

Miami River Commission Public Meeting Minutes May 6, 2024

The Miami River Commission's (MRC) public meeting convened at noon, May 6, 2024, 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, Vice Chairman, designee for Miami-Dade County Mayor Cava
City of Miami Commissioner Gabela
Eddie Marti Kring, designee for County Commissioner Eileen Higgin
Betty Hermida, designee for City of Miami Commissioner Gabela
Patty Harris, Appointed by the Governor
William Gonzalez, designee for Miami-Dade State Attorney Katherine Fernandez-Rundle
Theo Long, Neighborhood Representative appointed by Board of County Commissioners
Eileen Broton, Neighborhood Representative Appointed by City of Miami Commission
Alvaro Coradin, designee for Sara Babun appointed by Miami-Dade County
Bruce Brown, Miami River Marine Group
John Michael Cornell, designee for Luis Garcia
Neal Schafers, designee for the Downtown Development Authority
Philip Everingham, designee for the Marine Council
Spencer Crowley, Member at Large Appointed by City Commission

MRC Staff:

Brett Bibeau, Managing Director

I) Chair's Report and Vice Chair's "Voluntary improvement Plan" (VIP) Update

The Miami River Commission unanimously adopted their March 4 public meeting minutes.

MRC Chairman Horacio Stuart Aguirre provided the following report:

The large AV screen features rotating pictures from the free 25th Annual Miami Riverday, which was successfully held on April 6 in Lummus Park featuring free boat rides, live music, environmental education, historic reenactors, children's activities, food and drinks. At Riverday MRC Board member Commissioner Gabela and I presented plaques of appreciation to sponsors, and at this time we would like to thank the following remaining sponsors whom did not receive their plaques at Riverday:

- Island Queen Cruises, Mirna Arce
- The Wharf and Boxvault, Guillermo Vadell
- Greenberg Traurig, Carlos Diaz

- the Adler Group, Morgan Sirlin
- Water Management Technologies, Sophie and Marc Mastriano
- Antillean Marine AND Miami River Towing Company, Alvaro Coradin
- Hurricane Cove, John Michael Cornell
- Melissa Tapanes Bercow, Radell, Fernandez, Larkin and Tapanes
- Spencer Crowley, the Florida Inland Navigation District and Akerman

Chairman Aguirre provided condolences to the family and Community whom lost an amazing leader in Senator Bob Graham. When Senator Graham was Governor he served on the Miami River Commission, and one of his numerous "Work Days" was dredging the Miami River. The MRC's 2004 Annual Report's cover picture is Governor Graham dredging the Miami River.

We have a very full and exciting agenda ahead today, so I will quickly turn it over to MRC Vice Chairman Murley to provide his brief Miami River Voluntary Improvement Plan (VIP) update before we start today's numerous voting items.

MRC Vice Chairman Jim Murley provided the following Voluntary Improvement Plan (VIP) Report: The Miami River Commission has been actively assisting the efforts of the City, County, State, and private sector to clean up the Miami River District. The MRC pays professional maintenance companies daily to remove litter, invasive plant species, graffiti and provide landscaping, pressure washing, vac truck, street sweeper and Scavenger Water Decontamination Vessel services along the Miami River. The MRC thanks the Hands-on-Miami volunteers for picking up garbage along the Miami River in Curtis Park on April 28 and in Sewell Park on March 17 and April 14.

II. Discussion Regarding City of Miami, Miami Dade County, and Florida Wildlife Commission Marine Patrol's Fiscal Year 2024-2025 Funding Needs

MRC Managing Director Bibeau stated over the past several years the MRC passed a couple advisory recommendations respectfully recommending the City of Miami, Miami Dade County, and State of Florida provide increased funding for their respective Marine Patrols to provide more Law Enforcement services on the Miami River for the benefit and protection of public safety and the natural environment. Director Bibeau stated the number of vessels on the Miami River dramatically increased during Covid when restaurants, bars and clubs were closed, and did not decrease after Covid ended. The City of Miami & Miami-Dade County Marine Patrols and Florida Wildlife Commission do a wonderful job with the resources at their disposal, but they need more officers to cover the large number of vessels on the 5.5 mile Miami River and its tributaries. In the past month there were 2 drowning deaths when people fell off of Charter Boats into the Miami River, and on May 3 a woman jumped into the Miami River from the middle of the Brickell Bridge.

City of Miami Marine Patrol LT Tameron concurred with MRC Director Bibeau, and stated more officers are needed on the very busy Miami River, therefore he recommends a dedicated Miami River Marine Patrol team. LT Tameron stated he recommends in the upcoming City of Miami Fiscal Year 2024-2035 (10/1/24 – 9/30/25) an additional 12 Marine Patrol Officers (including Officers on Biscayne Bay), yet the City Marine Patrol thankfully does not need any additional vessels. LT Tameron thanked Spencer Crowley and the Florida Inland Navigation District for recently increasing their derelict vessel grant awarded to the City to \$200,000, matched by \$200,000 from the City of Miami, which is sufficient funding for the City of Miami to remove every currently registered derelict vessel in the City's portion of Biscayne Bay and the 2 derelict vessels in the City of Miami's portion of the Miami River.

Attendees discussed navigation and docking along the Miami River's South Fork tributary.

John Michael Cornell offered the City of Miami a free slip for a Marine Patrol Vessel at Hurricane Cove Marina which is at a central Miami River location which would enhance presence and response times.

City of Miami Commissioner Gabela stated he lives on the Miami River, witnesses vessel activity, and supports the City of Miami increasing funding in FY 24-25 for the City of Miami Marine Patrol.

The MRC reaffirmed their respectful recommendation for the City of Miami, Miami Dade County, and State of Florida to provide increased funding for their respective Marine Patrols to provide Law Enforcement services on the Miami River in their respective FY '24 – '25 budgets.

III. Presentation Regarding Miami Dade County Parks Department's Waterfront Recreation Access Plan

Miami-Dade County Parks and Recreational Open Spaces (PROS) Allie Davis presented the Waterfront Recreation Access Plan (WRAP). The Plan was funded by a Florida Inland Navigation District (FIND) grant. The distributed Waterfront Recreation Access Plan (WRAP) Overview stated:

“The WRAP provides a strategic framework and implementation for:

- Improving public access for boating, canoeing, kayaking, shoreline fishing, walking, wadding, paddle boarding, swimming, and other recreational opportunities
- Creating an interconnected system of publicly accessible waterfront destinations that include expanded water-based transportation
- Increasing and enhancing nature-based recreational and eco-tourism opportunities”
- The WRAP efforts include advocacy for education and enforcement of existing regulations

The MRC adopted a unanimous resolution supporting the WRAP and its implementation.

IV. Update Regarding City of Miami's Permit Application to Construct the Planned and Funded Improvements to Sewell Park

Keith Ng, City of Miami's Office of Capital Improvements (OCI) presented plans, awarded FIND Phase 1 Grant Application, and Miami-Dade County DERM letter essentially denying the City of Miami's presented plan because it includes a boat slip for marine patrol and 2 transient boat slips which although would be allowed if the site was zoned residential, since its zoned Parks and Recreation the slips are not allowed under the current Manatee Protection Plan.

Commissioner Gabela stated support for the City of Miami's current plans to improve Sewell Park.

The MRC adopted a resolution 13-1 to support the City of Miami's plans to improve Sewell Park and send a letter to Miami-Dade County urging the Board of County Commissioners to amend the manatee protection plan to regulate transitory boat slips in the same fashion as Palm Beach.

V. Update Discussion Item on US Army Corps of Engineers Miami Dade County Back Bay Coastal Storm Risk Management Feasibility Study

An Army Corps of Engineers / Miami-Dade County PowerPoint, Press Release, Feasibility Study, Back Bay Focus Area Maps, and the Miami River Commission's Urban Infill and Greenways Subcommittee's April 23, 2024 public meeting minutes were distributed. This document must be adopted by the U.S. Congress in order to become eligible for significant federal funding needed to protect the Miami River from storm risks. MRC Vice Chairman Murley stated he will assist the MRC drafting a letter to submit to the Army Corps of Engineers before the current 30-day public comment period ends.

VI. New Business

The public meeting adjourned.

Miami River Commission

Public Meeting

May 6, 2024 - 12:00 PM

101 W Flagler, Miami FL - Main Library Auditorium

Name	Organization	Telephone	Email
Guillermo VANELLI	MV Real Estate	786-260-1400	Guillermo@MUREH.com
Kathy Ng	City of Miami	305-416-1290	Keilng@miamipolice.com
PATRICIA HARRK	MRC	305-439-0990	PATYKATK@GMAIL.COM
Theodora Long	MRC	305-401-4595	Riveroak901@gmail.com
John CORNELL	MRC	580-214-1475	johncornell@zephyrinterests.com
Spencer Crowley	FIND	305-982-5549	tscrowley@aicw.org
JAMES Murky	MDC	786-719-9155	James.Murky@miami.gov
PILL ZYERINGHAM	MRC/MARINE COUNCIL	305-951-9096	pbemsdd@hotmail.com
Edward Marti	BCC/MDC/DS	305-213-0118	eddie.HerAikry@miamidebe.gov
NEAL SCHAPERS	Miami DDA	305-379-6675	schapers@miamidda.com
MIGUEL A. GABELA	ZFM CONSULT.	305-345-0649	MIKE GABELA@GMAIL.COM
Betty Hermida	Comm. Gabela	786-853-0559	vmhermida@comcast.net
William Gonzalez	State Attorney's Office	305-547-0100	William.Gonzalez@miamisao.com
Ellen Beem	Spring Garden	317-907-2854	Lizet.Beam@bell.com
Melissa Tapanes	BRFT	305-377-6227	

Miami River Commission

Public Meeting

May 6, 2024 – 12:00 PM

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Name	Organization	Telephone	Email
Jolid Tejeda	SFWMD	561 836 4261	JTejeda@SFWMD.gov
Carlos Diaz	Greenberg Traurig	305 579 0502	diazc@gflaw.com
MARC MASTRIANO	Scavenger Vessel	954-558-6937	MARC@scavenger2000.com
SOPHIE MASTRIANO	SCAVENGER VESSEL	954-668-6937	sophieescavengers2000.com
Miema Arce	Island Queen	305 219 9275	miema@islandqueencruises.com
Brian Joseph	Island Queen	786 325 5714	brian@islandqueencruises.com
Bardo Lazo	Miami DDA	305 298 3540	Blaza@miamidade.com
Tommy Salleh	PROS	305 467.7851	salleht@miamidade.gov
ALEXANDRA DAVIS	PROS	305-755-1993	ALEXANDRA.DAVIS@MIAMIDADE.GOV
ALEX ZIZOLD	PROS	786 376 6331	AZIZOLD@MIAMIDADE.GOV
Morgan Sirlin	Adler Dev.	305-951-4842	morgan.sirlin@adlerdevelopment.net
Nancy Jackson	MDC / OOR	786-797-1977	nancy.jackson@miamidade.gov
Rockett Athale	DERM	305 372 0500	athaler@miamidade.gov
Martha Lastre	"	305 372-6588	Saramro@miamidade.gov
Onel TAMERON	Miami PD	305 970 5459	6918@miami-police.org

Miami River Commission

Public Meeting

May 6, 2024 - 12:00 PM

101 W Flagler, Miami FL - Main Library Auditorium

Name	Organization	Telephone	Email
BRUCE L. PROWSE	MRC	305-788-6411	bruce402@b2/b2.net
IVARO CORADIN	Intillean MARINE	305-606-3507	scoradina@intillean.com
Mark Bailey	Miami River Marine Group	305-652-7127	markbailey@miamirivermarinegroup.org
Brett Bibeau	MRC	305-644-0544	brettbibeau@miamirivercommission.org

PROPERTY INFORMATION (i)

Folio: 01-4137-036-0090

Sub-Division:
MIAMI NORTH RE-SUB

Property Address
20 NW NORTH RIVER DR

Owner
CITY OF MIAMI

Mailing Address
444 SW 2ND AVE 3RD FLOOR
MIAMI, FL 33130-1910

PA Primary Zone
6110 COMM/RESIDENTIAL-DESIGN D

Primary Land Use
8080 VACANT GOVERNMENTAL : VACANT LAND -
GOVERNMENTAL

Beds / Baths /Half 0 / 0 / 0

Floors 0

Living Units 0

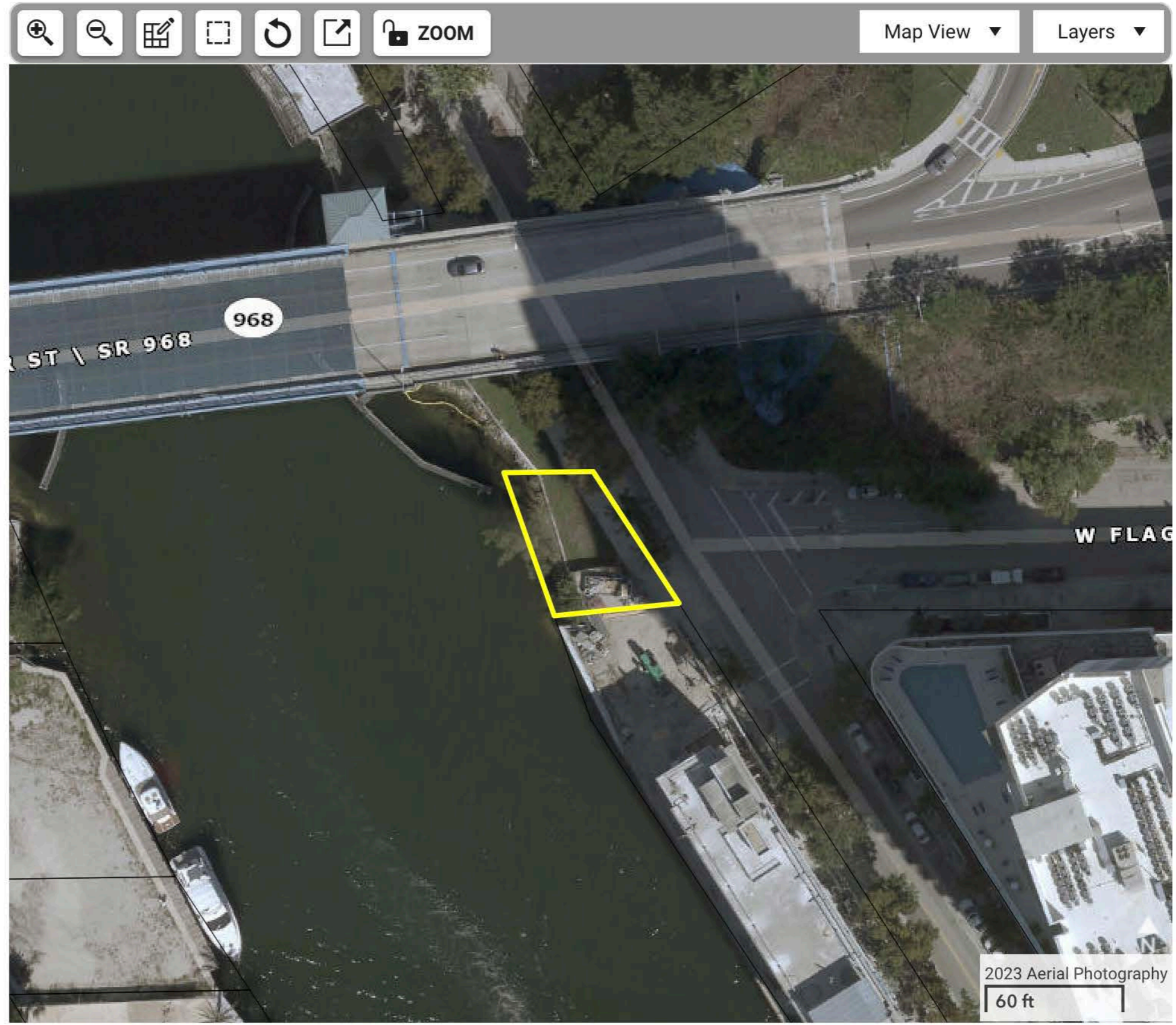
Actual Area 0 Sq.Ft

Living Area 0 Sq.Ft

Adjusted Area 0 Sq.Ft

Lot Size 2,890 Sq.Ft

Year Built 0



PROPERTY INFORMATION (i)

Folio: 01-4137-036-0080

Sub-Division:
MIAMI NORTH RE-SUB

Property Address
40 SW N RIVER DR

Owner
CASA NEOS PARTNERS LLC

Mailing Address
601 BRICKELL KEY DR STE 101
MIAMI, FL 33131

PA Primary Zone
6100 COMMERCIAL - NEIGHBORHOOD

Primary Land Use
1081 VACANT LAND - COMMERCIAL : VACANT LAND

Beds / Baths / Half 0 / 0 / 0

Floors 0

Living Units 0

Actual Area 0 Sq.Ft

Living Area 0 Sq.Ft

Adjusted Area 0 Sq.Ft

Lot Size 12,203 Sq.Ft

Year Built 0

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Map View ▾ Layers ▾

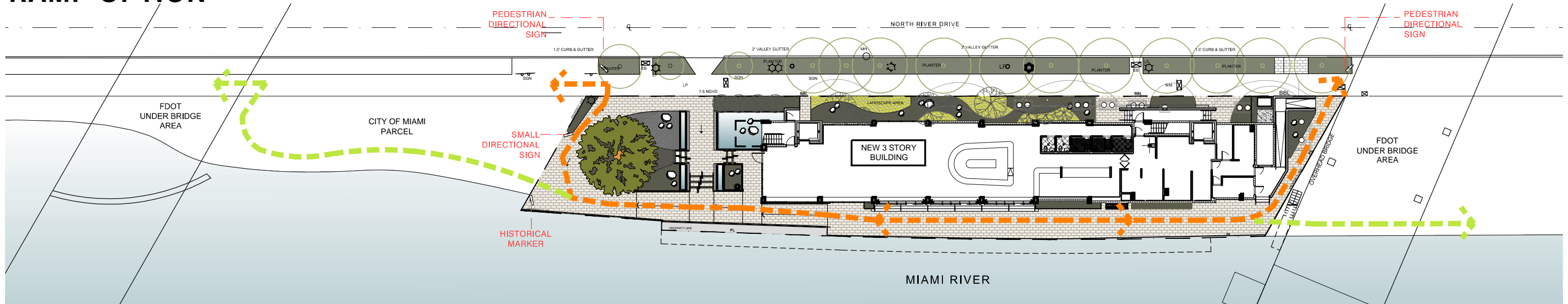


2023 Aerial Photography
60 ft

SITE PLAN - PATH OF CIRCULATION AND FUTURE CONNECTION

A-12

RAMP OPTION



TYPICAL SIGN TYPES	TYPICAL BENCH	TYPICAL LIGHT	PATH OF CIRCULATION REFERENCES
<p>Section 3: All sign types are allowed.</p> <p>Sections 1, 2 & 4: Only these two sign types are allowed.</p> <p>Small Directional Historical Marker Pedestrian Directional Kiosk Mile Marker</p>			<ul style="list-style-type: none"> HDCP / RUNNER AND PEDESTRIAN PATH OF CIRCULATION FUTURE CONNECTION WITH CITY OF MIAMI PARCEL LOCATION OF RIVERWALK SIGNAGE. SIGNAGE AS PER RIVERWALK STANDARDS SEE IMAGES FOR REFERENCE.



SUSHI SAMBA
RIVER RESTAURANT

MIAMI RIVER COMMISSION

DATE:
12-29-16

OWNER:
Melo
250 NE 25th Street Suite #201
Miami, FL 33137
t (305) 438-1290
e meloarchitecture@gmail.com

TENANT:
SAMBA BRANDS MANAGEMENT
17 EAST 16TH STREET,
2ND FLOOR |
NEW YORK, NY 10003
t 212-604-0600

ARCHITECT:
itecdesign
Orion Jet Center
14850 NW 44th Ct.
Ste 202
Miami, FL 33054
t (305) 673-2121
f (305) 673-4840
www.itecdesign.net

INTERIOR DESIGNER:
MARTIN BRUDNIZKI DESIGN STUDIO
227 West 29th Street
13th Floor | New York, NY 10001
t (212) 929 2995
f (646) 861 3910

LANDSCAPE:
ENEA GARDEN DESIGN INC.
7580 NE 4th Court
Suite 105 | Miami, FL 33138
t (305) 576-6702
f (305) 576-6703



FLORIDA ST

DIE SPEED
NO WAKE

SKYTRAK
100241103

Coastal
Waste & Recycling
954-947-4000
www.coastalwaste.com

Coastal
Waste & Recycling
954-947-4000

DRAWING REVISION REGISTER
REV# SHEET # REVISION DESCRIPTION

SCOPE OF WORK

THE FOLLOWING DRAWINGS ILLUSTRATE THE PROPOSED SCOPE OF WORK FOR
40 SW NORTH RIVER DR, MIAMI FL 33130 TO BE PERMITTED BY **CITY OF MIAMI**

- NEW HARDSCAPE AND LANDSCAPE DESIGN

03/04/2022 PERMIT SET

SHEET INDEX

LANDSCAPE DRAWINGS

DRAWING NOTES

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	LCVR	COVER PAGE
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L001	GENERAL SITE NOTES
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	LPLN	SITE PLAN
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L002	KEYPLAN
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L200	MATERIALS SCHEDULE & NOTES
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L210	MATERIALS PLAN
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L211	MATERIALS PLAN
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L400	PLANTING SCHEDULE & NOTES
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L410	TREES & PALMS PLANTING PLAN
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L411	TREES & PALMS PLANTING PLAN
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L420	UNDESTORY PLANTING PLAN
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L421	UNDESTORY PLANTING PLAN
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L450	PLANTING DETAILS

LOCATION MAP



PROJECT, ADDRESS AND OWNER:

CASA NEOS

40 SW NORTH RIVER DR | MIAMI FLORIDA 33130

OWNER:

MILA GROUP

ARCHITECT:



G3+e
 975 Arthur Godfrey rd, suite 401
 miami beach florida 33140
 f 305 763 8471 e admin@g3aec.com
 w www.g3aec.com | #AA26003670

LANDSCAPE ARCHITECT:

LAND

7264 NW 1st COURT, MIAMI FL 33150
 614.439.4892
 www.land.design

CONSULTING ENGINEERS:

STRUCTURAL ENGINEER:

MEP:

CIVIL ENGINEER:

LEED CONSULTANT:

Reviewed for CODE COMPLIANCE

	Signature	Date
P. Works	_____	__/__/__
Fire Prev.	_____	__/__/__
Planning	_____	__/__/__
Zoning	_____	__/__/__
Building	_____	__/__/__
Structural	_____	__/__/__
Electrical	_____	__/__/__
Plumbing	_____	__/__/__
Mech.	_____	__/__/__
S. Waste	_____	__/__/__

REV#	DATE	ISSUE

PERMIT SET

PROJECT No.: **2118**
 ISSUE DATE: **03/04/2022**
 REVISIONS:

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S
 KNOWLEDGE, THE PLANS AND SPECIFICATIONS
 COMPLY WITH THE APPLICABLE MINIMUM BUILDING
 CODES AND THE APPLICABLE FIRE-SAFETY
 STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY

SEAL (MARSH C. KRIPLEN-LA6667007)

SHEET No.:
COVER + SHEET INDEX + LOCATION MAP

LCVR

ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL
 WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR
 WRITTEN CONSENT.

SITework GENERAL NOTES

- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL WORK BY THE SUBCONTRACTORS.
- CONTRACTOR SHALL VERIFY ALL CONDITIONS AT JOB SITE AND NOTIFY LANDSCAPE ARCHITECT AND GENERAL CONTRACTOR OF DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING ANY WORK.
- CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION. ALL CONTRACTORS MUST COMPLY WITH PERMIT REQUIREMENTS, LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES RULES AND REGULATIONS AND LAND USE APPROVAL CONDITIONS AT ALL TIMES.
- WORK PERFORMED WITHOUT APPROVAL OF LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES AND/OR NOT IN COMPLIANCE WITH SPECIFICATIONS AND/OR DRAWINGS IS SUBJECT TO REMOVAL AT CONTRACTOR'S EXPENSE.
- ALL WORK SHALL CONFORM TO THE APPROPRIATE AGENCIES. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES, LINES AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER. THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR UTILITIES OR STRUCTURES NOT SHOWN ON THE DRAWINGS. CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING OVER OR NEAR EXISTING GAS AND ELECTRICAL LINES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESETTling ALL LAND MONUMENTS DISRUPTED BY CONSTRUCTION ACTIVITIES OR NEGLIGENCE ON THE PART OF THE CONTRACTOR. RESETS SHALL BE PERFORMED UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR AND MONUMENT RECORDS MUST BE FILED AS REQUIRED BY STATUTE FOR ALL MONUMENTS.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS AND STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR RECONSTRUCTED SATISFACTORY TO THE LANDSCAPE ARCHITECT AT THE CONTRACTOR'S EXPENSE.
- ALL BARRICADING AND TEMPORARY TRAFFIC CONTROL DEVICES OR METHODS USED DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES STANDARDS. PROVIDE ADEQUATE TIME FOR REVIEW AND APPROVAL BY THE ABOVE JURISDICTIONS PRIOR TO COMMENCEMENT.
- THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES UTILIZED OR FOR SAFETY PRECAUTIONS OR PROBLEMS IN CONNECTION WITH THE WORK. THE LANDSCAPE ARCHITECT WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. CONTRACT DOCUMENTS INCLUDE THE CONSTRUCTION DOCUMENT DRAWING SET/TECHNICAL SPECIFICATIONS MANUAL/LASIS.
- CONTRACTOR TO VERIFY ALL QUANTITIES. IN CASE OF ANY DISCREPANCIES, GRAPHICALLY SHOWN MATERIAL QUANTITIES SHALL TAKE PRECEDENCE.
- A SYSTEM OF DIAGRAMMATIC SYMBOLS, HATCHES AND NOTATIONS IS USED IN THESE DRAWINGS. REVIEW NOTATIONS CAREFULLY, NOTIFY LANDSCAPE ARCHITECT AND REQUEST CLARIFICATION OF ANY UNCLEAR NOTATION OR DISCREPANCY PRIOR TO COMMENCING WORK.

SITework GENERAL NOTES CONTINUED

- PROVIDE SLEEVES AS REQUIRED FOR DRAINAGE, IRRIGATION AND ELECTRICAL LINES. IRRIGATION AND ELECTRICAL SLEEVES AND SUBSURFACE DRAINAGE SYSTEMS SHALL BE CONSTRUCTED PRIOR TO PAVING AND LANDSCAPE WORK. UTILITY SLEEVES ARE REQUIRED IN ALL PLANT BEDS ISOLATED BY PAVEMENT OR ANY OTHER STRUCTURES.
- SPECIAL CONSIDERATION IS GIVEN TO THE DESIGN AND INTENDED RELATIONSHIP BETWEEN ARCHITECTURE, PLANTING AREAS AND PAVING SYSTEMS. PAVEMENT JOINTING, PAVERS, STONE, FINISHES AND GRADES HAVE BEEN STRICTLY COORDINATED IN THE CONTRACT DOCUMENTS. CONSTRUCTION OF THESE SYSTEMS SHALL BE STRICTLY COORDINATED.
- VEHICLES, EQUIPMENT, AND/OR MATERIALS SHALL NOT BE PARKED OR STORED IN AREAS OF EXISTING VEGETATION, INCLUDING WITHIN THE DRIPLINE OF EXISTING TREES TO REMAIN.
- CONSTRUCTION WASTE-INCLUDING BUT NOT LIMITED TO: PLANT MATERIAL, BUILDING MATERIALS, DEMOLISHED MATERIALS, PACKAGING, LEFTOVER PAINT AND CONCRETE SLURRY-SHOULD BE PROPERLY REUSED, RECYCLED, DISPOSED OF LEGALLY OFF-SITE OR IN DESIGNATED WASH-OUT AREAS DETERMINED BY THE GENERAL CONTRACTOR.
- RECYCLING AND TRASH BINS TO BE PROVIDED ON SITE. SEPARATE BINS FOR CARDBOARD, CO-MINGLED, AND OTHER RECYCLABLE/REUSABLE MATERIALS IDENTIFIED BY THE LOCAL JURISDICTION SHALL BE MAINTAINED. ALL BINS TO BE WILDLIFE-PROOF.
- ON-SITE FUEL STORAGE FOR CONSTRUCTION EQUIPMENT IS DISCOURAGED. CONSTRUCTION EQUIPMENT USED ON SITE TO BE CHECKED REGULARLY TO ASSURE CONTAMINATION CONCERNS FROM OILS AND GREASES ARE ELIMINATED. NO TOXIC MATERIALS SHALL BE STORED ON-SITE.
- GENERAL CONTRACTOR TO KEEP ALL ITEMS IMPLEMENTED BY LANDSCAPE ARCHITECT IN PROPER WORKING ORDER THROUGHOUT THE DURATION OF THE PROJECT.
- THE CONSTRUCTION SITE TO BE INSPECTED ON A MONTHLY BASIS BY LANDSCAPE ARCHITECT AND/OR CIVIL ENGINEER TO ASSURE THAT THE SILT FENCE AND MUD TRACKING PAD ARE PROPERLY IN PLACE AND FUNCTIONING AS DESIGNED.
- GREEN BUILDING PRACTICES SHALL BE EMPLOYED TO THE EXTENT FEASIBLE. SUCH PRACTICES INCLUDE: CARPOOLING/VANPOOLING TO JOB SITE, MINIMIZING MATERIALS PACKING BEFORE ARRIVAL TO JOB SITE, REDUCING MATERIAL/RESOURCE INEFFICIENCIES BY COORDINATING WORK.
- THE PROJECT LIMIT OF CONSTRUCTION AND ALL EXISTING VEGETATION TO REMAIN IS TO BE CLEARLY DEFINED BY STURDY, WEATHERPROOF FENCING AT A MINIMUM OF FOUR (4) FEET HIGH.
- WATERPROOFING OF SUBGRADE AND OTHER ARCHITECTURAL SPACES BELOW AND/OR ADJACENT TO IMPROVEMENTS DESIGNED BY THE LANDSCAPE ARCHITECT IS TO BE ADEQUATELY DESIGNED AND DETAILED BY OTHERS TO PERMANENTLY REPEL ALL WATER SOURCES INCLUDING, BUT NOT LIMITED TO: PRECIPITATION, STORM WATER RUNOFF, GROUND WATER, IRRIGATION, ROOF RUNOFF, GROUND WATER, AND PLUMBING LEAKS.
- STRUCTURAL DESIGN TO SUPPORT IMPROVEMENTS DESIGNED BY THE LANDSCAPE ARCHITECT AND LOCATED ABOVE, BELOW, AND/OR ADJACENT TO SUBGRADE AND OTHER ARCHITECTURAL SPACES IS THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER. THE STRUCTURAL DESIGN SHOULD BE ADEQUATELY DESIGNED TO SUPPORT ALL POSSIBLE LOADS INCLUDING, BUT NOT LIMITED TO: BACKFILL, COMPACTION, PLANTINGS, HARDSCAPES, RETAINING AND FREESTANDING SITE WALLS, AND CONSTRUCTION MATERIALS/EQUIPMENT/ACTIVITY.

SOIL EROSION CONTROL NOTES

- PRIOR TO BEGINNING ANY EARTH CHANGE, THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL SESC MEASURES AS SHOWN ON THE CONTRACT DOCUMENTS AND AS REQUIRED BY ANY GOVERNING AGENCIES.
- ALL SESC MEASURES TO BE MAINTAINED DAILY.
- THE CONTRACTOR TO CONDUCT ALL EXCAVATION, FILLING, GRADING, AND CLEANUP OPERATIONS IN A MANNER SUCH THAT SEDIMENT, GENERATED BY WIND OR WATER IS NOT DISCHARGED INTO ANY STORM SEWER, DRAINAGE DITCH, RIVER, LAKE, AIR, OR UNDERGROUND UTILITY SYSTEM. STAGE WORK TO MINIMIZE THE AREA OF EXPOSED SOIL, THEREBY REDUCING THE OPPORTUNITY FOR SOIL EROSION.
- WATER FROM TRENCHES AND OTHER EXCAVATION TO BE PUMPED INTO A FILTRATION BAG TO REMOVE SEDIMENTS FROM THE WATER.
- NORTH AMERICAN GREEN SC-150 OR EQUIVALENT EROSION CONTROL FABRIC IS REQUIRED ON ALL DISTURBED SLOPES GREATER THAN 3:1 UNTIL PROJECT AREA IS REVEGETATED PER THE PLANTING PLAN.
- PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
- CONTRACTOR TO PROVIDE ONSITE WATERING TO REDUCE FUGITIVE DUST LEAVING THE SITE DURING CONSTRUCTION.
- SOIL EROSION CONTROL MEASURES TO BE PROVIDED FOR ALL EXISTING AND PROPOSED DRAINAGE STRUCTURES WITHIN THE PROJECT LIMITS.
- CONSTRUCTION STAGING AND PHASING SHALL OCCUR, WHERE APPLICABLE, TO MINIMIZE SOIL DISTURBANCE TIME.
- BEST MANAGEMENT PRACTICES (BMPs) SHALL BE ADJUSTED AS NEEDED TO MEET ANY OTHER UNFORESEEN CONDITIONS.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLING A MUD TRACKING PAD/WASHING PAD AT THE CONSTRUCTION ENTRANCES TO MINIMIZE MUD DETACHMENT FROM TRUCK TIRES. 1-1/2 INCH SCREENED ROCK TO BE PLACED ON MIRAFI 140-N FILTER FABRIC. ADDITIONAL CLEAN GRAVEL TO BE ADDED THROUGHOUT THE DURATION OF CONSTRUCTION AS NEEDED.
- CONTRACTOR SHALL ABIDE BY THE LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES CONSTRUCTION MANAGEMENT PLAN REQUIREMENTS.
- RESEED AS INDICATED IN SEEDING NOTES.



Know what's below.
Call before you dig.

PROJECT, ADDRESS AND OWNER:

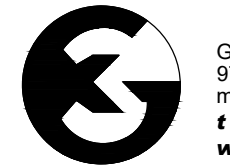
CASA NEOS

40 SW NORTH RIVER DR | MIAMI FLORIDA 33150

OWNER:

MILA GROUP

ARCHITECT:



G3+e
975 Arthur Godfrey rd, suite 401
miami beach florida 33140
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w www.g3sec.com | #AA26003670

LANDSCAPE ARCHITECT:

LAND

7364 NW 1st COURT, MIAMI FL 33150
614.439.4895
www.land.design

CONSULTING ENGINEERS:

STRUCTURAL ENGINEER:

MEP:

CIVIL ENGINEER:

LEED CONSULTANT:

Reviewed for CODE COMPLIANCE

	Signature	Date
P. Works	_____	__/__/__
Fire Prev.	_____	__/__/__
Planning	_____	__/__/__
Zoning	_____	__/__/__
Building	_____	__/__/__
Structural	_____	__/__/__
Electrical	_____	__/__/__
Plumbing	_____	__/__/__
Mech.	_____	__/__/__
S. Waste	_____	__/__/__

REV#	DATE	ISSUE

PERMIT SET

PROJECT No.: **2118**
ISSUE DATE: **03/04/2022**
REVISIONS:

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY

SEAL (MARSH C. KRIPLEN-LA6667007)

SHEET No.:
GENERAL SITE NOTES

L001

ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.

LEGEND

- 1. PUBLIC WALKWAY
- 2. PEDESTRIAN ACCESS
- 3. BAR
- 4. WATER FEATURE
- 5. POOL TERRACE
- 6. POOL
- 7. RAMP
- 8. SEATING AREA
- 9. RIVER WALK

PROJECT, ADDRESS AND OWNER:

CASA NEOS

40 SW NORTH RIVER DR | MIAMI FLORIDA 33130

OWNER:

MILA GROUP

ARCHITECT:



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LANDSCAPE ARCHITECT:

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CONSULTING ENGINEERS:

STRUCTURAL ENGINEER:

MEP:

CIVIL ENGINEER:

LEED CONSULTANT:

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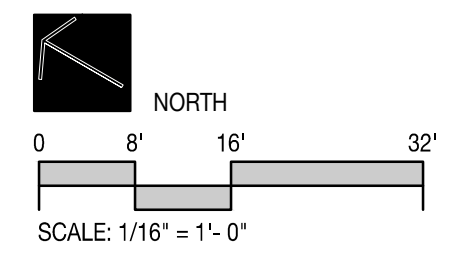
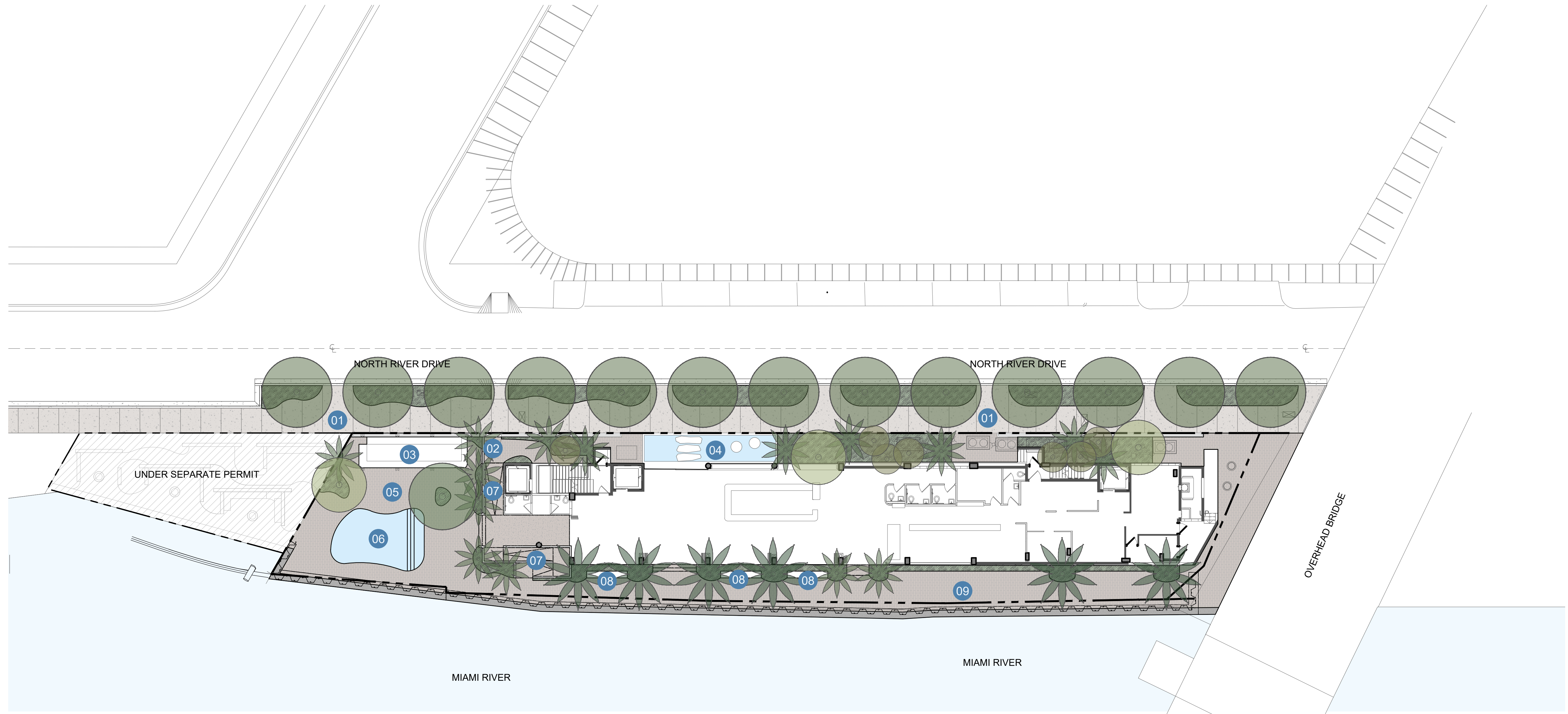
	Signature	Date
P. Works	_____	___/___/___
Fire Prev.	_____	___/___/___
Planning	_____	___/___/___
Zoning	_____	___/___/___
Building	_____	___/___/___
Structural	_____	___/___/___
Electrical	_____	___/___/___
Plumbing	_____	___/___/___
Mech.	_____	___/___/___
S. Waste	_____	___/___/___

REV#	DATE	ISSUE

PERMIT SET

PROJECT No.: 2118
ISSUE DATE: 03/04/2022
REVISIONS:

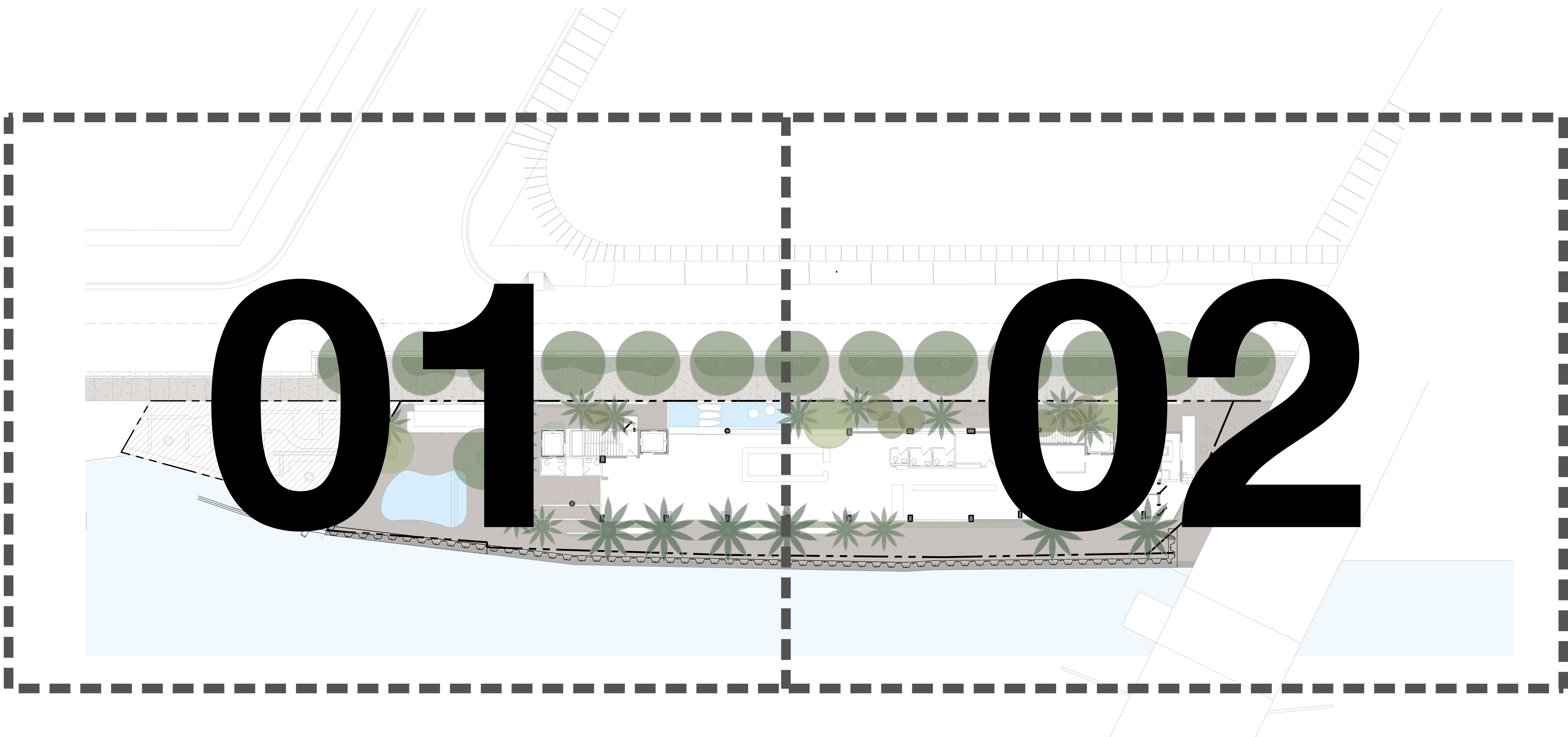
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SEAL (MARSH C. KRIPLEN-LA6667007)



SHEET No.:
SITE PLAN

LPLN

ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.



PROJECT, ADDRESS AND OWNER:

CASA NEOS

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OWNER:

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LANDSCAPE ARCHITECT:

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www.land.design

CONSULTING ENGINEERS:

STRUCTURAL ENGINEER:

MEP:

CIVIL ENGINEER:

LEED CONSULTANT:

Reviewed for CODE COMPLIANCE

	Signature	Date
P. Works	_____	___/___/___
Fire Prev.	_____	___/___/___
Planning	_____	___/___/___
Zoning	_____	___/___/___
Building	_____	___/___/___
Structural	_____	___/___/___
Electrical	_____	___/___/___
Plumbing	_____	___/___/___
Mech.	_____	___/___/___
S. Waste	_____	___/___/___

REV#	DATE	ISSUE

PERMIT SET

PROJECT No.: 2118
ISSUE DATE: 03/04/2022
REVISIONS:

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY
SEAL (MARSH C. KRIPLEN-LA6667007)



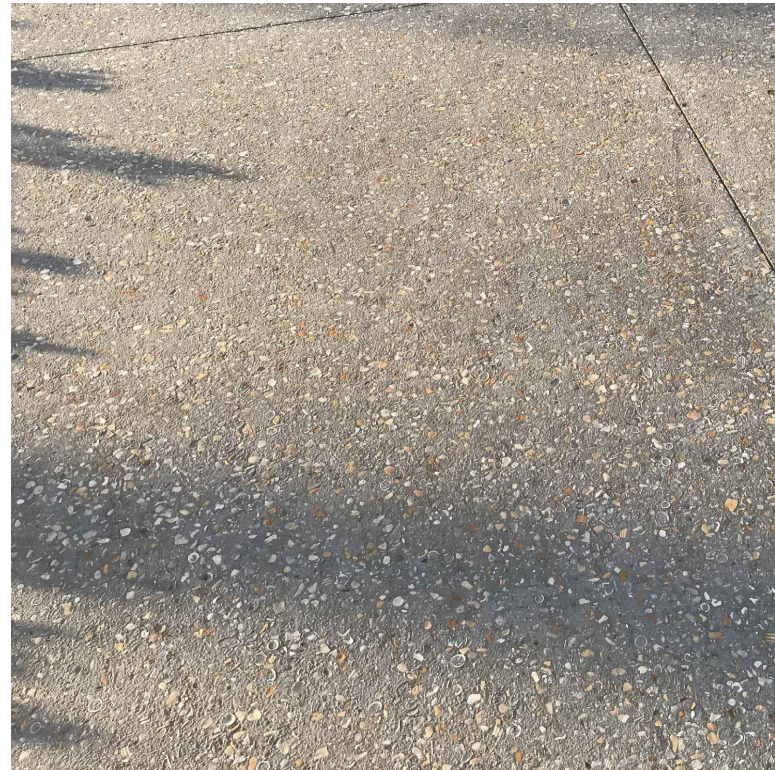
SHEET No.:
KEY PLAN

L002

ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.

MATERIALS NOTES

1. CONTRACTOR TO VERIFY ALL QUANTITIES. IN CASE OF ANY DISCREPANCIES, GRAPHICALLY SHOWN MATERIAL QUANTITIES SHALL TAKE PRECEDENCE.
2. ALL CONSTRUCTION AND MATERIALS NOT SPECIFICALLY ADDRESSED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS SHALL BE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES STANDARDS.
3. THE CONTRACTOR SHALL PROVIDE A FULL-SCALE MOCKUP AND RECEIVE APPROVAL FROM THE LANDSCAPE ARCHITECT FOR ALL SYSTEMS BEFORE BEGINNING CONSTRUCTION OF PAVEMENT.
4. EXPANSION JOINTS SHALL BE PROVIDED WHERE FLATWORK MEETS VERTICAL STRUCTURES, SUCH AS WALLS, CURBS, STEPS, AND OTHER HARDSCAPE ELEMENTS. EXPANSION JOINTS SHALL ALSO BE PROVIDED AT MATERIAL CHANGES. EXPANSION JOINT MATERIALS/METHODS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
5. CONTROL JOINTS SHOULD BE SPACED NO GREATER THAN TEN (10) LINEAR FEET MAXIMUM, UNLESS OTHERWISE SPECIFIED. EXPANSION JOINTS SHOULD BE SPACED NO GREATER THAN FORTY (40) LINEAR FEET MAXIMUM, UNLESS OTHERWISE SPECIFIED. CONTRACTOR SHALL ADVISE ON OTHER JOINTS AS NEEDED TO MINIMIZE CRACKING. THIS INFORMATION SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
6. CONTROL JOINTS SHALL BE PROVIDED AS SPECIFIED IN THE CONTRACT DOCUMENTS. CONTROL JOINT MATERIALS, METHODS AND RECOMMENDATIONS ON ADDITIONAL CONTROL JOINTS TO MINIMIZE CRACKING SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
7. ALL STEPS SHALL HAVE TWELVE (12) INCH TREADS AND SIX (6) INCH RISERS, UNLESS OTHERWISE SPECIFIED.
8. HOLD TOP OF WALLS AND FENCES LEVEL, UNLESS OTHERWISE SPECIFIED.
9. CONTRACTOR SHALL NOT INSTALL WORK LOCATED ON TOP OF ARCHITECTURAL STRUCTURES WITHOUT FIRST REVIEWING ARCHITECTURAL DRAWINGS.
10. SAMPLES OF SPECIFIED MATERIALS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ORDERING FOR JOB.



A

CONCRETE WITH SEA SHELL

COLOR: GREY / NATURAL
 LOCATION: *PEDESTRIAN CIRCULATION
 **RAMPS AND STEPS
 DIMENSIONS: *6" x 18" PAVERS
 **AS PER PLAN
 SPECIFICATION: SEA SHELL FINISH
 SOURCE: T.B.D.



B

RIVER ROCK

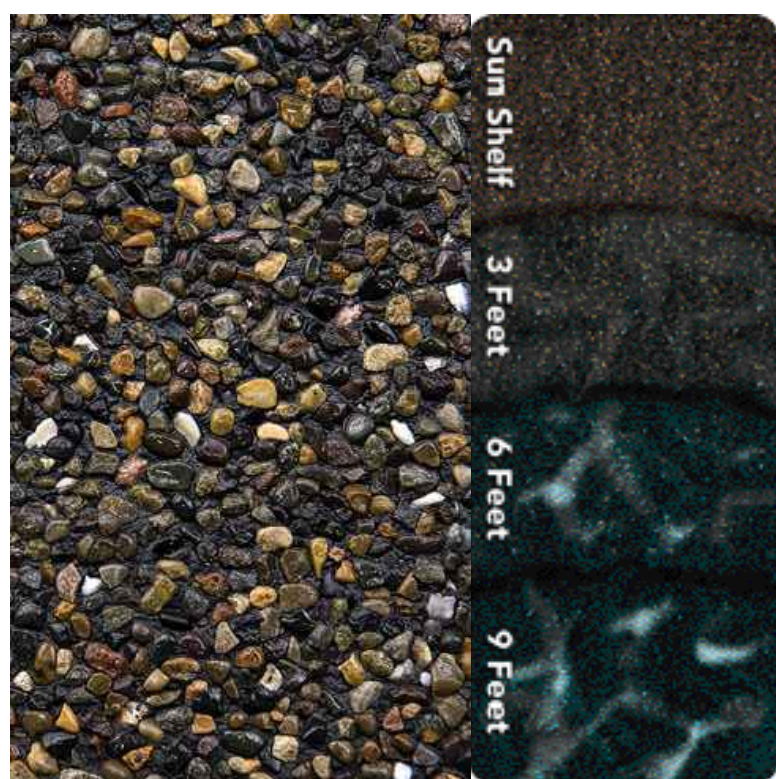
COLOR: GREY
 LOCATION: SEAWALL
 SPECIFICATION: COLOR GREY
 NATURAL FINISH
 1" - 3" Ø AVERAGE



C

PEEBLETEC POOL TILE

COLOR: PEEBLETEC - WHITE PEARL
 LOCATION: MAIN POOL
 DIMENSIONS: 1" x 1" UNITS
 SPECIFICATION: PER MANUFACTURER
 SOURCE: POOLTECH INC / PEEBLETEC®
 PHONE : (631) 694.4752
 www.pooltech.net



D

PEEBLETEC WATER FEATURE TILE

COLOR: PEEBLETEC - BLACK PEARL
 LOCATION: WATER FEATURE
 DIMENSIONS: 1" x 1" UNITS
 SPECIFICATION: PER MANUFACTURER
 SOURCE: POOLTECH INC / PEEBLETEC®
 PHONE : (631) 694.4752
 www.pooltech.net



E

DOMINICAN CORAL STONE BLOCK

COLOR: NATURAL
 LOCATION: BENCHES
 DIMENSIONS: TBD
 SPECIFICATION: PER MANUFACTURER
 SOURCE: EPIC STONE WORKS

PROJECT, ADDRESS AND OWNER:

CASA NEOS

40 SW NORTH RIVER DR | MIAMI FLORIDA 33130

OWNER

MILA GROUP

ARCHITECT:



G3+ec
 975 Arthur Godfrey rd., suite 401
 miami beach florida 33140
 305 763 8471 admin@g3aec.com
 www.g3aec.com | #AA26003670

LANDSCAPE ARCHITECT:

LAND

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 614.439.4892
 www.land.design

CONSULTING ENGINEERS:

STRUCTURAL ENGINEER:

MEP:

CIVIL ENGINEER:

LEED CONSULTANT:

Reviewed for CODE COMPLIANCE

	Signature	Date
P. Works	_____	__/__/__
Fire Prev.	_____	__/__/__
Planning	_____	__/__/__
Zoning	_____	__/__/__
Building	_____	__/__/__
Structural	_____	__/__/__
Electrical	_____	__/__/__
Plumbing	_____	__/__/__
Mech.	_____	__/__/__
S. Waste	_____	__/__/__

REV#	DATE	ISSUE

PERMIT SET

PROJECT No.: **2118**
 ISSUE DATE: **03/04/2022**
 REVISIONS:

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY

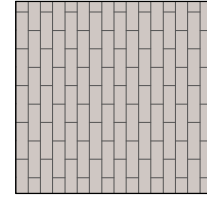
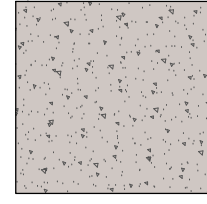
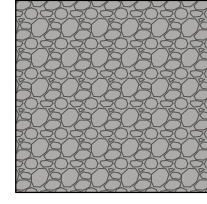

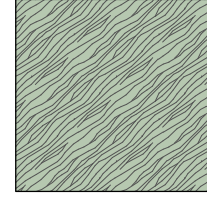
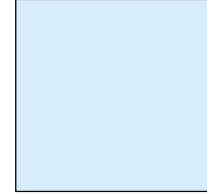
SEAL (MARSH C. KRIPLEN-LA6667007)

SHEET No.:
MATERIALS SCHEDULE

L200

ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.

MATERIALS LEGEND

-  MATERIAL A / CONCRETE PAVERS
-  MATERIAL A / CONCRETE FINISH
-  MATERIAL B / RIVER ROCK
-  CONCRETE SIDEWALK TO MATC CITY REQUIREMENTS SCORE JOINTS @ 6' O.C.
-  LANDSCAPE AREA
-  POOL / WATER FEATURE

PROJECT, ADDRESS AND OWNER:

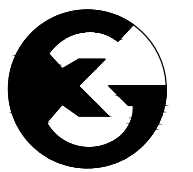
CASA NEOS

40 SW NORTH RIVER DR | MIAMI FLORIDA 33130

OWNER:

MILA GROUP

ARCHITECT:



G3 LLC
975 Arthur Godfrey rd. suite 401
miami beach florida 33140
f 305 763 8471 e admin@g3llc.com
www.g3llc.com | #AA26003670

LANDSCAPE ARCHITECT:

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www.land.design

CONSULTING ENGINEERS:

STRUCTURAL ENGINEER:

MEP:

CIVIL ENGINEER:

LEED CONSULTANT:

Reviewed for CODE COMPLIANCE

Signature	Date
P. Works	___/___/___
Fire Prev.	___/___/___
Planning	___/___/___
Zoning	___/___/___
Building	___/___/___
Structural	___/___/___
Electrical	___/___/___
Plumbing	___/___/___
Mech.	___/___/___
S. Waste	___/___/___

REV#	DATE	ISSUE

PERMIT SET

PROJECT No.: 2118
ISSUE DATE: 03/04/2022
REVISIONS:

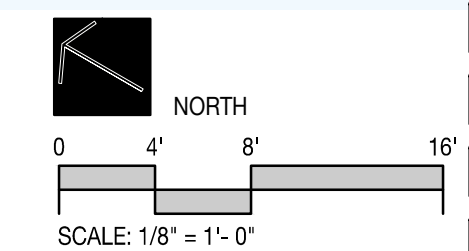
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SEAL (MARSH C. KRIPLIN-LA6667007)

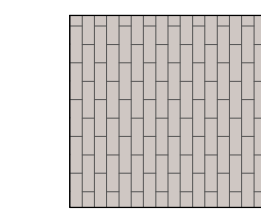
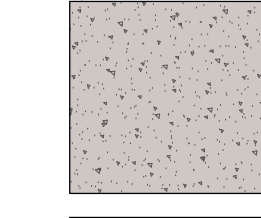
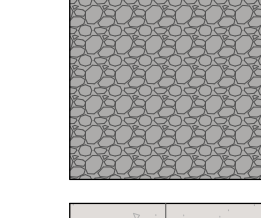

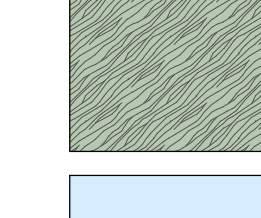

SHEET No.:
MATERIALS PLAN

L210

ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.



MATERIALS LEGEND

-  MATERIAL A / CONCRETE PAVERS
-  MATERIAL A / CONCRETE FINISH
-  MATERIAL B / RIVER ROCK
-  CONCRETE SIDEWALK TO MATC CITY REQUIREMENTS SCORE JOINTS @ 6' O.C.
-  LANDSCAPE AREA
-  POOL / WATER FEATURE

PROJECT, ADDRESS AND OWNER:

CASA NEOS

40 SW NORTH RIVER DR | MIAMI FLORIDA 33130

OWNER:

MILA GROUP

ARCHITECT:



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LANDSCAPE ARCHITECT:

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CONSULTING ENGINEERS:

STRUCTURAL ENGINEER:

MEP:

CIVIL ENGINEER:

LEED CONSULTANT:

Reviewed for CODE COMPLIANCE

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P. Works	_____	___/___/___
Fire Prev.	_____	___/___/___
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Zoning	_____	___/___/___
Building	_____	___/___/___
Structural	_____	___/___/___
Electrical	_____	___/___/___
Plumbing	_____	___/___/___
Mech.	_____	___/___/___
S. Waste	_____	___/___/___

REV#	DATE	ISSUE

PERMIT SET

PROJECT No.: 2118
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TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY

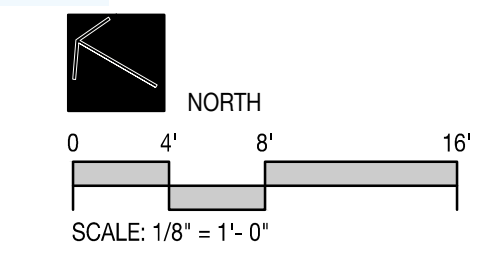
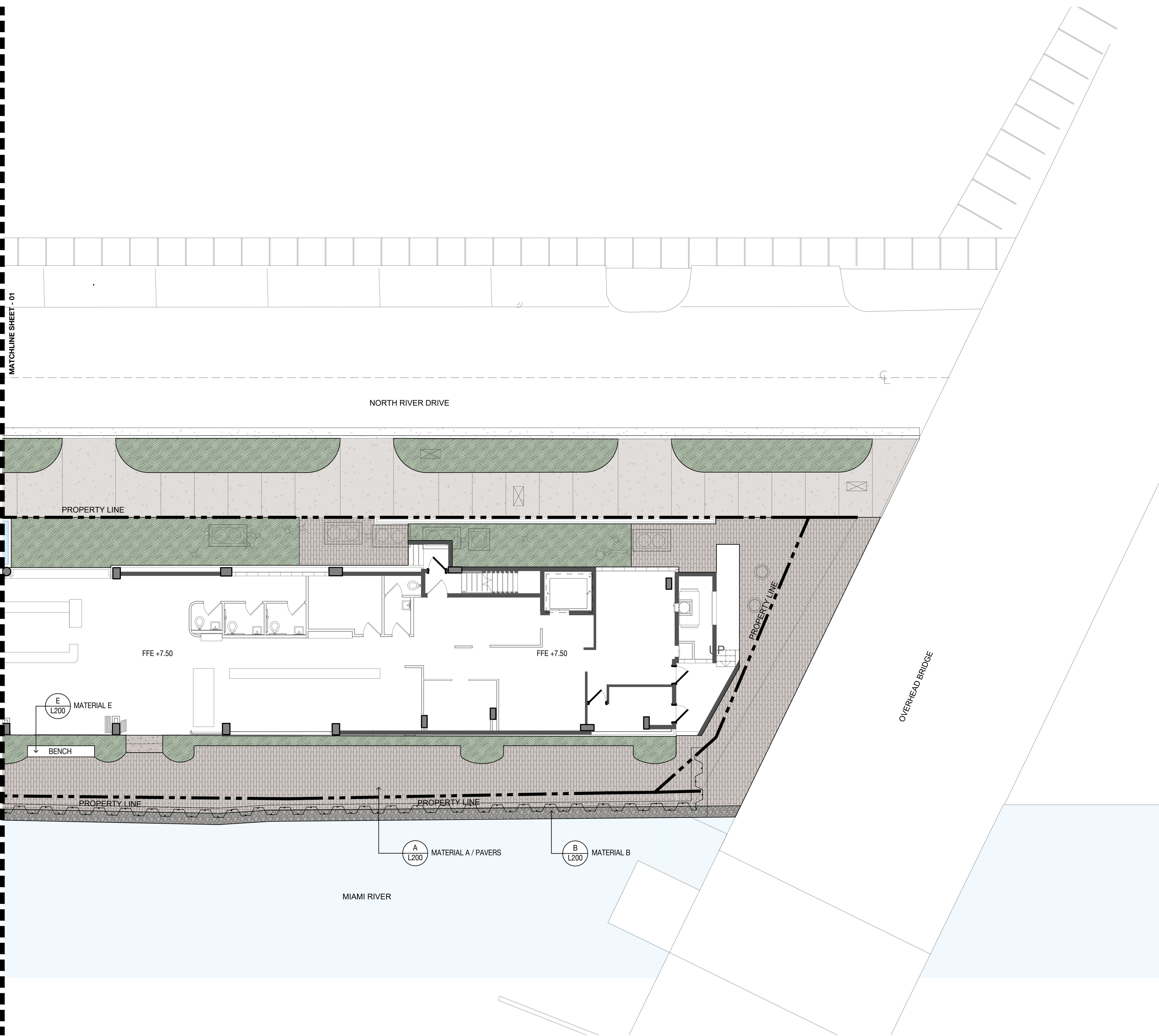
SEAL (MARSH C. KRIPLEN-LA6667007)

SHEET No.:
MATERIALS PLAN

L211

ALL DRAWING AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.

MATCHLINE SHEET - 01



PLANTING NOTES

1. PLANT MATERIAL IS TO BE HEALTHY SPECIMENS FREE FROM DISEASE OR DAMAGE, AND IS TO BE MAINTAINED IN EXCELLENT CONDITION WHILE ON THE JOBSITE. LANDSCAPE ARCHITECT SHALL INSPECT PLANT MATERIAL UPON ARRIVAL TO JOBSITE AND WILL REJECT PLANT MATERIAL THAT DOES NOT MEET THE STANDARDS DESCRIBED WITHIN THE CONTRACT DOCUMENTS.
2. THE LANDSCAPE ARCHITECT WILL PERIODICALLY INSPECT PLANT MATERIAL STOCKPILED AND/OR PLANTED ON SITE DURING THE COURSE OF CONSTRUCTION. PLANT MATERIAL NOT MEETING THE STANDARDS CONTAINED WITHIN CONTRACT DOCUMENTS SHALL BE REPLACED AT NO COST TO THE OWNER.
3. PROVIDE MATCHING SIZES AND FORMS FOR EACH PLANT OF THE SAME SPECIES UNLESS OTHERWISE INDICATED.
4. CONTRACTOR TO VERIFY ALL QUANTITIES. IN CASE OF DISCREPANCIES, GRAPHICALLY SHOWN QUANTITIES SHALL TAKE PRECEDENCE.
5. ALL MATERIALS USED SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
6. ALL PLANT MATERIAL SHALL BE INSTALLED PLUMB AND PER THE SPECIFICATIONS CONTAINED WITHIN THE CONTRACT DOCUMENTS. ANY NECESSARY STAKING AND/OR OTHER SUPPORTS MATERIALS/METHODS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
7. THE CONTRACTOR SHALL PRUNE EXISTING AND/OR NEW TREES ONLY PER LANDSCAPE ARCHITECT DIRECTION.
8. THE CONTRACTOR SHALL STAKE THE LOCATIONS OF ALL TREES AND B&B SHRUBS FOR LANDSCAPE ARCHITECT REVIEW AND APPROVAL, PRIOR TO INSTALLATION.
9. ALL ROOT-WRAPPING MATERIALS THAT ARE NOT BIO-DEGRADABLE SHALL BE REMOVED FROM THE ROOT BALL. ROOT BALLS SHALL BE FREE OF WEEDS.
10. SPECIFIED PLANT MATERIAL SIZES SHALL BE CONSIDERED MINIMUM SIZES.
11. FINISH GRADE OF PLANTING BEDS SHALL BE ONE (1) INCH BELOW ADJACENT FLATWORK, UNLESS SPECIFIED OTHERWISE.
12. MULCH OR PLANTING BED DRESSING SHALL BE PLACED IN ALL PLANTING AREAS AS SPECIFIED. MULCH OR PLANTING BED DRESSING SHALL NOT BE PLACED WITHIN SIX (6) INCHES OF TREE TRUNKS. MULCHING SHOULD BE REPEATED ANNUALLY DURING THE AUTUMN TO A THREE (3) INCH DEPTH.
13. ALL PLANT MATERIAL SHOULD RECEIVE AN ORGANIC FERTILIZER IN LIMITED APPLICATION FOLLOWING INSTALLATION. TYPE AND APPLICATION RATE AND METHOD OF APPLICATION TO BE SPECIFIED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT.
14. EXCESS FERTILIZER SHALL BE DISPOSED OF PROPERLY OFF-SITE. IT SHALL NOT BE DISPOSED OF IN STORM DRAINS AND/OR DRYWELLS.
15. STOCKPILED PLANT MATERIAL TO BE PLACED IN THE SHADE AND PROPERLY HAND-WATERED UNTIL PLANTED.
16. MINI-NUGGET TYPE DECORATIVE BARK MULCH WILL BE USED TO RETURN NUTRIENTS TO THE SOIL, REDUCE MAINTENANCE AND MINIMIZE EVAPORATION FOR AREAS APPROXIMATE TO THE RESIDENCE. LARGER SHREDDED BARK MULCH WILL BE USED FOR STEEP AREAS SO SLOUGHING IS LESS LIKELY TO OCCUR.
17. PRESERVE & PROTECT ALL EXISTING VEGETATION INDICATED TO REMAIN AT ALL TIMES.
18. ALL VEGETATION PROPOSED FOR OUTSIDE THE BUILDING ENVELOPE TO BE NATIVE UNLESS OTHERWISE NOTED. PLANTING THAT OCCURS OUTSIDE THE BUILDING ENVELOPE IS FOR RESTORATION PURPOSES ONLY OR IS SPECIFIC TO UTILITIES RESTORATION.
19. SIX (6) INCH PLANT MIX SHALL BE PROVIDED FOR ALL LAWN, TURF, AND NATIVE PLANTING ZONES. 18 INCH PLANT MIX SHALL BE PROVIDED FOR ALL PERENNIAL PLANTING BEDS UNLESS OTHERWISE NOTED.

LANDSCAPE LEGEND

TREES & PALMS PLANTING SCHEDULE

ABR	QTTY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
TREES				
★ BSI	13	BURSERIA SIMARUBA	GUMBO LIMBO	FG 20' / 20' HT / 6" DBH
★ CRO	3	CLUSIA ROSEA	AUTOGRAPH TREE	FG 15' / 15' HT / 4" DBH
★ CUV	1	COCCOLOBA UVIFERA	SEA GRAPE	FG 20' / 20' HT / 8" DBH
PALMS				
CNU1	3	COCOS NUCIFERA	COCONUT PALM	FG 20' CT
CNU2	3	COCOS NUCIFERA	COCONUT PALM	FG 30' CT
SPA1	5	SABAL PALMETTO	SABAL PALM	FG 20' CT
SPA2	5	SABAL PALMETTO	SABAL PALM	FG 30' CT
SPA3	5	SABAL PALMETTO	SABAL PALM	FG 40' CT
NATIVE UNDERSTORY TREES				
★ CWI	7	CANELLA WINTERANA	CINNAMON BARK	16' HT / 4" DBH
SHRUBS & GROUNDCOVERS				
CI	185	CHRYSOBALANUS ICACO	COCOPLUM	3 GAL / 12" O.C.
CN	79	CLUSIA NANA	DWARF CLUSIA	3 GAL / 24" O.C.
FM	153	FICUS MACROCARPA	GREEN ISLAND FICUS	3 GAL / 36" O.C.
LM	129	LIRIOPE MUSCARI	LILYTURF	1 GAL / 18" O.C.
MD	38	MONSTERA DELICIOSA	SWISS CHEESE PLANT	3 GAL / 36" O.C.
SR	8	SERENOA REPENS	SILVER SAW PALMETTO	7 GAL / 48" O.C.
GRASSES				
TD	25	TRIPSACUM DACTYLOIDES	FAKAHATCHEE GRASS	3 GAL / 36" O.C.

NOTE:
CONTRACTOR TO PROVIDE LANDSCAPE ARCHITECT WITH \$ 10,000 WHOLESALE PLANT ALLOWANCE FOR INFILL PLANTS, ORCHIDS, AND ACCENTS

★ **TREE USED TOWARDS MITIGATION**

PLANTING PALETTE



BSI
 BURSERIA SIMARUBA
 GUMBO LIMBO



CRO
 CLUSIA ROSEA
 AUTOGRAPH TREE



CUV
 COCCOLOBA UVIFERA
 SEA GRAPE



CNU
 COCOS NUCIFERA
 COCONUT PALM



SPA
 SABAL PALMETTO
 SABAL PALM



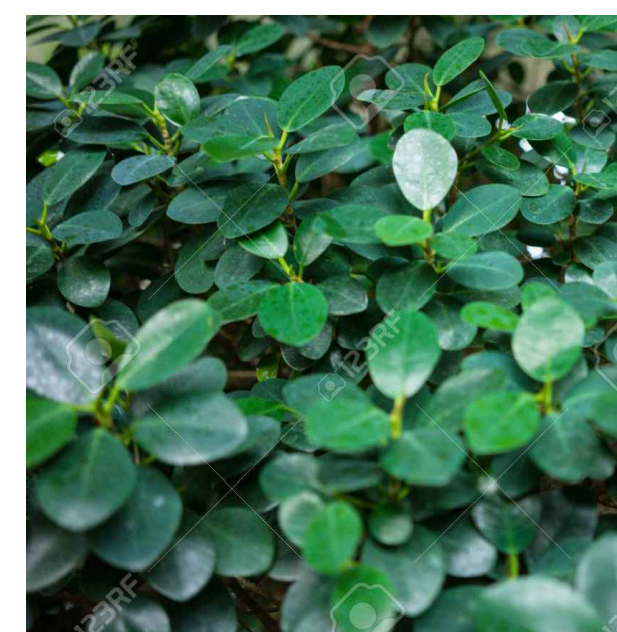
CWI
 CANELLA WINTERIANA
 CINNAMON BARK



CI
 CHRYSOBALANUS ICACO
 COCOPLUM



CN
 CLUSIA NANA
 DWARF CLUSIA



FM
 FICUS MACROCARPA
 GREEN ISLAND FICUS



LM
 LIRIOPE MUSCARI
 LILYTURF



MD
 MONSTERA DELICIOSA
 SWISS CHEESE PLANT



SR
 SERENOA REPENS
 SILVER SAW PALMETTO



TD
 TRIPSACUM DACTYLOIDES
 FAKAHATCHEE GRASS

PROJECT, ADDRESS AND OWNER:

CASA NEOS

40 SW NORTH RIVER DR | MIAMI FLORIDA 33130

OWNER

MILA GROUP

ARCHITECT:



G3sec
 975 Arthur Godfrey rd. suite 401
 miami beach florida 33140
 f 305 763 8471 e admin@g3sec.com
 w www.g3sec.com | #AA26003670

LANDSCAPE ARCHITECT:

LAND

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 614.439.4892
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CONSULTING ENGINEERS:

STRUCTURAL ENGINEER:

MEP:

CIVIL ENGINEER:

LEED CONSULTANT:

Reviewed for CODE COMPLIANCE

	Signature	Date
P. Works	_____	___/___/___
Fire Prev.	_____	___/___/___
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Zoning	_____	___/___/___
Building	_____	___/___/___
Structural	_____	___/___/___
Electrical	_____	___/___/___
Plumbing	_____	___/___/___
Mech.	_____	___/___/___
S. Waste	_____	___/___/___

REV#	DATE	ISSUE

PERMIT SET

PROJECT No.: 2118
 ISSUE DATE: 03/04/2022
 REVISIONS:

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY

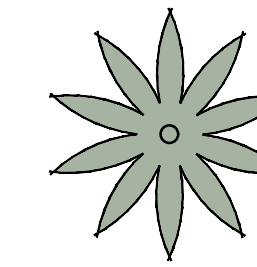
SEAL (MARSH C. KRIPLEN-LA6667007)

SHEET No.:
PLANTING SCHEDULE & NOTES

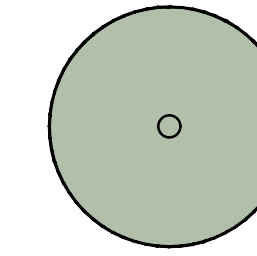
L400

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LEGEND



PROPOSED PALM



PROPOSED TREE

PROJECT, ADDRESS AND OWNER:

CASA NEOS

40 SW NORTH RIVER DR | MIAMI FLORIDA 33130

OWNER:

MILA GROUP

ARCHITECT:



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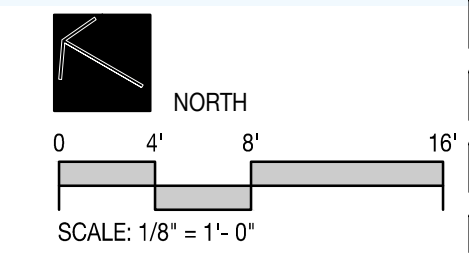
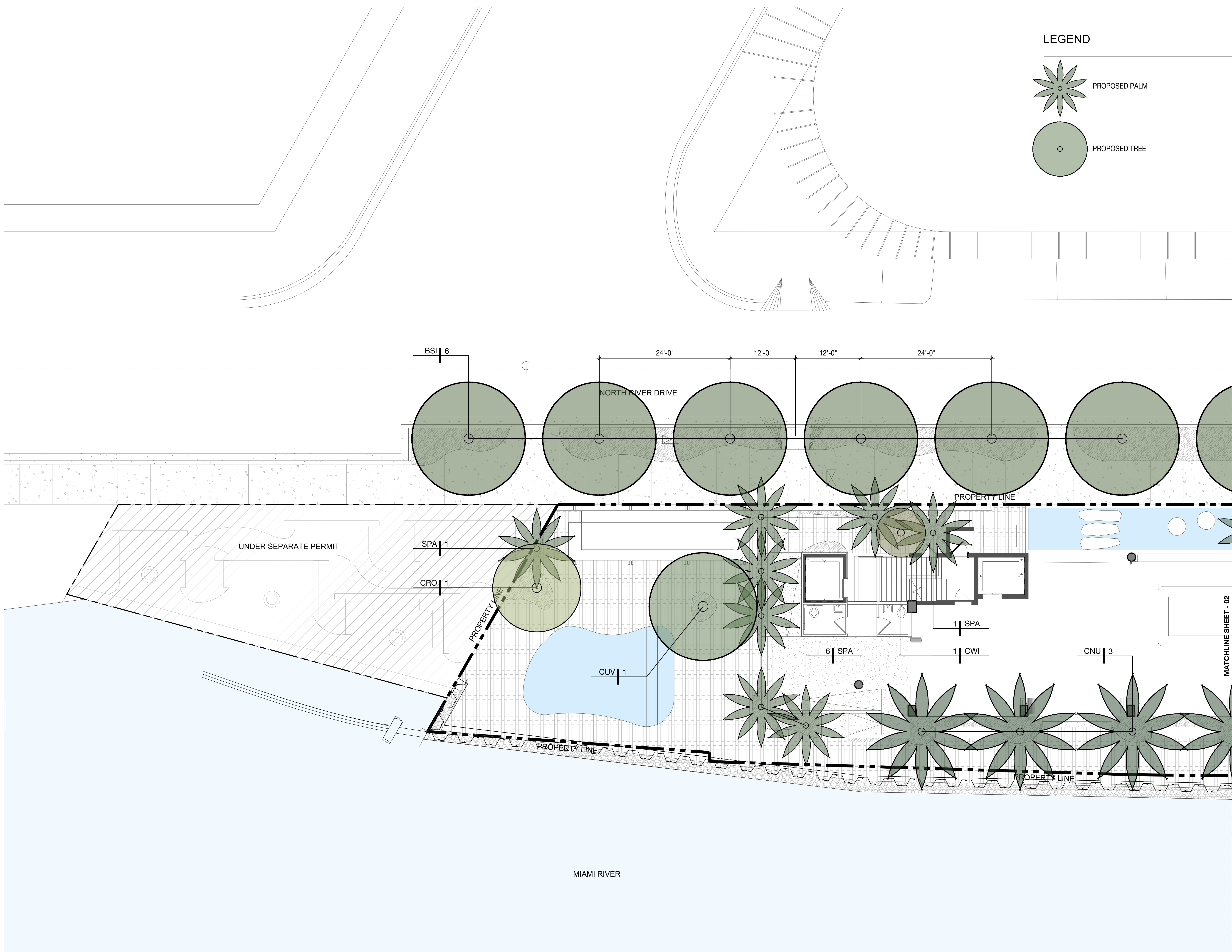
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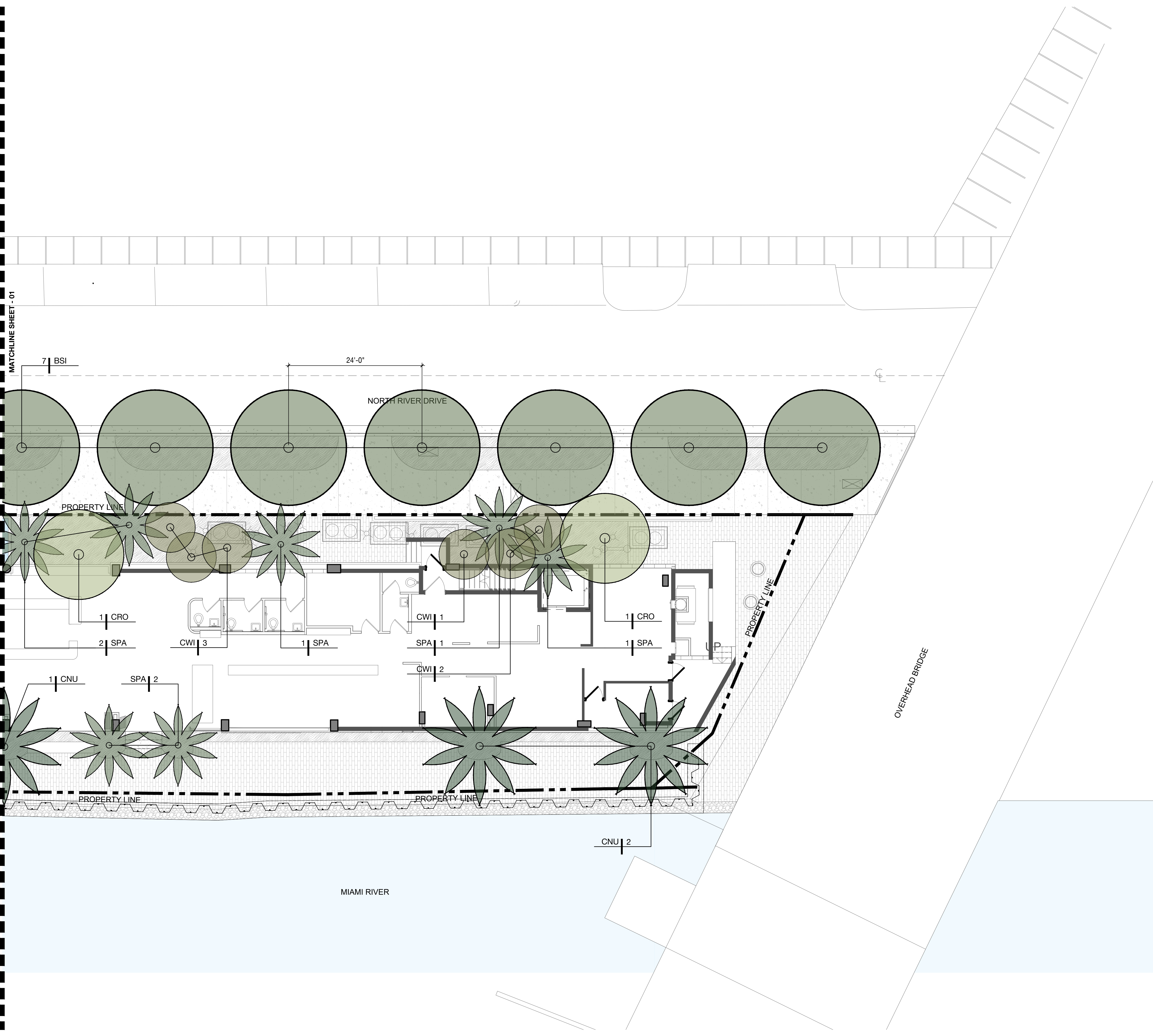
SHEET No.:
TREES & PALMS PLANTING PLAN

L410

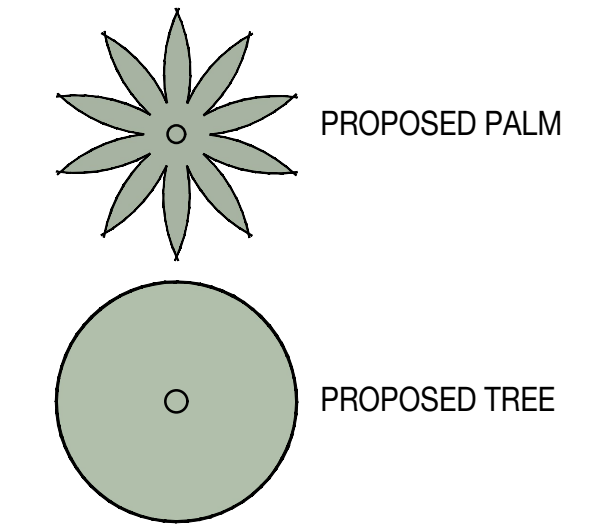
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MATCHLINE SHEET - 01



LEGEND



PROJECT, ADDRESS AND OWNER:

CASA NEOS

40 SW NORTH RIVER DR | MIAMI FLORIDA 33130

OWNER:

MILA GROUP

ARCHITECT:



LANDSCAPE ARCHITECT:

LAND

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STRUCTURAL ENGINEER:

MEP:

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Plumbing	_____	___/___/___
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S. Waste	_____	___/___/___

REV#	DATE	ISSUE

PERMIT SET

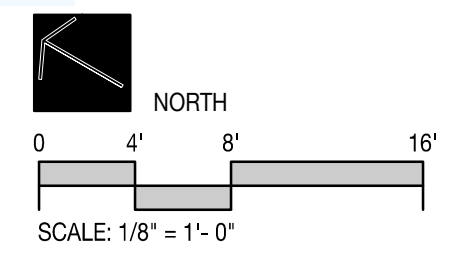
PROJECT No: 2118
ISSUE DATE: 03/04/2022
REVISIONS:

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SEAL (MARSH C. KRIPLEN-LA6667007)

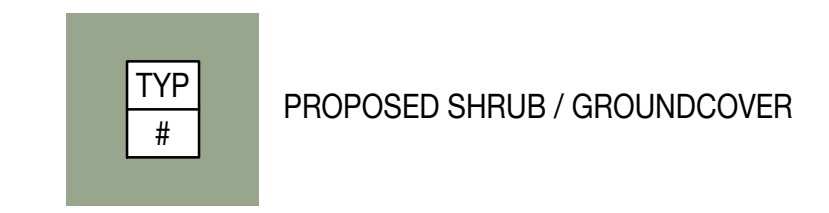
SHEET No.:
TREES & PALMS PLANTING PLAN

L411



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LEGEND



PROJECT, ADDRESS AND OWNER:

CASA NEOS

40 SW NORTH RIVER DR | MIAMI FLORIDA 33130

OWNER:

MILA GROUP

ARCHITECT:



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S. Waste	_____	___/___/___

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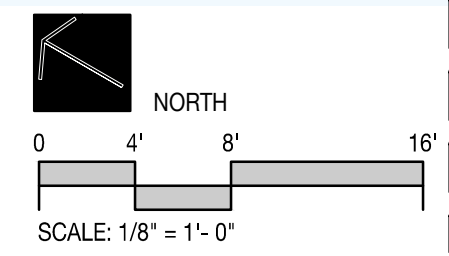
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SEAL (MARSH C. KRIPLEN-LA6667007)

SHEET No.:
UNDERSTORY PLANTING PLAN

L420

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LEGEND

TYP # PROPOSED SHRUB / GROUNDCOVER

PROJECT, ADDRESS AND OWNER:

CASA NEOS

40 SW NORTH RIVER DR | MIAMI FLORIDA 33130

OWNER

MILA GROUP

ARCHITECT:



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STRUCTURAL ENGINEER:

MEP:

CIVIL ENGINEER:

LEED CONSULTANT:

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Zoning	_____	___/___/___
Building	_____	___/___/___
Structural	_____	___/___/___
Electrical	_____	___/___/___
Plumbing	_____	___/___/___
Mech.	_____	___/___/___
S. Waste	_____	___/___/___

REV#	DATE	ISSUE

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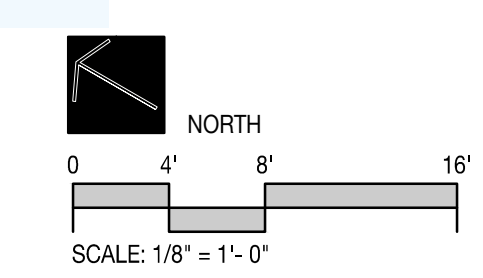
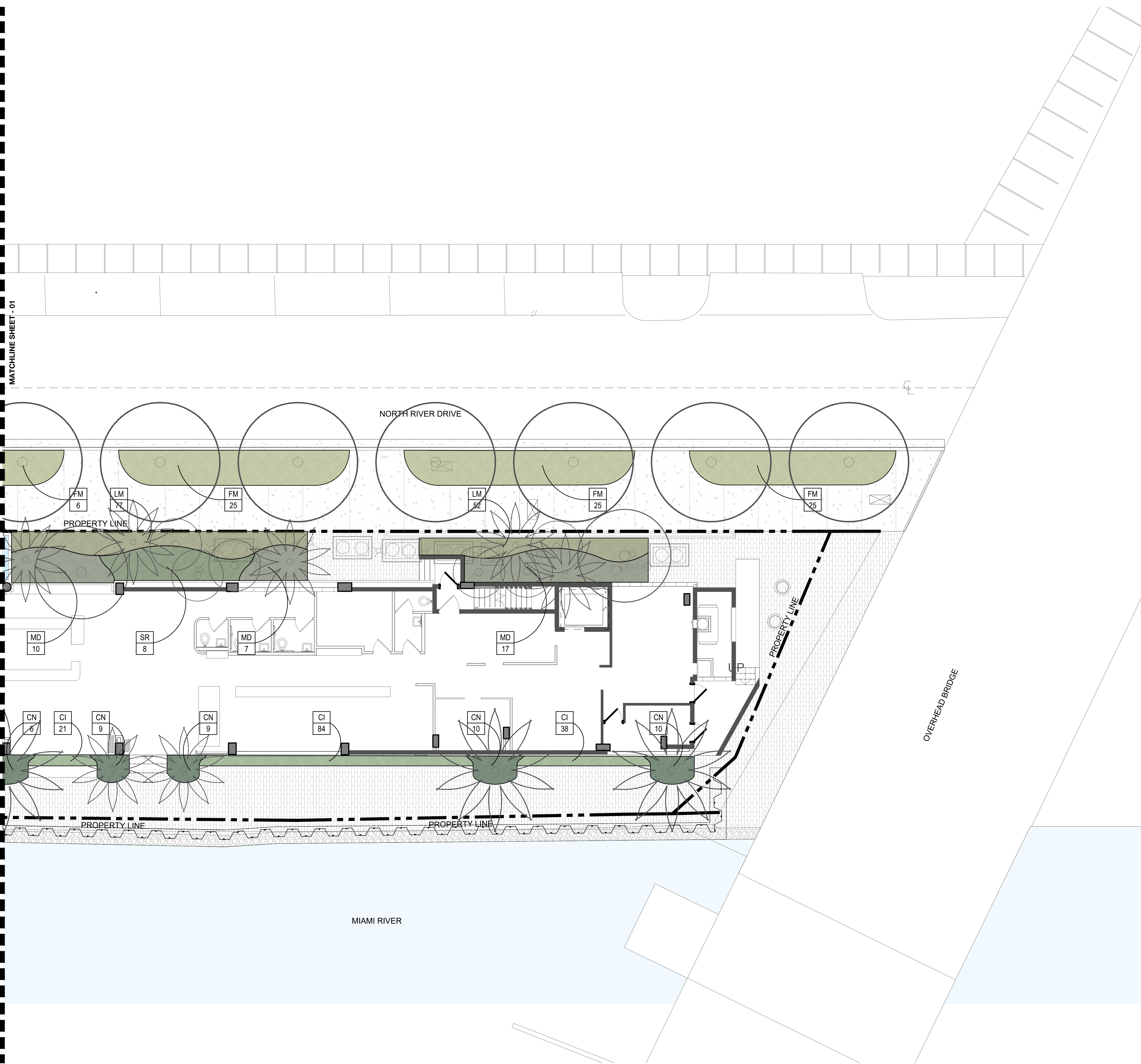
SEAL (MARSH C. KRIPLEN-LA6667007)

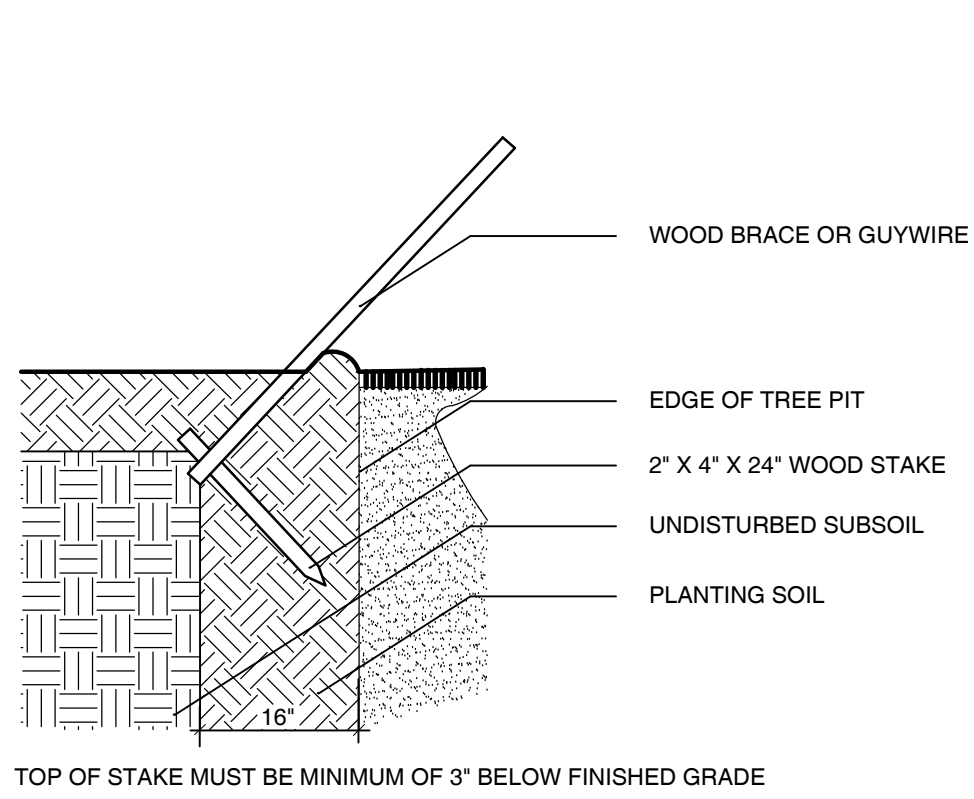
SHEET No.:
UNDERSTORY PLANTING PLAN

L421

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MATCHLINE SHEET - 01





TOP OF STAKE MUST BE MINIMUM OF 3" BELOW FINISHED GRADE

1 STAKING DETAIL

SCALE: NOT TO SCALE

PREPARATION:
STORE ALL MATERIAL IN DRY, CLEAN AREA. COVER TO PROTECT FROM RAIN AND MINIMIZE DUST. COORDINATE RUN-OFF CONTROL WITH GENERAL CONTRACTOR.
TEST EXISTING SOIL: TO ENSURE IT IS FREE OF EXCESSIVE CLAY OR SALT AND ANY CHEMICALS/PETROCHEMICALS WHICH MAY HARM PLANT HEALTH.

EXISTING MATERIAL:
IF INCORPORATING EXISTING SITE SOIL REMOVE ALL ROOTS, AND ROCK LARGER THAN 2" IN SIZE. REMOVE ALL PLASTIC, METAL AND MANMADE DETRITUS.

- MIX:**
50% EXISTING SOIL
10% COCO PEAT
10% COMPOST
20% CLEAN SAND
10% PERLITE

BLEND QUANTITIES NEEDED BY HAND OR MACHINE.

INSTALLATION:
REFER TO APPROPRIATE DETAILS FOR AMENDMENTS, COMPACTION DEPTHS ETC.

GENERAL: REFER TO LANDSCAPE NOTES FOR ADDITIONAL INFORMATION

4 PLANTING SOIL- TYPICAL

MULCH A:
PINE STRAW, FOR USE IN GENERAL PLANTING AREAS AND ON SLOPES GREATER THAN 10%

MULCH B:
MINI PINE BARK NUGGETS, FOR USE IN SPECIALTY AREAS

MULCH C:
MELALEUCA MULCH, FOR USE IN GENERAL PLANTING AREAS AND ON SLOPES GREATER THAN 10%

BLEND QUANTITIES NEEDED BY HAND OR MACHINE.

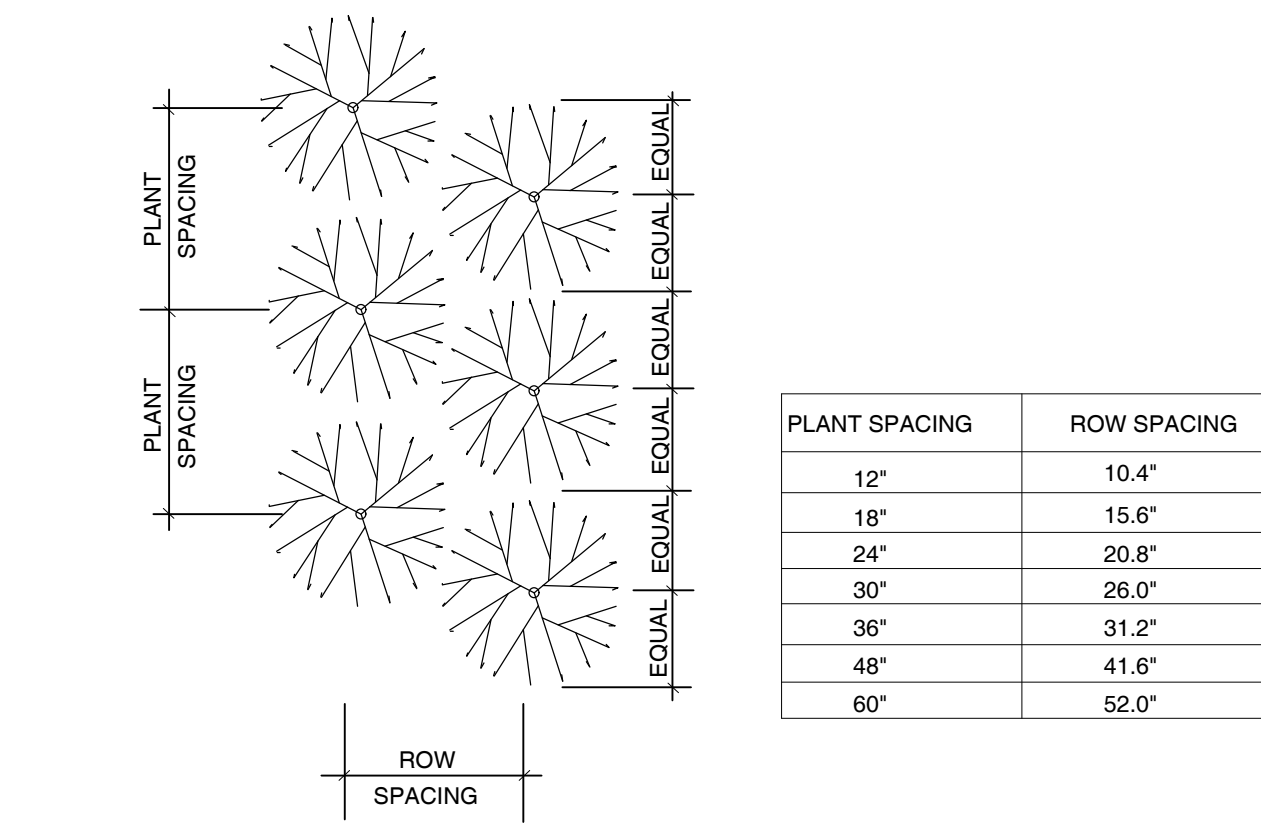
INSTALLATION:
REFER TO APPROPRIATE DETAILS FOR EXTENTS AND DEPTHS.

GENERAL: REFER TO LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. CONFIRM TYPE TO BE USED WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

5 MULCH- TYPICAL

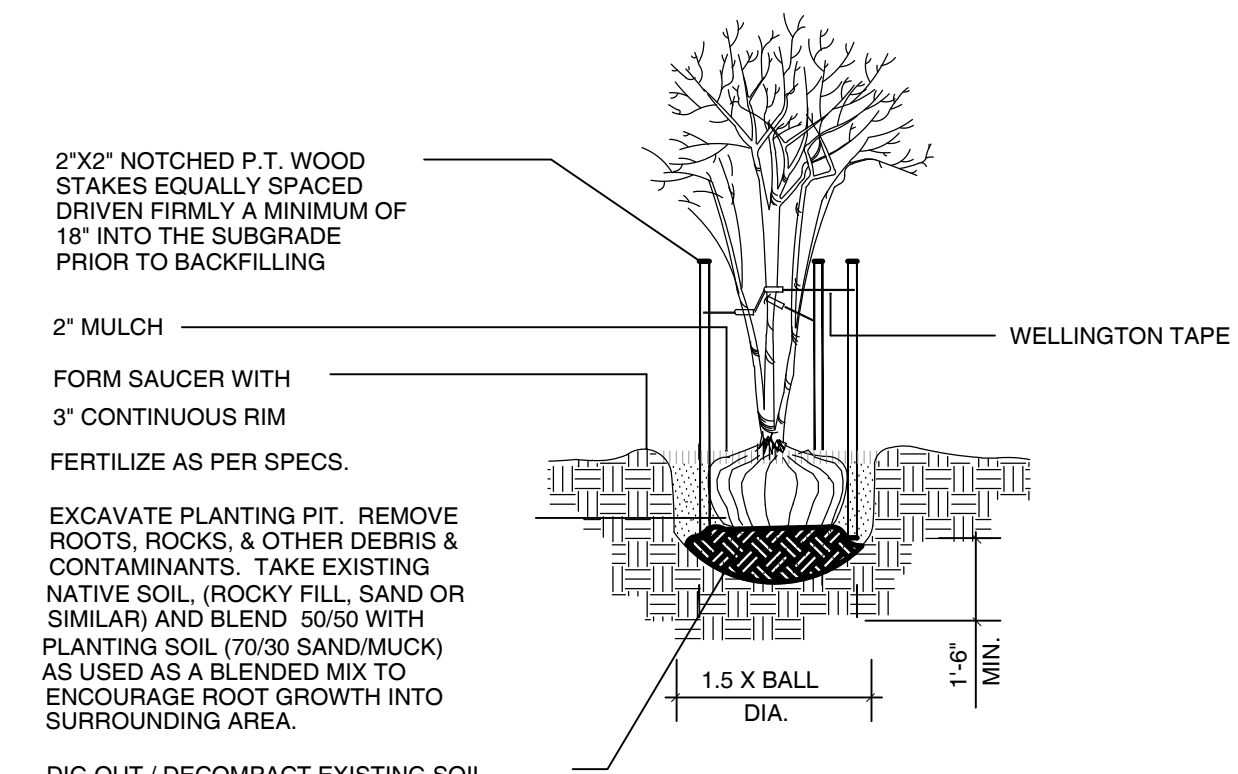
MIX:
#5050- MUCK AND FINE SAND
SUPPLIER: ATLAS PEAT AND SOIL 561.734.7300

6 PLANTING SOIL- LAWN TOP DRESSING



2 PLANT SPACING

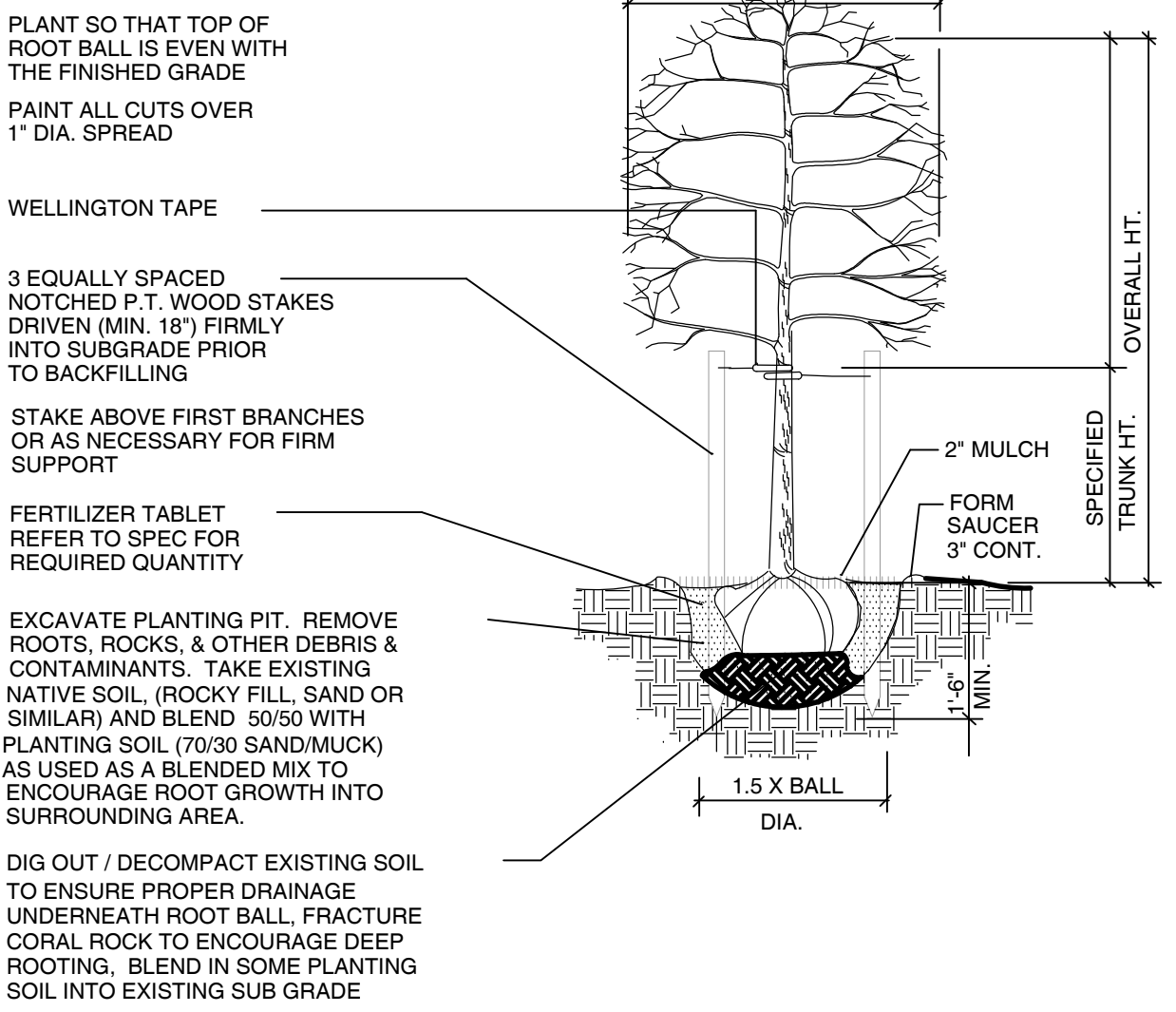
SCALE: NOT TO SCALE



7 MULTI TRUNK TREE- PLANTNG & STAKING

SCALE: NOT TO SCALE

CALIPER	TIES	STRANDS	STAKES
1" - 1 1/2"	2	1 # 12	2 - 2 X 2
1 1/2" - 2"	3	1 # 12	3 - 2 X 2
2" - 3"	3	2 # 12	2 - 2 X 2

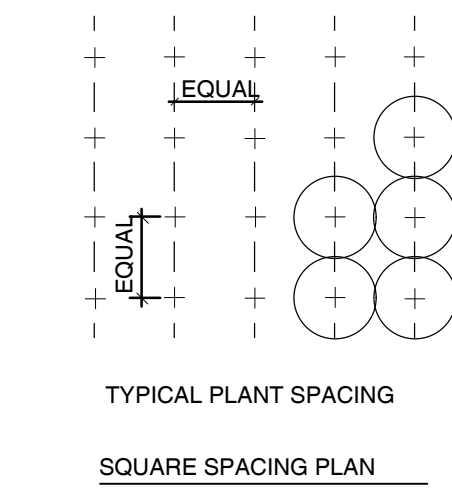


NOTE:
USE FOR 3" OR LESS SINGLE STEM TREES & PALMS

10 CANOPY AND PALM TREE- PLANTING & VERTICAL STAKING

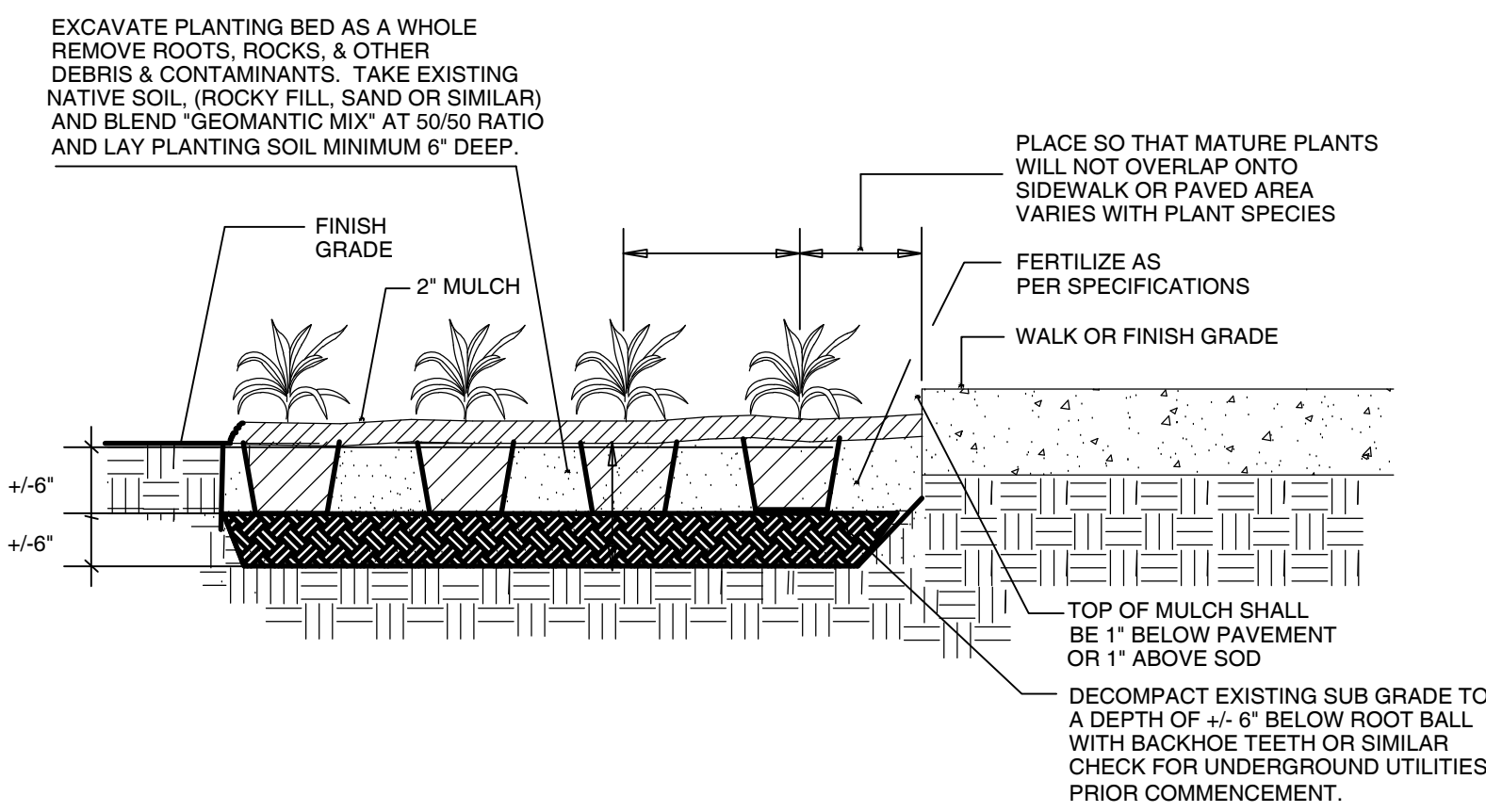
SCALE: NOT TO SCALE

NOTE:
IN MOST CASES TRIANGULAR SPACING IS PREFERRED. USE SQUARE SPACING ONLY IN SMALL RECTILINEAR AREAS.



8 SHRUB- HEDGE AND MASS PLANTING

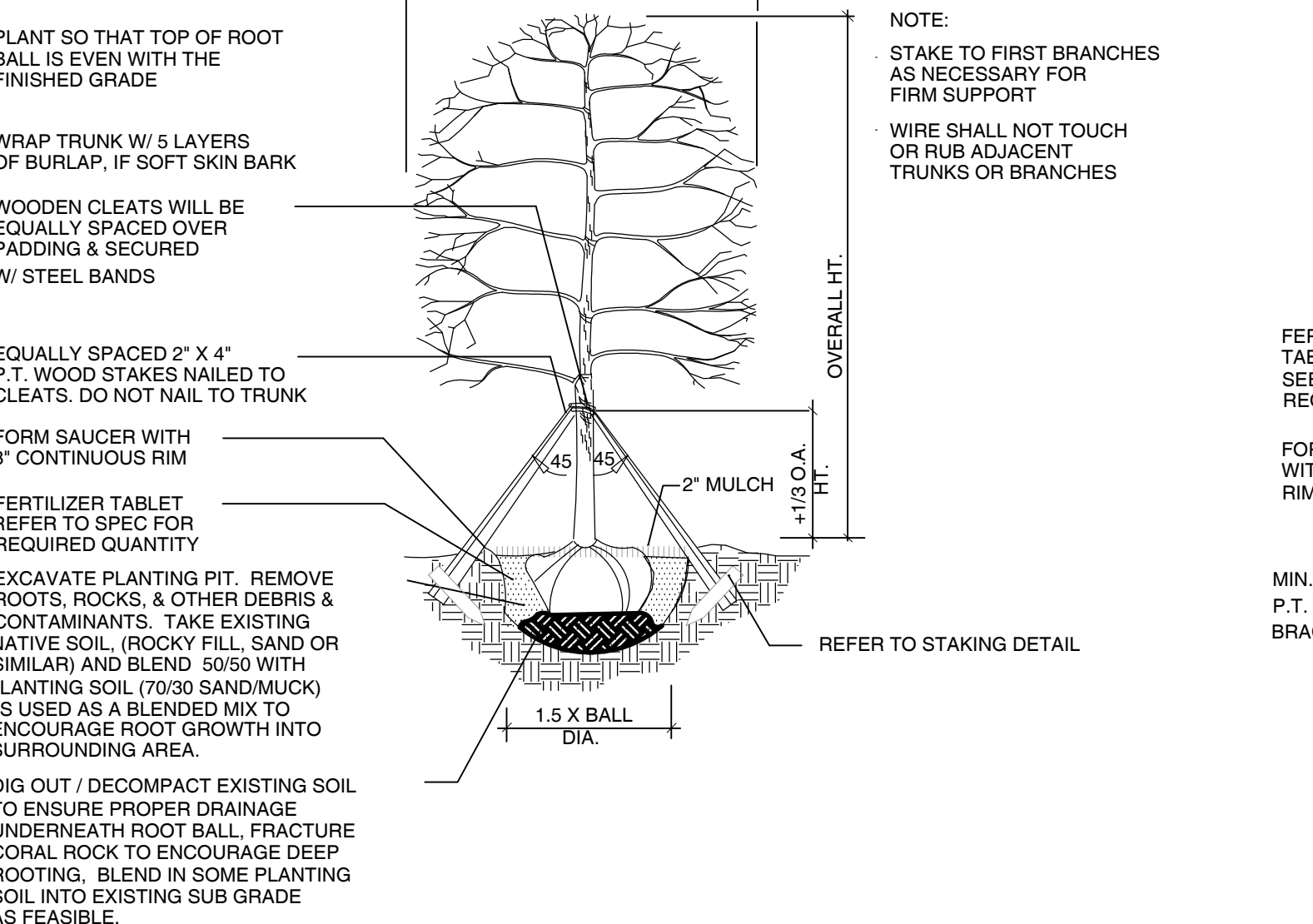
SCALE: NOT TO SCALE



8 SHRUB- HEDGE AND MASS PLANTING

SCALE: NOT TO SCALE

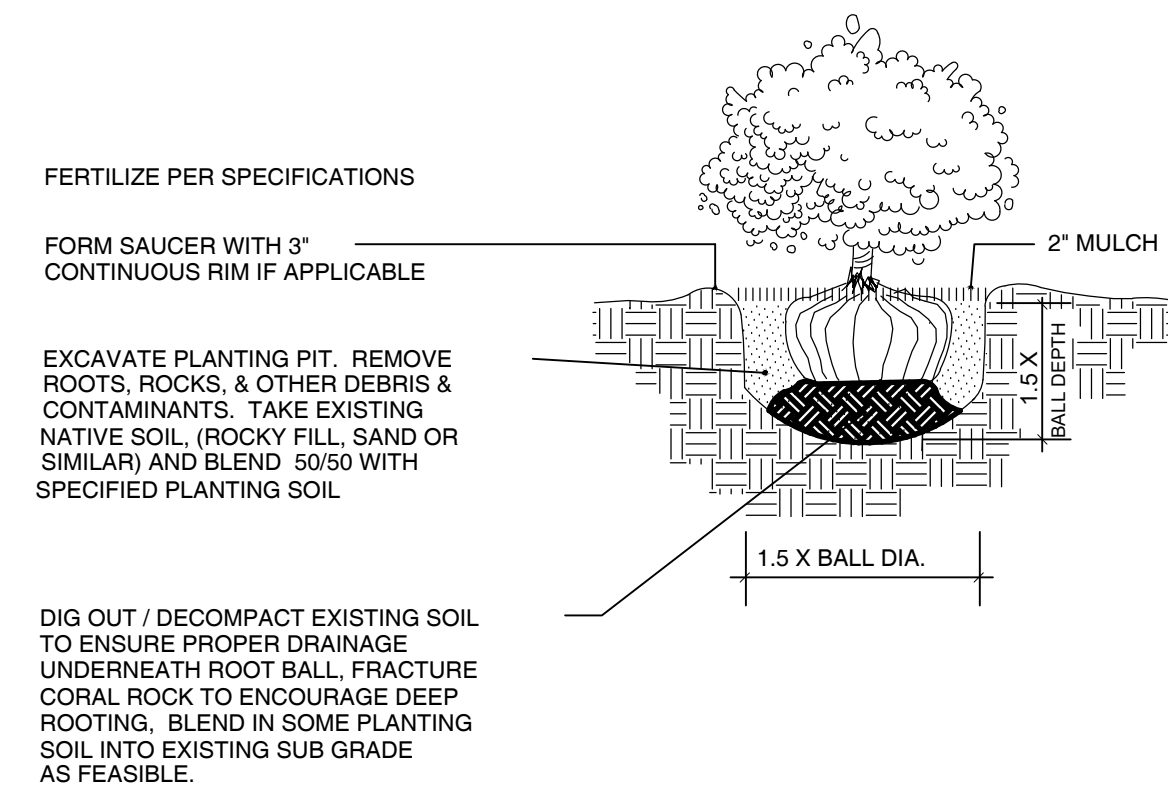
CALIPER	CLEATS	STRAPS	BRACES	NAILS
3" - 8"	2 x 4 x 8"	1 # 12	3 - 2 X 4	2 - 16d
8" - 10"	2 x 4 x 12"	1 # 12	3 - 2 X 4	3 - 16d
10" - 16"	2 x 4 x 12"	2 # 12	4 - 2 X 4	3 - 16d



NOTE:
USE FOR 3" TO 12" SINGLE TRUNK TREES

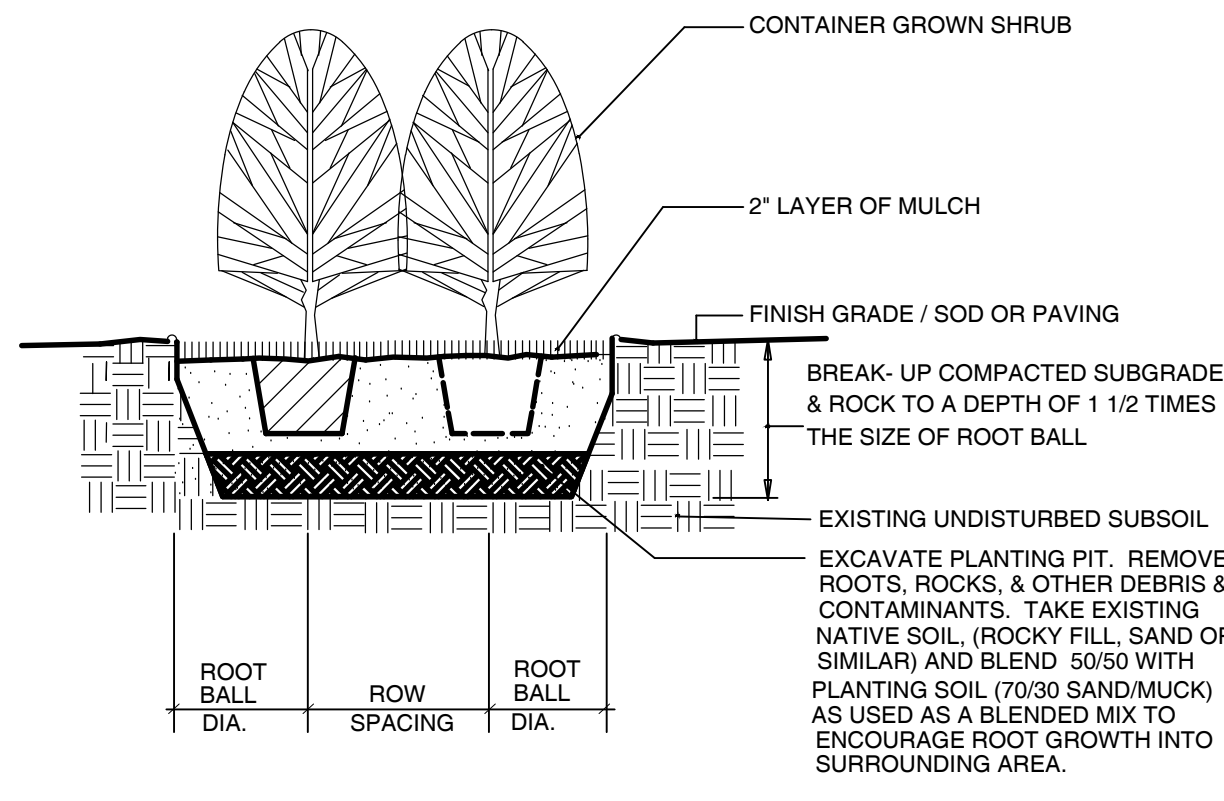
11 CANOPY TREE- PLANTING & TRIPLE BRACE STAKING

SCALE: NOT TO SCALE



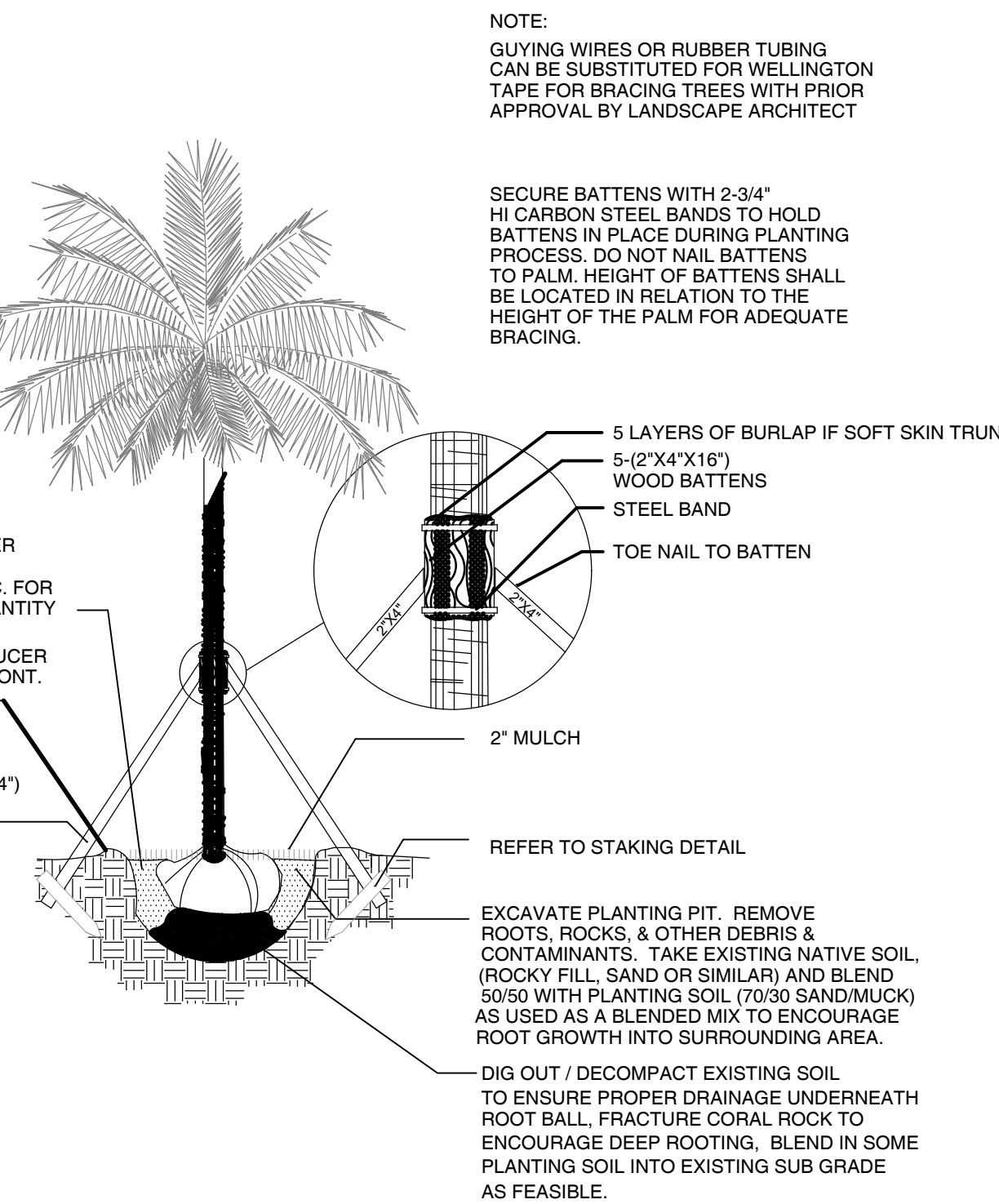
3 SHRUB PLANTING

SCALE: NOT TO SCALE



9 SHRUB- HEDGE AND MASS PLANTING

SCALE: NOT TO SCALE



12 PALM- PLANTING & STAKING

SCALE: NOT TO SCALE

PROJECT, ADDRESS AND OWNER:

CASA NEOS

40 SW NORTH RIVER DR | MIAMI FLORIDA 33130

OWNER

MILA GROUP

ARCHITECT:



LANDSCAPE ARCHITECT:

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SEAL (MARSH C. KRIPLEN-LA667007)

SHEET No.:
PLANTING DETAILS

L450

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**Miami River Commission
Public Meeting Minutes
May 2, 2022**

The Miami River Commission's (MRC) public meeting convened at noon, May 2, 2022, in the Downtown Main 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, Vice Chairman, designee for County Mayor Danielle Levine Cava
Nancy Jackson, designee for County Commissioner Eileen Higgins
Patty Harris, designee for Governor
Neal Schafers, Designee for Downtown Development Authority
Bruce Brown, Miami River Marine Group
Mike Simpson, designee for Sallye Jude
Tom Kimen, designee for Neighborhood Representative appointed by City of Miami
Megan Kelly, designee for Mayor Francis Suarez
Phil Everingham, designee for Miami Marine Council
Alvaro Coradin, designee for Sara Babun
Sandy O-Neil, designee for Greater Miami Chamber of Commerce

MRC Staff:

Brett Bibeau, Managing Director

I) Chair's Report

The Miami River Commission unanimously adopted their April 4 public meeting minutes, with corrections to the attendance list by removing Sandy O'Neil and inserting Megan Kelly.

MRC Chairman Aguirre provided the following report:

Chairman Aguirre welcomed Sara Babun's new designee Alvaro Coradin, Antillean Marine, whom is replacing Rosy Noguera.

The Miami River Commission has been actively assisting the efforts of the City, County, State, and private sector to clean up the Miami River District. In addition to the maintenance professionals the MRC pays daily to remove litter, invasive plant species, graffiti and provide landscaping and pressure washing services along the Miami River, the MRC thanks the volunteers from Hands on Miami, whom on February 20 picked up garbage along the public Riverwalk in Curtis Park, and on February 6 picked up garbage along the Miami River's shoreline in Sewell Park.

The MRC thanks the wonderful Hands on Miami Volunteers whom on April 30 picked up litter along the public Riverwalk in Curtis Park, and we thank Miami-Dade County's Bayanza volunteers whom on April 23 picked up garbage along the shoreline in Sewell Park.

I've been informed that at least 1 MRC board member has to leave today at 1 PM. Therefore, that allows agenda item II which is the continuation and finalization of last month's long discussion regarding Marine Patrol until 12:30, when we will need to start agenda item III, which is a real estate item requiring a vote with quorum. In order to have sufficient time in everyone's busy schedules to take up today's important agenda items, let's proceed with Agenda Item II.

II) Discussion Regarding Idle No Wake Speed Zone, Illegal Charters, and Noise Ordinance Related to Vessels

Chairman Aguirre stated continuing where we left off last month, in April the MRC submitted 30 letters from riverfront residents and businesses to the City Commission asking for increased funding for Marine Patrol.

We have distributed the approved SB606 which was thankfully sponsored by Senator Ileana Garcia and is helpful new legislation to assist with this important and difficult issue.

Chairman Aguirre thanked the City of Miami for submitting a FIND grant application for cost share funding to purchase a new additional vessel for the City of Miami Police Department's Marine Patrol.

LT Valdes, City of Miami Marine Patrol, and SGT Ravelo, Miami-Dade County Marine Patrol, made presentations.

Mike Simpson suggested cross referencing City of Miami issued Business Tax Receipts for charter vessels which should be under the same address as the passenger pickup and drop off location which is required to have a Marine Operating Permit issued by DERM.

The MRC adopted a unanimous resolution to join with Miami River residents and businesses in immediately respectfully recommending all Law Enforcement Agencies increase funding in their respective subsequent Fiscal Year '22 – '23 budgets for increased Marine Patrol Law on the Miami River and its tributaries.

III) Update Regarding 40 SW North River Drive

Mr. Ben Fernandez, Bercow, Radell, Fernandez, Larkin and Tapanes and Guillaume Vidallet, distributed and presented the attached plans, letter of intent, and Restrictive Voluntary Covenant for the public Riverwalk and "Working River Disclosure" at 40 SW North River Drive. They stated the proposal is consistent with the current zoning, land use, and the public Riverwalk will comply with the code requirements of Section 3.11, Appendix B, and the Baywalk Riverwalk Design Standards and Guidelines, including the proposed pool area.

MRC Urban Infill and Greenways Subcommittee Chairman Murley stated a week before the meeting everyone had been emailed links to the MRC's previous public meeting minutes and plans for this site on July 11, 2016 and January 9, 2017, along with the subcommittee's April 7, 2022 review of the new plans to finish the structure which now has new owners.

The applicants agreed to amend the presented draft Restrictive Voluntary Covenant, page 2, a., adding the following end to the last sentence, "while complying with pool safety codes as appropriate."

Mark Bailey asked about vessel dockage and the applicants stated they have submitted permit applications to numerous regulatory agencies for a new seawall with a Marine Operating Permit to allow for vessels to parallel park along the seawall.

The MRC adopted a resolution (11-1) recommending the City of Miami approve the proposed plans, letter of intent, and revised Restrictive Voluntary Covenant.

IV. New Business

Don Lutton and Chris Evans, City of Miami Parks Department, stated their Department is proposing a Memorandum of Understanding (MOU) with the non-profit, 501C3, Miami River Commission, which would provide \$150,000 per year to provide weekly debris pick-up and landscaping maintenance along the shorelines in the City's Riverfront Parks, along with coordination with the City of Miami Homeless Assistance, Police Department, and Park Rangers. The MRC thanked the City of Miami for their strong support of the Miami River.

The public meeting adjourned.

This instrument is prepared by:
Ben Fernandez
Bercow Radell Fernandez Larkin +Tapanes, PLLC
200 South Biscayne Boulevard, Suite 300
Miami, FL 33131

Reserved for Recording

DECLARATION OF RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENT that the undersigned Casa Neo's Partners, LLC, a Florida limited liability company ("**Owner**") hereby makes, declares and imposes on the land herein described, this Restrictive Covenant (the "**Covenant**") running with title to the land contained herein, which shall be binding on Owner, all heirs, grantees, successors and assigns, personal representatives, mortgagees, lessees, and against all persons claiming by, through or under them.

WHEREAS, Owner is the fee simple title holder to certain property located at 40 SW North River Drive, located in Miami, Florida, more particularly described in **Exhibit "A"** (the "**Property**") attached hereto and incorporated herein; and

WHEREAS the Owner seeks a Waiver application to permit the redevelopment of the Property with Residential, Commercial, Office, and other related uses at the Property (the "**Application**"); and

WHEREAS, the Owner voluntarily proffers this Covenant acknowledging and accepting the presence of the existing Working Waterfront 24-hour operations, as permitted, and providing for certain other improvements to the portion of the Property abutting the Miami River; and

NOW, THEREFORE, in consideration of the premises, agreements and covenants set forth hereinafter, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Owner, Owner hereby agrees as follows:

1. **Recitals.** The foregoing recitals are true and correct and are incorporated herein as if repeated at length.

2. **Restrictions.** Owner covenants the following:

- a. The Owner shall construct a publicly accessible Riverwalk in accordance with the Miami River Greenway Action Plan and Miami 21 Code Waterfront Standards and as consistent with the Site Plan to allow outdoor seating requiring administrative approval by the City of Miami's Planning Department and the Office of Zoning. The minimum width of the publicly accessible Riverwalk's unobstructed circulation zone shall be eight (8) feet wide.
- b. The Owner shall comply with the applicable City of Miami Code noise regulations and will hire a professional sound engineer to design a system which minimizes unintended noise outside of the venue.

3. Covenant Running with the Land. This Covenant on the part of the Owner shall constitute a covenant running with the land and shall be recorded by Owner within ten (10) days of acceptance by the City of Miami ("**City**"), at Owner's expense, in the Public Records of Miami-Dade County, Florida, and same shall remain in full force and effect and be binding upon the undersigned Owner, and its heirs, successors, and assigns until such time as the Covenant is terminated, modified, or released. These restrictions during their lifetime shall be for the benefit of, and be a limitation upon, all present and future owners of the subject Property and for the public welfare.

The provisions of this instrument shall become effective upon their recordation in the Public Records of Miami-Dade County, Florida, and shall continue in effect for a period of thirty (30) years after the date of such recordation, after which time they shall be extended automatically for successive periods of ten (10) years each, unless this Covenant, pursuant to Section 2 and Section 4 herein, is released in writing by the following: (i) then owners of the Property AND (ii) the City's Directors of the Department of Planning and the Department of Zoning subject to the approval of the City Attorney as to legal form, or their respective designees or successors.

4. Modification, Amendment, Release. This Covenant may be modified, amended, or released as to the land herein described, or any portion thereof, by a written instrument executed by the then owner(s) of the fee simple title to the Property, or any portion thereof, provided that the same is reviewed by the Miami River Commission, Planning Director and Zoning Director for an advisory recommendation and approved by the City of Miami City Commission. Should this Declaration be so modified, amended, or released, the Directors of the Departments of Planning and

Zoning or the executive officer of a successor department, or their designees or successors, shall execute a written instrument effectuating and acknowledging such modification, amendment, or release, at the direction of the City Commission subject to the City Attorney, or successor or designee, as to legal form.

5. Inspection and Enforcement. It is understood and agreed that any official inspector of the City may have the right at any time during the normal working hours of the City's inspector to enter upon the Property for the purpose of investigating the use of the Property, and for determining whether the conditions of this Declaration and the requirements of the City's building and zoning regulations are being complied with. Enforcement shall be by action against any parties or person violating or attempting to violate any covenant contained herein. This enforcement provision shall be in addition to any other remedies available at law or in equity or both.

6. Election of Remedies. All rights, remedies, and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.

7. Severability. Invalidation of any one of these covenants by judgment of Court shall not affect any of the other provisions of this Covenant, which shall remain in full force and effect.

8. Recording. This Covenant shall be filed of record in the public records of Miami-Dade County, Florida at the cost of the Owner following the full approval of the Application and expiration of any appeal period. This Covenant shall become effective immediately upon recordation. Notwithstanding the previous sentence, if any appeal is filed, and the disposition of such appeal results in the denial of the Application, in its entirety, then this Covenant shall be null and void and of no further effect. Upon the disposition of an appeal that results in the denial of the Application, in its entirety, and upon written request, the Directors of the Planning and Zoning Departments, or their designees or successors, shall forthwith execute a written instrument, in recordable form, acknowledging that this Covenant is null and void and of no further effect, subject to the City Attorney, or successor or designee, as to legal form.

9. No Vested Rights. Nothing in this covenant shall be construed to create any vested rights whatsoever to the Owner, its successors and assigns.

Signed, witnessed, executed and acknowledged this _____ day of _____, 2022.

Witnesses

Signature

Name

Signature

Name

Casa Neo's Partners, LLC, a Florida limited liability company

By: _____

Name: _____

Title: _____

Address: 601 Brickell Key Drive
Suite 101
Miami, FL 33131

STATE OF FLORIDA)
)**SS**
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this ____ day of _____, 2022, by _____, of Casa Neo's Partners, LLC, a Florida limited liability company, who is personally known to me or has produced _____ as identification.

(SEAL)

NOTARY SIGNATURE
Print, type, or stamp of Notary
Notary Public, State of Florida
My. Commission expires: _____

APPROVED:

By: _____
Daniel Goldberg, Director of Zoning

By: _____
_____, Director of Planning

APPROVED AS TO LEGAL FORM AND CORRECTNESS:

By: _____
Victoria Mendez, City Attorney



BERCOW
RADELL
FERNANDEZ
LARKIN +
TAPANES

ZONING, LAND USE AND ENVIRONMENTAL LAW

200 S. Biscayne Boulevard
Suite 300, Miami, FL 33131

www.brzoninglaw.com

305.377.6235 office

305.377.6222 fax

bfernandez@brzoninglaw.com

VIA ELECTRONIC MAIL

April 27, 2022

David R. Snow, Interim Director
City of Miami Department of Planning
444 SW 2nd Avenue, 3rd Floor
Miami, FL 33130

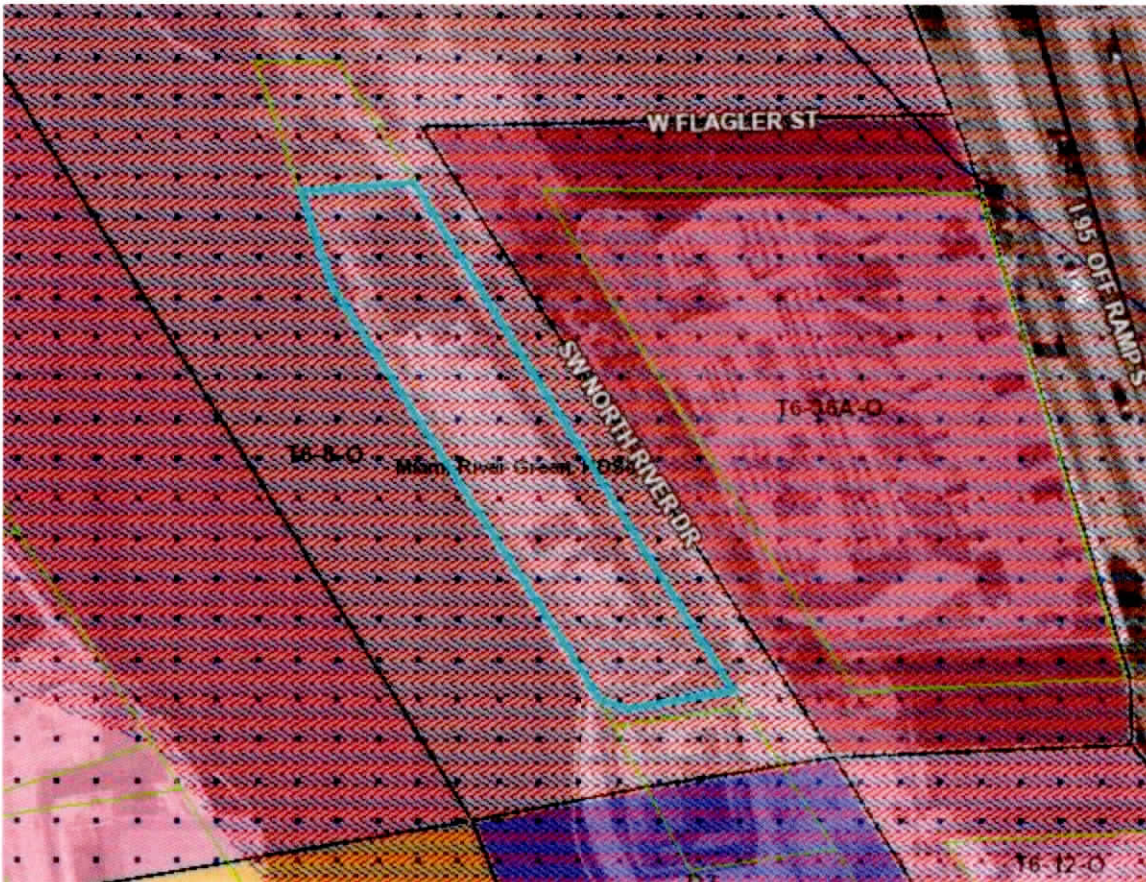
Re: Casa Neo's Miami – Warrant for Outdoor Seating for the
Property Located at 40 SW North River Drive, Miami, Florida

Dear Mr. Snow:

This law firm represents Casa Neo's Miami, LLC, in relation to the referenced property. The property is more specifically described by Miami-Dade Property Appraiser folio 01-4137-036-0080 (The "Property"). This letter shall serve as the Applicant's letter of intent in support of an application for a warrant to allow outdoor dining in conjunction with three (3) proposed restaurants on the Property pursuant to Article 6.3.2 of the Miami 21 Code.

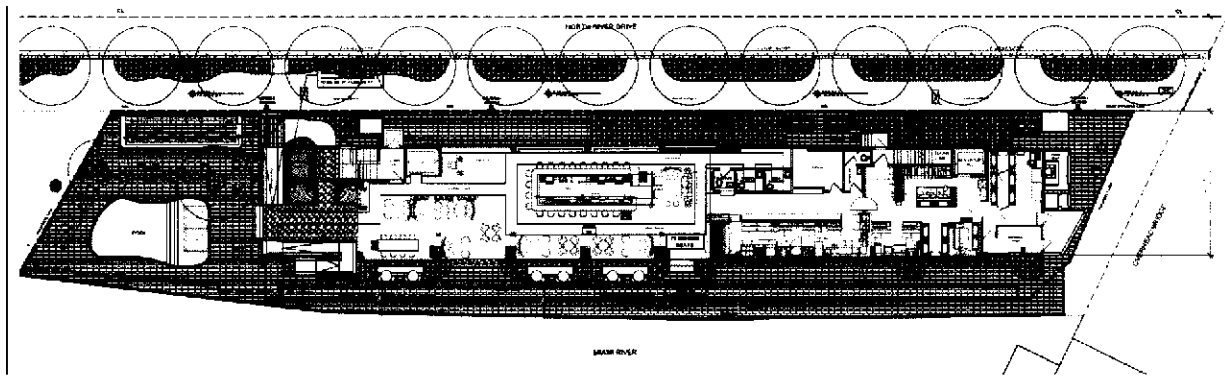
Property. The Property is a long and narrow site approximately 16,946 square feet or 0.38 Acres in size that is uniquely situated on the north side of the Miami River, on North River Drive, immediately abutting the First Street bridge and only a few yards from the Flagler Street Bridge. The Property is presently developed with a 3-story building that is permitted and is partially constructed. The building site plan, elevations and context photos is provided in the Drawings Folder.

Zoning. The Property is located in Miami's Downtown area and is zoned T6-8-0 which allows outdoor seating by Warrant.



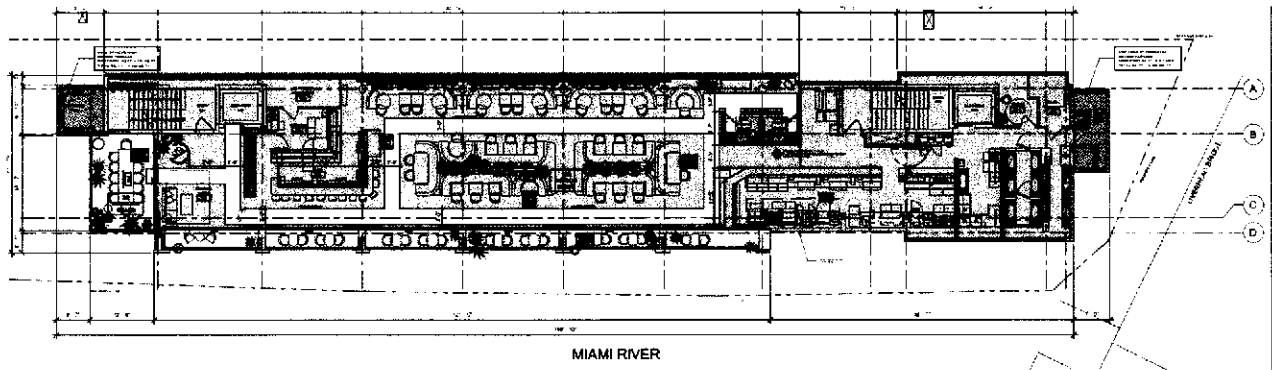
Outdoor dining. The Applicant intends to operate three (3) individual restaurants on the Property that will provide outdoor seating with scenic views of the Miami River, Downtown and Brickell. Each of the three restaurants is anticipated to offer cuisine based on a different region of the Mediterranean Sea. One restaurant will be located on each level of the building and each level will provide outdoor dining and seating as described on the floor plans prepared by G3 AEC, signed and sealed on 04/26/2022, and consisting of three (3) pages.

The ground level restaurant will accommodate up to one hundred forty-eight (148) seats and twenty-nine (29) tables. Seventy-five (75) of the ground level seats will be located indoors and seventy-three (73) seats will be outdoors as described on the Ground Level Floor Plan, (Sheet A-01).



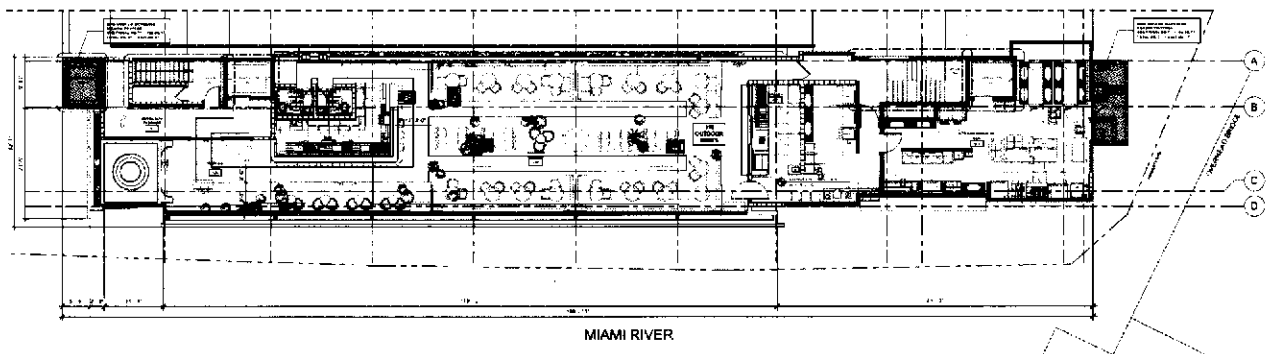
Ground Level

The second level restaurant will provide a total of thirty-two (32) outdoor seats and up to eleven (11) tables located in the balcony areas, as described in the Level 02 Floor Plan (Sheet A-02).



Second Level

Finally, the terrace level restaurant will accommodate a total of one hundred sixteen (116) seats with twenty-seven (27) tables as described on the Terrace Level Floor Plan, (Sheet A-03).



Terrace Level

Operation. The Applicant will ensure that the outdoor dining is conducted in a manner that is respectful and compatible with the neighboring properties. The outdoor dining areas will only be open for dining during the restaurants hours of operation, which will be from 10:00 AM to 2:00 AM. The Second Level of the building will include a small hotel and the restaurant on the Second Level will also offer breakfast from 7:00 AM to 11:00 AM. Each restaurant will offer wine and beer as well as a full bar service as part of dining experience. The outdoor seating areas will be used exclusively for outdoor dining, as weather permits.

The outdoor areas, on both the ground level and the terrace level will be lined along most of SW North River Drive with plants and landscaping that will serve to buffer the patron area from the street and adjacent buildings. There will also be a wall along portions of the River Drive frontage.



View from the River



View from River Drive

Access to the River. The Applicant is providing full access to the Miami River as is presently required by Miami 21. Recently, the Applicant presented the outdoor seating plan to the Miami River Commission Greenway Subcommittee together with a draft covenant that requires public access (See Exhibit A). The covenant provides that, “the Owner shall construct a publicly accessible Riverwalk in accordance with the Miami River Greenway Action Plan and Miami 21 Code Waterfront Standards.”

The Applicant’s proposed plan also includes improvements to the Miami Riverwalk area in order to make the existing area more walkable. For instance, there is presently a small stairway that is unnecessary for the project that the Applicant is removing in order to allow a more unimpeded flow of pedestrian access along the Riverwalk.



Small Stairway to be Removed

Parking. The Applicant will provide a valet service from the Property for patrons that arrive by car and require parking. The valet operator will be utilizing the on-street parking spaces on SW North River Drive across from the Property for the valet and will park the cars in the nearby Public Parking Lot No. 14 and Lot No. 32 located approximately one (1) block away from the Property. These lots will provide up to one hundred (100) parking spaces for the restaurants.

Analysis. The ability for patrons to dine outdoors along the River is fundamental to the Applicant's restaurant business plan. The Applicant intends to provide an outdoor dining experience along the River similar to those that can be found along the Delaware River in Philadelphia and the Chicago River in Chicago.

Approval of the outdoor dining warrant is also appropriate for the Property as the request meets the applicable Warrant review criteria described in Article 7.1.2.4 (d). The proposed outdoor dining is consistent with the intent the guiding principles of Miami 21 as the restaurants will encourage pedestrian activity along the Miami Riverfront and provide further improvement to the built environment. Allowing patrons to access outdoor seating for dining purposes will also allow them to more fully appreciate the natural resources associated with the Miami River.

The design of the building on the Property is particularly well suited to provide outdoor dining and outdoor seating in a manner that is consistent with the architecture and trend of

development along this burgeoning area of the river. Although the building is narrow, a large segment of the ground level along the river frontage opens to the river and allows patrons to take in spectacular views of the river as well as the new Flagler Street Bridge abutting the Property and the First Street Bridge to the west. A new City park is also to be developed across the River from the Property which will further enhance the view for patrons of the restaurants as well as the pedestrians enjoying the public Riverwalk.

The terrace level seating areas will provide similar views to the river and patrons will be protected from the elements by a retractable roof system.



Flagler Bridge and New Park Area



First Street Bridge

For all of the foregoing reasons we respectfully request your favorable review and approval of the warrant for the outdoor seating.

Thank you.

Sincerely,

A handwritten signature in blue ink that reads "BF-12".

Ben Fernandez

BF/bl
Enclosures



13'8"

Miami River Commission Public Meeting

May 2, 2022 - Noon

Miami-Dade Library, 101 W Flagler ST

Name	Organization	Telephone	Email
GUILLAUME VIDALLET	RIVIERA DINING GROUP	860 713 8516	GUILLAUME @
Ben Fernandez	BRFL+T	305 374-5300	RIVIERA DINING GROUP.COM Bfernandez@Brwinj.com.com
Lourdes Isalgue Osiris Blaz	self 5th Street Marina	786 2582212	lourdesisalgue@gmail.com osiris@5thstreetmarina.com
Osun Rangel	Miriam Rangel Polanco	305 301-7086	orangel@miamicity.com
Donald Lutton	City of Miami Parks	305.495.9213	DLutton@miamigov.com
Mark Bailey	Miami River Marine Group	305 637-7777	markbailey@miamirivermarinegroup.org
CHRIS EVANS	CITY OF MIAMI PARKS	305-416-1300	CEVANS@MIAMI.GOV.COM

Miami River Commission Public Meeting

May 2, 2022 - Noon

Miami-Dade Library, 101 W Flagler ST

Name

Organization

Telephone

Email

Name	Organization	Telephone	Email
NEAL SCHAFERS	Miami DDA	305-3726656	schafers@miamidda.com
ALVARO CORADIN	ANTILLEAN MARINE	305-606-3507	aconradin@antilleam.org
BRUCE BROWN	MRMG	305-788-6411	bruce402@bellsouth.net
Nancy Jackson	BLLDS	305-213-0118	nancy.jackson@miamidade.gov
PATRICIA HARRIS	MRC	305-262-3763	PATTYKAK@GMAIL.COM
PHIL ECKINGHAM	MRC/Marine Council	305 951-9096	ptemsdd@hotmail.com
Jim Murley	MDC-00R/Mayor	786-719-9155	James.Murley@miamidade.gov
Kim M. Martin	One Sotheby's Intl Realty	(786) 251-5168	kimmres10r@hotmail.com

Miami River Commission Public Meeting

May 2, 2022 - Noon

Miami-Dade Library, 101 W Flagler ST

Name

Organization

Telephone

Email

Tom Kimer

MRC

305-992-4590 TK.Kimer@adl.com

Mike Simpson

MRC

786-402-2964 mike@istm.edu

Megan Kelly

Mayor, City of Miami

786-556-5620 mkelly@cityofmiami.com

Sandy O'Neil

Gmcc

305-773-4535 oneilgarnick@gmail.com

Brett Bibeau

MRC

305-644-0544

brettbibeau@miamirivercommission.org

Horacio Stuart Aguirre
MRC

Horacio@hsaguirre.com

Miami River Commission Public Meeting Minutes May 1, 2023

The Miami River Commission's (MRC) public meeting convened at noon, May 1, 2023, 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, Miami River Commission
Jim Murley, Vice Chairman, designee for Miami-Dade County Mayor Cava
Commissioner Eileen Higgins, Miami-Dade County Commission
Eddie Marti Kring, designee for Miami-Dade County Commissioner Eileen Higgins
Mercedes Librada Rodriguez, designee for City of Miami Commissioner Alex Diaz de la Portilla
Patty Harris, designee for Governor
T. Spencer Crowley, III, Member at Large Appointed by City of Miami Commission
Theodora Long, Neighborhood Representative appointed by Board of County Commissioners
Eileen Broton, Neighborhood Representative Appointed by City of Miami Commission
Gus Barrera, designee for Greater Miami Chamber of Commerce
John Michael Cornell, designee for Member at Large Appointed by the Governor
Neal Schafers, designee for Downtown Development Authority
Alvaro Coradin, designee for Sara Babun appointed by Miami-Dade County

MRC Staff:

Brett Bibeau, Managing Director

I) Chair's Report

MRC Chairman Horacio Stuart Aguirre welcomed 2 new MRC Board members, Eileen Broton was appointed by the City Commission as a Neighborhood Representative replacing the late Ernie Martin, and Theodora Long was appointed by the Miami-Dade County Commission as a Neighborhood Representative replacing the late Sallye Jude.

The Miami River Commission unanimously adopted their March 6 public meeting minutes.

Rotating pictures were presented on the large AV screen from the free 24th Annual Miami Riverday which was successfully held on April 1, 2023, 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. Chairman Aguirre presented plaques of appreciation to the generous sponsors whom made it possible for the public to enjoy all the activities for free.

In addition, at Miami Riverday the MRC released the 20th Annual Miami River Map and Guide which is being distributed. On behalf of the MRC, I thank the record high 59 generous advertisers whom contributed towards our work improving the Miami River District.

MRC Vice Chairman Jim Murley provided the following update of the Miami River Voluntary Improvement Plan (VIP):

The Miami River Commission has been actively assisting the efforts of the City, County, State, and private sector to clean up the Miami River District. In addition to the maintenance professionals the MRC pays daily to remove litter, invasive plant species, graffiti and provide landscaping and pressure washing services along the Miami River, the MRC thanks the total 20 volunteers from Hands on Miami for picking up garbage along the public Riverwalk in Curtis Park on March 26 and in Sewell Park on March 19.

II) Review Status of Creating “Seamless” Public Riverwalk Connections Between:

Jim Murley and Neal Schafers commended MRC Director Bibeau for his good work on the public Riverwalk.

a. Aston Martin Residences and One Miami

Carlos Lago, Greenberg Traurig, distributed a picture of current conditions, and plans for the seamless riverwalk connection between Aston Martin Residences (under construction), and One Miami.

b. Latitude on the River and 2 Ave Bridge

Latitude on the River, has applied for an Army Corps of Engineer’s permit, and are about to submit responses to the Army Corps of Engineers questions.

c. Miami River SAP and Jose Marti Park

Excerpts from the City of Miami Commission adopted Miami River SAP and its Development Agreement, which are now part of the Zoning Code were distributed. SAP sites require a minimum of 9 acres, and this private site was less than 9 acres therefore the developer Chetrit Group partnered with the City of Miami whom provided additional acreage from Jose Marti Park etc. to meet the 9-acre requirement in a joint SAP application. The distributed City Commission approved SAP renditions depict 2 bicycles using the public Riverwalk in Jose Marti Park beneath I-95, and the Development Agreement states, “Public Riverwalk, Seawall and Bulkhead Improvements – Developer will construct a connected Riverwalk beginning at SW 3 Ave and continuing through Jose Marti Park in compliance with the Miami River Greenway Action Plan, Miami River Corridor Urban Infill Plan, and Miami 21, \$3,167,370”. The Raymond Jungles design approved in the City’s SAP went through years of public hearings and input. After the SAP was adopted, a different plan was made for Jose Marti Park (yet to be presented to the City Commission), and the connecting public Riverwalk area approved in the SAP by the City Commission in Jose Marti Park beneath I-95 was proposed to be replaced with a living shoreline which doesn’t provide a directly connecting Riverwalk as required by code and the adopted SAP. The SAP is currently well along in construction; therefore, this has become time sensitive.

d. Casa Neos and Flagler Bridge

The MRC's May 2, 2022 public meeting minutes were distributed, featuring Ben Fernandez and Guillaume Vidallet presenting plans and a draft covenant for the public Riverwalk to seamlessly connect into the adjacent City owned public riverfront greenspace (located between the private parcel and Flagler Bridge) as required by code. Mr. Neal Schafers, DDA, stated the DDA appropriated a \$25,000 cost share to improve the public Riverwalk on the subject City owned riverfront site, and for years the DDA and MRC have been recommending the City apply to a FIND grant. A May 1, 2023 email from City of Miami DREAM Director Andrew Frey was distributed stating, "My department is leading the process of procuring consultants for a small street-end park and seawall for this parcel, in collaboration with other City departments. Hopefully that will be done soon, and we will move forward quickly with design and engineering."

III. Informational Presentation Regarding Antillean Marine Shipping Corporation in Operation on the Miami River for Over 50 Years

Robert Taylor, Antillean Marine, provided a general overview of Antillean Marine Shipping Corporation. Antillean is an international shipping terminal that started doing business on the Miami River in 1963. Antillean has facilities and operations in Haiti and the Dominican Republic. Antillean sends 4 weekly shipping vessels to Rio Haina, Puerto Plata, Port Au Prince and Cap Haiten.

IV. Subcommittees

The Urban infill and Greenways Subcommittee's April 24 public meeting minutes were distributed.

The Miami River Holiday Boat Parade's March 13 and April 24 public meeting minutes were distributed.

V. New Business

Miami-Dade County Commissioner Eileen Higgins stated the 17 Ave Bridge repairs will be completed and the bridge will reopen to vehicular traffic in the 1st week of June. Commissioner Higgins stated the 17 Ave bridge Replacement PD&E has commenced and the County secured \$45 for the project.

The public meeting adjourned.

Miami River Commission Public Meeting

May 1, 2023 - Noon

Miami-Dade County Library, 101 W Flagler ST

Name Organization Telephone Email

Name	Organization	Telephone	Email
PHIL STEERINGHAM	MRC/MARINE COUNCIL	305 951-9096	pbemsdd@hotmail.com
Spencer Crowley	FIND	305 519 2822	ts Crowley@aicw.org
Theodora Long	MRC	305-401-4595	Along@mindspring.com
Eileen Braton	SPRING BUDEN	305-790-4284	Eileen.Braton@bellsoth.net
Horacio S. Aguirre	MRC	305 613 5888	horacio@
Eileen Higgins	MDC	305-375-5924	EEAguirre.com
Eddie Marti Kring	MDC	305-375-5924	District 5@gmail.com
Neal Schafers	Miami DDA	305-379-0096	schafers@miamidda.com
IVARO CORADIN	SANTILLEAN YANUE	305-606-3507	scoradin@santillean.com
AGUSTIN BARRERA	MRC	305.859.2050	dbarrera@bermellojamil.com
John CORNELL	MRC	590-214-1475	johncornell@zerobyinterests.com
PATRICIA HARRIS	MRC	305-262-3763	PATTYKAK@GMAIL.COM
Jim Murley	MDC/MRC	786-719-9155	James.Murley@miamidade.gov
Merci L Rodriguez	MRC	786-365-2929	Mercil121@gmail.com

Miami River Commission Public Meeting

May 1, 2023 - Noon

Miami-Dade County Library, 101 W Flagler ST

Name	Organization	Telephone	Email
Morgan Sirlin	Adler Development	305-951-4842	msirlin@adlergroup.com
GUILLAUME VIDALLET	RDG	860 713 8516	GUILLAUME@
Nancy Jackson	MDL- OR	786-747-1977	RIVIERADININGROUP. COM
Carlos Diaz	GreenbergTraurig	305-579-0502	nancy.jackson@ miami-dade.gov
MARCO SANTORO	RMK MERRICK STEWES	561 774 0720	diazc@gtlaw.com
Robert D Taylor	Antelion Marine	305-333-6530	RDTaylor@Antelion. com
Ken Cathey	DERM.	305-372-6415	Ken.Cathey@miami dade.gov
Lidia Dinkova	The Red Wed	305-308-2425	Lidia Dinkova@ Gmail.com

This instrument is prepared by:
Ben Fernandez
Bercow Radell Fernandez Larkin +Tapanes, PLLC
200 South Biscayne Boulevard, Suite 300
Miami, FL 33131

Reserved for Recording

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Zoning or the executive officer of a successor department, or their designees or successors, shall execute a written instrument effectuating and acknowledging such modification, amendment, or release, at the direction of the City Commission subject to the City Attorney, or successor or designee, as to legal form.

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6. Election of Remedies. All rights, remedies, and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.

7. Severability. Invalidation of any one of these covenants by judgment of Court shall not affect any of the other provisions of this Covenant, which shall remain in full force and effect.

8. Recording. This Covenant shall be filed of record in the public records of Miami-Dade County, Florida at the cost of the Owner following the full approval of the Application and expiration of any appeal period. This Covenant shall become effective immediately upon recordation. Notwithstanding the previous sentence, if any appeal is filed, and the disposition of such appeal results in the denial of the Application, in its entirety, then this Covenant shall be null and void and of no further effect. Upon the disposition of an appeal that results in the denial of the Application, in its entirety, and upon written request, the Directors of the Planning and Zoning Departments, or their designees or successors, shall forthwith execute a written instrument, in recordable form, acknowledging that this Covenant is null and void and of no further effect, subject to the City Attorney, or successor or designee, as to legal form.

9. No Vested Rights. Nothing in this covenant shall be construed to create any vested rights whatsoever to the Owner, its successors and assigns.

[Signature Page(s) to Follow]

Signed, witnessed, executed and acknowledged this _____ day of _____, 2022.

Witnesses

Signature

Name

Signature

Name

Casa Neo’s Partners, LLC, a Florida limited liability company

By: _____

Name: _____

Title: _____

Address: 601 Brickell Key Drive
Suite 101
Miami, FL 33131

STATE OF FLORIDA)
)**SS**
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this ____ day of _____, 2022, by _____, of Casa Neo’s Partners, LLC, a Florida limited liability company, who is personally known to me or has produced _____ as identification.

(SEAL)

NOTARY SIGNATURE
Print, type, or stamp of Notary
Notary Public, State of Florida
My. Commission expires: _____

APPROVED:

By: _____
Daniel Goldberg, Director of Zoning

By: _____
_____, Director of Planning

APPROVED AS TO LEGAL FORM AND CORRECTNESS:

By: _____
Victoria Mendez, City Attorney



This instrument is prepared by:
Ben Fernandez
Bercow Radell Fernandez Larkin +Tapanes, PLLC
200 South Biscayne Boulevard, Suite 300
Miami, FL 33131

Reserved for Recording

DECLARATION OF RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENT that the undersigned Casa Neo’s Partners, LLC, a Florida limited liability company (“**Owner**”) hereby makes, declares and imposes on the land herein described, this Restrictive Covenant (the “**Covenant**”) running with title to the land contained herein, which shall be binding on Owner, all heirs, grantees, successors and assigns, personal representatives, mortgagees, lessees, and against all persons claiming by, through or under them.

WHEREAS, Owner is the fee simple title holder to certain property located at 40 SW North River Drive, located in Miami, Florida, more particularly described in **Exhibit “A”** (the “**Property**”) attached hereto and incorporated herein; and

WHEREAS the Owner seeks a Waiver application to permit the redevelopment of the Property with Residential, Commercial, Office, and other related uses at the Property (the “**Application**”); and

WHEREAS, the Owner voluntarily proffers this Covenant acknowledging and accepting the presence of the existing Working Waterfront 24-hour operations, as permitted, and providing for certain other improvements to the portion of the Property abutting the Miami River; and

NOW, THEREFORE, in consideration of the premises, agreements and covenants set forth hereinafter, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Owner, Owner hereby agrees as follows:

1. **Recitals.** The foregoing recitals are true and correct and are incorporated herein as if repeated at length.
2. **Restrictions.** Owner covenants the following:

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- a. The Owner shall construct a publicly accessible Riverwalk in accordance with the Miami River Greenway Action Plan and Miami 21 Code Waterfront Standards and as consistent with the Site Plan to allow outdoor seating requiring administrative approval by the City of Miami's Planning Department and the Office of Zoning. The minimum width of the publicly accessible Riverwalk's unobstructed circulation zone shall be eight (8) feet wide, while complying with pool safety codes as appropriate.
- b. The Owner shall comply with the applicable City of Miami Code noise regulations and will hire a professional sound engineer to design a system which minimizes unintended noise outside of the venue.
- c. Once the City of Miami provides a Riverwalk on the abutting property to the north, the Owner shall relocate the palm tree located at the northwest corner of the Property, as necessary, to allow the Riverwalk to connect onto City of Miami owned property.

3. Covenant Running with the Land. This Covenant on the part of the Owner shall constitute a covenant running with the land and shall be recorded by Owner within ten (10) days of acceptance by the City of Miami ("**City**"), at Owner's expense, in the Public Records of Miami-Dade County, Florida, and same shall remain in full force and effect and be binding upon the undersigned Owner, and its heirs, successors, and assigns until such time as the Covenant is terminated, modified, or released. These restrictions during their lifetime shall be for the benefit of, and be a limitation upon, all present and future owners of the subject Property and for the public welfare.

The provisions of this instrument shall become effective upon their recordation in the Public Records of Miami-Dade County, Florida, and shall continue in effect for a period of thirty (30) years after the date of such recordation, after which time they shall be extended automatically for successive periods of ten (10) years each, unless this Covenant, pursuant to Section 2 and Section 4 herein, is released in writing by the following: (i) then owners of the Property AND (ii) the City's Directors of the Department of Planning and the Department of Zoning subject to the approval of the City Attorney as to legal form, or their respective designees or successors.

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4. Modification, Amendment, Release. This Covenant may be modified, amended, or released as to the land herein described, or any portion thereof, by a written instrument executed by the then owner(s) of the fee simple title to the Property, or any portion thereof, provided that the same is reviewed by the Miami River Commission, Planning Director and Zoning Director for an advisory recommendation and approved by the City of Miami City Commission. Should this Declaration be so modified, amended, or released, the Directors of the Departments of Planning and Zoning or the executive officer of a successor department, or their designees or successors, shall execute a written instrument effectuating and acknowledging such modification, amendment, or release, at the direction of the City Commission subject to the City Attorney, or successor or designee, as to legal form.

5. Inspection and Enforcement. It is understood and agreed that any official inspector of the City may have the right at any time during the normal working hours of the City's inspector to enter upon the Property for the purpose of investigating the use of the Property, and for determining whether the conditions of this Declaration and the requirements of the City's building and zoning regulations are being complied with. Enforcement shall be by action against any parties or person violating or attempting to violate any covenant contained herein. This enforcement provision shall be in addition to any other remedies available at law or in equity or both.

6. Election of Remedies. All rights, remedies, and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.

7. Severability. Invalidation of any one of these covenants by judgment of Court shall not affect any of the other provisions of this Covenant, which shall remain in full force and effect.

8. Recording. This Covenant shall be filed of record in the public records of Miami-Dade County, Florida at the cost of the Owner following the full approval of the Application and expiration of any appeal period. This Covenant shall become effective immediately upon recordation. Notwithstanding the previous sentence, if any appeal is filed, and the disposition of such appeal results in the denial of the Application, in its entirety, then this Covenant shall be null and void and of no further effect. Upon the disposition of an appeal that results in the denial of the Application, in its entirety, and upon written request, the Directors of the Planning and Zoning Departments, or their designees or successors, shall forthwith execute a written instrument, in recordable form, acknowledging that this Covenant is null and void and

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of no further effect, subject to the City Attorney, or successor or designee, as to legal form.

9. No Vested Rights. Nothing in this covenant shall be construed to create any vested rights whatsoever to the Owner, its successors and assigns.

[Signature Page(s) to Follow]

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Signed, witnessed, executed and acknowledged this _____ day of 8/30/2023, 2023.

Witnesses

DocuSigned by:
Andreina Espina
B31BB946942C4AA...
Signature

Andreina Espina
Name

DocuSigned by:
Natalie Villadiego
B1ABF66FAE364EF...
Signature

Natalie Villadiego
Name

Casa Neo's Partners, LLC, a Florida limited liability company
By: [Signature]
E0FB08DD040B438...

Name: Gregory Galy

Title: CEO

Address: 601 Brickell Key Drive
Suite 101
Miami, FL 33131

STATE OF FLORIDA)
)SS
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this _____ day of 8/30/2023, 2023, by Gregory Galy, of Casa Neo's Partners, LLC, a Florida limited liability company, who is personally known to me or has produced _____ as identification.

(SEAL)

Betty Llerena
Commission # HH 221018
Notary Public - State of Florida
My Commission Expires Mar 05, 2026
Notary Stamp 2023/08/30 15:20:18 PST 1AC8ED7C3AC

[Signature]
Signed on 2023/08/30 15:20:18 -0500

NOTARY SIGNATURE
Print, type, or stamp of Notary
Notary Public, State of Florida
My. Commission expires: March 5, 2026

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APPROVED:

By: _____
Daniel S. Goldberg, Director of Zoning

By: _____
Lakisha Hull, Director of Planning

APPROVED AS TO LEGAL FORM AND CORRECTNESS:

By: _____
Victoria Mendez, City Attorney

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PLANT CITY

Type 1 DOT

5 X 50













500' RIVERDAY L'VEE RESTROOMS
MIAMI RIVERDAY 2024
SATURDAY, APRIL 6 - 1 PM - 6 PM
280 NW North River Dr. MIAMI, FL 33128

FEATURING FREE PERFORMING LIVE
THE MOTHER MOTHERSON
COAST

Sponsors: FIVE BANK, FTU, WALMART, LOWE'S, HOME DEPOT, HARDWARE, KROGER, WALGREENS, CVS, WALMART SUPERCENTERS, LOWE'S HOME DEPARTMENTS, HOME DEPOT HOME IMPROVEMENT CENTERS, HARDWARE STORES, KROGER FOOD STORES, WALGREENS PHARMACEUTICALS, CVS PHARMACEUTICALS, WALMART OPTICAL, LOWE'S OPTICAL, HOME DEPOT OPTICAL, HARDWARE OPTICAL

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OUT
(561) 340-3100











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NO TRESPASSING
FLORIDA DEPT. OF
TRANSPORTATION



M. BROTHERS
INCORPORATED
MIRAGE, FLORIDA

**Miami River Commission's
Urban Infill and Greenways Subcommittee
January 22, 2024**

Miami River Commission's (MRC) Urban Infill and Greenways Subcommittee Chairman Jim Murley convened a public meeting on January 22, 2024, 1407 NW 7 ST, at noon. The sign in sheet is attached.

I) Discuss Status of Public Miami River Greenway Connectors

- a. **Public Riverwalk Connection Between One Miami and Aston Martin Residences** – Carlos Diaz, Greenberg Traurig, Marsh Kriplen and Adrian Aranda, Makwork, presented the construction engineering documents for this section of the public Riverwalk which is currently finishing construction. On the eastern end there are 2 landscape areas with 12.5 feet of unobstructed "circulation zone" in between, and they will look into widening it to 15 feet as required by code. MRC Subcommittee Chairman Murley recommended enhanced signage as this location is the north shore trailhead for miles of the Miami River Greenway system.
- b. **Public Riverwalk Connection Between Casa Neo and City Owned Riverfront Site** – Guillaume Vidallet, Fabien Guandiola, Riviera Dining Group and Attorney Marc Sarnoff stated there 3 restaurants are nearing construction completion on North River Drive between the Flagler and 1 St Bridges. They presented plans for the desire to fund and construct a 5' wide public Riverwalk featuring a new needed seawall (estimated \$1,000,000) on City owned riverfront at 20 NW North River Drive located between their restaurants public Riverwalk and the Flagler Bridge, plus \$1,000 a month in rent to the City, in return for expanding the area for their restaurant tables and chairs onto the City property. Ms. Hannah Manzo, City of Miami Department of Real Estate and Asset Management, stated the City of Miami ordered an appraisal of the City owned site, which is required in order to determine the market rate prior to negotiations.

Attendees reviewed the City of Miami's awarded 2022 Grant Application to the Florida Inland Navigation District (FIND) titled "20 NW North River Drive Rip Rap and Boat Slip 40-B223800". The Phase I grant was awarded for design and engineering estimated to cost \$128,250 of which FIND awarded \$43,200 and the City match is \$85,050. After the design is permitted, the City may apply to FIND for 50% of the funding needed for construction. Attendees reviewed the City of Miami's Quarterly Status Report for this awarded grant which the City submitted to FIND indicating the awarded design is 0% complete. The City of Miami is yet to contract an engineering because the estimated design cost is now \$388,580, therefore the City needs to secure an additional \$206,330 in order to be able to hire an engineer.

- c. Public Riverwalk at Miami Circle and Public Riverwalk to the West -**
Carlos Diaz, Greenberg Traurig, stated he would like to present an update re the future public Riverwalk plans by the Related Group developments on the Miami River's south shore west of the Brickell Bridge to the MRC's subcommittee in May and the full MRC in June.
- d. Public Riverwalk Beneath I-95 North Shore and Dream Hotel**
Alex Mantecon, Riverside Wharf, stated they have commenced construction of their new seawall which will be connected to the public Riverwalk at the future Dream Hotel located on the Miami River's North shore just west of I-95. Attendees noted the need for the adjacent FDOT owned existing section of the public Riverwalk beneath I-95 is not consistent with the City Code's design standards and guidelines for the public Riverwalk, and should be brought into compliance with code.
- e. Connecting 2 Adjacent Existing Public Riverwalks on the Miami River's South Shore Beneath the 2 Ave Bridge and Latitude on the River**
MRC Director Bibeau reported the Army Corps of Engineers denied Latitude on the River's application to construct a small bridge structure to connect the 2 existing sections of the public riverwalk, because surprisingly the public Riverwalk beneath the 2 Ave Bridge is located in the Federal Navigable Channel. MRC Subcommittee Chairman Murley and Director Bibeau have a meeting scheduled with the Army Corps of Engineers, and this item will be placed on the MRC's 2/5 public meeting agenda for discussion.

II) Discuss Ft Dallas Park / Flagler's Workers House

Ms. Hannah Manzo, City of Miami Department of Real Estate and Asset Management(DREAM), stated the City of Miami's Parks Department manages this location, not DREAM.

MRC Members Megan Kelly, Jim Murley, and MRC Director Brett Bibeau recalled the MRC's numerous respectful recommendations for the City of Miami to please restore the historically designated Flagler Workers House, improve and reopen the 90% closed Fort Dallas Park.

The adjacent Hyatt redevelopment approval at City Commission included the developers providing \$1,000,000 to Fort Dallas Park upon issuance of a building permit, which is estimated in a couple years.

MRC Director Bibeau stated he emailed the Office of this district's new City Commissioner Pardo, asking to schedule a site visit in Fort Dallas Park.

III) Discuss Status of Public Paid Parking in the Lummus Park Area

MRC Director Bibeau stated the County recently indicated they are currently working on removing the fence and reopening the public paid parking lot before the free 25th Annual Miami Riverday on April 6, 2024.

IV) New Business

The public meeting adjourned.

Miami River Commission Urban Infill and Greenways Subcommittee

Public Meeting

January 22, 2024 - 1 PM

1407 NW 7 ST, Arts and Crafts Boardroom (facing Miami River)

Name	Organization	Telephone	Email
Marc Samoff	Attorney	786-303-5966	MARC.Samoff@island.com
Fabien Gardiola	Casa Meas	646-334-5541	fabien@island.com
Alex Mantecón	Riverside Wharf	305-984-4861	alex@riviera.com
Frankie Ruiz	Riverside Wharf	305/431-8145	frankie@breakwaterhq.com
Jim Murtagh	MIDE/DOOR	786-719-9155	James.Murtagh@mandatag.com
Hannah Mantó	City of Miami	305 -416-1471	hmanzo@miamigov.com
Carlos Diaz	Greenberg Traurig	305-579-0502	diazc@gtlaw.com
MARSH KRIPLEN	MAKwork	305.322.2896	Marsha@MAKwork.com
ADELAN ARANDA	MAKwork	786.387.8923	adnan@makwork.com
Brett Bibeau	MRC	305 644 0544	brettbibeau@miamirivercommission.org
MEGAN Kelly	MRC		
GUILLAUME VIDALLET	RDG	860 713 8516	GUILLAUME@RIVIERADININGGROUP.COM



Florida Department of
TRANSPORTATION

SR 7/NW 8 Avenue/NW 7 Avenue
From north of NW 3 Street to NW 8 Street
FIN: 445999-1-52-01

WELCOME!

**State Road (SR) 7/NW 8 Avenue/NW 7 Avenue
From north of NW 3 Street to NW 8 Street
Design Roadway Project**



Meeting Agenda

- Project Team
- Project Location
- Scope of Work
- Schedule and Cost
- Questions



Project Team

FDOT
Project Manager

Patricia Quintela, P.E.

Project Engineer

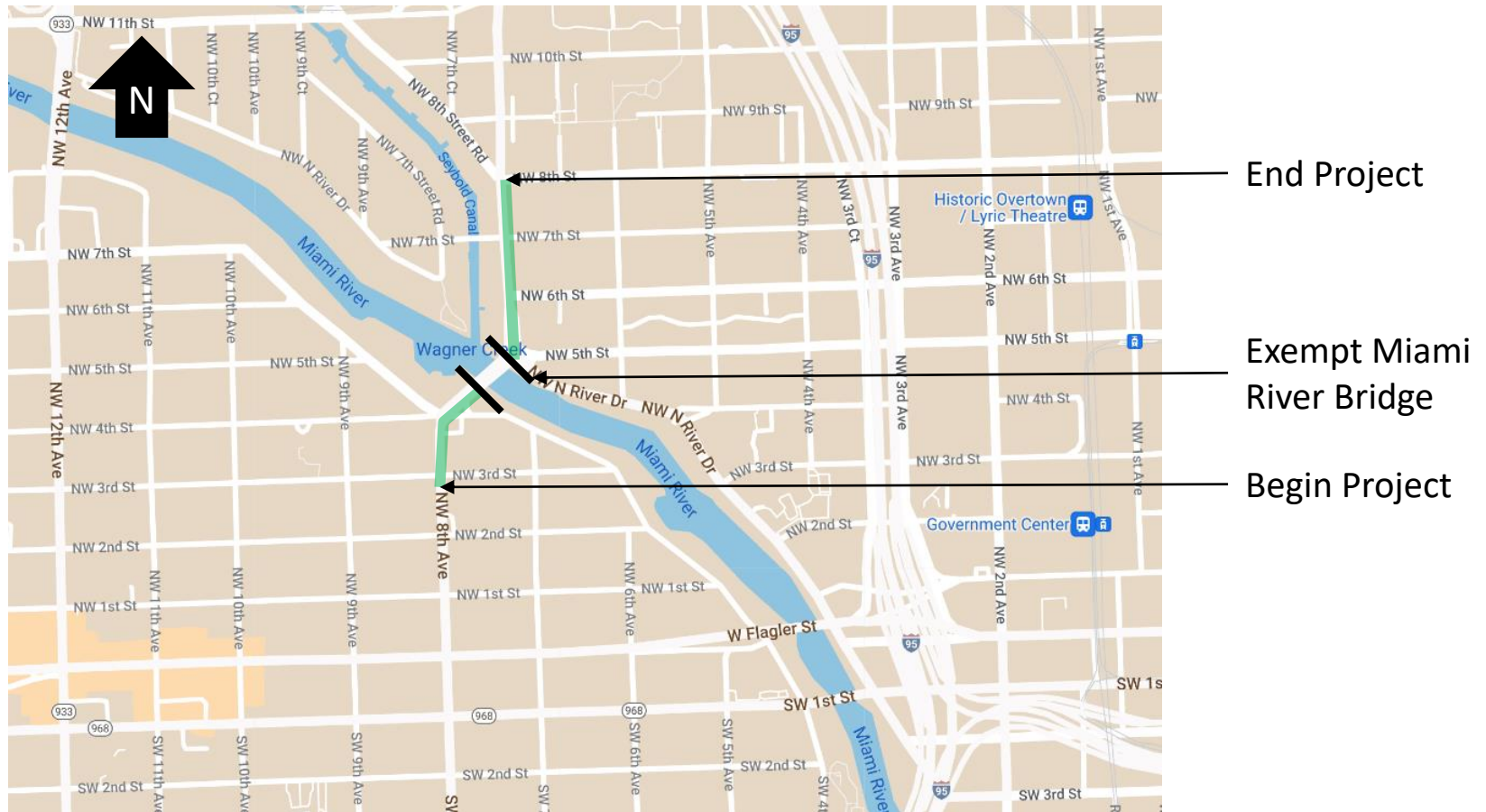
Jorge Pena, P.E.

Community
Outreach Specialist

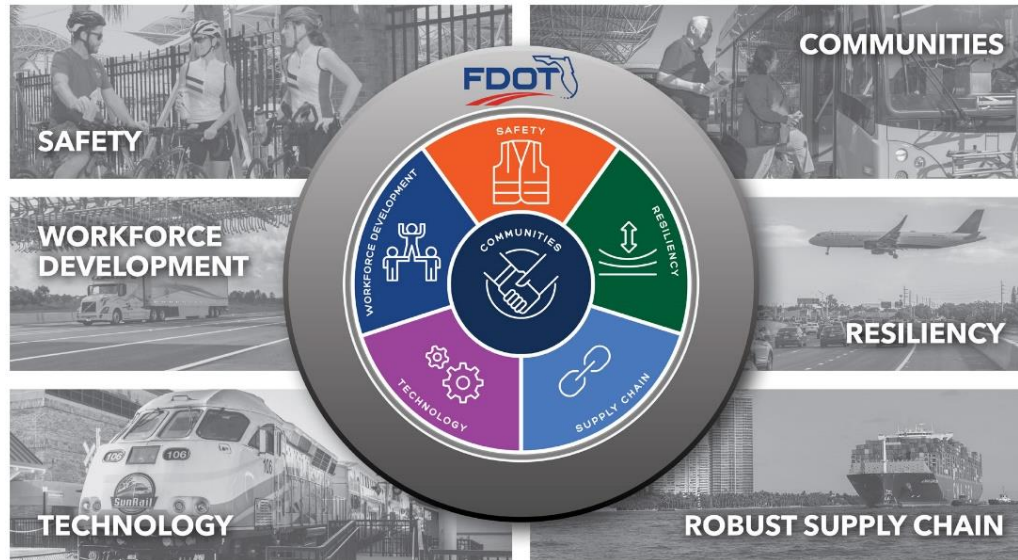
Rodolfo Roman



Project Location Map



Project Benefits



Safety

- Replace damaged sidewalks, close abandoned driveways, upgrade pedestrian curb ramps, and upgrade traffic signs

Resiliency

- Repave and restripe the road

Communities

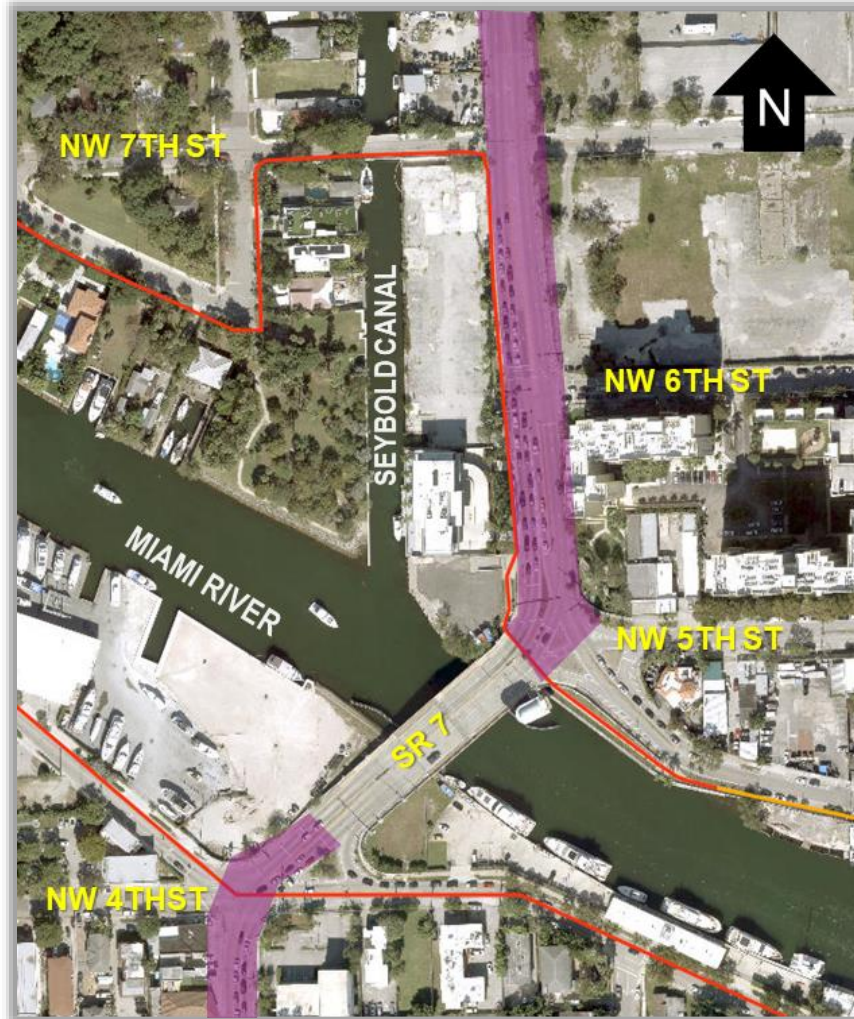
- Worked with the Miami River Commission to maintain the existing Mesa Beige colored sidewalk

Technology

- Upgrade signal features



Miami River Greenway

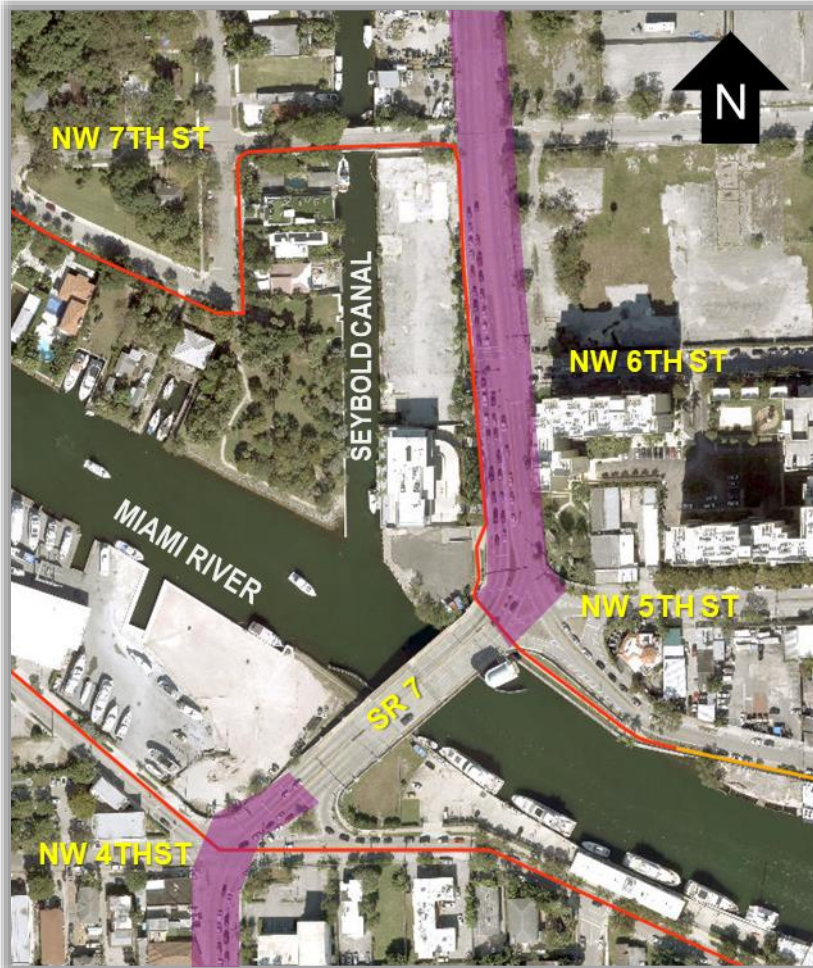


Legend

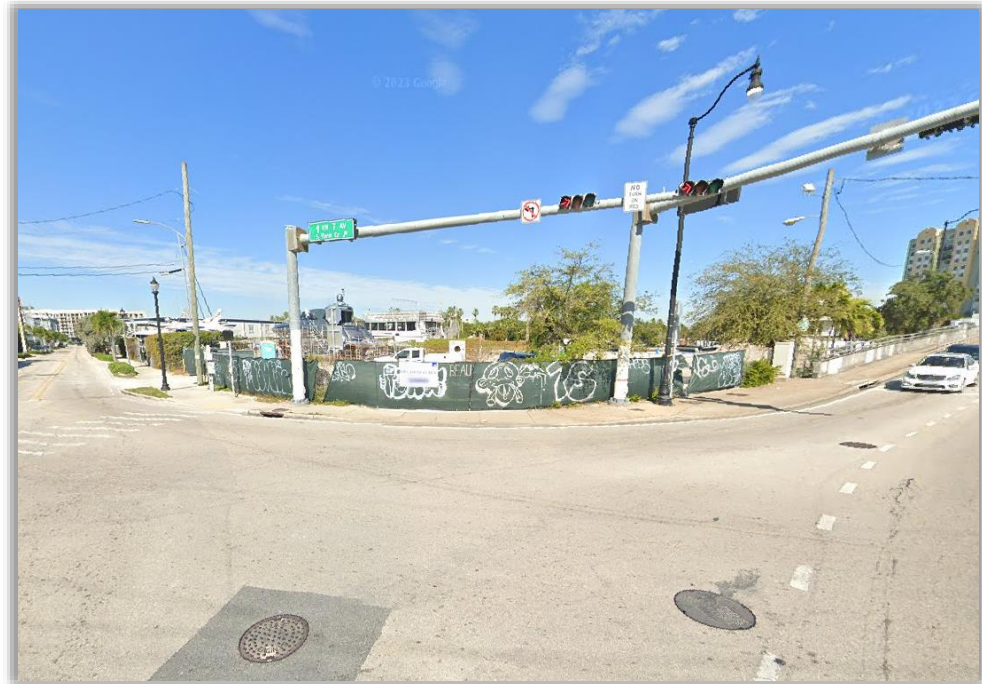
-  Miami River Greenway
-  SR 7 – Resurfacing Project



Miami River Greenway

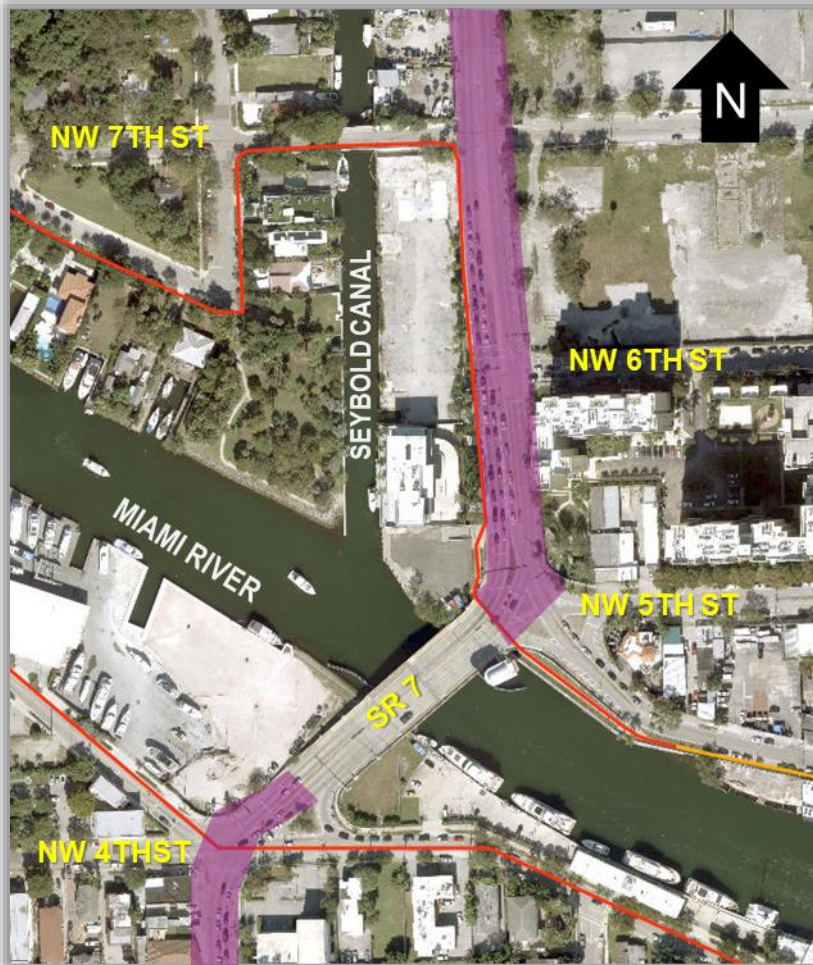


First Location (NW 4 Street - NW Corner)





Miami River Greenway

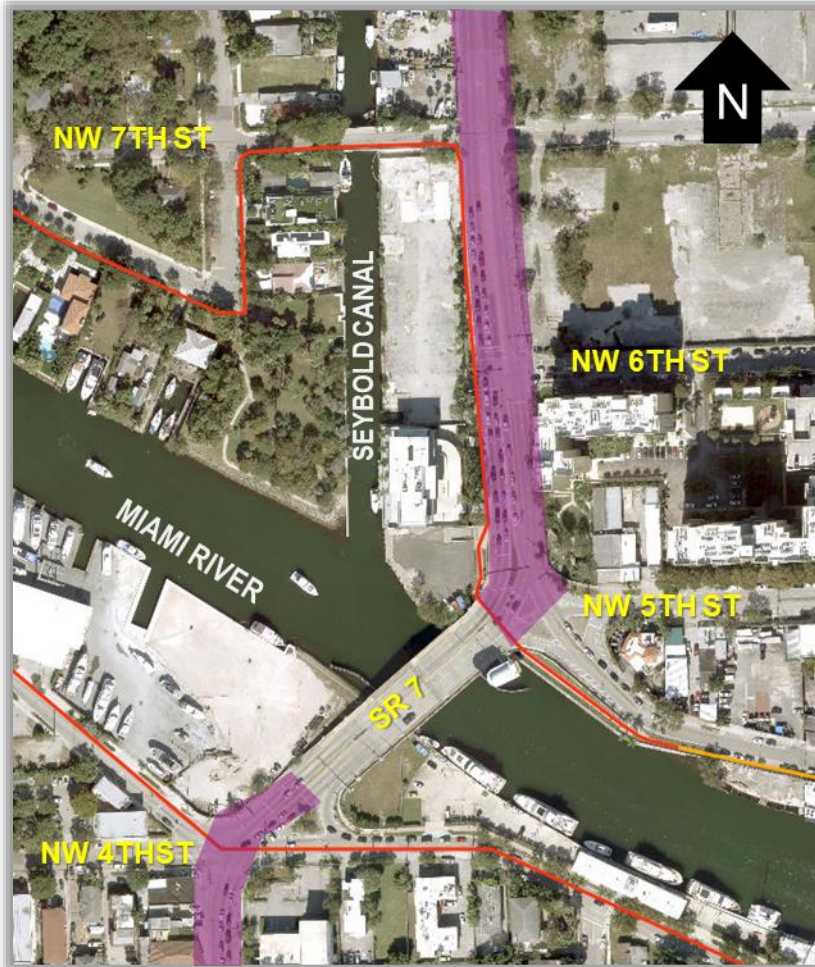


Second Location (NW 6 Street)

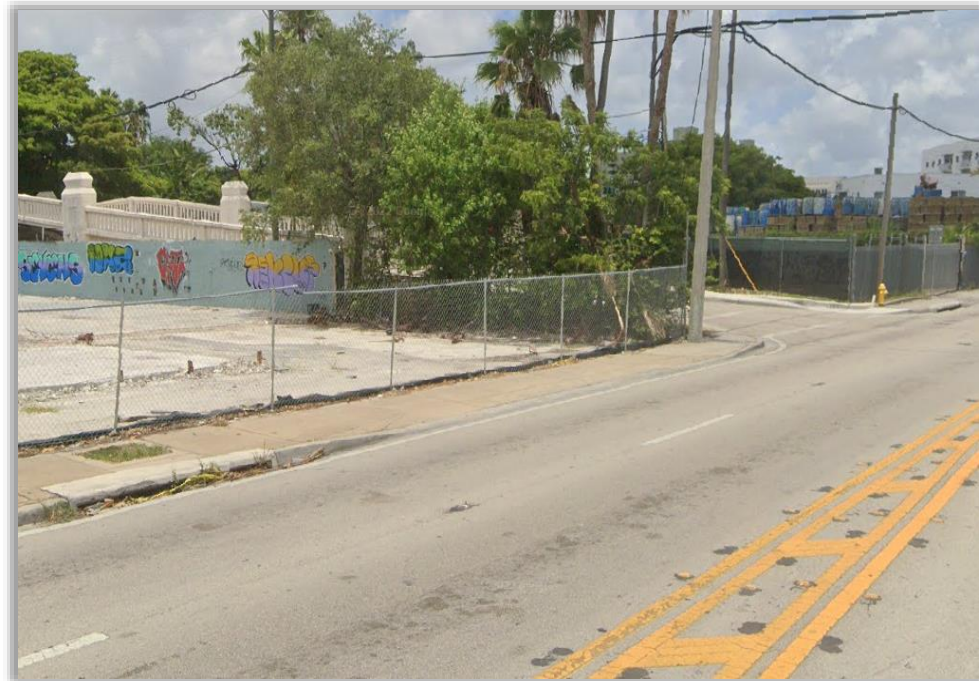




Miami River Greenway

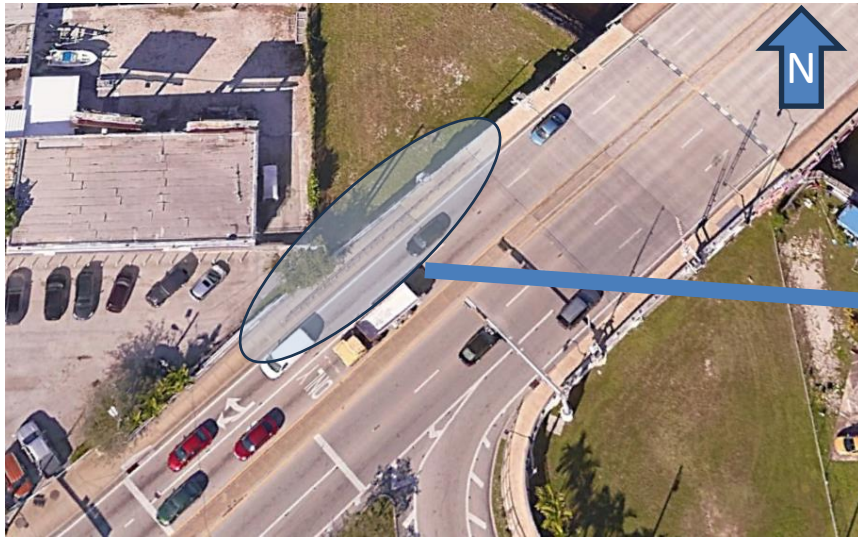


Third Location (NW 7 Street)





Pedestrian Handrail – SW Corner of 5th Street Bridge





Project Schedule and Cost

Milestone	Date
Production	9/2024
Letting Date	2/2025
Construction preliminary start date	fall 2025*
Construction preliminary duration	eight months*
Construction preliminary end date	spring 2026*
Preliminary construction cost	\$1.43 million*



The project is currently in 100% design phase.

*Schedule and cost subject to change



What to Expect During Construction

Construction activities will be completed in phases to minimize impacts to the public.

Maintenance of Traffic (MOT):



- Lane closures shall occur only during non-peak hours on non-event days
- At least one travel lane will remain open
- Vehicular and pedestrian detours will be provided
- Pedestrian detour will be provided while work takes place on the Miami River Greenway sidewalk

Non-peak hours are:

- 9:00 a.m. to 3:30 p.m. weekdays and weekends
- 9:00 p.m. to 5:30 a.m. (Sunday to Thursday nights)*
- 11:00 p.m. to 7:00 a.m. (Friday and Saturday nights)*

*Night work is limited to repaving and restriping operations.



What to Expect During Construction



Speed:

Existing 30 miles per hour (MPH) limit will remain



Dust:

The contractor will be required to water and sweep in order to minimize construction-related dust



Noise:

Some noise should be expected during allowable construction time



Access:

Access to businesses and residences will be maintained



Florida Department of
TRANSPORTATION

SR 7/NW 8 Avenue/NW 7 Avenue
From north of NW 3 Street to NW 8 Street
FIN: 445999-1-52-01

Project Contacts

FDOT Project Manager

Patricia Quintela, P.E.

305.640.7390

Patricia.Quintela@dot.state.fl.us

Community Outreach Specialist

Rodolfo Roman

305.470.5477

Rodolfo.Roman@dot.state.fl.us



Florida Department of
TRANSPORTATION

SR 7/NW 8 Avenue/NW 7 Avenue
From north of NW 3 Street to NW 8 Street
FIN: 445999-1-52-01

Questions?



To Whom It May Concern:

We are pleased to support the Special Category grant submitted by the Archaeological and Historical Conservancy for developing a plan and designs for the proposed Tequesta Trail.

We believe that an interpretative trail highlighting Miami's unique prehistory will become a focal point for visitors and tourists. The Miami Circle, a National Landmark, highlights Miami's archaeological heritage, and creating the Tequesta Trail will place a spotlight on Miami's cultural history.

The Miami River Commission will be an important part of the planning and review process since much of the Trail will follow the Riverwalk.

Thank you for your consideration for this important Florida project.

Sincerely,

**Miami River Commission's
Urban Infill and Greenways Subcommittee
April 23, 2024**

Miami River Commission's (MRC) Urban Infill and Greenways Subcommittee Chairman Jim Murley convened a public meeting on April 23, 2024, 1407 NW 7 ST, at noon. The sign in sheet is attached.

- I) Florida Department of Transportation (FDOT) District Six is performing a feasibility study that evaluates a proposed non-motorized shared-use path in Little Havana on the south side of SW 6th Street. The proposed route is 2.5 miles from State Road 9/SW 27th Avenue, at the Miami Dade College's Eduardo J. Padron campus, to SW 1st Court, where it will utilize the access area beneath the SW 2nd Avenue bridge to connect with the Miami River Greenway.**

Shereen Yee Fong and Rodolfo Roman, FDOT, Edward Aparicio, Gannett Fleming, Spencer Maddox, Kittelson and Associates, and Matt Hege, MHCP Colab, presented a "draft" PowerPoint. The next step is a traffic study which will take 4-5 months.

- II) Florida Department of Transportation Funded Plans to Improve NW 7 / NW 8 Ave from NW 3 ST to NW 8 ST**

Patricia Quintela and Tish Burger, FDOT, Alfredo Cely and Jorge Pena, ALFKA, LLC, distributed and presented a detailed PowerPoint "State Road 7 / NW 8 Avenue / NW 7 Avenue From north of NW 3 ST to NW 8 ST Design Roadway Project". The project will "replace damages sidewalks, close abandoned driveways, upgrade pedestrian curb ramps, upgrade traffic signs repave and restripe the road". The reconstructed on-road Miami River Greenway will maintain its current and designed "mesa beige" color. The project will be presented at the MRC's next full public board meeting on May 6, noon, downtown library auditorium, 101 W Flagler.

- III) Informational Presentation Regarding "Kind Designs", 3007 NW South River Drive**

Anya Freeman and Charlotte Hoffman distributed and presented information regarding "Living Seawalls" constructed by "Kind Designs" stating in part, "Our code-compliant, Sd-printed Living Seawalls are structurally identical to traditional seawall panels, but also function as artificial reefs! 3D printing technology allows for greater design freedom and faster production than traditional construction." Ms. Freeman stated at their new Miami River location they have 2 arms which are the world's fastest and highest resolution

concrete 3D printers. Ms. Freeman stated their 1st Living Seawall was installed along 100 linear feet of a private residence in Miami Beach, and they are currently working on a 1,500 linear foot "Living Seawall" at the "Jockey Club", 1111 Brickell Ave. MS Freeman stated she would like to make an informational presentation about this new Miami River business at the MRC's next full public board meeting on May 6, noon, downtown library auditorium, 101 W Flagler.

IV) Update Discussion Item on US Army Corps of Engineers Miami Dade County Back Bay Coastal Storm Risk Management Feasibility Study

Chairman Murley presented an update regarding the US Army Corps of Engineers Miami Dade County Back Bay Coastal Storm Risk Management Feasibility Study. The updated Study will be provided to the MRC, and discussed at the MRC's next full public board meeting on May 6, noon, downtown library auditorium, 101 W Flagler. Then per the current process the MRC will submit a letter within the 30-day allowable window for public comments.

V) New Business

The public meeting adjourned.

Miami River Commission Urban Infill and Greenways Subcommittee

Public Meeting

April 23, 2024 – Noon

1407 NW 7 ST, Arts and Crafts Boardroom (facing Miami River)

Name	Organization	Telephone	Email
Edward Aparicio	Gannett Fleming	240-620-6876	Eaparicio@gfnet.com
Spencer Maddox	Kittelson + Associates	404-576-6071	Smaddox@Kittelson.com
Shereen Yee Fong	FDOT District 6	305 470 5393	shereen.yee.fong@dot.state.fl.us
Jorge Peña	ALFKA LLC	305-707-7581	jpena@alfka.com
ALFREDO CELY	ALFKA	813-638-6650	ALFREDO@ALFKA.com
Brett Bibeau	MRC	305 644 0544	brettbibeau@miamirivercommission.org
James Murley	MDC/oor	James.Murley@miamidade.gov	
Megan Kelly	MRC		megankelly065@gmail
Patricia Quintela	FDOT		patricia.quintela@dot.state.fl.us
Rodolfo Romo	FDOT / MRC		Rodolfo.Romo@dot.state.fl.us

Miami River Commission Urban Infill and Greenways Subcommittee

Public Meeting

April 23, 2024 – Noon

1407 NW 7 ST, Arts and Crafts Boardroom (facing Miami River)

Name	Organization	Telephone	Email
Matt Agee	MART COLLAB	305 801 4729	matt@mtcpcolab.com
Tish Burgher	FDOT	305.470.5277	tish.burgher@dot.state.fl.us
Anya Freeman	Kind Designs	305-851-1133	anyad@kinddesigns.com
Charlotte Hoffman	- 11 -	- 11 -	charlotte@ - 11 -



Kind Designs

Living Seawalls

“Kind Designs is helping to combat climate change one 3D-printed seawall at a time.” - NBC

What makes Living Seawalls™ different?

Living Seawalls™ combine the structural integrity of traditional seawall panels with the ecological benefits of artificial reefs. Utilizing advanced 3D printing technology allows for greater design freedom and faster production compared to conventional construction methods.

Living Seawalls™ replicate the shapes, textures and wave-attenuating functions of natural mangrove root systems. This specialized design establishes ideal habitats optimized to support coastal biodiversity in South Florida, while protecting your property!



MATERIALS

Non-toxic & pH balanced
5,000 psi concrete



INSTALLATION

Piles or tie-back
Done by **any marine contractor** -
NO special equipment or “know-how” necessary



DESIGN

All panels are made to order and can be delivered within 14 days of printing .



REINFORCEMENT

Rebar (steel or fiberglass)
Reinforcement can be customized to slabs specified in already permitted projects



ENVIRONMENTAL BENEFITS

Dual function as an artificial reef
Non-toxic materials
Dissipate wave energy



PERMITTING

Living Seawalls™ can be specified during the design phase or seamlessly plugged into any already-permitted concrete seawall project.

CONSTRUCTION PROCESS

1 Initiation Project Assessment

KIND will review permitted plans and customize slabs to meet specs.

2 Delivery & Installation Coordination

Set delivery date

Transportation

Pickup by barge at our Miami River warehouse
Truck delivery

Installation

Installed by marine contractor

3 Production Printing

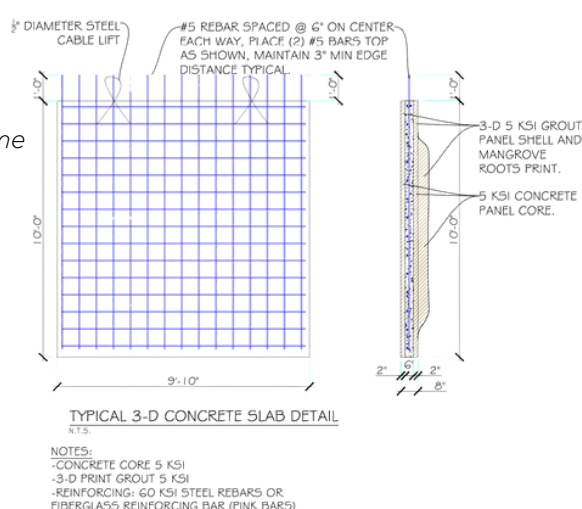
Print hollow mortar with horizontal rebar. *24hr cure time*

Rebar

Build vertical component of rebar cage

Filling

Fill hollow shell with concrete (*at warehouse or onsite*)



MEET THE TEAM



We're a Miami-based team of passionate ocean enthusiast - divers, surfers, environmental scientists & sailors - looking to disrupt the marine construction industry with affordable, environmentally-friendly technology.

Our brand-new state-of-the-art facility is on the Miami River.

COME VISIT! 

3007 NW S River Dr
Miami, FL 33142

 (305) 423-9324

 hello@kinddesigns.com

 @kinddesignsofficial

 www.kinddesigns.com



KIND DESIGNS
Technical Specifications
for Living Seawalls™



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I. About Kind Designs

Kind Designs is a Miami-based Climate-Tech startup 3D-Printing Living Seawalls™. Living Seawalls™ fortify coastal areas from flooding and storm surges, while fostering marine biodiversity and collecting essential water quality data.

Concrete seawall panels are traditionally made using molds and are primarily flat. Living Seawalls™ are made using 3D-Printing technology, which enables Kind Designs to incorporate micro textures and macro designs to transform the structural panel into an artificial reef. The wet face biomimicry design offers shelter 60% more surface area than a traditional seawall, encouraging colonization of marine life. The Living Seawalls™ design enhances biodiversity while also mitigating the impact of waves and tides, supporting a healthier and more secure coastal environment.

Kind Designs commitment to positive impact to its coastal community drives the creation of Living Seawalls™, which serve as a harmonious fusion of technology, design, and environmental stewardship in our precious coastal cities.



Figure 1A: Conventional flat, precast concrete seawall panel

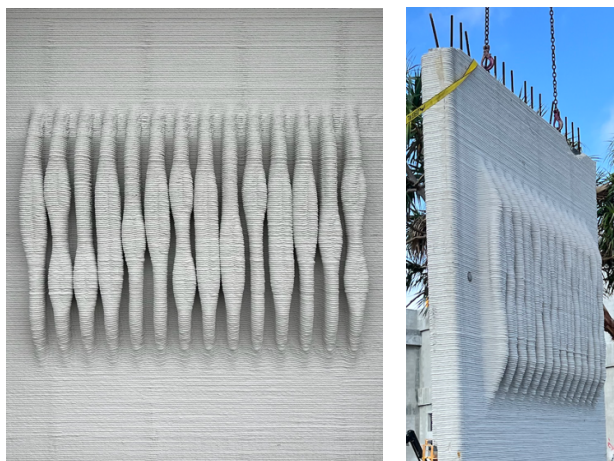


Figure 1B & 1C: Kind Designs 3D-Printed seawall panel

II. 3D Printing Methodology

Kind Designs' Living Seawalls™ are structurally identical to conventional cast-in-place or precast concrete systems that have been used historically. Our panels are designed to be “plug & play” into existing seawall projects. With 3D printing technology we can customize our panels to meet exact specifications of already permitted seawall projects.

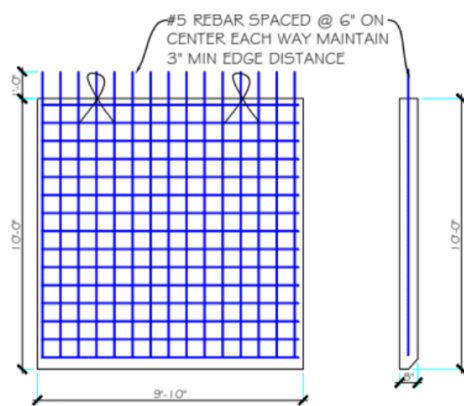


Figure 2A: Engineering plans for 6431 Pine Tree Drive Circle, Miami Beach, FL 33143

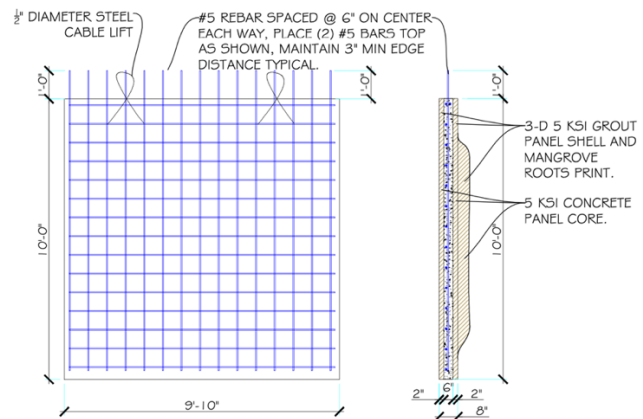


Figure 2B: Kind Designs 3D-printed seawall panel shop drawing made to exact specifications detailed in plans for 6431 Pine Tree Drive Circle, Miami Beach, FL 33143



Figure 2C: 3D-printed component with fiberglass reinforcement



Figure 2D: 3D-printed component filled with interior core concrete fill and wire lifting hooks

III. CyBe Materials

a. CyBe Overview and Material Specifications¹

Kind Designs partnered up with Cybe Construction to manufacture its 3D-Printers. CyBe Construction is an award-winning tech company, established in the Netherlands in 2013. CyBe provides hardware, software, and material to simplify the complex building processes, and guides the industry through education, certification, and business development of 3D-Printing houses. Kind Designs has an exclusivity agreement with Cybe to apply their technology to 3D-Printing seawalls.

Cybe Construction produces CyBe Mortar, which is used for architectural, structural, industrial, and design projects regarding 3D concrete printing applications. It is a high-performance, single purpose material, and durable in all environments. Additionally, it is **non-metallic, and contains trace amounts of chloride and sulphate**. The material was specifically designed for 3DCP, together with their partner Korodur.

The use of CyBe Mortar with their 3D concrete print technology produces high durability objects where low shrinkage is desired. Their material sets rapidly allowing a fast and efficient printing process, a reduction of costs, and sustainable results.

Table 1: Mortar Technical Specifications³

Type of Test	Result	Optimal Range	Testing Standard
Grain Size	0-3mm	0-5mm	DIN/BS EN 933-1
Layer Thickness <i>*Changes based on nozzle</i>	.5in h x 1.5-2in w		
Setting Time	Initial set approx. 3 min Final set approx. 5 min		DIN/BS EN 196-3
Load Bearing	After 60 min		
Compressive Strength (f_{ck})	After 5h: approx. 20 N/mm ² (approx. 2901 psi) After 1d: approx. 25 N/mm ² (approx. 3626 psi) After 7d: approx. 30 N/mm ² (approx. 4351 psi) After 28d:	after 28d: approx. 34 N/mm ² approx. 5,000psi	DIN/BS EN 12390-13 DIN/BS EN 1015-11 DIN/BS EN 12504-1



	approx. 40 N/mm ² (approx. 5802 psi)		
Tensile Bond Strength (f_{ctm}) <i>*Parallel to layer: //</i> <i>*Perpendicular to layer: ⊥</i>	After 1d: // approx. 2.4 N/mm ² approx. 348 psi ⊥ approx. 2.4 N/mm ² approx. 348 psi After 28d: // approx. 4 N/mm ² approx. 580 psi ⊥ approx. 2.4 N/mm ² approx. 580 psi	After 28d: approx. 3.4 N/mm ² approx. 500 psi	DIN/NEN EN 1542 CUR Aanbeveling 20
Flexural strength (psi) <i>*Identical in different orientations perpendicular and parallel to layer</i>	After 5h: approx. 4 N/mm ² approx. 580 psi After 1d: approx. 4 N/mm ² approx. 580 psi After 7d: approx. 5 N/mm ² approx. 725 psi After 28d: approx. 6 N/mm ² approx. 870 psi	After 28d: approx. 6 N/mm ² approx. 870 psi	DIN/BS EN 1015-11 DIN/BS EN 13892-2
Density (ρ)	Hardened: approx. 2100-2200 kg/m ³ approx. 137 lbs/ft ³	approx. 2070kg/m ³ approx. 137 lbs/ft ³	DIN/EN 12390-13 DIN/EN 12390-7 DIN/BS EN 12504-1
Flow	approx. 160mm approx. 6.3in	Variable by mixing method or design	ASTM C1437-01
Air void content	approx. 5.3 Vol.-%		DIN/BS EN 1015-7; Method A
Static stabilized secant E-modules (E_{cm})	approx. 26.000-28.000 N/mm ²	Variable based on material	DIN/EN 12390-13; Method B DIN/EN 13412
Thermal resistance <i>*At mean temperature 35 °C</i>	0,054 (m ² *K)/W	Variable based on material	ASTM C177:10
Thermal conductivity (λ) <i>*At various temperatures, based on corresponding standard</i>	0,781 ⁽¹⁾ -0,979 ⁽²⁾ W/(m.K) <i>⁽¹⁾ Performed on 3D printed specimen</i> <i>⁽²⁾ Performed on densified lab specimen</i>	Variable based on material	DIN 52612
Specific heat capacity (c)	1.10 J/(g*K) 3 0.06	Variable based on material	Determined with Macro-DSC
Thermal expansion coefficient (α_m)	15,0 * 10 ⁻⁶ /K	Variable based on material	DIN EN 1770
Depth of water penetration	approx. 23 mm (approx. 1 in)	Variable based on material	DIN EN 12390-8
pH value	12	Variable based on material	
Sulfate resistance <i>According to W. Wittekindt</i>	Requirement fulfilled; <i>high chemical resistance</i>	Variable based on material	According to W. Wittekindt From: ZKG, Zement, Kalk, Gips - 1960
Fire classification	Class A1: non-combustible		DIN EN 13501-1; acc.to EN ISO 1182 and EN ISO 1716

* See Appendix A for definition of testing standards and their ASTM equivalent, if applicable



b. Cement in CyBe mortar¹

Cybe Mortar uses Belite Calcium sulfoaluminate (B-CSA) instead of calcium aluminate cement (CAC). B-CSA cements operate on a totally different chemistry than CAC. In the B-CSA system, the aluminum is present as a calcium sulfoaluminate C4A3S, which hydrates into ettringite first (for rapid strength gain). The rest of the cement is mostly composed of belite, the same major phase that is found in Portland cement. B-CSA cements DO NOT undergo strength regression.

Comparison with Type II Portland Cement (most used in seawall construction):

i. Early Strength:

C3S, or “alite” is the compound responsible for early strength development in Type II Portland. C3S contributes strength in the first 1-3 days. In B-CSA cement the C3S is replaced by C4A3S, which hydrates much faster, developing strength in 1-3 hours.

ii. Long Term Strength:

C2S, or “belite” is the compound responsible for long-term strength gain in Portland cement. It hydrates slowly, developing strength from about 7 days, continuing for long periods of time, up to many years.

That is why some portland cements are very high in C2S, it is made for large structures and mass pours like dams, developing strength (and generating heat) slowly. B-CSA cement has an even higher C2S content than most portland cements, meaning it has the highest potential of long-term strength gaining ability.

iii. Sulfate Resistance:

C3A is the compound in portland cement that reacts with sulfates in water and soil, causing late age expansion that can damage the concrete. To limit this damage, special sulfate resistant Portland cements are limited to a maximum of 5% C3A. B-CSA cement has zero detectable C3A, giving it absolute sulfate resistance.

c. Aggregates¹

The sieve analysis determines the gradation and uniformity of particle sizes, which are critical factors in determining the workability and strength of concrete.

Well-graded aggregates lead to higher packing density in cementitious mixes. When particles of various sizes are present, they can fill the voids between each other more effectively, resulting in a denser and more cohesive mixture. Properly graded aggregates help minimize the risk of segregation and bleeding in cement, which can compromise the quality and durability of the product. Proper distribution of particle sizes contributes to the overall strength and durability of the product. A well-graded aggregate ensures a more homogenous mix, reducing the likelihood of weak zones or areas of poor interlocking between particles.

Table 2a: Sieve Analysis of Aggregate Distribution in Mortar - Sand¹

Bagging line	Amount (%)	Amount (g)
Quarz 0-0.2 mm	16.57	331.40
Quarz 0.1-0.5 mm	20.82	416.40
Quarz 0.5-1.0 mm	46.06	921.20
Quarz 1-3 mm	16.55	331.00
Amount of powder (g)		2,000.0

Table 2b: Sieve Analysis of Aggregate Distribution in Mortar - Powder¹

Mesh size (mm)	Mass retained (g)	Mass retained (%)	Cum. Mass retained (%)
<0.09	4.45	0.22	0.22
<0.25	345.50	17.28	17.50
<0.50	391.00	195.5	37.05
<0.63	120.50	6.03	43.07
<1.00	616.00	30.80	73.87
<20.0	274.65	13.73	87.61
<3.15	245.00	12.5	99.86
>3.15	29.0	0.15	100.00

d. CyBe Sustainability Statement

Table 3: CyBe Mortar Statement/Sustainability¹

Product Description	CyBe Mortar is a ready to use, cementitious dry mortar on the basis of a high-performance fast setting cement for printing processes.
Production Facility	KORODUR Werk Bochum-Wattenscheid 44866 Bochum
Recycled Content	Recycled Content Post Consumer: 0% Recycled Content Pre-Consumer: >12%
Origin of Resources	Average transport distance of primary resources 70% < 100 km 20% not specified
Carbon Footprint	Approx. 32 % lower in comparison to Portland Cement
EPD	Modified mineral mortars, group 1 EPD-FEI-20160017-IBG1-EN ** "Declaration of Conformity for Products with Model EPD" attached
Emission of VOC	Volatile Organic Content < 1 %

e. Producer of CyBe Mortar²

²Korodur International is the manufacturer of CyBe Mortar. Since 1936 KORODUR has been a specialist in the production of mineral hard aggregates for cementitious heavy-duty industrial floors. On international scale, more than 750 million square meters of KORODUR industrial floors have been installed.

KORODUR is known not only thanks to its high-quality industrial floors, but also specializes in:

- MICROTOP® - shotcrete mortar for drinking water reservoirs
- 3D Concrete Printing



Manufacturer's Statement – CyBe Mortar

As of 02/2024

CyBe Mortar is a high-performance material used for 3D concrete printing and is durable in all environments. It is only to be used with a 3D concrete printer to produce objects with high durability and low shrinkage.

CyBe Mortar is a fast setting material. It sets in 3 minutes and achieves structural strength in 1 hour.

We hereby confirm:

CyBe Mortar is suitable for use underwater.

Contact with water has no effect on objects produced using CyBe Mortar.

CyBe Mortar does not contain any metallic elements, chlorides or sulfates.

A change in pH, if present at all, is to be evaluated like in normal concrete.

KORODUR International GmbH

Frank Sander
Technical Director

Image 2: Korodur International Sustainability Statement²



IV. Reinforcement

We can fabricate our panels with any type of reinforcement bar (rebar) per customer request or as required to meet project specifications.

Steel #5 Rebar

- Grade: 60 ksi
- Follows ASTM A615/A615M-22 standard

Table 4: A615 SCH40 Mechanical Information³

	Strength (psi)
Ultimate Tensile Strength	90,000
Yield Tensile Strength	60,000

** See Appendix A for definition of testing standards*

FIBERGLAS™ Rebar

Table 5: Physical & Mechanical Properties⁴

NOMINAL DIAMETER			NOMINAL CROSS SECTIONAL AREA		UNIT WEIGHT/LENGTH		GUARANTEED ULTIMATE TENSILE FORCE		GUARANTEED ULTIMATE TENSILE STRENGTH		ULTIMATE TENSILE STRAIN	MEAN TENSILE MODULUS OF ELASTICITY	
Bar Size	in	mm	in ²	mm ²	lb/ft	kg/m	kip	kN	ksi	MPa	%	Msi	GPa
#2	0.25	6	0.05	32	0.05	0.07	6.76	30.08	138.0	951	2.03%	6.80	46.88
#3	0.375	10	0.11	71	0.11	0.16	15.07	67.03	137.0	945	2.01%	6.80	46.88
#4	0.500	13	0.20	129	0.18	0.27	26.90	119.66	134.5	927	1.98%	6.80	46.88
#5	0.625	16	0.31	199	0.32	0.47	40.30	179.26	130.0	896	1.91%	6.80	46.88

MEAN TRANSVERSE SHEAR STRENGTH		BOND STRENGTH		FIBER MASS CONTENT	MOISTURE ABSORPTION IN 24 H AT 50°C (122°F)	MOISTURE ABSORPTION TO SATURATION AT 50°C (122°F)	MEAN GLASS TRANSITION TEMPERATURE (DSC)	
ksi	MPa	psi	MPa	%	%	%	°F	°C
≥19	≥131	≥1100	≥7.6	≥70	≤0.25	<1.0	≥212	≥100



V. Interior Concrete Fill⁵

The core of our panels is filled with standard concrete used in marine applications throughout South Florida. A standard, 5,000psi, 3/6" pumpable, Ready-Mix concrete produced locally. Our Design allows for the use of other mixes based on project requirements.

Components⁵:

10%-15% cement

60%-75% aggregate

10%-15% water

3%-5% Entrained air

Designed Slump: 6.5" +/- 1.5"

Optimal range 4" to 8"

Designed Unit Weight: 139.1 lbs/cu.ft

Design Air: Entrapped

Designed W/C Ratio: 0.40



VI. Ongoing Technical Tests

1. In-field destructive testing
2. 3-point load testing - University of Miami
3. Modeling wave dissipation capacity of Living Seawalls™ modeling - University of Florida (UF)
4. Modeling Erosion and resuspension prevention by Living Seawalls™ - UF
5. Monitoring Ecological Enhancement of Living Seawalls™ - Florida International University (FIU)
6. Measure Carbon Sequestration of Living Seawalls™ - FIU



Appendix A^{3,6}

(in order of appearance in document)

DIN/BS EN 933-1 - The Standard for Tests for geometrical properties of aggregates - Determination of particle size distribution.

- ASTM equivalent: **ASTM C136** - Standard Test Method for Sieve Analysis of Fine and Coarse Aggregates

DIN/BS EN 196-3 - specifies the methods for determining standard consistency, setting times and soundness of cements.

- ASTM equivalent: **ASTM C151** - autoclave expansion test (AET)

DIN/BS EN 12390-13 - Methods for the determination of the secant modulus of elasticity in compression of hardened concrete on test specimens which can be cast or taken from a structure.

Method B - method B is for determination of stabilized modulus only.

- ASTM equivalent: **ASTM C469** - Standard Test Method for Static Modulus of Elasticity and Poisson's Ratio of Concrete in Compression

DIN/BS EN 1015-11 - Methods of test for mortar for masonry determination of flexural and compressive strength of hardened mortar

- ASTM equivalent: **ASTM C109** - Standard Test Method for Compressive Strength of Hydraulic Cement Mortars

DIN/BS EN 12504-1 - Method for taking cores from hardened concrete, their examination, preparation for testing and determination of compressive strength.

- ASTM equivalent: **ASTM C42/C42M-20** - Standard Test Method for Obtaining and Testing Drilled Cores and Sawed Beams of Concrete.

DIN/NEN EN 1542 - Products and Systems for The Protection and Repair of Concrete Structures - Test Methods - Measurement of Bond Strength by Pull-Off

- ASTM equivalent: **ASTM C1583-13** - Standard Test Method for Tensile Strength of Concrete Surfaces and the Bond Strength or Tensile Strength of Concrete Repair and Overlay Materials by Direct Tension (Pull-off Method)

DIN/BS EN 1015-11 - Method for determining the flexural and compressive strength of molded mortar specimens. This document is applicable to cement/air-lime mortars, air-lime mortars, mortars with hydraulic binders and retarded mortars.

- ASTM equivalent: **ASTM C348-21** - Standard Test Method for Flexural Strength of Hydraulic-Cement Mortars

DIN/BS EN 13892-2 - Methods of test for screed materials determination of flexural and compressive strength

- ASTM equivalent: **ASTM C348-02** - Standard Test Method for Flexural Strength of Hydraulic-Cement Mortars

DIN EN 12390-7 - Testing hardened concrete - Density of hardened concrete.

- ASTM equivalent: **ASTM C642-21** - Standard Test Method for Density, Absorption, and Voids in Hardened Concrete

ASTM C1437-01 - Standard Test Method for Flow of Hydraulic Cement Mortar

DIN/BS EN 1015-7; Method A - methods for determining the air content of fresh mortars including those containing mineral binders and both dense and lightweight aggregates. Method A "The pressure method."

- ASTM equivalent: **ASTM C231-09a** - Standard Test Method for Air Content of Freshly Mixed Concrete by the Pressure Method

DIN/EN 13412 - specifies two methods for determining the modulus of elasticity in compression for repair products and systems.

- ASTM equivalent: **ASTM C469** - Standard Test Method for Static Modulus of Elasticity and Poisson's Ratio of Concrete in Compression

ASTM C177:10 - Standard Test Method for Steady-State Heat Flux Measurements and Thermal Transmission Properties by Means of the Guarded-Hot-Plate Apparatus

DIN 52612 - Testing of thermal insulating materials; This standard gives the procedure to be followed to obtain from the measured values of thermal conductivity by means of the guarded hot plate apparatus; conversion of the measured values for building applications.

- ASTM equivalent: **The ASTM C177-19** - Standard Test Method for Steady-State Heat Flux Measurements and Thermal Transmission Properties by Means of the Guarded-Hot-Plate Apparatus.

DIN EN 1770 - Products and systems for the protection and repair of concrete structures - Test methods - Determination of the coefficient of thermal expansion

- ASTM equivalent: **ASTM E831-19** - Standard Test Method for Linear Thermal Expansion of Solid Materials by Thermomechanical Analysis

DIN EN 12390-8 - method for determining the depth of penetration of water under pressure in hardened concrete which has been water cured.

- ASTM equivalent: **ASTM C803/C803M-18** -Standard Test Method for Penetration Resistance of Hardened Concrete

DIN EN 13501-1 - the fire classification specified in each of the product standards that enable products to be CE Marked, as required by The Construction Products Regulation (EU) No 305/2011.

acc.to **EN ISO 1182** - Reaction to fire tests for products — non-combustibility test; and **EN ISO 1716** - method for the determination of the gross heat of combustion (QPCS) of products at constant volume in a bomb calorimeter.

- **ASTM E136-22** - Standard Test Method for Assessing Combustibility of Materials Using a Vertical Tube Furnace at 750 °C
- **ASTM D240-19** - Standard Test Method for Heat of Combustion of Liquid Hydrocarbon Fuels by Bomb Calorimeter (gross heat combustion).

ASTM A615/A615M-22 - Standard Specification for Deformed and Plain Carbon-Steel Bars for Concrete Reinforcement.

Glossary

1. **Compressive Strength** - the capacity of concrete to withstand loads before failure.
2. **Concrete Slump Test** - measures the plasticity of fresh concrete before it sets. It is performed to check the workability of freshly made concrete, and therefore the ease with which concrete flows.
3. **Entrained Air** - microscopic air bubbles intentionally incorporated into concrete during mixing, usually by use of a surface-active agent.
4. **Entrapped Air** - Naturally occurring air pockets, or irregularly sized air voids, spread throughout the concrete.
5. **Flexural Strength** - the maximum stress in a material just before it yields in a bending test.
6. **Flow** - indicates the workability and consistency of a cementitious material. A higher flow value signifies a more fluid and workable mixture, while a lower value implies a stiffer and less workable mixture.
7. **Gradation**- The distribution of aggregate particles, by size, within a given sample.
8. **Density** - Higher density correlates to higher strength
9. **Modulus of Elasticity of Concrete** - the ratio of stress applied on the concrete to the respective strain caused.
10. **Soundness** - describes cement paste specimens that do not exhibit cracks, disintegration, or other flaws, that result from excessive volume change.
11. **Specific Gravity** - the ratio of the density of a substance to the density of some substance (as pure water) taken as a standard when both densities are obtained by weighing in air.
12. **Specific Heat Capacity** - measures the ability of a material to absorb thermal energy.
13. **Tensile Bond Strength** - the strength developed when a tensile load is applied normal to the bonded faces. The ability of a material to resist loads under stress or deformation, without failure.
14. **Thermal Conductivity** - Indicates how effectively the material conducts heat.
15. **Thermal Resistance** - Signifies the material's ability to resist heat flow.

References

- ¹ Data provided by CyBe Concrete
- ² Data provided by KORODUR International GmbH
- ³ Data & information provided by ASTM International
- ⁴ Data provided by Owens Corning Infrastructure Solutions
- ⁵ Data provided by Ready-Mix Vendor
- ⁶ Information Provided by BSI GROUP



**Miami River Commission's
Urban Infill and Greenways Subcommittee
April 23, 2024**

Miami River Commission's (MRC) Urban Infill and Greenways Subcommittee Chairman Jim Murley convened a public meeting on April 23, 2024, 1407 NW 7 ST, at noon. The sign in sheet is attached.

- I) Florida Department of Transportation (FDOT) District Six is performing a feasibility study that evaluates a proposed non-motorized shared-use path in Little Havana on the south side of SW 6th Street. The proposed route is 2.5 miles from State Road 9/SW 27th Avenue, at the Miami Dade College's Eduardo J. Padron campus, to SW 1st Court, where it will utilize the access area beneath the SW 2nd Avenue bridge to connect with the Miami River Greenway.**

Shereen Yee Fong and Rodolfo Roman, FDOT, Edward Aparicio, Gannett Fleming, Spencer Maddox, Kittelson and Associates, and Matt Hege, MHCP Colab, presented a "draft" PowerPoint. The next step is a traffic study which will take 4-5 months.

- II) Florida Department of Transportation Funded Plans to Improve NW 7 / NW 8 Ave from NW 3 ST to NW 8 ST**

Patricia Quintela and Tish Burger, FDOT, Alfredo Cely and Jorge Pena, ALFKA, LLC, distributed and presented a detailed PowerPoint "State Road 7 / NW 8 Avenue / NW 7 Avenue From north of NW 3 ST to NW 8 ST Design Roadway Project". The project will "replace damages sidewalks, close abandoned driveways, upgrade pedestrian curb ramps, upgrade traffic signs repave and restripe the road". The reconstructed on-road Miami River Greenway will maintain its current and designed "mesa beige" color. The project will be presented at the MRC's next full public board meeting on May 6, noon, downtown library auditorium, 101 W Flagler.

- III) Informational Presentation Regarding "Kind Designs", 3007 NW South River Drive**

Anya Freeman and Charlotte Hoffman distributed and presented information regarding "Living Seawalls" constructed by "Kind Designs" stating in part, "Our code-compliant, Sd-printed Living Seawalls are structurally identical to traditional seawall panels, but also function as artificial reefs! 3D printing technology allows for greater design freedom and faster production than traditional construction." Ms. Freeman stated at their new Miami River location they have 2 arms which are the world's fastest and highest resolution

concrete 3D printers. Ms. Freeman stated their 1st Living Seawall was installed along 100 linear feet of a private residence in Miami Beach, and they are currently working on a 1,500 linear foot "Living Seawall" at the "Jockey Club", 1111 Brickell Ave. MS Freeman stated she would like to make an informational presentation about this new Miami River business at the MRC's next full public board meeting on May 6, noon, downtown library auditorium, 101 W Flagler.

IV) Update Discussion Item on US Army Corps of Engineers Miami Dade County Back Bay Coastal Storm Risk Management Feasibility Study

Chairman Murley presented an update regarding the US Army Corps of Engineers Miami Dade County Back Bay Coastal Storm Risk Management Feasibility Study. The updated Study will be provided to the MRC, and discussed at the MRC's next full public board meeting on May 6, noon, downtown library auditorium, 101 W Flagler. Then per the current process the MRC will submit a letter within the 30-day allowable window for public comments.

V) New Business

The public meeting adjourned.

Miami River Commission Urban Infill and Greenways Subcommittee

Public Meeting

April 23, 2024 – Noon

1407 NW 7 ST, Arts and Crafts Boardroom (facing Miami River)

Name	Organization	Telephone	Email
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Miami River Commission Urban Infill and Greenways Subcommittee

Public Meeting

April 23, 2024 – Noon

1407 NW 7 ST, Arts and Crafts Boardroom (facing Miami River)

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