

**PALMER LAKE AREA CHARRETTE
MEETING SUMMARY**

Orlando Urra Allapattah Community Center

2257 N.W. North River Drive

Miami, Florida 33125

November 10, 2009 • 3:00 P.M.

Steering Committee Members Present

Arturo de la Vega, Robert Vinas, Jose Bared, Nick Monocandilos, Captain Jordan Monocandilos, Brett Bibeau and Ismael Perera

Community Members Present

No community members present

County Staff Present

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

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Eric Silva started the meeting by requesting that the steering committee members introduce themselves.

Eric Silva presented a slideshow that detailed Resolution R-728-09 and current studies related to the Study Area then presented the Study Area Boundary and outlined the area plan implementation process.

Shailendra Singh presented a slideshow that defined the purpose of a charrette and outlined the charrette process.

Captain Jordan Monocandilos indicated that he has been in area since 1972 and knows the area very well. He requested clarification on what the County is trying to achieve for the area. Shailendra Singh responded that the purpose of the charrette process is to determine the community's vision for the area and that subsequent meetings would be scheduled to discuss the details.

Mr. Silva added that there are three things we are trying to achieve: 1) determine the community's vision 2) identify changes to the regulations and rules such as land use and zoning 3) bring the private sector and public sector together for infrastructure improvements and partnerships to help foster the Master Plan. He emphasized the unique assets of the area including the two waterways and airport and indicated the importance of having a Master Plan for the area rather than allowing revisions to occur in a "piecemeal" manner. He added that having a Master Plan can help the area obtain grant funding for desired projects.

Capt. Monocandilos notified DPZ staff that a study was completed by the City of Miami that concluded that the area west of 27th Avenue should remain Industrial.

Discussion ensued regarding the accuracy of the Existing Land Use Map. Mr. Silva indicated that DPZ staff would check the accuracy of the maps and provide new maps, if necessary.

Mr. Bared inquired as to the difference between Land Use and Zoning. DPZ staff responded that the Future Land Use Map is a state-adopted plan required by every local government that outlines densities/intensities for future development. It was further explained that the future land use provides general parameters for development and the zoning provides the detailed requirements.

Nick Monocandilos asked how often the future land use map is updated. Mr. Silva responded that it is updated every seven years and that we are currently going through the update process. He added that this presents a unique opportunity to incorporate the community's desired changes.

Mr. Bibeau noted that the size of Palmer Lake is shown differently on the Existing Land Use and the Future Land Use Map. He further inquired whether the future plan is to dredge an area around the lake to expand the lake area. Mr. Silva responded that the intent is not to change the area of Palmer Lake and added that the discrepancy could be due to the scale of the maps.

Mr. Bared asked whether the role of the Steering Committee will be to propose changes to the maps. Mr. Singh affirmed that he was correct and added the importance of not "down-zoning" properties. Mr. Silva indicated that we will have several more steering committee meetings where we will discuss additional details and relevant studies.

Capt. Jordan Monocandilos indicated that there are other people that need to be involved in the process. DPZ staff encouraged the steering committee members to "get the word out" about future meetings.

Mr. Bared indicated the importance of the Miami Intermodal Center (MIC) in the process and requested that the County provide an update on what is proposed. He added that the MIC development is the gateway to development within the study area. Mr. Blanco responded that Miami Dade Transit can be brought in to make a presentation on the MIC. Mr. Singh further clarified that, as part of the subsequent meetings, we would try to bring in several agencies that may be able to provide insight into the area.

Capt. Monocandilos added that several years ago, while vacationing in Norway, he stayed at a hotel on the river and saw various activities and land uses along the river and would like to see something similar for the Study Area. He further added that he would like to see the river cleaned up which would allow for additional businesses such as sightseeing tours, hotels and restaurants.

Eric Silva discussed the role of the steering committee and explained the Sunshine Law. He explained that when two or more members of the committee get together, the meeting would need to be advertised. He added that any documents provided to County staff during the meetings will become part of the public record. Additional conversation ensued regarding the Sunshine Law and whether steering committee members would be required to file Financial Disclosure Forms. DPZ staff indicated that they would follow-up with the County legal department to find out whether financial disclosure forms will be required. Steering committee members were advised to email DPZ staff if they would like to discuss an issue and have it added to the next agenda.

Capt. Monocandilos asked about the circles shown on the map. Mr. Silva responded that the circles denote areas that have been designated as Metropolitan Urban Centers and added that these areas typically encourage high quality and high density/intensity development.

Mr. Silva outlined the next steps for the subsequent meeting and gave the steering committee members a list of all of the studies that relate to the Miami River. He added that we would post the list of studies on our website and email the list of steering committee members to the committee.

Mr. Silva asked when the steering committee would like to meet for the second meeting. The committee agreed to schedule the next meeting for January.

The meeting was adjourned.

Next committee meeting:
January, 2010
Time: TBD
Location: TBD