misuse (illegal parking, encampments, etc.).
- **Homelessness Impact:** Sanitation challenges are closely tied to a lack of shelter capacity. Coordination with the Homeless Trust is needed to address bed availability and service gaps

#### **Water Taxi Service and Funding**

- **Service Expansion Opportunity:** A Miami Beach-funded water taxi system creates an opportunity to extend service to and along the Miami River.
- **Implementation Model:** The City can authorize private operators to utilize existing City-owned dock facilities, by applying for marine operating permits, and then let the private operators proceed with options for subsidized or fare-based service.

#### **Next Steps/Considerations/Recommendations:**

- Share 3D Downtown Development Map with MRC staff.
- Review prior River Greenway update (Aug 25, 2025) for identified gaps.
- Define water taxi implementation strategy (operator model, procurement process, timeline, funding triggers).

- Advance near-term improvements for pedestrian and bike connectivity across the Miami River.
- Extend and enhance Flagler Street improvements to the Riverwalk from W 1<sup>st</sup> Ave three blocks west to the Flagler dead-end.
- W Flagler Street dead-end: push the City to repair the collapsing seawall and renovate the open green space. This will also force Casa Neos to open up their Riverwalk section.
- Coordinate with the Homeless Trust and other homeless entities on funding additional shelter capacity and CBD-focused strategies.
- Reassess Riverwalk maintenance standards and service frequency.
- Fort Dallas Park
  - Push the City to advance the historic preservation studies and the work that was done to renovate the historic Flagler Workers House.
  - Prioritize the renovation and activation of the park.
  - Push the City to rebuild the existing docks that were destroyed by Hurricane Irma.
- Commission Presentation (May 4): Focus on forward-looking priorities for the CBD and the River and clearly outline how the Commission can support the implementation.

This item is on the agenda of the full MRC's next public meeting 5/4, noon, 101 W Flagler.

### **III) New Business**

The public meeting adjourned.

# Miami River Commission's Urban Infill & Greenways Subcommittee

## Public Meeting

April 22, 2026 – 10:00 AM

1407 NW 7 ST, Miami, FL

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