



**CITY OF SOUTH MIAMI, FLORIDA  
CITY COMMISSION MEETING  
NOTICE OF PUBLIC HEARING**

Notice is hereby given that the City Commission will hold a public hearing on **Tuesday, September 17, 2024, at 7:00 p.m.** at **South Miami City Hall Commission Chambers, 6130 Sunset Drive, South Miami, FL 33143**, to consider the following public hearing item(s):

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF SOUTH MIAMI, FLORIDA, AMENDING ARTICLE III “ZONING REGULATIONS,” SECTION 20-3.3(D) “PERMITTED USE SCHEDULE” OF THE LAND DEVELOPMENT CODE, TO ALLOW USED MERCHANDISE ESTABLISHMENTS WITHIN THE LOW-INTENSITY OFFICE DISTRICT; PROVIDING FOR CORRECTIONS; SEVERABILITY; CONFLICTS; IMPLEMENTATION; AND AN EFFECTIVE DATE.

Commission members will participate in Chambers or by video conferencing through the Zoom platform and members of the public may join the meeting via Zoom at (<https://zoom.us/j/3056636338>), by phone by calling +1-786-635-1003 and entering Meeting ID: 3056636338 when prompted, or in person in the Commission Chambers, and where their appearance will be broadcast on the Zoom platform, and where they can participate.

All interested parties are invited to attend and will be heard.

For further information, please contact the City Clerk’s Office at: 305-663-6340.

Pursuant to Section 286.0105, Fla. Stat., the City hereby advises the public that if a person decides to appeal any decision made by the Commission with respect to this matter, such person must ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

ADA: To request a modification to a policy, practice or procedure or to request an auxiliary aide or service in order to participate in a City program, activity or event, you must on or before 4:00 p.m. 3 business days before the meeting (not counting the day of the meeting) deliver your request to the City Clerk by telephone: 305-663-6340, by mail at 6130 Sunset Drive, South Miami, Florida or email at [npayne@southmiamifl.gov](mailto:npayne@southmiamifl.gov).

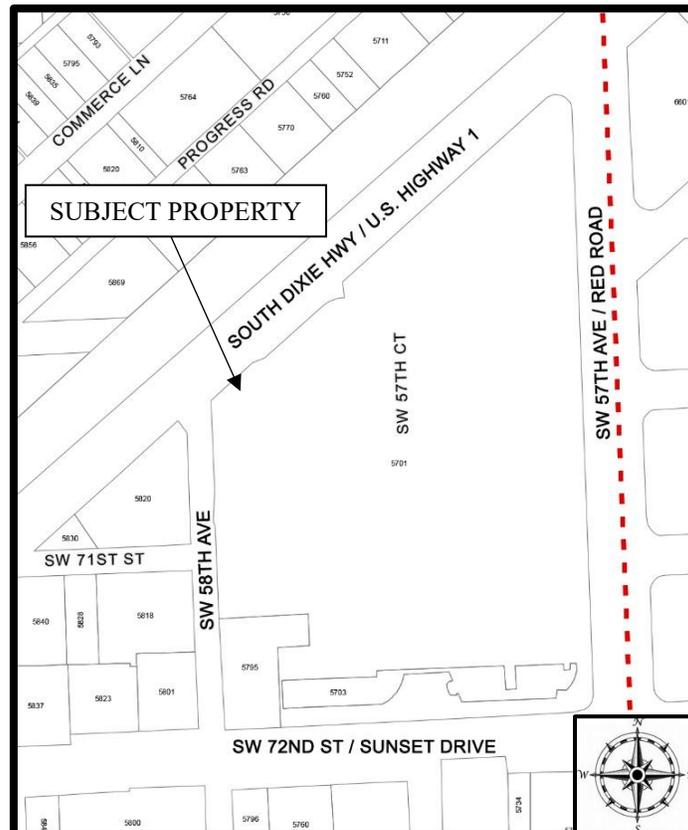
Nkenga A. Payne, CMC, FCRM  
City Clerk



**CITY OF SOUTH MIAMI, FLORIDA  
NOTICE OF INTENT TO CONSIDER A DEVELOPMENT AGREEMENT  
NOTICE OF PUBLIC HEARINGS**

Notice is hereby given that the City Commission will hold the first of two public hearings on **Tuesday, September 17, 2024, at 7:00 p.m. at City Commission Chambers, 6130 Sunset Drive, South Miami, Florida**, to consider the following resolution:

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF SOUTH MIAMI, FLORIDA, APPROVING A DEVELOPMENT AGREEMENT WITH SUNSET OPPORTUNITIES B1, LLC, AND SUNSET C1, LLC, FOR THE PROPERTIES LOCATED AT 5701 SW 72 STREET AND 5795 SUNSET DRIVE, SOUTH MIAMI, FLORIDA, PURSUANT TO SECTION 163.3220 THROUGH 163.3243, FLORIDA STATUTES, AND SECTION 20-12.13 OF THE LAND DEVELOPMENT CODE; AUTHORIZING THE CITY MANAGER TO EXECUTE THE DEVELOPMENT AGREEMENT AND ALL OTHER SUPPORTING INSTRUMENTS REQUIRED BY THE LAND DEVELOPMENT CODE FOR DEVELOPMENT OF THE PROPERTY; PROVIDING FOR CORRECTIONS; IMPLEMENTATION; SEVERABILITY; AND AN EFFECTIVE DATE.**



The Development Agreement addresses the development of the properties located at 5701 SW 72 Street and 5795 Sunset Drive, South Miami, Florida, identified by Miami-Dade County Property Appraiser Folio Nos. 09-4025-031-0060 and 09-4025-031-0170, respectively.

The Development Agreement contemplates development of 1,513 residential dwelling units and up to 396,442 square feet of non-residential floor area including Commercial, Food & Beverage, Office and Hotel proposed uses, in areas zoned for a maximum height with bonuses of 12, 15, 25, and 33 stories.

The City Commission intends to consider the Development Agreement at a second public hearing to be held at City Commission Chambers, 6130 Sunset Drive, South Miami, Florida currently scheduled for October 1, 2024 at 7 P.M.

Copies of the proposed Development Agreement may be obtained at the City Clerk's office located at 6130 Sunset Drive, South Miami, Florida or by request via email to [npayne@southmiamifl.gov](mailto:npayne@southmiamifl.gov).

Nkenga A. Payne, CMC, FCRM  
City Clerk