

Port of Miami River¹ Sub-Element

Goal PA-3: *The Port of Miami River shall be encouraged to continue operation as a valued and economically viable component of the City's maritime industrial base.*

Objective PA-3.1: (PLANNING AND ZONING). The City shall protect the Port of Miami River from encroachment by non water-dependent or non water-related land uses, and shall regulate the Port of Miami River's expansion and redevelopment in coordination with applicable future land use and coastal management goals, objectives, policies (See Policy LU-1.3.3 and Goal CM-3).

Policy PA-3.1.1: The City shall maintain a Working Waterfront Table of Properties to guide future development within the Miami River Corridor. The Table shall clearly depict the location and description of all properties of recreational and commercial working waterfront uses on the River, as defined in Ch. 342.07 F.S. (hereinafter referenced as the "Working Waterfront"). The Table shall classify working waterfront properties into Categories "A" and "B". The Table shall be incorporated as supporting data and analysis within Appendix PA-1.

Policy PA-3.1.2 Category A: The City may adopt a comprehensive plan future land use map (FLUM) amendment for properties designated "Industrial" on the FLUM, along the Miami River only if the proposed amendment complies with this sub-element. The future land use designation for any of the properties identified "Industrial" therein may be amended only through the large-scale comprehensive plan amendment process. Applications for such amendments shall demonstrate that either of the following conditions exists:

1. The Development – redevelopment as industrial is not economically feasible based on a market and site analysis using a professionally acceptable methodology that has been peer reviewed; or
2. The Proposal includes an equivalent transfer or expansion of industrially designated property offsite to another location on the Miami River within the City of Miami.

Policy PA-3.1.3 Category B: All Category "B" properties shall maintain a working waterfront use. Additionally, the City shall require that any residential development with a density greater than duplex residential or any mixed use development include Working Waterfront use component per Ch. 342.07, F.S. or other amenities that is accessible to the public which promotes the enjoyment of the Miami River unless

¹ The "Port of Miami River" is a shallow draft riverine port consisting of independent, privately-owned small shipping companies, fisheries, vessel repair facilities marinas and other Recreational and Commercial Working Waterfront uses, as defined in Ch. 342.07, F.S., located along the banks of the Miami River and its tributaries and canals where Working Waterfront uses are located. The Port of Miami River is not a deepwater port as defined in Ch. 403.021(9), F.S. The Port of Miami River extends from the salinity dam in unincorporated Miami-Dade County to Biscayne Bay in the City of Miami, as identified in Appendix PA-1.

prohibited by the Miami-Dade Department of Environmental Resource Management (DERM).

Policy PA-3.1.4: The City shall encourage the establishment and maintenance of Working Waterfront uses along the banks of the Miami River, and to discourage encroachment by incompatible uses.

Policy PA-3.1.5: The City shall encourage the development and expansion of the Port of Miami River Working Waterfront consistent with the future land use, coastal management and conservation elements of the City's comprehensive plan.

Policy PA-3.1.6: The City shall encourage only those developments, rezoning, and land use amendments in the vicinity of the Working Waterfront lands designated "Industrial" on the adopted future land use map that are compatible and suitable with the existing "Industrial" use of property.

Policy PA-3.1.7: The City shall, through its land development regulations, adopt and enforce appropriate setbacks and buffering requirements for Non-Working Waterfront properties along the Miami River in order to protect the existing Working Waterfront use from encroachment of incompatible and unsuitable uses.

Policy PA-3.1.8: There shall be no net loss of recreational wet-slips along the Miami River.

Policy PA-3.1.9: The City shall require from new residential development and redevelopment located along the Miami River a recorded covenant acknowledging and accepting the presence of the existing Working Waterfront 24-hour operations as permitted.

Policy PA-3.1.10: In its commitment to support the Port of Miami River, the City of Miami shall continue its support of the dredging of the River.

Policy PA-3.1.11: The City of Miami shall facilitate and expedite municipal permitting for water-dependent, water-related, commercial, industrial and recreational working waterfronts along the Miami River by expediting the application process for such uses.

Objective PA-3.2: (TRANSPORTATION). The City shall encourage with appropriate agencies the coordination of surface transportation access to the Port of Miami River Working Waterfront with the traffic and mass transit system shown on the traffic circulation map series.

Policy PA-3.2.1: The City shall through the Transportation Element of the comprehensive plan, encourage the coordination of the intermodal surface and water transportation access service to the Port of Miami River Working Waterfront (See Objective TR-1.9, Policy TR-1.9.1).

Objective PA-3.3: (ECONOMIC DEVELOPMENT & COORDINATION). The City shall coordinate its Port of Miami River Working Waterfront planning activities with the multiple regulators and stakeholders who have an interest in the Miami River.

Policy PA-3.3.1: Give the Miami River's multi jurisdictional and regulatory nature, the City shall coordinate with:

1. The United States Army Corp of Engineers regarding the dredging, navigation, and commerce on the Miami River; and
2. The United States Coast Guard regarding security and safety on the Miami river; and
3. The Miami-Dade County Planning Department to evaluate the interdependence and effectiveness of the County's Port of Miami River sub-element in its comprehensive plan with that of that of the City's; and
4. The Miami-Dade County's Department of Environmental Resource Management and the Manatee Protection Plan Committee regarding the protection of manatees and establishment of new wet and dry marine slips on or near the Miami River; and
5. The Miami-Dade County Property Appraiser to ensure that all Port of Miami River Working Waterfront properties are assessed by the "current use" pursuant to Section 4, Article VII of the Florida constitution and S.193.704, Fla. Stat.

Policy PA-3.3.2: The City shall remain an active member of the Miami River Commission, as established by Ch.163.06, F.S. and shall continue to request and consider from the Miami River Commission written recommendations related to policy, planning, development and other River issues within the scope established by the Florida Legislature.

Policy PA-3.3.3: Within 18 months of adoption of this policy, the City shall consider approving a joint planning agreement with the Miami River Commission and Miami-Dade County to revise and adopt the "Miami River Corridor Urban Infill Plan" as the strategic plan for the Miami River.

Policy PA-3.3.4: Within three years of the adoption of this policy, the City along with Miami River stakeholders, property owners and businesses shall consider submitting an application to the Florida Department of Community Affairs, Waterfronts Florida Partnership Program, for assistance in protecting and promoting the Miami River traditional Working Waterfront.

Policy PA-3.3.5: The City shall coordinate with Miami River stakeholders, property owners and businesses to prepare reasonable Working Waterfront code compliance and enforcement policies to eliminate unsafe, abandoned, and blighted conditions along the river banks.

Policy PA-3.3.6: The City of Miami shall provide technical assistance to Working Waterfront businesses along the Miami River.

Policy PA-3.3.7: The City shall work to improve the economic vitality of the Miami River in cooperation with other concerned public and governmental agencies and organizations. (See Miami-Dade County's Comprehensive Development Master Plan, Port of Miami River Sub-element Policy PMR-1C)

Policy PA-3.3.8: The City will work with property owners along the Miami River to secure Enterprise Zone tax incentives to businesses for creation of jobs and revitalization. Such incentives consist of the following and are based on availability:

Enterprise Zone Incentives

1. Jobs Tax Credit
2. Business Equipment Sales Tax Refund
3. Building Materials Sales Tax Refund
4. Property Tax Credit
5. Community Contribution Tax Credit Program

Policy PA-3.3.9: The City will continue to use Brownfield redevelopment Area strategies to stimulate economic revitalization to Working Waterfronts. Such incentives consist of the following and are based on availability:

a. Financial Incentives

- i. 35% Voluntary Cleanup Tax Credits
- ii. \$2500 Brownfields Bonus Refund
- iii. Low-interest loans
- iv. Sales Tax Credit on Building Materials
- v. Up to 5 years of State Loan Guarantees of Loan Loss Reserves
- vi. Site-Specific Activities Grant, and
National Brownfields Assessment, Revolving Loan Fund, Cleanup Grants, and
HUD Brownfield Economic Development Loans

b. Regulatory Benefits

- i. Risk Based Corrective Action
- ii. Cleanup Liability Protection
- iii. Review of Voluntary Cleanup Projects at FDEP Conducted Separately
From Enforcement Mandated Cleanups by Responsible Parties
- iv. Expedited Review and Response to Technical Reports and
Correspondence
- v. CERCLA Site Clearance Issued by EPA, and
- vi. Lender Liability Protection to the extent allowed by applicable laws

Policy PA-3.3.10: The City will continue to use the City's Enterprise Zone, Empowerment Zone, Commercial Business Corridors, and Brownfield Redevelopment Area strategies to stimulate economic revitalization, and encourage employment opportunities within the Port of Miami River. (Policy LU-1.3.7.).

Policy PA-3.3.11: The City will foster or develop and implement job training, vocational, and educational programs to assist the City's existing and future residents, and water dependent and water related businesses along the Miami River, in achieving economic self-sufficiency, and will continue to work with appropriate State and County agencies to direct training programs and other technical assistance to support minority and semi-skilled residents of the City including, without limitation, their involvement in recreational and commercial working waterfronts along the Miami River as defined by Ch.342.07, F.S. (Policy LU-1.3.8.)

Policy PA-3.3.12: The City, through its Intergovernmental Coordination Policies, shall support and coordinate with other governmental agencies having jurisdiction over the River to support and enhance the Miami River's economic importance and viability. The functions of the Miami River shall be consistent with the future goals and objectives of the City's Comprehensive Plan, particularly with respect to the unique characteristics of the Miami River's location and its economic position and functioning within the local maritime industry.

Objective PA-3.4: (MONITORING & EFFECTIVENESS). The City shall monitor track the effectiveness of its goals, objectives, and policies designated to preserve and promote the Port of Miami River as a valued and economically viable component of the City's maritime industrial base.

Policy PA-3.4.1: City staff shall prepare, or cause to be prepared, an annual report on the status of the Planning and Zoning, Economic Development and Coordination, and Transportation Objectives and Policies contained in this Sub-element, which shall be presented to the City Commission at a dully noticed public hearing.

Policy PA-3.4.2: City staff shall prepare, or cause to be prepared, an annual report on the loss or gain of recreational and commercial Working Waterfront lands and uses, which shall be presented to the City Commission at a dully noticed public hearing.

APPENDIX PA-1

The following Working Waterfront Table of Properties and the attached map identify properties of recreational and commercial working waterfront uses along the Port of Miami River and are subject to criteria listed in Port of Miami River Sub-Element Policy PA-3.1.1.

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Working Waterfront Table of Properties

No.	Address	Folio	FLUM Designation	Category
1	236 SW North River Dr	0101140002010	Industrial	A
2	555 NW South River Dr	0102000101071	Industrial	A
3	325 NW South River Dr	0102000102030	Industrial	A
4	510 NW 1 St	0102010001020	Industrial	A
5	169 NW South River Dr	0102000401190	Industrial	A
6	RESERVED	RESERVED	RESERVED	RESERVED
7	RESERVED	RESERVED	RESERVED	RESERVED
8	2190 NW North River Dr	0131340241140	Industrial	A
9	1201 NW 22 AV	0131340510570	Industrial	A
10	2115 NW 12 St	0131340510610	Industrial	A
11	2277 NW 14 St	0131340730010	Industrial	A
12	2199 NW South River Dr	0131340950010	Industrial	A
13	1270 NW 11 St	0131350210180	Industrial	A
14	1201 NW South River Dr	0131350220110	Industrial	A
15	1261 NW 8 Ter	0131350230100	Industrial	A
16	RESERVED	RESERVED	RESERVED	RESERVED
17	1175 NW South River Dr	0131350310010	Industrial	A
18	298 SW North River Dr	0141370310010	Industrial	A
19	300 SW North River Dr	0141370310020	Industrial	A
20	431 NW South River Dr	0141380030130	Industrial	A
21	437 NW South River Dr	0141380030150	Industrial	A
22	377 NW South River Dr	0141380441020	Industrial	A
23	151 NW South River Dr	0141380270020	Industrial	A
24	405 NW South River Dr	0102000101010	Industrial	A
25	801 NW 4 St	0102000101020	Industrial	A
26	311 NW South River Dr	0102000102040	Industrial	A
27	301 NW South River Dr	0102000105010	Industrial	A
28	129 NW South River Dr	0102000501130	Industrial	A
29	961 NW 7 St	0131350310020	Industrial	A
30	971 NW 7 St	0131350000020	Industrial	A
31	2100 NW North River Dr	0131340241160	Industrial	A
32	2100 NW North River Dr	0131340241161	Industrial	A
33	2000 NW North River Dr	0131340241170	Industrial	A
34	2490 NW 18 Ter	0131340290010	Industrial	A
35	2525 NW 18 Ter	0131340310110	Industrial	A
36	2181 NW 12 St	0131340510580	Industrial	A
37	2161 NW 12 St	0131340510590	Industrial	A
38	2151 NW 12 St	0131340510600	Industrial	A
39	501 NW South River Dr	0141380030160	Industrial	A
40	131 NW South River Dr	0141380270010	Industrial	A
41	401 SW 3 Ave	0141380490030	Industrial	A
42	242 SW 5 St	0102030801010	Industrial	A
43	19 NW South River Dr	0102010001230	Industrial	A
44	2154 NW North River Dr	0131340241150	Industrial	A
45	2660 NW 18 Ter	0131340310010	Industrial	A
46	2600 NW 18 Ter	0131340310020	Industrial	A
47	2570 NW 18 Ter	0131340310030	Industrial	A
48	2540 NW 18 Ter	0131340310060	Industrial	A

49	2530 NW 18 Ter	0131340310070	Industrial	A
50	2551 NW 18 Ter	0131340310160	Industrial	A
51	2601 NW 18 Ter	0131340310170	Industrial	A
52	1350 NW 18 Ave	0131340420090	Industrial	A
53	1881 NW 27 Ave	0131340310180	Industrial	A
54	2670 NW 18 Ter	0131340310210	Industrial	A
55	19 SW North River Dr	0101130803130	Industrial	A
56	121 SW North River Dr	0101130901141	Industrial	A
57	114 SW North River Dr	0101130901160	Industrial	A
58	300 SW 2 St	0101130901280	Industrial	A
59	200 SW North River Dr	0101140001090	Industrial	A
60	737 NW 4 St	0102000103010	Industrial	A
61	745 NW 4 St	0102000103020	Industrial	A
62	101 NW South River Dr	0102000104010	Industrial	A
63	125 NW South River Dr	0102000501120	Industrial	A
64	1995 NW 11 St	0131340420040	Industrial	A
65	1320 NW 18 Av	0131340420120	Industrial	A
66	1142 NW 21 Av	0131340490090	Industrial	A
67	2051 NW 11 St	0131341010010	Industrial	A
68	2750 NW 20th St	0131330070040	Light Industrial	B
69	1960 NW 27 Ave	0131330070030	Light Industrial	B
70	1970 NW 27 Ave	0131330070020	Light Industrial	B
71	1990 NW 27 Ave	0131330070010	Light Industrial	B
72	1583 NW 24 Ave	0131340680010	Industrial	A
73	1583 NW 24 Ave	0131340590020	Industrial	A
74	1583 NW 24 Ave	0131340590010	Industrial	A
75	2215 NW 14th St	0131340000160	Industrial	A
76	1645 NW 22nd Ave	0131340241190	Industrial	A
77	1635 NW 22nd Ave	0131340241200	Industrial	A
78	1625 NW 22nd Ave	0131340241210	Industrial	A
79	1615 NW 22nd Ave	0131340241220	Industrial	A
80	1605 NW 22nd Ave	0131340241230	Industrial	A
81	1585 NW 22nd Ave	0131340241240	Industrial	A
82	1575 NW 22nd Ave	0131340241250	Industrial	A
83	1565 NW 22nd Ave	0131340241260	Industrial	A
84	1545 NW 22nd Ave	0131340241270	Industrial	A
85	1525 NW 22nd Ave	0131340241280	Industrial	A
86	1515 NW 22nd Ave	0131340241290	Industrial	A
87	1505 NW 22nd Ave	0131340241300	Industrial	A
88	RESERVED	RESERVED	RESERVED	RESERVED
89	1884 NW North River Dr	0131340241180	Industrial	A
90	1884 NW North River Dr	0131340170140	Industrial	A
91	1818 NW North River Dr	0131340170120	Industrial	A
92	663 NW South River Dr	0141380040080	Restricted Commercial	B
93	661 NW South River Dr	0141380040090	Restricted Commercial	B
94	555 NW South River Dr	0141380030180	Restricted Commercial	B
95	603 NW South River Dr	0141380040010	Restricted Commercial	B
96	517 NW South River Dr	0141380030170	Restricted Commercial	B
97	448 NW North River Dr	0101070101250	Light Industrial	B
98	442 NW North River Dr	0101070101240	Light Industrial	B
99	440 NW North River Dr	0101070101230	Light Industrial	B
100	450 NW North River Dr	0101070101221	Light Industrial	B
101	422 NW North River Dr	0101070101220	Light Industrial	B

102	412 NW North River Dr	0101070101210	Light Industrial	B
103	404 NW North River Dr	0101070101200	Light Industrial	B
104	400 NW North River Dr	0101070101190	Light Industrial	B
105	398 NW North River Dr	0101070101180	Light Industrial	B
106	343 NW South River Dr	0102000401020	Industrial	A
107	201 NW South River Dr	0102000401180	Industrial	A
108	250 NW North River Dr	0101090302020	Major Inst. Public Facilities	B
109	RESERVED	RESERVED	RESERVED	RESERVED
110	90 NW North River Dr	0101100901110	Restricted Commercial	B
111	28 NW North River Dr	0101110201090	Restricted Commercial	B
112	40 SW South River Dr	0102010101111	Restricted Commercial	B
113	1 SW South River Dr	0102010101075	Restricted Commercial	B
114	5 SW South River Dr	0102010101070	Restricted Commercial	B
115	27 SW South River Dr	0102010101020	Restricted Commercial	B
116	401 SW 1st St	0102010101120	Restricted Commercial	B
117	40 SW North River Dr	0141370360080	Restricted Commercial	B
118	109 SW South River Dr	0102010801040	Restricted Commercial	B
119	129 SW South River Dr	0102010801010	Restricted Commercial	B
120	135 SW South River Dr	0102000106010	Restricted Commercial	B
121	510 NW 7 th Ave	0131350271420	Light Industrial	B
122	528 NW 7 th Ave	0131350271410	Light Industrial	B
123	600 NW 7 th Ave	0131350271400	Light Industrial	B
124	700 NW 7 th Ave	0131350271160	Light Industrial	B
125	710 NW 7 th Ave	0131350271140	Light Industrial	B
126	722 NW 7 th Ave	0131350271130	Light Industrial	B
127	732 NW 7 th Ave	0131350271120	Light Industrial	B
128	800 NW 7 th Ave	0131350271110	Light Industrial	B
129	808 NW 8 th St Rd	0131350271100	Light Industrial	B
130	810 NW 8 th St Rd	0131350271090	Medium Density Multifamily Residential	B
131	812 NW 8 th St Rd	0131350271080	Medium Density Multifamily Residential	B
132	830 NW 8 th St Rd	0131350271070	Medium Density Multifamily Residential	B
133	852 NW 8 th St Rd	0131350271060	Medium Density Multifamily Residential	B
134	900 NW 8 th St	0131350271051	Medium Density Multifamily Residential	B
135	908 NW 8 th St Rd	0131350271050	Medium Density Multifamily Residential	B

