

Miami River Commission Public Meeting Minutes October 5, 2026

The Miami River Commission's (MRC) public meeting convened at noon, October 5, 2026, in the Downtown Library Auditorium, 101 W Flagler. Sign in sheets are attached.

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

Horacio Stuart Aguirre, Chairman, Appointed by the Governor
Jim Murley, Vice Chairman, designee for Miami-Dade County Mayor Cava
Martha Garay, designee for City of Miami Commissioner Escalona
Philip Everingham, designee for Miami Marine Council
Spencer Crowley, Member at Large Appointed by the City Commission
Eileen Broton, Neighborhood Representative Appointed by City of Miami Commission
Gary Gunness, Miami River Marine Group
John Michael Cornell, designee for Member at Large Appointed by the Governor
Nathan Taveras, designee for Miami-Dade County Member at Large
Neal Schafers, designee for Downtown Development Authority
Theodora Long, Appointed by the City Commission Neighborhood Representative

MRC Staff:

Brett Bibeau, Managing Director

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

MRC Chairman Horacio Stuart Aguirre provided the following report:

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

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

MRC Vice Chairman Jim Murley provided the following update for the MRC's Volunteer Improvement Plan (VIP):

The Miami River Commission has been actively assisting the efforts of the City, County, State, and private sector to keep the Miami River District clean. The MRC pays professional maintenance companies every day to remove litter, invasive plant species, graffiti and provide landscaping, pressure washing, and Scavenger Water Decontamination Vessel services along the Miami River. We remove 3 large 30 cubic yard dumpsters full of garbage every week.

The MRC thanks the 40 wonderful Kiki's on the River employees for volunteering for their annual cleanup along the shoreline in riverfront Curtis Park on September 29, and the Hands on Miami volunteers for picking up garbage along the shoreline in Sewell Park on October 4.

MRC Director Bibeau and Vice Chairman Murley represented the Miami River Greenway and the Miami River Commission at Commissioner Rosado's Saturday October 10 "Miami Loop Summit".

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

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

September 22, 2026

Mr. Brett Bibeau

Managing Director

Miami River Commission

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

Dear Mr. Bibeau:

Adler Development submits this letter of intent for the proposed Miami Riverside Center. The site is at 444 and 460 SW 2nd Avenue and 230 SW 3rd Street, bounded by the Miami River, SW 2nd Avenue, SW 3rd Street and I-95. The site covers 3.83 acres. The project is currently designed as a mixed-use residential development of 827 multifamily units in two towers: • Phase 1: Tower 01, 48 stories with 388 units, fronting SW 2nd Avenue and the river. • Phase 2: Tower 02, 50 stories with 439 units, along the I-95 frontage. The towers share a podium with structured parking and approximately 16,000 square feet of ground-floor retail and food and beverage space. The project provides 39% of the site as open space, well above the 10% minimum. Arquitectonica is the project architect and EDSA is the landscape architect. The project includes a public riverwalk along the full Miami River frontage of the site, designed to the City of Miami Waterfront Design Standards. It connects to SW 2nd Avenue and SW 3rd Street through ADA ramps and pedestrian stairs. Along the waterfront, the design includes: • An event lawn and open-air music pavilion • A river overlook and viewshed points • Seat walls, shade trees and native landscape berms • Outdoor dining patios that activate the water's edge Planted screening walls buffer the riverwalk from the adjacent public parking lot beneath I-95. The project will also use the existing boat slip and the river frontage for dockage, keeping the site connected to the river's marine use. The updated plans reflect comments from our June 9, 2026 preliminary review with the Commission and from the Urban Development Review Board. We are presenting them to the subcommittee on September 23, ahead of our UDRB

submittal. We are seeking the Commission's favorable recommendation of the project and its public riverwalk.

Sincerely, Morgan Sirlin

President Adler Development

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

The presenters stated they will communicate with Miami Dade County and FDOT regarding creating seamless public Riverwalk connections with the currently existing sections.

The MRC adopted a unanimous resolution recommending approval of the presented plans as they are consistent with the City Code, Comprehensive Plan and Charter regarding public Riverwalks.

III) Presentation Regarding the City of Miami's "Waterfront Connectivity – A Report on Miami's Baywalk & Riverwalk and Next Steps"

Andrea Sandoval and Richard Brown, City of Miami Planning Department, presented the City of Miami's recently completed "Waterfront Connectivity – A Report on Miami's Baywalk & Riverwalk and Next Steps". Ms. Sandoval noted MRC Vice Chairman Murley and Managing Director Bibeau provided directed input while drafting the Report, which outlines the Miami River Greenway's 8 completed miles and 2 remaining miles which need to be constructed. The excellent report is clear evidence of the City of Miami's commitment to complete the Miami River Greenway as required by the City of Miami's adopted Comprehensive Plan, Zoning Code and Charter.

The MRC adopted a unanimous resolution supporting implementation of the City of Miami's "Waterfront Connectivity – A Report on Miami's Baywalk & Riverwalk and Next Steps".

IV. Subcommittee Reports

- a. The Miami River Commission's Miami River Enhancements Subcommittee's September 23, 2026 public meeting minutes were distributed.
- b. The Miami River Commission Stormwater Subcommittee's September 2, 2026 public meeting minutes were distributed.

V. New Business

The public meeting adjourned.

Miami River Commission

Public Meeting

October 5, 2026 - 12:00 PM

101 W Flagler, Miami FL - Main Library Auditorium

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