

Miami River Commission Meeting Minutes July 9, 2018

The Miami River Commission (MRC) public meeting convened at noon, July 9, 2018, 1407 NW 7 ST.

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

Horacio Stuart Aguirre, MRC Chairman, Appointed by Governor Scott
Frank Balzebre, MRC Vice Chairman, designee for Miami-Dade County Mayor Gimenez
Patty Harris, designee for Governor Scott
Federico Fernandez, Chair, South Florida Water Management District
David Maer, designee for Miami-Dade State Attorney Katherine Fernandez-Rundle
Tom Kimen, designee for Neighborhood Representative Appointed by City of Miami
Neal Schafers, designee for Downtown Development Authority
Philip Everingham, designee for the Marine Council
Sallye Jude, Neighborhood Representative Appointed by Miami-Dade County
John Michael Cornell, designee for Luis Garcia Appointed by Governor Scott
Duber Lizardo, designee for Sara Babun
Sandy O'Neil, designee for Greater Miami Chamber of Commerce
Bruce Brown, President, Miami River Marine Group

MRC Staff:

Brett Bibeau, Managing Director

Others attending interested in the River:

Please see attached sign in sheets.

I) Chair Report

The Miami River Commission (MRC) unanimously adopted the MRC's distributed revised draft June 4, 2018 public meeting minutes.

MRC Managing Director provided a friendly reminder that per the MRC's previously distributed 2018 MRC meeting calendar, similar to the City and County the MRC will not be hosting public meetings in August. In addition, due to Labor Day on the 1st Monday in September and Rosh Hashana on the 2nd Monday, the next public MRC meeting will be on October 1, noon, 1407 NW 7 ST.

MRC Chairman Aguirre stated the United States Coast Guard sent a letter to the Florida Department of Transportation regarding the Brickell Bridge, therefore he did not place the item on the MRC's agenda.

MRC Chairman Aguirre thanked the City of Miami for hosting a ribbon cutting ceremony to celebrate the successfully completed Wagner Creek and Seybold Canal Maintenance Dredging and Environmental Cleanup Project. The MRC thanks the City of Miami, FIND and the State of Florida for funding the project, which significantly improved the local economy and removed toxic sediments, including dioxin, from what once was, but is no longer, the most polluted waterway in the State of Florida. The project was completed under budget and ahead of schedule.

Frank Balzebre, MRC Vice Chair, provided the following update regarding the Miami River Voluntary Improvement Plan (VIP):

The MRC was pleased to coordinate and provide supplies for volunteers working to beautify the public Miami River Greenway

On June 30 and July 7 - 25 volunteers from Hands on Miami pulled weeds in the public Riverwalk's recently replanted community vegetable and fruit garden here at 1407 NW 7 ST. The volunteers pulled weeds from the garden and picked up garbage along the public Riverwalk.

June 22 - 35 volunteers from the Miami Dolphins maintained the community vegetable and fruit garden and picked up garbage along the shoreline here at 1407 NW 7 ST.

Upcoming volunteer Miami River District beautification events include:

July 13 – 35 volunteers from the Miami Dolphins will pick up garbage and remove invasive plant species along the shoreline in Fern Isle Park.

July 15 – 12 volunteers from Hands on Miami will pick up garbage along the shore next to the public Riverwalk in Curtis Park

July 17 – 35 volunteers from the Miami Dolphins return for monthly maintenance in the public Riverwalk's community vegetable and fruit garden here at 1407 NW 7 ST, and pickup garbage along the public Riverwalk.

August 1 – 35 volunteers from the Miami Dolphins pickup garbage along the shore in Sewell Park

August 25 – 12 volunteers from Hands on Miami will pick up garbage along the public Riverwalk and pull weeds from the community vegetable and fruit garden here at 1407 NW 7 ST

II. Presentation Regarding Proposed Sale and Development at City of Miami Owned 444-460 SW 2 Ave

The MRC Urban Infill and Greenways June 11 public meeting minutes state:

“Igor Reyes, NBWW, Adam Mait, Adler Group, and Andrew Schimmel, City of Miami, presented illustrative drawings which are not bound to the item and maybe changed in the future, for the City of Miami’s potential sale of 420-444 SW 2 Ave to the Adler Group for development. This item will be presented to the full MRC on July 9, noon, 1407 NW 7 ST, followed by the City Commission which will decide whether the item will be placed on a future public referendum to sell the parcels to the Adler Group. If the item is approved by the City Commission followed by the public at referendum, then the City of Miami would sell 420-444 SW 2 Ave to the Adler Group, and then the Adler Group would submit the final development proposal, which would include land use and zoning amendments from Civic Space (CS – which includes Parks) to high-density residential.

MRC Urban Infill Chairman Murley stated the MRC is only providing an advisory recommendation on the River related portions of the proposal, for example including the Zoning Code’s required public Riverwalk, waterfront building setback, view corridors, boat access, etc. and the MRC will not consider nor opine on the finances of the proposal, nor the potential new location of the City of Miami’s administration building which is currently operating on 444 SW 2 Ave.

MRC Urban Infill subcommittee Chairman Murley noted the MRC’s adopted October 5, 2015 minutes state:

‘Commissioner Barreiro stated if the City sold both parcels, the MRC could recommend an equal amount of public open riverfront greenspace be retained within any development but allow the flexibility of shifting that space if needed within the larger of foot print of the 2 combined parcels.

Manny Prieguez stated it was too early too early to vote on the matter and recommended the MRC defer the item, “I urge a wait and see attitude.”

Sallye Jude made a motion for the MRC to recommend the City of Miami retain ownership of 460 SW 2 Ave and maintain its use as a public park featuring the public Riverwalk and 3 boat slips. The MRC adopted the motion 8-2.’

Since then the City of Miami advertised both parcels, 444 & 460 SW 2 Ave in the RFP for the potential sale.

The presenters stated their proposal is consistent with section 3.11 of the zoning code in that it provides a minimum total 25-foot wide public Riverwalk (preferably wider) featuring a minimum 15-foot wide unobstructed “circulation zone”, 50-foot wide building setback from the

water, view corridors, etc. MRC Director Bibeau noted the presented “illustrative drawings” in specific locations appears to not be consistent with the minimum requirements of the zoning code, for example the buildings are not setback less than 50 feet from the water, the public Riverwalk’s unobstructed “circulation zone” is less than 16’ wide, etc. The presenters stated they would provide revised drawings before the MRC meeting with scaled dimensions showing the proposal is consistent with the minimum requirements of the zoning code section 3.11. The renditions include 4 high rise residential / hotel towers, 37,000 square feet of retail on the ground floor, and 100 public parking spaces.

MRC Urban Infill Subcommittee Chairman Murley suggested the MRC find the proposal consistent with the adopted Miami River Greenway Action Plan and the Miami River Corridor Urban Infill Plan, and that the City Commission allow the item to be voted on by the public at referendum, subject to the following conditions:

- 1) Full compliance with zoning code section 3.11, i.e. 50-foot building setback from the water, 25-foot wide public Riverwalk featuring a minimum 15-foot wide unobstructed circulation zone, view corridors, etc.
- 2) Maintain existing boat access
- 3) Consider coastal flooding in design, using data from the City”

MRC Chairman Aguirre stated the MRC did not consider, and is not providing an advisory recommendation related to the financial components of this item, i.e. the value of the City of Miami’s two riverfront parcels, the potential location and value of constructing a new office building for the City, etc.

The City of Miami Department of Real Estate and Asset Management Director Dan Rotenberg, Igor Reyes, NBWW, and Michael Llorente, Llorente Heckler, presented revised and improved illustrative drawings and “Aspirational Development Guidelines” for the City of Miami’s potential sale of 444-460 SW 2 Ave to the Adler Group for development. The presented project features a public Riverwalk, waterfront building setback and view corridors greater than the minimum requirements of Section 3.11 of the zoning code, retail, residential, office, hotel, and 100 public parking spaces. The presented renditions compared the square footage of the existing public greenspace to the proposed larger public greenspace.

The MRC adopted a unanimous resolution finding the proposal consistent with the adopted *Miami River Greenway Action Plan* and the *Miami River Corridor Urban Infill Plan*, and that the City Commission allow the item to be voted on by the public at referendum, subject to the following conditions:

- 1) Full compliance with zoning code section 3.11, i.e. 50-foot building setback from the water, 25-foot wide public Riverwalk featuring a minimum 15-foot wide unobstructed circulation zone, view corridors, etc.**
- 2) Maintain existing boat access**
- 3) Consider coastal flooding in design, using data from the City**
- 4) Inspect seawall and construct new seawall is needed**
- 5) Incorporating the “Aspirational Development Guidelines”**

The presenters agreed to all the MRC’s recommended conditions.

III. Presentation Regarding Public Miami River Greenway / Riverwalk, by Savino, Miller and DDA

Barry Miller, Savino & Miller, presented a PowerPoint. Mr. Miller stated the City of Miami created and adopted the “Miami River Greenway Design Standards and Guidelines” which are required in the City’s Zoning Code and apply to the entire public Miami River Greenway, from Biscayne Bay to 27 Ave. Currently the City of Miami doesn’t have a set of Design Standards and Guidelines which apply to the public Baywalk. Therefore, the DDA contracted Savino, Miller to create a set of design standards and guidelines for the Baywalk, and a portion of the Riverwalk from Biscayne Bay to the Flagler Bridge. Mr. Schafers stated the work in progress is being presented to the full MRC for input and advisory recommendations. After the work is completed the DDA and their contracted firm Savino Miller will return to the MRC and present the final plan, along with the City of Miami’s related draft code amendment, for further consideration and advisory recommendations from the MRC. Mr. Miller stated the City of Miami’s previously adopted “Miami River Greenway Design Standards and Guidelines will remain in effect and required by the City of Miami for the entire public Miami River Greenway (Hotels Intercontinental and Icon to 27 Ave) and new developments located along the public Riverwalk from Biscayne Bay to Flagler Bridge would be able to choose elements from either set of Design Standards and Guidelines. One component of the draft is to rebrand the Baywalk and this downtown portion of the Riverwalk / Miami River Greenway (Icon and Intercontinental Hotels to Flagler Bridge) to “Miami Walk on the Water” which would appear on the proposed new wayfinding signage etc.

III. New Business

The meeting adjourned.

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Noon
1407 NW 7 ST
Miami, FL

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