

Miami River Commission's Urban Infill and Greenways Subcommittee October 19, 2017 Minutes

The Miami River Commission's (MRC) Urban Infill and Greenways subcommittee conducted a public meeting on October 19, 2017, 8:30 AM, 1407 NW 7 ST. The attendance sign in sheet is enclosed. MRC Urban Infill Subcommittee Chairman Jim Murley conducted the public meeting. MRC Greenways Subcommittee Chairman Martin was unable to attend.

I. Presentation by Keren Bolter, South Florida Regional Planning Council, Regarding Climate Change and Sea Level Rise in the Miami River District

Dr. Keren Bolter, South Florida Regional Planning Council, presented a lengthy detailed PowerPoint regarding sea level rise and climate change in the Miami River District (available upon request). Dr. Bolter stated portions of the Miami River District have been experiencing tidal flooding without rain events. Dr. Bolter noted the limerock in the ground is porous, and the water rises up through the limerock (as has been evidenced in the lower riverfront portion of Sewell Park). Dr. Bolter stated the Miami River district is densely populated, and is located within the AE flood zone which requires flood insurance. Dr. Bolter stated the building elevations impact the insurance costs, and over 30 years there is a 1 in 4 chances of a flood in an AE zone. Dr. Bolter stated state now requires the City of Miami Comprehensive Plan to address Sea Level Rise and flooding, therefore the presented recent data was collected. Dr. Bolter stated the Community Rating System (CRS) Credits result in reductions in citizens flood insurance costs. The best CRS score is a 1, and currently Miami beach is a 7, City of Miami is a 6, and Miami-Dade County is a 5. A Rockefeller Grant provided funding for the City of Miami to hire a Resiliency Officer, Jane Gilbert. Dr. Bolter stated the need for adaptation strategies i.e. land use regulations and building codes, limits on insurance costs, redesign and retrofit structures, updates for drainage, flood control and water supply infrastructure, and increased coastal protection. Dr. Bolter stated the need to address septic tanks which are a problem now and a health hazard. Dr. Bolter noted if we wait, the costs of these needed expensive improvements will increase.

The upcoming November 7 has a ballot question to create a new General Obligation Bond Issue with significant needed funding to address the impacts of sea level rise.

II. Fort Dallas Park Status Update

As recommended by the MRC for years, attendees thanked the City of Miami for recently fumigating / tenting the historic wooden Flagler's Worker's House / Palm Cottage for termites.

The MRC's Urban Infill and Greenways subcommittee's 5/19/17 public meeting minutes state: "II. Discussion With City of Miami Regarding City Commission's Adopted MOU To Potentially Redevelop a City Owned Section Along Miami River's North Shore (Currently Public Riverwalk, Hyatt, James L Knight Convention Center, etc.)

The subcommittee noted this item was requested by the MRC during their May 1 public meeting. Daniel Rotenberg, Director of the City of Miami's Department of Real Estate and Asset Management (DREAM), stated this item will be considered by the City Commission on May 25. The item is to create a MOU to consider the potential demolition and redevelopment of the riverfront Hyatt Regency and James L Knight Convention Center, on the Miami River's north shore from Brickell Bridge to the Miami River Park Hotel. In addition, a master plan will be created for the Miami River's north shore from Brickell Bridge to FT Dallas Park. Any potential new long-term lease of the City owned riverfront would require approval by the public at referendum. Director Rotenberg stated the MRC and other agencies will be included in this planning process from beginning to end."

Attendees noted the desire to commence this planning process.

The nearby Epic Hotel, Condominium and marina emailed the City about the standing water in the FT Dallas Park fountains, where mosquitos are breeding.

MRC Director Bibeau stated on September 15 he emailed DREAM director Rotenberg reporting that Hurricane Irma had destroyed the dock in FT Dallas Park, which is need of removal prior to floating away and becoming a public safety hazard and a hazard to navigation, followed by replacement of the dock which FEMA and FIND may assist in funding and expediting permits for the needed dock replacement.

The MRC's Urban Infill and Greenways subcommittee's 5/19/17 public meeting minutes state:

"III Discussion with City of Miami Regarding Status of FT Dallas Park

Daniel Rotenberg, Director of the City of Miami's Department of Real Estate and Asset Management (DREAM), stated the City will advertise a Request for Letters of Interest (RFLI) this week for a new restaurant at FT Dallas Park, including the restoration and preservation of the designated historic Flagler Workers house. Depending on responses, the City may then advertise a Request for Proposals (RFP) for a long-term lease which would require approval at a public referendum. Director Rotenberg stated the City of Miami contracted Douglas Wood and Associates to conduct a structural analysis of the historic Flagler's Workers House, which is estimated to be complete within 60 days. Director Rotenberg stated the City of Miami has some funding set aside to conduct any time sensitive structural repairs to the Flagler Workers House, if deemed necessary by the assessment. Director Rotenberg stated the City of Miami has started a part time security guard at the site and he is asking for more coverage by an armed guard and more Police presence along this portion of the public Riverwalk. Attendees noted the City Commission's previously adopted resolution asking for the administration to apply for a Marine Operating Permit in order for this site's existing large dock facility to become a legal and permitted location for private sector water transportation companies to be able to pick-up and drop off passengers. MRC Greenways Subcommittee Chairman Martin thanked the City of Miami for not neglecting the designated historic Flagler's Workers House."

Attendees noted no bids were received to the 2 previously advertised RFLIs and the referenced needed "structural analysis" hasn't been completed yet.

Christine Rupp, Dade Heritage Trust, stated they received a \$25,000 grant from the Miami Foundation to create a bike rental operation in the historic Flagler's Workers House in Fort Dallas Park.

Luis Esqueda and Ron Rick, Sanctus Spiritus LLC, presented their unsolicited proposal to privately fund the needed restoration and maintenance of the historic Flagler workers house / palm cottage, tear down the remaining vacant non-historic structures in Fort Dallas Park, develop structures to contain local small businesses which will be a "hip, young, vibrant business center", and maintain the size of the site's existing public Riverwalk and eastern side-yard connector. Mr. Esqueda and Mr. Rick stated the site will feature cultural activities, management office, restrooms, and salons with exhibitions. If approved, it would take 18-24 months to open Fort Dallas Park, and they have secured \$3 million to fully fund their proposal. Tim Gomez stated the DDA is working in partnership with the MRC to advocate for increased waterborne transportation and temporary boat dockage. Mr. Esqueda stated they would like to have waterborne transportation / water taxi at the site, and a professional dockmaster where dockage will be available for a fee yet not required to be a customer of the proposed businesses in Fort Dallas Park. The City Commission deferred this item twice, and it will be considered again by the City Commission on October 26, 2017. If the City Commission approves this agenda item, the City would then advertise a Request for Proposals (RFP) for any additional "proposals for the same qualifying project". In the future, the MRC will consider any and all private sector bids to provide needed renovations of the historic Flagler Workers House / Palm Cottage, and activations of the currently closed and fenced Fort Dallas Park.

Rosy Noguera, Antillean Marine, stated the international shipping businesses operating along Port Miami River have growing concerns about an increase of dangerous boating violations i.e. boating while intoxicated, speeding and violating the idle no wake speed zone, not monitoring the radio, etc. which creates dangerous hazards to navigation. Director Bibeau noted this issue will be addressed by Florida Fish and Wildlife Captain Maza during the MRC's November 6 public meeting, noon, 1407 NW 7 ST.

III. Presentation By Christine Rupp, Dade Heritage Trust, Regarding Educational Program in Lummus Park Featuring 1844 FT Dallas and 1856 Wagner Homestead

Christine Rupp, Dade Heritage Trust (DHT), stated they had received a "Historic Places, Green Spaces" grant funding to hire a curriculum expert to create an educational program in Lummus Park's 1844 Fort Dallas and 1856 Wagner Homestead which will commence November 1. Director Rupp stated DHT is working on partnering with the City of Miami to upgrade images in the historic structures to museum quality. Currently there are 25 free 3-hour school field trips (Kindergarten – 8 grade), including bus transportation, scheduled in Lummus Park this year.

IV. New Business

The meeting adjourned.

**Miami River Commission's
Urban Infill and Greenways Subcommittees**

Thursday, October 19, 2017

8:30 AM

1407 NW 7 ST

Miami, FL

<u>NAME</u>	<u>ORGANIZATION</u>	<u>PHONE / FAX / E-MAIL</u>
Tim Gomez	Floridian Partners (DDA)	305-790-3998
John C. Robbins	Miami Today	
Tom Kimer	MRC	305-992-4590
Keren Bolter	SFRPC	954-881-1409
LUIS G. ESQUEDA	SANCTUS SPIRITUS LLC	305 587 8884
Ron Reik III	SANCTUS SPIRITUS LLC	305-676-6171
Luisalvarez	miami land of the big waters@gmail.com	
Brett Bibeau	MRC	brettbibeau@miami
Christine Rupp	Dade Heitzman Trust	rivercommission.org
Jim Murkey	MDC	→ chus@dadeheritage.trust
Maria A. Martinez/G	SANCTUS SPIRITUS LLC	SANCTUS SPIRITUS LLC ^{OR} <u>MANUEL DE</u> 786 656 3007 <u>OPAS</u>
Roselvie Noguera	Miami River Commission	305 633 6361 <u>NO</u>