

## Development Outlook

### NW 7th Avenue Community Redevelopment Area

October 2024

The following summarizes the latest planned developments as of October 22, 2024.

The Related Group has new plans regarding two residential complexes in Miami-Dade's West Little River Neighborhood. The original proposal, filed in 2023, involved demolishing Palm Court, an 88-unit complex, and renovating Palm Tower, a 103-unit development.

A new zoning application, Z2024000089, calls for the buildings' demolition and replacing them with a 12-story tower called "the Residences at Palm Court" with:

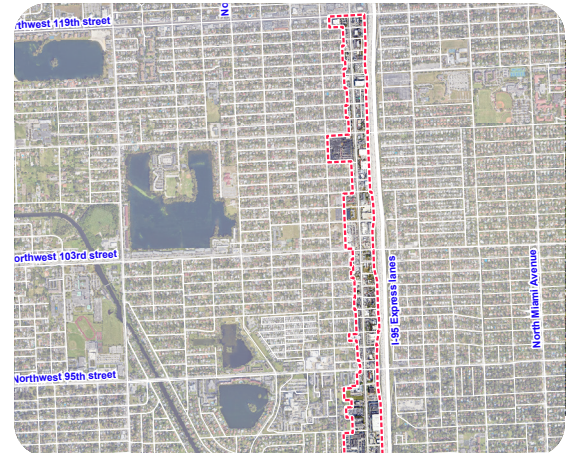
- 316 senior living and affordable apartments (60% to 140% AMI)
- One-bedroom units spanning 576 square feet and two-bedroom units spanning 928 square feet.
- Amenities include a dog park, community garden, fitness center, and game room.
- Two medical offices

Developers are seeking approval under the Live Local Act, which would allow them to boost the property's allowable housing density from 309 to 316 homes.

The 12-story, 316-unit complex concerns the site of 860, 930 and 950 N.W. 95th Street, Miami, FL, 33150, in Miami-Dade County.

Folios: 30-3102-000-0240 /-0340, /-0250. These parcels are just outside the CRA. The application was filed in May of 2024 and is still pending approval.

Facing South



### Key Takeaways

1. **Opportunity:** High density residential development includes much needed affordable housing with communal amenities fostering a sense of community.
2. **Benefits:** It creates new affordable residential housing units, enhancing the area near the CRA on NW 95 Street.
3. **Consistency with the CRA Plan:** This aligns with the CRA's current goals of increasing affordable housing while facilitating new development near the corridor.

### Project Details

**Folios:** 30-3102-000-0240  
30-3102-000-0340 30-3102-000-0250

**Zoning Application:**  
Z2024000089

**Zoning:** NCUAD

## Development Outlook

### NW 7th Avenue Community Redevelopment Area

December 2024

The following summarizes the latest planned developments as of December 23, 2024.

H Greg Miami Inc. currently operates an auto dealership at 8101 NW 7th Avenue and has acquired additional property at 8400 NW 7th Avenue.

A new zoning application, Z2024000041, is requesting a change in designation from Mixed Use Main Street (MM) and Mixed-Use Corridor (MC) to Mixed-Use Corridor Special (MCS) to:

- Support the sale of new and used automobiles and trucks,
- Including box trucks, panel vans, and
- Day & sleeper cab trucks, along with related services.

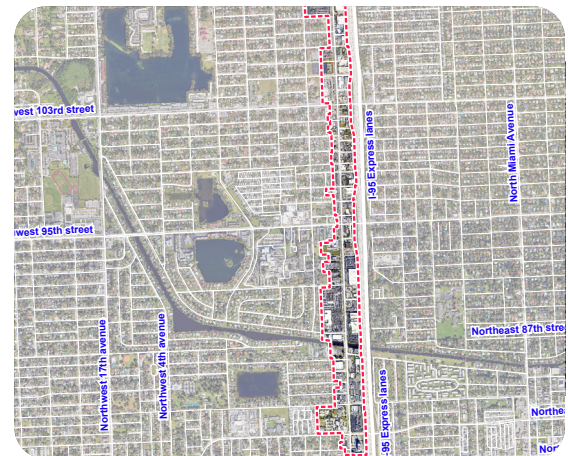
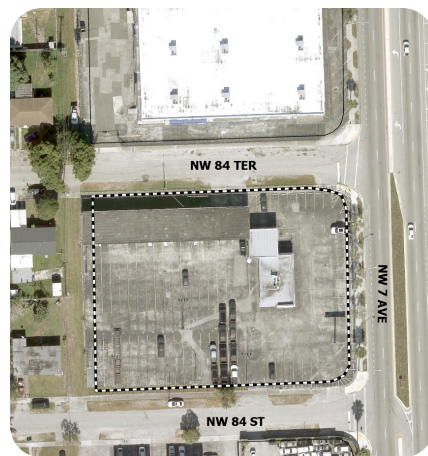
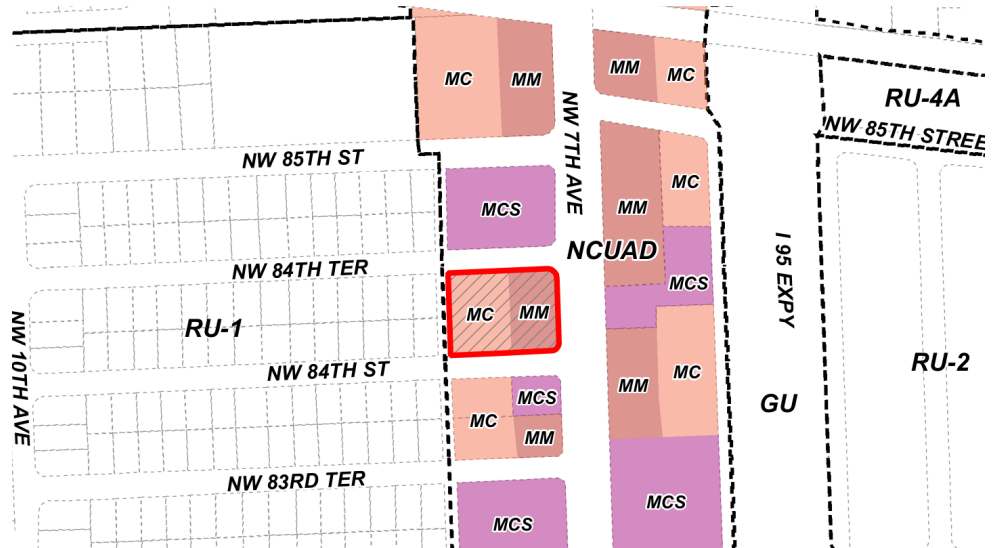
Folio: 30-3111-048-0020. This parcel is within the CRA. The application was filed in March of 2024 and is still pending approval.

Property Details:

Lot Size: 54,800 Square Feet

Existing Land Use: Automotive Or Marine

Maximum Height: 6 stories



### Key Takeaways

1. **Opportunity:** Expanding the dealership's services to include new and used truck sales could lead to additional hiring, including sales staff, maintenance workers, and administrative support.
2. **Benefits:** The zoning change to Mixed-Use Corridor Special (MCS) may increase the property's value, benefiting the dealership and contributing to the overall economic vitality of the area.

### Project Details

**Folios:** 30-3111-048-0020

**Zoning Application:**  
Z2024000041

**Zoning:** Main Street (MM) and  
Mixed Use Corridor (MC)