

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

Miami River Commission (MRC) Urban Infill & Greenways Subcommittee's Chairman Jim Murley convened the public meeting on January 22, 2026, 2 PM, 1407 NW 7 ST. The attendance sheet is attached.

1) Update Regarding Connecting the Existing Public Riverwalks Between Latitude on the River and the 2 Ave Bridge

Attendees discussed the following:

"January 20, 2026 DERM/RER RAI Response #2

1. The authorization for the mooring of vessels is not being evaluated at this time and the permit will include a mooring prohibited area along the shoreline. Please note, any future applications for the potential mooring of vessels at this property will be evaluated pursuant to the Code of Miami-Dade County. a. Please add the contact information of an authorized representative of Latitude River Parcel, LLC and Miami Riverfront Partners, LLC to the file contacts list under 'other'.
2. A set of plans signed and sealed by a Florida Professional Engineer. Once the scope of work is finalized. a. Please add the contractor of record as a contact to the application. b. Please add the engineer of record as a contact to the application.
3. Pursuant to Section 24-48.5(2)(d) of the Miami-Dade County Code, evidence of ownership, a lease, or a consent of use or evidence of an easement is required to be submitted by the applicant for use of the submerged lands upon which the proposed work in tidal waters will occur under the Class I permit. Miami-Dade County has reviewed the proposed project and have determined that it does not qualify for a consent of use pursuant to this delegated authority. Submit documentation of either a proprietary approval or exemption for the use of the subject submerged lands from the State of Florida. Please contact FDEP at (561) 681-6600 for their permitting requirements. A Class I permit cannot be issued until the State issues a proprietary authorization for the proposed project.
4. Section 24-48.4 of the Code requires that potential and cumulative adverse environmental impacts for a proposed project be avoided and/or minimized. Section 24-48.4 of the Code further states that mitigation should not be used to make an otherwise non-permittable project permittable and must maximize preservation of existing natural resources including avoiding the impact altogether by not taking certain action or parts of an action, as well as minimizing impacts by limiting the degree or magnitude of the action or its implementation. Mitigation is required to compensate for water quality impacts associated with the seawall installation, and is calculated based on the length of the new seawall. In order to extend the life of the seawall and provide habitat for a variety of invertebrates and protective cover for small fish, riprap boulders are typically placed on-site to offset impacts to resources and to create new habitat. A mitigation bond in an amount to be determined will be requested prior to permit issuance.
5. Section 24-48.4 of the Code requires that potential and cumulative adverse environmental impacts for a proposed project be avoided and/or minimized. Section 24-48.4 of the Code further states that mitigation

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

- 2 -

should not be used to make an otherwise non-permittable project permittable and must maximize preservation of existing natural resources including avoiding the impact altogether by not taking certain action or parts of an action, as well as minimizing impacts by limiting the degree or magnitude of the action or its implementation. Mitigation is also required for the water quality impacts from the filling of tidal waters and to provide habitat for a variety of invertebrates and protective cover for small fish, riprap boulders are typically placed on-site to offset impacts to resources and to create new habitat. Due to existing and proposed site conditions, RER recommends that mitigation be satisfied as a contribution to the Biscayne Bay Environmental Enhancement Trust Fund be provided in an amount to be determined.

6. Please note, RER recommends that sketches be provided for review and approval before signed and sealed plans are submitted. Please note, the submitted set does not include the proposed seawall and filling at the east end of the property, the file will be permitting both projects, please submit a complete set (i.e. including S-7 through 12). Please make the following corrections for the viewing platform portion of the project, and submit a complete set of plans depicting both parts of the project, and or clarify if the project will be separated.

7. Please add the property owner contact to the application.

8. Permit fee in the amount of \$4,461.00. Miami-Dade County surcharge fee in the amount of \$334.58. 9. The proposed work consists of work specifically referenced in Section 24-48.2(II)(A) of the Code of Miami-Dade County as work that is required to be processed as a standard form Class I permit application. Therefore, the following items are required prior to issuance. a. Professional Engineer Certification Letter. b. Permit Applicant/Authorized Agent Statement Letter. c. List of all riparian waterfront property owners within 300 feet of the project site.

From: Adeline Nagle <anagle@cumminscederberg.com>
Sent: Wednesday, January 21, 2026 5:01 PM
To: brettbibeau@miamirivercommission.org
Cc: Adriana Cabrera <acabrera@cumminscederberg.com>
Subject: DERM RAI - CLI-2025-0245

Good afternoon Brett,

DERM issued a second RAI response on January 20, 2026 for the Class I permit application that was submitted on June 6, 2025 for the Latitude on the River Riverwalk and Seawall Extension Projects. Attached is a PDF that summarizes the comments issued by DERM through their online portal for your review. We are currently reviewing them and coordinating with the team accordingly.

For the upcoming Miami River Commission subcommittee meeting tomorrow afternoon, we will not be able to attend but please find below brief project summary:

Miami-Dade DERM Class I Permit Application – File No. CLI-2025-0245

- The Class I permit application was submitted on June 6, 2025 and RAI issued on January 20, 2026. Cummins Cederberg is currently addressing comments.

SFWMD ERP - Individual Permit File No. 250801-55550

- The ERP application was submitted on August 6, 2025 to the SFWMD. The District issued comments on September 4, 2025, which the project team is currently addressing. We anticipate

PUBLIC DOCUMENT

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

- 3 -

submitting comments back to the agency in the next couple of weeks, pending required documents from the civil engineer and surveyor.

- Continuing to coordinate the FDOT setback waiver

USACE Letter of Permission – File No. SAJ-2016-00262

- The USACE is only pending issuance of the District permit to issue the Letter of Permission for the project. No other information is pending at this time.

Please let me know if you need any additional information in advance of the meeting.

Best,

Addy Nagle, MS, WEDG, Associate Scientist II

CUMMINS | CEDERBERG
Coastal & Marine Engineering

Meeting attendees noted

- **DERM RAI #3 states, “Miami Dade determined that it does not qualify for a consent of use” yet it is for a public riverwalk therefore perhaps it does apply for a consent of use, therefore no State owned submerged land lease would be required.**
- **Regarding the SFWMD permit mentions a FDOT setback waiver. The 2 Ave bridge is owned by County so perhaps a County setback waiver is required, not a FDOT setback waiver.**

From: brettbibeau@miamirivercommission.org <brettbibeau@miamirivercommission.org>
Sent: Wednesday, January 7, 2026 12:54 PM
To: 'Adeline Nagle' <anagle@cumminscederberg.com>; 'Sarsich, Meghan (RER)' <meghan.sarsich@miamidade.gov>
Cc: 'Adriana Cabrera' <acabrera@cumminscederberg.com>; 'spencer.crowley@akerman.com' <spencer.crowley@akerman.com>; 'James Murley' <jamesfenimoremurley@gmail.com>; 'Brett Bibeau' <BrettBibeau@MiamiRiverCommission.org>; 'Karen Fish-Will' <Karen@peabodyproperties.com>; 'Jacqueline Garcia' <jgarcia@peabodyproperties.com>
Subject: RE: CLI-2025-0245 - Under Review

Good Afternoon Ms Sarsich,

The Miami River Commission, in an advisory and advocacy capacity, has been working on this small section needed to connect 2 areas of the existing public Riverwalk / Miami River Greenway, since before Latitude on the River commenced construction. The County Commission adopted the Miami River Greenway Action Plan in 2001. What may I do to help the County approve this permit application?

Ms. Nagle's 1/6 email below states in part, "I also am aware that DERM has launched their new permitting portal since these documents have been submitted. Please advise on anything we need to do on

PUBLIC DOCUMENT

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

- 4 -

our end to comply with the new online process.” If the County’s pending review of this RAI submitted in September 2025 is being delayed due to not being in the referenced new portal, “Please advise on anything we need to do on our end to comply with the new online process.”

Thanks for your time and support for permitting this small public Riverwalk connector which is required by the County’s and City’s Comprehensive Plans, City Code, approved MUSP Permit, etc.

Sincerely,
Brett Bibeau
Managing Director,
Miami River Commission
Cell 305 987 4446

From: Adeline Nagle <anagle@cumminscederberg.com>
Sent: Tuesday, January 6, 2026 4:42 PM
To: Sarsich, Meghan (RER) <meghan.sarsich@miamidade.gov>
Cc: Adriana Cabrera <acabrera@cumminscederberg.com>
Subject: Re: CLI-2025-0245 - Under Review

Hi Meghan,

Happy New Year! I hope you are doing well.

I wanted to follow-up with you about your review for the documents submitted on 09/09/2025 for CLI-2025-0245.

Please let me know if there are any updates or questions on your end.

I also am aware that DERM has launched their new permitting portal since these documents have been submitted. Please advise on anything we need to do on our end to comply with the new online process.

Much appreciated,

Addy Nagle, MS, Associate Scientist II

From: Adeline Nagle <anagle@cumminscederberg.com>
Sent: Monday, December 1, 2025 10:48 AM
To: Sarsich, Meghan (RER) <meghan.sarsich@miamidade.gov>
Cc: Adriana Cabrera <acabrera@cumminscederberg.com>
Subject: Re: CLI-2025-0245 - Under Review
Good morning,

Thank you for the update, Meghan!

Please let me know if you have any questions while reviewing.

Best,

Addy Nagle, MS, Associate Scientist II

PUBLIC DOCUMENT

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

- 5 -

From: Sarsich, Meghan (RER) <meghan.sarsich@miamidade.gov>
Sent: Monday, December 1, 2025 9:15 AM
To: Adeline Nagle <anagle@cumminscederberg.com>
Cc: Adriana Cabrera <acabrera@cumminscederberg.com>
Subject: CLI-2025-0245 - Under Review

Good morning,

Apologies for the delay.

The latest documents uploaded were a set of sketches 09/09/25 for addresses 185 SW 7 ST, 690 SW 1 Ct & 615 SW 2 Ave. The documents are undergoing internal review, once the review is complete I will contact you to discuss next steps for the project.

Please be patient with the review process and take note that on any given day, multiple projects are submitted and placed in a review queue for each project manager based upon the order in which they are received. Depending on workload and queue order, it can take several days for a reviewer to begin the review

Please be advised that effective December 1st, all Class I permit applications and EAAs are required to be submitted through the new GoldKey digital platform. A webinar introducing the GoldKey digital platform with a live Q&A session will be held December 1st. Please register for the webinar at https://miamidade.zoom.us/webinar/register/WN_VKNAf9SpRwGk1Y8JBlwyYw#/registration.

Thank you,

Meghan Sarsich, Biologist II
Coastal Resources Section
Department of Regulatory and Economic Resources (RER)
701 NW 1st Court, 6th Floor, Miami, FL 33136
P| (305) 372-6595



From: Adeline Nagle <anagle@cumminscederberg.com>
Sent: Monday, November 3, 2025 9:51 AM
To: Sarsich, Meghan (RER) <meghan.sarsich@miamidade.gov>
Cc: Adriana Cabrera <acabrera@cumminscederberg.com>
Subject: Re: Class I Permit Application CLI-2025-0245 - In Review

Good morning Meghan,

I hope you're doing well!

I just wanted to touch base to see if there have been any updates regarding the RAI for Class I Permit Application CLI-2025-0245.

PUBLIC DOCUMENT

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

- 6 -

Thank you so much for your time and help — I really appreciate it!

Best,

Addy Nagle, MS, Associate Scientist II

From: Adeline Nagle <anagle@cumminscederberg.com>
Sent: Friday, October 17, 2025 10:52 AM
To: Sarsich, Meghan (RER) <meghan.sarsich@miamidade.gov>
Cc: Adriana Cabrera <acabrera@cumminscederberg.com>
Subject: Re: Class I Permit Application CLI-2025-0245 - In Review

Good morning,

Thank you so much for the update! We really appreciate you taking the time to keep us in the loop. Have a great weekend!

Thanks,

Addy Nagle, MS, Associate Scientist II

From: Sarsich, Meghan (RER) <meghan.sarsich@miamidade.gov>
Sent: Friday, October 17, 2025 7:57 AM
To: Adeline Nagle <anagle@cumminscederberg.com>
Cc: Adriana Cabrera <acabrera@cumminscederberg.com>
Subject: RE: Class I Permit Application CLI-2025-0245 - In Review

Good morning,

The latest documents uploaded were a set of sketches on 09/09/25 for addresses 185 SW 7 ST, 690 SW 1 Ct & 615 SW 2 Ave. The documents are in the queue to be reviewed, once reviewed I will contact you to discuss next steps for the project.

Please be patient with the review process and take note that on any given day, multiple projects are submitted and placed in a review queue for each project manager based upon the order in which they are received. Depending on workload and queue order, it can take several days for a reviewer to begin the review.

Thank you,

Meghan Sarsich, Biologist II
Coastal Resources Section
Department of Regulatory and Economic Resources (RER)

From: Adeline Nagle <anagle@cumminscederberg.com>
Sent: Thursday, October 16, 2025 4:53 PM
To: Sarsich, Meghan (RER) <meghan.sarsich@miamidade.gov>

PUBLIC DOCUMENT

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

- 7 -

Cc: Adriana Cabrera <acabrera@cumminscederberg.com>
Subject: Class I Permit Application CLI-2025-0245

Good afternoon Meghan,

We submitted an RAI response on 9/3/2025 for the Class I Permit Application CLI-2025-0245.

I just wanted to check in on the status of the RAI response and see if it had been reviewed.

Thanks,

Addy Nagle, MS, Associate Scientist II

CUMMINS | CEDERBERG
Coastal & Marine Engineering

II) Discussion Regarding Continued Use of CITT Funding to Construct the Remaining 3 miles of On-Road Miami River Greenway

Chairman Murley explained Miami-Dade County collects a half penny sales tax for Transportation, a portion of which is provided to the City of Miami for various projects, with a small percentage spent on bike / pedestrian transportation projects. MRC Director Bibeau stated the County sends the City \$2.5 million per month in CITT funding. Director Bibeau presented a spreadsheet of City of Miami bike / ped projects currently using a CITT cost share, including \$1,946,000 for the 100% designed on-road Miami River Greenway which will break ground soon from NW 24 Ave to NW 19 Ave. **MRC Greenways Chairman Murley suggested the MRC continue advocating for the remaining 3 miles of yet to be funded on-road Miami River Greenway to be constructed on City owned streets to secure the remaining needed funding from the City's share of the CITT provided by Miami-Dade County.**

III) New Business

The City of Miami will present a schematic plan of improvements to Point Park at the next public MRC subcommittee meeting on February 11, 2026, 1 PM, 1407 NW 7 ST, Arts and Crafts Room.

The public meeting adjourned.

PUBLIC DOCUMENT

Miami River Commission's Urban Infill & Greenways Subcommittee

Public Meeting

January 22, 2026 - 2:00 PM

1407 NW 7 ST, Miami, FL

| Name | Organization | Telephone | Email |
|----------------|-------------------------|--------------|--|
| Jim Murley | MRC | 305-968-4881 | Amosferimurley@gmail.com |
| Eileen Broton | MRC Spring Garden | 3/790-4884 | onfile |
| Richard Murphy | " | 786/525.583 | " |
| Brett Bibeau | MRC | 305 644 0544 | brettbibeau@miamiriver commission.org |