

**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

- 2 -

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

3800 NE 1st Avenue | Suite 300 | Miami, FL 33137 | P 305.392.4051"

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.

**Miami River Commission's
Miami River Enhancements Subcommittee**

Public Meeting

September 23, 2026 – 10:00 AM

1407 NW 7 ST, Miami, FL

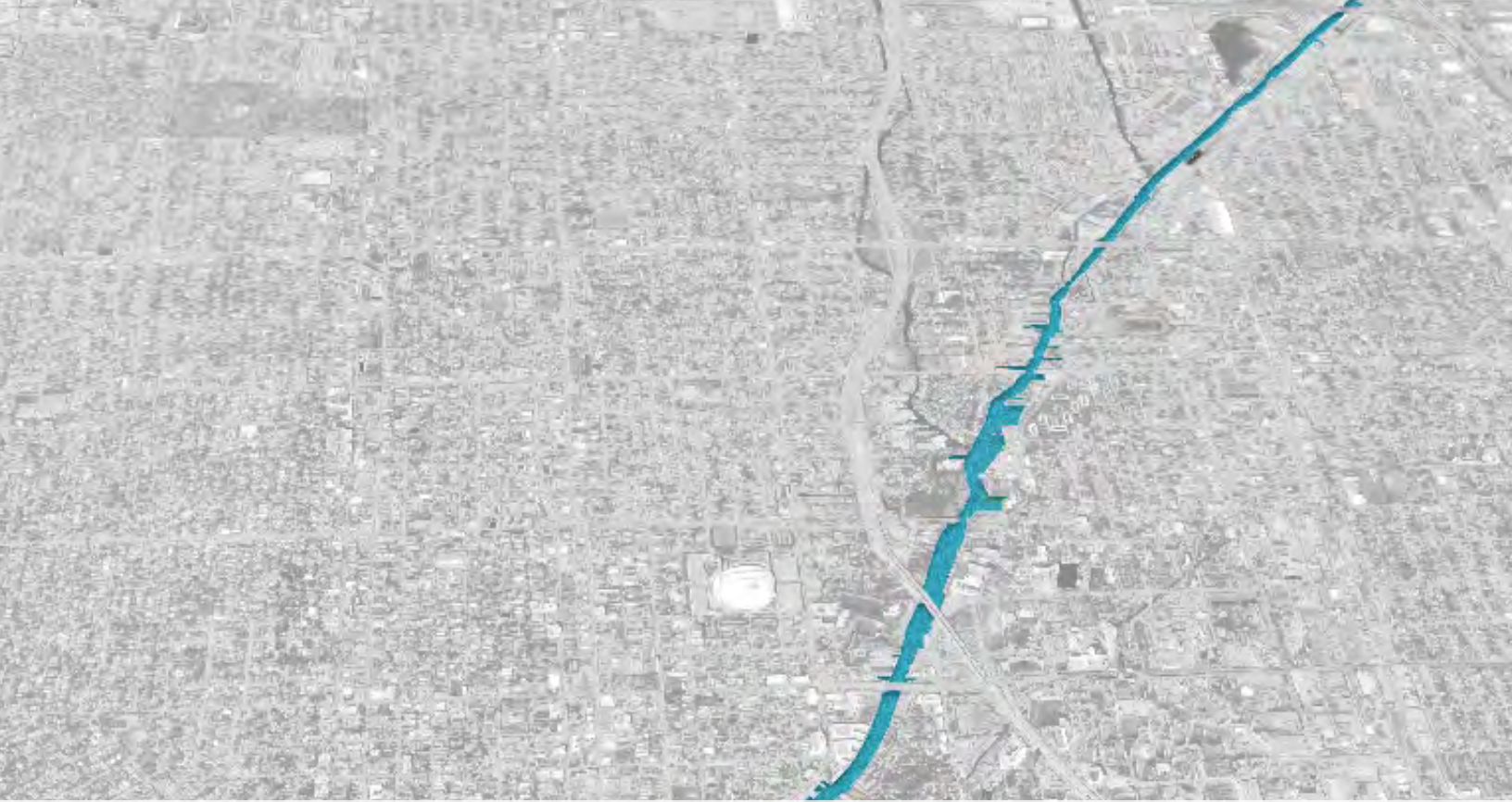
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Organization

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WATERFRONT CONNECTIVITY

A REPORT ON MIAMI'S BAYWALK & RIVERWALK + NEXT STEPS

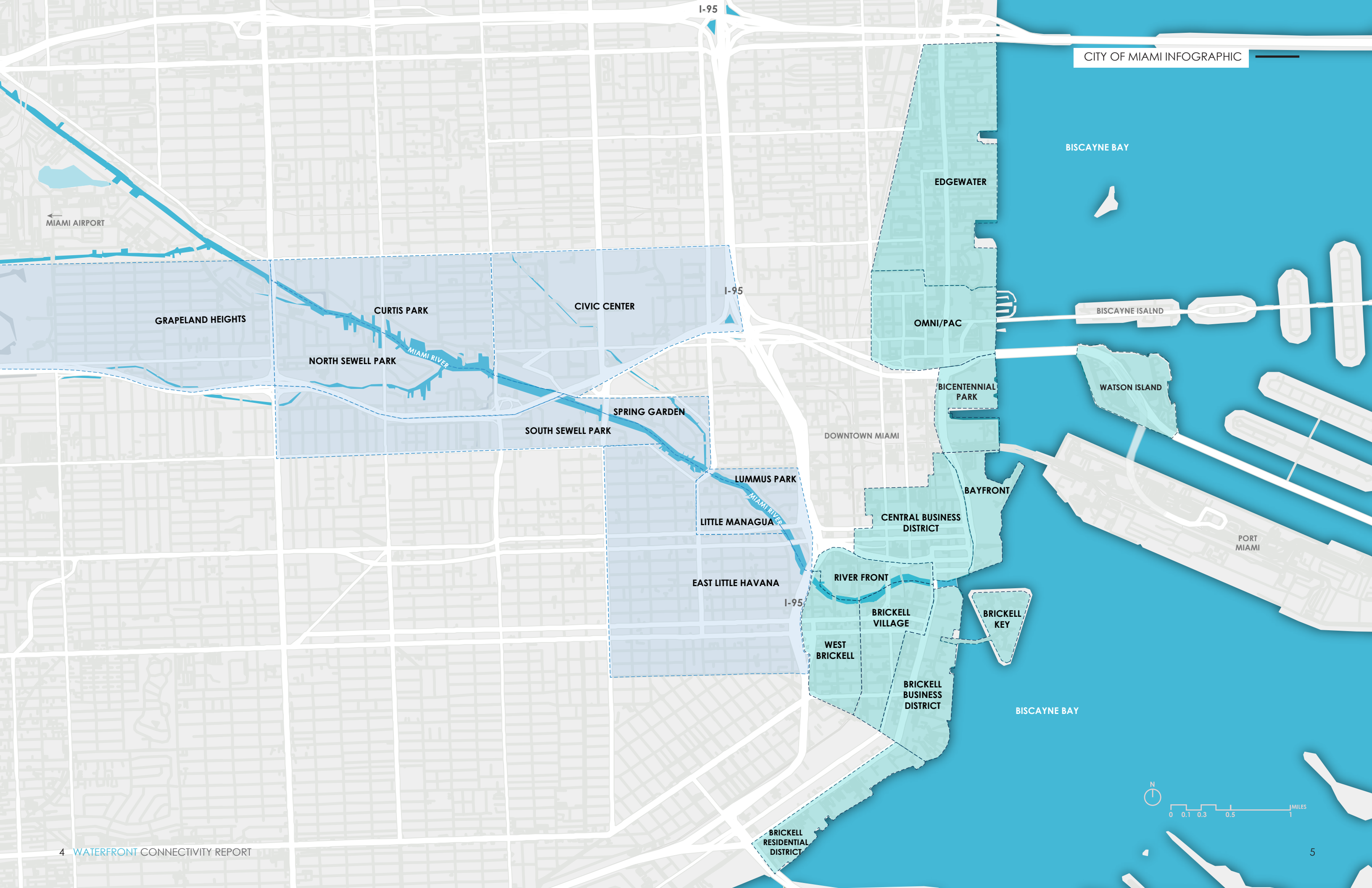
PLANNING DEPARTMENT | JULY 2026





WATERFRONT CONNECTIVITY

A REPORT ON MIAMI'S BAYWALK & RIVERWALK
Miami, Florida



MIAMI AIRPORT

GRAPELAND HEIGHTS

CURTIS PARK

NORTH SEWELL PARK

CIVIC CENTER

SPRING GARDEN

SOUTH SEWELL PARK

LUMMUS PARK

LITTLE MANAGUA

EAST LITTLE HAVANA

DOWNTOWN MIAMI

EDGEWATER

OMNI/PAC

BICENTENNIAL PARK

WATSON ISLAND

BAYFRONT

CENTRAL BUSINESS DISTRICT

RIVER FRONT

BRICKELL VILLAGE

WEST BRICKELL

BRICKELL BUSINESS DISTRICT

BRICKELL KEY

BRICKELL RESIDENTIAL DISTRICT

BISCAYNE BAY

BISCAYNE ISLAND

PORT MIAMI

BISCAYNE BAY



0 0.1 0.3 0.5 1 MILES



Planning Department Waterfront Team



In the creation of this report, Planning Department Staff conducted multiple site visits systematically surveying the conditions of the Waterfront Walkways. Staff surveyed on foot, by car, and by boat in order to verify Waterfront Connectivity. The Department is proud to report on the overall status of the Waterfront Connectivity, as it relates to the City Code of Ordinances, Miami Comprehensive Neighborhood Plan, and the Miami 21 Zoning Code.

This effort was in partnership with the Miami River Greenway Commission and Downtown Development Authority, as stakeholders in the growth of the Riverwalk and Baywalk.

Using the information gathered, we evaluated the status of the Waterfront Connectivity as a benchmark in development of the public Waterfront initialized by the Dan Paul Ordinance in 1979. This report goes a step further, utilizing approved permit and entitlement applications to help project short-term and long-term growth of the Waterfront.

This report allows for informed policy making and City resources to be targeted in completing gap sections for a better connected Waterfront.

Creating an extended Waterfront Walkway in Miami represents more than a physical improvement — it is an investment in connection, resilience, and civic pride. In a city defined by its relationship to the water, a thoughtfully designed public promenade can transform the shoreline and river edge into a shared space where residents and visitors alike gather, exercise, celebrate culture, and experience the beauty of Miami. It reinforces our identity as a vibrant, world-class waterfront city while ensuring that access to the water is not a privilege, but a public amenity for all.

David Snow
Planning Director

CITY OF MIAMI CORE TEAM

Andrea Sandoval, Project Lead
Richard Brown, Planner II
Henriett Krakovszki, Planning Intern
Brittney Silva, Planning Intern
Paul Genovesi, Chief of Urban Design

CITY OF MIAMI EXECUTIVE TEAM

David Snow, Planning Director
Sevanne Steiner, Planning Assistant Director
Graham Jones, Planning Assistant Director

CITY OF MIAMI

Ricardo Lopez-Aldana, Planning Department
Kathryn Angleton, Planning Department
Adrian Espinosa-Valdor, Historic Preservation Planner
Yohermo Echevarria, Parks & Recreation Department
Jonathan Martell, Communications Department

IN COLLABORATION WITH

Brett Bibeau, Managing Director, Miami River Commission
James Murley, Vice Chair, Miami River Commission
Neal Schafers, Head of Urban Planning, Miami DDA

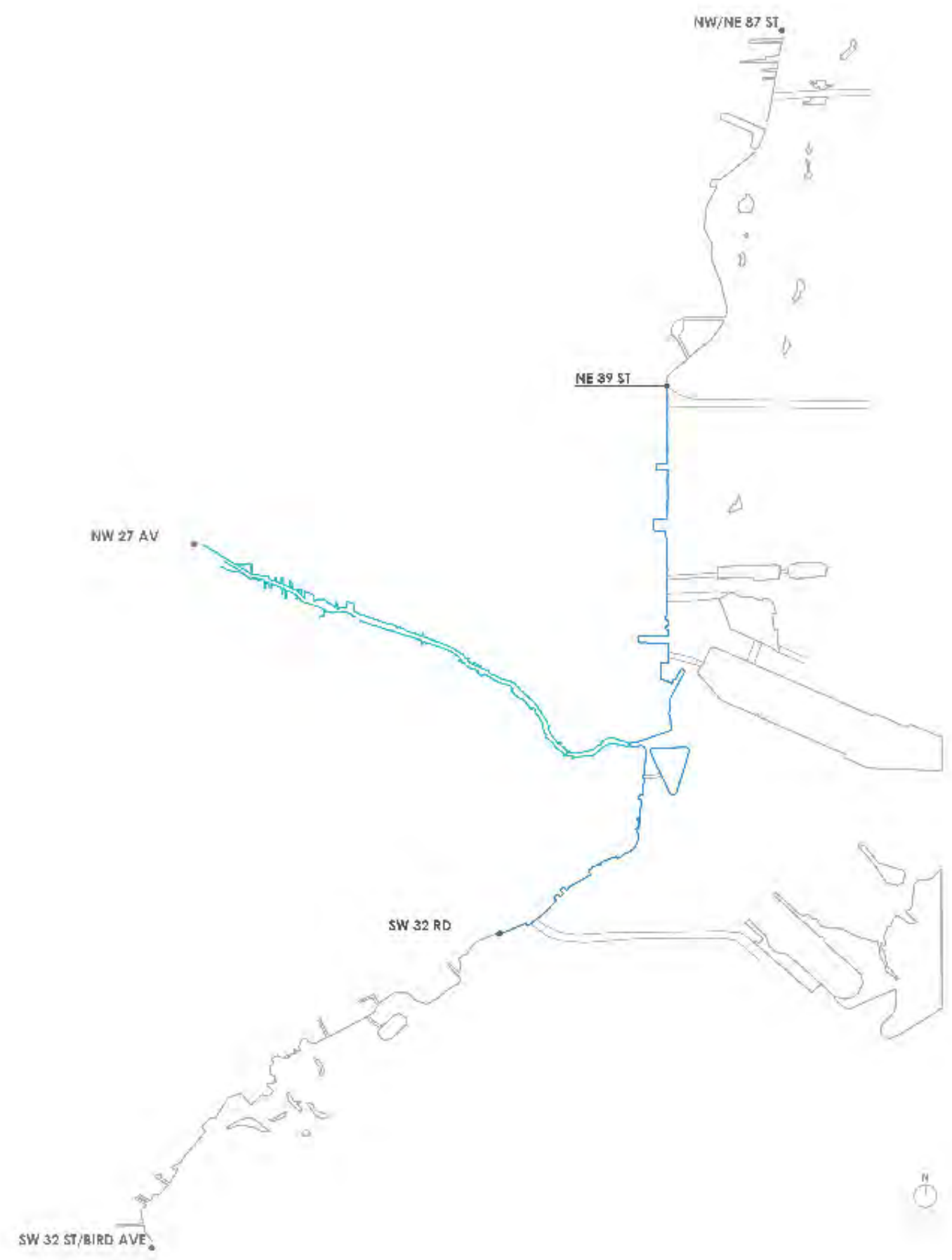
Special thanks to University of Miami publication:
“On the Waterfront: Miami’s Fifteen Mile Promenade”





Mouth of Miami River | Source: Adobe Stock Images

- 12 BAYWALK AND RIVERWALK BOUNDARIES
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Overall Length: 18.76 miles
Baywalk Length: 8.27 miles
Riverwalk Length: 10.49 miles

The boundaries of this study include the areas as applicable pursuant to the Miami 21 Code, Article 3, Section 3.11, Waterfront Standards for properties along Waterways.

Pursuant to Article 3, Section 3.11, "... Waterfront walkways are not required within Transect Zones T3, T4-R, D1, D2 and D3 unless the site is a new Commercial retail, Office, Lodging or restaurant Use."

The survey efforts were concentrated to the applicable properties along Biscayne Bay, from NE 39 ST, up the Miami River to the City limit at NW 27 Ave, backdown the Miami River to Brickell Key, and down Biscayne Bay to Alice Wainwright.

Beyond the areas surveyed along Biscayne Bay, were predominately T3, Sub-Urban Transect Zone, properties which are not applicable under the Waterfront Standards.



EARLY HISTORY

The Miami Waterways have long served the residents of Miami, including its earliest inhabitants, the Tequesta People, who once inhabited the Southeast Florida region.

The City of Miami utilizes predictive models of archaeological probability along the Miami River and Biscayne Bay to ensure the preservation of historic and indigenous remains. Concentrated along Miami's waterways, some of the City's most significant archaeological sites have been discovered within these Archaeological Conservation Areas.

A notable site along the Miami River is the Miami Circle, also known as the Brickell Point archeological site. It is believed to be the southern part of the pre-Columbian village of Tequesta that once stood along the banks of the mouth of the Miami River. The site's most prominent feature is the circular formation of holes cut into the oolitic limestone bedrock which served as the footprint to a structure of great cultural significance to the Tequesta. Miami Circle is part of a series of complete cut-in-rock structural footprints which, in eastern North America, have only been found in Miami. Due to the importance of this discovery, the State of Florida purchased the property in 1999. The Miami Circle was later listed in the National Register of Historic Places in 2001.

Today, the Miami Circle serves as an open space for the now urban Brickell neighborhood, and includes a high-quality Waterfront Connection built with respect to the archeological findings of this Historic Place.



Miami Circle, Brickell | Source: Adobe Stock



Miami Circle - National Historic Place, Brickell
| Source: Miami In Focus

WORKING WATERFRONT

The City's regulations have been molded by the Waterfront's rich history. Sections of the Miami River have traditionally operated as a commercial Working Waterfront. These Uses are protected under the Miami Comprehensive Neighborhood Plan (MCNP). Today, the Working Waterfront is approximately 5 miles of land along the Miami River consisting of "D3" zoning, Waterfront Industrial District Zone. The Waterfront Industrial District Zone allows for Industrial Uses such as Marine-Related Industrial Establishments (including shipping, boatyards, marinas commercial fishing, container yards and tug boat basins). These Uses require direct access to the Waterfront to operate, making them incompatible with a publicly accessible Waterfront. The City and its stakeholders have considered ways to work with these constraints and has implemented improved On-Road Greenway sections to supplement these gaps in the Riverwalk.



East Coast Fisheries (Tax Card: 40 SW North River Drive)



Capt. Tom's Restaurant
(Tax Card: 28 NW North River Drive)



Historic Miami River Aerial | Source: Mouth of the River in 1925



Miami River SAP, Brickell

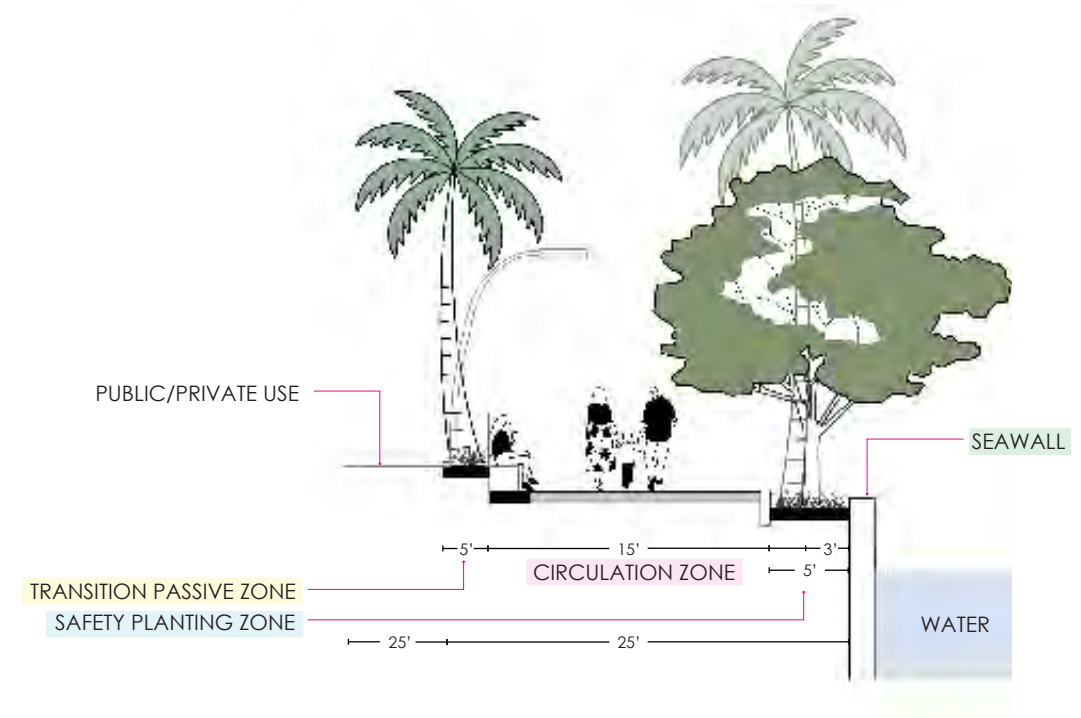
MODERN-DAY ASSET

In 1979, the City of Miami's voters amended the City Charter with the "Dan Paul Ordinance" which requires new Buildings to be set back from the water's edge and to provide public access along Biscayne Bay and the Miami River.

Over the years, the regulations guiding the construction of the Waterfront and associated Waterfront Walkways have changed. Under the current Miami 21 Zoning Code there is more structure leading to high-quality Waterfront Connections.

The Miami 21 Zoning Code, Section 3.11, titled "Waterfront Standards" further clarifies how public and private owners are required to build and maintain an approximate 25-foot Waterfront Walkway open to the public, as featured in the graphic on the right.

Appendix B of the Miami 21 Zoning Code was recently modified in 2021 to allow flexibility in the design of the Baywalk and Riverwalk, creating 7 different structured typologies that respect these Zones, while allowing for site-specific design input. Appendix B also incorporates the Waterfront Materials Index, a document that provides specifications for elements of along the Riverwalk and Baywalk to build a sense of place/identity and create a level of cohesion, as these Waterfront Connections are developed over time, each project adding to the overall Waterfront Connectivity. These regulations are intended to create an enjoyable experience for those using the Waterfront Walkways while highlighting Miami's nature features, making it a modern-day asset to the public.



Seawall Zone

The Seawall Zone serves as the primary protective edge along the Waterfront, helping to stabilize the shoreline and prevent erosion. This zone must maintain a consistent elevation and include safety features such as marine-grade ladders to provide emergency access to the water. The design may also accommodate water access for activities such as boating or kayaking.

Transition/Passive Zone

The Transition/Passive Zone provides flexible public space for seating, landscaping, shade, and other recreational activities along the Waterfront. This area may include amenities such as benches, trash bins, bike racks, drinking fountains, and pedestrian lighting to improve comfort and usability. Elements within this zone should be arranged to support public use while avoiding obstruction of the Circulation Zone.

Circulation Zone

The Circulation Zone is a minimum 15-foot-wide pedestrian pathway designed to support safe, continuous, and ADA-accessible movement along the Waterfront. The walkway must remain unobstructed and use durable, slip-resistant materials capable of handling high pedestrian activity and waterfront conditions. Amenities and landscaping elements should be positioned to maintain clear circulation and preserve accessibility throughout the corridor.

Safety Buffer Zone

The Safety Buffer Zone is located directly adjacent to the seawall and acts as a protective transition between the water's edge and pedestrian areas. This Zone incorporates durable paving materials, river rock, planting beds, and landscape lighting to enhance safety, resilience, and visual quality. Shade trees and palms are encouraged to improve comfort and create a more attractive Waterfront environment.

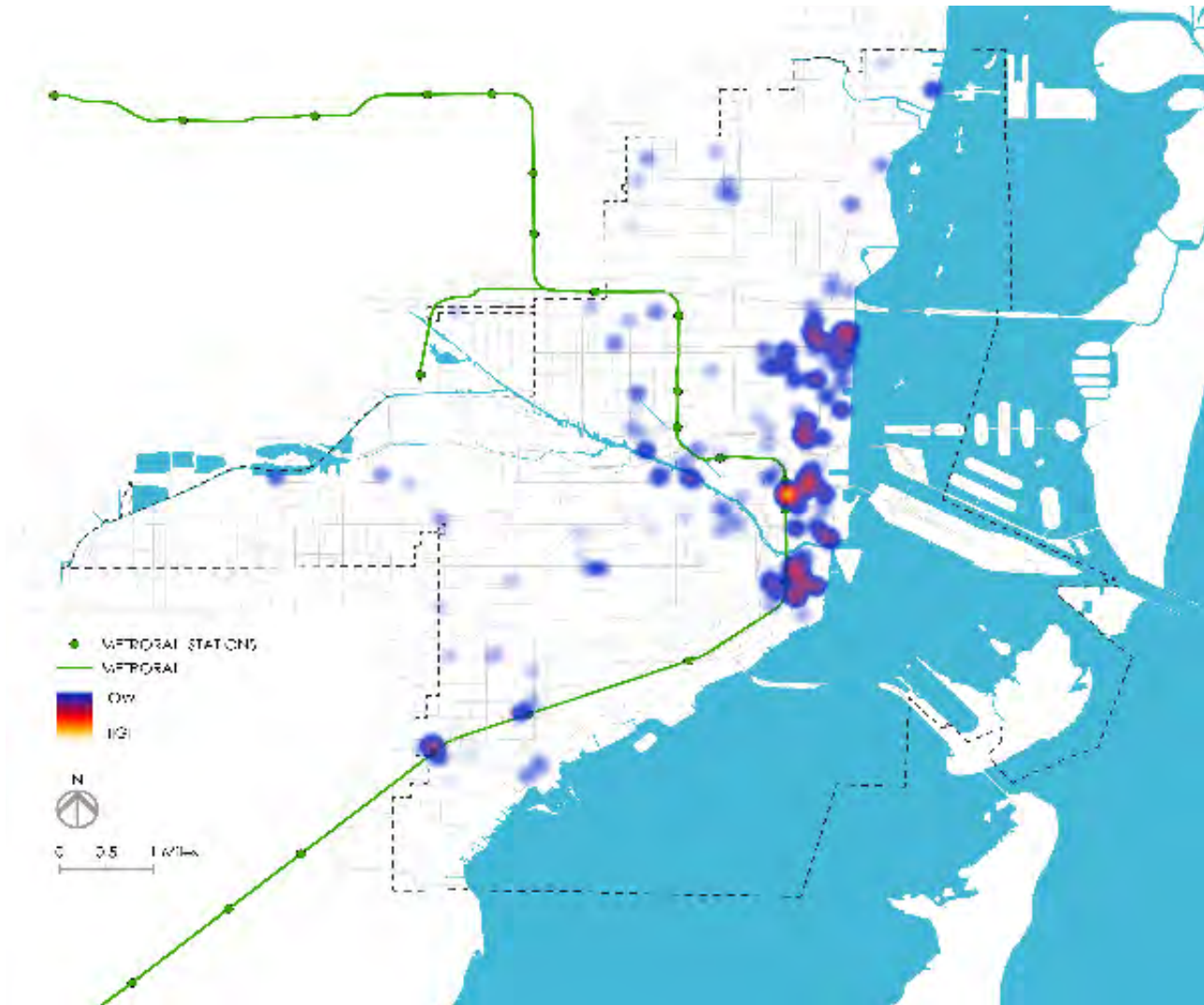
DEVELOPMENT OUTLOOK

The City of Miami has been growing at an impressive rate over the last ten years. Between the 2010 and 2020 Decennial Census Counts, the City of Miami added over 28,000 housing units, or a 15% increase. From 2020 to 2025, the City of Miami has added an estimated 19,000 housing units, or a 9% increase, according to Esri's Updated Demographics (June 2025).

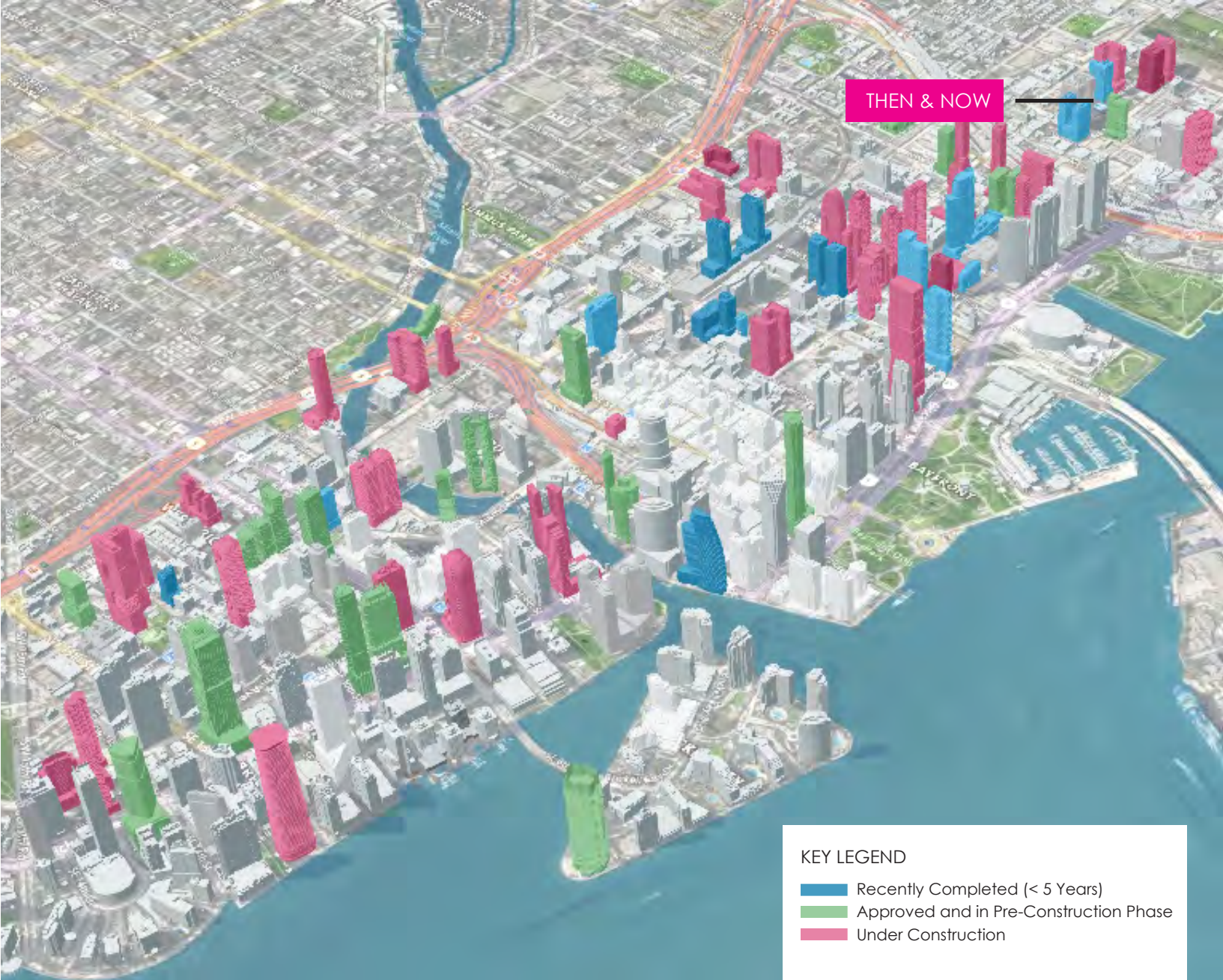
While knowing our citywide growth rate is important, understanding where within the City we are growing and at what rates is even more insightful. Utilizing property data from the Miami-Dade County Property Appraiser to geospatially visualize residential development growth.

The map below shows where residential buildings have been completed from January 2015 through October 2025.

The map is symbolized as a "heat map" using density to display intensity of residential dwelling units. It is important to note that even areas colored blue have experienced a high volume of residential development. The darker the blue, the more units developed at the lower end of the spectrum. The brighter the orange or yellow colors indicates the highest counts of dwelling units built for those locations.



City of Miami | Residential Construction Activity, 2015-2025



Building Status | Source: Miami DDA 3D Map Analysis

The heat map indicates the highest density of residential development within the downtown, immediately east of I-95. This represents the residential towers above Miami Central Station, which combine for 816 units, and Downtown 5th, which is another development of twin towers, east of Miami Central Station and provides 1,042 dwelling units. An example of the lower end of the spectrum is the fainter blue dot along the City boundary south of SR-112 and east of NW 22nd Ave. This faint blue dot represents an apartment building completed in 2023 with 105 units and the property next door completed in 2024 with 30 units.

Overall, the map shows that over a ten year period, residential development has been the heaviest in Greater Downtown Miami, which is considered to be the area encompassed by I-195 to the north, the Rickenbacker Causeway to the south, I-95 to the west, and Biscayne Bay to the east. In addition to Greater Downtown Miami, the Miami River, and various Metrorail stations have also seen hundreds of units delivered to the market.

While surveying, Planning Staff noted different conditions along the Waterfront. To help convey these conditions, the following classifications were created:

Connected, Follows Miami 21

This classification means that the Waterfront was developed under the Miami 21 Waterfront Design Guidelines. The Waterfront Design Guidelines include 8 Walkway Typologies, these typologies are intended to allow flexibility in spatial configurations, reflecting, and adapting to adjacent conditions along the seawall, shoreline, public open space, and private development.

Connected, Precedes Miami 21

Many sections along the Waterfront were developed for public access prior to the adoption of the present-day Miami 21, Waterfront Design Guidelines (Appendix B). Some of these segments were required by the previous 11000 Zoning Code, or voluntarily proffered by the developer. These sections are still noteworthy when considering the overall connectivity of the Waterfront. Using the principles behind the Miami 21 Waterfront Design Guidelines, staff evaluated these sections using a Likert Scale, ranging from satisfied to unsatisfied. Elements like outdoor furnishings (benches, bike racks, and trash receptacles), lighting, hardscape patterns/materials, spacious walkway widths, Art, shade canopy, and landscaping plantings were evaluating considerations.

Disconnected

Based on the present-day Miami 21 Code, if a site is required to provide a public Waterfront Walkway by its underling zoning but currently does not feature a connection, it is classified as “Disconnected.” When the site is redeveloped, a public Waterfront Walkway will be required.

Forthcoming

At the time of this report, there are many ongoing construction projects that have been approved under a Building Permit, and include the required Waterfront Walkway. These connections are anticipated to be completed within the next 2-3 years and have been labeled “Forthcoming”.

Not Required

Pursuant to the Miami 21 Code, these properties are not required to provide a Riverwalk due to their underling zoning, which is intended to support low to medium density Residential and Industrial Uses.

On-road Greenway

To improve connectivity in areas concentrated with low to medium density Residential and Industrial Uses, the Miami River Commission and the City of Miami have worked together to establish an “On-road Greenway”. These Greenways serve as extensions of the Waterfront Walkways utilizing the public rights-of-way. Funding is being sought to improve the quality of the network. The map depicts both portions of the On-road Greenway that have been completed, and areas that have been proposed as part of the larger Miami River Greenway Action Plan.



Inventory

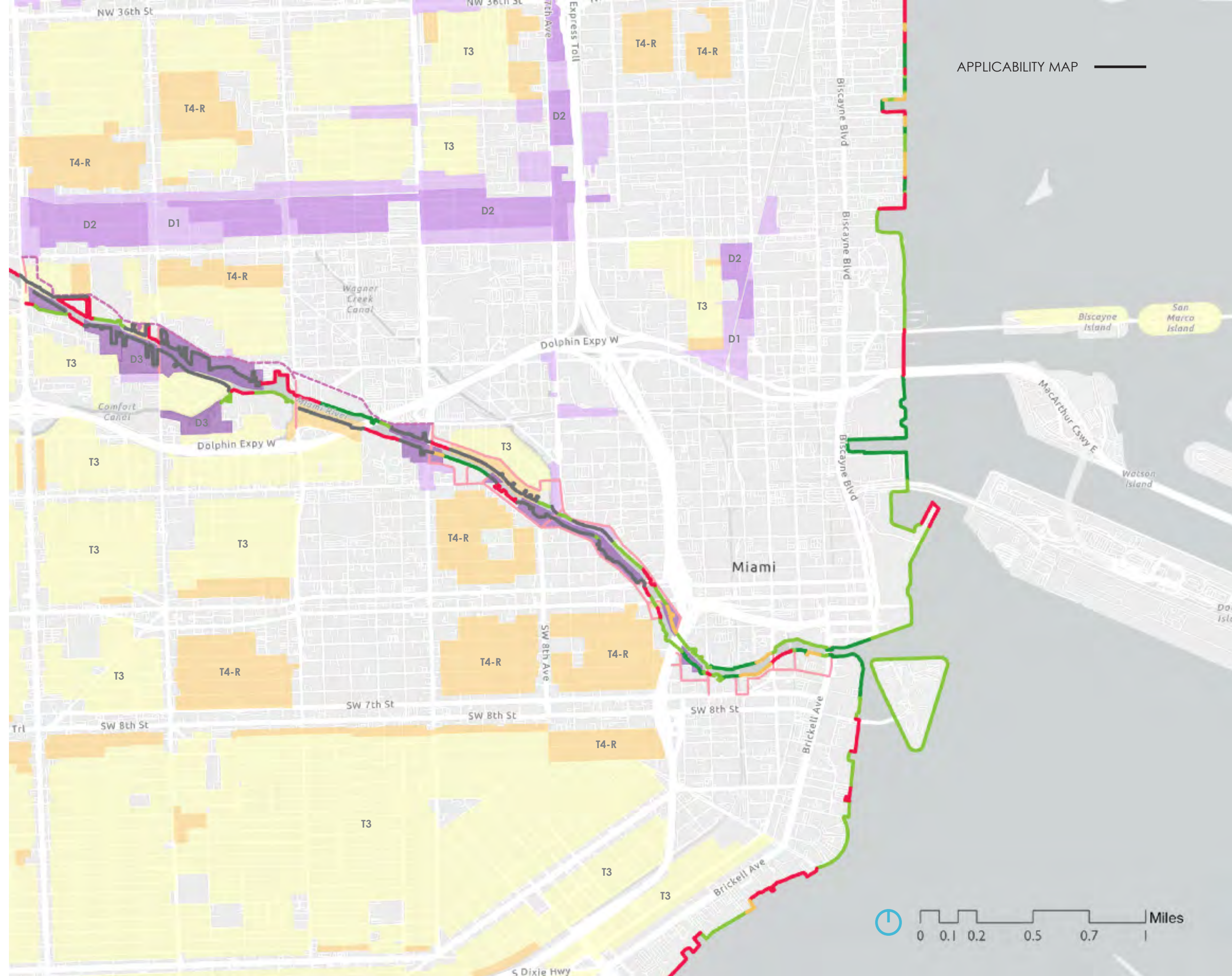
Not all properties along the Miami River are required to provide a public Waterfront in order to comply with the Waterfront Standards of Miami 21. Pursuant to Article 3, Section 3.11(b)(1), "...Waterfront walkways are not required within Transect Zones T3, T4-R, D1, D2 and D3 unless the site is a new Commercial retail, Office, Lodging or restaurant Use...." Because of the River's role as a "Working Waterfront," Zones such as D3 generally are incompatible with a public waterfront, as they allow Industrial Uses such as Marine-Related Industrial Establishments by Right. In order to operate the Working Waterfront, direct access to the water is required.

Additionally, areas zoned T3 and T4-R, primarily consist of low and medium density Residential Uses, which are not conducive for a public Waterfront; therefore, the Waterfront Walkways are not required. The above is depicted in the following Applicability Map.



KEY LEGEND

- Connected, follows Miami 21
- Connected, precedes Miami 21
- Disconnected
- Forthcoming
- Not Required
- Existing Greenway
- Proposed Greenway

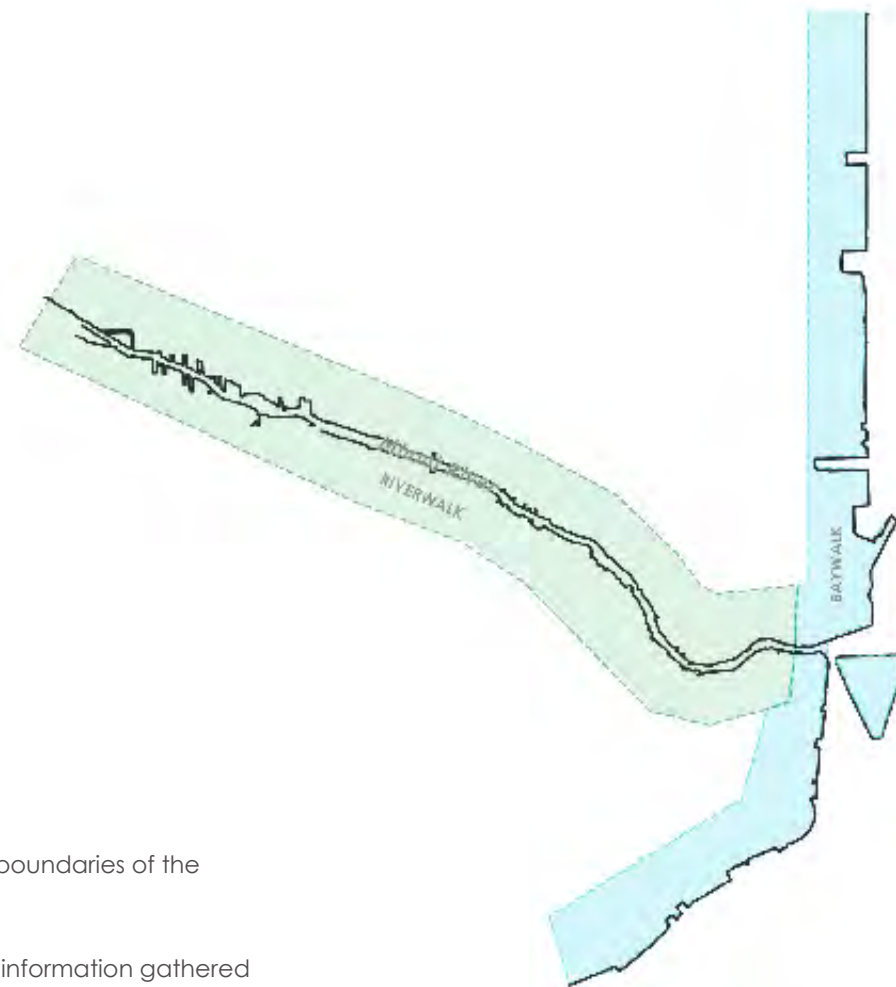


This Map depicts the general boundaries of the Baywalk and the Riverwalk.

The following charts display the information gathered through the surveying efforts. The information looks at the connectivity of Baywalk and Riverwalk independently, then as a whole for the overall Waterfront Connectivity. The current status is best reflected by the sum of "Connected, follows Miami 21" and "Connected, precedes Miami 21", which is the total percentage of what is walkable today.

Baywalk – 70% Walkable
Riverwalk – 30% Walkable
Overall – 48% Walkable

These charts show a percentage breakdown of specifically those sections that were deemed "Connected, precedes Miami 21". To evaluate the quality of connections that precede the Miami 21 Code, staff graded these connections from Satisfied to Unsatisfied (Likert Scale). The findings help in our policy and spending decisions going forward.



KEY LEGEND

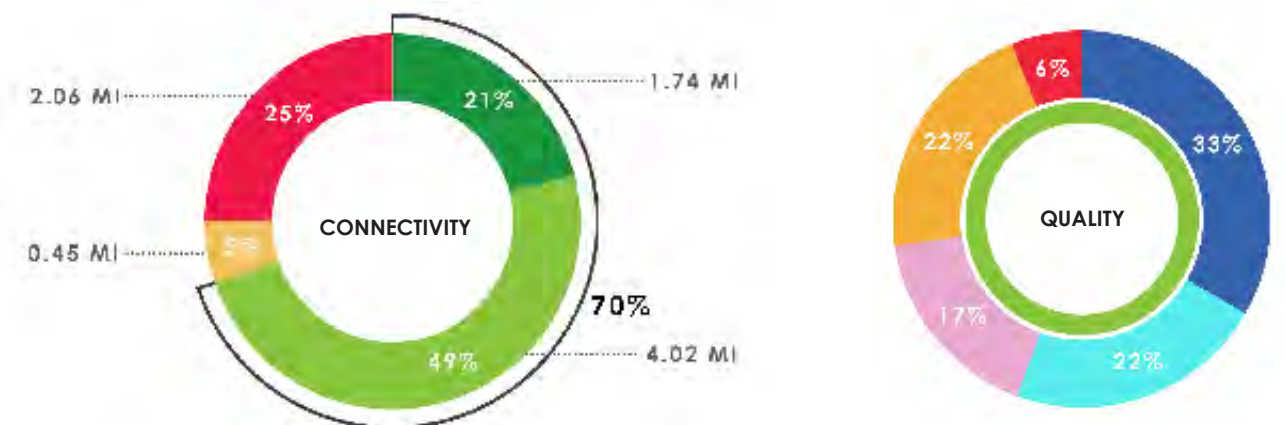
- Connected, follows Miami 21
- Connected, precedes Miami 21
- Forthcoming
- Disconnected
- Not Required
- Existing Greenway
- Proposed Greenway

QUALITY OF CONNECTION, PRECEDES M21:

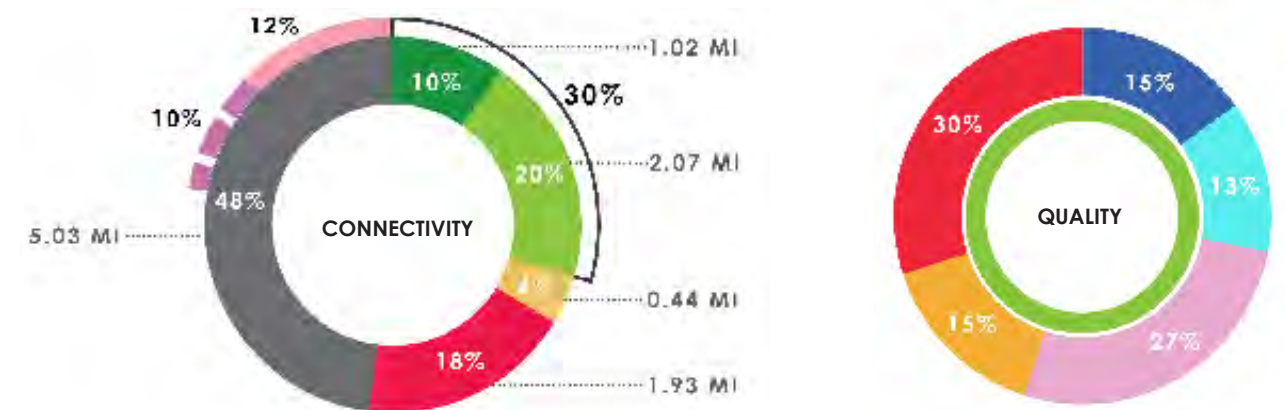
- Satisfied
- Somewhat Satisfied
- Neutral
- Somewhat Dissatisfied
- Unsatisfied

The City is committed to provide connectivity along the Waterfront, since the adoption of Appendix B of the Miami 21 Code, the Waterfront has been connected over 14,570 linear feet. Based on the Projections, it is anticipated an additional 4,750 linear feet will be completed within the next 2 to 5 years.

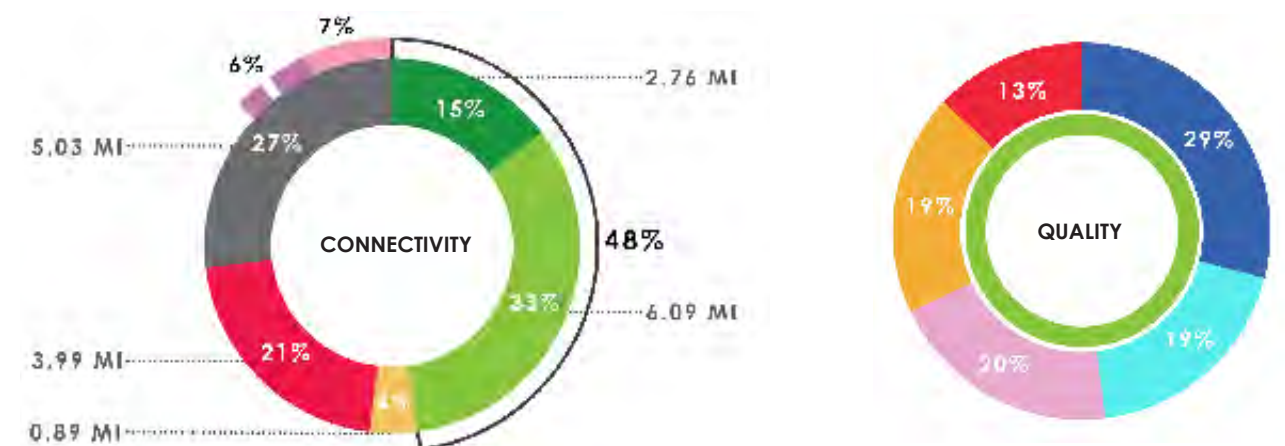
BAYWALK



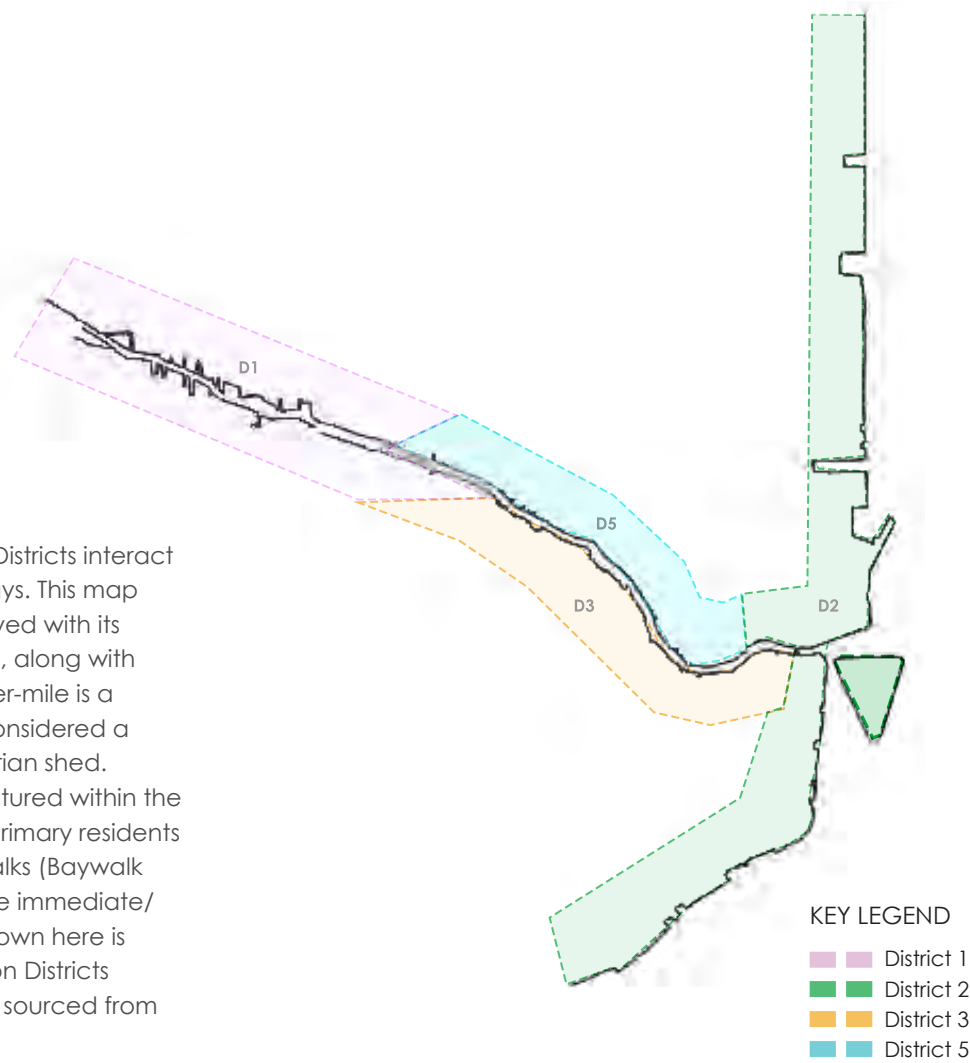
RIVERWALK



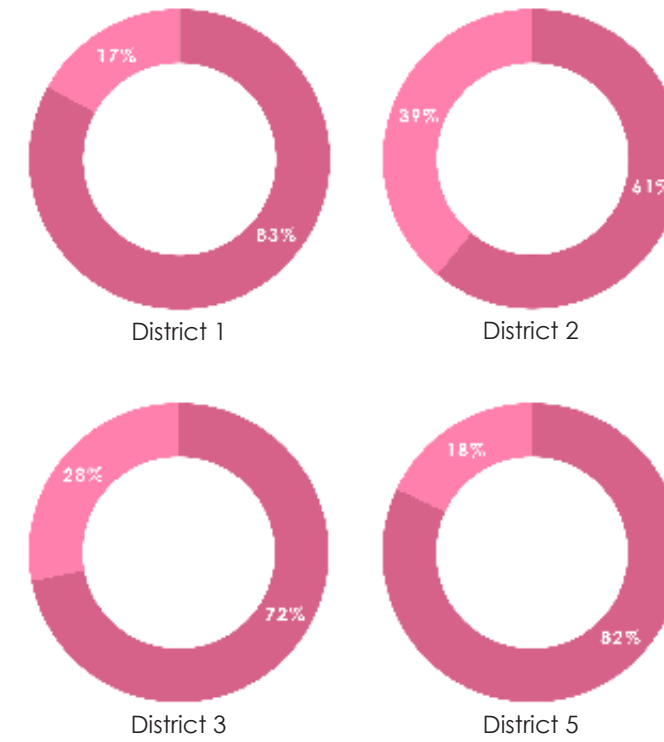
OVERALL



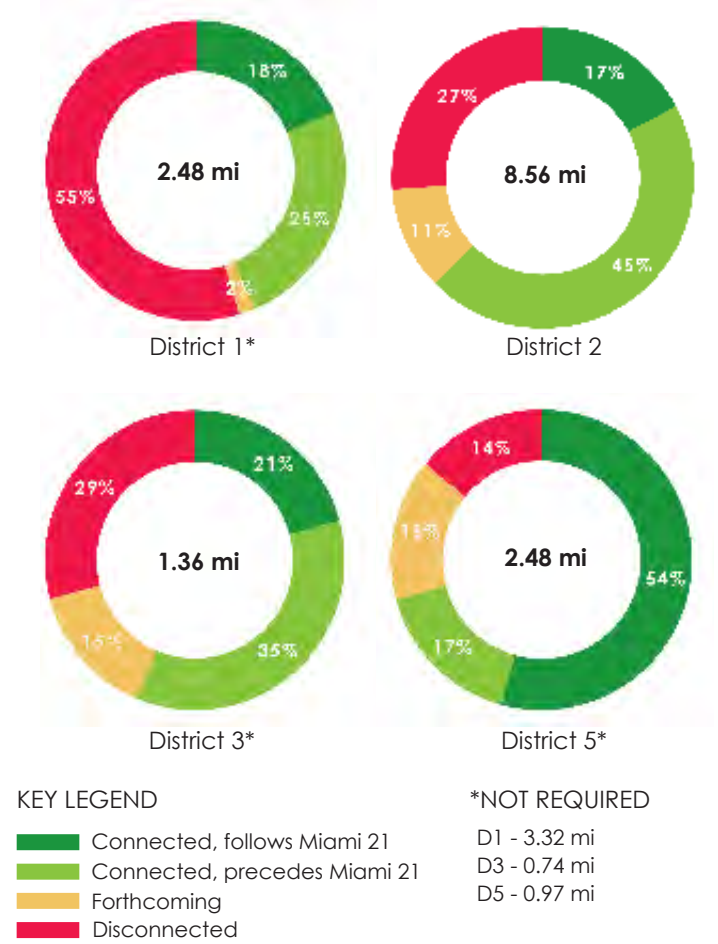
Four of the five Commission Districts interact with the Waterfront Walkways. This map depicts the Waterfront overlaid with its respective Commission District, along with a quarter-mile buffer. A quarter-mile is a standard in Planning, as it is considered a 5-minute walk within a Pedestrian shed. Therefore, the population captured within the quarter-mile analysis are the primary residents that benefit from the Waterwalks (Baywalk and Riverwalk), as they are the immediate/ local users. The Information shown here is reorganized by the Commission Districts alongside demographic data sourced from the most recent US Census.



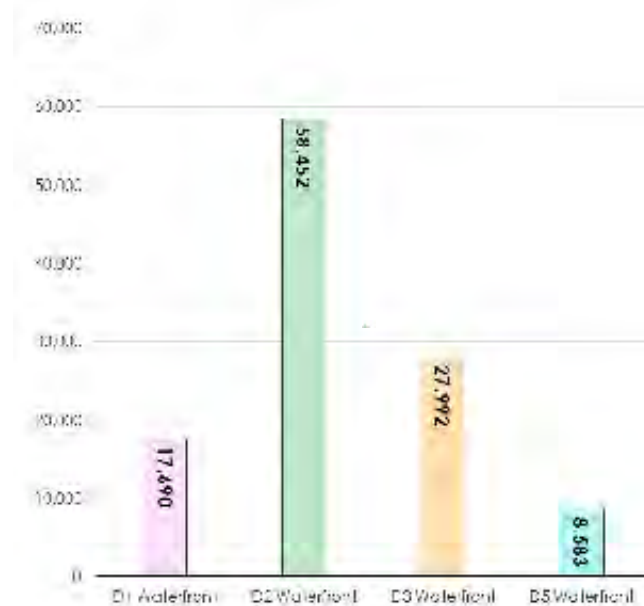
OCCUPANCY STATUS



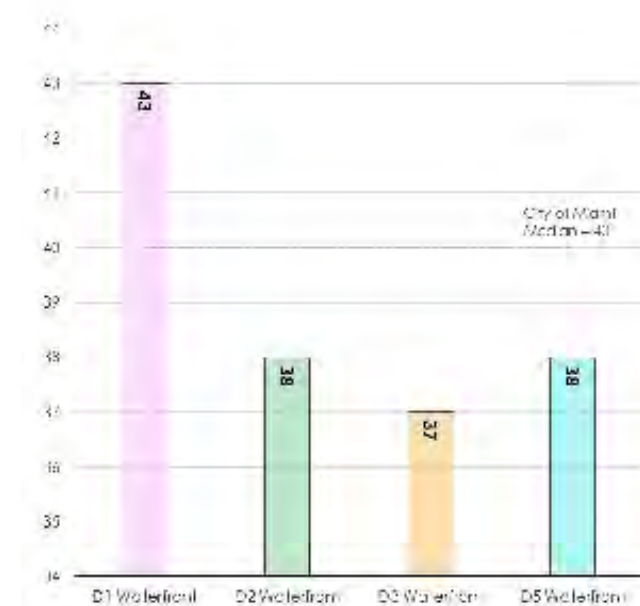
CONNECTIVITY STATUS



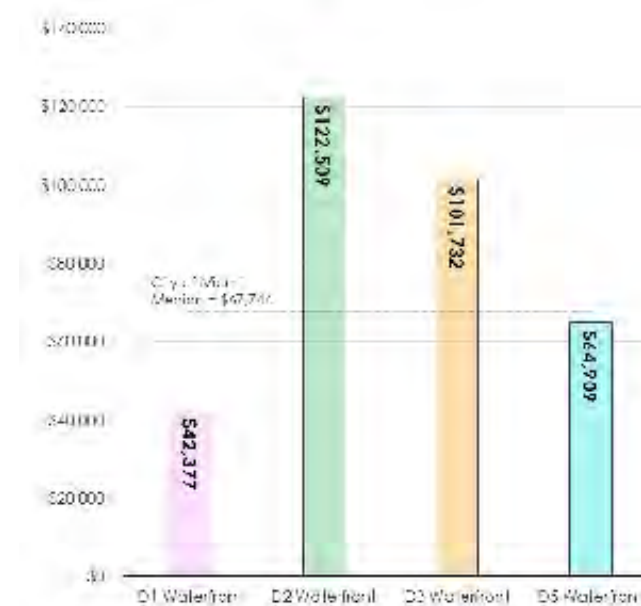
POPULATION



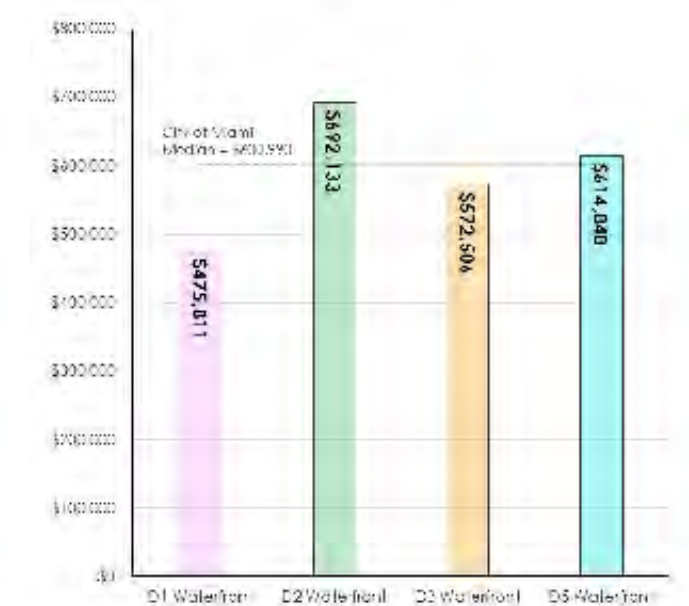
MEDIAN AGE

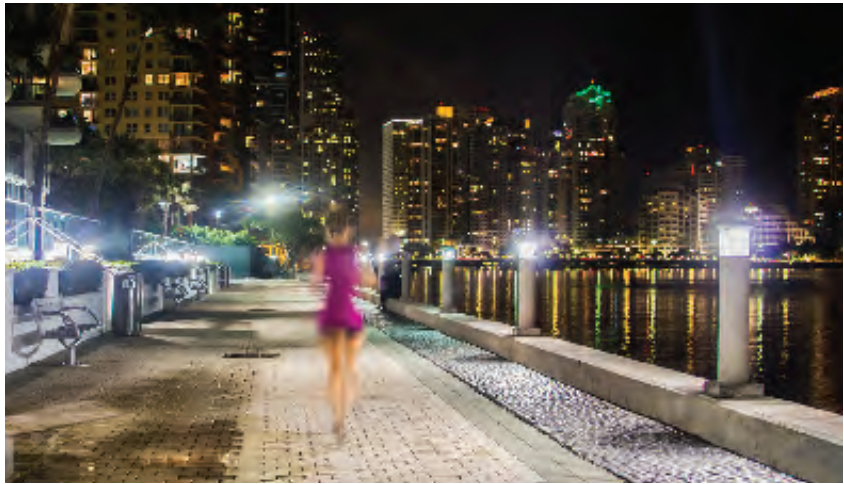


MEDIAN HOUSEHOLD INCOME



MEDIAN HOME VALUE





Baywalk at night, Brickell

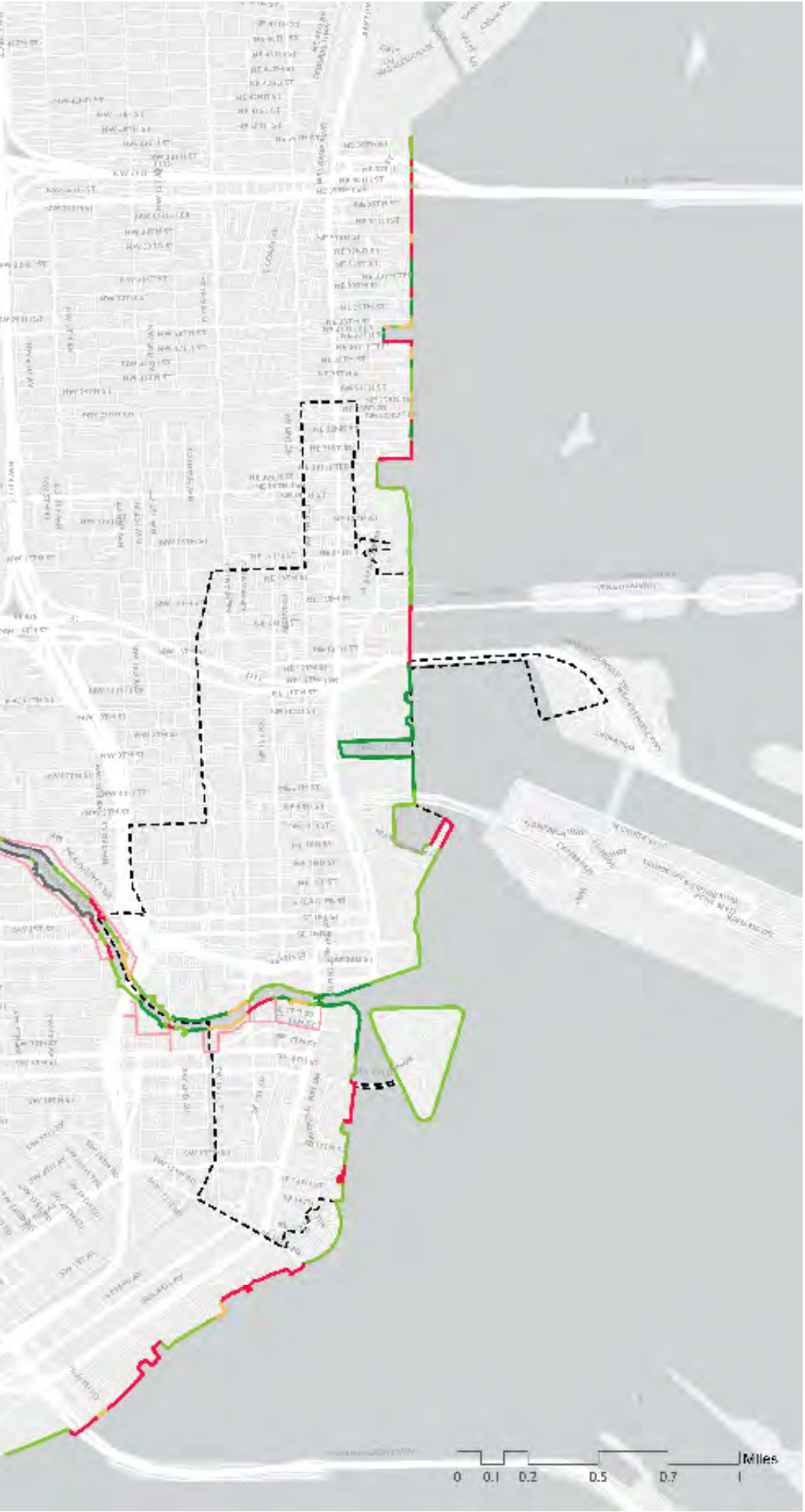


First Miami Presbyterian Church, Brickell



Museum Park FEC Slip North, Downtown

The Miami Baywalk is a public waterwalk that connects the Edgewater, Downtown, and Brickell neighborhoods across Biscayne Bay. The Baywalk provides essential pedestrian connectivity between residential, commercial and public green spaces along the Bay. In addition to the neighborhood amenities, the Baywalk provides environmental benefits serving as a shoreline buffer to protect against sea level rise and storm surges. With the guidance of the Downtown Development Authority (DDA), the Baywalk has been steadily developing with substantial waterfront connectivity north of Miami River. Unlike the Riverwalk, all properties along Biscayne Bay require implementation of the Waterfront Design Guidelines by providing a publicly accessible Baywalk.



BAYWALK MAP



- KEY LEGEND
- Connected, follows Miami 21
 - Connected, precedes Miami 21
 - Disconnected
 - Forthcoming
 - Not Required
 - Existing Greenway
 - Miami DDA Boundary



Aria Reserve, Edgewater



Margaret Pace Park, Edgewater

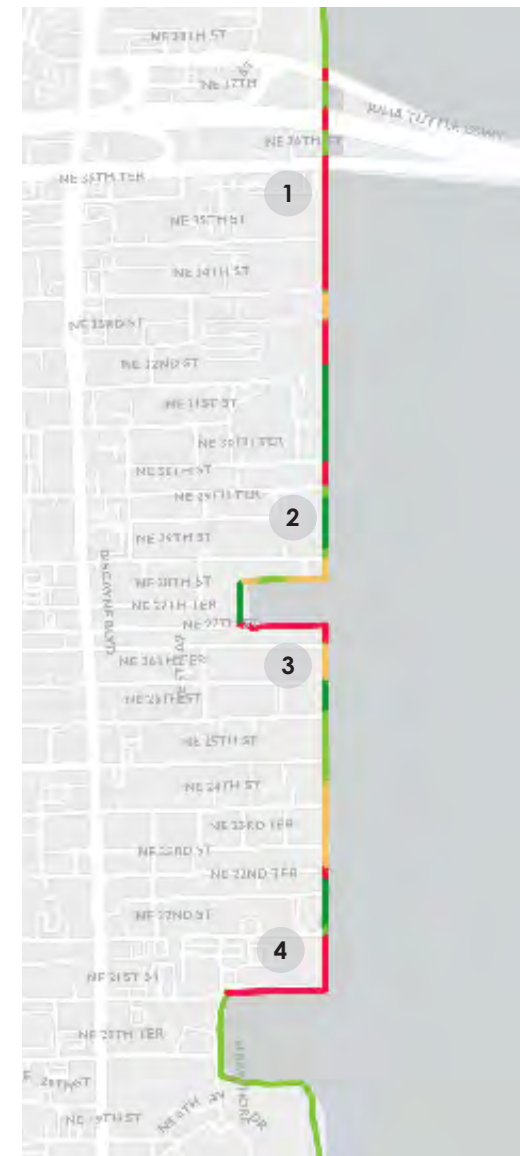


Bayfront Park, Downtown

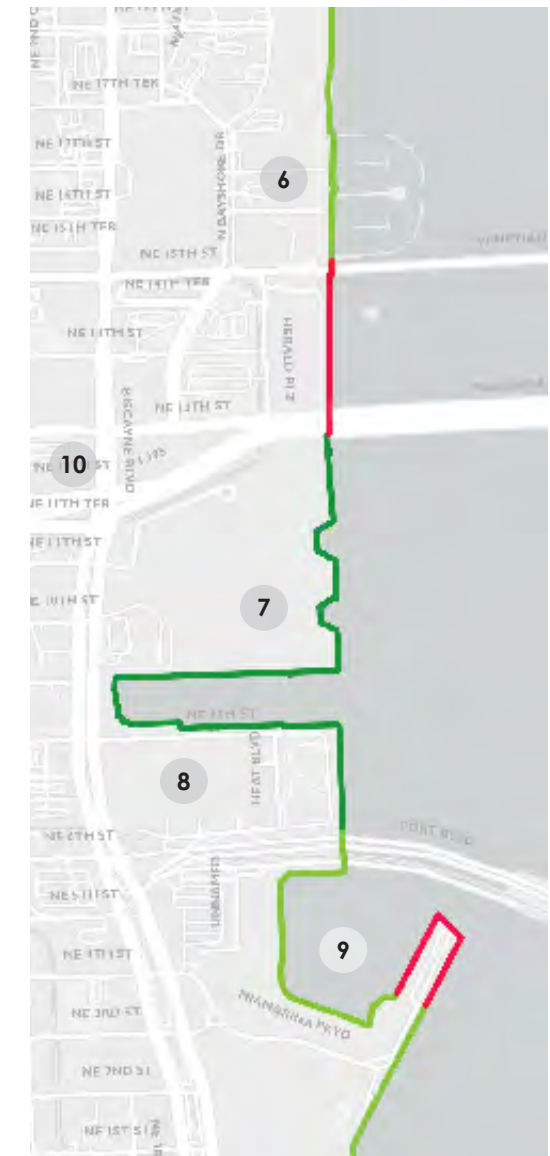
This section of the Biscayne Bay extends from the Julia Tuttle Causeway to the Bayfront Park. This northern section of the Baywalk features high density commercial and residential development and is currently undergoing very rapid growth and redevelopment. The Downtown neighborhood features a wide variety of Uses. Specifically, along this section of the Bay are some notable properties such as the Pérez Art Museum Miami, Frost Science Museum, Kaseya Center, Bayside Marketplace, and Bayside Park. The Edgewater neighborhood includes primarily residential towers and hotels along the Bay. Margaret Pace Park is also a key piece of the Baywalk serving as a public park within the Edgewater. As featured in the map, the Edgewater neighborhood has many “forthcoming” connections along the Baywalk, several of which will be open in the next 2-3 years.

The Baywalk runs through Bayfront Park, constructed in the 1920s. Bayfront Park was later improved in the 1990s, with the iconic water fountain designed by a world renowned sculptor and landscape architect, Isamu Noguchi. For several years, the fountain sat empty in need of repairs. In 2025, the fountain was remodeled and repaired, bringing life back to Bayfront Park. The Park, and its water fountain, make for a beautiful stop along the Baywalk.

- 1 CHARTER CLUB ON BISCAYNE BAY
- 2 GRAND PARAISO CONDOMINIUMS
- 3 MISSONI BAIA
- 4 EDITION RESIDENCES
- 5 MARGARET PACE PARK
- 6 MIAMI MARRIOTT BISCAYNE
- 7 BICENTENNIAL PARK
- 8 KASEYA CENTER
- 9 BAYSIDE MARINA
- 10 UNDERDECK (GRAHAM GREENWAY)

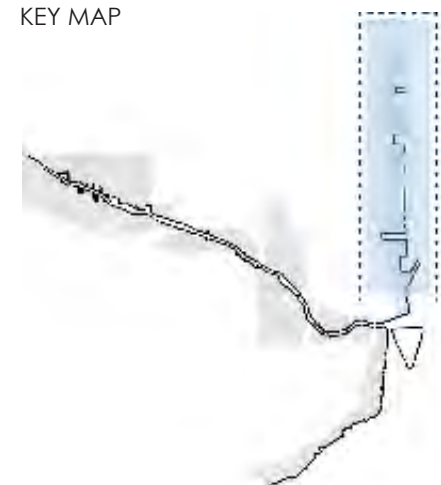


N BAYSHORE DR



SOUTH EDGEWATER & BAYFRONT PARK

KEY MAP



KEY LEGEND

- Connected, follows Miami 21
- Connected, precedes Miami 21
- Disconnected
- Forthcoming
- Not Required



Brickell Place, Brickell



St. Regis Residences, Brickell



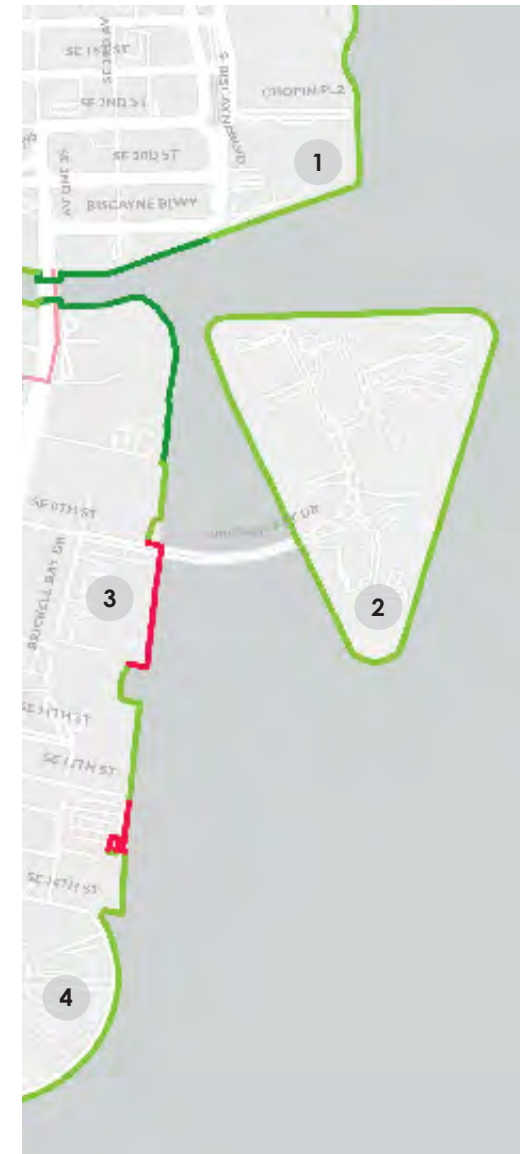
Jade Residences at Brickell Bay, Brickell

This section extends from Bayfront Park to Alice Wainwright Park. This southern section of the Baywalk, features high density residential development with a mix of hotels and commercial uses. This area is currently not undergoing the same rapid growth and redevelopment as the northern section along the Bay. This section includes Brickell Key, Mary Brickell Park, and Alice Wainwright Park.

In Downtown Brickell, there is very little vacant land along Biscayne Bay. Much of this area is connected, but designed prior to the Miami 21 Waterfront Design Guidelines. Subsequently, in some areas, the connections are narrow and lack adequate canopy coverage to shade pedestrian activity along the Baywalk. There are also some good examples of connections that precede the Miami 21 Code, such as Brickell Key. Staff surveyed Brickell Key and was satisfied with the quality of the waterfront connection.

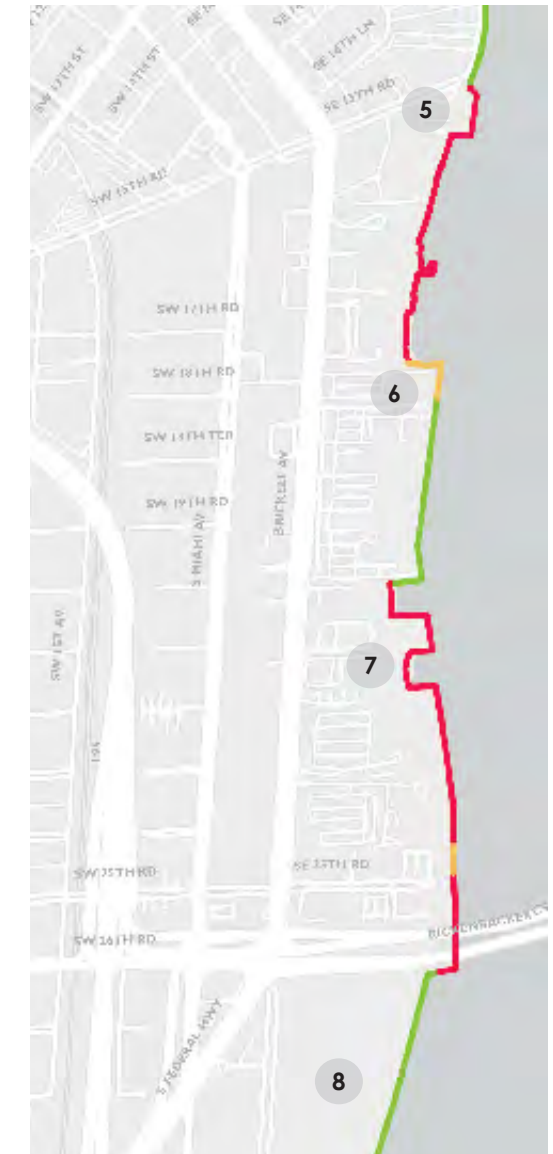
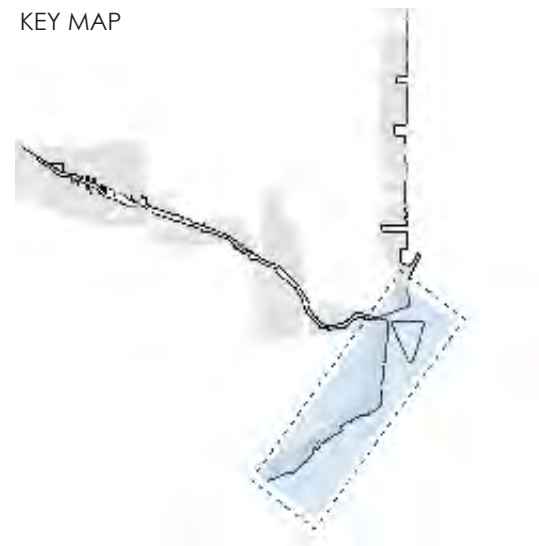
South Brickell features older residential buildings when compared to other residential towers along the Bay. Many of these developments predate the Waterfront Walkway requirements, and thus did not provide publicly accessible Baywalk connections. Several have private walkways that run along the water, but these are utilized for their residents alone.

- 1 ONE MIAMI TOWERS
- 2 THE RESIDENCES AT MANDARIN ORIENTAL
- 3 FOUR AMBASSADORS HOTEL
- 4 BRICKELL BAY DRIVE
- 5 BRICKELL HARBOUR
- 6 ST. REGIS RESIDENCES MIAMI
- 7 BRISTOL TOWER
- 8 ALICE WAINWRIGHT PARK



DOWNTOWN BRICKELL

KEY MAP



SOUTH BRICKELL



KEY LEGEND

- Connected, follows Miami 21
- Connected, precedes Miami 21
- Disconnected
- Forthcoming
- Not Required



River Landing SAP, Allapattah



Riverside Wharf Rendering, Lummus Park



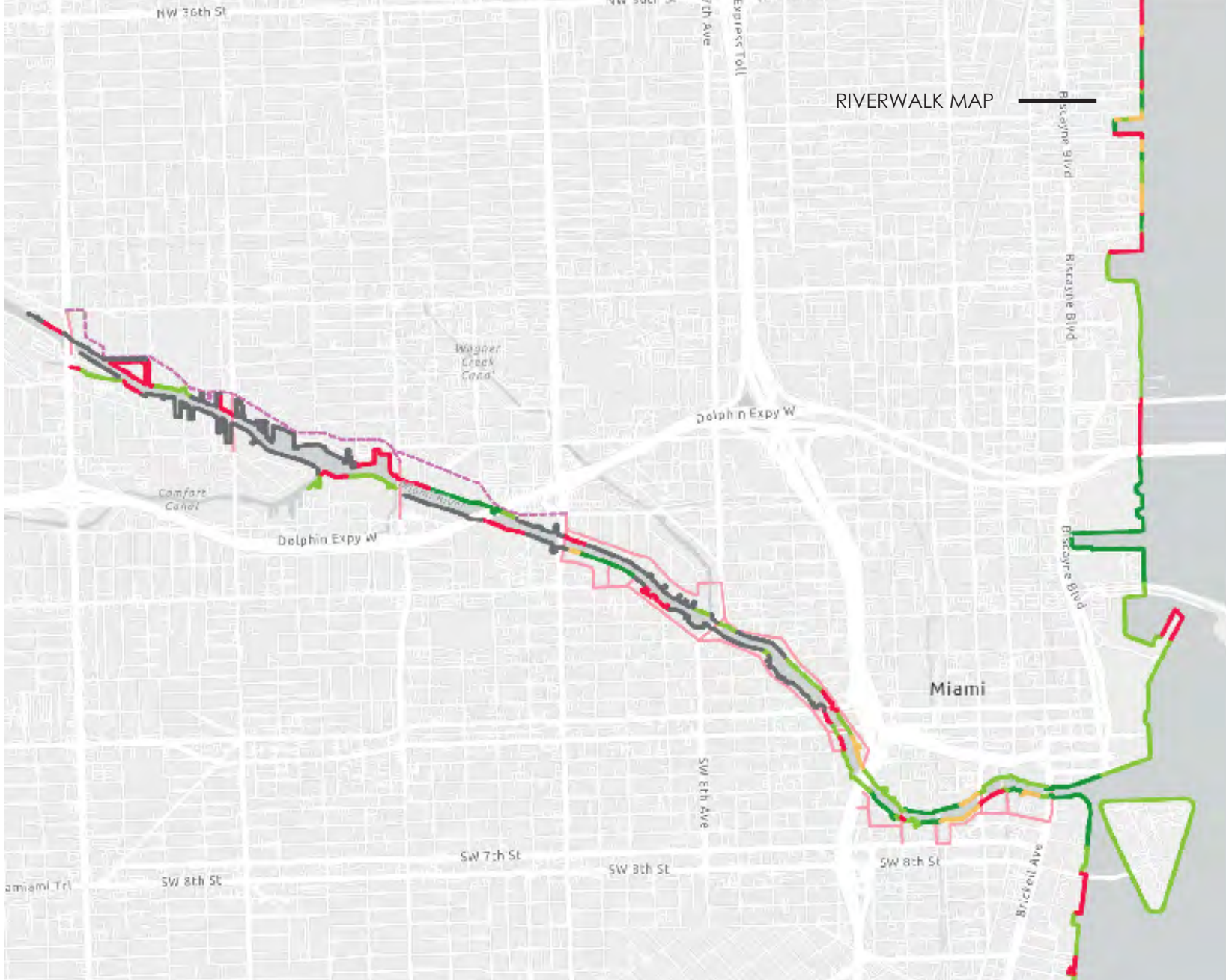
Miami River SAP, Brickell

The Miami River Greenway Corridor is a diverse corridor made up of many unique land uses such as marine industrial business, historic single-family residences, parks and open spaces, large-scale Special Area Plans (SAPs), and a large concentration of multifamily housing developments.

In coordination with the Miami River Commission, the Riverwalk is steadily developing. This includes a substantially connected Waterfront north of the Miami River.

The resulting 11 mile riverfront network will connect the waterways to our public streets, promoting greater quality of life by providing access to green spaces and safe paths for walking and biking.

To improve connectivity in areas concentrated with low to medium density Residential and Industrial Uses, the Miami River Commission and the City of Miami have worked together to establish an “On-road Greenway”. These On-road Connections supplement serve as extensions of the Waterfront Walkways utilizing the public rights-of-way. The map depicts both portions of the On-road Greenway that have been completed, and areas that have been proposed as part of the larger Miami River Greenway Action Plan.



The Riverwalk includes the Northern portion of Brickell Key, part of the Central Business District, Brickell, the Southern portion of Overtown, and East Little Havana neighborhoods. Also included in this portion of the River is the Miami Circle National Historic Landmark, Brickell Area River, Fort Dallas Park, Convention Center, Central Business District, Miami Government Center, Miami Riverside Administration Center, and portions of the existing riverwalk. This section of the River is primarily dominated by high density commercial and residential development and is currently undergoing very rapid growth and redevelopment. Buildings are steadily rising on both sides of the river.

KEY LEGEND

- Connected, follows Miami 21
- Connected, precedes Miami 21
- Disconnected
- Forthcoming
- Not Required
- Existing Greenway
- Proposed Greenway



Miami Riverside Center and Riverwalk, Downtown



One River Point Rendering (Faena Residences), Downtown



One Brickell Riverfront Rendering, Brickell

From Southeast 2nd Ave to Northwest 8th Ave, the Miami River includes the most variety in zoning and land use. The northern edge of the River is lined with upscale Restaurants, Lummus Park, and the Riverside center, while the South edge of the River includes the Working Waterfront (D3), Jose Marti Park, and the Miami River SAP. As featured in the map there are many forthcoming connections along this section of the Miami River.

This portion of the river features Marine-Related Industrial Establishments Uses, boat repair and storage. The intent of the Waterfront Design Guidelines is to enhance the connectivity along the Miami River, while protecting the traditional “Working Waterfront,” which requires direct access to the River.

A notable project along this section of the Miami River is the Miami River Special Area Plan, which will includes four 60-story towers, and an active Riverwalk public promenade. The Miami River SAP development will also provide substantial funding to Jose Marti Park as a Public Benefit to improve the seawall and Riverwalk connectivity at the local park.

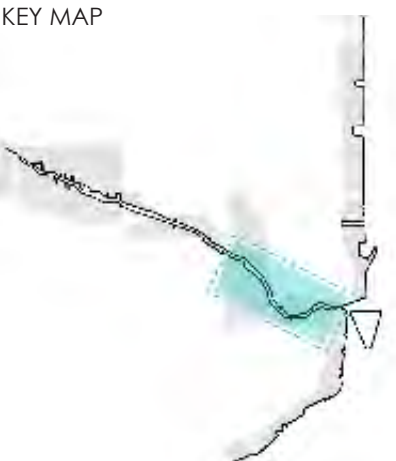


SE 2 AV TO NW 8 AV

- 1 FAENA RESIDENCES MIAMI
- 2 LOFTY BRICKELL
- 3 MIAMI RIVERSIDE CENTER
- 4 MIAMI RIVER SAP
- 5 RIVERSIDE WHARF
- 6 LUMMUS PARK
- 7 UNDERLINE

KEY LEGEND

- Connected, follows Miami 21
- Connected, precedes Miami 21
- Disconnected
- Forthcoming
- Not Required
- Existing Greenway





Beyond: Remi on the River, Marlins Park



River Landing SAP Park, Allapattah



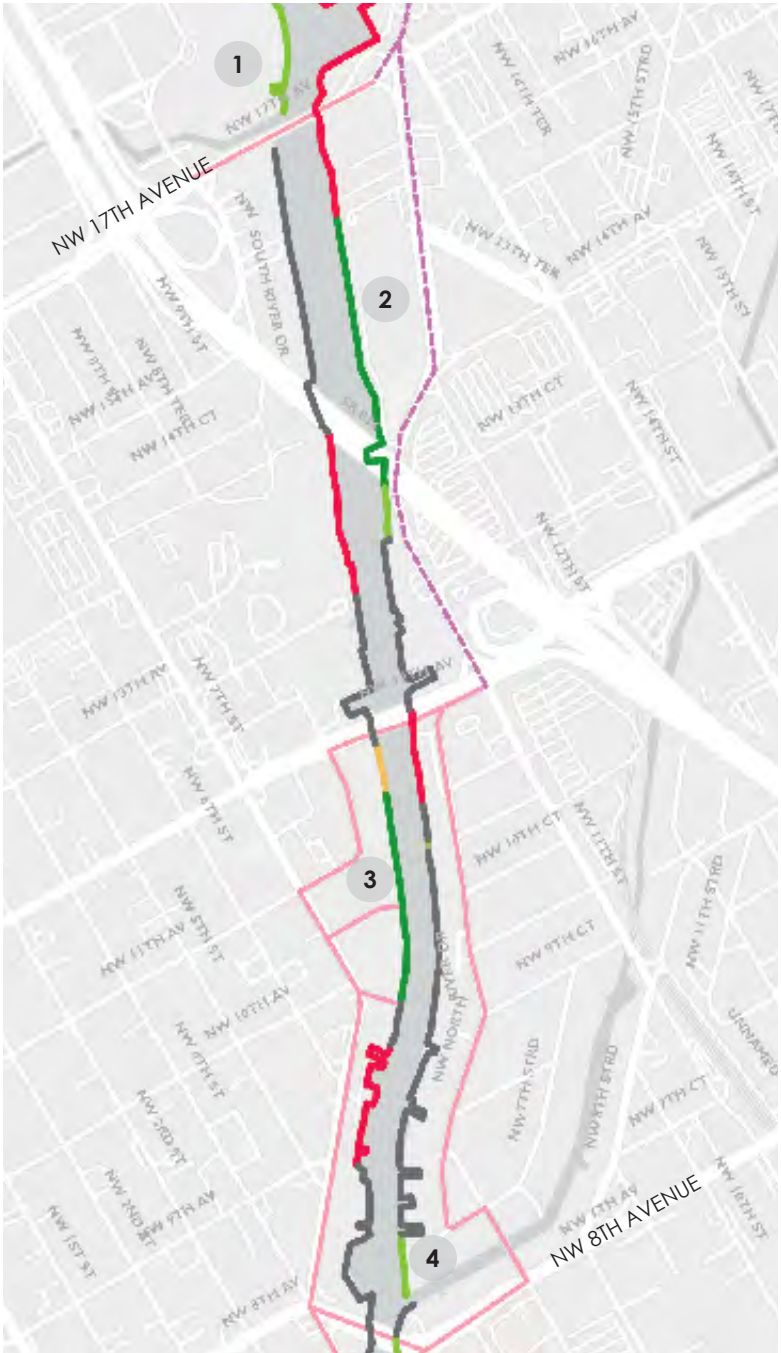
Spring Garden Point Park. Spring Garden

Further west, the Miami River flows along the Historic Spring Garden neighborhood and the River Landing SAP.

The Spring Garden Neighborhood is the oldest, intact, single family neighborhood still remaining along the Miami River. The Spring Garden Historic District is significant in the historical, archeological, and architectural heritage of the City. This neighborhood reflects the City's growth from the mid-1910s to the 1940s. This Historic District is primarily zoned T4-R, containing medium-density residential uses, which does not required to provide a Riverwalk connection.

This section includes a notable large-scale development project, known as the "River Landing" Special Area Plan (SAP). River Landing SAP is approximately 8.14 acres of mixed-use stacked retail hub, with an enhanced riverwalk connection. In conjunction with the SAP, the project also includes a public park which is nearly complete, at the time of this report.

Due to the concentration of T4-R "General Urban" zoning, this area of the Riverwalk has some of the biggest gaps in connectivity. To improve access to the riverfront, several on-road Greenway connections have been provided. The Spring Garden neighborhood includes a completed section of On-road Greenway with wide sidewalks and outdoor furnishings to support pedestrian activity. Moving up the River is a proposed On-road Greenway connection primarily along NW North River Drive and North West 11 Street, through the River Landing SAP.

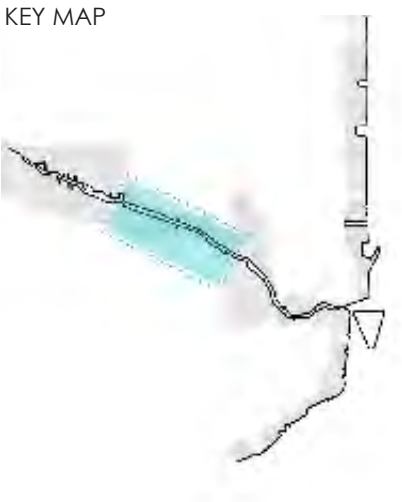


NW 8 AV TO NW 17 AV

- 1 SEWELL PARK
- 2 MIAMI RIVER LANDING SAP
- 3 REMI ON THE RIVER
- 4 SPRING GARDEN POINT PARK

KEY LEGEND

- Connected, follows Miami 21
- Connected, precedes Miami 21
- Disconnected
- Forthcoming
- Not Required
- Existing Greenway
- Proposed Greenway





Marine Warehouse, Allapattah



Curtis Park, Allapattah



Upper River, Allapattah

The westernmost portion of the Miami River within the City boundary terminates at the Northwest 27th Avenue Bridge. This portion of the River includes the Working Waterfront, Public Parks, and Single-Family Residences.

This section of the Miami River features a large cluster of Waterfront Industrial District Zone (D3), with active Marine-Related Industrial Establishments Uses on both sides of the River. Notably, this area serves as the transfer point for cargo and for the boat industry.

Two Sub-Urban Transect Zone (T3) neighborhoods are located along this section of the River, the River Park subdivision and Durham Park subdivision. Under the Miami 21 Zoning Code, these Single-Family Residences are not required to provide a Riverwalk connection.

Due to the concentration of Industrial and Sub-Urban Transect Zoning in this section, there are several On-road Greenway connections proposed in this area. The proposed On-road Greenway connection is primarily along NW North River Drive, running through Curtis Park. Designs for this portion of the On-road Greenway have been finalized, and funding has been allocated to its construction. The designs include new outdoor furnishings consistent with the Miami River Greenway Regulatory Design Standards and Guidelines, and additional shade trees to support the walkability of the On-road Greenway.



- 1 MIAMI RIVER POINT MARINA
- 2 JET ISLAND
- 3 CURTIS PARK
- 4 RIVER OAKS MARINA

KEY LEGEND

- Connected, follows Miami 21
- Connected, precedes Miami 21
- Disconnected
- Forthcoming
- Not Required
- Existing Greenway
- Proposed Greenway



Analysis

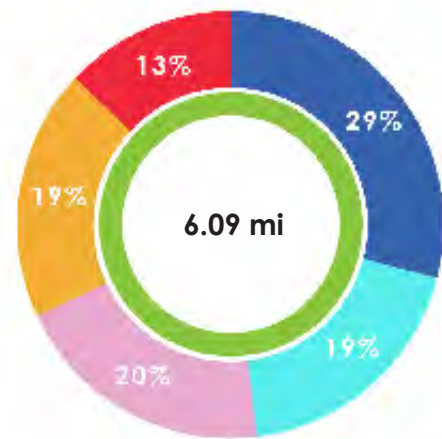
Using the principles behind the Miami 21 Waterfront Design Guidelines, staff has evaluated those Waterfront segments that are “connected, but precedes Miami 21” using a Likert Scale, ranging from satisfied to unsatisfied.

Waterfront Walkway Elements:

- Outdoor furnishings
- Lighting
- Hardscape
- Walkway widths
- Art
- Shade canopy
- Landscaping plantings

These elements were considered in the process of evaluating the existing connections that precede the Miami 21 Code, Appendix B.

At the time of this report, the sections that are “connect, precedes Miami 21” total to approximately 6 miles. The map here depicts the locations and scores of these connections.

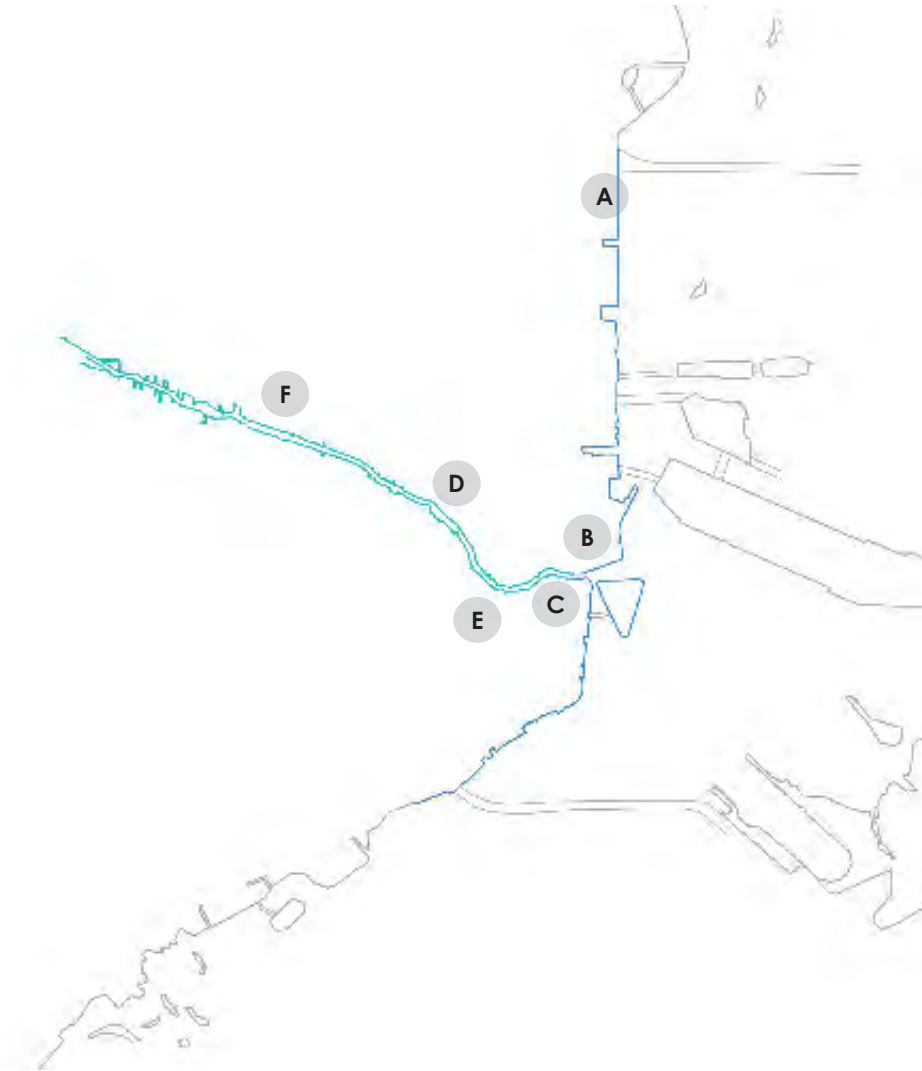


KEY LEGEND

- Connected, precedes Miami 21:
- Satisfied
- Somewhat Satisfied
- Neutral
- Somewhat Dissatisfied
- Unsatisfied



In order to highlight areas of excellence along the Waterfront, staff has worked with stakeholders to identify key projects that have exceeded expectations in their waterfront design. Elements that contribute to inviting, high-quality, waterfront connection include outdoor furnishings (benches, bike racks, and trash receptacles), lighting, hardscape patterns/ materials, spacious walkway widths, Art, shade canopy, and landscaping plants.



KEY LEGEND

NAME	ADDRESS	LABEL
Paraiso Park	3101 NE 7 AV	A
Aston Martin Residences	300 BISCAYNE BLVD	B
First Miami Presbyterian Church	609 BRICKELL AV	C
Lummus Park	404 NW 3 ST	D
Miami River SAP	275 SW 6 ST	E
River Landing SAP	1400 NW N RIVER DR	F

The wide sidewalks support smooth pedestrian circulation, allowing residents and visitors to move comfortably while enjoying unobstructed waterfront views. The thoughtfully arranged outdoor furnishings, including seating and shaded areas, enhance the park's usability and create welcoming spaces for gathering and relaxation.



A | PARAISO PARK



A | PARAISO PARK

This area integrates a continuous public riverwalk that strengthens pedestrian access along Biscayne Bay and connects to the greater downtown network. The project's decorative hardscape enhances the visual character of the waterfront through high-quality paving patterns and materials that complement the architecture. Its clear signage and thoughtfully designed lush landscape create an inviting, navigable environment that balances elegance with accessibility, enriching the public realm.



B | ASTON MARTIN RESIDENCES



C | FIRST MIAMI PRESBYTERIAN CHURCH

First Miami Presbyterian Church location along the bay supports pedestrian access and visual continuity between the shoreline and the surrounding urban fabric. The strong tree planting strategy provides substantial canopy coverage-enhancing comfort, shade, and environmental quality along the public edge. The wide sidewalks and well-placed light posts further improve safety, walkability, and usability, creating a welcoming and accessible waterfront environment.



C | FIRST MIAMI PRESBYTERIAN CHURCH

Lummus Park seamlessly links pedestrian pathways, and surrounding streets, creating an accessible and continuous public realm. The wide sidewalks encourage walking, jogging, and social interaction while accommodating high volumes of visitors comfortably and safely. The thoughtfully placed outdoor furnishings and dock design enhance the user experience by providing spaces to relax, gather, and engage directly with the water's edge.



D | LUMMUS PARK



E | MIAMI RIVER SAP

The Miami River SAP and Riverlanding SAP prioritizes continuous public access along the riverwalk and integrates pedestrian pathways with surrounding developments. The decorative hardscape elements, including patterned paving and textured materials, enhance the visual identity of the waterfront while improving durability and walkability. The high-quality outdoor furnishing, such as coordinated lighting, railings, landscaping, and seating, creates a cohesive and inviting public environment that elevates the overall riverfront experience.

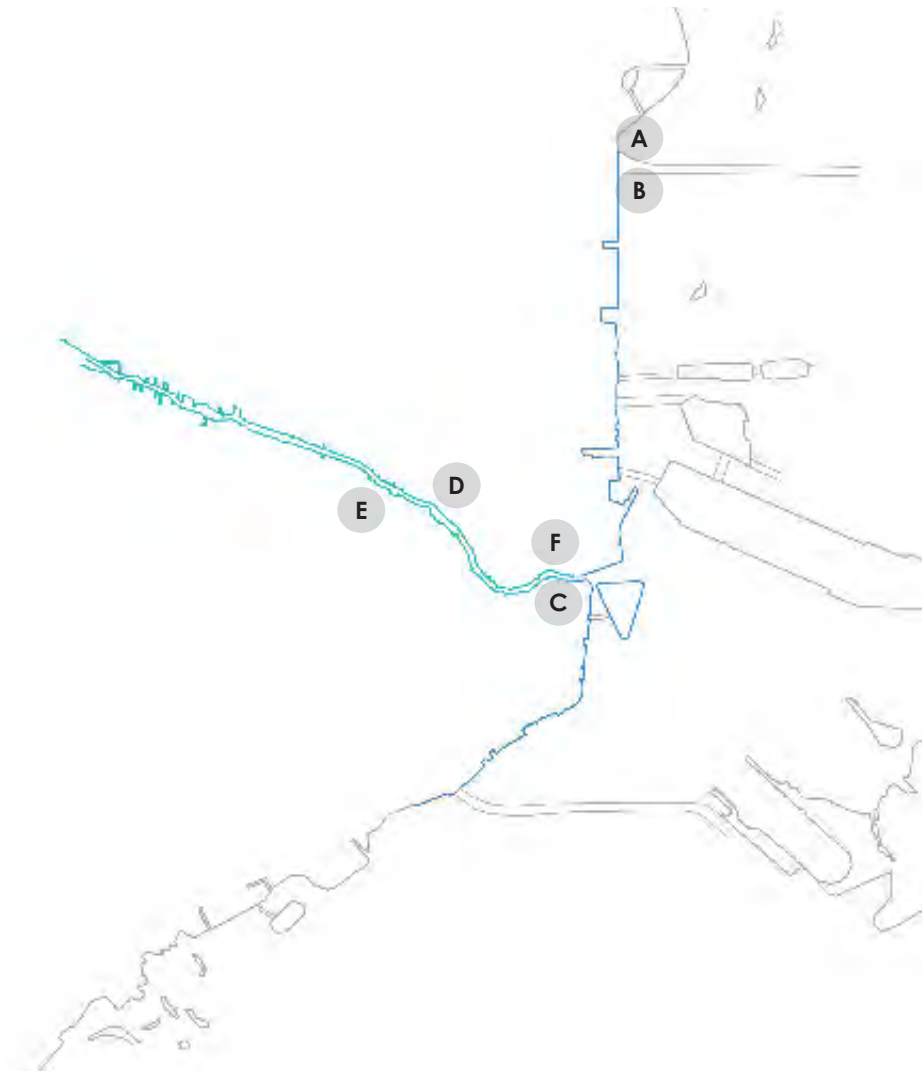


D | LUMMUS PARK



F | RIVER LANDING SAP

While surveying the Waterfront, several areas were identified that have potential to become improved moments. Many of these areas lack in connectivity, feel uninviting, and generally underutilize the land. The highlighted areas of opportunity allow for the to assess next steps in coordination with our waterfront stakeholders.



KEY LEGEND

NAME	ADDRESS	LABEL
Albert Pallot Park	3808 NE 6 AV	A
Stearns Park	550 NE 37 ST	B
444 Brickell	444 BRICKELL AV	C
Herald Plaza	ONE HERALD PLAZA	D
Latitude	185 SW 7 ST	E
Fort Dallas Park	64 SE 4 ST	F

Albert Pallot Park includes a paved promenade and seating, but the space feels minimal and under-programmed. Expanding the tree canopy, and introducing layered planting beds would enhance comfort and visual character.

Stearns Park, by contrast, remains largely unpaved with exposed soil and minimal infrastructure. While it offers mature trees and open green space, it is unstructured. A defined paved path, benches, trash receptacles, bike racks, and lighting would increase accessibility and public use.

KEY LEGEND

 Rendering



A | ALBERT PALLOT PARK



B | STEARNS PARK

The 444 Brickell frontage presents an opportunity as the ground floor is active, but the adjacent pedestrian space feels underdefined and minimally programmed.

The open hardscape would strengthen the public realm if it introduced planting beds, shade trees and integrated seating.



C | 444 BRICKELL



C | 444 BRICKELL

Herald Plaza currently interrupts the continuity of the Baywalk, creating a disconnected waterfront edge with limited public accessibility. The proposed vision reimagines the site as a more open and active public waterfront, adding pedestrian pathways, seating, shade, lighting, and landscape elements.



D | HERALD PLAZA

KEY LEGEND

Rendering

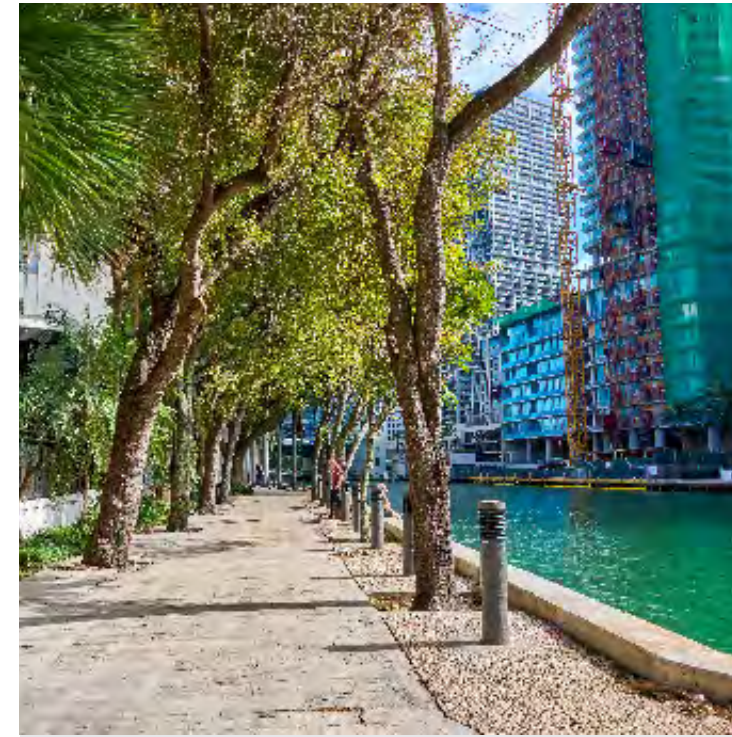


D | HERALD PLAZA

Latitude occupies a key waterfront edge along the Miami River, but the existing walkway is not publicly accessible from the east, creating a break in riverwalk continuity and limiting pedestrian movement. The site presents an opportunity to open and activate this edge.



E | LATITUDE



F | FORT DALLAS PARK

Fort Dallas Park benefits from an existing paved promenade and mature shade trees that support pedestrian comfort. However, the space could be strengthened through additional lighting and enhanced landscape treatments to improve aesthetics, visibility, and nighttime usability.

KEY LEGEND

Rendering



E | LATITUDE



F | FORT DALLAS PARK



Projections - Short Term (2-3 yrs)

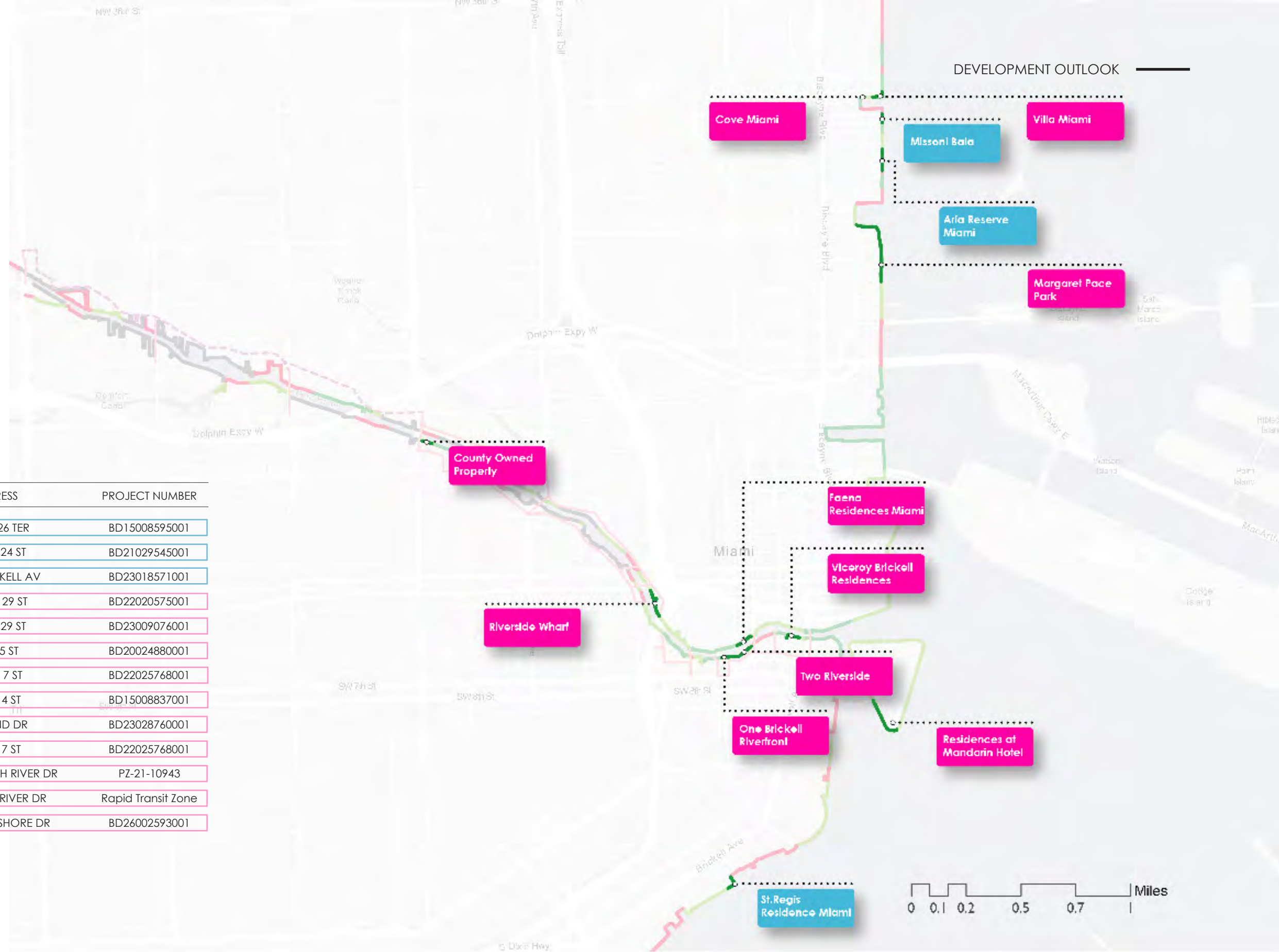
In an effort to visualize the anticipated short term growth of the Waterfront Walkways (Riverwalk and Baywalk), this Projection Map utilizes Building Permit data and Entitlements to depict active construction sites along the Waterfront, as shown here. Construction timelines vary from project to project; however, within the next 2 to 3 years, many of these projects will be completed and ready to be enjoyed as part of the greater public Waterfront.

NAME	ADDRESS	PROJECT NUMBER
Missoni Baia	700 NE 26 TER	BD15008595001
Aria Reserve Miami	700 NE 24 ST	BD21029545001
St. Regis Residence Miami	1809 BRICKELL AV	BD23018571001
Cove Miami	456 NE 29 ST	BD22020575001
Villa Miami	710 NE 29 ST	BD23009076001
Viceroy Brickell Residence	77 SE 5 ST	BD20024880001
Two Riverside	99 SW 7 ST	BD22025768001
Faena Residence Miami	24 SW 4 ST	BD15008837001
Residence at the Mandarin Hotel	1 ISLAND DR	BD23028760001
One Brickell Riverfront	99 SW 7 ST	BD22025768001
Riverside Wharf	114 SW NORTH RIVER DR	PZ-21-10943
County Owned Property	1175 NW S RIVER DR	Rapid Transit Zone
Margaret Pace Park	1745 N BAYSHORE DR	BD26002593001



KEY LEGEND

- Short Term Connected
- Active Building Permit
- Under Construction



Similarly, to visualize the anticipated long term growth of the Waterfront Walkways (Riverwalk and Baywalk), this Projection Map features projects that have been announced along the Waterfront.

NAME	ADDRESS
Miami River Greenway Curtis Park	1901 NW 24th AV
On-Road Greenway	1912 NW N RIVER DR
Miami DDA Pedestrian Bridge	1103 BISCAYNE BLVD
Jose Marti Park	362 SW 4TH ST
Brickell Bay Drive	1422 BRICKELL BAY DR
Edition Residences	2121 N BAYSHORE DR
Miami River Bridge Mixed Use	400 SE 2ND AV
Miami River SAP Expansion	401 SW 3RD AV
Baccarat Residences	444 BRICKELL AV
Seawall at Brickell Key	BRICKELL KEY DR
Citadel Headquarters	1201 BRICKELL BAY DR



KEY LEGEND

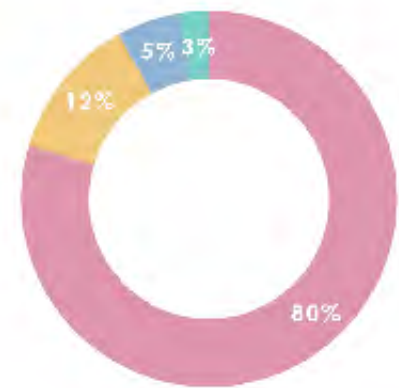
- Long Term Connected
- Private Development
- Public Funding



Implementation

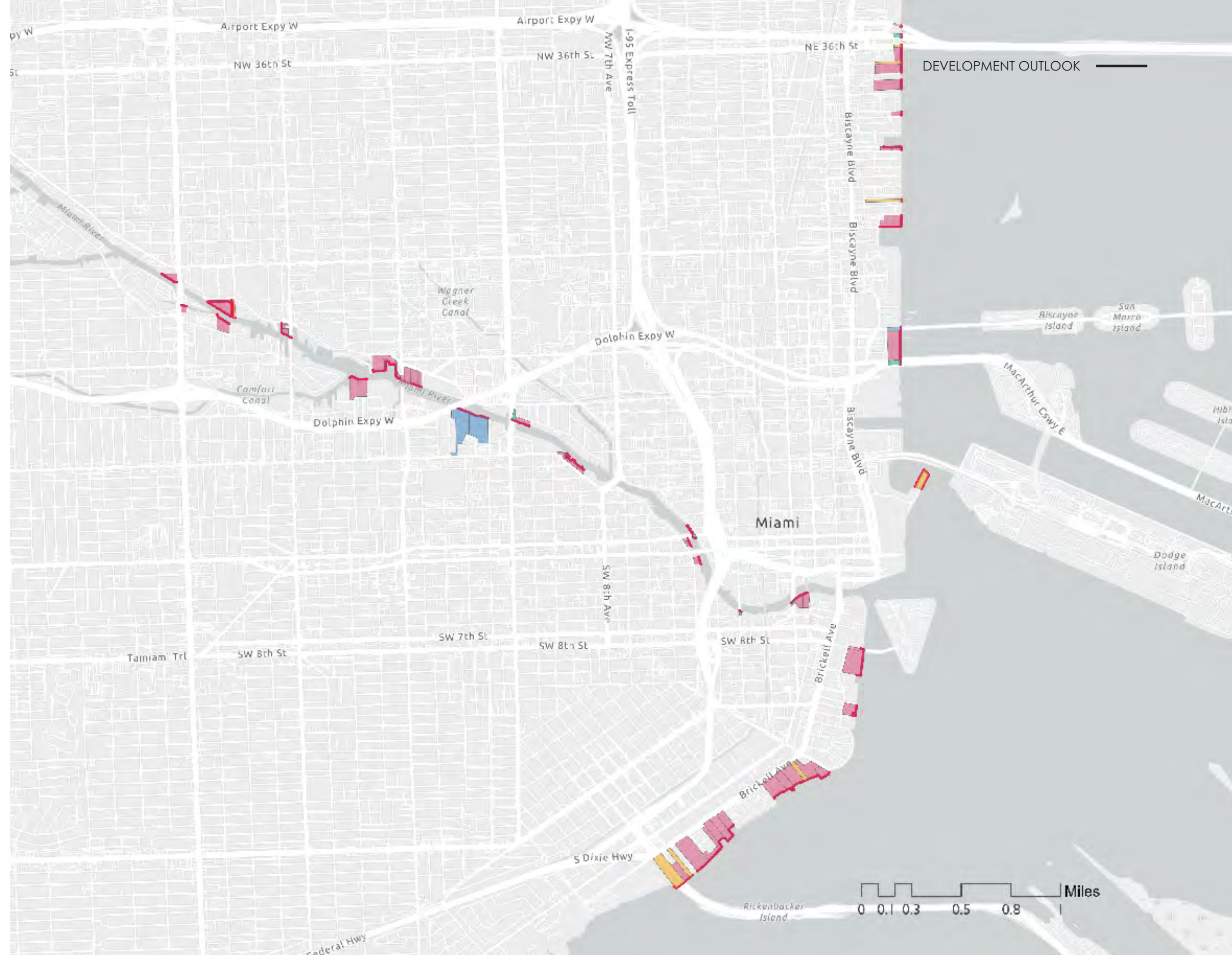
Waterfront development boosts the local economy by not only increasing property values but also fostering vibrant commercial and urban amenities. The Baywalk and Riverwalk are essential components to the success of the high-demand waterfront through tourism, recreational conveyance, public green spaces, and scenic hospitality opportunities like waterfront dining.

The map to the right highlights all disconnected segments along the Riverwalk and Baywalk. Moreover, we have included the parcel ownership data to identify future public or privately funded projects.



KEY LEGEND

- Private Ownership
- City Ownership
- County Ownership
- FDOT Ownership



As we approach the 50th anniversary of the Dan Paul Ordinance, this document demonstrates the importance and success of the City's Waterfront Network. From originally only requiring setbacks along waterways to the establishment of Design Guidelines under Miami21, the River and Baywalks have been through numerous generations of design and implementation styles, all with the goal of creating a unified, cohesive

promenade for pedestrians. This report will serve as the framework to help implement the next 50 years of connectivity along our celebrated waterfronts. From completing missing sections to identifying areas in need of updating, the City's goal is to build upon the history and previous projects along our river and bay to create an even more connected and beautiful waterfront network.



Miami DDA Pedestrian Bridge

PRELIMINARY RECOMMENDATIONS

1. Create an Interdepartmental Task Force to identify and manage Areas of Opportunity, bringing together relevant City of Miami departments, key agencies, and Commission Districts to advance the following recommendations.
2. Interdepartmental coordination for implementation, enforcement, and maintenance of Waterfront Standards.
3. Coordinate with Public Works department for implementation of Miami River Greenway design standards.
4. Partner with FDOT to provide and improve connectivity under and around bridges.
5. Identify and progress opportunities for interim gap connections until permanent build-out.
6. Implement Waterfront Standards to the Little River and other waterways.
7. Establish a new on-road greenway section through South Brickell, this would add two miles to the Baywalk.
8. Amend the Miami 21 Zoning Code to clarify applicability of Waterfront Design Standards to specific Uses or other potential changes.
9. Review the "Waterfront Materials Index" to ensure consistency of signage and furnishings along the Baywalk and establish a mechanism to allow for alternative options.
10. Identify target adjustments to Waterfront Design Standards to integrate resiliency objectives and enhanced pedestrian experience.
11. Other recommendations are to be identified by the Task Force.





MIAMI'S BAYWALK & RIVERWALK
PLANNING DEPARTMENT | 2026



September 22nd, 2026

Via Email

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 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,

M. Sirlin

Morgan Sirlin
President
Adler Development

- ③ PEDESTRIAN RIVERWALK ACCESS
- ④ PEDESTRIAN STAIRS ACCESS
- ⑤ OPEN-AIR MUSIC PAVILION
- ⑥ EVENT LAWN
- ⑦ F+B OUTDOOR PATIO
- ⑧ LANDSCAPE BERMS
- ⑨ SEATWALLS



PLANNING
 LANDSCAPE ARCHITECTURE
 URBAN DESIGN

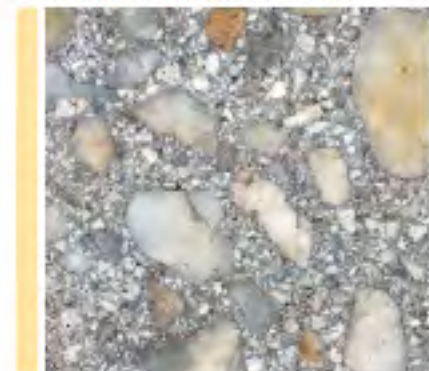
1512 E. BROWARD BOULEVARD, SUITE 110
 FORT LAUDERDALE, FLORIDA 33301 USA
 TEL: 954.524.3330

444 SW 2ND AVENUE - MIAMI, FL
 PLANNING APPLICATION

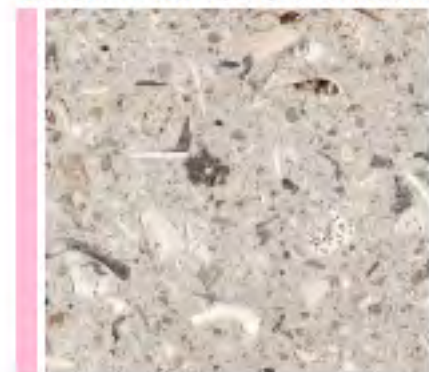
09/23/2026

HARDSCAPE DIAGRAM

CONCRETE WITH MARBLE CHIP



CONCRETE WITH SEASHELL AGGREGATE



LIGHT CONCRETE WITH FINISH



WHITE / BROWN RIVER ROCK



Miami River Commission's Stormwater Subcommittee
Public Meeting Minutes
September 2, 2026

The Miami River Commission (MRC) Stormwater Subcommittee's public meeting convened September 2, 2026, 10 AM, 1407 NW 7 ST. The attendance sheet is attached.

- I) DERM Quarterly Water Quality Testing Report** – Mr Charles Groppe, Miami Dade County's Department of Environmental Resource Management's (DERM), distributed and presented a report covering April – June 2026. The most alarming water quality violation was detected in April 2026 at Wagner Creek testing station WC04 had E. coli Bacteria results of 12,098 (cfu/100ml) and Entero Cocci results of 12,098, when the state's safe water quality standard is only 130 (cfu/100ml).

The Miami Waterkeeper recently released their water quality sampling report which states in part, "Miami Waterkeeper has monitored Jose Marti Park (Miami River) since 2020. Bacteria exceedances have remained common, ranging from 45% - 79% of routine samples above the water quality benchmark each year. In 2025, 45% of routine samples were above the benchmark, the lowest annual exceedance rate in the monitoring record for this site."

Mr Groppe stated he would invite NOAA to the next meeting to discuss their study of source tracking to determine if the e-coli is human or animal.

II) Update Regarding Efforts to Locate Sources and Eliminate Bacteria in Wagner Creek and Seybold Canal

Jesus Fernandez, WASD, stated he visited Wagner Creek with Director Bibeau. Since our last meeting, WASD smoke tested from north of 20 ST to point park every manhole and found nothing. After 6 months of WASD extensive efforts to find a source of contamination from the sanitary sewer system, WASD found nothing and therefore they are stopping there efforts. WASD smoke tests completed over 6 years found nothing. Mr. Fernandez has a theory that it is illegal connections which can only be found if private properties allow government to flush dye tablets in toilets.

Director Bibeau thanked Commissioner Gabela and the City Commission for approving funding for 9 oxygenators with 3 online water quality samplers for 1 year spread out along Wagner Creek. Fast Cleaning Solutions LLC recently received the solar panels they purchased in California, and rented a vacant warehouse in Little Havana where they are assembling the machines with estimated deployment on September 15.

Johnna UM stated UM applied for a FDEP grant to study Wagner Creek while the machines are operating.

MRC Director Bibeau thanked FIU for installing a water quality sample buoy in Wagner Creek on September 4.

Attendees discussed emails from Resident reporting a AT&T "yellow pipe with a cable inside... The pipe is a huge issue with manatees getting stuck in low tide" in Wagner Creek. The City of Miami asked AT&T to address this issue.

III) Discussion Regarding Collapsing Shoreline Along South River Drive West of 27 Ave

The following emails were discussed:

From: brettbibeau@miamirivercommission.org <brettbibeau@miamirivercommission.org>
Sent: Monday, June 1, 2026 5:04 PM
To: 'Zamora, Carolina' <CZamora@miamigov.com>; 'James Murley' <jamesfenimoremurley@gmail.com>; 'Santana Jr., Juvenal' <jsantana@miamigov.com>; 'Cabrasas, Kathryn' <KCabrasas@miamigov.com>; 'Alfaro, Charles' <CAlfaro@miamigov.com>; 'Molina, Maria (DTPW)' <Maria.Molina@miamidade.gov>
Cc: 'Clara Sidan' <clara.sidan@dot.state.fl.us>; 'Estevez, Elyrosa' <EEstevez@miamigov.com>; 'Austin' <asparber@sfwmd.gov>; 'Armando Vilaboy' <avilaboy@sfwmd.gov>; 'Molina, Maria (DTPW)' <Maria.Molina@miamidade.gov>; 'spencer.crowley@akerman.com' <spencer.crowley@akerman.com>; 'Dubuisson, Fabiola' <fdubuisson@miamigov.com>; 'Gomez, Humberto' <HuGomez@miamigov.com>; 'Marquez, Giraldo' <GMarquez@miamigov.com>; 'Alvarado, Pedro' <palvarado@miamigov.com>; 'Fernandez, Jon' <JonFernandez@miamigov.com>; 'Montes, Ana' <AMontes@miamigov.com>; 'Blondet, Lillian' <LBlondet@miamigov.com>; 'Gabela, Miguel Angel (Commissioner)' <MAGabela@miamigov.com>; 'Castaneda, Francisco' <FCastaneda@miamigov.com>; 'Brett Bibeau' <BrettBibeau@MiamiRiverCommission.org>; 'spencer.crowley@akerman.com' <spencer.crowley@akerman.com>
Subject: RE: Collapsing South River Drive on Attached Agenda

Thank you for completing the emergency repair on the worst section of the large collapsing shoreline owned by the City of Miami.

Please note west of the stone bridge there are no sidewalks on either side of the street, no curb, no gutter, and the collapsing City owned shoreline is covered with invasive plant species. Therefore, the MRC continues to respectfully recommend South River Drive from NW 20 ST to NW 27 Ave please be reconstructed with a public Riverwalk, seawall, curb and gutter, drainage, removal of invasive plant species, planting native trees, decorative lights and garbage cans, and Miami River Greenway wayfinding signs. Perhaps Impact Fees from the large adjacent 2 phase resident development maybe used? Perhaps City may apply for

grant funding for this project from Transportation Alternative or Suntrail grant programs, using CITT \$ as City cost share?

Thanks for your time and support for the Miami River Greenway.

Sincerely,
Brett Bibeau
Managing Director,
Miami River Commission
Cell 305 987 4446

From: Zamora, Carolina <CZamora@miamigov.com>
Sent: Monday, June 1, 2026 10:23 AM
To: brettbibeau <brettbibeau@miamirivercommission.org>; 'James Murley' <jamesfenimoremurley@gmail.com>; Santana Jr., Juvenal <jsantana@miamigov.com>; Cabrisas, Kathryn <KCabrisas@miamigov.com>; Alfaro, Charles <CAlfaro@miamigov.com>; 'Molina, Maria (DTPW)' <Maria.Molina@miamidade.gov>
Cc: 'Clara Sidan' <clara.sidan@dot.state.fl.us>; Estevez, Elyrosa <EEstevez@miamigov.com>; 'Austin' <asparber@sfwmd.gov>; 'Armando Vilaboy' <avilaboy@sfwmd.gov>; 'Molina, Maria (DTPW)' <Maria.Molina@miamidade.gov>; spencer.crowley@akerman.com; Dubuisson, Fabiola <fdubuisson@miamigov.com>; Gomez, Humberto <HuGomez@miamigov.com>; Marquez, Giraldo <GMarquez@miamigov.com>; Alvarado, Pedro <palvarado@miamigov.com>
Subject: RE: Collapsing South River Drive on Attached Agenda

Brett,

Good morning. I hope you are doing well. The emergency repairs in front of Mini Rapid Park have been completed, including the repair of the coral wall. The city has placed the design of the seawall at that location on hold.

If you need any additional information, please let me know. I am not going to be able to attend the meeting on 6/3/2026.



Carolina Zamora
Project Manager
Department of Resilience and Public Works
Roadway Infrastructure
444 SW 2nd Avenue, 8th Floor, Miami, FL
33130
Main Line: 305.416.1184
Email: CZamora@miamigov.com

Website: www.miami.gov/rpw

From: brettbibeau@miamirivercommission.org <brettbibeau@miamirivercommission.org>

Sent: Saturday, May 30, 2026 3:32 PM

To: 'James Murley' <jamesfenimoremurley@gmail.com>; Santana Jr., Juvenal <jsantana@miamigov.com>; Cabrisas, Kathryn <KCabrisas@miamigov.com>; Zamora, Carolina <CZamora@miamigov.com>; Alfaro, Charles <CAlfaro@miamigov.com>; 'Molina, Maria (DTPW)' <Maria.Molina@miamidade.gov>

Cc: 'Clara Sidan' <clara.sidan@dot.state.fl.us>; Estevez, Elyrosa <EEstevez@miamigov.com>; 'Austin' <asparber@sfwmd.gov>; 'Armando Vilaboy' <avilaboy@sfwmd.gov>; 'Molina, Maria (DTPW)' <Maria.Molina@miamidade.gov>; spencer.crowley@akerman.com

Subject: RE: Collapsing South River Drive on Attached Agenda

Dear Director Santana,

Per emails below, thus far SFWMD accepted the 6/3 meeting invitation and MDC provided numerous detailed documents. Please reply confirmation City of Miami will participate in the 6/3 meeting. Attached is the 6/3 agenda and previous meeting minutes.

Thank you.

Sincerely,
Brett Bibeau
Managing Director,
Miami River Commission
Cell 305 987 4446

The previous minutes stated:

“The MRC Stormwater Subcommittee’s April 2025 public meeting minutes state:

“NW South River Drive from 27 Ave to 20 ST proceeds along a portion of the Miami River which has an unconsolidated shoreline, and several large and growing areas where the shoreline is collapsing into the River. When one of several large sink holes previously grew past the street’s steel safety barrier, the City of Miami placed temporary plastic barricades around the hole to keep pedestrians and cars from falling into the Miami River. As the shoreline sink hole(s) grew larger over time, the ground under one of the plastic barriers fell into the River, along with the temporary barricade. Now the large sink hole (one of several) is slightly into the actual street’s paved asphalt,

and erosion has hollowed out under a portion of the street, where there is no longer solid ground beneath a portion of the street's asphalt. School buses etc. drive on this street (which has no sidewalks, no drainage, no curb and gutter, etc.) On March 6, 2023 the MRC adopted a unanimous resolution stating in part, "encouraging the City of Miami to apply for a TAP (FDOT – TPO) grant or seek a State / Federal cost share / earmark to repair the additional 2 adjacent shoreline collapses, while constructing a public Riverwalk and new stretch of the riverfront portion of South River Drive from NW 20 ST to NW 27 Ave, featuring landscaping, decorative lighting, etc.

The eastern most section of the subject collapsed shoreline is around a broken stormwater outfall (owned by FDOT) which drains 27 Ave. During the MRC's March 6, 2023 public meeting FDOT representatives presented construction engineering documents to repair this collapsed area, while planning to reconstruct a small portion of NW South River Drive (still with no sidewalks, no drainage, no curb and gutter, etc.) The distributed MRC Urban Infill and Greenways subcommittee's September 23, 2024 public meeting minutes with this item on the agenda state, "The FDOT representatives stated the City of Miami indicated they maintain this portion of South River Drive, but do not own it, and the City granted a permit for the planned FDOT repair. The City of Miami clarified that the permit issued for the FDOT collapsed shoreline restoration project was issued for work and Maintenance of Traffic within the City right-of-way (25 feet from Southerly R/W line of the Miami Canal to the south).

Attendees reviewed and discussed several maps and plats previously emailed from the City of Miami, Miami-Dade County, and or SFWMD. For the eastern half of the subject riverfront portion of NW South River Drive (east of the stone bridge over tributary), the City of Miami and Miami-Dade County Representatives stated they believe South River Drive and the shoreline are part of the Miami River ROW, and therefore owned by SFWMD. Armando Vilaboy, SFWMD, provided numerous titles etc. supporting SFWMD's belief that they only own the water in the subject area, and no land. Mr. Vilaboy indicated if SFWMD is wrong, and the City and County are correct in that SFWMD indeed owns the shoreline and this portion of South River Drive, SFWMD does not own or reconstruct streets therefore would be unable to assist with the needed project, but SFWMD would be willing to provide ownership of the subject area to the City free of charge. Ms. Molina, Miami-Dade County, stated since the City has been maintaining the subject portion of South River Drive, therefore the City could claim ownership from SFWMD. The City clarified that the City only has maintenance responsibilities within its right of way. Ms. Molina agreed to research the amount of impact fees the County recently collected from the immediate areas 3 large developments which are currently under construction, and if those impact fees may be used for the subject project. City of Miami Public Works Director Santana indicated he will be discussing these issues in the future with the City Manager.

City of Miami Public Works Director Santana stated the City of Miami owns the western half of the subject riverfront portion of South River Drive (west of the stone bridge over the tributary) in addition to 4 City of Miami owned riverfront folios which are managed by the City of Miami Parks Department. Director Santana suggested the MRC contact City of Miami Assistant City Manager Barbara Hernandez, whom oversees the Parks Department, as they are leading the City's efforts to repair the 2 large and growing collapsed portions of the shoreline in these City owned riverfront folios, and Public Works will coordinate with the Parks Department to include reconstructing this City owned portion of South River Drive in the subject future City of Miami project.

In addition to the TAP (FDOT / TPO) grant opportunity, attendees noted the subject project ("repair the additional 2 adjacent shoreline collapses, while constructing a public Riverwalk and new stretch of the riverfront portion of South River Drive from NW 20 ST to NW 27 Ave, featuring landscaping, decorative lighting, etc.") is a good fit for a large Federal grant."

Attendees reviewed and discussed an updated color-coded aerial exhibit prepared by the MRC, showing the subject area and noting ownership of the 4 connecting areas with the entire street owned by the City of Miami whom recently permitted improvements currently under construction by the adjacent development. Attendees noted since the City of Miami owns a 25' wide easement between the private properties and the street, therefore there is sufficient space to shift the street towards the upland, which increases the space for the public Riverwalk. Attendees noted there is a new residential development under construction in the subject area, with another planned development in planning, therefore the number of pedestrians and vehicles will be increasing. Jim Murley noted the following next four steps to bring this MRC recommendation to fruition:

- 1) Resolve Ownership
- 2) Design
- 3) Funding including City Applying for grants
- 4) Construction

The MRC continues to recommend enforcing the shoreline ordinance by making expedited emergency repairs to the collapsed shoreline and encouraging the City of Miami to apply for a TAP (FDOT – TPO) grant, Federal Grant, or seek a State / Federal cost share / earmark to construct a public Riverwalk featuring a new seawall, and a new stretch of the riverfront portion of South River Drive from NW 20 ST to NW 27 Ave, featuring landscaping, decorative lighting, drainage, curb and gutter, etc.

The MRC SSC's 10/1/25 public meeting minutes state in part, "Omar Suarez and Scott Riggs, Miami-Dade County, stated they found 2 plats, the most Northern part the River is 150 feet while in the more southern area the plat shows the River is 200 feet wide, therefore they believe the subject area is the SFWMD's." Armando Vilaboy stated the SFWMD still disagrees with this conclusion, but will pay for a survey to further investigate. Jim Murley noted considering the adjacent development is finishing construction the traffic on this dangerous street will significantly increase, therefore these needed repairs are time sensitive in order to provide public safety. Attendees thanked FDOT which completed construction of their 1 outfall and portion of collapsing shoreline close to 27 Ave.

IV. Discussion Regarding Collapsing Shoreline Along Both Wagner Creek's Shores, South of NW 20 ST

The following email was discussed:

From: Borrego, Jose <JBorrego@miamigov.com>
Sent: Friday, August 28, 2026 9:16 AM
To: brettbibeau <brettbibeau@miamirivercommission.org>

Cc: Gomez, Humberto <HuGomez@miamigov.com>; Dubuisson, Fabiola <fdubuisson@miamigov.com>; Marquez, Giraldo <GMarquez@miamigov.com>; Alvarado, Pedro <palvarado@miamigov.com>; Santana Jr., Juvenal <jsantana@miamigov.com>; Gabela, Miguel Angel (Commissioner) <MAGabela@miamigov.com>; Castaneda, Francisco <FCastaneda@miamigov.com>; 'Murley, James [GMAIL]' <jamesfenimoremurley@gmail.com>; spencer.crowley@akerman.com; Cabrisas, Kathryn <KCabrisas@miamigov.com>; Badia, Hector <hbadia@miamigov.com>; Alfaro, Charles <CAlfaro@miamigov.com>; tlugo@rovdev.com; Zamora, Carolina <CZamora@miamigov.com>

Subject: 40-B243800 Wagner Creek Embankment Stabilization = Aug 2026 Project Status

Good morning, Brett. I hope you are doing well.

Please find below the latest update on the referenced project:

- As of today, HDR Engineering (Designer) has completed the 60% Design Plans approximately two weeks ahead of the project schedule, and CHA Consulting has completed its plan review process.
- In addition, coordination meetings with the permitting agencies have been successful conducted.
- The 60% Design Plans submittal/comments are currently under our review for comments and acceptance.
- We anticipate the 90% Design Plans in the upcoming weeks.

Please let me know if you need any additional information.

Also, please confirm if you require my attendance to the upcoming quarterly public meeting.

Thank you."

The MRC SSC 3/4/26 minutes stated in part:

"MRC Vice Charman Murley and Director Bibeau noted Wagner Creek was recently dredged for \$20 million, therefore respectfully recommended removing that portion of the project. The project was never intended to include dredging, rather is simply a needed shoreline stabilization (either sea wall or rip-rap), with a landscaped and lighted bike / ped path on the west shore only to improve the City owned public waterfront greenspace at the 2 street dead ends. The County's recently completed sections of shoreline stabilization using rip rap on Wagner Creek south of NW 14 ST was cited as an example. Removing the dredging in an area which has no vessels and sufficient flood conveyance capacity will significantly reduce the unfunded \$16,000,000 estimated cost."

V) Discussion Regarding Collapsing Shoreline at NW 25 Ave and the Miami River's North Shore

The following emails were discussed:

From: Zamora, Carolina <CZamora@miamigov.com>
Sent: Wednesday, August 26, 2026 9:51 AM
To: brettbibeau <brettbibeau@miamirivercommission.org>
Cc: Gomez, Humberto <HuGomez@miamigov.com>; Dubuisson, Fabiola <fdubuisson@miamigov.com>; Marquez, Giraldo <GMarquez@miamigov.com>; Alvarado, Pedro <palvarado@miamigov.com>; Santana Jr., Juvenal <jsantana@miamigov.com>; Gabela, Miguel Angel (Commissioner) <MAGabela@miamigov.com>; Castaneda, Francisco <FCastaneda@miamigov.com>; 'Murley, James [GMAIL]' <jamesfenimoremurley@gmail.com>; spencer.crowley@akerman.com; Cabrisas, Kathryn <KCabrisas@miamigov.com>; Badia, Hector <hbadia@miamigov.com>; Alfaro, Charles <CAlfaro@miamigov.com>; tlugo@rovrdev.com
Subject: RE: 40-B253603 Shoreline at NW 25 Ave and the Miami River's North Shore (Guardrail damage and Major Erosion around the drainage structure)

Good morning, Brett,

I hope you are doing well.

Please see below for the project update. Unfortunately, I will not be able to attend the meeting in person. If my presence is required, please provide me with a link, and I will be happy to join via Teams or Zoom.

As of today, we are waiting for approval of the R/W permit at Location 2 (NW 25th Ave. & NW 18th St.). This location requires an archaeologist to be present on site during the soil boring (geotechnical) test in order to complete the 60% plans.

The emergency repair in front of the Mini Rapid Park has already been completed.

If you need any additional information, please let me know.

Best regards, Carolina Zamora.

From: brettbibeau@miamirivercommission.org
<brettbibeau@miamirivercommission.org>
Sent: Friday, August 21, 2026 5:37 PM
To: Zamora, Carolina <CZamora@miamigov.com>
Cc: Gomez, Humberto <HuGomez@miamigov.com>; Dubuisson, Fabiola <fdubuisson@miamigov.com>; Marquez, Giraldo <GMarquez@miamigov.com>; Alvarado, Pedro <palvarado@miamigov.com>; Santana Jr., Juvenal <jsantana@miamigov.com>; Gabela, Miguel Angel (Commissioner)

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<MAGabela@miamigov.com>; Castaneda, Francisco
<FCastaneda@miamigov.com>; 'Murley, James [GMAIL]'
<jamesfenimoremurley@gmail.com>; spencer.crowley@akerman.com; Cabrisas,
Kathryn <KCabrisas@miamigov.com>; Badia, Hector <hbadia@miamigov.com>;
Alfaro, Charles <CAlfaro@miamigov.com>; tlugo@rovrdev.com
Subject: RE: 40-B253603 Shoreline at NW 25 Ave and the Miami River's North
Shore (Guardrail damage and Major Erosion around the drainage structure)

Happy Friday Ms Zamora,

Per previous emails below, please see attached 9/2 agenda / cordial meeting
invitation, and 6/3 meeting minutes which featuring this item as well. Please reply
your RSVP.

I hope you have a nice weekend.

Sincerely,

Brett Bibeau

From: brettbibeau@miamirivercommission.org
<brettbibeau@miamirivercommission.org>
Sent: Tuesday, May 26, 2026 8:43 PM
To: 'Zamora, Carolina' <CZamora@miamigov.com>
Cc: 'Gomez, Humberto' <HuGomez@miamigov.com>; 'Dubuisson, Fabiola'
<fdubuisson@miamigov.com>; 'Marquez, Giraldo' <GMarquez@miamigov.com>;
'Alvarado, Pedro' <palvarado@miamigov.com>; 'Santana Jr., Juvenal'
<jsantana@miamigov.com>; 'Gabela, Miguel Angel (Commissioner)'
<MAGabela@miamigov.com>; 'Castaneda, Francisco'
<FCastaneda@miamigov.com>; 'Murley, James [GMAIL]'
<jamesfenimoremurley@gmail.com>; 'spencer.crowley@akerman.com'
<spencer.crowley@akerman.com>; 'Cabrisas, Kathryn'
<KCabrisas@miamigov.com>; 'Badia, Hector' <hbadia@miamigov.com>; 'Alfaro,
Charles' <CAlfaro@miamigov.com>; 'tlugo@rovrdev.com' <tlugo@rovrdev.com>;
'Brett Bibeau' <BrettBibeau@MiamiRiverCommission.org>
Subject: RE: 40-B253603 Shoreline at NW 25 Ave and the Miami River's North
Shore (Guardrail damage and Major Erosion around the drainage structure)

Dear Ms Zamora,

Per February emails below, please see your attached cordial invitation to the MRC
Stormwater Subcommittee's June 3 public meeting featuring agenda item "V.
Discussion Regarding Collapsing Shoreline at NW 25 Ave and the Miami River's
North Shore" (or please reply an update)

In addition, please see this item on pages 7-8 of attached 3/4/26 minutes.

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Thanks for your time and support for improving the Miami River.

Sincerely,

Brett Bibeau

Managing Director,

Miami River Commission

Cell 305 987 4446

From: Zamora, Carolina <CZamora@miamigov.com>
Sent: Wednesday, February 25, 2026 1:59 PM
To: brettbibeau <brettbibeau@miamirivercommission.org>
Cc: Gomez, Humberto <HuGomez@miamigov.com>; Dubuisson, Fabiola <fdubuisson@miamigov.com>; Marquez, Giraldo <GMarquez@miamigov.com>; Alvarado, Pedro <palvarado@miamigov.com>; Santana Jr., Juvenal <jsantana@miamigov.com>; Gabela, Miguel Angel (Commissioner) <MAGabela@miamigov.com>; Castaneda, Francisco <FCastaneda@miamigov.com>; 'Murley, James [GMAIL]' <jamesfenimoremurley@gmail.com>; spencer.crowley@akerman.com; Cabrisas, Kathryn <KCabrisas@miamigov.com>; Badia, Hector <hbadia@miamigov.com>; Alfaro, Charles <CAlfaro@miamigov.com>; tlugo@rovrdev.com
Subject: RE: 40-B253603 Shoreline at NW 25 Ave and the Miami River's North Shore (Guardrail damage and Major Erosion around the drainage structure)

Good afternoon Mr. Bibeau,

Please see the project update below as of **February 13, 2026**, for Project 40-B253603 – Shoreline Improvements at NW 25 Avenue and the Miami River's North Shore.

Project Update:

- The arborist tree survey is complete.
- The consultant is currently in the process of collecting survey data.
- o The consultant anticipates having the survey available for review by the **end of February**.
- GHD/ADA has initiated the following:
 - o Utility coordination and data collection.

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- Data collection from MDC WASD is still ongoing.
- The consultant is organizing and developing the plan set and is working on collecting all necessary information to initiate the 60% Design Phase.

If you have any additional questions or require further information, please do not hesitate to contact me.

Respectfully,

Carolina Zamora

From: brettbibeau@miamirivercommission.org
<brettbibeau@miamirivercommission.org>
Sent: Wednesday, February 25, 2026 11:27 AM
To: Zamora, Carolina <CZamora@miamigov.com>
Cc: Gomez, Humberto <HuGomez@miamigov.com>; Dubuisson, Fabiola <fdubuisson@miamigov.com>; Marquez, Giraldo <GMarquez@miamigov.com>; Alvarado, Pedro <palvarado@miamigov.com>; Santana Jr., Juvenal <jsantana@miamigov.com>; Gabela, Miguel Angel (Commissioner) <MAGabela@miamigov.com>; Castaneda, Francisco <FCastaneda@miamigov.com>; 'Murley, James [GMAIL]' <jamesfenimoremurley@gmail.com>; spencer.crowley@akerman.com; Cabrisas, Kathryn <KCabrisas@miamigov.com>; Badia, Hector <hbadia@miamigov.com>; Alfaro, Charles <CAlfaro@miamigov.com>; tlugo@rovrdev.com
Subject: RE: 40-B253603 Shoreline at NW 25 Ave and the Miami River's North Shore (Guardrail damage and Major Erosion around the drainage structure)

Good Morning,

Per emails below, please see attached cordial invitation to 3/4 meeting with this item on the agenda again, and our attached 1/21 meeting minutes.

Thank you

Sincerely,

Brett

From: Zamora, Carolina <CZamora@miamigov.com>
Sent: Friday, January 23, 2026 3:31 PM
To: brettbibeau <brettbibeau@miamirivercommission.org>
Cc: Gomez, Humberto <HuGomez@miamigov.com>; Dubuisson, Fabiola <fdubuisson@miamigov.com>; Marquez, Giraldo <GMarquez@miamigov.com>;

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Alvarado, Pedro <palvarado@miamigov.com>; Santana Jr., Juvenal
<jsantana@miamigov.com>; Gabela, Miguel Angel (Commissioner)
<MAGabela@miamigov.com>; Castaneda, Francisco
<FCastaneda@miamigov.com>; 'Murley, James [GMAIL]'
<jamesfenimoremurley@gmail.com>; spencer.crowley@akerman.com; Cabrisas,
Kathryn <KCabrisas@miamigov.com>; Badia, Hector <hbadia@miamigov.com>;
Alfaro, Charles <CAlfaro@miamigov.com>; tlugo@rovrdev.com
Subject: RE: 40-B253603 Shoreline at NW 25 Ave and the Miami River's North
Shore (Guardrail damage and Major Erosion around the drainage structure)

Team,

Good afternoon, could you please provide your availability for next week to schedule
the kick-off meeting accordingly.

Thanks, Carolina Zamora

From: brettbibeau@miamirivercommission.org
<brettbibeau@miamirivercommission.org>
Sent: Thursday, January 22, 2026 11:39 AM
To: Zamora, Carolina <CZamora@miamigov.com>
Cc: Gomez, Humberto <HuGomez@miamigov.com>; Dubuisson, Fabiola
<fdubuisson@miamigov.com>; Marquez, Giraldo <GMarquez@miamigov.com>;
Alvarado, Pedro <palvarado@miamigov.com>; Santana Jr., Juvenal
<jsantana@miamigov.com>; Gabela, Miguel Angel (Commissioner)
<MAGabela@miamigov.com>; Castaneda, Francisco
<FCastaneda@miamigov.com>; 'Murley, James [GMAIL]'
<jamesfenimoremurley@gmail.com>; spencer.crowley@akerman.com; Cabrisas,
Kathryn <KCabrisas@miamigov.com>; Badia, Hector <hbadia@miamigov.com>;
Alfaro, Charles <CAlfaro@miamigov.com>; tlugo@rovrdev.com
Subject: RE: 40-B253603 Shoreline at NW 25 Ave and the Miami River's North
Shore (Guardrail damage and Major Erosion around the drainage structure)

Dear City of Miami,

Per emails below, we appreciate the City's continued progress to address this
concerning time sensitive public safety issue and environmental which is getting
worse on a daily basis. After the plans are completed they start a very long
permitting process, therefore at the current pace this project will not commence
construction for estimated 2 years, which we unfortunately the conditions don't have
the time to wait that long. Therefore, yesterday the MRC subcommittee
recommended the City expedite this as the emergency repair it is and commence
construction ASAP PLS THX.

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I hope you have a nice day

Sincerely,

Brett

From: Zamora, Carolina <CZamora@miamigov.com>
Sent: Tuesday, January 13, 2026 11:26 AM
To: brettbibeau <brettbibeau@miamirivercommission.org>
Cc: Gomez, Humberto <HuGomez@miamigov.com>; Dubuisson, Fabiola <fdubuisson@miamigov.com>; Marquez, Giraldo <GMarquez@miamigov.com>; Alvarado, Pedro <palvarado@miamigov.com>; Santana Jr., Juvenal <jsantana@miamigov.com>
Subject: RE: 40-B253603 Shoreline at NW 25 Ave and the Miami River's North Shore (Guardrail damage and Major Erosion around the drainage structure)

Good morning, Mr. Bibeau,

The City has issued the Notice to Proceed (NTP) to begin the design of **Project 40-B253603, Shoreline Improvements at NW 25 Avenue and the Miami River's North Shore.**

The consultant is currently working on the survey, geotechnical investigation, and data collection in preparation for initiating the 60% design phase.

If you have any additional questions, please do not hesitate to contact me.

Thank you,

Carolina Zamora

From: brettbibeau@miamirivercommission.org
<brettbibeau@miamirivercommission.org>
Sent: Monday, January 12, 2026 7:21 PM
To: Zamora, Carolina <CZamora@miamigov.com>
Subject: FW: 40-B253603 Shoreline at NW 25 Ave and the Miami River's North Shore (Guardrail damage and Major Erosion around the drainage structure)

From: brettbibeau@miamirivercommission.org <brettbibeau@miamirivercommission.org>
Sent: Wednesday, January 7, 2026 5:31 PM
To: 'Zamora, Carolina' <CZamora@miamigov.com>
Cc: 'Alvarado, Pedro' <palvarado@miamigov.com>; 'Marquez, Giraldo' <GMarquez@miamigov.com>; 'Alfaro, Charles' <CAlfaro@miamigov.com>; 'Gomez, Humberto' <HuGomez@miamigov.com>; 'Dubuisson, Fabiola' <fdubuisson@miamigov.com>; 'Santana Jr., Juvenal' <jsantana@miamigov.com>; 'Zamora, Carolina' <CZamora@miamigov.com>; 'Castaneda, Francisco' <FCastaneda@miamigov.com>; 'Gabela,

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Miguel Angel (Commissioner)' <MAGabela@miamigov.com>; 'James (RER)' <James.Murley@miamidade.gov>; 'spencer.crowley@akerman.com' <spencer.crowley@akerman.com>; 'horacio@hsaguirre.com' <horacio@hsaguirre.com>; 'Brett Bibeau' <BrettBibeau@MiamiRiverCommission.org>

Subject: 40-B253603 Shoreline at NW 25 Ave and the Miami River's North Shore (Guardrail damage and Major Erosion around the drainage structure)

Happy New Year Ms Zamora,

Per emails below, please be so kind to reply the quarterly update for "40-B253603 Shoreline at NW 25 Ave and the Miami River's North Shore (Guardrail damage and Major Erosion around the drainage structure)"

In addition, please reply your RSVP to the MRC SSC's 1/21 quarterly public meeting with this item on the attached agenda, 10 AM, 1407 NW ST, Arts and Crafts Room facing the Miami River.

Please see attached minutes of our 10/1/25 public meeting with this item on the agenda.

Thanks for your continued time and assistance.

Sincerely,

Brett Bibeau

Managing Director,
Miami River Commission

From: Zamora, Carolina <CZamora@miamigov.com>
Sent: Thursday, June 26, 2025 8:18 AM
To: brettbibeau <brettbibeau@miamirivercommission.org>
Cc: Alvarado, Pedro <palvarado@miamigov.com>; Marquez, Giraldo <GMarquez@miamigov.com>; Alfaro, Charles <CAlfaro@miamigov.com>; Gomez, Humberto <HuGomez@miamigov.com>; Dubuisson, Fabiola <fdubuisson@miamigov.com>; Santana Jr., Juvenal <jsantana@miamigov.com>
Subject: 40-B253603 Shoreline at NW 25 Ave and the Miami River's North Shore (Guardrail damage and Major Erosion around the drainage structure)

Good morning, Brett,

I am the assigned Project Manager for Project 40-B253603, addressing the shoreline conditions at NW 25 Ave and the north shore of the Miami River. At this stage, we are in the process of onboarding a consultant to initiate the design phase.

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The current objective is to first implement a temporary repair to address the immediate safety hazard present at the site. This interim measure will mitigate risks to the public and stabilize the area while we proceed with the planning and design of a permanent repair solution for the affected shoreline segment.

Please let me know if you have any questions or require further details at this time.

Thanks, Carolina Zamora

From: Marquez, Giraldo <GMarquez@miamigov.com>
Sent: Thursday, June 26, 2025 7:19 AM
To: Alfaro, Charles <CAlfaro@miamigov.com>; Zamora, Carolina <CZamora@miamigov.com>; Gomez, Humberto <HuGomez@miamigov.com>; Dubuisson, Fabiola <fdubuisson@miamigov.com>
Cc: Alvarado, Pedro <palvarado@miamigov.com>
Subject: RE: NW 26th Ave & NW N River Dr (Guardrail damage and Major Erosion around the drainage structure)

Will do Charles. Thanks.

From: Alfaro, Charles <CAlfaro@miamigov.com>
Sent: Wednesday, June 25, 2025 11:40 AM
To: Zamora, Carolina <CZamora@miamigov.com>; Gomez, Humberto <HuGomez@miamigov.com>; Marquez, Giraldo <GMarquez@miamigov.com>; Dubuisson, Fabiola <fdubuisson@miamigov.com>
Cc: Alvarado, Pedro <palvarado@miamigov.com>
Subject: RE: NW 26th Ave & NW N River Dr (Guardrail damage and Major Erosion around the drainage structure)

Gerry: Please advise Mr Bibeau, as he's been requesting this information and District 1 Commissioner is copied.

Please, let me know if I can be of any further assistance,



Charles M. Alfaro, P.E.

Assistant Director

Department of Resilience and Public Works

444 SW 2nd Avenue, 8th Floor, Miami, FL 33130

Phone: 305-416-1047

Email: calfaro@miamigov.com

Website: <https://www.miamigov.com/Government/Departments-Organizations>

- 16 -

From: Zamora, Carolina <CZamora@miamigov.com>
Sent: Wednesday, June 25, 2025 11:23 AM
To: Gomez, Humberto <HuGomez@miamigov.com>; Marquez, Giraldo <GMarquez@miamigov.com>; Dubuisson, Fabiola <fdubuisson@miamigov.com>
Cc: Alfaro, Charles <CAlfaro@miamigov.com>; Alvarado, Pedro <palvarado@miamigov.com>
Subject: RE: NW 26th Ave & NW N River Dr (Guardrail damage and Major Erosion around the drainage structure)

Good morning, Humberto,

We received the consultant's comments last week. I will review the revised feedback and provide a response no later than Friday, June 27, 2025. We are still in the **negotiation** phase.

If you need any additional information in the meantime, please let me know.

From: Gomez, Humberto <HuGomez@miamigov.com>
Sent: Wednesday, June 25, 2025 11:17 AM
To: Zamora, Carolina <CZamora@miamigov.com>; Marquez, Giraldo <GMarquez@miamigov.com>; Dubuisson, Fabiola <fdubuisson@miamigov.com>
Cc: Alfaro, Charles <CAlfaro@miamigov.com>
Subject: RE: NW 26th Ave & NW N River Dr (Guardrail damage and Major Erosion around the drainage structure)

Please provide update.

thanks

From: Alfaro, Charles <CAlfaro@miamigov.com>
Sent: Tuesday, June 24, 2025 4:28 PM
To: Marquez, Giraldo <GMarquez@miamigov.com>; Gomez, Humberto <HuGomez@miamigov.com>
Subject: FW: NW 26th Ave & NW N River Dr (Guardrail damage and Major Erosion around the drainage structure)

Can you provide an update?

Please, let me know if I can be of any further assistance,



Charles M. Alfaro, P.E.

Assistant Director

Department of Resilience and Public Works

444 SW 2nd Avenue, 8th Floor, Miami, FL 33130

Phone: 305-416-1047

Email: calfaro@miamigov.com

Website: <https://www.miamigov.com/Government/Departments-Organizations>

From: brettbibeau@miamirivercommission.org

[<brettbibeau@miamirivercommission.org>](mailto:brettbibeau@miamirivercommission.org)

Sent: Tuesday, June 24, 2025 4:13 PM

To: Alfaro, Charles <CAlfaro@miamigov.com>; 'Maryam Miranda'

<mmiranda@seasaltmiami.com>; Wilkins, Lee <lwilkins@miamigov.com>;

Marquez, Giraldo <GMarquez@miamigov.com>; Badia, Hector

<hbadia@miamigov.com>; Placide, Seymour C. <SPlacide@miamigov.com>;

brettbibeau <brettbibeau@miamirivercommission.org>; Gabela, Miguel Angel

(Commissioner) <MAGabela@miamigov.com>; Castaneda, Francisco

<FCastaneda@miamigov.com>; 'James (RER)' <James.Murley@miamidade.gov>;

spencer.crowley@akerman.com

Subject: FW: NW 26th Ave & NW N River Dr (Guardrail damage and Major Erosion around the drainage structure)

From: brettbibeau@miamirivercommission.org

[<brettbibeau@miamirivercommission.org>](mailto:brettbibeau@miamirivercommission.org)

Sent: Tuesday, June 17, 2025 8:36 PM

To: 'Alfaro, Charles' <CAlfaro@miamigov.com>; 'Mincey, Michael'

<MMincey@miamigov.com>; 'Wilkins, Lee' <lwilkins@miamigov.com>; 'Marquez,

Giraldo' <GMarquez@miamigov.com>

Cc: 'Placide, Seymour C.' <SPlacide@miamigov.com>; 'Brett Bibeau'

<BrettBibeau@MiamiRiverCommission.org>

Subject: RE: NW 26th Ave & NW N River Dr (Guardrail damage and Major Erosion around the drainage structure)

Dear Mr Alfaro and Mr Marquez,

Per your 4/16 email below, please see the attached cordial invitation to a MRC Subcommittee public meeting on 7/2, featuring agenda item "IV. Discussion Regarding Collapsing Shoreline at NW 25 Ave and the Miami River's North Shore. In addition, please see attached 4/16 public meeting minutes featuring this item on page 5.

Please be so kind to reply an update on this project.

Thanks for your time and assistance.

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Sincerely,

Brett Bibeau

Managing Director,

Miami River Commission

305 987 4446

From: Alfaro, Charles <CAlfaro@miamigov.com>

Sent: Wednesday, April 16, 2025 9:23 AM

To: brettbibeau <brettbibeau@miamirivercommission.org>; Mincey, Michael <MMincey@miamigov.com>; Wilkins, Lee <lwilkins@miamigov.com>; Marquez, Giraldo <GMarquez@miamigov.com>

Cc: Placide, Seymour C. <SPlacide@miamigov.com>; brettbibeau <brettbibeau@miamirivercommission.org>

Subject: RE: NW 26th Ave & NW N River Dr (Guardrail damage and Major Erosion around the drainage structure)

Good morning. We have a project 40-B253603 and a project manager and design consultant have been assigned. I am looping [@Marquez, Giraldo](#) for him to provide more details and any schedule they might have.

Please, let me know if I can be of any further assistance,



Charles M. Alfaro, P.E.

Assistant Director

Department of Resilience and Public Works

444 SW 2nd Avenue, 8th Floor, Miami, FL 33130

Phone: 305-416-1047

Email: calfaro@miamigov.com

Website: <https://www.miamigov.com/Government/Departments-Organizations>

From: brettbibeau@miamirivercommission.org
<brettbibeau@miamirivercommission.org>

Sent: Tuesday, April 15, 2025 9:12 PM

To: Mincey, Michael <MMincey@miamigov.com>; Wilkins, Lee <lwilkins@miamigov.com>; Alfaro, Charles <CAlfaro@miamigov.com>

Cc: Placide, Seymour C. <SPlacide@miamigov.com>; brettbibeau <brettbibeau@miamirivercommission.org>

Subject: RE: NW 26th Ave & NW N River Dr (Guardrail damage and Major Erosion around the drainage structure)

Following up on January email below. Please be so kind to reply status

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Thank you

Sincerely,

Brett

From: Mincey, Michael <MMincey@miamigov.com>
Sent: Thursday, January 9, 2025 9:25 AM
To: Wilkins, Lee <lwilkins@miamigov.com>; Alfaro, Charles <CAlfaro@miamigov.com>
Cc: Placide, Seymour C. <SPlacide@miamigov.com>; brettbibeau <brettbibeau@miamirivercommission.org>
Subject: NW 26th Ave & NW N River Dr (Guardrail damage and Major Erosion around the drainage structure)
Importance: High

Good morning Lee and Charles.

The attached pictures were provide to me by Brett Bibeau this morning. He voiced his concerns for the damaged guardrail and the eroding sea wall at this location. As shown in the pictures the ground is giving away around the concrete structure. Not sure if the structure is storm water related or sanitary sewer related. Brett is also included in this email.

Can we have someone inspect the area to address the erosion/sea wall issue?

Can we have a quote done for the guardrail replacement?

Have a good day.”

VI) Discussion Regarding Miami River Walk the WBID to Search and Locate Sources of Contamination

The following emails were discussed:

From: brettbibeau@miamirivercommission.org
<brettbibeau@miamirivercommission.org>
Sent: Monday, August 31, 2026 2:38 PM
To: 'Muthiah, Mallika (DERM)' <Mallika.Muthiah@miamidade.gov>; 'Sweeney, Pamela (DERM)' <Pamela.Sweeney@miamidade.gov>; 'Parra, Loren (DERM)' <Loren.Parra@miamidade.gov>; 'James Murley' <jamesfenimoremurley@gmail.com>
Subject: FW: Miami River Walk-the-WBID Event

Dear Ms Muthiah,

Per my 8/21 email below, "Please be so kind to reply the subject Miami River Walk the WBID document."

Are you able to accept the cordial invitation to Wednesday's meeting?

Thank you

Sincerely,
Brett

From: brettbibeau@miamirivercommission.org
<brettbibeau@miamirivercommission.org>

Sent: Friday, August 21, 2026 5:37 PM

To: 'Muthiah, Mallika (DERM)' <Mallika.Muthiah@miamidade.gov>; 'Sweeney, Pamela (DERM)' <Pamela.Sweeney@miamidade.gov>; 'Parra, Loren (DERM)' <Loren.Parra@miamidade.gov>; 'James Murley' <jamesfenimoremurley@gmail.com>

Subject: RE: Miami River Walk-the-WBID Event

Happy Friday Ms Muthiah,

Per emails below, please see attached cordial invitation / agenda for the MRC Stormwater Subcommittee's 9/2 public meeting, featuring agenda item "VI) Discussion Regarding Miami River Walk the WBID to Search and Locate Sources of Contamination". In addition, attached are the June 3 minutes. Please be so kind to reply the subject Miami River Walk the WBID document.

Thanks for your time and effort to locate sources of contamination in the Miami River.

Sincerely,
Brett Bibeau
Managing Director,
Miami River Commission
Cell 305 987 4446

From: Muthiah, Mallika (DERM) <Mallika.Muthiah@miamidade.gov>
Sent: Thursday, May 28, 2026 8:23 AM
To: brettbibeau@miamirivercommission.org
Cc: Sweeney, Pamela (DERM) <Pamela.Sweeney@miamidade.gov>
Subject: Miami River Walk-the-WBID Event

Good morning Mr. Bibeau,

I will be out of the office on June 3, 2026, and therefore, will not be able to attend the MRC Subcommittee meeting.

With regards to the Miami River Walk-the-WBID event, the consultant is putting together the draft report. There is no additional information to share at this time.

Best regards.

Mallika

Mallika Muthiah, P.E.
Senior Professional Engineer
Miami-Dade County
Water Resources Coordination Division
Department of Environmental Resources Management (DERM)
701 NW 1st Court, Miami, FL 3313

From: brettbibeau@miamirivercommission.org
<brettbibeau@miamirivercommission.org>

Sent: Tuesday, May 26, 2026 6:05 PM

To: 'Muthiah, Mallika (DERM)' <Mallika.Muthiah@miamidade.gov>; 'Sweeney, Pamela (DERM)' <Pamela.Sweeney@miamidade.gov>; 'Brett Bibeau' <BrettBibeau@MiamiRiverCommission.org>; 'Parra, Loren (DERM)' <Loren.Parra@miamidade.gov>; 'James Murley' <jamesfenimoremurley@gmail.com>

Subject: FW: Miami River Walk-the-WBID Event

Good Evening Ms Muthiah,

Per March emails below, please see attached cordial invitation / agenda for the MRC Stormwater Subcommittee's 6/3 public meeting, featuring agenda item "IV) Discussion Regarding Miami River Walk the WBID to Search and Locate Sources of Contamination". In addition, attached are the March 4 minutes. Please be so kind to reply the subject Miami River Walk the WBID document.

Thanks for your time and effort to locate sources of contamination in the Miami River.

Sincerely,
Brett Bibeau
Managing Director,
Miami River Commission
Cell 305 987 4446

VII. New Business

The public meeting adjourned.

I hope you have a nice day

Sincerely,

Brett

From: Zamora, Carolina <CZamora@miamigov.com>
Sent: Tuesday, January 13, 2026 11:26 AM
To: brettbibeau <brettbibeau@miamirivercommission.org>
Cc: Gomez, Humberto <HuGomez@miamigov.com>; Dubuisson, Fabiola <fdubuisson@miamigov.com>; Marquez, Giraldo <GMarquez@miamigov.com>; Alvarado, Pedro <palvarado@miamigov.com>; Santana Jr., Juvenal <jsantana@miamigov.com>
Subject: RE: 40-B253603 Shoreline at NW 25 Ave and the Miami River's North Shore (Guardrail damage and Major Erosion around the drainage structure)

Good morning, Mr. Bibeau,

The City has issued the Notice to Proceed (NTP) to begin the design of **Project 40-B253603, Shoreline Improvements at NW 25 Avenue and the Miami River's North Shore.**

The consultant is currently working on the survey, geotechnical investigation, and data collection in preparation for initiating the 60% design phase.

If you have any additional questions, please do not hesitate to contact me.

Thank you,

Carolina Zamora

From: brettbibeau@miamirivercommission.org
<brettbibeau@miamirivercommission.org>
Sent: Monday, January 12, 2026 7:21 PM
To: Zamora, Carolina <CZamora@miamigov.com>
Subject: FW: 40-B253603 Shoreline at NW 25 Ave and the Miami River's North Shore (Guardrail damage and Major Erosion around the drainage structure)

From: brettbibeau@miamirivercommission.org <brettbibeau@miamirivercommission.org>
Sent: Wednesday, January 7, 2026 5:31 PM
To: 'Zamora, Carolina' <CZamora@miamigov.com>
Cc: 'Alvarado, Pedro' <palvarado@miamigov.com>; 'Marquez, Giraldo' <GMarquez@miamigov.com>; 'Alfaro, Charles' <CAlfaro@miamigov.com>; 'Gomez, Humberto' <HuGomez@miamigov.com>; 'Dubuisson, Fabiola' <fdubuisson@miamigov.com>; 'Santana Jr., Juvenal' <jsantana@miamigov.com>; 'Zamora, Carolina' <CZamora@miamigov.com>; 'Castaneda, Francisco' <FCastaneda@miamigov.com>; 'Gabela,

Miguel Angel (Commissioner)' <MAGabela@miamigov.com>; 'James (RER)' <James.Murley@miamidade.gov>; 'spencer.crowley@akerman.com' <spencer.crowley@akerman.com>; 'horacio@hsaguirre.com' <horacio@hsaguirre.com>; 'Brett Bibeau' <BrettBibeau@MiamiRiverCommission.org>

Subject: 40-B253603 Shoreline at NW 25 Ave and the Miami River's North Shore (Guardrail damage and Major Erosion around the drainage structure)

Happy New Year Ms Zamora,

Per emails below, please be so kind to reply the quarterly update for "40-B253603 Shoreline at NW 25 Ave and the Miami River's North Shore (Guardrail damage and Major Erosion around the drainage structure)"

In addition, please reply your RSVP to the MRC SSC's 1/21 quarterly public meeting with this item on the attached agenda, 10 AM, 1407 NW ST, Arts and Crafts Room facing the Miami River.

Please see attached minutes of our 10/1/25 public meeting with this item on the agenda.

Thanks for your continued time and assistance.

Sincerely,

Brett Bibeau

Managing Director,
Miami River Commission

From: Zamora, Carolina <CZamora@miamigov.com>
Sent: Thursday, June 26, 2025 8:18 AM
To: brettbibeau <brettbibeau@miamirivercommission.org>
Cc: Alvarado, Pedro <palvarado@miamigov.com>; Marquez, Giraldo <GMarquez@miamigov.com>; Alfaro, Charles <CAlfaro@miamigov.com>; Gomez, Humberto <HuGomez@miamigov.com>; Dubuisson, Fabiola <fdubuisson@miamigov.com>; Santana Jr., Juvenal <jsantana@miamigov.com>
Subject: 40-B253603 Shoreline at NW 25 Ave and the Miami River's North Shore (Guardrail damage and Major Erosion around the drainage structure)

Good morning, Brett,

I am the assigned Project Manager for Project 40-B253603, addressing the shoreline conditions at NW 25 Ave and the north shore of the Miami River. At this stage, we are in the process of onboarding a consultant to initiate the design phase.

- 15 -

The current objective is to first implement a temporary repair to address the immediate safety hazard present at the site. This interim measure will mitigate risks to the public and stabilize the area while we proceed with the planning and design of a permanent repair solution for the affected shoreline segment.

Please let me know if you have any questions or require further details at this time.

Thanks, Carolina Zamora

From: Marquez, Giraldo <GMarquez@miamigov.com>
Sent: Thursday, June 26, 2025 7:19 AM
To: Alfaro, Charles <CAlfaro@miamigov.com>; Zamora, Carolina <CZamora@miamigov.com>; Gomez, Humberto <HuGomez@miamigov.com>; Dubuisson, Fabiola <fdubuisson@miamigov.com>
Cc: Alvarado, Pedro <palvarado@miamigov.com>
Subject: RE: NW 26th Ave & NW N River Dr (Guardrail damage and Major Erosion around the drainage structure)

Will do Charles. Thanks.

From: Alfaro, Charles <CAlfaro@miamigov.com>
Sent: Wednesday, June 25, 2025 11:40 AM
To: Zamora, Carolina <CZamora@miamigov.com>; Gomez, Humberto <HuGomez@miamigov.com>; Marquez, Giraldo <GMarquez@miamigov.com>; Dubuisson, Fabiola <fdubuisson@miamigov.com>
Cc: Alvarado, Pedro <palvarado@miamigov.com>
Subject: RE: NW 26th Ave & NW N River Dr (Guardrail damage and Major Erosion around the drainage structure)

Gerry: Please advise Mr Bibeau, as he's been requesting this information and District 1 Commissioner is copied.

Please, let me know if I can be of any further assistance,



Charles M. Alfaro, P.E.

Assistant Director

Department of Resilience and Public Works

444 SW 2nd Avenue, 8th Floor, Miami, FL 33130

Phone: 305-416-1047

Email: calfaro@miamigov.com

Website: <https://www.miamigov.com/Government/Departments-Organizations>

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- 16 -

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Cc: Alfaro, Charles <CAlfaro@miamigov.com>; Alvarado, Pedro <palvarado@miamigov.com>
Subject: RE: NW 26th Ave & NW N River Dr (Guardrail damage and Major Erosion around the drainage structure)

Good morning, Humberto,

We received the consultant's comments last week. I will review the revised feedback and provide a response no later than Friday, June 27, 2025. We are still in the **negotiation** phase.

If you need any additional information in the meantime, please let me know.

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To: Zamora, Carolina <CZamora@miamigov.com>; Marquez, Giraldo <GMarquez@miamigov.com>; Dubuisson, Fabiola <fdubuisson@miamigov.com>
Cc: Alfaro, Charles <CAlfaro@miamigov.com>
Subject: RE: NW 26th Ave & NW N River Dr (Guardrail damage and Major Erosion around the drainage structure)

Please provide update.

thanks

From: Alfaro, Charles <CAlfaro@miamigov.com>
Sent: Tuesday, June 24, 2025 4:28 PM
To: Marquez, Giraldo <GMarquez@miamigov.com>; Gomez, Humberto <HuGomez@miamigov.com>
Subject: FW: NW 26th Ave & NW N River Dr (Guardrail damage and Major Erosion around the drainage structure)

Can you provide an update?

Please, let me know if I can be of any further assistance,

- 17 -



Charles M. Alfaro, P.E.

Assistant Director

Department of Resilience and Public Works

444 SW 2nd Avenue, 8th Floor, Miami, FL 33130

Phone: 305-416-1047

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Website: <https://www.miamigov.com/Government/Departments-Organizations>

From: brettbibeau@miamirivercommission.org

[<brettbibeau@miamirivercommission.org>](mailto:brettbibeau@miamirivercommission.org)

Sent: Tuesday, June 24, 2025 4:13 PM

To: Alfaro, Charles [<CAlfaro@miamigov.com>](mailto:CAlfaro@miamigov.com); 'Maryam Miranda'

[<mmiranda@seasaltmiami.com>](mailto:mmiranda@seasaltmiami.com); Wilkins, Lee [<lwilkins@miamigov.com>](mailto:lwilkins@miamigov.com);

Marquez, Giraldo [<GMarquez@miamigov.com>](mailto:GMarquez@miamigov.com); Badia, Hector

[<hbadia@miamigov.com>](mailto:hbadia@miamigov.com); Placide, Seymour C. [<SPlacide@miamigov.com>](mailto:SPlacide@miamigov.com);

brettbibeau [<brettbibeau@miamirivercommission.org>](mailto:brettbibeau@miamirivercommission.org); Gabela, Miguel Angel

(Commissioner) [<MAGabela@miamigov.com>](mailto:MAGabela@miamigov.com); Castaneda, Francisco

[<FCastaneda@miamigov.com>](mailto:FCastaneda@miamigov.com); 'James (RER)' [<James.Murley@miamidade.gov>](mailto:James.Murley@miamidade.gov);

spencer.crowley@akerman.com

Subject: FW: NW 26th Ave & NW N River Dr (Guardrail damage and Major Erosion around the drainage structure)

From: brettbibeau@miamirivercommission.org

[<brettbibeau@miamirivercommission.org>](mailto:brettbibeau@miamirivercommission.org)

Sent: Tuesday, June 17, 2025 8:36 PM

To: 'Alfaro, Charles' [<CAlfaro@miamigov.com>](mailto:CAlfaro@miamigov.com); 'Mincey, Michael'

[<MMincey@miamigov.com>](mailto:MMincey@miamigov.com); 'Wilkins, Lee' [<lwilkins@miamigov.com>](mailto:lwilkins@miamigov.com); 'Marquez,

Giraldo' [<GMarquez@miamigov.com>](mailto:GMarquez@miamigov.com)

Cc: 'Placide, Seymour C.' [<SPlacide@miamigov.com>](mailto:SPlacide@miamigov.com); 'Brett Bibeau'

[<BrettBibeau@MiamiRiverCommission.org>](mailto:BrettBibeau@MiamiRiverCommission.org)

Subject: RE: NW 26th Ave & NW N River Dr (Guardrail damage and Major Erosion around the drainage structure)

Dear Mr Alfaro and Mr Marquez,

Per your 4/16 email below, please see the attached cordial invitation to a MRC Subcommittee public meeting on 7/2, featuring agenda item "IV. Discussion Regarding Collapsing Shoreline at NW 25 Ave and the Miami River's North Shore. In addition, please see attached 4/16 public meeting minutes featuring this item on page 5.

Please be so kind to reply an update on this project.

Thanks for your time and assistance.

PUBLIC DOCUMENT

- 18 -

Sincerely,

Brett Bibeau

Managing Director,

Miami River Commission

305 987 4446

From: Alfaro, Charles <CAlfaro@miamigov.com>

Sent: Wednesday, April 16, 2025 9:23 AM

To: brettbibeau <brettbibeau@miamirivercommission.org>; Mincey, Michael <MMincey@miamigov.com>; Wilkins, Lee <lwilkins@miamigov.com>; Marquez, Giraldo <GMarquez@miamigov.com>

Cc: Placide, Seymour C. <SPlacide@miamigov.com>; brettbibeau <brettbibeau@miamirivercommission.org>

Subject: RE: NW 26th Ave & NW N River Dr (Guardrail damage and Major Erosion around the drainage structure)

Good morning. We have a project 40-B253603 and a project manager and design consultant have been assigned. I am looping [@Marquez, Giraldo](mailto:GMarquez@miamigov.com) for him to provide more details and any schedule they might have.

Please, let me know if I can be of any further assistance,



Charles M. Alfaro, P.E.

Assistant Director

Department of Resilience and Public Works

444 SW 2nd Avenue, 8th Floor, Miami, FL 33130

Phone: 305-416-1047

Email: calfaro@miamigov.com

Website: <https://www.miamigov.com/Government/Departments-Organizations>

From: brettbibeau@miamirivercommission.org
<brettbibeau@miamirivercommission.org>

Sent: Tuesday, April 15, 2025 9:12 PM

To: Mincey, Michael <MMincey@miamigov.com>; Wilkins, Lee <lwilkins@miamigov.com>; Alfaro, Charles <CAlfaro@miamigov.com>

Cc: Placide, Seymour C. <SPlacide@miamigov.com>; brettbibeau <brettbibeau@miamirivercommission.org>

Subject: RE: NW 26th Ave & NW N River Dr (Guardrail damage and Major Erosion around the drainage structure)

Following up on January email below. Please be so kind to reply status

PUBLIC DOCUMENT

Thank you

Sincerely,

Brett

From: Mincey, Michael <MMincey@miamigov.com>
Sent: Thursday, January 9, 2025 9:25 AM
To: Wilkins, Lee <lwilkins@miamigov.com>; Alfaro, Charles <CAlfaro@miamigov.com>
Cc: Placide, Seymour C. <SPlacide@miamigov.com>; brettbibeau <brettbibeau@miamirivercommission.org>
Subject: NW 26th Ave & NW N River Dr (Guardrail damage and Major Erosion around the drainage structure)
Importance: High

Good morning Lee and Charles.

The attached pictures were provide to me by Brett Bibeau this morning. He voiced his concerns for the damaged guardrail and the eroding sea wall at this location. As shown in the pictures the ground is giving away around the concrete structure. Not sure if the structure is storm water related or sanitary sewer related. Brett is also included in this email.

Can we have someone inspect the area to address the erosion/sea wall issue?

Can we have a quote done for the guardrail replacement?

Have a good day."

VI) Discussion Regarding Miami River Walk the WBID to Search and Locate Sources of Contamination

The following emails were discussed:

From: brettbibeau@miamirivercommission.org
<brettbibeau@miamirivercommission.org>
Sent: Monday, August 31, 2026 2:38 PM
To: 'Muthiah, Mallika (DERM)' <Mallika.Muthiah@miamidade.gov>; 'Sweeney, Pamela (DERM)' <Pamela.Sweeney@miamidade.gov>; 'Parra, Loren (DERM)' <Loren.Parra@miamidade.gov>; 'James Murley' <jamesfenimoremurley@gmail.com>
Subject: FW: Miami River Walk-the-WBID Event

Dear Ms Muthiah,

Per my 8/21 email below, "Please be so kind to reply the subject Miami River Walk the WBID document."

Are you able to accept the cordial invitation to Wednesday's meeting?

Thank you

Sincerely,
Brett

From: brettbibeau@miamirivercommission.org
<brettbibeau@miamirivercommission.org>

Sent: Friday, August 21, 2026 5:37 PM

To: 'Muthiah, Mallika (DERM)' <Mallika.Muthiah@miamidade.gov>; 'Sweeney, Pamela (DERM)' <Pamela.Sweeney@miamidade.gov>; 'Parra, Loren (DERM)' <Loren.Parra@miamidade.gov>; 'James Murley' <jamesfenimoremurley@gmail.com>

Subject: RE: Miami River Walk-the-WBID Event

Happy Friday Ms Muthiah,

Per emails below, please see attached cordial invitation / agenda for the MRC Stormwater Subcommittee's 9/2 public meeting, featuring agenda item "VI) Discussion Regarding Miami River Walk the WBID to Search and Locate Sources of Contamination". In addition, attached are the June 3 minutes. Please be so kind to reply the subject Miami River Walk the WBID document.

Thanks for your time and effort to locate sources of contamination in the Miami River.

Sincerely,
Brett Bibeau
Managing Director,
Miami River Commission
Cell 305 987 4446

From: Muthiah, Mallika (DERM) <Mallika.Muthiah@miamidade.gov>

Sent: Thursday, May 28, 2026 8:23 AM

To: brettbibeau@miamirivercommission.org

Cc: Sweeney, Pamela (DERM) <Pamela.Sweeney@miamidade.gov>

Subject: Miami River Walk-the-WBID Event

Good morning Mr. Bibeau,

Miami River Commission Stormwater Subcommittee's Public Meeting Minutes
September 2, 2026

- 21 -

I will be out of the office on June 3, 2026, and therefore, will not be able to attend the MRC Subcommittee meeting.

With regards to the Miami River Walk-the-WBID event, the consultant is putting together the draft report. There is no additional information to share at this time.

Best regards.

Mallika

Mallika Muthiah, P.E.
Senior Professional Engineer
Miami-Dade County
Water Resources Coordination Division
Department of Environmental Resources Management (DERM)
701 NW 1st Court, Miami, FL 3313

From: brettbibeau@miamirivercommission.org
<brettbibeau@miamirivercommission.org>

Sent: Tuesday, May 26, 2026 6:05 PM

To: 'Muthiah, Mallika (DERM)' <Mallika.Muthiah@miamidade.gov>; 'Sweeney, Pamela (DERM)' <Pamela.Sweeney@miamidade.gov>; 'Brett Bibeau' <BrettBibeau@MiamiRiverCommission.org>; 'Parra, Loren (DERM)' <Loren.Parra@miamidade.gov>; 'James Murley' <jamesfenimoremurley@gmail.com>

Subject: FW: Miami River Walk-the-WBID Event

Good Evening Ms Muthiah,

Per March emails below, please see attached cordial invitation / agenda for the MRC Stormwater Subcommittee's 6/3 public meeting, featuring agenda item "IV) Discussion Regarding Miami River Walk the WBID to Search and Locate Sources of Contamination". In addition, attached are the March 4 minutes. Please be so kind to reply the subject Miami River Walk the WBID document.

Thanks for your time and effort to locate sources of contamination in the Miami River.

Sincerely,
Brett Bibeau
Managing Director,
Miami River Commission
Cell 305 987 4446

VII. New Business

The public meeting adjourned.

PUBLIC DOCUMENT

Miami River Commission's Stormwater Subcommittee

Public Meeting

September 2, 2026 – 10:00 AM

1407 NW 7 ST, Miami, FL

Name	Organization	Telephone	Email
Austin Sparger	SFWMD	305-915-1154	ASparger@sfwmd.gov ASparger@sfwmd.gov
Eileen Broton	MRC/SPWGarden	317904284	Ozelle
Richard Murphy	MRC/ DESIGNER	786.525.5353	in File
James Murley	MRC	305-968-4881	Jamesmurley@murley.com
Charles Gropp	MDC-DEEM	571-499-0859	Charles.gropp@miamidade.gov
PIERO GARDINAR	FIO/FOE	305-348-6354	gardinar@fio.edu
Jesús FERNÁNDEZ	WASD	786-218-5188	Jesús.Fernandez@miamidade.gov
Brett Bibeau	MRC	305-644-0544	brettbibeau@miamiriver commission.org

Miami River Commission Public Meeting Minutes September 14, 2026

The Miami River Commission's (MRC) public meeting convened at noon, September 14, 2026, in the Downtown Library Auditorium, 101 W Flagler. Sign in sheets are attached.

Miami River Commission (MRC) Policy Committee Members and/or Designees attending:

Jim Murley, designee for Miami-Dade County Mayor Cava
Jon Fernandez, designee for City of Miami Mayor Eileen Higgins
Martha Garay, designee for City of Miami Commissioner Escalona
William Gonzalez, designee for State Attorney Katherine Fernandez Rundle
Philip Everingham, designee for Miami Marine Council
Eileen Broton, Neighborhood Representative Appointed by City of Miami Commission
Richard Murphy, designee for Eileen Broton
Gary Gunness, Miami River Marine Group
John Michael Cornell, designee for Member at Large Appointed by the Governor
Esther Evora, designee for Miami-Dade County Member at Large
Neal Schafers, designee for Downtown Development Authority
Theodora Long, Appointed by the City Commission Neighborhood Representative

MRC Staff:

Brett Bibeau, Managing Director

I. Chair's Report and "Voluntary Improvement Plan" (VIP) Update

MRC Vice Chairman Jim Murely stated MRC Chairman Horacio Stuart Aguirre is unavailable to attend today, therefore he will be running the meeting and provided the following report:

The Miami River Commission unanimously adopted their July public meeting minutes.

The free 28th Annual Miami Riverday will be held April 3, 2027, 1-6 PM, Lummus Park, 250 NW North River Drive, featuring free boat rides, live music, environmental education, historic reenactors, children's activities, food and drinks. If you would like to sponsor Miami Riverday, or advertise in the MRC's 24th Annual Miami River Map & Guide, please contact MRC Managing Director Brett Bibeau.

The Miami River Commission has been actively assisting the efforts of the City, County, State, and private sector to keep the Miami River District clean. The MRC pays professional maintenance companies every day to remove litter, invasive plant species, graffiti and provide landscaping, pressure washing, and Scavenger Water Decontamination Vessel services along the Miami River. We remove 3 large 30 cubic yard dumpsters full of garbage every week. The MRC thanked all City Commissioners whom co-sponsored the renewal of the MRFI's 3-year contract to maintain the public on-road Miami River Greenway.

The MRC thanks Commissioner Gabela for recently joining us for a Miami River cleanup in Curtis Park, and we will now watch a City of Miami video about the positive event.

The MRC thanks the wonderful Hands-on-Miami Volunteers for picking up garbage along the shoreline in riverfront Curtis Park on August 23 and September 13, and in Sewell Park on August 9.

II) Discussion Regarding Miami-Dade County's Boater Safety Task Force Report

Katie Oswald, Miami-Dade County Department of Environmental Resource Management, and MRC Vice Chairman Jim Murley presented the recently completed Miami Dade County Boater Safety Task Force Report which was emailed in advance of the meeting and available as backup to this agenda at www.miamirivercommission.org.

Attendees reviewed and discussed the following draft letter:

September 14, 2026

The Honorable Daniella Levine Cava, Mayor, Miami-Dade County
And The Honorable Anthony Rodriguez, Chair
and The Miami-Dade County Board of County Commissioners

RE: Comments on the Boating Safety and Bay Education Task Force Report and Proposed Ordinance Creating the Miami-Dade County Boater Safety and Bay Education Advisory Committee

Dear Mayor Cava, Chairman Rodriguez and Commissioners;

At the September 14, 2026 meeting of the Miami River Commission a discussion took place among the Commission members, representatives of public agencies and the general public on the subject Task Force report and draft legislation. Everyone in attendance agreed on the utmost importance the issues being addressed and commended the Mayor and the Board of County Commissioners for proceeding with prompt actions addressing the Task Force recommendations. The following comments are focused on the impact of the subject Report and proposed legislation on the navigable section of the Miami River. The Miami River is one of three federal navigation channels in Miami-Dade County and provides water access to Biscayne Bay for residents and visitors conducting recreational and commercial activities.

Task Force Report Overarching Recommendations:

1. The MRC supports creation of the Miami-Dade County Boater Safety and Education Advisory Board pursuant to the proposed Board of County Commissioners legislation (Agenda Item No. 1(G)2 of the Recreation, Tourism and Resiliency Committee, September 9, 2026). The MRC strongly recommends that the Mayor and Board include a representative of boating interests on the Miami River in one of the nine voting member slots

2. The MRC recommends that when deliberations commence to create a “Marine Enforcement Group” that the Mayor and Board consider using the existing United States Coast Guard (USCG) Miami Harbor Safety Committee and ensure special attention is placed on issues unique to Port Miami River and to the proliferation of illegal boat charters.

Task Force Report Pillar One: Education

1A. The MRC recommends that the process for establishing a comprehensive, multilingual public awareness campaign to improve boating safety across Biscayne Bay that special attention be placed on the Miami River’s unique vessel traffic patterns, including international shipping vessels under tow, charters, recreational fishing boats, etc.

1B. The MRC recommends leveraging technology and digital platforms to provide targeted, on-demand boater safety education that special attention be placed on the operation of the State and County owned bascule bridges to ensure boating, pedestrian and vehicular safety, using AI solutions and enhanced enforcement of idle no wake speed zones on the entire Miami River.

1C. The MRC recommends that expanded community-based engagement programs to strengthen boater safety include the prohibition of passing vessels within the Miami River no wake speed zone. The Miami River should be treated as a two-way marine channel with no passing.

1D. The MRC recommends in addition to using County proprietary authority that efforts be made to include municipal and private marinas in place-based boater education.

1E. The MRC recommends that Boater Safety courses be required for County owned marinas and encouraged for municipal and private marinas on Biscayne Bay and the Miami River.

1F. The MRC recommends that Boating Safety Courses be required for County boat ramp permits and encouraged for municipal boat ramps.

1G. The MRC supports the recommendation that private Marinas adopt Boater safety requirements.

2. Law Enforcement Pillar

2A. The MRC recommends using the USCG Miami Harbor Safety Committee.

2B. The MRC supports a unified marine radio communication protocol.

2C. The MRC supports standardization of citation and data-collection systems across all marine enforcement agencies.

2D. The MRC supports the creation of a countywide boating data clearinghouse.

2E. The MRC supports application of proven traffic enforcement strategies to marine operations to deter unsafe and impaired boating, and further recommends additional marine patrol, video and audio surveillance on the Miami River.

2F. The MRC supports establishment of a specialized boating court process.

2G. The MRC strongly endorses and supports the targeting of illegal land-based charter operations through coordinated enforcement and digital monitoring, especially single family residential neighborhoods on the Miami River and its tributaries.

2H. The MRC supports a review to improve County Business Tax Receipts (BTR) process for marine related businesses, especially in single family residential areas along the Miami River and its tributaries where BTR activity is not allowed.

2I. The MRC supports establishment of a permanent funding source for marine enforcement, including special attention to manatee protection.

Legislation Pillar

3A. The MRC supports using County authority to expand Boating Safety Requirements and close regulatory gaps.

Waterway Management Pillar

4A. The MRC supports a comprehensive vessel congestion study for Biscayne Bay, including revisiting the North Bay Report. The MRC recommends using the Federal Ports and Waterways Safety and Risk Assessment along the Miami River in lieu of a congestion study.

4B. The MRC supports restoration and standardization of navigational markers, including a countywide audit of marine storage and mooring infrastructure.

4C. The MRC supports the integration of integral charter prevention protocols into marina operations, and further recommends special attention on Marine Operating Permits to prohibit illegal charters.

Miami-Dade County has more registered boats than any other County in Florida. The boating industry produces high-quality jobs and pays applicable taxes and appropriate fees. As our shorelines are redeveloped, access to River and Bay recreational opportunities are increasing in demand. The MRC welcomes the opportunity to collaborate with public, not-for-profit and private entities to maintain a safe marine environment for our residents and visitors.

Sincerely,
Horacio Stuart Aguirre
Chairman,
Miami River Commission"

Theo Long recommended inserting requiring boater education, and Katie Oswald, DERM, replied the State of Florida does not allow Miami-Dade County to require boater education, and the FL Legislature took that part out of "Lucy's Law" before its adoption last session. Jim Murley stated the MRC will add recommended boater education into the draft MRC letter. The MRC unanimously adopted the draft letter.

III) Update & Discussion Regarding Miami-Dade Back Bay Coastal Storm Risk Management Feasibility Study

Christian Kamrath, CFM, Resilience Program Manager | Division of Environmental Risk and Resilience, Miami-Dade County Department of Environmental Resources Management (DERM), presented a detailed PowerPoint regarding the Miami-Dade Back Bay Coastal Storm Risk Management Feasibility Study (available as backup to this agenda item at www.miamirivercommission.org). The study will be finalized in April 2027, and will be presented to the MRC again at that time. Mr Kamrath stated the County will be seeking federal funding to implement the plan in the 2028 Water Resources Development Act (WRDA) Bill.

IV. Subcommittee Reports

- a. The Miami River Commission Urban Infill and Greenways Subcommittee's July 29, 2026 public meeting minutes were distributed. MRC Vice Chairman Murley stated this subcommittee is being renamed the Miami River Enhancements Subcommittee.
- b. The Miami River Commission Stormwater Subcommittee's September 2, 2026 public meeting minutes were distributed. The MRC thanked the City of Miami for funding to operate 9 water quality cleaning machines, and 3 water quality sensors in Wagner Creek for 1 year. Fast Cleaning Solutions, LLC rented a vacant warehouse near the Miami River, where they have been assembling the machines using American made parts, for example solar panels purchased in California, etc. The machines will be operational in Wagner Creek and Seybold Canal this month. FIU thankfully just placed a water quality sensor buoy in Wagner Creek, and DERM continues taking monthly water quality samples for numerous parameters at 3 locations along Wagner Creek.

V. New Business

The public meeting adjourned.

brettbibeau@miamirivercommission.org

From: brettbibeau@miamirivercommission.org
Sent: Monday, September 14, 2026 8:44 PM
To: 'Gretchen Perez'; 'Mike Simpson'; 'accounting'
Cc: 'Brett Bibeau'
Subject: Attached Invoice THX
Attachments: sightseeing invoice 9 14 26.doc

Hi Mike,

THX for making donations to MRC to provide maintenance in public swale in front of your riverfront site. PLS see attached invoice.

Sincerely,

Brett Bibeau

Managing Director,

Miami River Commission

Cell 305 987 4446 – www.MiamiRiverCommission.org

From: brettbibeau@miamirivercommission.org <brettbibeau@miamirivercommission.org>
Sent: Wednesday, July 1, 2026 10:21 PM
To: 'Gretchen Perez' <gretchen@islandqueencruises.com>; 'Mike Simpson' <mike@islandqueencruises.com>; 'accounting' <accounting@islandqueencruises.com>
Cc: 'Brett Bibeau' <BrettBibeau@MiamiRiverCommission.org>
Subject: Attached Invoice THX

Hi Mike,

THX for making donations to MRC to provide maintenance in public swale in front of your riverfront site. PLS see attached invoice.

Happy 4th of July!!

Sincerely,

Brett Bibeau

Managing Director,

Miami River Commission

Miami River Commission

Public Meeting

September 14, 2026 - 12:00 PM

101 W Flagler, Miami FL - Main Library Auditorium

Name

Organization

Telephone

Email

Jim Murley	MRC- Mayor Cerna des.	305-568-4881	Jamesmurley@jmurley.com
Jedak Paul	Spring Garden Resident		jpaul703@bellsouth.net
Richard Murphy	MRC- Doris Lee / Spring Garden	305.525.5353	on File
Calien Broftm	MRC / Spring Garden	317-905-4284	on file
GARY GUNNESS	MRC	305-924-2847	SERVICED SOMEONE TO DO IT .com
Esther Evora	Antillean Marine	319-991-7493	esther.evora@antillean.com
Theodora Long	MRC	314-01-4595	riveroak901@gmail.com
Jon Fernandez	City of Miami Office of the Mayor	315-61-5387	Jonfernandez@miami.gov
Martha Garay	Comm Escalona D3	(313) 984-2549	mgaray@miami.gov.com
John Conell	MRC	(502) 214-1475	jconell@earthlink.net
William Gonzalez	Miami SDAO	305.547.4051	williamgonzalez@miamisdao.com
Neel Schufers	Miami DDA	305-379-6679	schufers@miamidda.com
Brett Bibeau	MRC	305-644-0544	brettbibeau@mianirivercommission.org

Miami River Commission

Public Meeting

September 14, 2026 – 12:00 PM

101 W Flagler, Miami FL - Main Library Auditorium

Name	Organization	Telephone	Email
Austin Sparber	SFWMD	728-229-7105	asparber@sfwmd.gov
B. Wilson		305-528-2061	Wavelier@coogracia.org
Jason Lopez	CLEAN MARINE MANAGEMENT, INC.	786-399-4094	JASON@CLEANMARINEMANAGEMENT.COM
PITZ EVERINGHAM	MARINE COUNCIL	305-951-9096	ptemsld@hotmail.com
Bryan A. Alvarez	DERM	786-905-6464	Bryan.Alvarez@miamidade.gov
Katie Oswald	DERM		Kathleen.Oswald@miamidade.gov
Andrea Valdivia	DERM		Andrea.Valdivia@miamidade.gov

Miami River Commission Public Meeting Minutes July 13, 2026

The Miami River Commission's (MRC) public meeting convened at noon, July 13, 2026, in the Downtown Library Auditorium, 101 W Flagler. Sign in sheets are attached.

Miami River Commission (MRC) Policy Committee Members and/or Designees attending:

Horacio Stuart Aguirre, Chairman, Appointed by the Governor
Jim Murley, designee for Miami-Dade County Mayor Cava
Jon Fernandez, designee for City of Miami Mayor Eileen Higgins
William Gonzalez, designee for State Attorney Katherine Fernandez Rundle
Philip Everingham, designee for Miami Marine Council
Eileen Broton, Neighborhood Representative Appointed by City of Miami Commission
Richard Murphy, designee for Eileen Broton
Gary Gunness, Miami River Marine Group
John Michael Cornell, designee for Member at Large Appointed by the Governor
Esther Evora, designee for Miami-Dade County Member at Large
Phil Everingham, designee for the Marine Patrol
Neal Schafers, designee for Downtown Development Authority
Spencer Crowley, Appointed by City Commission Member at Large
Theodora Long, Appointed by the City Commission Neighborhood Representative

MRC Staff:

Brett Bibeau, Managing Director

I. Chair's Report and "Voluntary Improvement Plan" (VIP) Update

MRC Chairman Horacio Stuart Aguirre provided the following report:

Similar to the City and County, the Miami River Commission does not host public meetings in August. Due to Labor Day, the next public MRC meeting will be held here at noon on September 14.

Eileen Broton commended MRC Director Brett Bibeau, Commissioner Gabela, and the MRC for the funding recently secured to operate 12 machines in Wagner Creek to improve water quality. In addition, Ms Broton applauded Director Bibeau's successful efforts to mobilize residents to speak in favor of Miami River enhancements at recent City Commission meetings.

MRC Vice Chairman Jim Murley provided the following update of the MRC's Voluntary Improvement Plan (VIP). The MRC has been actively assisting the efforts of the City, County, State, and private sector to keep the Miami River District clean. The MRC pays professional maintenance companies every day to remove litter, invasive plant species, graffiti and provide

landscaping, pressure washing, and Scavenger Water Decontamination Vessel services along the Miami River. We remove 3 large 30 cubic yard dumpsters full of garbage every week.

The MRC thanks Honorable County Commissioner Bastien for joining us for a cleanup of the County owned property just west of 27 Ave. The MRC watched a video of the Channel 7 News story.

The MRC thanks Commissioner Gabela for joining us for a cleanup in Curtis Park last Thursday July 9. At the next MRC meeting the Channel 77 News Story will be aired.

The MRC thanks the wonderful Hands on Miami Volunteers for picking up garbage along the shoreline in riverfront Curtis Park on June 7, and in Sewell Park on June 14.

II) Discussion Regarding Illegal Charters on the Miami River

The MRC Subcommittee's minutes were distributed stating in part:

"Captain Bob Bijor, Sightseeing Tours Management, stated charters are regulated under Federal Register 33. Currently there is a "Port Miami Harbor Safety Committee", whose next quarterly meeting is May 14 featuring an agenda item "Miami River Congestion". On May 11 Captain Bob hosted a virtual meeting with the U.S. Coast Guard, Port Miami, and The Harbor Safety Committees from Chicago, Portland, California, Centauri Transport and the Miami River Commission. Captain Bob distributed a draft "Miami Harbor Safety Committee Charter and Bylaws which would now include Port Miami River in addition to Port Miami. The draft needs to be voted on and approved by the current Port Miami Harbor Safety Committee.

MRC Director Brett Bibeau stated charters are not allowed to pickup and drop off passengers from properties zoned single family residential, and there are over a dozen riverfront single family homes acting as illegal marinas for illegal charters. Currently DERM does not regulate single family homes, and City and County Code Enforcement should assist with enforcing no illegal marinas operating out of single-family homes. Eddie Enis, riverfront resident in Spring Garden, stated illegal charters hurt riverfront residents quality of life with noise, illegal dumping, illegal parking, etc. in single family residential neighborhoods.

Director Bibeau stated the County Sheriff's office is communicating with Hurricane Cove Marina & Boatyard, regarding accepting the offered free boat slip, and the MRC is advocating for the City Marine Patrol to assign a supervisor needed to fully utilize the free marine patrol slip and office at RMK Merrill Stevens."

City of Miami Police Department Marine Patrol LT Correy Couto, attendees and the MRC reviewed numerous pictures and videos clearly showing the public safety and quality of life problems with illegal charters on the Miami River resulting in 4 fatalities over 2 years, boat accidents, damaged boats, docks and shorelines, increased Manatee threats, 24/7 noise, illegal parking and fights in single family residential neighborhoods, etc.

Frank Visconti, Centauri Transport, stated there were so many illegal charters over Ultra weekend that one crashed into his international shipping vessel under tow, and then due to continued hazards to navigation in Port Miami River the tug boat company refused to move any additional vessels for three days until Ultra ended and the dangerous illegal charter traffic reduced, costing several businesses and clients hundreds of thousands of dollars.

III) Discusssion Regarding Miami River Drawbridge Operations

The following documents were reviewed and discussed:

Federal Register establishing the law which regulates Miami River Drawbridge operations

The MRC's following summary of the Federal Register:

“Monday-Friday

Brickell Bridge:

Morning Rush Hour lockdown, 7:35 – 8:59

Lunch Hour lockdown, 12:05 – 12:59

Evening Rush Hour lockdown, 4:35 - 5:59

In between three lockdown periods, bridge opens only if needed on the hour and half hour (7am – 7pm)

Least likely openings:

7:05 – 7:29

7:35 – 8:59 (Morning Rush Hour lockdown)

9:05 – 9:29

9:35 – 9:59

10:05 – 10:29

10:35 – 10:59

11:05 – 11:29

11:35 – 11:59

12:05 – 12:59 (Lunch Rush Hour lockdown)

1:05 – 1:29

1:35 – 1:59

2:05 - 2:29

2:35 – 2:59

3:05 – 3:29

3:35 – 3:59

4:05 – 4:29

4:35 – 5:59 (Evening Rush Hour lockdown)

6:05 – 6:29

6:35 – 6:59

More likely openings:

7:30

9

9:30

10

10:30

11

11:30

noon

1

1:30

2

2:30

3

3:30

4

4:30

6

6:30

7

South Miami Ave and SW 2 Ave Bridges:

Morning Rush Hour lockdown, 7:35 – 8:59

Lunch Hour lockdown, 12:05 – 12:59

Evening Rush Hour lockdown, 4:45 - 5:59

SW 1 ST, Flagler, NW 5 ST, NW 12 Ave, NW 17 Ave, NW 22 Ave and NW 27 Ave Bridges:

Morning Rush Hour lockdown, 7:35 – 8:59

Evening Rush Hour lockdown, 4:45 - 5:59

“Public vessels of the U.S., tugs, tugs with tows, and vessels in a situation where a delay would endanger life or property are exempt” (33CFR117.305)

The Miami River’s Federal navigable channel is amongst the largest Ports in the State, featuring numerous marine industrial businesses including International shipping, recreational boatyards, marinas, commercial fishing, tug boats, etc., which generate local jobs and international trade.”

The MRC’s previously adopted “Brickell Bridge Action Items - 5/19/17” was reviewed and discussed:

- 1) Strictly enforce the existing Federal Bridge Opening Regulations and enforce all submitted unnecessary opening forms.
- 2) Install pedestrian gates and utilize “white glove” security officers to reduce unnecessarily long openings created by pedestrians who insist on continuing to cross the bridge after the warning signals light up, thus creating longer vehicular traffic delays. Currently the first operational step in opening the bridge for a vessel is closing the vehicular safety gates to stop traffic. After the gates close and before the bridge opens for the vessel, numerous pedestrians and bicycles are knowingly going beneath or over the closed safety gates, and cross the bridge because they don’t want to wait a few minutes for an opening, and in doing so put themselves at risk. This happens during the majority of bridge openings, and the Bridge tender whom must remain in the Bridge house tells violators over a loudspeaker not to cross the bridge which is trying to open, but they continue to cross regardless. The actual time needed for the bridge to be open for the vessel to pass could be equivalent to a long red light, but the dangerously crossing pedestrians and bicycles are doubling the time the cars are stopped for a bridge opening, therefore essentially doubling the resulting vehicular traffic. In addition, place USCG or Marine Patrol Vessels at Brickell Bridge to assist Bridge tenders avoiding and enforcing unnecessary openings.
- 3) Restore the vehicular traffic lanes which FDOT recently removed from the Brickell Bridge. Following a bridge opening, having these vehicular lanes returned would improve flushing through the traffic backup generated during the bridge’s temporary opening.
- 4) Do not allow hotels on the north side of Brickell Bridge to illegally block vehicular traffic lanes in the street for “Valet Parking”, which eliminates 2 needed vehicular lanes and forces all traffic to merge into only one vehicular lane, which creates traffic jams.

- 5) Synchronize the signal light timing and synchronization with Bridge operations, so that after the bridge opens and closes, the adjacent traffic lights should be “green” to facilitate clearing out the vehicular backup.
- 6) Install “Smart Signage,” warning drivers of upcoming bridge openings before they are in bumper-to-bumper traffic, and suggest best alternate routes depending on the direction of vessel on the river. For example, please note the fixed I-95 Bridge ramps ingress and egress is at the same location as the bascule Brickell Bridge.
- 7) Provide final permit for the “What Up Bridge” software application, which provides Bridge opening notifications (emails and or texts). If drivers are aware of a bridge opening, they may take other appropriate actions. FDOT granted a temporary 1-year permit for a successful pilot program, and now a final permit is needed for its continued operations.

The Langam Engineering report on a completed pilot program was conducted and the distributed traffic analysis confirmed that the previously recommended #2 significantly reduces traffic.

The Miami River Commission’s and Representative Diaz letters to FDOT asking to restore the 2 removed vehicular lanes were reviewed (previously recommended #3).

IV. Subcommittee Reports

- a. The Miami River Commission Urban Infill and Greenways Subcommittee’s June 9, 2026 public meeting minutes were distributed.
- b. The Miami River Commission Stormwater Subcommittee’s June 3, 2026 public meeting minutes were distributed.

V. New Business

The public meeting adjourned.

Miami River Commission

Public Meeting

July 13, 2026 - 12:00 PM

101 W Flagler, Miami FL - Main Library Auditorium

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Miami River Commission

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