

**Miami River Commission's
Urban Infill and Greenways Subcommittee
May 19, 2023**

Miami River Commission's (MRC) Urban Infill and Greenways Subcommittee Chairman Jim Murley convened a public meeting on May 19, 2023, 1407 NW 7 ST, at 12:30 PM. The sign in sheet is attached.

I) Review Plans for 600 NW 7 Ave

Franco Ramo, Padel 42, and Carolina Betancourt, Permit Gov, presented the Temporary Use Permit (TUP) plans for a Paddle Tennis Club featuring 9 courts and a small food and beverage clubhouse with "healthy" food, smoothies, beer and wine. The TUP is for 3 years, and 1-year extensions would have to be approved by the City of Miami Commission. The applicants stated they met with the City of Miami Zoning Department yesterday, and the City indicated because the subject Recreational facility is zoned D1, Miami 21 Section 3.11 does not apply, therefore no public Riverwalk is required. The applicants offered to reconstruct the existing public on-road Greenway in the City owned public right of way along NW 7 Ave. The applicants stated City Zoning suggested reducing the number of planned on-site parking spaces.

Carlos Salas, President of the Spring Garden Civic Association (located across Seybold Canal from the subject site) stated their Association voted in opposition to the proposal because they feel it will negatively impact their residents quality of life by bringing noise and lights, is it out of character with their neighborhood, and because it does not include the public Riverwalk along Seybold Canal connecting with the existing 3 story office building to the south. Mr Salas stated if the applicants are going to reconstruct the on-road Greenway along NW 7 Ave, they should make it wider than the existing width. Mr. Salas recommended the applicants hire a professional sound engineer to assist the design and operation in an effort to reduce noise. Mr. Salas stated they feel the proposed parking is insufficient, forcing cars to park in the Spring Garden Neighborhood.

Emmett Moore, distributed aerials showing his home directly across Seybold Canal from the subject site, with the plans on the opposite side for context. Mr. Moore stated Spring Garden has a wonderful tree canopy, and he is recommending the subject proposal increase the landscaping, featuring native plants and trees. Mr. Moore stated he is concerned about noise and lights. Mr. Marlon Reyes pointed on the aerial to his house which is also directly across the Seybold Canal from the proposed paddle tennis club, and stated he was also concerned with noise, lights, and privacy. Mr. Ramo replied the club will be open 7 AM – 11 PM, and at night when possible they will use the courts further away from the homes.

MRC Urban Infill and Greenways Subcommittee Chairman Murley suggested the full MRC recommend approval of the Temporary Use Permit with the conditions that they are sensitive to and provide buffers to address lights, noise and landscaping, and to reconstruct the current on-road mesa beige Miami River Greenway with a new mesa beige pathway and landscaping.

II) Update Regarding FDEP Awarded \$600,000 Competitive Grant

MRC Director Bibeau thanked FDEP for awarding the MRC's submitted competitive grant application for \$600,000 from the State's FY 22-23's \$20 million for improving water quality in the Biscayne Bay Aquatic Preserve, by increasing frequency of vacuum truck services in stormwater manholes along the Miami River and its tributaries (\$300,000), landside garbage pickups (\$165,000), street sweeper truck (\$100,000) and Scavenger Water Decontamination Vessel services (\$35,000) along the Miami River. The stormwater system has long been identified as a source of pollution. Director Bibeau distributed pictures of some of the recently provided services.

III) New Business

The public meeting adjourned.

Miami River Commission's

Urban Infill and Greenways Subcommittee Public Meeting

May 19, 2023 - 12:30

1407 NW 7 ST, Arts and Crafts Room Facing Miami River

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