

**PALMER LAKE AREA CHARRETTE  
MEETING SUMMARY**

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

January 25, 2010 · 3:00 P.M.

**Steering Committee Members Present**

Brett Bibeau, Robert Vinas, Arturo de la Vega, Ismael Perera, Jorge Del Rosal, Jose Bared, Wendy Sager Pomerantz and Debi Sokolow Keene.

**Community Members Present**

Bradley Siddall, Marino Llamas, Margaret Morales and Nick Monocandilos.

**County Staff Present**

Department of Planning and Zoning (DP&Z): Eric Silva, Shailendra Singh, Gilberto Blanco, Kimberly Brown, Jess Linn, Catherine Prince and Bob Schwarzreich.

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Eric Silva began the meeting by requesting that the steering committee members introduce themselves then outlined the agenda for the meeting. Mr. Silva outlined revisions to the Existing Land Use and Future Land Use maps based on comments from the prior Steering Committee Meeting. Mr. Silva introduced Commissioner Barreiro and invited him to speak.

Commissioner Barreiro thanked the group for their participation and outlined the reasons for embarking on a charrette for the area.

Catherine Prince of DP&Z presented a summary of recent studies that were completed for the area of the study area. They included the Miami River Greenway Action Plan, the Miami River Corridor: Urban Infill Plan and the Miami River Corridor: Multi-Modal Transport Plan.

Jess Linn of DP&Z presented an overview of the concept for the Miami Intermodal Center (MIC) including plans for the rental car center, Amtrak facilities, Tri-Rail connections and the Metrorail extension. He also showed a schedule for completion of the MIC and a rendering of the MIC project.

Mr. Linn also outlined conceptual plans for the FDOT property to the East of the MIC, known as the joint development property, which is anticipated to include transit-supportive uses such as hotel, retail, office and convention. He also provided details for a County-owned property located west of the airport for which development proposals are currently being sought.

Brett Bibeau requested that the group be kept apprised of advancements with the joint development property.

Brett Bibeau asked whether a water taxi was included in the MIC program. Mr. Llamas responded that it was not. Mr. Bibeau indicated that the MRC continues to promote a water bus connecting the study area to various destinations along the water.

Jose Bared requested a copy of the conceptual study completed approximately 10 years ago.

Mr. Siddall asked what benefit the marine industrial uses provide to the County. The question was addressed in the subsequent presentation by Bob Schwarzreich.

Bob Schwarzreich with DP&Z presented an economic analysis of the Palmer Lake Study Area and surrounding area. He outlined the importance of the marine-related industries on the local economy. He also outlined the findings of the study completed by ERA for the MIC. The study indicated that 1.5 million SF of office space had come into the airport market area within the last 10 years. Mr. Schwarzreich discussed some of the economic incentive zones that have been assigned to the area. They include the Enterprise Zone and the Empowerment Zone, both of which expire at the end of 2010.

Eric Silva asked the Steering Committee members to provide one community priority for the area. The members provided the following community priorities:

- Waterbus/Taxi
- Bicycle/pedestrian connection between MIC and Palmer lake to take advantage of bike storage facilities at MIC
- Relocate heavy industrial uses along river to the port of Miami; replace them with mixed-use development along waterway.
- Enhance safety of the area
- Green community/clean water
- The area would benefit from a change
- Distinct identity to the area, increase safety for pedestrians by traffic control/calming and increased police presence.
- Beautify the area with both marine and recreational areas co-existing by marrying the economic and environmental interests.
- Consider the existing uses in the redevelopment plan
- Streetscape improvements
- Possibility of filling Palmer lake
- Create a healthy mix of (existing) Industrial with new compatible uses. (Example: Bayside)
- Bring in tourist-related uses such as hotels and casinos

As a clarification from the prior meeting, Eric Silva indicated that financial disclosure forms will not be required from the group. Mr. Silva asked for nominations for the Chair. Jose Bared was nominated as the Chair. Mr. Silva explained the role of the Chair. He asked for nominations for the Vice-Chair. Brett Bibeau was nominated as Vice-Chair.

Debi Sokolow Keene requested a list of property owners in the area.

Commissioner Barreiro provided final remarks and indicated the importance of getting other property owners involved in the process.

The meeting was adjourned.

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