

Miami River Commission Public Meeting Minutes February 2, 2026

The Miami River Commission's (MRC) public meeting convened at noon, February 2, 2026, in the Downtown Library Auditorium, 101 W Flagler. Sign in sheets are attached.

Miami River Commission (MRC) Policy Committee Members and/or Designees attending:

Horacio Stuart Aguirre, Chairman, Appointed by the Governor
Jim Murley, designee for Miami-Dade County Mayor Cava
Frank Castaneda, designee for City of Miami Commissioner Miguel Angel Gabela
Philip Everingham, designee for Miami Marine Council
Eileen Broton, Neighborhood Representative Appointed by City of Miami Commission
Richard Murphy, designee for Eileen Broton
Gary Gunness, Miami River Marine Group
Raffaele Mandis, designee for Member at Large Appointed by the Governor
Neal Schafers, designee for Miami Downtown Development Authority
William Gonzalez, designee for Miami-Dade State Attorney Katherine Fernandez Rundle
Mike Simson, designee for City of Miami Member at Large
Theodora Long, Neighborhood Representative Appointed by the City of Miami

MRC Staff:

Brett Bibeau, Managing Director

I) Chair's Report and "Voluntary Improvement Plan" (VIP) Update

MRC Chairman Horacio Stuart Aguirre provided the following report:

The Miami River Commission Unanimously adopted their January public meeting minutes.

On behalf of the Miami River Commission we warmly welcome Honorable Commissioner Ralph Rosado, Chairman of the Miami Downtown Development Authority, and their Executive Director Cristina Crespi. The MRC sincerely appreciates the DDA's continued funding used to help maintain the public Riverwalk within the DDA with garbage removal, landscaping, pressure washing, painting over graffiti, coordinating the City of Miami's Police Department and Homeless Assistance Department, etc. Commissioner Rosado and DDA Executive Director Cristina Crespi thanked the MRC for their continued assistance and presented a \$25,000 check to continue providing maintenance along the public Miami River Greenway within the DDA District.

At the last MRC meeting I invited members to submit a few ideas to work on, and we have received numerous excellent ideas which are in progress. For example, I would like to recognize Miami River resident and MRC member Richard Murphy to advise us of his recent recommendation re Miami River Cams, and MRC Director Bibeau's quick implementation of the recommendation.

Mr. Murphy stated for marketing purposes he recommended Miami River Cams which the public may view to see live images of the beautiful Miami River. Director Bibeau presented 2 River Cams available to the public (i.e. "Miami River Camera Live" on YouTube), with views of the mouth of the River and the 5 ST Bridge, area. The Brickell Bridge Miami River Camera is AI controlled and moves 180 degrees with views as far east as Port Miami and as far west as Miami Ave Bridge.

Before you is the design at the printers for 7,500 front and back bilingual flyers inviting everyone to the free 27th Annual Miami Riverday which will be held April 11, 2026, 1-6 PM, Lummus Park, 250 NW North River Drive, featuring free boat rides, live music, environmental education, historic reenactors, children's activities, food and drinks. Thank you to our generous 48 sponsors which make this free opportunity available to the public, many of whom can't afford boat rides on the Miami River.

MRC Vice Chairman Jim Murley provided the following Voluntary Improvement Plan (VIP) Update:

The Miami River Commission has been actively assisting the efforts of the City, County, State, and private sector to keep the Miami River District clean. The MRC pays professional maintenance companies every day to remove litter, invasive plant species, graffiti and provide landscaping, pressure washing, and Scavenger Water Decontamination Vessel services along the Miami River.

The MRC thanks the University of Miami students whom volunteered to pick up garbage along the Miami River in Curtis Park on January 24.

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

MRC Director Brett Bibeau presented a photo showing the area needing a connection between existing public riverwalks at Latitude on the River and the 2 Ave Bridge, in addition to emails between DERM and Latitude's consultants Cummins Cederberg, and DERM's Recent 2nd Request for Additional Information.

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

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 an average of \$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 Chairman Horacio Stuart Aguirre thanked City Commissioner Gabela for recently meeting with him and MRC Director Bibeau advocating for the remaining 3 miles of yet to be funded on-road Miami River Greenway to be constructed on City owned streets using funding from the City's share of the CITT provided by Miami-Dade County.

IV) Discussion Regarding Miami River Walk the WBID to Search and Locate Sources of Contamination

Malika Muthiah, Miami Dade County, presented the "Miami River WBID's Bacteria Pollution Control Plan (BPCP)". The County hired GHD consultants to help the County search for and locate sources of bacteria contamination in the Miami River and its tributaries, including Wagner Creek. The County hosted the "Maps on the Table (MOT) Stakeholder Event on 12/19/25. Multiple agencies will physically search for sources of Bacteria contamination in the Miami River and its tributaries on February 3-5. MRC Director Bibeau noted the agencies conducted a Miami River walk the WBID around a decade ago, which located over 100 sources of contamination. William Gonzalez, designee for Miami-Dade State Attorney Katherine Fernandez Rundle, recommended the effort include the Environmental Crimes Division of the Miami-Dade County Sheriff's Office.

V) New Business

Theo Long suggested the MRC place Bridge Openings on a future public meeting agenda for discussion, and Chairman Aguirre agreed for the MRC's May Agenda.

The public meeting adjourned.

Miami River Commission

Public Meeting

February 2, 2026 – 12:00 PM

101 W Flagler, Miami FL - Main Library Auditorium

Name	Organization	Telephone	Email
William Gueule	Miami SFO	305-547-0669	william@meed.com @MIAMI/SFO, Cay
RAFFAELE MANDIS	HURRICANE COVER MARINE & BoatYards	305-324-8004	HURRICANE COVER@ GMAIL.COM
Theodora Long	MRC	305-401-4595	riverwalk901 @gmail.com
Mike Simpson	Island Cover	786-402-2964	Mike@ islandcover.com
Tom Murtagh	MRC - Rep. Maya Cava	305-968-9881	Jamesofcuba@comcast.net
PHIL EVERINGHAM	MRC/MARINE COUNCIL	305-951-9096	ptemsdd@hotmail.com
Ellen Brown	MRC/SCOA	313-90-4281	oaville
Richard Murphy	" "	786-525-5353	on file
Neal Schafers	Miami DDA	305-379-0075	schafers@miami dda.com
GARY GUNNESS	MRMG	305-924-2847	SERVICE@ SOMEONE TO DO IT
Christina Chespi	DDA	305-575-6865	chespi@ miami-dda.com
Isaac Pineda	DDA	305-575-6000	miami-dda.com

Miami River Commission

Public Meeting

February 2, 2026 – 12:00 PM

101 W Flagler, Miami FL - Main Library Auditorium

Name

Organization

Telephone

Email

Frank Paul

*Spring Lakes
Resident*

jpaul1703@bellsouth.net

MALLIKA MUTHIAH

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DTPW*

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B. Wilson

—

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Brett Bibeau

MRC

brettbibeau@

miamirivercommission.org

Horacio Stuart Aguirre

MRC

27th ANNUAL • FREE ADMISSION

MIAMI RIVERDAY 2026

APRIL 11 • 1-6 PM • 250 NW North River Dr

FEATURING FREE PERFORMING LIVE

RIVER BOAT RIDES
ENVIRONMENTAL EDUCATION
KIDS ACTIVITIES
HISTORIC TOURS & REENACTMENTS

MELANY KAP
JAZZ MUSIC 1-3 PM
LATIN MUSIC 3-5 PM
FOOD & DRINKS



EILEEN HIGGINS
MAYOR
CITY OF MIAMI

COMMISSIONER
MIGUEL ANGEL GABELA
DISTRICT 1



FREE PARKING: 474 NW 4 ST - 365 NW N Riv Dr - 25 NW N Riv Dr - Under I-95 on NW 3 ST and NW 4 ST
For more information call 305-644-0544 or visit www.miamirivercommission.org

27th ANUAL • GRATIS

MIAMI RIVERDAY 2026

ABRIL 11 • 1 - 6 PM • 250 NW North River Dr.

GRATIS

EXCURSIONES POR EL RIO
EDUCACION AMBIENTAL
ACTIVIDADES PARA NINOS
PASEOS HISTORICOS

MUSICA EN VIVO

MELANY KAP
MUSICA JAZZ : 1 - 3 PM
LATINA MUSICA : 3 - 5 PM
COMIDAS Y BEBIDAS



ESTACIONAMIENTO GRATUITO EN:

474 NW 4 ST - 365 NW N River Dr - 25 NW N. River Dr - Under I-95 on NW 3 ST, NW 4 ST
For more information call 305-644-0544 or visit www.miamirivercommission.org

**Miami River Commission's
Urban Infill & Greenways Subcommittee
Public Meeting Minutes
February 11, 2026**

Miami River Commission (MRC) Urban Infill & Greenways Subcommittee's Chairman Jim Murley convened the public meeting on February 11, 2026, 1 PM, 1407 NW 7 ST. The attendance sheet is attached.

I) City of Miami Presentation of Point Park Improvement Schematic Plan

Danny Lopez and Director Ellis, City of Miami Parks Department, distributed and presented a schematic plan of improvements to Point Park, based on the results of a resident survey, featuring an enhanced Riverwalk, exercise equipment, playground, gazebo, historic signage, lights, etc.

Eileen Broton, Miami River Commission and Spring Garden Civic Association, stated the Association was a leader in the creation of Point Park, and the City of Miami's Historic and Environmental Preservation (HEP) Board approved a Certificate of Appropriateness to demolish the Park's former Seybold House with conditions including building a new replica structure, therefore this schematic plan should be presented to the HEP Board.

This item is on the agenda of the full MRC's next public meeting 3/2, noon, 101 W Flagler.

II) Presentation of Plans to Develop 25 NW North River Drive and 395 NW 1 ST

Guillermo Mazon, Related Urban Development Group, distributed and presented a letter of intent and renditions for a new development "Gallery at Lummus Parc" on the long vacant former CAA building site at 395 NW 1 ST (upland side of North River Drive). The development includes 257 residential units featuring 157 work force units at 120% AMI and 57 extremely low-income units.

This item is on the agenda of the full MRC's next public meeting 3/2, noon, 101 W Flagler.

III) New Business

MRC Vice Chairman Murley stated the MRC wanted to work with the City of Miami to make a positive document highlighting all the major Riverfront Park improvements the City is thankfully bringing to fruition. Director Ellis and attendees discussed the following:

- Jose Marti Park – City of Miami commencing Master Plan, and will include the MRC
- Fisherman's Wharf – City of Miami applying for Phase I FIND grant for 50% of the funding needed for design and permitting of a new seawall with public riverwalk
- Sewell Park – City of Miami designed improvements heading to County for Appeal of permit denial. City of Miami finishing construction of new Dog Park section.
- Curtis Park – City of Miami commenced construction of new Community Center
- Point Park – City presented schematic plan of improvements
- Lummus Park – City commenced dock repairs, and is asking State for funding to renovate the closed community center

Miami River Commission Urban Infill & Greenways Subcommittee's
Public Meeting Minutes
February 11, 2026

- 2 -

- Fort Dallas Park – Historic Flagler's Worker House restoration construction documents are 100% complete. Seeking construction funding from mid-year budget adjustment.
- Fern Isle Park expansion – MDX provided City of Miami documents for execution in order to transfer the waterfront Fern Isle Park area to the City of Miami

Miles Morrison, Office of Chairman Christine King, stated the City of Miami Police Department recently created a Parks Department Liaison to coordinate efforts with the City of Miami's Park Rangers.

The public meeting adjourned.

PUBLIC DOCUMENT

Miami River Commission's Urban Infill & Greenways Subcommittee

Public Meeting

February 11, 2026 - 1:00 PM

1407 NW 7 ST, Miami, FL

Name	Organization	Telephone	Email
Eileen Proten	MRC/Spring Garden	31790- 254	onfile
Jim Murley	MRC Vice Chair	305-868-4888	Jamesfeinmurley@gmail.com
Richard Murphy	MRC / Spring Garden Designee Mrs. Antio	786.525.5353	on File
Judith Neal	(Spring Garden Resident)		jpaul703@chelsea.net
Matthias Salmon	RUDG	917-941-7027	Matthias.Salmon@relatedgroup.com
Guillermo Paez	Related Urban Dev. Group	305.989-5321	Amazon@relatedgroup.com
Miles Morrison	District 5 Commissioner's office	(305)960-5133	Mmorrison@miamigov.com
Pamela Nottage	Commissioner King's office	305-960-5133	Pnottage@miamigov.com
Danny Lopez	COM	786-512-9842	DAN.lopez@miamigov.com
Nick Platzer	Spring garden Resident	401-440-9236	nicholasplatzer@gmail.com
Kristy Drake	City of Miami	(784)431-9357	Kawane@miamigov.com
Chuck Elk	"	561-476-4948	OEllis@miamigov.com
Brett Bibeau	MRC	305 644 0544	

FINAL APPROVED PLANS



VIEW LOOKING NORTHEAST



VIEW LOOKING NORTHWEST

COHEN • FREEDMAN • ENCINOSA & ASSOC.
Architects, PA
8085 N.W. 155th Street Miami Lakes, Florida 33016 305-826-3999

DESIGN REVIEW
THE GALLERY AT LUMMUS PARC
101 NW N. RIVER DR. MIAMI, FL 33128
BUILDING RENDERINGS

revisions:
drawn by: LF/SP/JG/AB/NS
date: 07/21/2023
sheet no:
A3.4
project: -----

FINAL APPROVED PLANS



VIEW LOOKING WEST

DESIGN REVIEW
THE GALLERY AT LUMMUS PARC
 101 NW N. RIVER DR. MIAMI, FL 33128
 BUILDING RENDERINGS

COHEN • FREEDMAN • ENCINOSA & ASSOC.
 Architects, PA
 8085 N.W. 155th Street Miami Lakes, Florida 33016 305-826-3999

revisions:
 drawn by: LF/SP/JG/AB/NS
 date: 07/21/2023
 sheet no: **A3.5**
 project: -----

FINAL APPROVED PLANS



VIEW LOOKING SOUTHEAST

DESIGN REVIEW
THE GALLERY AT LUMMUS PARC
 101 NW N. RIVER DR. MIAMI, FL 33128
 BUILDING RENDERINGS

COHEN • FREEDMAN • ENCINOSA & ASSOC.
 Architects, PA
 8085 N.W. 155th Street Miami Lakes, Florida 33016 305-826-3999

revisions:
 drawn by: LF/SP/JG/AB/NS
 date: 07/21/2023
 sheet no:
A3.0
 project: -----

FINAL APPROVED PLANS



VIEW LOOKING SOUTHEAST

COHEN • FREEDMAN • ENCINOSA & ASSOC.
 Architects, PA
 8085 N.W. 155th Street Miami Lakes, Florida 33016 305-826-3999

DESIGN REVIEW
 THE GALLERY AT LUMMUS PARC
 101 NW N. RIVER DR. MIAMI, FL 33128
 BUILDING RENDERINGS

revisions:

drawn by: LF/SP/JG/AB/NS

date: 07/21/2023

sheet no:

A3.1

project: -----

FINAL APPROVED PLANS



VIEW LOOKING EAST

DESIGN REVIEW
THE GALLERY AT LUMMUS PARC
 101 NW N. RIVER DR. MIAMI, FL 33128
 BUILDING RENDERINGS

revisions:
 drawn by: LF/SP/JG/AB/NS
 date: 07/21/2023
 sheet no:
A3.2
 project: -----

COHEN • FREEDMAN • ENCINOSA & ASSOC.
 Architects, PA
 8085 N.W. 155th Street Miami Lakes, Florida 33016 305-826-3999

FINAL APPROVED PLANS



VIEW LOOKING NORTHEAST

COHEN • FREEDMAN • ENCINOSA & ASSOC.
Architects, PA

8085 N.W. 155th Street Miami Lakes, Florida 33016 305-826-3999

DESIGN REVIEW
THE GALLERY AT LUMMUS PARC
101 NW N. RIVER DR. MIAMI, FL 33128
BUILDING RENDERINGS

revisions:

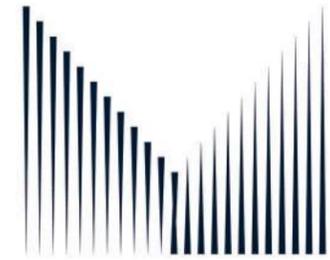
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date: 07/21/2023

sheet no:

A3.3

project: -----



MAGNUS

MAGNUS AT LUMMUS PARC

MIAMI, FL



FINAL DESIGN
06.18.2025



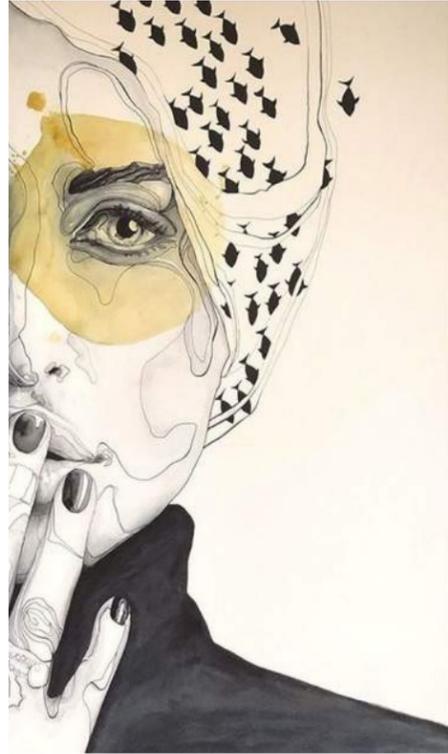
ID & DESIGN INTERNATIONAL



A C T I V E



RIVER VIEWS. CITY VIBES. INSPIRED LIVING.



Magnus at Lummus Parc is a modern destination for the culturally curious - a place where urban energy flows like the nearby Miami River, ever-moving, ever-changing "Current Culture" draws inspiration from the dynamic convergence of water, art, and movement. Reflecting the Miami River's role as it connects history, culture, and modern urban life. From sculptural furniture, unexpected materials and unique lighting to design aesthetics that awaken the senses. This is a place to feel the soul of the city - with every texture, tone, and temperature. Bold colors stimulate energy while refined materials bring a tactile luxury. Capturing the now - through bold design, curated art, and a sense of place that feels alive, aspirational and distinctly Miami.



ID & DESIGN INTERNATIONAL

DESIGN INSPIRATION

FINAL DESIGN
06.18.2025

MAGNUS AT LUMMUS PARC



GROUND LEVEL - OVERALL FLOOR PLAN

FINAL DESIGN
06.18.2025

MAGNUS AT LUMMUS PARC

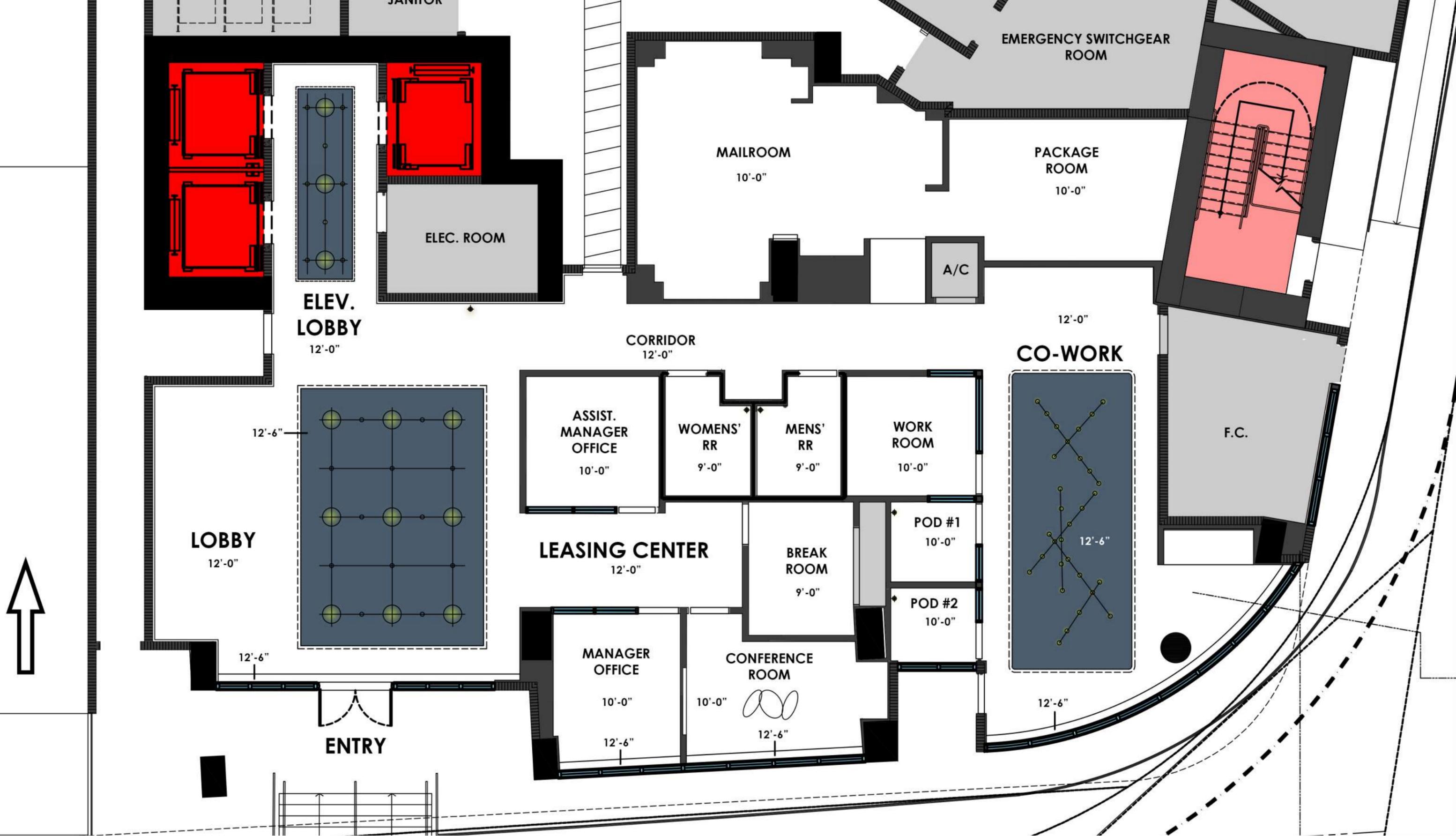


ID & DESIGN INTERNATIONAL



GROUND LEVEL - LOBBY LEASING & CO-WORK - FLOOR PLAN





GROUND LEVEL - LOBBY LEASING & CO-WORK - CEILING PLAN



D R A M A T I C



LOBBY - CHARACTER

FINAL DESIGN
06.18.2025



M E M O R A B L E

MAGNUS AT LUMMUS PARC



ID & DESIGN INTERNATIONAL



LOBBY - VIEW

FINAL DESIGN
06.18.2025

MAGNUS AT LUMMUS PARC



ID & DESIGN INTERNATIONAL

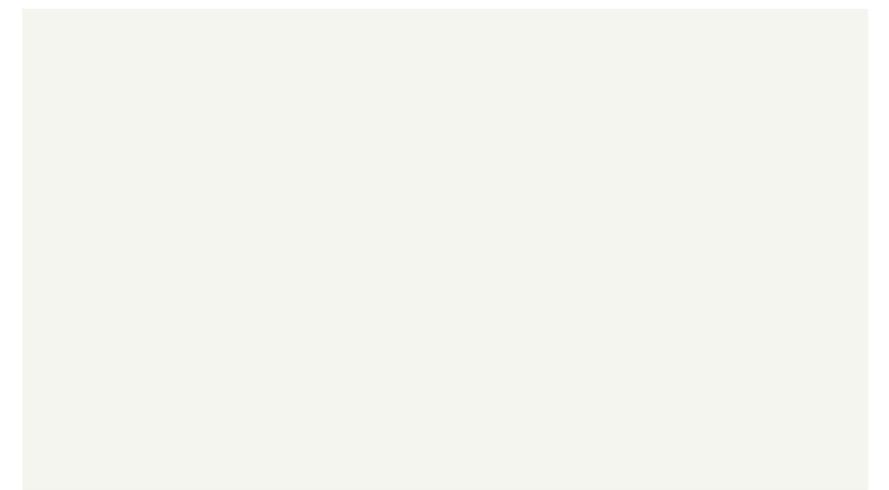




CARPET TILE



WALLCOVERING



MAIN PAINT

LEASING - ELEVATION & FF&E



ID & DESIGN INTERNATIONAL

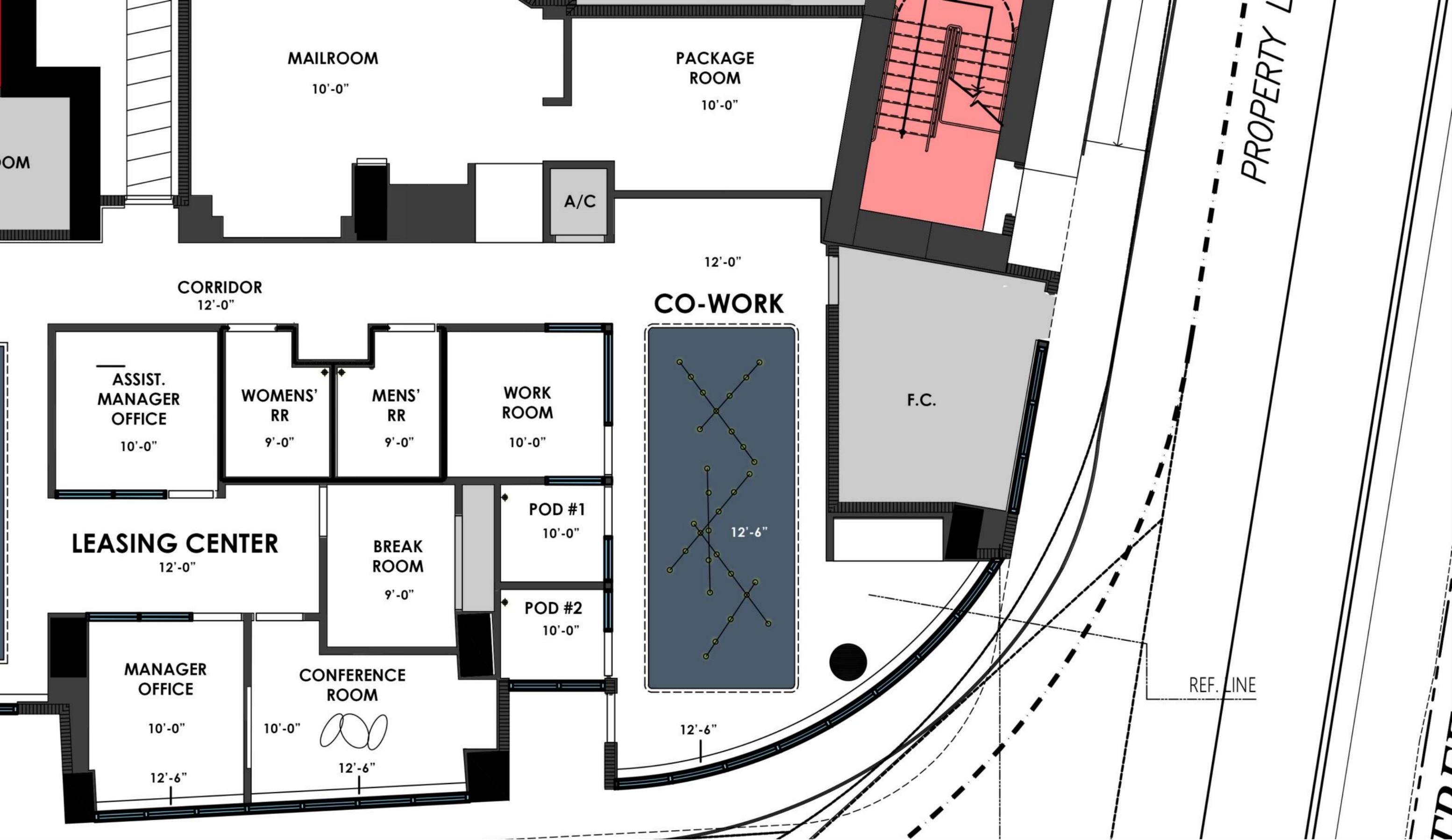
FINAL DESIGN
06.18.2025

MAGNUS AT LUMMUS PARC



GROUND LEVEL - CO-WORK - FLOOR PLAN





GROUND LEVEL - CO-WORK - CEILING PLAN

FINAL DESIGN
06.18.2025

MAGNUS AT LUMMUS PARC



ID & DESIGN INTERNATIONAL



M O D E R N



C O L L A B O R A T I V E

*Images depicted on this inspiration "mood board" are for the sole purpose of communicating a visual reference of similar styling to the design intent. Reference is for general mood only.

GROUND LEVEL CO-WORK - CHARACTER



ID & DESIGN INTERNATIONAL

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06.18.2025

MAGNUS AT LUMMUS PARC



GROUND LEVEL CO-WORK - VIEW

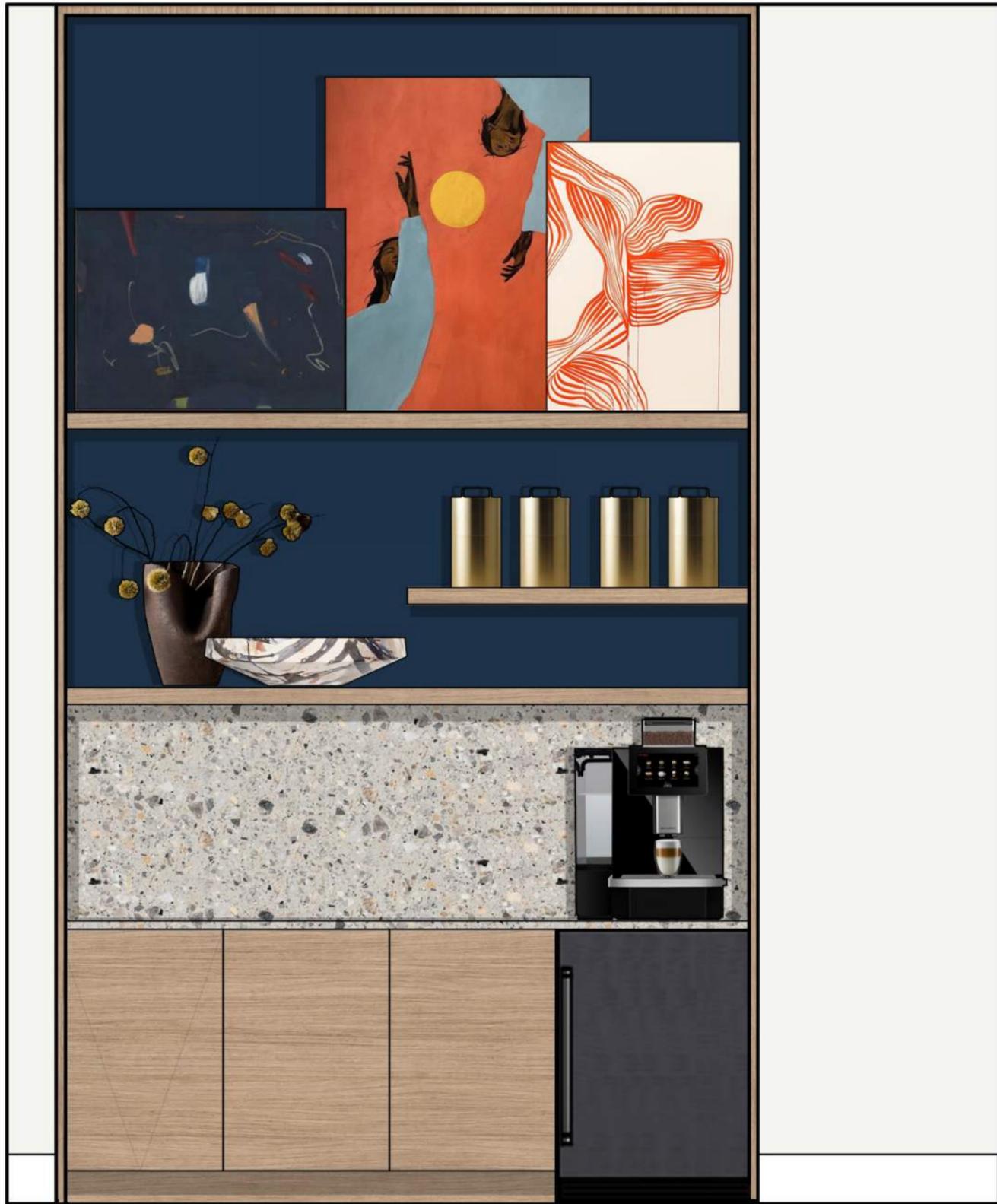


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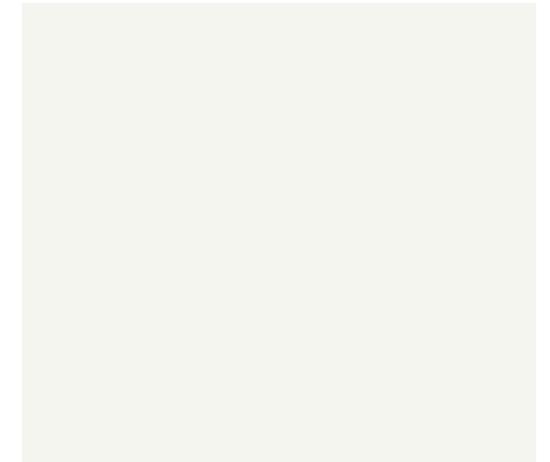
FINAL DESIGN
06.18.2025

MAGNUS AT LUMMUS PARC





ACCENT PAINT



MAIN PAINT



TERRAZZO COUNTERTOP



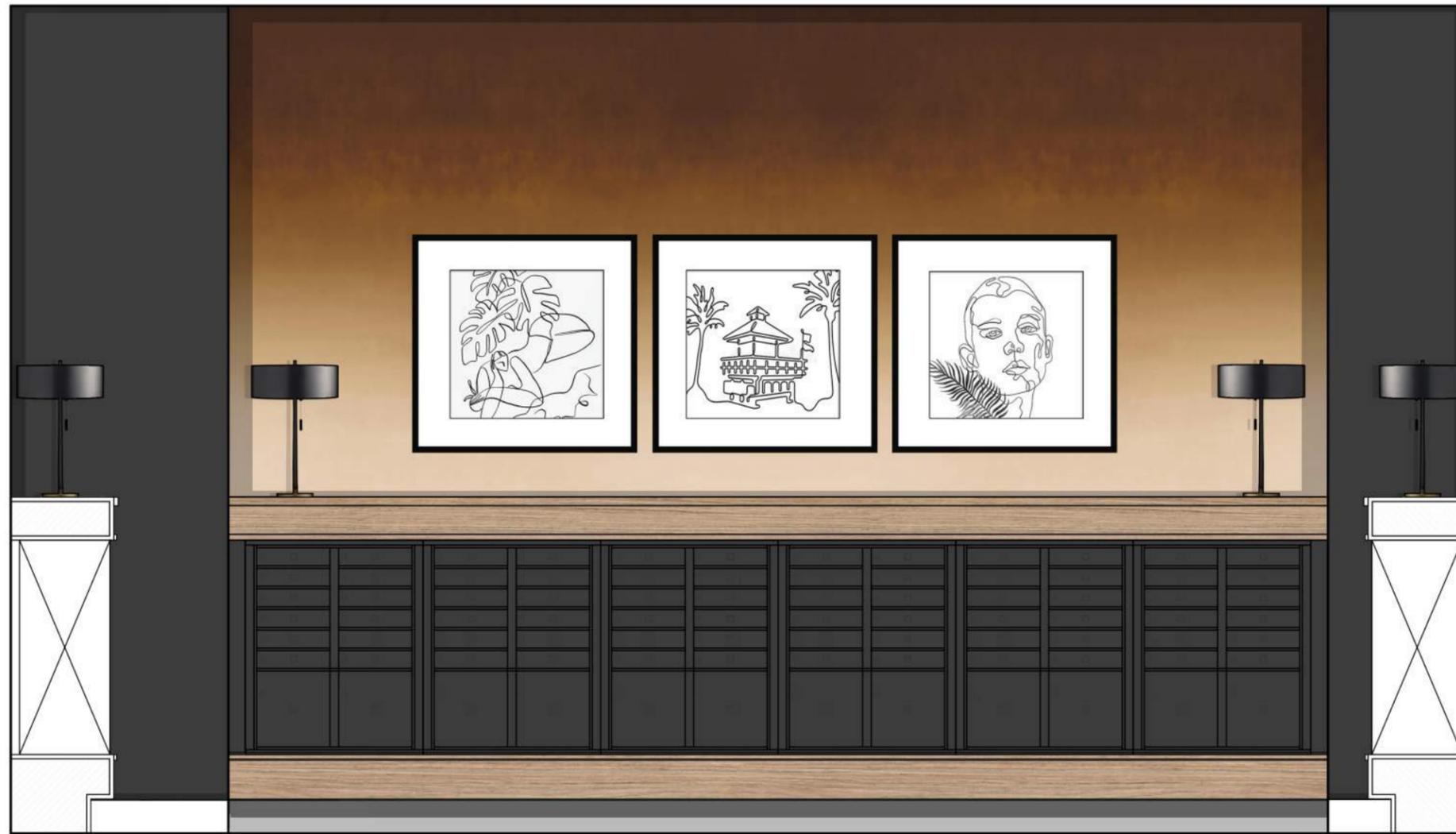
LAMINATE AT CABINERY



MAIN TILE FLOOR 8"X48"

GROUND LEVEL CO-WORK COFFEE STATION - ELEVATION & FF&E





WALLCOVERING



TABLE LAMP



MAIN FLOOR TILE 24"X48"



SORTING STATION FINISHES

GROUND LEVEL MAILROOM - ELEVATION & FF&E



ACCENT PAINT



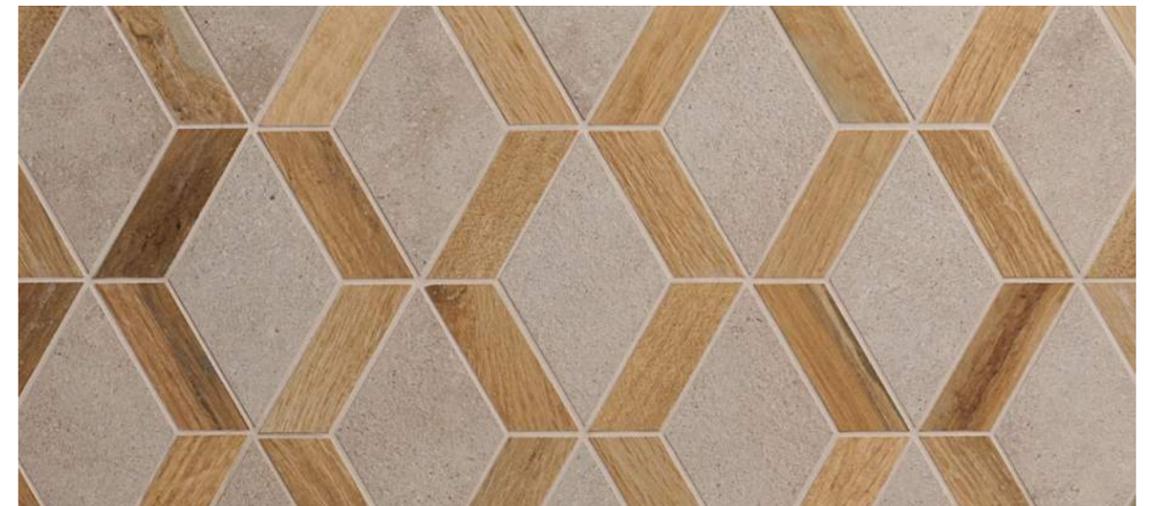
QUARTZ COUNTERTOP



WALL TILE



LAMINATE AT VANITY



MAIN FLOOR TILE 12"X9" MOSAIC

GROUND LEVEL RESTROOM - ELEVATION & FF&E



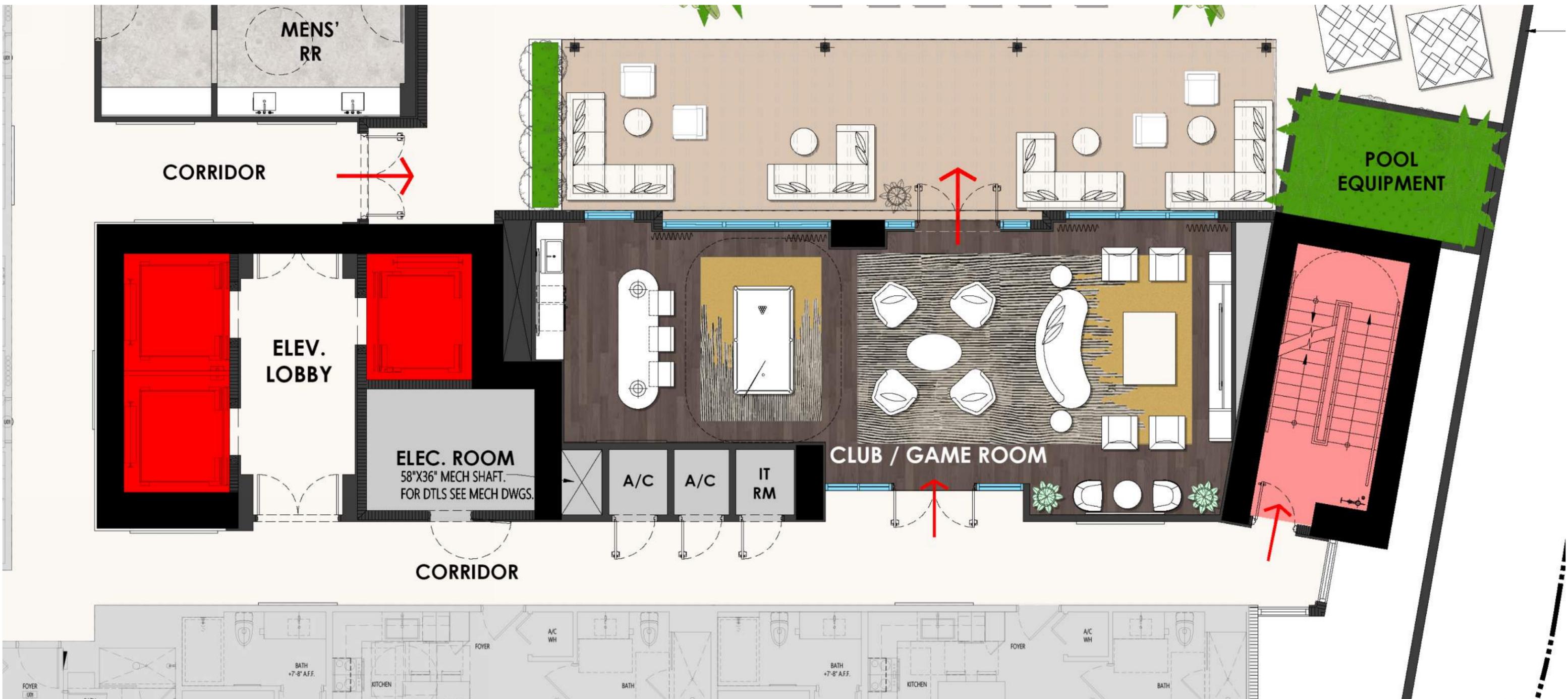
6TH LEVEL - AMENITIES OVERALL FLOOR PLAN

FINAL DESIGN
06.18.2025

MAGNUS AT LUMMUS PARC



ID & DESIGN INTERNATIONAL



6TH LEVEL - CLUB LOUNGE & GAME - FLOOR PLAN



6TH FLOOR CLUB LOUNGE - VIEW



ID & DESIGN INTERNATIONAL

FINAL DESIGN
06.18.2025

MAGNUS AT LUMMUS PARC





6TH FLOOR GAME ROOM & BAR - VIEW



ID & DESIGN INTERNATIONAL

FINAL DESIGN
06.18.2025

MAGNUS AT LUMMUS PARC



6TH FLOOR GAME ROOM & BAR - VINGETTES



6TH FLOOR FITNESS - FLOOR PLAN





D Y N A M I C



M O T I V A T I N G



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6TH LEVEL FITNESS & YOGA - CHARACTER



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FINAL DESIGN
06.18.2025

MAGNUS AT LUMMUS PARC



6TH LEVEL FITNESS - VIEW



ID & DESIGN INTERNATIONAL

FINAL DESIGN
06.18.2025

MAGNUS AT LUMMUS PARC



6TH LEVEL FITNESS - VINGETTES



VANITY WALL TILE



PENDANT



QUARTZ COUNTERTOP

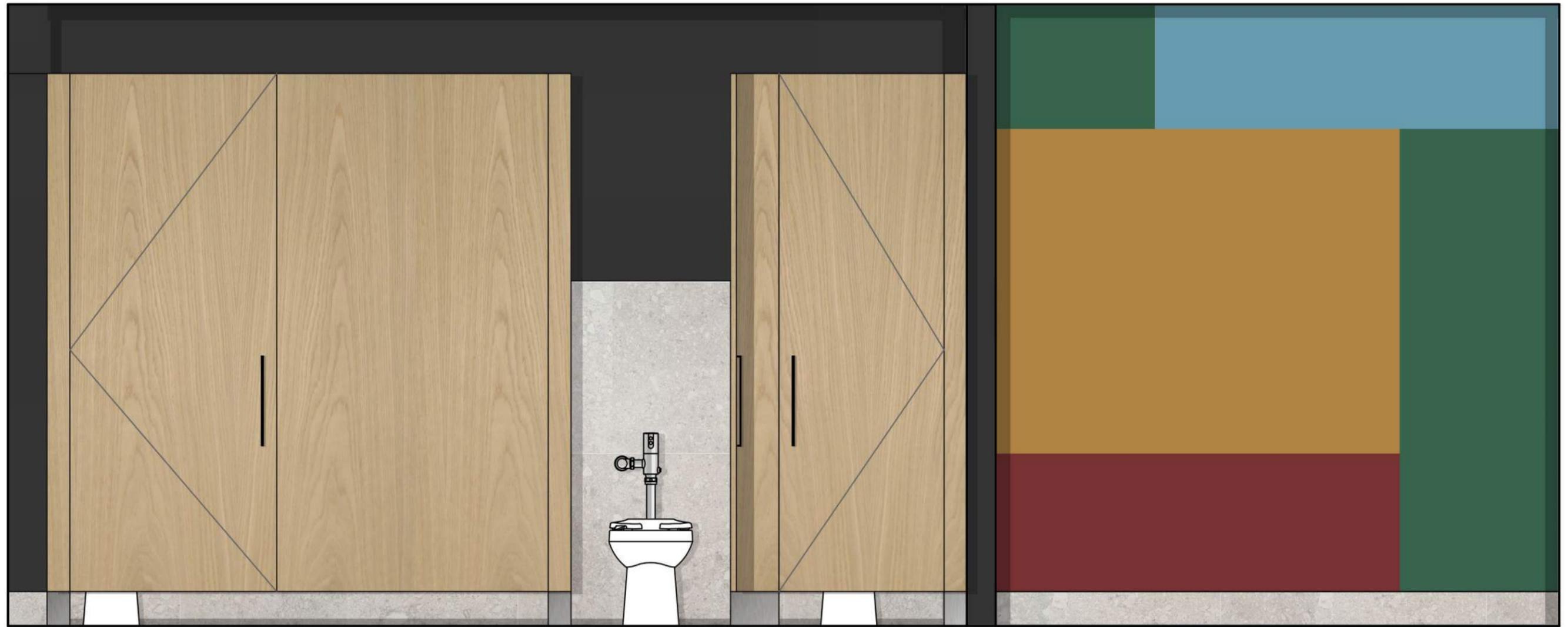


LAMINATE



FLOOR TILE

6TH LEVEL RESTROOMS - VANITY ELEVATION & FF&E



ACCENT PAINT



FAUCET



WALL MOUNTED SINK



LAMINATE



TILE FLOOR & WET WALL

6TH LEVEL RESTROOMS - PARTITION ELEVATION & FF&E



6TH LEVEL - POOL DECK - FLOOR PLAN





RELAXING



T R A N Q U I L



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6TH LEVEL POOL DECK - CHARACTER



ID & DESIGN INTERNATIONAL

FINAL DESIGN
06.18.2025

MAGNUS AT LUMMUS PARC



TYPICAL UNIT CORRIDOR - FLOOR & CEILING PLAN



TYPICAL UNIT CORRIDOR - VIEW 1



ID & DESIGN INTERNATIONAL

FINAL DESIGN
06.18.2025

MAGNUS AT LUMMUS PARC



TYPICAL UNIT CORRIDOR - VIEW 2





D R A M A T I C

M E M O R A B L E



ID & DESIGN INTERNATIONAL

FINAL DESIGN
06.18.2025

MAGNUS AT LUMMUS PARC



Gallery at Lummus Parc

Class-A Mixed-Income Development

Public-Private Partnership in Miami, Florida

Project Name: Gallery at Lummus Parc
Project Location: 395 NW 1st Street, Miami, FL
Total Number of Units: 257 units

Unit Type:

# Bedrooms	# Baths	Set-Aside	Number of Units
Studio	1-BA	20% AMI	42
1-BR	1-BA	20% AMI	9
1-BR	1-BA	80% AMI	110
1-BR	1-BA	120% AMI	9
2-BR	2-BA	30% AMI	6
2-BR	2-BA	120% AMI	38
2-BR	2-BA	Market Rate	43

Gallery at Lummus Parc will deliver 42 studio units, 128 1-BR, 1-BA units and 87 2-BR, 2-BA units. There will be 51 units at or below 20% of AMI, 6 units at or below 30% of AMI, 110 low income units at or below 80% of AMI, 47 units at or below 120% of AMI and 43 market-rate units.

Gallery at Lummus Parc is a planned Class-A mixed-income housing development in the urban core of Miami, structured as a public-private partnership on Miami-Dade County land. The development is designed to deliver a broad spectrum of affordability in a single, integrated community, with apartments serving very low-income households alongside workforce and market-rate housing.

Located at 395 NW 1st Street, the site sits within Miami's Lummus Parc fabric near major civic, employment, and transit nodes. The project's mixed-income residential program expands housing opportunity in a high-demand infill location where affordability constraints are most acute.



The current financing approach leverages tax-exempt bonds and 4% Low Income Housing Tax Credits, supplemented by a layered soft-funding stack and a taxable-tail component to right-size long-term permanent debt. Current phase underwriting estimates total development costs of approximately \$130.5MM.

The total development costs are approximately \$130.5MM.

The sources of funding for the development include the following:

Tax Credit Equity

Tax-Exempt Mortgage

Taxable Mortgage

City of Miami ARPA

QOZ Investor

FHFC SAIL

Miami-Dade County Surtax

Deferred Developer Fees

Construction and lease-up schedules, as well as delivery milestones, will be finalized as part of the closing and permitting process.

Project Aerial:

Gallery at Lummus Parc is located in Miami's urban core near NW 1st Street and North River



Drive.

Miami River Commission's Stormwater Subcommittee Public Meeting Minutes January 21, 2026

The Miami River Commission (MRC) Stormwater Subcommittee's public meeting convened January 21, 2026, 10 AM, 1407 NW 7 ST. The attendance sheet is attached.

- I. "Miami River Basin Water Quality Improvement Plan" Agency Quarterly Implementation Progress Reports** – Mr Charles Groppe, Miami Dade County's Department of Environmental Resource Management's (DERM), distributed and presented a report covering July – September 2025. The most alarming water quality violations were detected in August and September 2025 at Wagner Creek testing stations WC02 and WC 03 had 6 Enterococci Bacteria results of 24,916 (cfu/100ml) when the safe water quality standard is only 130 (cfu/100ml). Mr Groppe noted the highest reading possible in the test is 24,916, therefore the actual amount may have exceeded that amount.

MRC Director Bibeau referenced the MRC Stormwater Subcommittee's 7/2/25 public meeting minutes which included a detailed proposal following a successful 1-year free pilot resulting in a 76% reduction of Enterococci Bacteria and an 82% reduction in E. Coli Bacteria, 5 oxygenators with online water quality samplers for 1 year spread out along Wagner Creek would cost only \$18,000 per month which will hopefully be funded by the public sector. Mr Bibeau stated the machine was turned off between May 2025 and Jan 2, 2026 therefore was not in operation during the recently reported results. Mr Bibeau stated the Dominican Republic's Minister of Environment recently visited the machine and are negotiating for its services. MRC member Broton, whom is a Spring Garden resident, stated she hoped the public sector would commence paying the \$18,000 per month for 5 units to clean Wagner Creek.

II. Discussion Regarding Collapsing Shoreline Along South River Drive West of 27 Ave

The MRC Stormwater Subcommittee's April 2025 public meeting minutes state:

"NW South River Drive from 27 Ave to 20 ST proceeds along a portion of the Miami River which has an unconsolidated shoreline, and several large and growing areas where the shoreline is collapsing into the River. When one of several large sink holes previously grew past the street's steel safety barrier, the City of Miami placed temporary plastic barricades around the hole to keep pedestrians and cars from falling into the Miami River. As the shoreline sink hole(s) grew larger over time, the ground under one of the plastic barriers fell into the River, along with the temporary barricade. Now the large sink hole (one of several) is slightly into the actual street's paved asphalt, and erosion has hollowed out under a portion of the street, where there is no longer solid ground beneath a portion of the street's asphalt. School buses etc. drive on this street (which has no sidewalks, no drainage, no curb and gutter, etc.) On March 6, 2023 the MRC adopted a unanimous resolution stating in part, "encouraging the City of Miami to apply for a TAP (FDOT – TPO) grant or seek a State / Federal cost share / earmark to repair the additional 2 adjacent shoreline collapses,

while constructing a public Riverwalk and new stretch of the riverfront portion of South River Drive from NW 20 ST to NW 27 Ave, featuring landscaping, decorative lighting, etc.

The eastern most section of the subject collapsed shoreline is around a broken stormwater outfall (owned by FDOT) which drains 27 Ave. During the MRC's March 6, 2023 public meeting FDOT representatives presented construction engineering documents to repair this collapsed area, while planning to reconstruct a small portion of NW South River Drive (still with no sidewalks, no drainage, no curb and gutter, etc.) The distributed MRC Urban Infill and Greenways subcommittee's September 23, 2024 public meeting minutes with this item on the agenda state, "The FDOT representatives stated the City of Miami indicated they maintain this portion of South River Drive, but do not own it, and the City granted a permit for the planned FDOT repair. The City of Miami clarified that the permit issued for the FDOT collapsed shoreline restoration project was issued for work and Maintenance of Traffic within the City right-of-way (25 feet from Southerly R/W line of the Miami Canal to the south).

Attendees reviewed and discussed several maps and plats previously emailed from the City of Miami, Miami-Dade County, and or SFWMD. For the eastern half of the subject riverfront portion of NW South River Drive (east of the stone bridge over tributary), the City of Miami and Miami-Dade County Representatives stated they believe South River Drive and the shoreline are part of the Miami River ROW, and therefore owned by SFWMD. Armando Vilaboy, SFWMD, provided numerous titles etc. supporting SFWMD's belief that they only own the water in the subject area, and no land. Mr. Vilaboy indicated if SFWMD is wrong, and the City and County are correct in that SFWMD indeed owns the shoreline and this portion of South River Drive, SFWMD does not own or reconstruct streets therefore would be unable to assist with the needed project, but SFWMD would be willing to provide ownership of the subject area to the City free of charge. Ms. Molina, Miami-Dade County, stated since the City has been maintaining the subject portion of South River Drive, therefore the City could claim ownership from SFWMD. The City clarified that the City only has maintenance responsibilities within its right of way. Ms. Molina agreed to research the amount of impact fees the County recently collected from the immediate areas 3 large developments which are currently under construction, and if those impact fees may be used for the subject project. City of Miami Public Works Director Santana indicated he will be discussing these issues in the future with the City Manager.

City of Miami Public Works Director Santana stated the City of Miami owns the western half of the subject riverfront portion of South River Drive (west of the stone bridge over the tributary) in addition to 4 City of Miami owned riverfront folios which are managed by the City of Miami Parks Department. Director Santana suggested the MRC contact City of Miami Assistant City Manager Barbara Hernandez, whom oversees the Parks Department, as they are leading the City's efforts to repair the 2 large and growing collapsed portions of the shoreline in these City owned riverfront folios, and Public Works will coordinate with the Parks Department to include reconstructing this City owned portion of South River Drive in the subject future City of Miami project.

In addition to the TAP (FDOT / TPO) grant opportunity, attendees noted the subject project ("repair the additional 2 adjacent shoreline collapses, while constructing a public Riverwalk and new stretch of the riverfront portion of South River Drive from NW 20 ST to NW 27 Ave, featuring landscaping, decorative lighting, etc.") is a good fit for a large Federal grant."

Attendees reviewed and discussed an updated color-coded aerial exhibit prepared by the MRC, showing the subject area and noting ownership of the 4 connecting areas with the entire street owned by the City of Miami whom recently permitted improvements currently under construction by the adjacent development. Attendees noted since the City of Miami owns a 25' wide easement between the private properties and the street, therefore there is sufficient space to shift the street towards the upland, which increases the space for the public Riverwalk. Attendees noted there is a new residential development under construction in the subject area, with another planned development in planning, therefore the number of pedestrians and vehicles will be increasing. Jim Murley noted the following next four steps to bring this MRC recommendation to fruition:

- 1) Resolve Ownership
- 2) Design
- 3) Funding including City Applying for grants
- 4) Construction

The MRC continues to recommend enforcing the shoreline ordinance by making expedited emergency repairs to the collapsed shoreline and encouraging the City of Miami to apply for a TAP (FDOT – TPO) grant, Federal Grant, or seek a State / Federal cost share / earmark to construct a public Riverwalk featuring a new seawall, and a new stretch of the riverfront portion of South River Drive from NW 20 ST to NW 27 Ave, featuring landscaping, decorative lighting, drainage, curb and gutter, etc.

The MRC SSC's 10/1/25 public meeting minutes state in part, "Omar Suarez and Scott Riggs, Miami-Dade County, stated they found 2 plats, the most Northern part the River is 150 feet while in the more southern area the plat shows the River is 200 feet wide, therefore they believe the subject area is the SFWMD's." Armando Vilaboy stated the SFWMD still disagrees with this conclusion, but will pay for a survey to further investigate. Jim Murley noted considering the adjacent development is finishing construction the traffic on this dangerous street will significantly increase, therefore these needed repairs are time sensitive in order to provide public safety. Attendees thanked FDOT which completed construction of their 1 outfall and portion of collapsing shoreline close to 27 Ave.

III. Discussion Regarding Collapsing Shoreline Along Wagner Creek South of NW 20 ST

The City of Miami emailed the following update:

"Good morning, Mr. Bibeau.

Please, here is the quarterly update for "40-B243800 Wagner Creek Embankment Project Status".

The execution of this project has been modified as follows:

- **Phase I:** As emergency comprised between NW 20th Street and NW 15th Avenue / NW 19th Terrace.
- **Phase II:** Future implementation comprised between NW 15th Avenue / NW 19th Terrace south to pedestrian bridge.

Now, after completion of the 30% Plans approved, at this moment we are in the negotiation to continue the design of the Phase I of the project on its 60%, 90% 100% Plans and its construction.

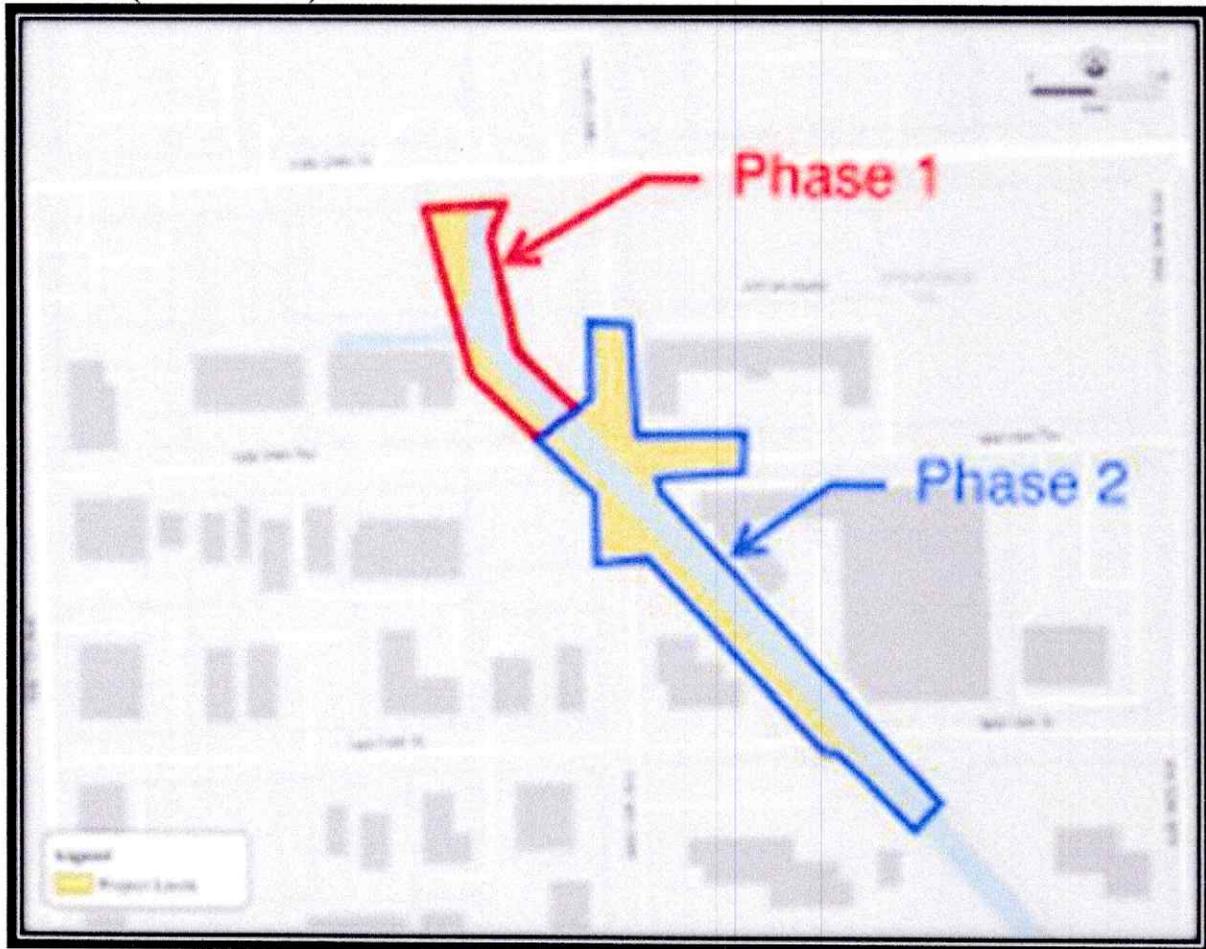
Attached you will find: Draft of the latest Scope of Works for Phase I, and below, the latest Project Status Update.

Please, after submitting this update, let me know if you require my attendance at the scheduled quarterly public meeting.

Wagner Creek Embankment Stabilization 40-B243800 - Project Status Update – Dec/25
Scope

Design and construction of improvements to stabilize the Wagner Creek embankments from NW 20 Street to NW 19 Street, and associated right-of-way improvements. The work includes stabilizing the embankments using sheet piling and geoweb/geocells, dredging, installing tidal valves and manatee grates, roadway reconstruction, sidewalks, landscaping, and lighting.

Location (Civic Center)





Financials

Total Project Costs:

Estimated Costs: \$16,096,190
(\$14,007,087)

Budget: \$2,089,103

Variance:

Phase 1 Project Costs (Emergency Repair):

Estimated Costs: \$6,311,548
(\$4,222,445)

Budget: \$2,089,103

Variance:

Schedule

Current Phase: Design

Next Phase: Construction Procurement

Project Team

Project Manager: Jose Borrego, P.E.

Construction Manager: TBD

Professional Services Consultant(s): HDR Inc (Design)

Contractor: TBD

Status:

- **Scope:** Existing and proposed canal dredging cross-sections were developed to present to DEP/SFWMD.

Through a field review, the RPW Consultant Reviewer identified significant erosion along the canal bank, the displaced soil accumulated at the canal bottom reducing the flow capacity and increasing water velocity during storm events. The consultant reviewer recommended dredging the canal to its original bottom elevation and width, followed by implementing slope stabilization measures to address the issue long-term. An internal RPW meeting to discuss the dredging work (Emergency Maintenance Phase 1 Plan) was held on 07-29-25 to discuss next steps and the canal bottom typical section. Outcome included splitting the project into two phases, Phase I as an emergency phase and Phase II for the remaining of the original scope. A Field meeting with the geotechnical engineer and meeting a second time with SFWMD were conducted. See below for additional details:

- **Scope of work by Phase:**

- Phase 1 – Canal Dredging; authorization received from SFWMD on 09-30-25.
 - Emergency repair along Wagner Creek on east and west side, near NW 20 St including canal stabilization and dredging.
- Phase 2 – Remaining canal stabilization, dredging and roadway improvements.

- **Design Phase Status:**

- Kick off meeting held on 11-14-24; topographic survey, hydrographic survey, and geotech are completed.
- Soil boring tests are needed in two private properties.
 - 1919 NW 15 Ave: the owner executed the access agreement on 01-22-25.
 - 1500 NW 20 St: the owner advised that tests were performed in previous year but was not provided to the City. The City proceeded with tests near the parking lot area. Additional tests may be required adjacent to the property on the embankment side.
- 15% Technical Memo received on 02-28-25.
- 30% plans approved as noted on 07-18-25. Field meeting with geotechnical engineer was conducted on 08-13-25 to determine optimal wall design and possible dredging issues.
- Updated Scope: scope of work finalized on 01-09-26, to be sent for signature by end of January 2026.
- Updated Proposal: PM sent scope of work to consultant on 01-09-26. Next: proposal anticipated by mid-January 2026.
- Plans Review: Consultant assigned by Procurement in October 2025. PM to request proposal from consultant once scope of work is approved, anticipated by end of January 2026.

- **Permits/Approvals:** The following permits/reviews are the anticipated for this project:

- Environmental (Tree)
- RPW
- Building
- MDC-DTPW-Traffic Division
- DEP/SFWMD – Pre-application meeting held on 05-21-25 resulting in an ERP permit being required at the 60% and 90% deliverables.

- Second meeting was held with DEP/SFWMD on 08-08-25 to help determine course of action on the two phases mentioned above focusing on when the dredging needs to be implemented during the construction phase. Outcome: SFWMD confirmed that the dredging and embankment stabilization can be performed as part of Phase 1. (Emergency maintenance plans).
- Exemption Verification for SFWMD application #250819-56142 was submitted on 09-04-25, ERP Exemption Permit No. 13-114724-P issued on September 31, 2025.
- DERM Class II – Pre-application meeting held on 04-04-25 with DERM, Consultant and RPW
- **Utility Coordination:**
 - Utility Coordination began on 07-03-25.
- **Construction Dates:** Based on December 2025 Schedule:
 - Start date: July 2027
 - End date: July 2028
 - The construction of the sidewalk connecting NW 20 St to NW 19 Ter and NW 15 Ave was completed by the RPW Special Projects team.
- **Financials:**
 - The project estimated costs were updated with new cost estimates following the 15% recommendations.
 - The project estimated costs will be updated to reflect Phase I only once project is divided into two phases.

State appropriation request submitted early 2025 and is in review.

Please, let me know if you have any further questions.

Thank you.



Jose Borrego, P.E., CGC
Project Manager

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MRC Vice Charman Murley and Director Bibeau noted Wagner Creek was recently dredged for \$20 million, therefore respectfully recommended removing that portion of the project. The project was never intended to include dredging, rather is simply a needed shoreline stabilization (either sea wall or rip-rap), with a landscaped and lighted bike / ped path on the west shore only to improve the City owned public waterfront greenspace at the 2 street dead ends. The County's recently completed sections of shoreline stabilization using rip rap on Wagner Creek south of NW 14 ST was cited as an example. Removing the dredging in an area which has no vessels and sufficient flood conveyance capacity will significantly reduce the unfunded \$16,000,000 estimated cost.

IV. Discussion Regarding Collapsing Shoreline at NW North River Drive and NW 25 Ave

The City of Miami emailed the following update:

“Good morning, Mr. Bibeau,

The City has issued the Notice to Proceed (NTP) to begin the design of Project 40-B253603, Shoreline Improvements at NW 25 Avenue and the Miami River's South Shore.

The consultant is currently working on the survey, geotechnical investigation, and data collection in preparation for initiating the 60% design phase.

If you have any additional questions, please do not hesitate to contact me.

Thank you,
Carolina Zamora



Carolina Zamora

Project Manager

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The MRC SSC's October 2025 public meeting minutes further stated:

“Shoreline Repair Mini Rapids Park 40-B253603 Scope Design and construction of improvements to stabilize short segments of the shoreline along the Miami River which will be treated as emergency type repairs.

Financials Estimated Costs: \$1,625,875

Schedule Current Phase: A/E Selection Budget: \$500,000

Next Phase: Design Variance: (\$1,125,875)

Project Team Project Manager: Carolina Zamora Construction Manager: Maurice Hardie
Professional Services Consultant(s): GHD Contractor: TBD Status:

- A/E Selection Phase Status: Proposal received on 04-04-25, comments sent on 04-14-25 for internal review. Comments provided to consultant on 05-27-25. Negotiations anticipated to be completed by end of September 2025.

- Permits/Approvals: Anticipated permits/approvals below: Environmental (Tree), Building, SFWMD, FDEP, DERM Class II, ACOE (navigable), HEPB (possibly historic coral rock wall), Archeological (near Miami River).

- Construction Phase Status: Based on August 2025 Schedule of Construction start date – February 2027
o Construction end date – October 2027

- Financials: o Parking Surcharge: \$250,000. Award ends on 09-30-25; General Funds: \$250,000. Award ends on 09-30-25”

V. Discussion Regarding 169 NW South River Drive – The City of Miami owns a crushed stormwater outfall, located beneath the County owned 169 NW South River Drive. The County riverfront parcel is a sanitary sewer easement where a sewer line tunnels beneath the Miami River to the sewage pump station on the opposite side of the River, there is often sanitary odor and sanitary manholes are clogged. Debbie Griner, Roddy Gomez, and Juan Valdes, WASD, provided the following information:

- WASD conducted dye testing in Wagner Creek but did not locate any sanitary sewer leaking into Wagner Creek
- WASD purchased and will install odor control devices at 169 NW South River Drive
- WASD will provide CCTV in the sanitary sewer manholes at 169 NW South River Drive to search for major cracks, and repair any cracks they find
- WASD will look into created renditions of a pocket park at 169 NW South River Drive
- WASD will coordinate with City to allow City to repair their crushed stormwater outfall at 169 NW South River Drive

Attendees thanked the WASD representatives.

VI. Discussion Regarding Miami River Walk the WBID to Search and Locate Sources of Contamination

Malika Muthiah, Miami Dade County, distributed the “Miami River WBID’s Bacteria Pollution Control Plan (BPCP). The County hired GHD consultants to help the County search for and locate sources of bacteria contamination in the Miami River and its tributaries, including Wagner Creek. The County hosted the “Maps on the Table (MOT) Stakeholder Event on 12/19/25. Multiple agencies will physically search for sources of bacteria contamination in the Miami River and its tributaries on February 3-5. MRC Director Bibeau noted the agencies conducted a Miami River walk the WBID around a decade ago, which located over 100 sources of contamination, yet the agencies did not subsequently continue working hard to eliminate the located sources of contamination, many of which remain today.

VII. New Business

The public meeting adjourned.

Miami River Commission's Stormwater Subcommittee

Public Meeting

January 21, 2026 - 10:00 AM

1407 NW 7 ST, Miami, FL

Name	Organization	Telephone	Email
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Jim Murley	MRC	305-968-4881	Jamesferinaremurley@gmail.com
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Malika Muthiah			