



LAND DEVELOPMENT CODE OPEN FORUM

7:00pm – 9:00pm

Calvin, Giordano & Associates, Inc.

3/22/2017

Forum Overview:

Jane Tompkins 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 meeting consisted of an open conversation.

Discussion:

Speaker #1: Deltravis Williams - Marshall Williamson neighborhood representative

As you come north from Coral Gables, there's density all along the Metrorail

Madison Square Plan – 30 year old plan; In order for Madison Square to be successful we need density, at least 60 units

- ❖ Lost 200 units in last 2-3 decades
- ❖ Over 200 families have been displaced

There's a steady influx of UM students. "What do we do?"

- ❖ From Red Road all the way down to _____
- ❖ "Cost of rent keeps going up"
- ❖ Lower income residents can't afford to live in Red Road Commons or Valencia
 - Lower income residents cannot afford to stay in South Miami even though they want too
- ❖ UM students are taking over portions of South Miami....consider affordable housing
 - "Are we going to let UM students take over the area? Or are we going to implement some affordable housing"

Affordable housing is the most pressing issue

- ❖ "Everyone wants to work and live in South Miami; however, we cannot afford to stay here"
- ❖ "If costs keep going up, South Miami will soon look like Coral Cables"

Speaker #2: Michael Miller – Property Owner

Address: 6796 SW 62nd Avenue

"I'll tell you what's not working in South Miami"

It took over 40 years to put in a swimming pool

"What's not working is Madison Square"

- ❖ "It's been going on for decades"
- ❖ "recommendations only satisfy you (the city)"

“Between 68th street & 64th street there’s apparently 1,500 feet of what could be the next great entrance into the City of South Miami”

ISSUES WITH THE ZONING – “Things that don’t work in the zoning plan”

- ❖ “We can have a physical therapist but not a physical therapy clinic”
- ❖ “We can have a dentist but not a podiatrist”

Zoning on 62nd avenue is incompatible

- ❖ We can open a tobacco store, video store, and newsstand all next to each other
- ❖ “Zoning must be changed to what’s going on in today’s environment”

Issues in the CRA area

- ❖ Crime ridden area
- ❖ Person on person crimes are constantly prevalent
- ❖ “We’ve become accustomed to crime”
- ❖ We need proper development in these crime ridden areas

The City has refused to entertain the businessman and property owners

- ❖ “Problems that take place on Sunset drive is due to the City not entertaining its residents with appropriate uses”
- ❖ “Residents are being ignored”
- ❖ “It’s important that the stage be set by the City, and let the market place handle the rest”

“Enforce more police power”

- ❖ “You must set the foundation so the people and areas that need it the most can thrive”

62nd avenue has an alley that goes from 62nd to 68th

- ❖ “Worst street in South Miami”
- ❖ Pot holes on 62nd avenue

Falling trees causing power outages

“City has abandoned the people”

Speaker #3: Mari Chael Resident of 25 years

South Miami needs to suit my changing needs

- ❖ “I want to be able to drive less” - I want destinations within proximity, so I don’t have to drive, within a 5 to 10 minute walk
- ❖ “Embrace the same vision”
- ❖ “Age friendly, business friendly and green friendly ideas need to be incorporated”
- ❖ Challenge moving forward, to modify the LDC to meet green standards
- ❖ Our city is 3 square miles, 11,000 residents
- ❖ Amazing amenity in the Metrorail
- ❖ “Embrace our identity & vision” - Understand who we are to guide our policies

Speaker #4: Beth Schwartz

Address: 6430 SW 62nd Court

62nd Avenue is an issue – all residential

- ❖ Mostly residential
- ❖ Predominantly 2 lanes

Number 1 Issue: Neighborhoods and quality of life

Nothing more than 2 stories adjacent to residential homes

- ❖ Transitional zoning is extremely important when you have business adjacent to a residential neighborhood

Parking is the issues in downtown

- ❖ 4 more businesses closed – due to parking and cost of rent

Shops at Sunset place – price keeps going up on valet parking

“High price of rent”

Tall buildings block off air flow, wind, sun light, shade and provide little to no privacy

- ❖ Tall buildings – rooftop units (AC units, etc.) are extremely noisy for adjacent residential neighborhoods

Be very careful with rewriting the LDC when it comes to density, height, noise and shade

Issue with Sunset Club Apartments

- ❖ Parking lot and 3 story building
- ❖ No privacy for adjacent residents

“Protect neighborhoods and quality of life”

- ❖ Development must be done right
- ❖ Green plan
- ❖ If you’re building Madison Square, be thoughtful of quality of life

Key issue, downtown sprawl on 62nd Avenue – 62nd Avenue has been a problem for years

Speaker #5: John Edwards Smith – Resident for 42 years/Business Owner for 32 years

“I was the chair of the zoning task force going back several years, there were 2 areas not studied: US1 from 80th street north to the hometown district – no review of designation of uses and density on the corridor”

TODD

Parking is an issue

- ❖ “I can’t find a parking space out front of the store”
- ❖ “They don’t want to park in parking garages, perceived as unsafe”
- ❖ Look at shared parking and mixed use in the code

Signage code needs to be reviewed as it relates to business and helping local businesses promote their business with good signage

Look into bicycle facilities in office buildings where parking facilities reside

Instead of every space being dedicated for a car...implement bike standards – preferably in a covered setting

“LOCATION, LOCATION, LOCATION”

South Miami is a desirable community to live and play in - “WORK, LIVE AND PLAY”

More residential units and the prospect of hotel facilities

The future of the City depends on us being a business community

- ❖ “If people aren’t profiting in their businesses, the whole economic input of our business district is gone”

- ❖ “IT’S ALL INTERRELATED “

US1 divides the city – we need a more integrated layout

- ❖ There’s a disconnect between the City and its residents

What needs to be effectively done is the redevelopment of Shops at Sunset Place, economic growth within our business community – critical for economic growth and sustainability of our City itself

South Miami has always been a TODD district

“We have to have a sustainable economy, we must have a sustainable business district”

Speaker #6: Jose Suarez – Resident

“Get the word out to the community” - Residents aren’t hearing about meetings

This is about the residents and commercial – they need to coexists

Downtown is way underutilized

- ❖ Downtown is not capturing business – underdeveloped and poorly developed
- ❖ Thru traffic

Key element – transition between residents and businesses - the rest will fall into place

- ❖ Start where the residents homes are

Shops at Center

- ❖ “I’m all for big development”

Need to develop north side and south side of US1

- ❖ Be cautious backing out onto US1 or Red Road

“How are comments being shared?”, “When are drafts going out?”, “Concentrated input”, “How will drafts be implemented?”, “Which comments are being given serious consideration?”

Website could be used to get more feedback on issues and comments

Speaker #7: Emily Glavey – resident who lives downtown

Comp plan points:

Adding bike ability and walkability (Part of existing code)

- ❖ In order to help alleviate traffic concerns.

“Forward thinking comp plan”

“Let’s set a mode split goal for South Miami”

Institute a Mode Shift Goal:

- ❖ How many people bike?
- ❖ How many people drive?
- ❖ How many people walk?

Set target for affordable housing – set date – by 2030

LDC points:

Parking = huge issues

- ❖ Shared parking ordinance was removed – bring it back
- ❖ Reduce parking requirement – especially in downtown and near transit
- ❖ There is ample parking, it just needs signage

Affordability in LDC

Don’t meet the minimum lot requirements

Prioritize historical building requirements

“What works vs what doesn’t work?”

- ❖ “part of our existing code works” – “some parts are walkable”

Speaker #8: Victor Dover – resident

Address: 6227 SW 57th Street

Modernization of the Comp Plan and update of LDC is a wonderful opportunity for the City, Long overdue, Opportunity to make big changes that will help

Genetic Code = LDC and Comp Plan (?)

How does density affect the built environment?

Main streets can be brought back and be prosperous

The City is the Master Developer

Climate Change Impacts

Green Buildings

“Metrofail” vs “Metrorail”

Diversify transportation

“How we make the rules determines what can be done within the city, therefore, these little decisions have profound impacts”

“Designing your city correctly will have a regional impact”

- ❖ Eyes on the Street
- ❖ Frontages are important for human movement and gatherings – create a city that does rather than doesn’t

Unfeasible parcels within South Miami (?)

Designed change can be good

LDC must go beyond density

Open space has turned into lost space

We need growth near the Metrorail

Change on 62nd avenue

Uber and LIFT impact

Property tax revenue of successful vs unsuccessful developments

Promote revenue bringing businesses

“We want more of the stuff that makes things right – LDC must depict this mindset”

Speaker #9: Walter Harris, Commissioner

“The downtown area is rapidly disappearing” - Not many businesses will survive

- ❖ “People are getting tickets immediately after their toll expires”
- ❖ Downtown South Miami needs more diversity or it won’t survive

“Something has to be done soon or 68% of income coming from the business district will cease.”

“Traffic is unbelievably bad” - Must be dealt with

- ❖ #1 Problem is the traffic
- ❖ “Traffic is so out of hand”
- ❖ Traffic fatalities/crashes on Dixie Highway
- ❖ Traffic control cannot be overlooked
- ❖ Cut through traffic is awful

“Sunset drive is completely useless”

- ❖ “Downtown is far too restricted; you drive around the block until you find a spot to park”
- ❖ Restrict Sunset Place Hours (?)

Speaker #10: Antoinette Fischer, Planning Board Member

“No more asphalt, black top parking lots, or driveways. All new development/ redevelopment should have parking lots & driveways comprised of pervious materials only. No exceptions should be allowed”

- ❖ Pervious surfaces only

“All new developments shall include solar panels”

- ❖ Reduce dependency on FPL, reduce carbon footprint

“All roofs shall be painted white, with exception of light tile”

Above ground septic tanks for new development – we should have above ground septic

tanks for areas that are prone to flooding.

- ❖ Flood issues
- ❖ No more below ground septic tanks

Infrastructure improvements

Preserve pervious area – variances no greater than 10% should be allowed

“I want to see a report made on an annual basis, to the planning board and commissioners at joint meeting detailing the cities inventory of parking spaces, and availability at various time of the day”

- ❖ Amount of money collected each year from parking
- ❖ Parking Problems
- ❖ User friendly parking garages

Heighten security along with cleanliness

Traffic LOS should be considered as a concurrency requirement in all zoning districts

- ❖ Criteria of LOS should be consistent with FDOT LOS

Funding issues

Large houses = large setbacks – maxed out the lots

- ❖ Sliding scale must be established
- ❖ Price of houses on the market

Situation of blight

- ❖ Construction is ongoing

Gentrification is huge

- ❖ Fair housing

Shouldn't be transferable developer rights

- ❖ Developer rights don't give back to the community

“No inappropriate uses adjacent to residential neighborhoods”

- ❖ Brings unintended consequences

“I don't want a Form-based LDC”

Very congested - we're built out

- ❖ Too much congestion

"QUALITY OF LIFE IS OUR BIGGEST CONCERN"

Be careful increasing the density

Quality of life is not good when houses are within close proximity to each other

Houses being built on 80th street – 7' side setback

- ❖ increase setback to 15 feet

Speaker #11: Sally Philips, Planning Board Member

Does Not Understand RFQ item regarding RO

Stress - support the need for buffers and barriers when there's a difference in height

- ❖ "Transition zones should be part of the design for our planned City from 1 to 2 to 3, at a reasonable step down"
- ❖ Intensity of use - Infill proposal

Roof businesses (bars and restaurants) could be on the parking garage

Parking in the garage can be free for residents and should be nicer

An exterior glass elevator might be fun and safer – prevent person on person crimes

Trolley lane on all major routes with a garage at the end of each route with ground floor commercial

We need more than just a downtown

New businesses should have roof parking with solar panels above for shade and energy

- ❖ Utilize open roofs – by resident (home owner) or City
- ❖ More solar panels – use to light trees and run trolley.

Speaker #12: Larry Melow, Planning Board Member

More walkability and bikeability

Work together in order to make quality of life better within the City

“I’m all for workforce housing”

Madison Square – close to metro station

We should all utilize Metrorail

- ❖ Key element for developing into the future

Speaker #13: Laurie Kahn, Planning Board Member

Prepare for climate change & plan & plan

All for Solar Panels and Trolleys

Design for walkability and livability

Integration between the business community and its residents

Work on codes that help affordable housing and businesses

Not forget that commercial existed on 64th Street and can exist again

Speaker #14: Velma Palmer, Planning Board Member

Zoning codes are very complex – we need a balance with these regulations

Parking is the #1 problem

Streets are narrowing - less traffic can pass thru

The more we close streets down the worse traffic will be

Look at the zoning to see what can be done about keeping businesses (Winn-Dixie, other food stores)

Language in the code is a big problem – left to a lot of interpretation

- ❖ First resolve is the language inconsistencies

Shared parking – good idea – look at this carefully – if, when, where

Variances – very inconsistent – because many of these lots are nonconforming

Something in the Code to protect owners with nonconforming lots

Affordable housing – how, when and where

Many residents feel stuck with nothing to do – can't move on

Utilize surveys – where every resident will get something in their hand

Zoning code needs to be carefully reviewed

Take into consideration the streets – go back to the drawing board

LDC is long overdue for revision

We need enough open space

Address what the open space is going to be

Balance in regulations

“South Miami is losing out”

Speaker #15: Subrata Basu, Planning Board Chairman

“Vision of the City than start to filter down”

PRESERVATION OF NEIGHBORHOODS IS THE #1 CONCERN

Closing off streets doesn't solve the problem of traffic, doesn't create neighborhoods

- ❖ Sense of community creates neighborhoods

Speeding is a problem

- ❖ Enforcement of speed
- ❖ 30 mph to 25 mph within the City of South Miami
- ❖ Traffic slowing measures

Housing types – volume of 2 story buildings (concern)

Setbacks for the second floor – bad design – construction difficulties

Set limits on FAR

Every house built should have a connection with solar power

“Buffering of transitional zoning is important”

Multi-generational housing needs to be considered

AirBNBs – should be reviewed during the process

Preservation of neighborhoods

- ❖ Buffering
- ❖ Transitional densities

Workforce housing vs. market rate developments

Look into inclusionary zoning as an incentive – along with TODD

- ❖ “Some form of incentive for affordable and workforce housing”
- ❖ Financial incentive

Total revisit of TODD district regulations – not effective - 8 stories 2 stories and 1 story - nothing in between

- ❖ Introduce live-work opportunities
- ❖ Don't want to lose industrial LI-4 uses but can diversify the uses
- ❖ Need more employment opportunities

TDRs not a good idea; not sure what we're trying to preserve

Economic development is paramount

Historic preservation importance – be careful with incompatibility of projects near historic properties

Parking is always available – sometimes not user friendly

SHARED PARKING must be brought back, cross access easement agreements with properties max of 500 feet away

Potential on US1 for development other than 1 story buildings

Zoning categories – simplify if possible

Walkability and complete streets are important

ERP should have more architectural review authority

Speaker #16: Antoinette Fischer, Planning Board Member (Additional Comments)

Meeting Notes

ERPB should have more control over aesthetics

Historic buildings must be protected but not moved

Architecturally incompatible buildings should not be located next to historic buildings

Identify and discuss conflicts with Comp Plan and LDC at a meeting

Speaker #17: Subrata Basu, Planning Board Chairman (Additional Comments)

Zoning categories should be consolidated