



LAND DEVELOPMENT CODE OPEN FORUM

8:30am - 10:00am

Calvin, Giordano & Associates, Inc.

3/22/2017

Forum Overview:

Jane Tompkins made a brief opening statement, stating the purpose and welcoming everyone to the open forum. Robert Collins then presented an overview PowerPoint presentation to set the discussion moving forward. The rest of the meeting consisted of an open discussion.

Note: Audio recording of meeting not available, therefore not all speakers are able to be identified.

Number of Attendees: 9

- Marice Chael
- Orlando Borges
- Veronica Flores
- Victor Dover
- Sarah Artecona
- Mary Scott Russell
- Alexandra Clement
- T. Roberts
- Michael Miller

Speaker #1:

City Alleys – abandonment question

- ❖ Who maintains City alleys?
- ❖ Why are there City alleys? - Can't they just be sold to the property owners? & generate income
- ❖ Alley or right of way
- ❖ Residential vs commercial

Speaker #2:

Question on parks

- ❖ Upgrade to parks
- ❖ Developing a new parks & recreation master plan
- ❖ Ludlam trail/ & playground

Speaker #3

Annexation issues

- ❖ Concerns in areas not in the City
- ❖ What is the status?

Speaker #4: Veronica Flores

Hometown District [Mary Scott Russell + Victor Dover also made comments]

- ❖ 25 years old – needs to be revisited, graphically the plan is a mess
- ❖ In need of a reboot
- ❖ Timing issues between Hometown Plan & projects
- ❖ Definitions are an issue
 - Victor Dover – “LDC definitions are very difficult to understand”
 - Gets confusing to understand which definition to use
- ❖ Make sure the plan is in sync with the City’s vision
- ❖ Have lost visitors, merchants and shoppers
- ❖ Rents are increasing but merchants can’t even afford current rents
- ❖ Do not want to lose hometown feel
- ❖ Hears that there is a shortage of parking downtown but doesn’t think so; younger people do not drive as much; do not need a lot of large parking garages.

Intergovernmental Coordination Element (ICE)

- ❖ How are City policies linked with County/Region
- ❖ Smart Plan, Downtown Kendall, 7/50 regional vision
- ❖ City’s position with the region changed

Container homes

- ❖ Container homes for affordable housing
- ❖ Easy and quick to install

Speaker #5: Mary Scott Russell

What is the City doing to encourage developers?

- ❖ Developers shy away from the City due to regulations and restrictions; center of county; merchants are leaving; 5-0 vote is detrimental to growth; hometown district needs to be refreshed; parking requirements
- ❖ Too cumbersome /Unfriendly place to do business
- ❖ “The world is changing, and we’re being left behind”
- ❖ The time is right
- ❖ City of South Miami is the center of the county
- ❖ Foot traffic along Sunset Drive is less than previous
- ❖ Merchants are hurting
 - Cannot afford what they are paying for currently
- ❖ “What are thoughtful ways to welcome development?”
 - Let the investors help

- Growth is good
- Forge ahead
- ❖ Shortages of parking, but parking is available – rethink parking

[CRA issues – and in connection with the TODD overlays]

Speaker #6: Mike Miller [Property is underutilized – and could be a premier site]

What is going on with the worst part of town?

- ❖ Not enough effort to change these areas
- ❖ NR is the worse zoning district; e.g., can have a tobacco store, a video store, or a dentist office but not a podiatrist office; only drugstores are interested in locating in area
- ❖ City does not maintain alleys in terms of maintenance and criminal activity
- ❖ At least 25 public meetings regarding 62nd avenue; best minds worked on plan but nothing gets done
- ❖ Madison square –10 years in development; it's a disgrace
- ❖ It took 50 years to build a swimming pool
- ❖ “What is adequate protection from the SFR?” – Why is alley not enough separation?; Back boundary on 62nd avenue enough to protect the neighbor's
- ❖ Come up with zoning that's appropriate for the properties

Speaker #7: Sarah Artecona

Need better balance between neighbors vs economic development

- ❖ Setbacks are important
- ❖ The Holson Bakery site (Sunset Place)
- ❖ How will the new Sunset Place project effect the City

Pedestrian 57th + US1 > very important - Better Pedestrian Mobility

- ❖ Underline supplies pedestrian mobility and green space – How will it be handled in LDC and Comp Plan?

Speaker #8: Victor Dover

The Hometown District 2 Plan was not implemented

- ❖ Basically the CRA does not include the west side of 62nd avenue

Talk today about unifying the 2: Hometown + Hometown 2

The Mayors map of income producing area, shows most productive sites in City [for City

Tax dollars]

Inconsistencies on several properties with different zoning on the front and back of the property. And several are partially in CRA and TODD

Corporate Corridor

- ❖ Need Business that would utilize the retail business spaces
- ❖ Need more office space on 64th Street.
- ❖ Need to improve the look of 62nd Avenue

Maximize the existing commercial properties but keep commercial zoning out of residential areas; address parking issues with the RO district

Pedestrian scale

- ❖ Complete streets lays out a better approach
- ❖ There are properties that are lacking pedestrian scale

Speaker #9: Veronica Flores

Tree issues should be balanced with other issues; Tree preservation has gone too far

Speaker #10: Orlando Borges

City has been more amicable regarding trees in the last few years