

**PALMER LAKE AREA CHARRETTE  
MEETING SUMMARY**

*Orlando Urra Allapattah Community Center  
2257 N.W. North River Drive  
Miami, Florida 33125*

April 14, 2010 · 3:00 P.M.

**Steering Committee Members Present**

Wendy Pomerantz, Nick Monocandilos, Jordan Monocandilos, Jose Bared, Ismael Perera and Brett Bibeau

**Community Members Present**

Carlos Saenz, Michael Saenz, Herminio Menendez, Roberto Nunez, Maria Nunez, Ashley Chase, Gwin Tate, David Picciollo, Bill Hamlin, Fran Bohnsack, David Snow, Rogelio Madan, Bradley Siddal, Molly Messer, Vilma Licea-Camejo, John O'Brien, Dewayne Nall, Ernie Martin, Jerry Yoham, Dave John, Robert Vinas, Mike Hatami and Daniel Koppen

**County Staff Present**

Department of Planning and Zoning (DPZ): Eric Silva, Shailendra Singh, Gilberto Blanco, Kimberly Brown and Jess Linn

Department of Aviation: Renee Bergeron and Jose Ramos

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Eric Silva began the meeting with introductions, outlined the agenda for the meeting and summarized what transpired at prior steering committee meetings.

The steering committee members reviewed and approved the minutes from the 01/25/10 and 02/22/10 steering committee meetings.

Shailendra Singh provided a presentation outlining the history of the Miami Dade County charrette planning process and discussed similarities between the prior charrettes and Palmer Lake.

A member of the community inquired about the impetus for the charrette process. Mr. Silva explained that it was initiated by the District Commissioner, by resolution, and is intended to address changes in the area precipitated by construction of the MIC.

Responding to a community member's inquiry, Mr. Singh explained the charrette process and approval process. He also explained that the steering committee would have the ultimate approval of the charrette report before it moves forward.

Discussion ensued on whether the study area boundary could be expanded and whether new members could be added to the steering committee. Mr. Silva indicated that staff would coordinate with the Commissioner's office on both issues and report back to the committee.

Renee Bergeron and Jose Ramos with Miami Dade County Aviation Department provided a presentation on the airport land use and height restrictions. Mr. Ramos indicated that the majority of the northern study area has a height restriction between 50' and 100', in the southern portion of the study area, heights are permitted up to 160' MSL. Ms. Bergeron explained the land use restrictions, as follows:

- Outer Surface Zone: residential is limited to 2 units per acre, educational facilities and public assembly buildings are prohibited;
- Inner Surface Zone restricts schools and residential units;
- Critical Area Approach Zone prohibits new schools.

Zoning variances cannot be granted from the regulations. Where zones overlap, the most restrictive regulation would apply.

At the request of Fran Bohnsack, staff presented a video prepared by Odebrecht which outlined possible transportation connections between the river and the airport.

Gilberto Blanco provided a presentation outlining redevelopment projects in other areas of the County and discussed similarities between the reference projects and Palmer Lake. The reference projects included Blue Lagoon, London Square, Beacon Center, Beacon Lakes, Downtown Kendall and Flagler Station.

Mr. Silva outlined the tentative schedule for the Charrette process then opened the floor for steering committee comments.

Vice-Chair Bibeau handed out excerpts of prior studies that were completed for the Miami River Commission including the Urban Infill Plan and the Multi-modal Transportation Plan He also distributed copies of the Miami Dade County Zoning Code showing the regulations under the current zoning designations.

Discussion ensued regarding the impact of the charrette on property taxes and current entitlements.

A member of the community inquired about the status of FDOT's plans to build a swing bridge over the Tamiami Canal. Vice-Chair Bibeau indicated that a PD&E study was completed but funding was never allocated.

Mr. Silva indicated that a representative from FDOT would present information on the MIC at the next meeting and asked community members to provide additional meeting topics. Wendy Pomerantz requested that input be obtained from the property owners to determine what they would like to see in the area.

The meeting was adjourned.

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