

**Miami River Commission's
Miami River Enhancements Subcommittee
Public Meeting Minutes
September 23, 2026**

Miami River Commission (MRC) Miami River Enhancements Subcommittee's Chairman Jim Murley convened the public meeting on September 23, 2026, 10 AM, 1407 NW 7 ST. The attendance sheet is attached.

1) Update Regarding Planned New Public Riverwalk at 444 SW 2 Ave

Morgan Sirlin, Adler Group, Ethan Anderson and Bryan Whitefield, Arquitectonica, Ben Gladstone and Lila Coffey, EDSA, distributed and presented updated plans for the public Riverwalk at 444 SW 2 Ave, and the following Letter of Intent:

September 22, 2026

Mr. Brett Bibeau

Managing Director

Miami River Commission

Re: Letter of Intent, Miami Riverside Center, 444 SW 2nd Avenue, Miami, FL

Dear Mr. Bibeau:

Adler Development submits this letter of intent for the proposed Miami Riverside Center. The site is at 444 and 460 SW 2nd Avenue and 230 SW 3rd Street, bounded by the Miami River, SW 2nd Avenue, SW 3rd Street and I-95. The site covers 3.83 acres. The project is currently designed as a mixed-use residential development of 827 multifamily units in two towers: • Phase 1: Tower 01, 48 stories with 388 units, fronting SW 2nd Avenue and the river. • Phase 2: Tower 02, 50 stories with 439 units, along the I-95 frontage. The towers share a podium with structured parking and approximately 16,000 square feet of ground-floor retail and food and beverage space. The project provides 39% of the site as open space, well above the 10% minimum. Arquitectonica is the project architect and EDSA is the landscape architect. The project includes a public riverwalk along the full Miami River frontage of the site, designed to the City of Miami Waterfront Design Standards. It connects to SW 2nd Avenue and SW 3rd Street through ADA ramps and pedestrian stairs. Along the waterfront, the design includes: • An event lawn and open-air music pavilion • A river overlook and viewshed points • Seat walls, shade trees and native landscape berms • Outdoor dining patios that activate the water's edge Planted screening walls buffer the riverwalk from the adjacent public parking lot beneath I-95. The project will also use the existing boat slip and the river frontage for dockage, keeping the site connected to the river's marine use. The updated plans reflect comments from our June 9, 2026 preliminary review with the Commission and from the Urban Development

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Review Board. We are presenting them to the subcommittee on September 23, ahead of our UDRB submittal. We are seeking the Commission's favorable recommendation of the project and its public riverwalk.

Sincerely, Morgan Sirlin

President Adler Development

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The presenters stated:

They will include the Code required Miami River Greenway wayfinding signage.

They will communicate with Miami Dade County and FDOT regarding creating seamless public Riverwalk connections with the currently existing sections

The presenters stated the majority of their proposed development is consistent with the Code and Charter required 50' setback from the main river, which provides a 22-foot building setback at the rear of the water slip. The presenters stated they will discuss this further with the City for clarity before presenting to the full MRC on October 5, 2026, noon, Library Auditorium, 101 W Flagler, Miami, FL.

II) Discussion Regarding Miami River Parks

Mr. Erick Hurtado, City of Miami Parks Department, presented and distributed a detailed report regarding the significant planned improvements in Jose Marti, Fisherman's, Sewell, Spring Garden Point, Curtis, and FT Dallas Parks.

MRC Director Bibeau and Vice Chairman Murley thanked Mr Hurtado and the City of Miami for the presented significant planned improvements in 6 Miami River Parks. Mr. Bibeau stated the MRC previously recommended a waterfront expansion in Fern Isle Park to the west into vacant fenced land which GMX is willing to provide to the City for the proposed expansion of Fern Isle Park's pathways for walking, running and bicycles. In addition, the MRC previously recommended improvements to riverfront Grove Circle Mini Park.

Mr. Hurtado kindly accepted MRC Vice Chairman Murley's invitation to continue participating in future MRC Miami River Enhancements subcommittee public meetings to follow up on all these positive efforts to improve Miami River Parks, and he offered to provide updated reports on the projects in the future.

III) New Business

Beverly Washington and James Mardomingo, Miami-Dade County RER, stated they attended to follow up on the September 18, 2026 Virtual Meeting with RER, DERM, MRC Vice Chairman Murley and MRC Director Bibeau regarding Miami-Dade County's efforts to stop illegal charters.

The public meeting adjourned.

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Public Meeting

September 23, 2026 – 10:00 AM

1407 NW 7 ST, Miami, FL

Name

Organization

Telephone

Email

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