

# **Miami River Commission Public Meeting Minutes October 3, 2022**

The Miami River Commission's (MRC) public meeting convened at noon, October 3, 2022, in the Downtown Main Library Auditorium, 101 W Flagler. Sign in sheets are attached.

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

Jim Murley, Vice Chairman, designee for County Mayor Danielle Levine Cava

Eddie Marti Kring, designee for County Commissioner Eileen Higgins

Mercedes Librada Rodriguez, designee for City of Miami Commissioner Alex Diaz de la Portilla

Megan Kelly, designee for City of Miami Mayor Francis Suarez

T. Spencer Crowley, III, Member at Large Appointed by City of Miami Commission

Patty Harris, designee for Governor

Bruce Brown, Miami River Marine Group

Neal Schafers, designee for Downtown Development Authority

Phil Everingham, designee for Miami Marine Council

Alvaro Coradin, designee for Sara Babun

Tom Kimen, designee for Neighborhood Representative Appointed by City Commission

Sandy O-Neil, designee for Greater Miami Chamber of Commerce

John Michael Cornell, designee for Member at Large Appointed by the Governor

**MRC Staff:**

Brett Bibeau, Managing Director

## **D) Chair's Report**

The Miami River Commission unanimously adopted their September 12 public meeting minutes.

MRC Vice Chairman Jim Murley provided the following report:

MRC volunteer Chairman Aguirre is traveling home from an out of state family wedding, therefore is unable to attend today. As the MRC's Vice-Chairman, I will lead us through today's agenda.

The Miami River Commission's September public meeting minutes were emailed in advance of today's meeting. Do I have a motion on the minutes?

The Miami River Commission sincerely thanks Honorable Commissioner Higgins, Mayor Cava, and the entire Board of County Commissioners for renewing the \$140,000 in Scavenger Water Decontamination Vessel Services in the unincorporated Miami-Dade portion of the Miami River, located from 27 Ave to the Salinity Dam at NW 36 ST.

The Miami River Commission has been actively assisting the efforts of the City, County, State, and private sector to clean up the Miami River District. In addition to the maintenance professionals the MRC pays daily to remove litter, invasive plant species, graffiti and provide landscaping and pressure washing services along the Miami River, the MRC thanks the volunteers from the International Coastal Cleanup Day whom on September 17 picked up garbage along the River in Sewell Park.

The MRC forwarded a Spring Garden resident's video and report of a new illegal charter business operating in the Seybold Canal, and Miami Dade County DERM cited the location for multiple code violations.

On behalf of the MRC, I extend our sincere appreciation to all of the advertisers whom have renewed their support in the 12<sup>th</sup> Annual Miami River 2023 Calendar, which will be distributed in December 2022.

## **II) Presentation Regarding Application to Amend Zoning and Land Use at 1250 NW 22 Ave**

Mr. Javier Fernandez, SM & GQ Law, and Jacek Schindler, Schindler Architects, presented and distributed plans and a letter of intent for the "Polonia's Cultural Business Residential Center – The Future Home of: The Polish American Club of Miami, the American Institute of Polish Culture, the Chopin Foundation of the United States, the Polish American Chamber of Commerce of Florida and the Americas, Inc and The Honorary Consulate of the Republic of Poland." The planned development on the vacant site along the north shore of the Miami River's South Fork tributary, features the public Riverwalk as required by City Code section 3.11, Appendix B and the Baywalk Riverwalk Design Standards and Guidelines. The application is seeking a Land Use Amendment from "Medium Density Restricted Commercial" to "Restricted Commercial" and a Zoning Amendment from T5-L (currently allows 5 stories) to T6-8-O (would allow 8 stories). In addition, the applicants presented a revised draft Restrictive Covenant. Mr. Fernandez said the plan is subject to change and they are yet to select the developer. Mr. Fernandez added the economics of the potential development are not feasible under the existing land use and zoning, and the code doesn't allow a subsequent zoning amendment application for at least 18 months.

Mercedes Librada Rodriguez, designee for this District's City Commissioner Alex Diaz de la Portilla, stated she grew up in this area and she is appreciative and supports the project in this area which needs new development.

Ann Boswell, Durham Park Neighborhood Association (single family residential neighborhood located directly across 22 Ave from the subject vacant site) stated the density and intensity of this proposed project greatly exceeds that which would be permitted under the Miami 21 Zoning Code and it would greatly disrupt the quality of life in our Neighborhood. In summary, we are in opposition to the project as proposed.

MRC Vice Chairman stated the MRC subcommittee's September 16 public meeting minutes were distributed featuring this item on page one with his suggestion, "MRC Urban Infill and Greenways Subcommittee Chairman Murley saluted the proposed public riverwalk, acknowledged the opposition from the adjacent Neighborhood Association, and suggested the MRC recommend approval subject to the condition that the applicants work with the Durham Park Neighborhood Association to try and reach consensus." Mr. Fernandez stated he has met with some of the members of the Durham Park Neighborhood Association, yet needs to meet with more of them, for example Ann Boswell.

**The MRC adopted a unanimous motion, deferring the item to the MRC's November 7 public meeting, (noon, 101 W Flagler) in order to give the applicants more time to meet with the adjacent Durham Park Homeowner's Association to try and reach consensus.**

### **III) Presentation Regarding Application to Amend Zoning and Land Use at 1960-1970 NW 27 Ave**

Ms. Ines Marrero-Priegues, Holland & Knight, distributed and presented a Letter of Intent for a Land Use Amendment from Port Miami River ("Category B", Light Industrial) / Industrial to Restricted Commercial, and a Zoning Amendment from D-1 (currently allows 36 work live residential units per acre x 2 acres = 72 units in 8 stories) to T6-12 (would allow 150 units per acre x acres = 300 units in 12 stories). The attached Letter of Intent states in part, "as a brownfield site, the environmental remediation and cleanup associated with the redevelopment of this site is a matter of overriding public interest and benefit." After the environmental cleanup the letter of intent states "The requested rezoning to T6-12 will permit the development of the site with much needed affordable housing". In addition, the letter states they will be consistent with the public Riverwalk requirements of "the Miami 21 Waterfront Standards, view corridors and setbacks". Ms. Marrero-Priegues stated the proposer is Brownfields remediation expert Michael Goldstein, whom just completed a similar deal known as "Culmer Village". Ms. Marrero-Priegues stated in 2004 a similar affordable housing development "Aguaclara" was approved for this site, which has been vacant since 2003.

In addition, Ms. Marrero Priegues distributed and presented a Restrictive Covenant providing for the public Riverwalk consistent with City Code Section 3.11, appendix b and the Baywalk Riverwalk Design Standards and Guidelines, the Working River disclosure required by the Comprehensive Plan and promising affordable and workforce housing.

Mark Bailey, Executive Director of the Miami River Marie Group, stated the proposal is inconsistent with the City of Miami's adopted Comprehensive Plan's "Port Miami River", for example sections 3.1, 3.14, 3.16 and 3.17 which state in part, "The City shall protect the Port of Miami River from encroachment by non-water-dependent or non-water-related land uses, and shall regulate the Port of Miami River's expansion and redevelopment in coordination with applicable future land use and coastal management goals, objectives, policies (See Policy LU-1.3.3 and Goal CM-3)." Orin Black, 5<sup>th</sup> Street Marina, Hans Mueller, 1<sup>st</sup> Florida Bank, and Manny Prieguez, stated their support for keeping the site's existing Land Use and Zoning, citing DCA case law and the Settlement Agreement.

**The MRC adopted a unanimous resolution recommending the vacant site be developed maintaining its existing land use and zoning (which allows a mixture of uses including maritime uses and work live housing), while acknowledging the needed cleanup of the contaminated brownfield site.**

#### **IV) Subcommittee's**

MRC Vice Chairman Murley noted the MRC Stormwater Subcommittee's September 7 public meeting minutes have been distributed.

#### **V) New Business**

The public meeting adjourned.

## Miami River Commission Public Meeting

October 3, 2022 - Noon

Miami-Dade County Library, 101 W Flagler ST

Name

Organization

Telephone

Email

Name	Organization	Telephone	Email
Sandy O'Neil	Gmcc	305.773.4535	oneilgarnick@gmail.com
Spencer Crowley	FIND	305 519-2822	ts Crowley@aicw.org
MEGAN KELLY	COM-Office Mayor Suarez	305-361-6159	megankelly065@outlook.com
John Cornell	MRC	580-214-1475	johncornell@zerbyinterests.com
PATRICIA HARRIS	MRC	305-262-3763	PATTYKAK@GMAIL.COM
Phil Everingham	MRC/Mayor's Council	305951-9096	pbemsdd@hotmail.com
ROBERT DOBIECKI	SCHINDLER ARCHITECTS	305.854.4500	MS4X@ATT.NET
Monica DeNomi	PACOM	917 365 6917	contactpacom@gmail.com
Javier Fernandez	Subglaw	1200 Bredco Ave St. 510	jfernandez@Subglaw.com
PETER PARTUM	PACOM	786 910 3091	PLOTRPARTUM90@GMAIL.COM
Antoine Souhe	Schindler Architects	786 970 5466	antoinesaouhe@gmail.com
JACEK SCHINDLER	SCHINDLER ARCHITECTS	(305) 510 6323	JUS@SCHINDLERARCHITECTS.COM

# Miami River Commission Public Meeting

October 3, 2022 - Noon

Miami-Dade County Library, 101 W Flagler ST

Name	Organization	Telephone	Email
Les Suroviec	Pol. Am. Chamber of Commerce	773-368-9781	Leszek.suroviec@Yahoo.com
DR. MICHEL S. PAWLOWSKI	PACOM	(410) 271-6820	MICHELSPAWLOWSKI@OUTLOOK.COM
ANA BOSWELL	MSHA Resident	Power America	anaboswell@poweramerica.com
Eva Piacentile MD	PACOM	561-460-2585	ewapiacentile@gmail.com
MELODY TORRENS	DURHAM PARK	305-905-1217	MELODYTORRENS@gmail.com
Wesley Kwasniak	PACOM	305-401-350	wkwasniak@yahoo.com
AIDA KWASNIAK	PACOM	786-478-9293	akwasniak@yahoo.com
ROSE KRUSZEWSKI	PACOM	305-238-4511	
Ines Marrero Priegues	Rollins, Inc. (HAK)	(305) 789-1776	ines.marrero@nkia.com
Alessandria San Roman	"	305-452-5979	alessandria.sanroman@nkia.com
John Lull	Collins		johnlull@collins.com
Manny Prieguez	MRM 6	3/345-9070	manny@prieguezsolutions.com
Orla Blum	5th Street Marina	786-258-2712	ORLA@5THSTMARINA.COM
Mark Bailey	Miami River Marine Group	786-563-7177	markbailey@miamirivermarinegroup.org
Nancy Jadesh	Office of Resilience MDC	786-747-1977	Nancy.jadesh@miamidade.gov

Miami River Commission Public Meeting

October 3, 2022 - Noon

Miami-Dade County Library, 101 W Flagler ST

Name	Organization	Telephone	Email
Eddie Marti Krings	DS/Higgins/BCL	305-213-0118	DIST5@ miamidade.gov
Tom Kimer	MRC	305-992-4590	T.Kimer3@ aol.com
Mercy L Rodriguez	District 1 appt	786-365-2929	Merci0121@gmail.com
Neal Schafers	Miami DDA	305-374-6675	schafers@miamidda.com
BRUCE BROWN	MRC	305-788-6411	bruce402@bell south net
IVARO CORADIN	Intilleras MARINE	305-606-3507	icoradin@battles.com