

Miami River Commission's Urban Infill and Greenways Subcommittee November 15, 2017 Minutes

The Miami River Commission's (MRC) Urban Infill and Greenways subcommittee conducted a public meeting on November 15, 2017, 2 PM, 1407 NW 7 ST. The attendance sign in sheet is enclosed. MRC Urban Infill Subcommittee Chairman Jim Murley and MRC Greenways Subcommittee Chairman Ernie Martin conducted the public meeting.

I. Presentation of New Plans for 1001 NW 7 ST

Carlos Lago, Greenberg Traurig, Brian Dombrowski, Greenberg Traurig, Mr. Cabrera, Corwil Architects, Michelle Latte, Kimley Horn and Associates, Alberto Parjus, Mast Capital, and Eric Fordin, Mast Capital, distributed copies of the "Miami River Walk" development (located at 1001 NW 7 ST) proposal's detailed plans (47 pages), letter of intent, and a restrictive covenant.

Mr. Lago stated several years ago the City Commission previously approved a Major Use Special Permit under the City of Miami's former zoning code for this site, featuring 2 buildings, 27 stories each and 744 residential units. Since then the City of Miami adopted the new "Miami 21" zoning code, which significantly reduced the number of allowable stories on this site to 12 stories. Mr. Lago stated the presented "Miami River Walk" development features 2 buildings reduced to 8 stories each, 698 residential units, 800 parking spaces, a 50-foot building setback from the shoreline, with a min. 25 foot wide public Riverwalk, and a public "park" space on the western end, where the proposed public Riverwalk will seamless connect with the planned public Riverwalk section to the west at the approved Naheem Khan / Miami Dade County site. The public "park" space would be constructed and maintained by the developers, including the public restroom facility. The private parcel includes 15 feet of submerged Miami River, doesn't have a current Marine Operating Permit, and the existing code doesn't allow mooring which would block navigation in the federal navigable channel. The development team agreed to amend the color of the presented "on-road" Miami River Greenway located on the public ROW along NW 7 ST, NW 11 Ave, and NW South River Drive, to keep the same current "mesa beige" color consistent with the same "mesa beige" color on all existing sections of the on-road Miami River Greenway. The development team noted they will be relocating the sites trees into the new public riverfront "park" space located on the western portion of their privately-owned parcel. Mr. Murley noted the flood elevation at the site, and the development team stated they will be constructing a new elevated seawall and raising the site per FEMA requirements. The development team stated they are not currently applying for a Marine Operating Permit for boat slips at the site (potential for 1 boat slip per 100 linear feet of riverfront = 10 slips on subject site), and if they do so in the future would bring that application before the MRC. The development team distributed a restrictive covenant addressing the "working river" disclosure and the presented public Riverwalk and public "park space" to be constructed and maintained by the proposed developer on the privately-owned parcel.

The development team stated the site has 1,049 linear feet of new public Riverwalk as required by code, which requires 25% to be a "view corridor" which equates to 262', which they are exceeding by providing a total of 328' (consisting of 265' feet at western public "park", 53' in the middle including public bike / ped access, and 10' on eastern side-yard for bike ped access connecting NW 7 ST to the Riverwalk, total of 328' which exceeds code by 66'). Dr. Martin recommended widening the eastern side-yard bike / ped connector which is currently presented as a total of 10' consisting of a 5' landscape area and a 5' unobstructed public pathway area. The presenters agreed to increase this eastern side-yard's public pathway to 8', reduce the landscape portion to 2' wide, and will further analyze if it's possible to make the total eastern side yard wider than currently presented, and then meet again privately with Dr Martin prior to the public MRC meeting on December 4 to continue reviewing the proposal. Mr. Lago noted the zoning code allows the requested waivers to reduce parking spaces because the sites close proximity to Metro-Rail, and they are seeking a vehicular driveway on NW 7 ST (in addition to NW 11 Ave).

Patty Harris asked about lighting, and the development team noted the different styles and heights of the lighting in their presented plans, which includes both decorative bollard lights and light poles along the public Riverwalk, public "park" space, public connectors, and the public on-road Miami River Greenway along NW 7 ST, NW 11 Ave and NW South River Drive.

Attendees noted the need for the proposal to communicate and coordinate with the adjacent City of Miami Fire Department and Homeland Security Facility.

Miami River Commission Urban Infill Subcommittee Chairman Murley suggested the Miami River Commission recommend approval of the presented "Miami River Walk" development's plans, letter of intent and restrictive covenant, because it is consistent with the MRC's adopted *Miami River Corridor Urban Infill Plan* and the adopted *Miami River Greenway Action Plan* subject to the following conditions:

- 1. Provide more information regarding potential boat slips before the MRC's December 4 meeting, or in the future when the sites apply for a Marine Operating Permit**
- 2. Widen the presented eastern side-yard's public bike / ped connector pathway, between NW 7 ST and the public Riverwalk, to 8' wide unobstructed pathway and 2' wide landscaping area, and try to make the eastern side-yard connector wider, then provide Ernie Martin an update prior to the full MRC's December 4 public meeting**
- 3. Depict the public Riverwalk's western seamless connection with the adjacent planned public Riverwalk continuing west along the Naheem Khan / Miami-Dade County site, at the same elevation etc.**

II. Consideration of a Warrant Application for a Restaurant at the 5th ST Marina, 341 NW South River Drive

Orin Black, owner of the 5th ST Marina, Arturo Griego, Itec Design, and Johana Bohoquez, Itec Design, distributed plans for "Gramps by the Sea", a secondary / accessory restaurant at the recently renovated 5th ST Marina which has a current Marine Operating Permit for 6 mega yacht slips and 1 transient vessel slip, in addition to 45 boat slips on the west side of the 5th ST bridge where Langer Krell Marine Electronics and Norseman Shipbuilding Corp. have been operating for decades. Mr. Black stated the site's primary use will remain the 5th ST Marina, where the MRC previously recommended approval of the City granted Warrant for Ferrino Sports Gymnasium as a secondary accessory use to the 5th ST Marina. The proposed small riverfront restaurant is proposed to be located on the far south-east terminus of the 5th ST Marina, which is currently vacant and unimproved, with no seawall and no dockage. The 100 seats, 2 story restaurant would feature seafood and a "Beer Garden" with a full liquor license. Mr. Black made analogies to "Bells Café" located within the Newport Shipyard, and "Shuckers" in North Miami. The proposal includes a publicly accessible Riverwalk per the requirement of City Code. Since the site is less than 200 feet wide from the Miami River to the sidewalk, the code requires the building setback to be 25% of the property width, which is being provided featuring a 14' wide public Riverwalk including a 9'7" – 9'1" unobstructed bike / ped "circulation zone". Mr. Griego and Mr. Black indicated there are publicly accessible connectors from the existing on-road Miami River Greenway along NW South River Drive to the proposed restaurant's public Riverwalk along the western side-yard at 10' wide, 7'7" wide in the middle with ADA ramps, and 3' wide on the eastern side-yard, which they agreed to widen to 5' wide. Mr. Black stated the restaurant's music will end at 11 PM. Mr. Black stated the 2nd floor event space maybe available for community groups to host meetings from time to time. Mr. Black stated he would provide a restrictive covenant with the "working river" disclosure and presented public Riverwalk and public side-yard connectors, and will provide a written "letter of intent".

MRC Urban Infill Chairman Murley suggested the MRC recommend approval of the proposed secondary / accessory restaurant to be consistent with the MRC's adopted Miami River Corridor Urban Infill Plan and the Miami River Greenway Action Plan, subject to the following conditions:

- 1) Widen the public eastern side-yard public pathway to 5' wide, connecting the on-road Greenway along South River Drive to the public Riverwalk**
- 2) Provide a restrictive covenant with the "working river" disclosure and the presented public Riverwalk and public side-yard connectors, consistent with code requirements including a new seawall where none exists today.**

III. Fort Dallas Park RFP Status Update

The distributed MRC Urban Infill and Greenways Subcommittee's October 19, 2017 public meeting minutes state in part:

"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. (Standing water has since been removed)

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. (Since then the damaged dock started floating away, creating a hazard to navigation, therefore the City of Miami removed it and has requested FEMA funding for needed dock repairs at Fort 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."

Since then Spiritus Sanctus presented their revised "unsolicited proposal" to the City Commission, which replaced their previously presented 250 seat flagship restaurant, with 4 smaller "mom and pop" businesses, and continued to maintain the site's public Riverwalk. The City Commission agreed to move the process forward by requiring the subject draft RFP to be presented to the MRC, DDA, City Waterfront Advisory Board, and the City's Historic and Environmental Preservation Board, for their respective advisory inputs for the City's consideration prior to advertising the RFP for Fort Dallas Park. Attendees noted considering the site is "Fort Dallas Park" perhaps the City Parks Department should join the City's Department of Real Estate and Asset Management (DREAM) which is currently solely responsible for the City owned site.

IV. New Business

The meeting adjourned.

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Urban Infill and Greenways Subcommittees
Public Meeting**

Wednesday, November 15, 2017

2 PM

1407 NW 7 ST

Miami, FL

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