

**Miami River Commission's  
Urban Infill and Greenways Subcommittee  
April 7, 2022**

Miami River Commission's (MRC) Urban Infill and Greenways Subcommittee Chairman Jim Murley convened a public meeting on April 7, 2022, 10 AM, in the Lummus Park Community Center, 360 NW 3 ST. The attendee sign in sheet is attached.

**I) Presentation of Proposed Development 300-400 SE 2 Ave**

The applicants requested to defer their item to the MRC subcommittee's May public meeting.

**II) Update Regarding 40 SW North River Drive**

Mr Ben Fernandez, Bercow, Radell, Fernandez, Larkin and Tapanes, and Guillaume Vidallet, presented and distributed plans and a 1<sup>st</sup> draft voluntary covenant to finish the construction of what is now proposed to become 2 restaurants with 4 hotel rooms at 40 NW North River Drive. 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, based on where the incomplete structure was previously constructed. The presenters stated they will submit updated plans, letter of intent and 2<sup>nd</sup> draft Restrictive Voluntary Covenant for the public Riverwalk, Working River Disclosure", and compliance with the noise ordinance, in advance of the MRC's May 2 Public Meeting.

MRC Subcommittee Chairman Murley noted the MRC previously considered this site (formerly known as Sushi Samba / Duck and Waffle House, on November 3, 2014, July 11, 2016 and January 9, 2017. Attendees reviewed and discussed this site's public Riverwalk plans which were previously approved by the MRC and City of Miami on January 9, 2017. The currently proposed public Riverwalk features an unobstructed circulation zone of 8' - 13'3". Attendees noted the pinch point is the small proposed private pool (previous plans had a large tree), which will have a safety fence separating it from the min. 8' wide unobstructed public Riverwalk's circulation zone. The public Riverwalk will be the same elevation as all connecting sections of the public Riverwalk and both side yard connectors. They are seeking a lease for 100 parking spots from Miami Parking Authority's nearby Lot 14, and there is no on-site parking. The applicants agreed to reconstruct the severely damaged on-road Miami River Greenway along NW North River Drive. The applicants noted perhaps the City would provide them an impact fee credit for doing so. The applicants currently operate "Mila's" Restaurant on South Beach.

MRC Subcommittee Chairman Murley suggested the MRC support the presented project. The item will be presented at the MRC's May 2 public meeting. The public meeting adjourned.

**PUBLIC DOCUMENT**

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Public Meeting

April 7, 2022 - Noon

Lummus Park Community Center, 404 NW 3 ST

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