

**Miami River Commission
Meeting Minutes
December 2, 2019**

The Miami River Commission (MRC) public meeting convened at noon, December 2, 2019, 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-Chair, designee for Miami-Dade County Mayor Carlos Gimenez

Patty Harris, designee for Governor

County Commissioner Eileen Higgins

Maggie Fernandez, designee for County Commissioner Eileen Higgins

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

David Maer, designee for Miami-Dade ST Attorney Katherine Fernandez-Rundle

Philip Everingham, designee for Miami Marine Council

Neal Schafers, Downtown Development Authority

Bruce Brown, Miami River Marine Group

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

Roselvic Noguera, designee for Sara Babun

Tom Kimen, designee for Neighborhood Representative appointed by City of Miami

MRC Staff:

Brett Bibeau, Managing Director

Others attending interested in the River:

Please see attached sign in sheets.

I) Chair's Report – MRC Chairman Horacio Stuart Aguirre

The MRC unanimously adopted the distributed draft November 4, 2019 public meeting minutes.

The MRC is pleased to distribute the 9th Annual Miami River Calendar for 2020. I thank all the advertisers for their strong support of the Miami River District.

The free 24th Annual Miami Riverday will be held April 4, 2020, featuring free Miami River boat rides, live music, environmental education, historic re-enactors, children activities, food, drinks, and more. Sponsorships are currently available.

In addition, advertisements are currently for sale in the 17th Annual Miami River Map and Guide, which is released at Miami Riverday.

Invitations were distributed to Nina Torres' annual free "Miami River Art Fair, to be held during the week of Art Basel in the riverfront Miami Convention Center, December 2-4.

The MRC's calendar of 2020 public full board meetings were distributed.

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

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.

The MRC thanks the 20 Hands on Miami Volunteers, whom on November 23 maintained the public Riverwalk's community vegetable and fruit garden, and picked up garbage along the Miami River's shoreline here at Robert King High.

I thank the estimated 40 volunteers from "Off the Hook" which this Saturday, Dec. 7, will be picking up garbage along the shoreline in Curtis Park's public Riverwalk.

II. Consider Draft Plans for 301-311 NW South River Drive

Steve Wernick Esq, Wernick and Co., and Arturo Ortega, Property Owner, distributed and presented revised plans "Marine Related Commercial Building with Ancillary Food Service Establishment", and a revised letter of intent, for 301- 311 NW South River Drive. The letter of intent states in part:

"Wernick & Co. represents Puntallana, LLC (the "Applicant"), the owner of the properties located at 301 & 311 NW South River Drive,¹ along the south side of the Lower Miami River in the Riverside Neighborhood of Little Havana (the "Subject Property").

Applicant is proposing to improve and re-activate the subject Property, including construction of a new boutique 6-story marine-related commercial building to contribute to the working waterfront economy of the Miami River & renovation and adaptive use of an existing 2-story warehouse building for use as a food service establishment with indoor/outdoor dining."

As detailed on the revised / 2nd draft plans prepared by DLW Architects (November 2019), the Project includes construction of a new primary use marine-related 6-story commercial building at 301 NW South River Drive with the adjoining building at 311 NW South River Drive to be restored, renovated and adapted as an ancillary food service establishment. The buildings will complement one another with a spacious hardscaped open space accessible to the public from NW South River Drive.

¹ The subject Property has the following corresponding tax folio number: 01-0200-010-2040; 01-0200-010-5010.

The applicant has signed a 10-year lease with NuMarine to be the tenant of the new 6-story marine related commercial building developed specifically for its marine-related business - relocating its Miami footprint and corporate sales office from Doral to the Lower Miami River.

NuMarine is a premier yacht builder doing business around the world, with a reputation for designing and developing state of the art motor yachts. From its corporate website:

“Continuing to impress the motor- yachting world with ground breaking and innovative designs. Numarine is the number one choice for owners who value individualism with the need to stand out in the crowd. . . . The highly creative in-house design team will work with you to create the perfect concept and decor suited to your needs. Numarine uses the very latest in vacuum infusion technology and composite materials to produce an extremely rigid, lightweight and incredibly strong hulls keeping ahead of the game.”

The ground floor will include a yacht sales center - with direct rear access by employees and customers to the waterfront to view and tour yachts that might be moored on site, and anticipates including a mechanic’s shop for customer boat repairs. The upper floors will blend the sales center with supportive office space and back of house functions.² The building façades are presented with ample glazing adorned with a green wall system. The plans include a significant increase in the number of trees and landscaping on site.

At 311 NW South River Drive, the Applicant is proposing to retain and renovate the existing structure, integrating a food service establishment on the ground floor.³ The portion of the building closest to the rear property line—previously walled off from the Miami River—is being converted into a modest covered terrace dining area and enhanced access to the waterfront.

The Project includes a family-friendly rooftop observation deck that has views of the Miami River and yachts moored here in connection with the sales center, intended to enhance public interaction with the waterfront and invite locals and visitors alike to experience the Miami River and all it has to offer. However, the Applicant has committed to restricting outdoor dining to the ground level. There will be no outdoor seating area or alcohol sales on the roofdeck.”

² The building proposed to be constructed at 301 NW S River Drive and the marine related commercial establishment is by Right within the D3 transect zone, and will proceed under separate permit from 311 NW S River Drive.

³ Use is permitted by Warrant in D3 Transect Zone per Miami 21 Article 4, Table 3.

Mr. Wernick stated the project is consistent with:

- Current D3 Marine Industrial Zoning (Administrative Warrant Required for Accessory Restaurant)
- Current “Port Miami River” sub-element of the Comprehensive Plan
- *Miami River Corridor Urban Infill Plan*

Mr. Wernick and Mr. Ortega stated they previously met with Mark Bailey, Executive Director of the Miami River Marine Group, and Carlos Salas, President of the Spring Garden Civic Association, and provided them with the subject draft plans. In addition, Mr. Wernick distributed the draft voluntary “Declaration of Restrictions” they previously provided the Spring Garden Civic Association, which states in part:

“There shall be no outdoor dining operated after sunset by the restaurant on the rooftop observation deck proposed for the existing building on the 311 Parcel;

and b. There shall be no outdoor alcoholic beverage sales after sunset at the Property, except in designated ground level dining areas;

and c. There shall be no operation of any portable sound-making device or instrument, or the playing of any band, orchestra, musician or group of musicians, where the noise or music is plainly audible at a distance of 100 feet from the Property;

and d. Owner shall engage a qualified sound engineer to verify that the proposed operations of the food service establishment, including but not limited to any sound amplification system installed on the Property, complies with all standards and criteria as set forth in Chapter 36 of City of Miami Code of Ordinances (the “Noise Ordinance”) prior to issuance of a TCO or CO for the Property.”

Mr. Wernick and Mr. Ortega indicated they were willing to add into their offered voluntary restrictive covenant to the Spring Garden Civic Association an additional restriction of no outdoor dining on the rooftop observation deck at any time, neither day nor night. They noted originally the concept included outdoor dining on the rooftop, but they agreed to remove it when the Spring Garden Civic Association objected.

Mr. Mark Bailey, Miami River Marine Group, and Ms. Rosy Noguera, Antillean, asked how many docked vessels are included in the proposal. Mr. Wernick and Mr. Ortega replied DERM issued a current Marine Operating Permit for the subject area with 4 boat slips, 2 of which are intended to be used by Nu-Marine and 2 of which are proposed to be used by the Ancillary Food Services Establishment after amending the current MOP for 4 boat slips. Everyone noted and agreed that the Miami River turns at this location, which effects vessel navigation. Attendees noted the Law requires no more than 2 boats “rafting” to each other when docking, and observed that directly across the Miami River from this site are Riverfront restaurants Seaspice, Casablanca, Garcia’s, and Kiki’s River, which also frequently have docked vessels, further restricting navigation at this location. Mr. Wernick and Mr. Ortega stated they will include restrictions in the Nu-Marine and Restaurant leases prohibiting rafting more than 2 vessels. In addition, they noted the proposal includes improves to a portion of the seawall in order to allow for vessel docking.

Mark Bailey, Executive Director of the Miami River Fund Inc, stated as Puntallana, LLC and NuMarine take the next steps in its marine-related project on the Miami River, I assume that you and NuMarine representatives are aware of, and researching, the unique marine industry implications, restrictions and benefits of certain business operations/functions within a Foreign Trade Zone(FTZ). As I mentioned, FTZ 281 (designated in 2016) includes the Miami River. We trust you and NuMarine will investigate this further and, if allowable, NuMarine will actively pursue and fulfill the necessary requirements in order to take full advantage of a marine FTZ.

Mr. Wernick stated as reflected in the distributed letter of intent per City Code (Miami 21 Art. 7.2.8):

“the Project does not require on-site parking. For 301 NW S River Drive, the Project is below 10,000 square feet in floor area and within ¼ mile of a Transit Corridor and thus qualifies for exemption from parking requirements under Art 4, Table 4. For 311 NW S River Drive, the applicant proposes an adaptive reuse of an existing non-conforming structure, with no new floor area being constructed on site. This will allow the Project to present a pedestrian-oriented environment directly abutting the riverfront and minimize heat island effects.

Although the Project does not require additional parking spaces be provided for zoning compliance, as referenced further below, the Applicant is making arrangements for valet parking service and an off-site surface parking lot location within 1,000 feet of the site. Visitors will also have access to on-street parking in the area. ”

County Commissioner Eileen Higgins stated she is concerned about the lack of parking and Uber / Lyft drop off location, which will create traffic and disturb the residential community to the west of the site in Little Havana. Mr. Wernick and Mr. Ortega noted the distributed “Exhibit L – Map Identifying Potential Parking Locations” which are 2 nearby lots owned by the applicant at 742 NW 4 ST and 720 NW 2 ST.

Mr. Carlos Salas, President of the Spring Garden Civic Association, distributed a letter stating:



1. **D3 Marine Industrial Zoning:** The SGCA supports maintaining the D3 Marine Industrial zoning. A 6 story building is out of scale with its surroundings. We are not able to control to whom the rent/lease out the property after it is built. We do not want another example of 528 NW 7 AVE – Univista Insurance Building.
2. **Parking:** 3 Parking Space for every 1,000SF of Commercial Space (9,954 sf /1,000 sf x 3 parking spaces = 29.8) . Our neighborhood and surrounding area is severely impacted by street parking and cut through traffic. The reduction in parking will greatly impact the quality of life of nearby residents and their ability to find parking and go home. ~~Also, this waiver is prohibited within 500 feet of an ungated T3. 134 NW 6th Ave is an ungated T3 within 500 feet, and thus, the waiver is illegal.~~ *Metrorail Ridership is down 35% since 2015.*
3. **Riverwalk** - Ensure connectivity for future development of the River walk with a River Walk/Open space to the East and West of the property.
4. **Riverwalk/ Greenway.** We ask that you review the Riverwalk/ Greenway and require strict compliance with Miami 21 and the Charter. A Riverwalk that is under a covered terrace by the restaurant lends itself to private and commercial use which is not consistent with any of the goals and policies of the City set forth in the Miami CNP, Miami 21, and the City Charter. Therefore, we respectfully request that the City require strict compliance with the Riverwalk/ Greenway requirements, and the waterfront setbacks.
5. **Open Space.** The SGCA requests that the "Riverwalk" and "Open Space" on the ground floor as well as the "Observation Deck" above the restaurant are marked "PUBLIC SPACE," and be free from commercial uses. This will ensure consistency with the intent of Miami 21 and keep an open feel for view and access to the public. . We respectfully request that to the extent open space and green space are proffered to meet the requirements of Miami 21, that the Applicant be required to proffer a covenant that the public space, open space, and green space will not be later appropriate for private and commercial use.
6. **Rooftop/Observation Deck** – We do not support a rooftop/observation deck above the proposed restaurant.

Thank you,

Carlos Salas

President - Spring Garden Civic Association

A handwritten signature in black ink that reads "Carlos Salas for SGCA".

Spring Garden Resident Rick Veber spoke against the proposal.

Mr. Wernick and Mr. Ortega stated this item was previously scheduled to be presented to the MRC subcommittee in October, followed by the full board in November, but at the request of the Spring Garden Civic Association they voluntarily deferred their item to be considered during the MRC subcommittee's November public meeting, followed by today's full MRC's December 2 public meeting. Mr. Wernick and Mr. Ortega stated on October 24 they met with Mr. Salas and provided him the proposed plans, and subsequently emailed him their distributed voluntarily proffered "Declaration of Restrictions". In addition, Mr. Wernick stated the subject site is 1,348 feet away from the closest home in Spring Garden.

Mr. Wernick and Mr. Ortega stated they received an email from Jeremy Gauger, Deputy Director City of Miami Planning Department, stating:

"It is the cities position that the riverwalk is required as part of the change of use in the adaptively reused building subject to the rules and regulations required in section 3.11.

However, there are site conditions unique to the adaptive reuse-

1. The open space created by the colonnade will not meet the required circulation space of a typical riverwalk condition. We will work with the applicant to maximize the circulation space while allowing the terrace use.
2. The typical circulation loop is not possible while retaining the existing building. We believe the proposal to provide access between the buildings is good while we want to be able to connect to future sections of the Riverwalk as it is completed on adjacent parcels."

Therefore, Mr. Wernick and Mr. Ortega noted their submitted 2nd draft plans include a 1/3 reduction of restaurant seats, from 150 to 96 seats, in order to create the additional space to provide the required public Riverwalk at the restaurant, in addition to a publicly accessible courtyard between the 2 buildings from the public on-road Miami River Greenway on NW South River Drive to the Miami River. They added the City zoning code does not require a public Riverwalk at the proposed Marine Industrial building in D3 zoning.

Commissioner Higgins had to leave for another previously scheduled conflict prior to the vote.

Tom Kimen stated the MRC held public hearings when creating their adopted strategic plan, which established three sections of the River, and the proposal is in the "lower" river, directly across from existing riverfront restaurants Garcias, Casablanca, Seaspice, and Kiki's River.

The MRC adopted an advisory resolution, by a vote of 8-3, recommending the City of Miami approve the proposal subject to the following conditions which were agreed upon by the applicant:

1. **Providing public riverfront walkway at the riverfront restaurant and central courtyard**
2. **No Outdoor dining on the rooftop terrace**
3. **Providing Working River Disclosure and keeping currently permitted 4 boats**
4. **If tenants change, return to the MRC within 30 days**
5. **Incorporating the presented valet parking lots at 742 NW 4 ST and 720 NW 2 ST**

III. FDOT Update Regarding 1 ST Bridge Replacement

Sergies Duarte and Art Perez on behalf of FDOT, and Hakan Dalkiran, GLF, provided the following update regarding the ongoing replacement of the 1 ST Bridge.

- East side of the Miami River:
 - Crews are drilling in preparation for installing metal sheet piles for the cofferdam.
 - Excavation of the cofferdam is scheduled to take place as early as next week.
 - No hammering is scheduled to take place overnight.

- West side of the Miami River:
 - Crews are installing concrete piles for the new bascule piers.
 - During the overnight shift, crews are unloading, preparing and setting the concrete piles.
 - Crews continue excavating the channel during overnight hours.
 - No hammering is scheduled to take place overnight.

- Crews are installing the new sidewalk and driveways along the north side of SW 1 ST, between SW 6 Ave and SW 5 Ave.

Mr. Duarte distributed the updated Maintenance of Traffic Plan.

Mr. Duarte distributed an updated document indicating that after the MRC subcommittee's November 14 public meeting on this item, the U.S. Coast Guard approved FDOT's request to amend the date of the full closure of the Miami River's Federal Navigable Channel to all boats which will no longer be November 19, rather is now scheduled to start at 7 PM on December 10, until 1 PM on December 11. In addition, the U.S. Coast Guard has approved a "Waterway Restriction" on November 25-27 and December 2-4, 7 PM – 10:30 PM a 25 foot horizontal clearance will be available for vessels that may safely pass, 10:30 PM – 12:30 AM the waterway widens, 12:30 AM – 4 AM, a 25 foot horizontal clearance will be available for vessels that may safely pass.

The related U.S. Coast Guard's advertised Notice to Mariners states:

"FLORIDA - EAST COAST - WEST PALM BEACH TO MIAMI - MIAMI RIVER- SW 1ST STREET

BRIDGE: Bridge Replacement UPDATED:

GLF Construction Corporation was contracted by the bridge owner, Florida Department of Transportation (FDOT), to commence construction of a new bridge that will replace the SW 1st Street Bridge across the Miami River, Mile 0.9, in Miami, Florida. Construction is scheduled to begin on May 20, 2019 and continue through Summer 2022. Demolition and removal of the existing bascule piers continues from the land side with no anticipated restrictions to the channel. The installation of sheet piles for the new cofferdam on the west side has been completed and excavation of the new cofferdam is ongoing. Sheet pile testing for the new cofferdam on the east side is ongoing and installation is expected to begin the week of September 16. The new seawall (combination wall) has been completed on the east side and west side. As early as September

23, 2019, the contractor will move forward with excavating (dredging) the channel. While a barge will be in the channel for the channel excavation operation, no impacts to the channel restricting the current horizontal navigational clearance are anticipated. As early as October 28, 2019, the contractor will perform the submarine cable installation and in order to perform this work, half of the channel will be temporarily restricted at a time. The contractor will coordinate with USCG Sector Miami prior to any channel closures and/or restrictions and will provide adequate notice to the public. For project information, please contact Community Outreach Specialist Sergies Duarte at sergies.duarte@dot.state.fl.us or 305-216-3617 If you have any questions regarding the waterway, please contact USCG Sector Miami Waterways Division Chief, LT Samuel Rodriguez-Gonzalez at (305) 535-4307, email samuel.rodriquezgonzalez@uscg.mil"

IV. FDOT Update Regarding Brickell Bridge Project

On behalf of FDOT, Sergies Duarte provided an update regarding the Brickell Avenue Bridge Rehabilitation Project. The project is scheduled to start 1st week in February 2020, and includes:

- Adding pedestrian gates
- Repairing mechanical and electrical bridge components
- Painting the bridge
- Replacing lighting at the Tequesta family sculpture, bridge barrier and Riverwalk

Mr. Duarte stated the project will include temporary vehicular lane closures, and distributed the maintenance of traffic plan.

Mr. Duarte stated FDOT will be asking the U.S. Coast Guard for closures of the Miami River's Federal Navigable Channel, and he will provide those dates ASAP.

MRC Managing Director Brett Bibeau stated after years of archeological study, permitting, digging, etc., the unimproved area beneath the south side of the Brickell Bridge has essentially been approved for the Miami Parking Authority to fund and construct a connecting section of the public Riverwalk and needed public paid parking. The subject area will be used as staging for the "Brickell Avenue Bridge Rehabilitation Project", and then when the project is completed the MPA should be allowed to proceed. Mr. Bibeau added the MPA funded section of the public Riverwalk will connect with the existing public Riverwalk continuing east at Miami Circle Park, and to the approved public Riverwalk continuing to the west at "One Brickell", which the press recently reported is planning to commence construction.

V. Discuss the DDA Letter to U.S. Army Corps of Engineer's Regarding the "Miami-Dade Back Bay Coastal Storm Risk Management Feasibility Study"

The MRC deferred the item due to lack of quorum (MRC members Higgins, Cornell and O'Neil had all left the MRC meeting).

VI. Miami River Commission Subcommittee Reports

A. Greenways Subcommittee

Since the City and County's adoption of the *Miami River Greenway Action Plan*, of the planned 10-mile public Miami River Greenway, 6.5 miles are complete. Currently 7 sections of the public Riverwalk are under construction at River Landing, Miami River Walk, Aston Martin, 1 ST Bridge, One River Point, Gramps by the Bay, and Riverside Miami. The MRC thanks the FDOT for awarding \$2 million in 2 federal grants to the City of Miami to construct the next section of the public Miami River Greenway. The MRC is pursuing multiple public and private funding sources for the remaining funding needed to construct and help maintain the remaining sections of the public Riverwalk.

B. Stormwater Subcommittee

The next MRC Stormwater subcommittee public meeting is December 4, 10 AM, 1407 NW 7 ST.

On Behalf of the MRC, MRC Managing Director Bibeau thanked Commissioner Higgins, Mayor Gimenez, and the entire Board of County Commissioners, whom recently approved \$140,000 in the County's current budget to renew the contract with the Miami River Commission for continued Scavenger Water Decontamination Vessel services, which are providing significant needed improvements to water quality in the Miami River.

VII. New Business

The meeting adjourned.

**Miami River Commission
 Public Meeting**

Monday, December 2, 2019
 Noon
 1407 NW 7 ST
 Miami, FL

<u>NAME</u>	<u>ORGANIZATION</u>	<u>PHONE & E-MAIL</u>
Sandy O'Neil	Gmcc	oneils@bellsouth.net
John Michael Cornell	MRC	jm.cornell@zetyinterests.com
Eileen Higgins	BCC	ehiggins@miamidade.gov
DAVID MAER	SAC	davidmaer@miamisac.com
Roselvic Noguera	MRC	rnoguera@attillean.com
PATRICIA HARRIS	MRC	PATTYKAKE@GMAIL.COM
Tom Kimer		TK:mer3@aol.com
BRUCE BROWN	Miami River Basin Group	bruce402@bellsouth.net
PHIL EVERINGHAM	MRC/Marine Council	pbemsdd@hotmail.com
FRANK BALZESORE	Office of Mayor Community	frankb@mri.gov
Horacio Stuart Aguirre		horacio@hsaguirre.com
Brett Bibeau	MRC	brettbibeau@miamirivercommission.org

**Miami River Commission
Public Meeting**

Monday, December 2, 2019

Noon

1407 NW 7 ST

Miami, FL

<u>NAME</u>	<u>ORGANIZATION</u>	<u>PHONE & E-MAIL</u>
Carlos Salas	SACA President	
Steven Wernick	Wernick Co. (on behalf of Pensakana LLC)	786.232.0900
Juanita Paul	Spring Garden resident	juanita703@bellsouth.net
Priscilla Greentree	Spring Lake	Priscilla.greentree@bellsouth.net
Catheri Lockner	MIAMI TODAY	cl@mccl.com
Hans Moeller	First Bank	305.377.6055
Madi Bailey	MRCG	madi.bailey@mccl.com
Eileen Johnston	3630	hottubbed@bellsouth.net

**Miami River Commission
 Public Meeting**

Monday, December 2, 2019
 Noon
 1407 NW 7 ST
 Miami, FL

<u>NAME</u>	<u>ORGANIZATION</u>	<u>PHONE & E-MAIL</u>
ARLINDO CORTES Maggie Fernandez L. Isalgue	T&E MDC/DS resident	ADD T&E MAILING FOR COM (617) 512-0066 305-375-5924 maggie.fernandez@miamiriver.com Isalgue
JOSE E. Morales	BPA/FOOT	766-539-9627 jmorales@bpaengines.com
Leonardo Bermudez	FDOT	305-968-4079
WALTER DAVILA Sergio Duarte	GLF FOOT	Leonardo Bermudez e dot. st. st. si 347-124-5693 3/216/3617
ARMANDO PEREZ	Pinnacle/FOOT	766-251-2057 aperez@pinnacleccci.com
Tomás Monzón	FDOT	3/803/5556
Neal Schaffers	Miami DDA	schaffers@miamidda.com

PLANNING, ZONING AND APPEALS BOARD FACT SHEET

File ID: (ID # 6668)

Title: A RESOLUTION OF THE MIAMI PLANNING, ZONING, AND APPEALS BOARD ("PZAB"), WITH ATTACHMENT(S), RECOMMENDING APPROVAL OR DENIAL OF AN ORDINANCE OF THE MIAMI CITY COMMISSION AMENDING THE ZONING ATLAS OF ORDINANCE NO. 13114, THE ZONING ORDINANCE OF THE CITY OF MIAMI, AS AMENDED, BY CHANGING 0.53 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 1583 NORTHWEST 24 AVENUE, MIAMI, FLORIDA, FROM "T5-L," URBAN CENTER – LIMITED, PARTIALLY TO "T5-R," URBAN CENTER – RESTRICTED AND PARTIALLY TO "D3," WATERFRONT INDUSTRIAL; AND BY CHANGING 8.91 ACRES OF THE PROPERTIES AT 1535, 1545, AND THE REMAINING PORTION OF 1583 NORTHWEST 24 AVENUE FROM "T6-12-L," URBAN CENTER – LIMITED, PARTIALLY TO "D3" WATERFRONT INDUSTRIAL AND PARTIALLY TO "T5-R" URBAN CENTER – RESTRICTED, RESULTING IN 2.25 ACRES OF "T5-R", URBAN CENTER – RESTRICTED, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" AND THE REMAINING 7.19 ACRES OF "D3" WATERFRONT INDUSTRIAL, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "B"; MAKING FINDINGS; CONTAINING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

LOCATION: Approximately 1535, 1545, and 1583 NW 24 Av [Commissioner Wifredo "Willy" Gort – District 1]

APPLICANT(S): Emilio T. Gonzalez, Ph.D., City Manager, on behalf of the City of Miami

PURPOSE: Will change the properties listed above from "T5-L" to "D3" and "T5-R," and from "T6-12-L" to "D3" and "T5-R," as indicated in legislation.

FINDING(S):

PLANNING DEPARTMENT: Recommends approval. [ePlan PZ-19-4774]



City of Miami PZAB Resolution

City Hall
3500 Pan American Drive
Miami, FL 33133
www.miamigov.com

Enactment Number:

File ID: 6668

Final Action Date:

A RESOLUTION OF THE MIAMI PLANNING, ZONING, AND APPEALS BOARD ("PZAB"), WITH ATTACHMENT(S), RECOMMENDING APPROVAL OR DENIAL OF AN ORDINANCE OF THE MIAMI CITY COMMISSION AMENDING THE ZONING ATLAS OF ORDINANCE NO. 13114, THE ZONING ORDINANCE OF THE CITY OF MIAMI, AS AMENDED, BY CHANGING 0.53 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 1583 NORTHWEST 24 AVENUE, MIAMI, FLORIDA, FROM "T5-L," URBAN CENTER – LIMITED, PARTIALLY TO "T5-R," URBAN CENTER – RESTRICTED AND PARTIALLY TO "D3," WATERFRONT INDUSTRIAL; AND BY CHANGING 8.91 ACRES OF THE PROPERTIES AT 1535, 1545, AND THE REMAINING PORTION OF 1583 NORTHWEST 24 AVENUE FROM "T6-12-L," URBAN CENTER – LIMITED, PARTIALLY TO "D3" WATERFRONT INDUSTRIAL AND PARTIALLY TO "T5-R" URBAN CENTER – RESTRICTED, RESULTING IN 2.25 ACRES OF "T5-R", URBAN CENTER – RESTRICTED, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" AND THE REMAINING 7.19 ACRES OF "D3" WATERFRONT INDUSTRIAL, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "B"; MAKING FINDINGS; CONTAINING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, approximately 0.53 acres of the property located at approximately 1583 Northwest 24 Avenue, Miami, Florida is currently zoned "T5-L," Urban Center Zone – Limited ("Parcel 1"); and

WHEREAS, approximately 8.91 acres of the properties located at approximately 1535, 1545, and the remaining portion of 1583 Northwest 24 Avenue, Miami, Florida are currently zoned "T6-12-L", Urban Core – Limited ("Parcel 2") ("Parcel 1" and "Parcel 2" collectively referred to as "Property"); and

WHEREAS, the City of Miami ("City" or "Applicant") is requesting to rezone the 2.25 acres of the Property to "T5-R", Urban Center – Restricted, as more particularly described in Exhibit "A" and 7.19 acres of the Property to "D-3," Waterfront Industrial, as more particularly described in Exhibit "B," both exhibits attached and incorporated to be consistent with the Future Land Use Map ("FLUM") of the Miami Comprehensive Neighborhood Plan ("MCNP"); and

WHEREAS, prior to the adoption of the Miami 21 Code, the Property was subject to a rezoning through the adoption of Ordinance No. 12777 on February 23, 2006, such that Parcel 1, which is currently zoned "T5-L", remained "R-3", Multifamily Medium-Density Residential", and Parcel 2, which is currently zoned "T6-12-L", was rezoned

from “SD-4,” Waterfront Industrial District, and “R-3”, Multifamily Medium-Density Residential, to “C-1”, Residential, under Zoning Ordinance No. 11000; and

WHEREAS, also on February 23, 2006, the City Commission adopted Ordinance No. 12776, amending the FLUM of the City, such that the zoning for the Property would be consistent with the MCNP at that time, in accordance with Chapter 163, Florida Statutes, (“2006 FLUM Amendment”); and

WHEREAS, the 2006 FLUM Amendment involved changing approximately 7.19 acres of the Property from “Industrial” to “Restricted Commercial” and changing approximately 1.72 acres of the Property from “Medium Density Multifamily Residential” to “Restricted Commercial,” resulting in a total of 8.91 acres of “Restricted Commercial”; and

WHEREAS, the 2006 FLUM Amendment left 0.53 acres of the Property with the “Medium Density Multifamily Residential” designation intact; and

WHEREAS, the 2006 FLUM Amendment was appealed by the Durham Park Neighborhood Association, Inc., the Miami River Marine Group, Inc., and Herbert Payne (“Appellants”) regarding violations of principles of “Working and Recreational Waterfronts” as established in Chapter 342, Florida Statutes, resulting in a decision by the 3rd District Court of Appeals, which reversed the 2006 FLUM Amendment; and

WHEREAS, the Appellants had other issues of contention regarding goals, objectives, and policies contained within the MCNP based on Working and Recreational Waterfronts policies that were ultimately resolved through a Stipulated Settlement Agreement between the Appellants, the City of Miami (“City”), and the State Land Planning Agency, then known as the Department of Community Affairs; and

WHEREAS, the City adopted the Stipulated Settlement Agreement by Resolution No. R-10-0327 and adopted a text amendment to the MCNP (Ordinance No. 13189) to finalize the 2005 Evaluation and Appraisal Review (“EAR”) process and to settle Appellants’ claims against the City; and

WHEREAS, at the time Ordinance No. 11000 was repealed and the Miami 21 Code was adopted, the Ordinance No. 11000 Zoning Atlas showed that Parcel 1 was designated as “R-3” and Parcel 2 was designated as “C-1”, reflecting that the 3rd District Court of Appeals did not reverse the zoning of the Property; and

WHEREAS, the Zoning Atlas for Miami 21 at adoption shows Parcel 1 as designated “T5-L”, Urban Center Zone – Limited, and Parcel 2 as designated as “T6-12-L”, Urban Core – Limited, which is generally an appropriate “reinterpretation” of zoning for the new zoning regulations; and

WHEREAS, the correct FLUM designation for the Property, by operation of law, reflects that 2.25 acres of land are designated as Medium Density Multifamily

Residential, as they were prior to the adoption of Ordinance No. 12776, and the remaining 7.19 acres of land are designated as Industrial, as they were designated prior to the adoption of Ordinance No. 12776; and

WHEREAS, to avoid inconsistency with the MCNP and to cure a violation with Section 163.3201, Florida Statutes, the City must rezone the property with a consistent zoning designation; and

WHEREAS, the proposed zoning change is appropriate in light of the intent of the Miami 21 Code and particularly in relation to the effects on adjoining properties; and

WHEREAS, PZAB has considered the goals, objectives, and policies of the MCNP, the Miami 21 Code, and all other City regulations; and

WHEREAS, PZAB has considered the need and justification for the proposed change, including changing and changed conditions that make the passage of the propose change necessary; and

WHEREAS, the proposed change maintains the goals of the Miami 21 Code to preserve neighborhoods and provide transitions in intensity and building height;

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING, ZONING AND APPEALS BOARD OF THE CITY OF MIAMI, FLORIDA:

Section 1. The recitals and findings contained in the Preamble to this Resolution are adopted by reference and incorporated as if fully set forth in this Section.

Section 2. The PZAB recommends that the City Commission amend the Zoning Atlas of Ordinance No. 13114, as amended, by changing a portion of the zoning classifications from "T5-L", Urban Center – Limited, and "T6-12-L", Urban Core – Limited, for the 2.25 acres located at approximately 1583 Northwest 24 Avenue to "T5-R", Urban Center – Restricted, as more particularly described in Exhibit "A"; and by changing a portion of the zoning classifications from "T5-L" Urban Center – Limited, and "T6-12-L", Urban Core – Limited, for 7.19 acres located at approximately 1535, 1545, and the remainder of the property at 1583 Northwest 24 Avenue, Miami, Florida to D-3, "Waterfront Industrial", as more particularly described in Exhibit "B," attached and incorporated.

Section 3. If any section, part of a section, paragraph, clause, phrase, or word of this Resolution is declared invalid, the remaining provisions of this Resolution shall not be affected.

Section 4. This Resolution shall become effective upon adoption by the PZAB.

Francisco Garcia, Director
Department of Planning

Execution Date

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

Personally appeared before me, the undersigned authority, _____, Clerk of the Planning, Zoning and Appeals Board of the City of Miami, Florida, and acknowledges that s/he executed the foregoing Resolution.

SWORN AND SUBSCRIBED BEFORE ME THIS ____ DAY OF _____, 201_.

Print Notary Name

Notary Public State of Florida

Personally know _____ or Produced I.D. _____
Type and number of I.D. produced _____
Did take an oath _____ or Did not take an oath _____

My Commission Expires:

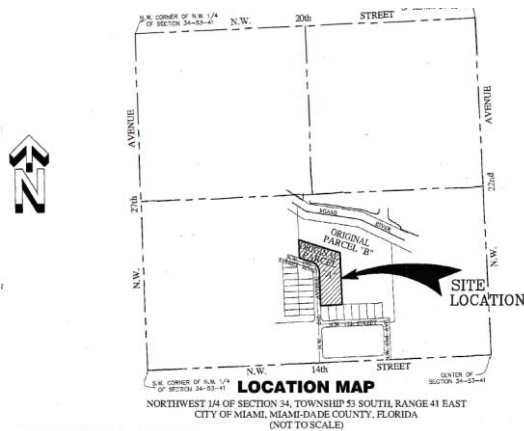
EXHIBIT A

LEGAL DESCRIPTION:**ORIGINAL PARCEL A:**

A Portion of Tract 2, "ALLENS SUBDIVISION", according to the plat thereof, as recorded in Plat Book 60, at Page 56, of the Public Records of Miami-Dade County, Florida, said land lying in and being in the City of Miami, Florida; and Portion of Tract 3, "ALLENS SUBDIVISION - FIRST ADDITION", according to the plat thereof, as recorded in Plat Book 73, at Page 37, of the Public Records of Miami-Dade County, Florida, said lands lying in and being in the City of Miami, Florida, being more particularly described as follows:

Begin at the Northwest corner of Lot 8, Block 1, of "DEL RIO PARK", according to the plat thereof, as recorded in Plat Book 47, at Page 107, of the Public Records of Miami-Dade County, Florida; thence $N88^{\circ}17'02''E$, along the South line of said Tract 2 of said Plat of "ALLENS SUBDIVISION", for a distance of 170.69 feet; thence $N01^{\circ}21'13''W$ for a distance of 411.65 feet; thence $N71^{\circ}49'58''W$ for a distance of 342.58 feet to a point on the Westerly line of said Tract 3, of said Plat of "ALLENS SUBDIVISION - FIRST ADDITION"; thence $S01^{\circ}21'13''E$, along the last described line for a distance of 144.39 feet to the Southwest Corner of said Tract 3; the next described three (3) courses and distances being along the Southerly, Southwesterly and Westerly lines of said Tract 3: 1) thence $S71^{\circ}49'58''E$ for a distance of 108.50 feet to a point of curvature of a circular curve to the right, concave to the Southwest; 2) thence Southeasterly and Southerly along the arc of said curve, having for its elements a radius of 75.00 feet, through a central angle of $70^{\circ}28'41''$ for an arc distance of 92.26 feet to a point of tangency; 3) thence $S01^{\circ}21'13''E$ for a distance of 215.87 feet; thence continue $S01^{\circ}21'13''E$, along the Westerly line of said Tract 2, of said Plat of "ALLENS SUBDIVISION", for a distance of 60.00 feet to the POINT OF BEGINNING.

All of the above described lands lying and being in the City of Miami, Miami-Dade County, Florida and containing 98,010 Square Feet or 2.25 Acres more or less.



SURVEYOR'S NOTES:

EXHIBIT B

LEGAL DESCRIPTION:

ORIGINAL PARCEL B:

Tracts 1 and 2, "ALLENS SUBDIVISION", according to the plat thereof, as recorded in Plat Book 60, at Page 56, of the Public Records of Miami-Dade County, Florida. said land lying in and being in the City of Miami, Florida; AND Tract 3, "ALLENS SUBDIVISION - FIRST ADDITION", according to the plat thereof, as recorded in Plat Book 73, at Page 37, of the Public Records of Miami-Dade County, Florida. said lands lying in and being in the City of Miami, Florida.

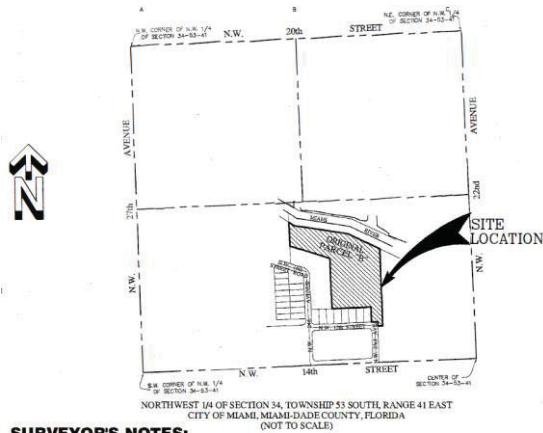
LESS THE FOLLOWING DESCRIBED PARCEL:

ORIGINAL PARCEL A:

A Portion of Tract 2, "ALLENS SUBDIVISION", according to the plat thereof, as recorded in Plat Book 60, at Page 56, of the Public Records of Miami-Dade County, Florida, said land lying in and being in the City of Miami, Florida; and Portion of Tract 3, "ALLENS SUBDIVISION - FIRST ADDITION", according to the plat thereof, as recorded in Plat Book 73, at Page 37, of the Public Records of Miami-Dade County, Florida, said lands lying in and being in the City of Miami, Florida, being more particularly described as follows:

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All of the above described lands lying and being in the City of Miami, Miami-Dade County, Florida and containing 313.090 Square Feet or 7.19 Acres more or less.



Attachment: 6668 Exhibit B (6668 : Rezone - 1583,1535 & 1545 NW 24 AVE)



ANALYSIS FOR REZONE

Staff Analysis Report No.	PZ-19-4774
Location	1535, 1545, 1583 Northwest 24 Avenue, Miami, FL
Folio Numbers	0131340680010, 0131340590020, 0131340590010
Miami 21 Transect	"D3" Waterfront Industrial
MCNP Designation	Medium Density Multifamily Residential and Industrial
Commission District	Commissioner Wifredo "Willy" Gort (District 1)
NET District	Allapattah
Planner	Sue Trone, Chief of Comprehensive Planning
Property Owner	Brisas Del Rio, Inc. Represented by Jorge Navarro, Esq (305) 579-0821

A. REQUEST

Pursuant to the Miami 21 Code, Article 7, Section 7.1.2.8 of Ordinance 13114 ("Miami 21"), as amended, the City of Miami is recommending a change to the Zoning Atlas for properties generally located at 1535, 1545, and 1583 Northwest 24 Avenue. The City's keenest interest in changing the zoning designation for these properties is based on the criteria established in Miami 21, Article 7, Section 7.1.2.8.f.1(a), which requires careful consideration of changes to the zoning code with respect to the goals, objectives, and policies of the Comprehensive Plan.

The request is twofold:

- (1) to change approximately 0.53 acres of property, currently designated "T5-L" to two designations: "T5-R" and "D3";
- (2) to change the remaining 8.91 acres of property currently designated "T6-12-L" to two designations: "T5-R" and "D3."

The result of these requests creates two designations: a single "T5-R" designation of 2.25 acres and a single "D3" designation of 7.19 acres. The purpose of this request is to ensure that the zoning is consistent with the underlying designation in the Future Land Use Map ("FLUM"), explained below. The current and proposed zoning is depicted in the following graphics.

Attachment: 6668 Staff Analysis and Maps (6668 : Rezone - 1583,1535 & 1545 NW 24 AVE)

Existing Zoning	Proposed Zoning
<p>Above: 0.53 acres is currently zoned T5-L, associated with 1583 NW 24 Avenue. The remainder of the Subject Properties are zoned T6-12-L.</p>	<p>Above: The Planning Department recommends changing the Zoning Atlas to reflect the above zoning where 2.25 acres are changed to T5-R and the remaining 7.19 acres are changed to D3. This reflects the zoning boundaries of the property prior to Ordinance 12777, and is an approximation of the land development entitlements under Miami 21 that were permissible under Zoning Ordinance 11000.</p>

B. RECOMMENDATION

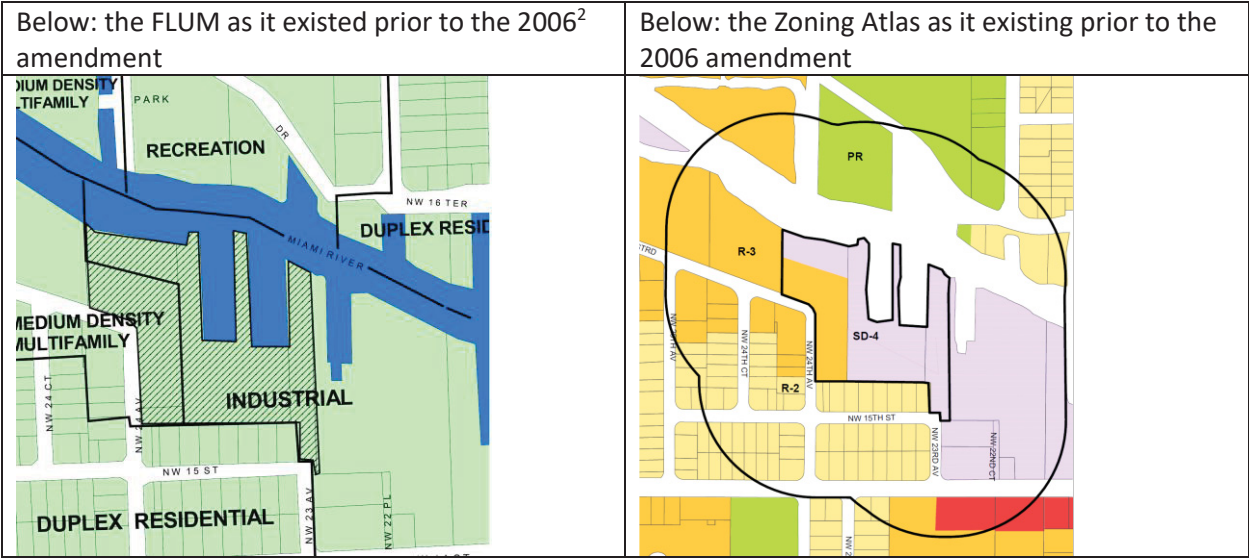
The Planning Department strongly recommends the approval of the change of zoning to the Subject Properties from “T5-L” Urban Center Zone - Limited to “T5-R” Urban Center Zone - Restricted for 2.25 acres of the Subject Property and from “T6-12-L” Urban Core Zone - Limited to “D-3” Waterfront Industrial for 7.19 acres of the Subject Property to achieve consistency with the Future Land Use Map of the Miami Comprehensive Neighborhood Plan.

C. BACKGROUND

The Subject Properties at 1535, 1545, and 1583 Northwest 24 Ave, commonly referred to as “Brisas Del Rio,” are located on the Miami River. The total area encompasses 9.44 acres. The Subject Properties were last rezoned by Zoning Ordinance 13114, the ordinance that adopted Miami 21. Prior to this, the owner of the properties brought forward applications requesting a change to the Future Land Use Map (“FLUM”) and Zoning Atlas in 2005¹. The Subject Properties were dually designated on the FLUM at the time, with approximately 2.25 acres designated Medium Density Multifamily Residential and approximately 7.19 acres designated Industrial. Similarly, the Zoning Atlas implemented the FLUM with zoning designations following the same demarcations on the atlas: approximately 2.25 acres showed a zoning designation of R-3 (Medium Density Multifamily Residential) and 7.19 acres showed a zoning designation of SD-4 (the Waterfront Industrial Special District). Below, please find excerpts from the associated FLUM and Zoning Alas.

¹ The zoning ordinance in effect at the time was Ord. No. 11000.

Attachment: 6668 Staff Analysis and Maps (6668 : Rezone - 1583,1535 & 1545 NW 24 AVE)



In 2006, the City Commission approved the property owner’s request to change the Future Land Use Map (“FLUM”) designation (Ord. No. 12776) and Zoning designation (Ord. No. 12777). The FLUM created by Ord. No. 12776 no longer exists as it was successfully appealed in a court case known as *The Durham Park Neighborhood Association, Inc., The Miami River Marine Group, Inc., and Herbert Payne; v. City of Miami and Brisas Del Rio, LLC*. The matter of the FLUM designation was ultimately decided by the 3rd District Court of Appeals in 2007, reversing the 2006 FLUM Ordinance. Nevertheless, the entire appeals process took about four years to resolve through mediation, due to a statutory provision known as the “Waterfronts Florida Program,” established in Sec. 342.201, F.S., which identified these and other parcels on the Miami River as having special qualities that needed to be preserved through the comprehensive plan with particular policies. This statutory provision is intended to preserve “Recreational and commercial working waterfronts,” defined as a “parcel or parcels of real property that provide access for water-depending commercial activities or provide access for the public to the navigable waters of the state. Recreational and commercial working waterfronts require direct access to or a location on, over, or adjacent to a navigable body of water. . . These facilities include docks, wharfs, lifts, wet and dry marinas, boat ramps, boat hauling and repair facilities, commercial fishing facilities, boat construction facilities, and other support structures over the water.”

Matters beyond the FLUM designation of these Subject Properties were ultimately settled through a mediation process memorialized by a Stipulated Settlement Agreement. The parties to this agreement were the City of Miami, the State Land Planning Agency, and the Appellants. The City adopted the agreement by Resolution No. R-10-0327 in addition to text amendments to the Miami Comprehensive Neighborhood Plan (MCNP), adopted by Ordinance No. 13189, both adopted on July 22, 2010. With the MCNP amendment, parcels on Miami River were identified as having special qualities relative to Sec. 342.201.

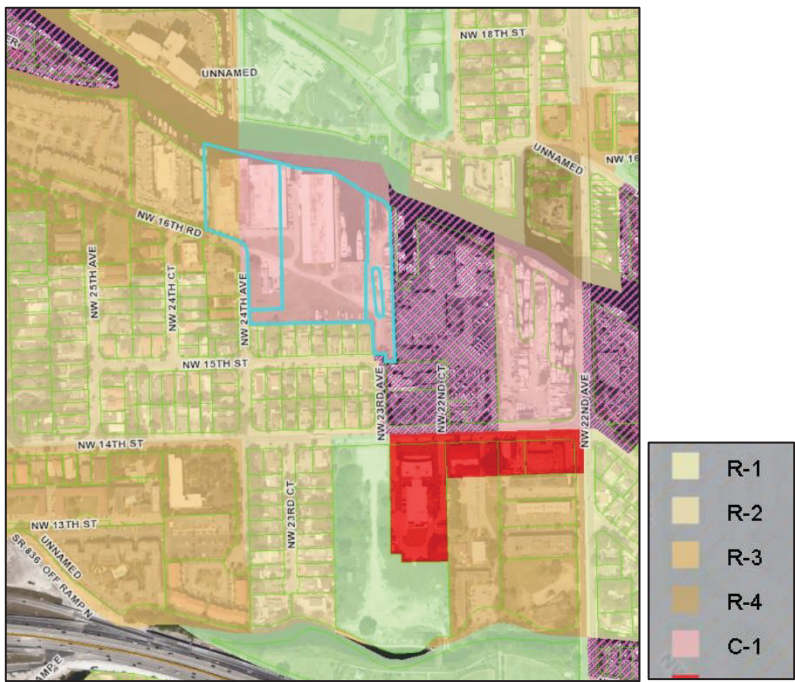
² The applications, received on April 6, 2005 were heard by City Commission and adopted on February 23, 2006.

Attachment: 6668 Staff Analysis and Maps (6668 : Rezone - 1583,1535 & 1545 NW 24 AVE)

Ordinance 13189 introduced to the MCNP Appendix PA-1 which includes the Recreational and Commercial Working Waterfront Property Table – July 22, 2010 and the Recreational and Commercial Working Waterfront Property Map – July 22, 2010. In the table, these properties are listed as numbers 72, 73, and 74 (using one address [1583 NW 24 AV] but individual folio numbers). In this table, these properties are erroneously listed as having FLUM designations “Industrial.” Nevertheless, by operation of law, the Property’s FLUM designations are those which existed just prior to the enactment of the 2006 FLUM Ordinance (Ordinance No. 12776) because of the reversal of the ordinance by the 3rd DCA and there having been no other intervening FLUM change affecting the Property to date. Therefore, the FLUM for the Subject Properties are Medium Density Multifamily Residential for the 2.25 acres on the westerly portion of the property and Industrial for the 7.19 remaining acres.

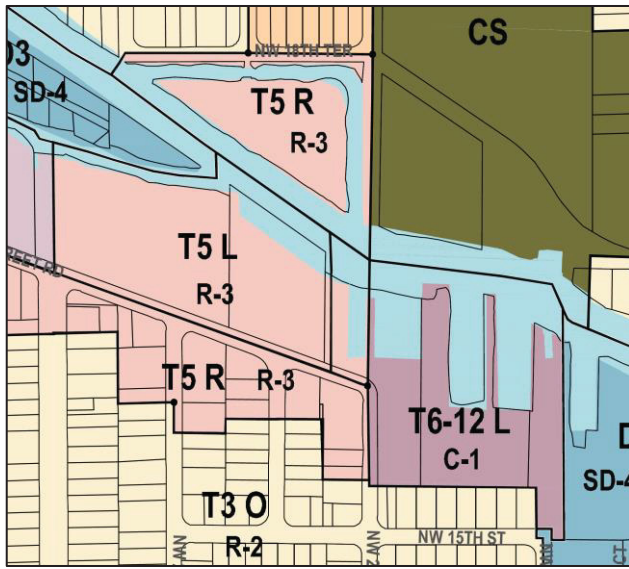
Zoning History

The 2005 application received from the owner was submitted prior to the current Zoning Ordinance. At that time, zoning was regulated under Ordinance No. 11000. The effect of the 3rd DCA only applied to the FLUM—it had no effect on the City’s zoning ordinance. Therefore, Ordinance No. 12777 (the change to the Zoning Atlas, adopted on February 23, 2006), was not reversed by the 3rd DCA.



LEFT: In the excerpted Zoning Atlas for Ord. No. 11000, notice the Subject Properties outlined in aqua-blue. The zoning designations are R-3 for approximately 0.53 acres in the upper left corner of the property. The remaining approximately 8.19 acres are designated C-1.

The next observation to the Zoning Atlas occurs with the adoption of Miami 21, in May 2010. The excerpt of the Zoning Atlas around the Subject Properties shows that Miami 21 re-designated these properties in the following way: for properties that had been R-3, Miami 21 re-designated them as T5-L and the portion that had been C-1 was re-designated as T6-12 L. See the excerpted portion of the Zoning Atlas adopted with Ordinance No. 13114 (“Miami 21”), below, that shows this.



LEFT: In the excerpted Zoning Atlas for Ord. No. 13114, the Subject Properties were zoned “T5 L” and “T6-12 L.”

This was the Miami 21 zoning adopted in 2010, and no intervening zoning ordinances have been adopted since that time to change this.

D. ANALYSIS


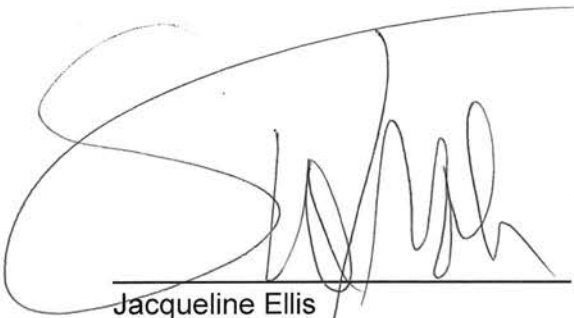
According to Sec. 163.3201, F.S., zoning regulations must be consistent with comprehensive plans:

It is the intent of this act that adopted comprehensive plans or elements thereof shall be implemented, in part, by the adoption and enforcement of appropriate local regulations on the development of lands and waters within an area. It is the intent of this act that the adoption and enforcement by a governing body of regulations for the development of land or the adoption and enforcement by a governing body of a land development code for an area shall be based on, be related to, and be a means of implementation for an adopted comprehensive plan as required by this act.

Article 7, Section 7.1.2.8.f.1.(a) requires amendments to the zoning code to be consistent with the Comprehensive Plan. But for this amendment to the Zoning Atlas, the Subject Properties are *inconsistent* with the MCNP, which is a deviation of the standards set forth in Miami 21 and is a violation of Florida Statutes because the underlying FLUM designations are Medium Density Multifamily Residential and Industrial.

E. CONCLUSION

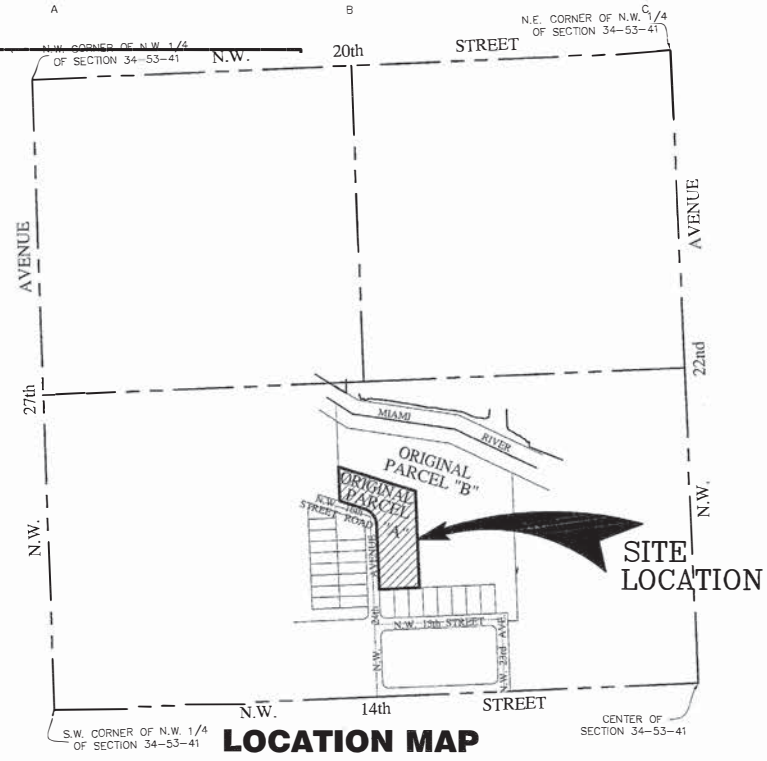
The Planning Department strongly recommends the approval of the change of zoning to the Subject Properties from “T5-L” to “T5-R” and “D3: and from “T6-12-L” to “T5-R” and “D3” to achieve consistency with the Future Land Use Map of the Miami Comprehensive Neighborhood Plan.



Jacqueline Ellis
Chief, Land Development

- Attachments:**
Attachment A – Legal Description of Parcel A
Attachment B – Legal Description of Parcel B
Attachment C – Backup Material

Attachment: 6668 Staff Analysis and Maps (6668 : Rezone - 1583,1535 & 1545 NW 24 AVE)



LOCATION MAP
 NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 53 SOUTH, RANGE 41 EAST
 CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA
 (NOT TO SCALE)

SURVEYOR'S NOTES:

- 1) This is not a Boundary Survey, but only a GRAPHIC DEPICTION of the description shown hereon.
- 2) North Arrow direction and Bearings shown hereon are based on an assumed meridian of S01°21'13"E, along the Center Line of N.W. 24th Avenue, as shown on recorded Plat Book 60, at Page 56, of the Public Records of Miami-Dade County, Florida.
- 3) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- 4) There may be additional Restrictions not shown on this Sketch & Legal that may be found in the Public Records of this County, Examination of TITLE POLICY will have to be made to determine recorded instruments, if any affecting this property.
- 5) The Sketch and Legal Description shown herein is based on the information provided by the Client.
- 6) No Title research has been performed to determine if there are any conflict existing or arising out of the creation of the easements, Right of Ways, Parcel Descriptions, or any other type of encumbrances that the herein described legal may be utilized for.

SURVEYOR'S CERTIFICATE:

I Hereby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the SKETCH AND LEGAL DESCRIPTION of the real property described hereon.

I further certify that this survey was prepared in accordance with the applicable provisions of Chapter 5J-17.051 (Formerly 61G17-6), Florida Administrative Code, and conforms to the Standards of Practices set forth by the Florida Board of Land Surveyors and Mappers pursuant to Section 472.027, Florida Statutes.

Ford, Armenteros & Fernandez, Inc. LB#6557
 Date: FEBRUARY 5th, 2019
 Revision 1:

By: Ricardo Rodriguez, P.S.M., For the Firm Professional Surveyor and Mapper State of Florida, Registration No.5936

Q:\FORD COMPANIES\Engineering & Surveying\Survey\Sketch & Legal\14-046 DOWNTOWN DORAL SOUTH\14046-1029 GROUNDWATER RESTRICTIVE COVENANT.DWG

Attachment: 6668 Staff Analysis and Maps (6668 - Rezone - 1583,1535 & 1545 NW 24 AVE)

BRISAS DEL RIO - ORIGINAL PARCEL "A"



FORD, ARMENTEROS & MANUCY, INC.
 1950 N.W. 94th AVENUE, 2nd FLOOR
 DORAL, FLORIDA 33172
 PH. (305) 477-6472
 FAX (305) 470-2805

TYPE OF PROJECT: SKETCH AND LEGAL DESCRIPTION	
SHEET NAME: LOCATION MAP AND SURVEYOR'S NOTES	
PREPARED FOR:	
DRAWN BY: R.RODRIGUEZ	DATE: FEBRUARY 5th, 2019
DWG. CHECKED BY:	SCALE: AS SHOWN
CHECKED BY:	PROJECT No: 13-038-5302

SHEET: **1**
OF 3 SHEETS

LEGAL DESCRIPTION:

ORIGINAL PARCEL A:

A Portion of Tract 2, "ALLENS SUBDIVISION", according to the plat thereof, as recorded in Plat Book 60, at Page 56, of the Public Records of Miami-Dade County, Florida, said land lying in and being in the City of Miami, Florida; and Portion of Tract 3, "ALLENS SUBDIVISION - FIRST ADDITION", according to the plat thereof, as recorded in Plat Book 73, at Page 37, of the Public Records of Miami-Dade County, Florida, said lands lying in and being in the City of Miami, Florida, being more particularly described as follows:

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All of the above described lands lying and being in the City of Miami, Miami-Dade County, Florida and containing 98,010 Square Feet or 2.25 Acres more or less.

LEGEND

- O.R.B. - OFFICIAL RECORDS BOOK
- P.O.C. - POINT OF COMMENCE
- P.O.B. - POINT OF BEGINNING
- P.O.T. - POINT OF TERMINATION
- C/L - CENTERLINE
- P.B. - PLAT BOOK
- PG. - PAGE

Attachment: 6668 Staff Analysis and Maps (6668 - Rezzone - 1583,1535 & 1545 NW 24 AVE)

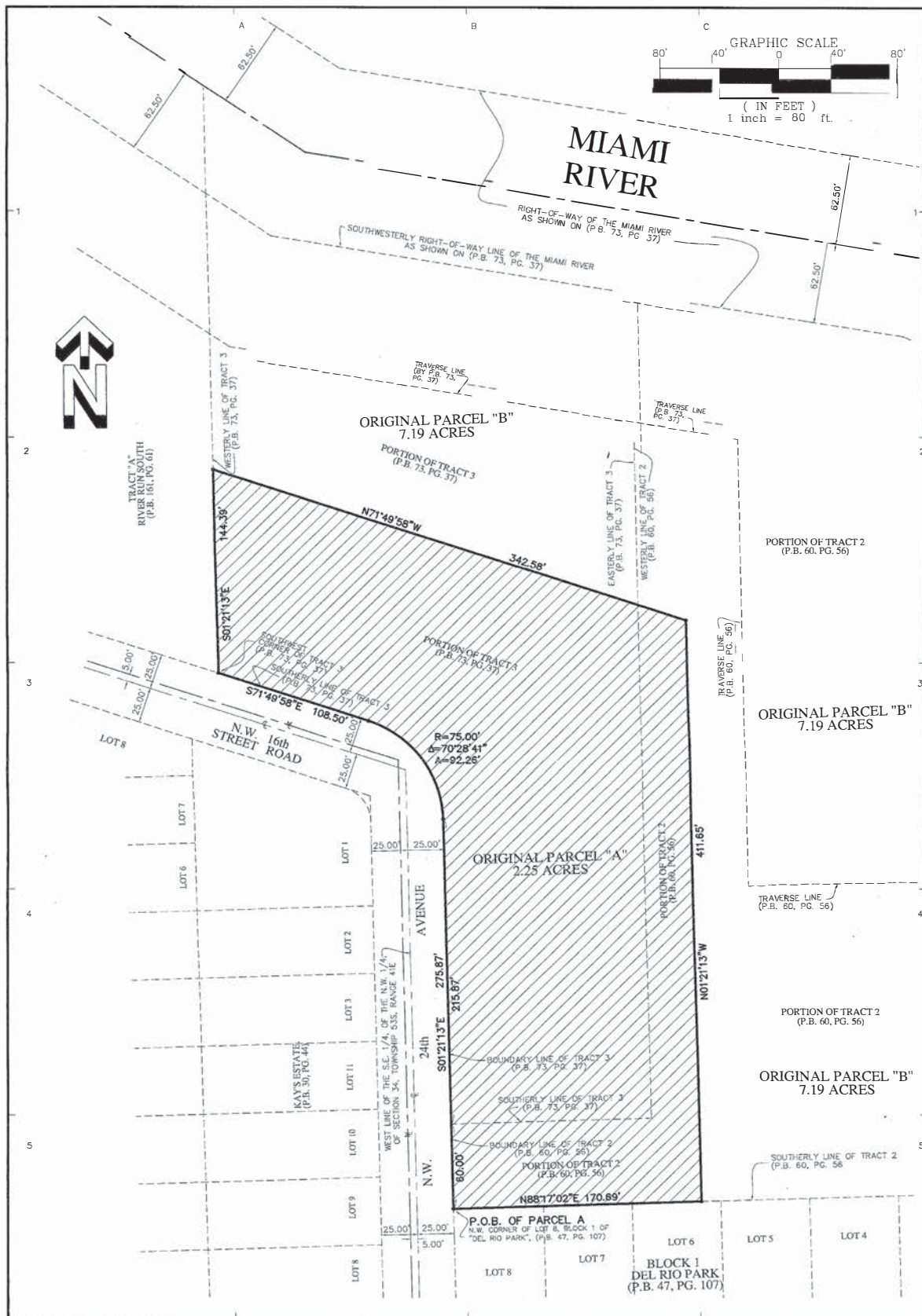
BRISAS DEL RIO - ORIGINAL PARCEL "A"




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 1950 N.W. 94th AVENUE, 2nd FLOOR
 DORAL, FLORIDA 33172
 PH. (305) 477-6472
 FAX (305) 470-2805

TYPE OF PROJECT: SKETCH AND LEGAL DESCRIPTION	
SHEET NAME: LEGAL DESCRIPTION TO ACCOMPANY SKETCH	
PREPARED FOR:	
DRAWN BY: R.RODRIGUEZ	DATE: FEBRUARY 5th, 2019
DWG. CHECKED BY:	SCALE: N/A
CHECKED BY:	PROJECT No: 13-038-5302

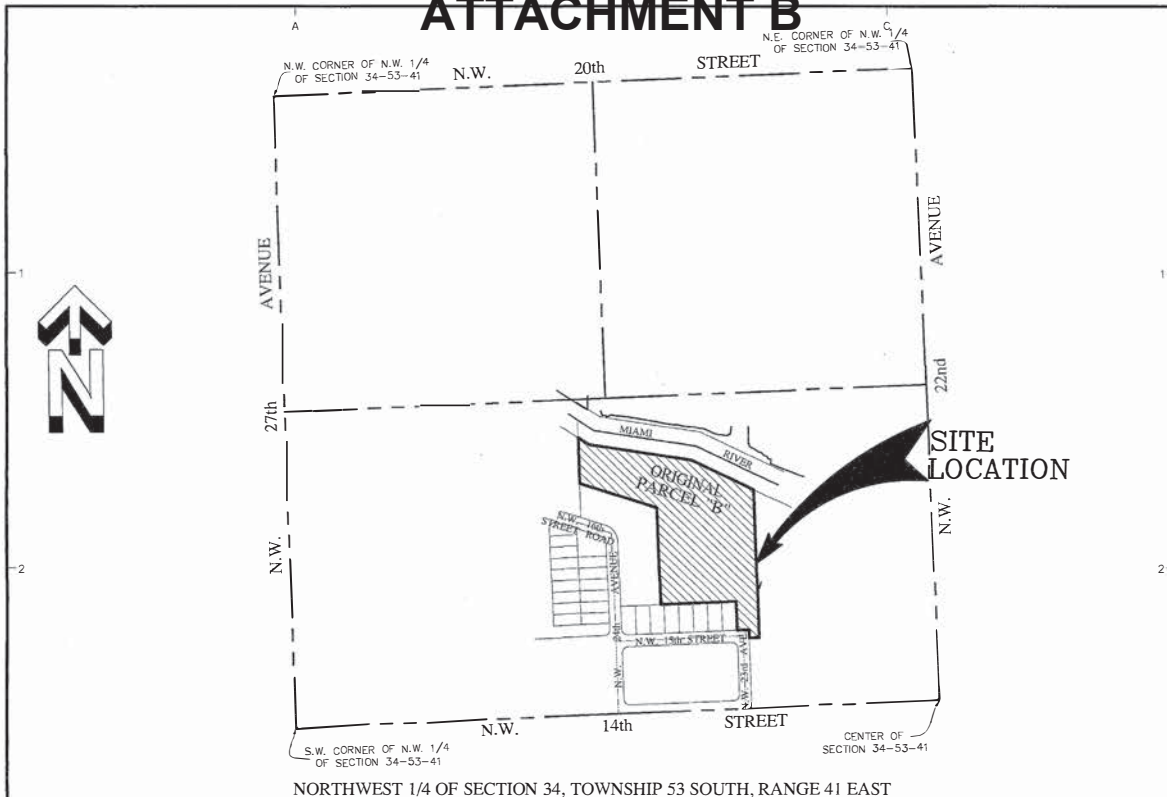
2
OF 3 SHEETS



Attachment: 6668 Staff Analysis and Maps (6668 - Rezone - 1583,1535 & 1545 NW 24 AVE)

	BRISAS DEL RIO - ORIGINAL PARCEL "A"	
	FORD, ARMENTEROS & MANUCY, INC. 1950 N.W. 94th AVENUE, 2nd FLOOR DORAL, FLORIDA 33172 PH. (305) 477-6472 FAX (305) 470-2805	
TYPE OF PROJECT:	SKETCH AND LEGAL DESCRIPTION	
SHEET NAME:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION	
PREPARED FOR:		
DRAWN BY:	R. RODRIGUEZ	DATE: FEBRUARY 5th, 2019
DWG. CHECKED BY:		SCALE: AS SHOWN
CHECKED BY:		PROJECT No: 13-038-5302
		3
		OF 3 SHEETS

ATTACHMENT B



NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 53 SOUTH, RANGE 41 EAST
 CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA
 (NOT TO SCALE)

SURVEYOR'S NOTES:

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- 3) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- 4) There may be additional Restrictions not shown on this Sketch & Legal that may be found in the Public Records of this County, Examination of TITLE POLICY will have to be made to determine recorded instruments, if any affecting this property.
- 5) The Sketch and Legal Description shown herein is based on the information provided by the Client.
- 6) No Title research has been performed to determine if there are any conflict existing or arising out of the creation of the easements, Right of Ways, Parcel Descriptions, or any other type of encumbrances that the herein described legal may be utilized for.

SURVEYOR'S CERTIFICATE:

I Hereby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the SKETCH AND LEGAL DESCRIPTION of the real property described hereon.

I further certify that this survey was prepared in accordance with the applicable provisions of Chapter 5J-17.051 (Formerly 61G17-6), Florida Administrative Code, and conforms to the Standards of Practices set forth by the Florida Board of Land Surveyors and Mappers pursuant to Section 472.027, Florida Statutes.

Ford, Armenteros & Fernandez, Inc. LB#6557
 Date: FEBRUARY 5th, 2019

By: Ricardo Rodriguez, P.S.M., For the Firm
 Professional Surveyor and Mapper
 State of Florida, Registration No.5936

BRISAS DEL RIO - ORIGINAL PARCEL "B"



FORD, ARMENTEROS & MANUCY, INC.
 1950 N.W. 94th AVENUE, 2nd FLOOR
 DORAL, FLORIDA 33172
 PH. (305) 477-6472
 FAX (305) 470-2805

TYPE OF PROJECT: SKETCH AND LEGAL DESCRIPTION	
SHEET NAME: LOCATION MAP AND SURVEYOR'S NOTES	
PREPARED FOR:	
DRAWN BY: R.RODRIGUEZ	DATE: FEBRUARY 5th, 2019
DWG. CHECKED BY:	SCALE: AS SHOWN
CHECKED BY:	PROJECT No: 13-038-5303

SHEET: **1**
 OF 3 SHEETS

Attachment: 6668 Staff Analysis and Maps (6668 - Rezone - 1583,1535 & 1545 NW 24 AVE)

LEGAL DESCRIPTION:

ORIGINAL PARCEL B:

Tracts 1 and 2, "ALLENS SUBDIVISION", according to the plat thereof, as recorded in Plat Book 60, at Page 56, of the Public Records of Miami-Dade County, Florida. said land lying in and being in the City of Miami, Florida; AND Tract 3, "ALLENS SUBDIVISION - FIRST ADDITION", according to the plat thereof, as recorded in Plat Book 73, at Page 37, of the Public Records of Miami-Dade County, Florida. said lands lying in and being in the City of Miami, Florida.

LESS THE FOLLOWING DESCRIBED PARCEL:

ORIGINAL PARCEL A:

A Portion of Tract 2, "ALLENS SUBDIVISION", according to the plat thereof, as recorded in Plat Book 60, at Page 56, of the Public Records of Miami-Dade County, Florida, said land lying in and being in the City of Miami, Florida; and Portion of Tract 3, "ALLENS SUBDIVISION - FIRST ADDITION", according to the plat thereof, as recorded in Plat Book 73, at Page 37, of the Public Records of Miami-Dade County, Florida, said lands lying in and being in the City of Miami, Florida, being more particularly described as follows:

Begin at the Northwest corner of Lot 8, Block 1, of "DEL RIO PARK", according to the plat thereof, as recorded in Plat Book 47, at Page 107, of the Public Records of Miami-Dade County, Florida; thence N88°17'02"E, along the South line of said Tract 2 of said Plat of "ALLENS SUBDIVISION", for a distance of 170.69 feet; thence N01°21'13"W for a distance of 411.65 feet; thence N71°49'58"W for a distance of 342.58 feet to a point on the Westerly line of said Tract 3, of said Plat of "ALLENS SUBDIVISION - FIRST ADDITION"; thence S01°21'13"E, along the last described line for a distance of 144.39 feet to the Southwest Corner of said Tract 3; the next described three (3) courses and distances being along the Southerly, Southwesterly and Westerly lines of said Tract 3: 1) thence S71°49'58"E for a distance of 108.50 feet to a point of curvature of a circular curve to the right, concave to the Southwest; 2) thence Southeasterly and Southerly along the arc of said curve, having for its elements a radius of 75.00 feet, through a central angle of 70°28'41" for an arc distance of 92.26 feet to a point of tangency; 3) thence S01°21'13"E for a distance of 215.87 feet; thence continue S01°21'13", along the Westerly line of said Tract 2, of said Plat of "ALLENS SUBDIVISION", for a distance of 60.00 feet to the POINT OF BEGINNING.

All of the above described lands lying and being in the City of Miami, Miami-Dade County, Florida and containing 313.090 Square Feet or 7.19 Acres more or less.

LEGEND

- O.R.B. - OFFICIAL RECORDS BOOK
- P.O.C. - POINT OF COMMENCE
- P.O.B. - POINT OF BEGINNING
- P.O.T. - POINT OF TERMINATION
- C/L - CENTERLINE
- P.B. - PLAT BOOK
- PG. - PAGE

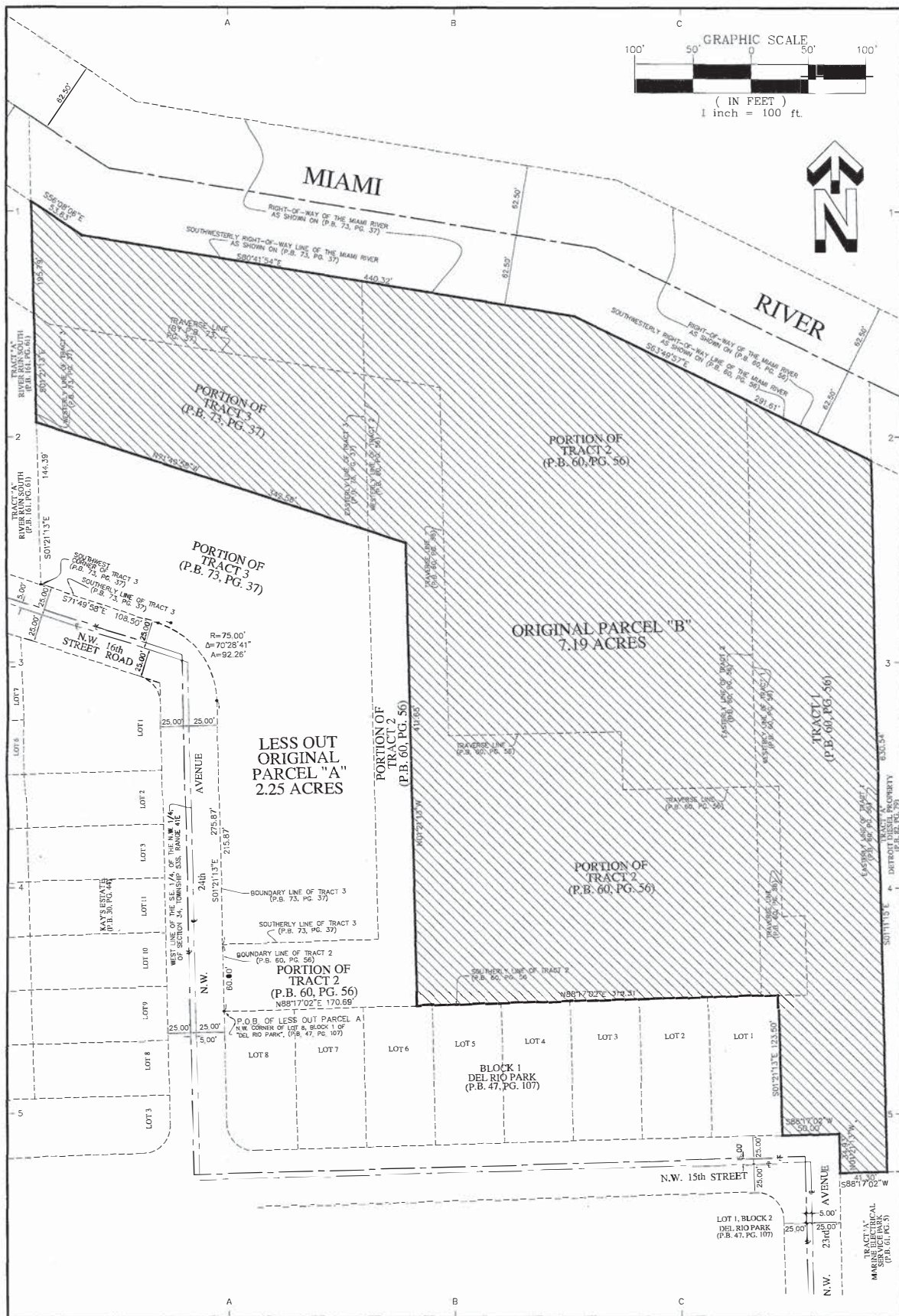
Attachment: 6668 Staff Analysis and Maps (6668 - Rezzone - 1583,1535 & 1545 NW 24 AVE)

BRISAS DEL RIO - ORIGINAL PARCEL "B"



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 1950 N.W. 94th AVENUE, 2nd FLOOR
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TYPE OF PROJECT: SKETCH AND LEGAL DESCRIPTION	
SHEET NAME: LEGAL DESCRIPTION TO ACCOMPANY SKETCH	
PREPARED FOR:	
DRAWN BY: R. RODRIGUEZ	DATE: FEBRUARY 5th, 2019
DWG. CHECKED BY:	SCALE: N/A
CHECKED BY:	PROJECT No: 13-038-5303
SHEET: 2	
OF 3 SHEETS	



BRISAS DEL RIO - ORIGINAL PARCEL "B"



FORD, ARMENTEROS & MANUCY, INC.
 1950 N.W. 94th AVENUE, 2nd FLOOR
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 FAX (305) 470-2805

TYPE OF PROJECT:	SKETCH AND LEGAL DESCRIPTION		
SHEET NAME:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION		
PREPARED FOR:			
DRAWN BY:	R. RODRIGUEZ	DATE:	FEBRUARY 5th, 2019
CHECKED BY:		SCALE:	AS SHOWN
		PROJECT No:	13-038-5303
		SHEET:	3
		OF 3 SHEETS	

Attachment: 6668 Staff Analysis and Maps (6668 - Rezone - 1583,1535 & 1545 NW 24 AVE)

Port of Miami River¹ Sub-Element

Goal PA-3: *The Port of Miami River shall be encouraged to continue operation as a valued and economically viable component of the City's maritime industrial base.*

Objective PA-3.1: (PLANNING AND ZONING). 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).

Policy PA-3.1.1: The City shall maintain a Working Waterfront Table of Properties to guide future development within the Miami River Corridor. The Table shall clearly depict the location and description of all properties of recreational and commercial working waterfront uses on the River, as defined in Ch. 342.07 F.S. (hereinafter referenced as the "Working Waterfront"). The Table shall classify working waterfront properties into Categories "A" and "B". The Table shall be incorporated as supporting data and analysis within Appendix PA-1.

Policy PA-3.1.2 Category A: The City may adopt a comprehensive plan future land use map (FLUM) amendment for properties designated "Industrial" on the FLUM, along the Miami River only if the proposed amendment complies with this sub-element. The future land use designation for any of the properties identified "Industrial" therein may be amended only through the large-scale comprehensive plan amendment process. Applications for such amendments shall demonstrate that either of the following conditions exists:

1. The Development – redevelopment as industrial is not economically feasible based on a market and site analysis using a professionally acceptable methodology that has been peer reviewed; or
2. The Proposal includes an equivalent transfer or expansion of industrially designated property offsite to another location on the Miami River within the City of Miami.

Policy PA-3.1.3 Category B: All Category "B" properties shall maintain a working waterfront use. Additionally, the City shall require that any residential development with a density greater than duplex residential or any mixed use development include Working Waterfront use component per Ch. 342.07, F.S. or other amenities that is accessible to the public which promotes the enjoyment of the Miami River unless

¹ The "Port of Miami River" is a shallow draft riverine port consisting of independent, privately-owned small shipping companies, fisheries, vessel repair facilities marinas and other Recreational and Commercial Working Waterfront uses, as defined in Ch. 342.07, F.S., located along the banks of the Miami River and its tributaries and canals where Working Waterfront uses are located. The Port of Miami River is not a deepwater port as defined in Ch. 403.021(9), F.S. The Port of Miami River extends from the salinity dam in unincorporated Miami-Dade County to Biscayne Bay in the City of Miami, as identified in Appendix PA-1.

prohibited by the Miami-Dade Department of Environmental Resource Management (DERM).

Policy PA-3.1.4: The City shall encourage the establishment and maintenance of Working Waterfront uses along the banks of the Miami River, and to discourage encroachment by incompatible uses.

Policy PA-3.1.5: The City shall encourage the development and expansion of the Port of Miami River Working Waterfront consistent with the future land use, coastal management and conservation elements of the City's comprehensive plan.

Policy PA-3.1.6: The City shall encourage only those developments, rezoning, and land use amendments in the vicinity of the Working Waterfront lands designated "Industrial" on the adopted future land use map that are compatible and suitable with the existing "Industrial" use of property.

Policy PA-3.1.7: The City shall, through its land development regulations, adopt and enforce appropriate setbacks and buffering requirements for Non-Working Waterfront properties along the Miami River in order to protect the existing Working Waterfront use from encroachment of incompatible and unsuitable uses.

Policy PA-3.1.8: There shall be no net loss of recreational wet-slips along the Miami River.

Policy PA-3.1.9: The City shall require from new residential development and redevelopment located along the Miami River a recorded covenant acknowledging and accepting the presence of the existing Working Waterfront 24-hour operations as permitted.

Policy PA-3.1.10: In its commitment to support the Port of Miami River, the City of Miami shall continue its support of the dredging of the River.

Policy PA-3.1.11: The City of Miami shall facilitate and expedite municipal permitting for water-dependent, water-related, commercial, industrial and recreational working waterfronts along the Miami River by expediting the application process for such uses.

Objective PA-3.2: (TRANSPORTATION). The City shall encourage with appropriate agencies the coordination of surface transportation access to the Port of Miami River Working Waterfront with the traffic and mass transit system shown on the traffic circulation map series.

Policy PA-3.2.1: The City shall through the Transportation Element of the comprehensive plan, encourage the coordination of the intermodal surface and water transportation access service to the Port of Miami River Working Waterfront (See Objective TR-1.9, Policy TR-1.9.1).

Objective PA-3.3: (ECONOMIC DEVELOPMENT & COORDINATION). The City shall coordinate its Port of Miami River Working Waterfront planning activities with the multiple regulators and stakeholders who have an interest in the Miami River.

Policy PA-3.3.1: Give the Miami River's multi jurisdictional and regulatory nature, the City shall coordinate with:

1. The United States Army Corp of Engineers regarding the dredging, navigation, and commerce on the Miami River; and
2. The United States Coast Guard regarding security and safety on the Miami river; and
3. The Miami-Dade County Planning Department to evaluate the interdependence and effectiveness of the County's Port of Miami River sub-element in its comprehensive plan with that of that of the City's; and
4. The Miami-Dade County's Department of Environmental Resource Management and the Manatee Protection Plan Committee regarding the protection of manatees and establishment of new wet and dry marine slips on or near the Miami River; and
5. The Miami-Dade County Property Appraiser to ensure that all Port of Miami River Working Waterfront properties are assessed by the "current use" pursuant to Section 4, Article VII of the Florida constitution and S.193.704, Fla. Stat.

Policy PA-3.3.2: The City shall remain an active member of the Miami River Commission, as established by Ch.163.06, F.S. and shall continue to request and consider from the Miami River Commission written recommendations related to policy, planning, development and other River issues within the scope established by the Florida Legislature.

Policy PA-3.3.3: Within 18 months of adoption of this policy, the City shall consider approving a joint planning agreement with the Miami River Commission and Miami-Dade County to revise and adopt the "Miami River Corridor Urban Infill Plan" as the strategic plan for the Miami River.

Policy PA-3.3.4: Within three years of the adoption of this policy, the City along with Miami River stakeholders, property owners and businesses shall consider submitting an application to the Florida Department of Community Affairs, Waterfronts Florida Partnership Program, for assistance in protecting and promoting the Miami River traditional Working Waterfront.

Policy PA-3.3.5: The City shall coordinate with Miami River stakeholders, property owners and businesses to prepare reasonable Working Waterfront code compliance and enforcement policies to eliminate unsafe, abandoned, and blighted conditions along the river banks.

Policy PA-3.3.6: The City of Miami shall provide technical assistance to Working Waterfront businesses along the Miami River.

Policy PA-3.3.7: The City shall work to improve the economic vitality of the Miami River in cooperation with other concerned public and governmental agencies and organizations. (See Miami-Dade County's Comprehensive Development Master Plan, Port of Miami River Sub-element Policy PMR-1C)

Policy PA-3.3.8: The City will work with property owners along the Miami River to secure Enterprise Zone tax incentives to businesses for creation of jobs and revitalization. Such incentives consist of the following and are based on availability:

Enterprise Zone Incentives

1. Jobs Tax Credit
2. Business Equipment Sales Tax Refund
3. Building Materials Sales Tax Refund
4. Property Tax Credit
5. Community Contribution Tax Credit Program

Policy PA-3.3.9: The City will continue to use Brownfield redevelopment Area strategies to stimulate economic revitalization to Working Waterfronts. Such incentives consist of the following and are based on availability:

a. Financial Incentives

- i. 35% Voluntary Cleanup Tax Credits
- ii. \$2500 Brownfields Bonus Refund
- iii. Low-interest loans
- iv. Sales Tax Credit on Building Materials
- v. Up to 5 years of State Loan Guarantees of Loan Loss Reserves
- vi. Site-Specific Activities Grant, and
National Brownfields Assessment, Revolving Loan Fund, Cleanup Grants, and HUD Brownfield Economic Development Loans

b. Regulatory Benefits

- i. Risk Based Corrective Action
- ii. Cleanup Liability Protection
- iii. Review of Voluntary Cleanup Projects at FDEP Conducted Separately From Enforcement Mandated Cleanups by Responsible Parties
- iv. Expedited Review and Response to Technical Reports and Correspondence
- v. CERCLA Site Clearance Issued by EPA, and
- vi. Lender Liability Protection to the extent allowed by applicable laws

Policy PA-3.3.10: The City will continue to use the City's Enterprise Zone, Empowerment Zone, Commercial Business Corridors, and Brownfield Redevelopment Area strategies to stimulate economic revitalization, and encourage employment opportunities within the Port of Miami River. (Policy LU-1.3.7.).

Policy PA-3.3.11: The City will foster or develop and implement job training, vocational, and educational programs to assist the City's existing and future residents, and water dependent and water related businesses along the Miami River, in achieving economic self-sufficiency, and will continue to work with appropriate State and County agencies to direct training programs and other technical assistance to support minority and semi-skilled residents of the City including, without limitation, their involvement in recreational and commercial working waterfronts along the Miami River as defined by Ch.342.07, F.S. (Policy LU-1.3.8.)

Policy PA-3.3.12: The City, through its Intergovernmental Coordination Policies, shall support and coordinate with other governmental agencies having jurisdiction over the River to support and enhance the Miami River's economic importance and viability. The functions of the Miami River shall be consistent with the future goals and objectives of the City's Comprehensive Plan, particularly with respect to the unique characteristics of the Miami River's location and its economic position and functioning within the local maritime industry.

Objective PA-3.4: (MONITORING & EFFECTIVENESS). The City shall monitor track the effectiveness of its goals, objectives, and policies designated to preserve and promote the Port of Miami River as a valued and economically viable component of the City's maritime industrial base.

Policy PA-3.4.1: City staff shall prepare, or cause to be prepared, an annual report on the status of the Planning and Zoning, Economic Development and Coordination, and Transportation Objectives and Policies contained in this Sub-element, which shall be presented to the City Commission at a dully noticed public hearing.

Policy PA-3.4.2: City staff shall prepare, or cause to be prepared, an annual report on the loss or gain of recreational and commercial Working Waterfront lands and uses, which shall be presented to the City Commission at a dully noticed public hearing.

APPENDIX PA-1

The following Working Waterfront Table of Properties and the attached map identify properties of recreational and commercial working waterfront uses along the Port of Miami River and are subject to criteria listed in Port of Miami River Sub-Element Policy PA-3.1.1.

This space was intentionally left blank.

Working Waterfront Table of Properties

No.	Address	Folio	FLUM Designation	Category
1	236 SW North River Dr	0101140002010	Industrial	A
2	555 NW South River Dr	0102000101071	Industrial	A
3	325 NW South River Dr	0102000102030	Industrial	A
4	510 NW 1 St	0102010001020	Industrial	A
5	169 NW South River Dr	0102000401190	Industrial	A
6	RESERVED	RESERVED	RESERVED	RESERVED
7	RESERVED	RESERVED	RESERVED	RESERVED
8	2190 NW North River Dr	0131340241140	Industrial	A
9	1201 NW 22 AV	0131340510570	Industrial	A
10	2115 NW 12 St	0131340510610	Industrial	A
11	2277 NW 14 St	0131340730010	Industrial	A
12	2199 NW South River Dr	0131340950010	Industrial	A
13	1270 NW 11 St	0131350210180	Industrial	A
14	1201 NW South River Dr	0131350220110	Industrial	A
15	1261 NW 8 Ter	0131350230100	Industrial	A
16	RESERVED	RESERVED	RESERVED	RESERVED
17	1175 NW South River Dr	0131350310010	Industrial	A
18	298 SW North River Dr	0141370310010	Industrial	A
19	300 SW North River Dr	0141370310020	Industrial	A
20	431 NW South River Dr	0141380030130	Industrial	A
21	437 NW South River Dr	0141380030150	Industrial	A
22	377 NW South River Dr	0141380441020	Industrial	A
23	151 NW South River Dr	0141380270020	Industrial	A
24	405 NW South River Dr	0102000101010	Industrial	A
25	801 NW 4 St	0102000101020	Industrial	A
26	311 NW South River Dr	0102000102040	Industrial	A
27	301 NW South River Dr	0102000105010	Industrial	A
28	129 NW South River Dr	0102000501130	Industrial	A
29	961 NW 7 St	0131350310020	Industrial	A
30	971 NW 7 St	0131350000020	Industrial	A
31	2100 NW North River Dr	0131340241160	Industrial	A
32	2100 NW North River Dr	0131340241161	Industrial	A
33	2000 NW North River Dr	0131340241170	Industrial	A
34	2490 NW 18 Ter	0131340290010	Industrial	A
35	2525 NW 18 Ter	0131340310110	Industrial	A
36	2181 NW 12 St	0131340510580	Industrial	A
37	2161 NW 12 St	0131340510590	Industrial	A
38	2151 NW 12 St	0131340510600	Industrial	A
39	501 NW South River Dr	0141380030160	Industrial	A
40	131 NW South River Dr	0141380270010	Industrial	A
41	401 SW 3 Ave	0141380490030	Industrial	A
42	242 SW 5 St	0102030801010	Industrial	A
43	19 NW South River Dr	0102010001230	Industrial	A
44	2154 NW North River Dr	0131340241150	Industrial	A
45	2660 NW 18 Ter	0131340310010	Industrial	A
46	2600 NW 18 Ter	0131340310020	Industrial	A
47	2570 NW 18 Ter	0131340310030	Industrial	A
48	2540 NW 18 Ter	0131340310060	Industrial	A

49	2530 NW 18 Ter	0131340310070	Industrial	A
50	2551 NW 18 Ter	0131340310160	Industrial	A
51	2601 NW 18 Ter	0131340310170	Industrial	A
52	1350 NW 18 Ave	0131340420090	Industrial	A
53	1881 NW 27 Ave	0131340310180	Industrial	A
54	2670 NW 18 Ter	0131340310210	Industrial	A
55	19 SW North River Dr	0101130803130	Industrial	A
56	121 SW North River Dr	0101130901141	Industrial	A
57	114 SW North River Dr	0101130901160	Industrial	A
58	300 SW 2 St	0101130901280	Industrial	A
59	200 SW North River Dr	0101140001090	Industrial	A
60	737 NW 4 St	0102000103010	Industrial	A
61	745 NW 4 St	0102000103020	Industrial	A
62	101 NW South River Dr	0102000104010	Industrial	A
63	125 NW South River Dr	0102000501120	Industrial	A
64	1995 NW 11 St	0131340420040	Industrial	A
65	1320 NW 18 Av	0131340420120	Industrial	A
66	1142 NW 21 Av	0131340490090	Industrial	A
67	2051 NW 11 St	0131341010010	Industrial	A
68	2750 NW 20th St	0131330070040	Light Industrial	B
69	1960 NW 27 Ave	0131330070030	Light Industrial	B
70	1970 NW 27 Ave	0131330070020	Light Industrial	B
71	1990 NW 27 Ave	0131330070010	Light Industrial	B
72	1583 NW 24 Ave	0131340680010	Industrial	A
73	1583 NW 24 Ave	0131340590020	Industrial	A
74	1583 NW 24 Ave	0131340590010	Industrial	A
75	2215 NW 14th St	0131340000160	Industrial	A
76	1645 NW 22nd Ave	0131340241190	Industrial	A
77	1635 NW 22nd Ave	0131340241200	Industrial	A
78	1625 NW 22nd Ave	0131340241210	Industrial	A
79	1615 NW 22nd Ave	0131340241220	Industrial	A
80	1605 NW 22nd Ave	0131340241230	Industrial	A
81	1585 NW 22nd Ave	0131340241240	Industrial	A
82	1575 NW 22nd Ave	0131340241250	Industrial	A
83	1565 NW 22nd Ave	0131340241260	Industrial	A
84	1545 NW 22nd Ave	0131340241270	Industrial	A
85	1525 NW 22nd Ave	0131340241280	Industrial	A
86	1515 NW 22nd Ave	0131340241290	Industrial	A
87	1505 NW 22nd Ave	0131340241300	Industrial	A
88	RESERVED	RESERVED	RESERVED	RESERVED
89	1884 NW North River Dr	0131340241180	Industrial	A
90	1884 NW North River Dr	0131340170140	Industrial	A
91	1818 NW North River Dr	0131340170120	Industrial	A
92	663 NW South River Dr	0141380040080	Restricted Commercial	B
93	661 NW South River Dr	0141380040090	Restricted Commercial	B
94	555 NW South River Dr	0141380030180	Restricted Commercial	B
95	603 NW South River Dr	0141380040010	Restricted Commercial	B
96	517 NW South River Dr	0141380030170	Restricted Commercial	B
97	448 NW North River Dr	0101070101250	Light Industrial	B
98	442 NW North River Dr	0101070101240	Light Industrial	B
99	440 NW North River Dr	0101070101230	Light Industrial	B
100	450 NW North River Dr	0101070101221	Light Industrial	B
101	422 NW North River Dr	0101070101220	Light Industrial	B

102	412 NW North River Dr	0101070101210	Light Industrial	B
103	404 NW North River Dr	0101070101200	Light Industrial	B
104	400 NW North River Dr	0101070101190	Light Industrial	B
105	398 NW North River Dr	0101070101180	Light Industrial	B
106	343 NW South River Dr	0102000401020	Industrial	A
107	201 NW South River Dr	0102000401180	Industrial	A
108	250 NW North River Dr	0101090302020	Major Inst. Public Facilities	B
109	RESERVED	RESERVED	RESERVED	RESERVED
110	90 NW North River Dr	0101100901110	Restricted Commercial	B
111	28 NW North River Dr	0101110201090	Restricted Commercial	B
112	40 SW South River Dr	0102010101111	Restricted Commercial	B
113	1 SW South River Dr	0102010101075	Restricted Commercial	B
114	5 SW South River Dr	0102010101070	Restricted Commercial	B
115	27 SW South River Dr	0102010101020	Restricted Commercial	B
116	401 SW 1st St	0102010101120	Restricted Commercial	B
117	40 SW North River Dr	0141370360080	Restricted Commercial	B
118	109 SW South River Dr	0102010801040	Restricted Commercial	B
119	129 SW South River Dr	0102010801010	Restricted Commercial	B
120	135 SW South River Dr	0102000106010	Restricted Commercial	B
121	510 NW 7 th Ave	0131350271420	Light Industrial	B
122	528 NW 7 th Ave	0131350271410	Light Industrial	B
123	600 NW 7 th Ave	0131350271400	Light Industrial	B
124	700 NW 7 th Ave	0131350271160	Light Industrial	B
125	710 NW 7 th Ave	0131350271140	Light Industrial	B
126	722 NW 7 th Ave	0131350271130	Light Industrial	B
127	732 NW 7 th Ave	0131350271120	Light Industrial	B
128	800 NW 7 th Ave	0131350271110	Light Industrial	B
129	808 NW 8 th St Rd	0131350271100	Light Industrial	B
130	810 NW 8 th St Rd	0131350271090	Medium Density Multifamily Residential	B
131	812 NW 8 th St Rd	0131350271080	Medium Density Multifamily Residential	B
132	830 NW 8 th St Rd	0131350271070	Medium Density Multifamily Residential	B
133	852 NW 8 th St Rd	0131350271060	Medium Density Multifamily Residential	B
134	900 NW 8 th St	0131350271051	Medium Density Multifamily Residential	B
135	908 NW 8 th St Rd	0131350271050	Medium Density Multifamily Residential	B

SCAVENGER VESSEL

TECHNICAL SPECIFICATIONS

Technical data

LOA:	40 ft.
Beam:	8 ft.
Height (from water line):	10 ft.
Optional retractable Bimini Top	5 ft.
Width at bow, when jaws are open:	16 ft.
Draft:	4 ft.
Freeboard:	2 ft.
Gross weight:	12.5 tons
Main power plant:	marine diesel engine
Water canon pump:	1,250 U.S.G.P.M. at 100 psi
Fuel tank capacity:	120 - 150 US gal
Crew required:	1 operator
Oxygen Injection:	up to 600,000 l.p.h.
Decontamination rate:	up to 20,000 g.p.m.

Boat Performance

Normal cruising speed:	6 knots
Maximum cruising speed:	8 knots
Working speed:	1-3 knots
Rotates in place:	360 degrees
Hours of operation between refueling:	35 hours

Water Management Technologies, Inc. Presents: THE SCAVENGER VESSELS



The Scavenger Vessel is the most effective de-pollution vessel available in the world today.

Water Management Technologies, Inc.™

Water Management Technologies, Inc.™ holds the patent to the OxyPlus™ System, an advanced process that treats and revitalizes waterways by directly aerating the water with a combination of ozone and oxygen.

The 40-foot Scavenger Vessel is constructed from COR-TEN™ steel and built in accordance with internationally recognized marine vessel standards. It stands 10 feet tall from the water line, has 8-foot beam and weighs 12.5 tons. It is equipped with an opening bow and ballasting system and can be operated by one crewmember. The Scavenger Vessel can be easily transported by truck, train or ship.

Your Solution to CLEAN WATER

A Revolutionary Approach to Water Regeneration

www.scavengervessel.com

www.scavengervessel.com



WHO WE ARE

- An Innovative Water Management Company
- Family owned Florida Corporation for over 15 years
- Patented Oxy-Plus decontamination system
- Manufactures Environmental Tools
- Proudly built in the USA
- Proven track record
- Sole source product in the world
- Under contract with DEP to remediate Cyanobacteria

Your solution to
Clean Water

Your Logo

City of Miami and Miami-Dade County Accomplishments From 01/04/2019 To 12/13/2019

1

AMOUNT OF DEBRIS REMOVED FROM 01/04/2019 TO 12/13/2019 = 9073 CUBIC FEET
336 Cubic Yards = an approximate of 201 US Tons of trash

2

AMOUNT OF WATER DECONTAMINATED AT A RATE OF 10,000 GALLONS PER MINUTE
1.2 Billion Gallons of water treated

3

AMOUNT OF OXYGEN INJECTED AT A RATE OF 150,000 LITERS PER HOUR.
293 Million liters of oxygen

4

2244 NAUTICAL MILES TRAVELED

5

357 DONATED HOURS TOTALLING \$71,400 FROM Water Management Technologies

6

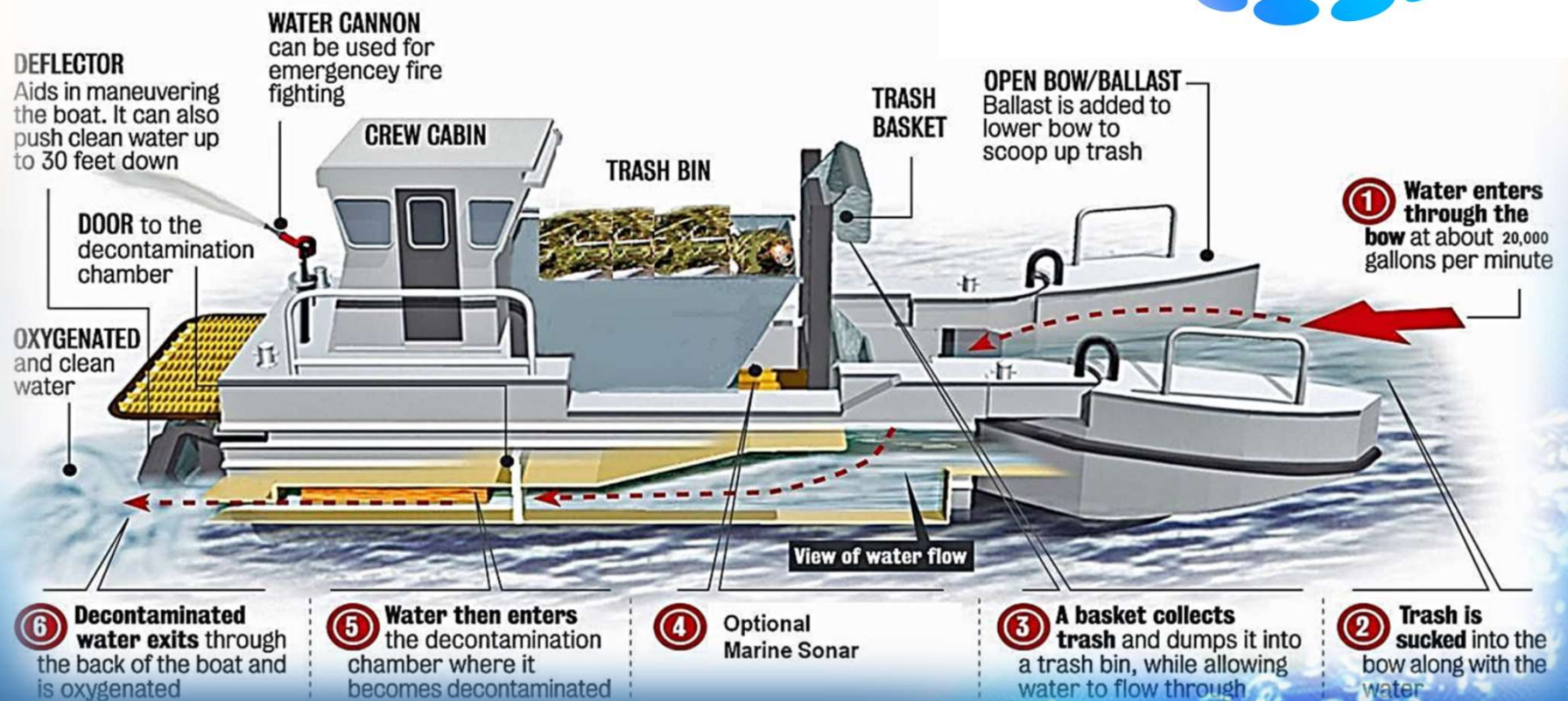
WE PICKED UP MANY NAVIGATIONAL HAZARDS SUCH AS DOCK PLANKS,
55 GALLON OIL DRUMS, DOCK BOARDS, LARGE TIRES

HOW IT WORKS



CLEANING THE WATER

How the 'Scavenger's' onboard water treatment system works:



Your solution to
Clean Water

Oxy-Plus™ BENEFITS



Biological

- Destroys fecal coliform
- Destroys Cyanobacteria
- Kills Bacteria
- Neutralizes viruses
- Balances Phosphates and Nitrates

Physical

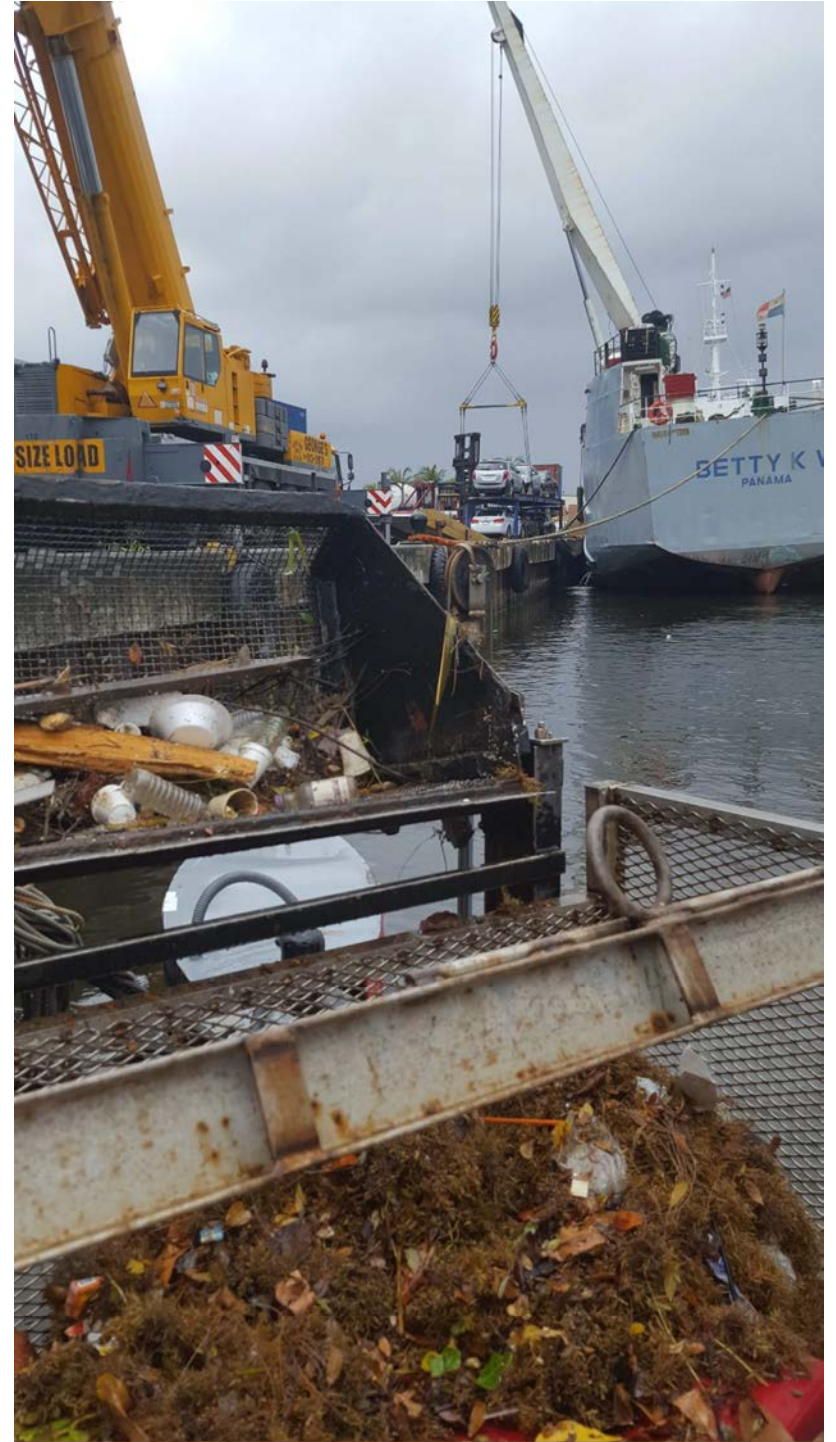
- Remove surface debris
- Reduces Turbidity
- Improves water quality
- Eliminates odors
- Destroys and Controls algae growth
- Remove Hazardous algae cakes

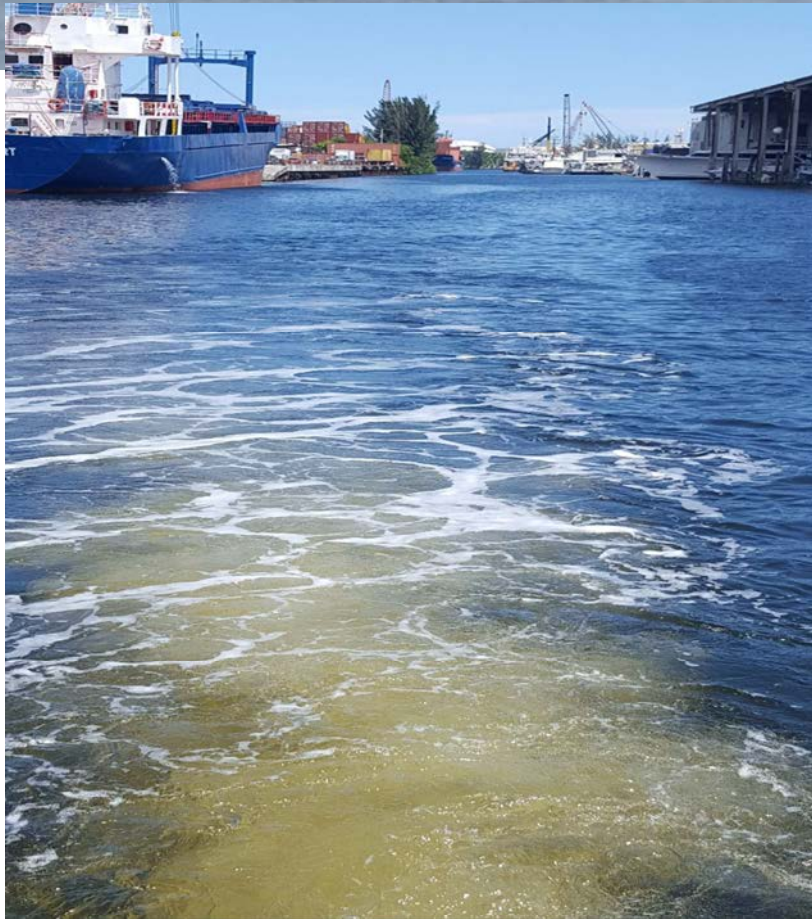
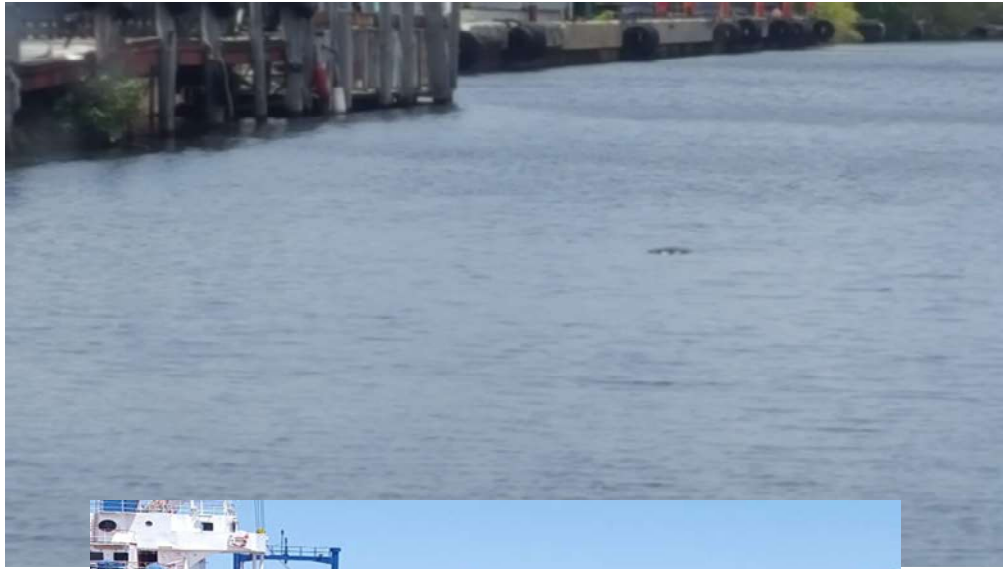
Chemical

- Increases DO
- Removes some pesticides, herbicides, and fungicides that are washed into the watershed

Your solution to
Clean Water











Miami River Commission's Stormwater Subcommittee December 4, 2019 Meeting Minutes

The Miami River Commission's (MRC) Stormwater Subcommittee (SSC) held a public meeting on December 4, 2019, 10 AM, 1407 NW 7 Street, Miami, FL. The SSC's previously distributed September 4, 2019 public meeting minutes were accepted. The attendance sign in sheet is attached.

I. "Walk the WBID" Water Body Identification (WBID) for the Miami River

Ms. Elyrosa Estevez, City of Miami, stated the City of Miami is in the process of renewing their 3 year contract, at \$250,000 per year, for the Scavenger Water Decontamination Vessel, which collects floating debris, decontaminates 600,000 gallons of water per hour, and injects 150,000 liters of oxygen per hour into the water, which improves water quality.

Ms. Elyrosa Estevez, City of Miami, stated on December 3 at 11 AM a water line broke at the 1 ST bridge replacement site, which created significant turbidity in the Miami River. The broken water line was quickly repaired, by 1 PM. The City of Miami issued a \$1,000 water quality violation fine. MRC Director Bibeau thanked FDOT for contracting the Scavenger Water Decontamination Vessel that same day, to provide an hour of needed oxygenation and water decontamination next to the 1 ST Bridge.

MRC Director Bibeau distributed a picture he took during a king tide of a massive amount of water gushing out of an open manhole cover, 2 feet into the air and flooding an area in Little Havana across the street from a school. Elyrosa Estevez, City of Miami, stated they cleaned the line and welded the manhole cover back on with a water tight seal, but the pressure of the water was so great it popped the welded manhole cover off again during king tide when the water flooded the street again. Therefore, the City of Miami will now install a pressurized man hole cover.

The MRC Stormwater subcommittee distributed reviewed and discussed a City of Miami exhibit depicting all the proposed and completed locations for back flow preventers to be installed along the Miami River and Biscayne Bay using "Miami Forever" GOB Bond Issue funding. Elyrosa Estevez, City of Miami, provided an updated exhibit, which now included additional future back flow preventer locations on the Miami River, which per MRC Director Bibeau's previous suggestion now includes future locations along the Miami River both east of I-95 and west of 12 Ave. The backflow preventers cost estimated \$34,000 - \$62,000, and are estimated to all be installed by December 2020.

II. "Miami River Basin Water Quality Improvement Report's Agency Quarterly Implementation Progress Reports

Mr. Omar Abdelrahman distributed and presented Miami Dade County's Department of Environmental Resource Management's (DERM) quarterly Miami River Basin Water

PUBLIC DOCUMENT

Quality Improvement Plan's progress report. The most alarming water quality violations were detected at Wagner Creek testing location 4, where 15,000 and 8,500 (cfu's / 100ml) E. Coli Bacteria was found, while the County's clean water standard is only 126 (cfu/100ml). Mr. Abdelrahman, DERM, stated Miami-Dade County is contracting an engineer to investigate with cameras to look for illicit discharges.

III. New Business

The MRC SSC's next quarterly public meeting will be March 4, 2020, 10 AM, 1407 NW 7 ST.

The meeting adjourned.

**Miami River Commission's
Stormwater Subcommittee Meeting**

Wednesday, December 4, 2019
10:00 AM
1407 NW 7 ST
Miami, FL

<u>NAME</u>	<u>ORGANIZATION</u>	<u>PHONE / FAX / EMAIL</u>
Arita Nash	FDEP	
Ely Estevez	City of Miami	
Brett Bibeau	MRC	
Jack Schneider	RMK-Merrill-Stevens	305-934-1411
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Omar Abdelrahman	DERM	