

Miami River Commission
Meeting Minutes
June 3, 2019

The Miami River Commission (MRC) public meeting convened at noon, June 3, 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-Chairman, designee for Miami-Dade Mayor Carlos Gimenez
Eileen Higgins, Miami-Dade County Commissioner
Wifredo “Willy” Gort, City of Miami Commissioner
Frank Castaneda, designee for City Commissioner Gort
Patty Harris, designee for Governor
John Michael Cornell, designee for Member at Large Appointed by the Governor
David Maer, designee for Miami-Dade State Attorney Katherine Fernandez-Rundle
Neal Schafers, Downtown Development Authority
Philip Everingham, designee for the Marine Council
Sandy O’Neil, designee for Greater Miami Chamber of Commerce
Bruce Brown, President, Miami River Marine Group
Rosy Noguera, designee for Sara Babun
Manny Prieguez, Member at Large Appointed by City of Miami
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. Consideration of Revised Plans and Pending Warrant Application for 1175 NW South River Drive, Naheem Khan Project

Ms. Iris Escarra, Greenberg Traurig, Ms. Rosario Kennedy, Rosario Kennedy and Associates, and Mr. Alfonso Jurado, Alfonso Jurado Architecture, distributed and presented revised plans, letter of intent, “Warrant and Waiver Submittal” for the “Naeem Khan Studios”. The previous plans were presented to the MRC on March 6, 2017 and those public meeting minutes state in part:

I) “Consideration of “Naheem Kahn” Project, 1175 NW South River Drive

The MRC’s Urban Infill and Greenways subcommittee’s January 21, 2016 public meeting minutes state:

“The Miami River Commission’s November 2, 2015 public meeting minutes were distributed stating, ‘The following documents were distributed prior to the meeting, presented and reviewed during the public meeting, regarding 1175 NW South River Drive:

- Board of County Commissioner’s Economic Prosperity Committee’s Agenda Item 2(B), a \$1.5 million “Economic Development Fund” grant to fund a public Riverwalk and new seawall at the “Naeem Khan Project”.
- City of Miami’s adopted zoning code section 3.11 and Appendix B
- City of Miami’s adopted zoning code, “Article 4, Table 3, Building Function: Uses”
- Miami River Commission’s Greenways subcommittee’s 10/21/15 public meeting minutes
- 1st Draft Plans for Naeem Khan’s Proposed Development

Director Bibeau stated the distributed County Agenda item was approved at County subcommittee and will be considered by the full Board of County Commissioners on 11/3/15.

Mr. Naheem Khan, Ms. Rosario Kennedy and Mr. Alfonso Jurado, Architectonica, distributed and presented the 2nd draft plans and narrative. The 2nd draft plans now feature a vessel along the river, and the public Riverwalk connects to the west with the existing public Riverwalk beneath and adjacent to 12 Ave Bridge, and to the east along the side yard connecting with the existing on road Miami River Greenway on North River Drive at the south east corner of the site.

Mark Bailey, Miami River Marine Group, noted 1175 NW South River Drive, leased by the Board of County Commissioners to Naheem Kahn for his proposed project, is zoned the most restrictive “D3” and the currently designated Land Use is “Port of Miami River”. Therefore, Mr. Bailey questioned if the proposed project is consistent with the vacant site’s existing land use and zoning, or would it require a land use & zoning amendment, “warrant” or “exception”? Mr Kahn and Ms Kennedy stated the project will use a vessel to import and export containers carrying fabric, beads, etc, in addition to recreational yacht access, therefore is consistent with the existing land use and zoning. Manny Prieguez noted he has shipped containers of seafood from his Miami River Lobster and Stone Crab site on the Miami River. Bruno Barreiro noted this County owned site has been vacant for years, and was previously a County Carpentry shop.

The MRC unanimously recommended the Board of County Commissioners approve the grant for the site’s public Riverwalk and new needed seawall, and asked for the specifics of the development proposal to be considered by the MRC’s Urban Infill and Greenways subcommittees in November, followed by the full MRC on December 7.’

Ms Rosario Kennedy, Mr Alfonso Jurado, Architectonica, and Ms Lucia Dougherty, Greenberg Traurig, distributed and presented the revised draft plans. The new plans increase the square footage by widening the west wall by 15' on the site. Ms. Kennedy recommended relocating the City of Miami Fire Department's storage of unused equipment adjacent to the site on South River Drive beneath the 12 Ave Bridge, which the City rents from FDOT.

MRC Director Bibeau distributed the City of Miami's adopted zoning code, "Article 4, Table 3, Building Function: Uses". Ms Dougherty noted the renditions still include a recreational yacht and an international shipping vessel transporting containers containing fabric, garments, and beads. Ms. Dougherty stated the plans will maintain the site's current D3 zoning, Port of Miami River Land Use. Ms Dougherty stated the City of Miami's Zoning Administrator classified this development on the table under "Industrial" as "Manufacturing and Processing" which requires a "Warrant" but requires less parking therefore the plans have sufficient parking spaces, or be classified as a "Marine Related Industrial Establishment" which would be "Allowed by Right", but requires more parking spaces than the plans provide, therefore a reduction of required parking spaces would be required.

Mr. Mark Bailey, Miami River Marine Group, asked if the development team had met with the U.S. Coast Guard regarding Homeland Security and MTSA requirements for this new proposed international shipping location, and DERM regarding obtaining the required marine operating permit, and the team replied not yet.

Ms. Dougherty stated the developer is willing to design, permit, fund and construct the public Riverwalk connector on the west end to extend the additional estimated 35 feet on FDOT public ROW in order to connect with the existing public Riverwalk and sideyard connector at the 12 Ave Bridge. The site's new public Riverwalk will feature a new seawall, maybe maintenance dredging along the shoreline, and a 6-foot wide dock. Chairman Aguirre noted the renditions for the dock need large bollards added, and the dock should be made of concrete to accommodate the depicted large shipping vessel.

MRC Urban Infill Subcommittee Chairman Murley and Greenways Subcommittee Martin suggested the MRC find the proposed development consistent with the *Miami River Greenway Action Plan* and the *Miami River Corridor Urban Infill Plan* subject to the following conditions:

- 1) Securing all vessel requirements established by U.S. Coast Guard, DERM, etc
- 2) Securing FDOT permission to construct the public Riverwalk connector to the west on FDOT ROW at the 12 Ave Bridge and removing the storage lot beneath the Bridge"

During the MRC's Feb. 1 meeting, Ms Rosario Kennedy stated since the MRC's Jan. 21 public subcommittee meeting (quoted above) the development team met with the

United States Coast Guard and will be working with them on compliance. Ms Kennedy stated the City of Miami Fire Department is willing to remove the junk yard beneath the 12 Ave Bridge on the south shore. Mr Jurado noted the revised plans now include a loading area, and a public sideyard connector from the sidewalk on South River Drive to this site's public Riverwalk which will connect with the existing Riverwalk and sideyard connector at FDOT'S 12 Ave Bridge, and the color of the on-road Greenway is the required mesa beige. The public Riverwalk is 25 feet wide. Ms Lucia Dougherty stated consultant Christy Brush believes the site will be permitted for 3 boat slips.

MRC Director Bibeau distributed the City of Miami's adopted zoning code, "Article 4, Table 3, Building Function: Uses". Ms Dougherty noted the renditions still include a recreational yacht and an international shipping vessel transporting containers containing fabric, garments, and beads. Ms. Dougherty stated the plans will maintain the site's current D3 zoning, Port of Miami River Land Use. Ms Dougherty stated the City of Miami's Zoning Administrator classified this development on the table under "Industrial" as "Manufacturing and Processing" which requires a "Warrant".

MRC Chairman Aguirre stated this is a mixed-use compromise and improvement on the existing vacant conditions.

Ernie Martin made a motion for the full MRC to support the subcommittee's findings, "the MRC finds the proposed development consistent with the *Miami River Greenway Action Plan* and the *Miami River Corridor Urban Infill Plan* subject to the following conditions:

- 1) Securing all vessel requirements established by U.S. Coast Guard, DERM, etc
- 2) Securing FDOT permission to construct the public Riverwalk connector to the west on FDOT ROW at the 12 Ave Bridge and removing the storage lot beneath the Bridge

The motion was seconded by Manny Prieguez and unanimously adopted by the MRC."

MRC Director Bibeau distributed emails from the development team and renditions of the previously presented project and the revised proposed project, with only the following changes:

- 1) Increase of 1 story on 1 of the 2 proposed buildings. Original 3 and 4 story structures now proposed to become 3 and 5 stories.
- 2) Different exterior wall materials / design

The developer team emails state, "the design was slightly modified but that the waterfront standards, Riverfront dimensions and overall program remain the same... As promised I have included the Riverwalk Details comparisons from 2015 and 2017 - the walk remains at 25 feet wide. I have also included a site plan comparison ... you will see the 2017 site plan includes the off-site parking under the bridge"

The developer team indicated progress has been made on the MRC's 2 previously recommended conditions of:

- 1) Securing all vessel requirements established by U.S. Coast Guard, DERM, etc
- 2) Securing FDOT permission to construct the public Riverwalk connector to the west on FDOT ROW at the 12 Ave Bridge and removing the storage lot beneath the Bridge

MRC Greenways subcommittee chairman Murley suggested the full MRC re-affirm their previous unanimous recommendation on this item and continue to find the proposed development consistent with the *Miami River Greenway Action Plan* and the *Miami River Corridor Urban Infill Plan* subject to the following conditions:

- 1) Securing all vessel requirements established by U.S. Coast Guard, DERM, etc
- 2) Securing FDOT permission to construct the public Riverwalk connector to the west on FDOT ROW at the 12 Ave Bridge and removing the storage lot beneath the Bridge”

Ms Rosario Kennedy distributed and presented the revised / updated plans:

- 1) Increase of 1 story on 1 of the 2 proposed buildings. Original 3 and 4 story structures now proposed to become 3 and 5 stories.
- 2) Different exterior wall materials / design
- 3) The proposed plans now include a vocational school
- 4) The proposal still incorporates vessels on the site to ship materials, and recreation yacht access for customers
- 5) Site still includes public Riverwalk consistent with Miami 21 Section 3.11, Appendix B, and will include construction of the Riverwalk connector on FDOT land connecting to the existing public Riverwalk to the west beneath the FDOT owned 12 Ave Bridge
- 6) Estimate completion of the proposed development in mid-2019.

The MRC adopted a unanimous resolution recommending finding the presented Naheem Khan project consistent with the *Miami River Greenway Action Plan* and the *Miami River Corridor Urban Infill Plan* subject to the following conditions:

- 1) Securing all vessel requirements established by U.S. Coast Guard, DERM, etc
- 2) Securing FDOT permission to construct the public Riverwalk connector to the west on FDOT ROW at the 12 Ave Bridge and removing the storage lot beneath the Bridge
- 3) The applicant submits presented / amended / updated plans presented to the MRC on 3/6/17 to the City of Miami for permitting
- 4) The project include the public Miami River Greenway signage required by Miami 21”

The MRC Urban Infill and Greenways subcommittee's distributed March 20, 2019 public meeting minutes state:

"The applicants stated although they intend to comply with the MRC's previously approved conditions of approval, it is a work in progress and they are yet to fully comply with the MRC's conditions. For example, they are in the process of hiring EAC Engineering to create construction engineering documents for the new seawall, they executed a sub-lease with the City to replace the existing storage lot beneath the 12 Ave Bridge with their private parking lot, etc. The applicants stated differences between the plans presented to the MRC on March 6, 2017 and the revised plans are the 2 buildings were 3 and 5 stories, and now they are 4 and 5 stories, and the building's façade has changed and are now using more glass. The applicants stated the pending warrant applications would permit the proposed vocational school component, off-site parking waiver, and a reduction of required parking spaces because they are close to Metro-Rail. The applicants stated they would consider putting some landscaping back in the plans in between the 2 buildings, similar to the previous plans which had landscaping between the 2 buildings which was removed in the current plans which only depict hardscape in between the 2 proposed buildings.

Carol Boynton, Spring Garden Civic Association, stated they were seeking a voluntary covenant and City conditions of the warrant to include compliance with the existing noise ordinance, no restaurant as depicted in the current plans, and no public venues as depicted in the current plans.

The applicants stated they would meet with their neighbors to the east at the Riverwalk Apartments which are currently under construction, to try and combine their side yard public connectors from the existing on-road Greenway along NW South River Drive and the public Riverwalk, in order to widen the Khan project's currently proposed eastern side-yard connector's unobstructed path, which is only 5' wide and services public bicycle and pedestrian access in addition to cargo from the depicted shipping vessel to the loading docks.

MRC Urban Infill Subcommittee Chairman Murley noted he works for Miami Dade County, whom owns the subject property and has an executed lease to Mr. Khan for the proposed project. Mr. Murley noted Miami-Dade County has the final decision on this item, for which a County Resolution requests a strictly advisory recommendation from the MRC for the County's consideration.

Mr. Murley suggested the MRC recommend widening the eastern public sideyard connector / loading area, and reconfirm their following previous unanimous resolution finding the presented Naheem Khan project consistent with the Miami River Greenway Action Plan and the Miami River Corridor Urban Infill Plan subject to the following conditions:

- 1) Securing all vessel requirements established by U.S. Coast Guard, DERM, etc
- 2) Securing FDOT permission to construct the public Riverwalk connector to the west on FDOT ROW at the 12 Ave Bridge and removing the storage lot beneath the Bridge
- 3) The applicant submits presented / amended / updated plans presented to the MRC on 5/6/19 to the City of Miami for permitting
- 4) The project include the public Miami River Greenway signage required by Miami 21"

Ms. Escarra, noted the following additional change. The applicants are no longer proposing to meet the requirements of the site's existing "Port Miami River" Land Use and Marine Industrial Zoning by using shipping vessels to transport beads, fabric etc. Ms. Escarra distributed the following letter:

Ms. Escarra stated Mr. Khan has a “land lease” with the City, and the County retains the rights to the shoreline and boat dockage. Attendees recalled the adjacent Merrill-Stevens boatyard’s long-standing desire to pay Miami-Dade County for the ability to simply dock boats at the subject site, consistent in part with an item previously approved by the County Commission. Either the County’s docking Marine Patrol and Fire Department vessels, and or dockage for Merrill Stevens Boatyard, would create consistency with the site’s existing “Port Miami River” Comp Plan designation and Marine Industrial zoning. Ms. Escarra stated the proposal has no outdoor dining. Ms. Escarra stated per the distributed plans, the site will be consistent with zoning code section 3.11 and appendix B’s requirements for a public Riverwalk featuring a new seawall, and they just hired a firm to design and construct the site’s new needed seawall. The Proposed Khan public Riverwalk will seamlessly continue and connect to the west with the existing public Riverwalk beneath 12 Ave Bridge, and to the east with the existing public Riverwalk at Mast Capital’s “Riverwalk Apartments” which are currently under construction. Mr. Jurado noted the eastern public sidewalk connector between South River Drive’s existing on-road Miami River Greenway, and the site’s proposed public Riverwalk, has been widened by combining and connecting with the adjacent side yard connector immediately east at Riverwalk Apartments.

Commissioner Gort noted the need for more marine patrol and water borne transportation on the Miami River.

Commissioner Higgins stated there is no intention for a restaurant on the County owned site being leased to Mr Khan, so perhaps the County will be willing to provide a covenant stating this project will not include a restaurant on this County owned site. Commissioner Higgins stated there maybe a few fashion shows at the site, therefore need to balance that use with not making loud noise which disturbs residents, but the subject will not have nightly noise from a restaurant, and the fashion shows will not be late at night. Ms Escarra noted only the property owner, Miami-Dade County, has the right to enter into covenants on the site, not the tenant, Mr Khan.

Carlos Salas, President of the Spring Garden Civic Association, read a statement in opposition to the project.

Theo Long stated parking under the 12 Ave bridge supposed to be for public use, and a private parking lot for he proposed Naheem Khan Design Studio and Vocational School.

Mark Bailey, Miami River Marne Group, stated concern that the depicted shipping vessel is no longer included in the proposal, and the site’s existing “Port Miami River” Land Use and marine industrial zoning requires a marine industrial business and use on the subject parcel.

Adam Gettinger, riverfront resident and homeowner, stated he supports the proposal.

The Miami River Commission passed a resolution (9-4) recommending the County execute a covenant confirming n outdoor dining as presented, widening the eastern public side-yard connector, and reconfirming the MRC’s following previous unanimous resolution finding the presented Naheem Khan project consistent with the *Miami River Greenway Action Plan* and the *Miami River Corridor Urban Infill Plan* subject to the following conditions:

- 1) **Securing all vessel requirements established by U.S. Coast Guard, DERM, etc**
- 2) **Securing FDOT permission to construct the public Riverwalk connector to the west on FDOT ROW at the 12 Ave Bridge and removing the storage lot beneath the Bridge**
- 3) **The applicant submits presented / amended / updated plans presented to the MRC on 5/6/19 to the City of Miami for permitting**
- 4) **The project include the public Miami River Greenway signage required by Miami 21”**

The applicants agreed to all the conditions of the MRC’s recommendation to approve the proposal.

II. Consideration of Land Use and Zoning Amendment Applications on South River Drive from 17 Ave to I-836

For reference this agenda item was previously presented to the Miami River Commission (MRC) and the MRC’s October 1, 2018 adopted public meeting minutes state in part:

“Mr. Shedd stated 1543, 1529, and 1515 NW North River Drive in the subject area were recently rezoned from T3 to T4 for a private sector development which provided a voluntary covenant to include a public Riverwalk, new seawall on 16 Ave and improvements to the 16 Ave public greenspace / median. Miami 21 requires new developments to include a public Riverwalk’s in T5 and T6. Attendees noted the subject existing single-family homes will never have to provide a public Riverwalk, yet the City and property owners agreed to requiring a future redevelopment in the proposed up zoned and amendment to the comprehensive plan parcels to include a public Riverwalk.

Attending subject property owners provided a statement of support for the land use and zoning amendments signed by all of the riverfront property owners.

MRC Urban Infill Working Group Chairman Jim Murley suggested the Miami River Commission recommend approval of the item with the condition that any future redevelopment include the public Riverwalk.”

Mr. Shedd stated since the MRC subcommittee meeting, the Planning Department did add on the few remaining T3 parcels in this connected subject stretch of riverfront. Mr. Shedd stated the City has not included changing the public park space to Parks (CS) zoning as recommended by the MRC subcommittee Chair Murley. Mr. Shedd stated instead of a voluntary covenant to require a public Riverwalk if the subject parcels are ever redeveloped in the future, the City will be doing a text amendment to Section 3.11 of the zoning code. Mr. Prieguez stated the potential text amendments to Zoning Code 3.11 should be considered first by the City Commission, and Mr. Shedd replied it hasn’t been drafted yet. The MRC adopted a unanimous resolution to defer this agenda item, and the potential amendments to Zoning Code 3.11, to the MRC’s November 5 public meeting, noon, Lummus Park, 250 NW North River Drive.”

Ryan Shedd, City of Miami, distributed and presented the City of Miami's application to amend the land use from "Single Family Residential" to "Low Density Residential" and amend the zoning from T3-L to T4-R on riverfront parcels on the Miami River's south shore depicted on maps essentially from I-836 to NW 17 Ave. In essentially the middle of the subject area several parcels were already approved for the same rezoning, and they offered a voluntary covenant to provide a 20' wide public Riverwalk. Mr. Ryan stated the City of Miami emailed the subject property owners a voluntary covenant indicating not now, but if the existing houses are demolished and a new development constructed consistent with the new increased T4-R density, that they would voluntarily proffer the connecting 20' wide public Riverwalk, which maybe closed at night. There is no development proposed at this time, and currently all the subject single-family houses are all separately individually owned. Mr. Shedd stated the most eastern parcel is owned by Miami Dade County, and currently has split zoning of T3-R in a small western portion of the site, and the majority of the site is currently zoned T6-8-L. Therefore, only the small portion of the County site currently zoned T3-R would become T4-R. Mr. Shedd stated he has communicated with Miami-Dade County about this City pending application to amend land use and zoning. Mr. Shedd noted in the future if the area is redeveloped, the City's Comprehensive Plan requires all new developments on the Miami River to execute and record a Working River Disclosure / Covenant.

Adam Gettinger stated he owns one of the subject properties, thanked the City of Miami for applying to rezone his property, and stated he has already executed and submitted the voluntary covenant to provide the public Riverwalk in the future if his site is ever redeveloped to the density of the proposed increased T4 zoning density. Mr. Gettinger stated the neighbors support the item as well.

Theo Long, resident and homeowner in the Grove Park neighborhood, noted just east of I-836 a portion of a County parcel has a greenspace with large old oak trees which should be preserved to enhance an improved public Riverwalk. Commissioner Higgins stated she was sensitive to the recommendation to save the old oak trees on the County site, and the County's current redevelopment plans do not include removal of the oak trees.

Attendees referenced an October 2018 email from Miami Dade County, which was forwarded to the City of Miami stating:

"the Department of Transportation and Public Work (PTPW) is taking the necessary steps to replace the NW 17th Avenue Bridge over the Miami River. The new bridge will have a wider typical section as well as wider approach roadway and intersections to the south and north of the bridge....The Department is certain that the (5) five parcels (west of 17 ave) will be required for the project."

The Miami River Commission passed a resolution (12-2) recommending approval of the City of Miami's subject application to amend land use and zoning, subject to the condition that all included parcels submit the signed voluntary covenant for the future public Riverwalk, and any parcels which do not submit the signed covenant to the City of Miami before 2nd reading at City Commission, be removed from the City of Miami's pending application.

III. Consideration of Plans for 517 - 663 NW South River Drive

John Michael Cornell submitted an executed “Form 8B, Memorandum of Voting Conflict”, stated he will be recusing himself from this issue, and then immediately left the meeting room for this entire agenda item.

Ms. Lynn Summers distributed a letter dated June 3, in response to a letter from Matt Person, dated May 31, 2019. Ms. Summers stated she is not an employee or agent of the applicants, and as a volunteer assisted in the scheduling of a needed meeting between the applicants and the Spring Garden Civic Association on May 8, which she did not attend. Chairman Aguirre noted an email from the Miami-Dade Ethics Commission stating he does not have a conflict of interest on this item.

Iris Escarra, Greenberg Traurig, and developer Avra Jain distributed and presented revised / current plans (draft #3) for “555 River House”, letter of intent, and draft Working River / Public Riverwalk Covenant. Ms. Escarra noted this site had previously been considered by the MRC on November 1, 2004 and the public meeting minutes stated, “the MRC found the proposed project to be in the best interest of this particular site and area of the Miami River, by a vote of 10-3”. Therefore, in January 2005 the MRC recommended approval of the then presented “Nautica on the River” development Major Use Special Permit, land use amendment, and zoning amendment, which the City Commission approved to the current designations. The MRC’s adopted November 1, 2004 public meeting minutes state in part, “publicly accessible Riverwalk featuring a 6-foot-wide unobstructed pedestrian path and an additional 5-foot passive zone with landscaping, lighting, etc., which would be constructed and funded by the potential developer.” The previously approved “Nautica on the River” design for the site is being replaced with the applicants distributed plans for “555 River House”, and in comparison, the new public Riverwalk proposed width and waterfront building setback has increased in the current (draft #3) plans. Subsequently the MRC’s Urban Infill and Greenways subcommittee considered “draft #2” of the “555 River House” plans on May 17, 2019 (public meeting minutes were distributed).

Ms. Escarra stated the presented plans are consistent with the current land use and zoning, and feature 175 hotel rooms, 39 residential units, offices, and 2 restaurants with no outdoor dining. The applicants stated in theory the existing zoning would allow 400 residential units, which is far greater density than is being proposed. Ms. Avra Jain stated they will retain a professional sound engineer, communicate and meet with the neighbors, and the 100% indoor restaurants will not be loud, and there will be no outside music, because they can’t disturb the immediate sites hotel rooms, residences and offices. The applicants distributed the Comprehensive Plans required “Working River Disclosure / Public Riverwalk Covenant”, they currently have an active Marine Operating Permit with 6 commercial boat slips and are asking for an amendment to have 10 boat slips, located outside of the federal navigable channel. The plans include an Uber drop off and pickup location located in the center round-about, off of the narrow NW South River Drive. Ms. Escarra stated consistent with the current zoning they are paying the City of Miami \$1,000,000 to purchase additional height to 12 stories on a portion of the building.

Carlos Salas, President of the Spring Garden Civic Association (SGCA), and Matt Person, stated they met with the applicants on May 8 in Spring Garden. Mr. Salas stated the SGCA was concerned about the proposed developments height, noise from 3 restaurants, roof top pool and bar, and waiver requests to reduce parking, reduce loading bays, narrow the public Riverwalk and waterfront building setback. The SGCA is asking the applicants to enter into a voluntary covenant or agreement with them to reduce the proposed developments height, prohibit outdoor dining, limit noise, not reduce the minimum Riverwalk and waterfront building setback widths, and not reduce parking by 30% as proposed. Mr. Salas cited a news article reporting a 30% ridership reduction on Miami-Dade Transit. Attendees agreed more Marine Patrol and Police are needed on the Miami River. Mr. Salas read the following letter from Dr. Ernest Martin:

“I would like to express my opposition to the project, 555 River House, located at 516-663 NW South River Drive for the following reasons:

- (1) The project is too close to the 8-story residential building to its immediate west which is already under construction
- (2) The height of the project is overwhelming to its surroundings and specifically to the Spring Garden Historic District directly across the River. The proposed project will create a canyon effect and will carry noise up and down the River.
- (3) It is inappropriate to allow outdoor dining on the ground floor level along the River with residences nearby. There should be no outdoor dining.
- (4) The rooftop pool and bar are also problematic for the same reason. Noise is a huge concern for all nearby residents.

In conclusion, the project is simply too dense, too tall, and has amenities that are inappropriate and incompatible for this area of the Miami River.”

Spring Garden residents Charles & Priscilla Greenfield, Daeja Donahue, and Rick Veber, stated opposition to the current proposal.

Manny Prieguez noted the MRC’s standard operating procedure is for the MRC subcommittee Chair to provide a non-binding suggestion for the full MRC’s consideration, which didn’t happen in this case as noted in the MRC subcommittee’s distributed May 17, 2019 public meeting minutes. Mr. Prieguez stated the City is yet to answer the following three questions which the applicants, Spring Garden Civic Association and MRC have been asking:

- 1) Is the project eligible to ask for a 30% parking reduction?
- 2) Does the project require an outdoor dining warrant / waiver / permit?
- 3) Is the City bound to accept the applicant’s desire to purchase additional height through the public benefits program?

Attendees noted the applicants deferred their presentation to the MRC subcommittee in April and the full MRC in May, in order to 1st accept the Spring Garden Civic Association’s invitation to meet with them, which occurred on May 8, and again at the MRC’s May 17 subcommittee public meeting. The applicants stated they did not want the item to be deferred a 2nd time today.

The MRC voted 8-4 to defer the item, partially due to MRC awaiting final confirmed answers from the City to questions asked by the MRC, applicants, and Spring Garden Civic Association, before the MRC’s June 3 public meeting. Therefore, this agenda item will be presented again to the MRC subcommittee on Monday, 6/10, 3 PM, 1407 NW 7 ST, followed by the full MRC again on July 1, noon, 1407 NW 7 ST.

IV. Consideration of Plans for 710-760 NW North River Drive

Mr. Simon Ferro, Esq, Gunster, and Architect Hervin Romney, distributed and presented 20 copies of plans for 2 developments, 710-720 NW North River Drive and 750-760 NW North River Drive, which are separated by the vacant 730-740 NW North River Drive in the middle, which they do not own. One of the buildings has 8 residential units and the 2nd building features 10 residential units, with 4 parking spaces per unit. The proposal does not include any vessel dockage; therefore, they will remove the docked boat depicted in the plans. Mr. Ferro stated the proposal is 100% as of right, with no requested variances, waivers special exceptions, etc.

Mr. Ferro and Mr. Romney noted the following revisions in the distributed (2nd draft) plans which were amended to include recommendations from the MRC subcommittee Chairman Murley. The side yards now include closed sunbreak screens which will provide increased privacy, and increased native landscaping. Mr. Romney stated the buildings are setback 20' from the river as required by code, and they would welcome a public Riverwalk if the City of Miami wants public access.

Charles and Priscilla Greenfield, Spring Garden residents and home owners, stated the Spring Garden Civic Association supports the presented and distributed plans.

The MRC unanimously recommended approval of the presented and distributed plans for 710-720 and 750-760 NW North River Drive.

V. New Business

The meeting adjourned.

**Miami River Commission
Public Meeting**

Monday, June 3, 2019
Noon
1407 NW 7 ST
Miami, FL

<u>NAME</u>	<u>ORGANIZATION</u>	<u>PHONE & E-MAIL</u>
Carlos Salas	SGCA	springgardenhistoric district@gmail.com
GRANT RITCHIE	710-720	hervinarchitect @gmail.com
Miguel Viera	Metrol 750-760	
hervin ROMNEY	XIA	
Simon Ferro	BUNSTER	SFerro@bunster. com
Mark Bailey	Miami River Marine Group	markbailey@marinermarinesgroup.org
Priscilla Greenfield- Hawley	Spring Garden Historic District	Priscilla@gm@ BellSouth.net
John C. Robbins	Miami Today	
Matthew Person, Person Law	Attorney for SGCA	305-640-5754 mtp@personlawoffices.com
Guillermo Alvarez		786-3404702
Adam Gettinger		305-562-6778
Luis FERNANDEZ	DFRM	305-372-6682 fern@miamicolab.gov
Daryle Daryle	Spring Garden	786 304 8045

**Miami River Commission
 Public Meeting**

Monday, June 3, 2019
 Noon
 1407 NW 7 ST
 Miami, FL

<u>NAME</u>	<u>ORGANIZATION</u>	<u>PHONE & E-MAIL</u>
Carlos Diaz	Greenberg Traurig	3/579-0502/diazc@gtm.com
Ins Escarra		3/579-0837/escarra@gtm.com
Laura Menden-Berman	VAGABOND GROUP	laura@vagabondgroupconsulting.com
JONATHAN BURGESS	PARADELO BURGESS DESIGN	JONATHAN@PARADELOBURGESS.COM
AVRA JAIN	Vagabond Group	jainavra@gmail.com
CARLOS ZAPATA	CARLOS Zapata Studios	czapata@ce-studio.com
TERRY ZERBY	ZERBY PARTNERS	terry@zerbypartners.com
GEORGE BROWNING	ZERBY PARTNERS	george.browning@elksapply.com
FRANK CASTANEDA	City of Miami	FCASTANEDA@MIAMI.GOV.CO
Lynn M. Summers	Citizen	305-794-7599 LMSUM@earthlink.net
Theodora Long	Grove Park	
Orin T. Black	Homeowners Assoc.	3/401-4595
RICK VEBER	5TH STREET MARINA	ORIN@5THSTMARINA.COM
William Roe	SGCA	786 858 2592 richardveber@yahoo.com
John J...	MDC.	305-375-3493
Charles Greenfield	FLA	wpurd@atl.com/indigen
	Spring Garden	305.525.5302
		g.gidd@BellSouth.net

**Miami River Commission
 Public Meeting**

Monday, June 3, 2019
 Noon
 1407 NW 7 ST
 Miami, FL

<u>NAME</u>	<u>ORGANIZATION</u>	<u>PHONE & E-MAIL</u>
DAVID MAER	S.A.O.	davidmaer@miamisda
Wifredo Bort	CITY OF MIAMI	WBORT@miamidade.gov
Eileen Higgins	MDC	eileen.higgins@miamidade.gov
NEAL SCHAFERS	Miami DDA	schafers@miamidda.com
John Cornell	MRC	jmccornell@earthlink.net
Sandy O'Neil	Gmcc	oneils@bellsouth.net
Brett Bibeau	MRC	305 644 0544
Horacio Stewart Aguirre	MRC	Horacio@hsaguirre.com
FRANK ZALLESKA	MDA / Mayor	FRANK@MIAMIDADE.GOV
Phil Everingham	MRC / Marine Group	phemsdd@hotmail.com
Bruce L. Brown	Miami River Marine Group	305/783-6411 bruce@bellsouth.net
Tom Kimeh	MRC	TK:menz@aol.com
PATRICIA HARRIS	MRC	PATTYKAKE@GMAIL.COM
Roselvie Noguera	MRC	rnoguera@nillean.com
C. Camo	MRC	rcamoc@miamidade.gov