



LAND DEVELOPMENT CODE OPEN FORUM

4:00pm – 5:00pm

Calvin, Giordano & Associates, Inc.

3/22/2017

Forum Overview:

Jane Thompkins made a brief opening statement 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 conversation.

Note: Audio recording of the meeting is not available; therefore comments are not attributed to any one specific speaker.

Number of Attendees: 6

- Bob Welsh
- Annick Sternberg
- Hank Courtney
- Rob Curtis
- Brad Safchik
- Brandon Lurie

Discussion Items:

What is the DRI status for the Shops at Sunset Place?

As a resident, worried about the development in Coral Cables, South Miami is missing out on the possible economic development. “Why doesn’t that development happen here?”

- ❖ Incentivize development in South Miami to encourage parks, affordable housing, and road improvements
- ❖ Higher density for economic development - Would be comfortable raising density but concerned about the traffic
 - If we can incentivize development, we should do it.
- ❖ Incentives have trade offs

Metrorail connection and importance to City; parking at Metrorail is already a problem; cars are already parking on top level – can it be expanded?

Parking – too much is required and it limits possible development

Concerned with local market, not enough parking in front of stores; customers complain; they do not want to park in the garage; want surface parking; the pay-by-phone is not liked by some

Additional density is needed in some areas

- ❖ Affordable housing and affordable uses
- ❖ Encourage mixed use in South Miami along with higher density, therefore, helping with taxes
 - This will lead to increased traffic due to development
 - Double edged sword

A big benefit that the City of South Miami has is the METRORAIL

- ❖ South Miami has a prime opportunity to utilize this tool

Additional density = less parking? Positive (TODD)

Metrorail and parking

- ❖ How does additional development impact parking
 - Parking is a problem – top floor of the Metrorail parking garage is full most of the time
- ❖ Implement infrastructure which will support additional floors of parking (example: Shops at Sunset)
- ❖ “Can the Metrorail parking garage handle more density?” (vertical growth)

Excited for current and planned development, keep this up

South Miami is one of the only Cities that can utilize the Metrorail to access downtown directly

- ❖ Drawbacks – unwanted activities taking place on and around the Metrorail
- ❖ Face recognition system located at the entrance and exit of the Metrorail?
 - “Wise expenditure”

“Parking is a serious problem”

- ❖ Recurring issue
- ❖ There’s plenty of parking in the garages

Technology can be a drawback to individuals who are not technically savvy

Parking – Paying vs not paying

- ❖ Not paying for parking encourages people to drive
- ❖ Paying for parking encourages residents to use public transit, bike or walk (new trolley bus coming – South Miami circulator thru downtown)
 - Possible Trolley System? = Positive image for the parking situation

There are a lot of office buildings in the downtown district

- ❖ Resulting in empty parking lots during the evenings & weekends
- ❖ “Is there an opportunity to use these parking areas during the weekends and evening times?”
 - Tenant’s association – business to business deal – chamber possibly might be interested (?)

Parking

- ❖ There are various different parking possibilities and solutions

- ❖ “Encourage walking”
- ❖ Trolley service
 - Transport service which circulates around the City & Downtown
 - Proposing a counter flow trolley (no right turns on US1 (?)) - effect the efficiency of this route)
- ❖ “Lower the price of parking spaces”
- ❖ Can Miami Dade County throw more levels of parking on top of the Metrorail parking garages?
 - Can these structures handle the addition of more parking?”
- ❖ Shared parking ordinance – a commissioner said he would sponsor it

Hometown overlay gives discount for mixed use - 20% discount(?)

Parking

- ❖ More language needs to be added regarding shared parking
- ❖ “Enforce a pull-in back-in parking layout”
- ❖ Site planning parking requirements
- ❖ The trend today is to have less parking in a downtown area
 - Encourage public transportation and walkability
- ❖ “More parking will promote more business in South Miami” – Resident/Business Owner
- ❖ If a building is less than 10,000 square feet they do not have to provide parking- (Sunset Harbor) – parking is based on the intensity of use
- ❖ “People prefer to park right in front of the store”
- ❖ Pickup trucks parking in lots
 - Waste of space
 - Infringes on drive lanes (their beds stick out blocking the drive lanes)
 - “Trucks blocking drive lanes should be given a ticket” – Most likely not legal
- ❖ “We need more options” (Regarding parking)

Potential areas for mixed use development

- ❖ 58th street and 62nd avenue

“The City as a whole is not pedestrian friendly”

“Conversations always go back to parking- how can we as a residents improve our quality of life – how do we get there”

Current City Layout

- ❖ “Positioning of grocery stores in South Miami is not convenient for everyone”
- ❖ “We need a layout that promotes connectivity between its residents”
- ❖ “We need to create a City where every zone is active and safe”
- ❖ “We need eyes on the street”
- ❖ “Next generations need a quality, healthy and safe neighborhoods”

South Miami is underutilized when it comes to using the Metrorail

Complete Streets – follow the guides of Miami-Dade County

Narrowing of travel lanes – create safe lanes for bicyclists

“Are there plans in the next year for improvement in the hometown district (CIP)?” – Public Works Department

- ❖ Look for ways to promote growth in the downtown area
 - Public Works Department
- ❖ “We want a vibrant downtown”
 - “Our downtown has been forgotten”

Concerned about rental prices

- ❖ “Local businesses are struggling due to more pedestrian friendly streets in surrounding Towns and Cities” – resulting in South Miami having little to no draw

“We’re right across the street from a successful Coral Cables, what’s happening with South Miami?”

- ❖ “We need a slightly higher density; Coral Cables is eating our Lunch”
- ❖ “We need to incentivize businesses to come to South Miami”
- ❖ “We need economic development”

“Every site on US1 is zoned high rise” “Here in South Miami, we’re zoned a maximum of 50 feet in the hometown district”

“Change the warehouse zone to MU5 for 5 years”. It’s hard to develop due to the size of the lots – it will incentivize future businesses”

Special Exception requirement for restaurants makes it difficult to open new restaurants

- ❖ The City has too much control over restaurants (restrictions and the process for approval is too long – deters interested business owners)

“South Miami residents eat where they shop, therefore, residents leave South Miami to go eat” - Money is leaving South Miami

“Is there any way to rearrange traffic flow on the streets in order to hold a higher capacity of cars?”

- ❖ “Could we close off side streets?” – Make one way, increased sidewalk seating
- ❖ “It’s a balancing act between those who want development, and those that do not”
- ❖ “5/5 vote here, majority vote elsewhere”

“RO offices gone – dump parking into residential neighborhoods – if money is flowing they don’t give a hoot about anything else” - Big money is taking over

Focus on making improvements to the Downtown area

- ❖ Trees on Sunset should be taken out and placed back in with uniformity

“It’s up to the merchants of South Miami to gripe if we don’t like something”

- ❖ “Why does the City need its residents to tell them what’s wrong? As if they don’t know”

“I don’t see any change or momentum in the downtown district”

“Angle parking spaces, resulting in a wider sidewalk /pedestrian zone”

- ❖ “Normal walkable streets”
- ❖ “What if we had a goal to increase the trips of walking, bicycling and public transit?”

Mode Split – combine trips utilizing different forms of transportation