

**Miami River Commission's
Urban Infill & Greenways Subcommittee
Public Meeting Minutes
September 16, 2025**

Miami River Commission (MRC) Urban Infill & Greenways Subcommittee's Chairman Jim Murley convened the public meeting on September 16, 2025, 10 AM, 1407 NW 7 ST. The attendance sheet is attached.

I) Presentation of Updated Plans for 24 SW 4 ST One River Point / Faena

Brian Dombrowski, Greenberg Traurig, stated the MRC previously recommended approval of a design for this site previously presented as "One River Point". Since then, the design has been amended and Kar Properties has Partnered with Faena. Mr. Dombrowski stated the new design will still provide a public riverwalk consistent with the requirements of the City Zoning Code Section 3.11 Waterfront Standards, and the Baywalk / Riverwalk Design Standards and Guidelines. Mr. Dombrowski stated he will email MRC Director Bibeau the current plans, Letter of Intent, etc. no later than September 25. This item will be on the MRC's October 6 public meeting agenda, noon, 101 W Flagler, Library Auditorium.

II) Presentation Regarding Miami Dade County's Comprehensive Plan and Evaluation Appraisal Report (EAR)

Mr. Vinod Sandanasamy, AICP, PTP, Strategic Transportation Planner, Miami-Dade County Department of Regulatory and Economic Resources distributed and presented a PowerPoint regarding the "Evaluation and Appraisal Report / Miami Dade County Comprehensive Development Master Plan" and the "Port of Miami River Subelement". The PowerPoint stated in part:

"State law requires the County to review and update the CDMP every seven years to include:

- Amendments necessary to reflect changes to state law
- Amendments necessary to cover a 10-year planning period
- A comprehensive review to reflect changes in local conditions"

"General EAR Timeline

Early 2026 – Public Workshops and Survey

Late 2026 – Board of County Commissioners Hearing

2027 - EAR Based Amendments to the Comprehensive Plan Transmitted to State"

MRC Vice Chairman Murley, MRC Director Bibeau, and Mr. Sandanasamy discussed the Comp Plan and the EAR. Vice Chairman Murley stated the full MRC public meeting will be an opportunity to receive input from the MRC's various mixed-use interests and representatives. This item will be on the MRC's October 6 public meeting agenda, noon, 101 W Flagler, Library Auditorium.

III) New Business

MRC Director Bibeau presented the following email regarding the “Spring Garden Humpback Bridge” over the Seybold Canal:

“Good evening,

The Work Plan is as follows:

-All work will be conducted from the sidewalks and from the outside of the bridge. We will coordinate with the neighbors adjacent to the bridge to help us with the necessary access.

-Sidewalks will be closed one side at a time. A Maintenance of Traffic Plan has been prepared to manage these closures.

-No lane closures are currently expected. However, if a lane closure becomes necessary at any point, we will notify you in advance.

Regards,



Humberto Gomez, PE, CPM
Assistant Director
Department of Resilience and Public Works
Roadway Infrastructure

The “Miami Loop” is 3 public pedestrian / bicycle pathways, the Miami River Greenway, Underline and Ludlam Trail, which geographically connect as a large loop. MRC Vice Chairman Murley and Director Bibeau thanked Commissioner Ralph Rosado for sponsoring and the City Commission for recently adopting a City Commission resolution which states in part: “A resolution of the City Commission of the City of Miami, establishing a coordinated trail and public realm oversight process to advance the Miami Loop”

The public meeting adjourned.

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Public Meeting

September 16, 2025 - 10:00 AM

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