

CITY OF SOUTH MIAMI  
**Planning Board**  
**Special Meeting Agenda**  
Tuesday, December 3, 2024  
Virtual Meeting via Zoom  
Communications Media Technology  
Broadcast from City Commission Chambers  
6130 Sunset Drive  
**7:00 P.M.**

*The City of South Miami Code of Ordinances, Section 8A-5, requires that all lobbyists, as defined in that section, who represent a principal must register with the City Clerk before engaging in any lobbying activities and, in most cases, pay an annual fee of \$500.00 and an additional \$100 for each additional issue. A "Principal is anyone who seeks to affect the action, decision or recommendation of the City Manager, City Personnel or City Board (including committees and other similar groups) on a matter that will foreseeably be heard or reviewed by the City Commission, or who seeks to affect the action, decision or recommendation of the City Manager or City Personnel on a matter that will foreseeably be heard or reviewed by a City Board. This applies to all persons who are retained with, and most who are retained without, compensation to influence any action, decision, recommendation as set forth above. There are some exceptions and exemptions. However, note that, notwithstanding the exemption for quasi-judicial hearings, the Miami-Dade Commission on Ethics has ruled that a representative of a principal, including the principal's attorney, at a quasi-judicial hearing in South Miami, is required to register as a lobbyist.*

As provided in Section 20-6.1(B)(2)(d)(i) of the City's Land Development Code, the City will be holding its Planning Board Meeting VIRTUALLY through communications media technology (CMT). Members of the Planning Board, City staff, City consultant and the applicant, applicant's attorney and witnesses may participate in person at City Hall through video conferencing broadcast from City Hall or may do so remotely through the Zoom platform used by the City Clerk for live remote participation. Members of the public may join the meeting via Zoom at (<https://zoom.us/j/3056636338>), or, if space is available, attend through the Zoom platform provided in the Commission Chamber, and participate.

In addition, a dedicated phone line will be available so that any individual who does not wish (or is unable) to use Zoom, may listen to and participate in the meeting by dialing **+1-786-635-1003** **Meeting ID: 3056636338**. The public may view the meeting live on the City's website: (<https://www.southmiamifl.gov/102/Agendas-Minutes>) ("Granicus") as well as **Channel 667** on Atlantic Broadband or by AT&T U-Verse. If you desire to participate on Zoom in the Commission Chambers, register with the City Clerk in order to get priority seating, if it is available. In order to participate you must follow the procedure found in the notice of the meeting that is posted at City Hall & also at <http://www.southmiamifl.gov/580/Public-Meetings-Notices>.

- I. **Call to Order and the Pledge of Allegiance to the Flag**
- II. **Roll Call**
- III. **Administrative Matters: None At This Time**

#### **IV. Public Hearing Items:**

##### **1. PB-24-024**

**Applicant:** The City of South Miami

**AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF SOUTH MIAMI, FLORIDA, AMENDING ARTICLE VIII "TRANSIT-SUPPORTIVE DEVELOPMENT DISTRICT" TO MODIFY APPLICABLE DEVELOPMENT REGULATIONS; PROVIDING FOR CORRECTIONS; SEVERABILITY; CONFLICTS; IMPLEMENTATION; AND AN EFFECTIVE DATE.**

##### **2. PB-24-025**

**Applicant:** The City of South Miami

**AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF SOUTH MIAMI, FLORIDA, AMENDING POLICY 1.1.1 OF THE FUTURE LAND USE ELEMENT OF THE CITY OF SOUTH MIAMI COMPREHENSIVE PLAN TO ESTABLISH A MAXIMUM DENSITY OF 200 DWELLING UNITS PER ACRE IN THE "TRANSIT-SUPPORTIVE DEVELOPMENT DISTRICT" AND MODIFY ITS DESCRIPTION; PROVIDING FOR CORRECTIONS; SEVERABILITY; CONFLICTS; IMPLEMENTATION; AND AN EFFECTIVE DATE.**

##### **3. PB-24-026**

**Applicant:** The City of South Miami

**AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF SOUTH MIAMI, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE FUTURE LAND USE ELEMENT OF THE CITY OF SOUTH MIAMI COMPREHENSIVE PLAN TO CHANGE THE FUTURE LAND USE DESIGNATION OF PARCELS CURRENTLY DESIGNATED "MIXED-USE COMMERCIAL-RESIDENTIAL", "RESIDENTIAL / LIMITED COMMERCIAL", "BUSINESS OFFICE", "PARKS AND OPEN SPACE", "MULTI-FAMILY RESIDENTIAL", "TOWNHOUSE RESIDENTIAL", "SINGLE FAMILY RESIDENTIAL", "HOSPITAL", AND "PUBLIC INSTITUTIONAL" TO "TRANSIT-SUPPORTIVE DEVELOPMENT DISTRICT" PROVIDING FOR CORRECTIONS; SEVERABILITY; CONFLICTS; IMPLEMENTATION; AND AN EFFECTIVE DATE.**

#### **4. PB-24-027**

**Applicant:** The City of South Miami

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF SOUTH MIAMI, FLORIDA, AMENDING THE ZONING MAP OF THE CITY OF SOUTH MIAMI, TO CHANGE THE ZONING OF VARIOUS PROPERTIES FROM: "TRANSIT-SUPPORTIVE DEVELOPMENT DISTRICT MIXED USE-5 (TSDD MU-5)", "TRANSIT-SUPPORTIVE DEVELOPMENT DISTRICT MIXED USE-6 (TSDD MU-6)", "TRANSIT-SUPPORTIVE DEVELOPMENT DISTRICT MIXED USE – MARKET (TSDD-MUM)", "TRANSIT-SUPPORTIVE DEVELOPMENT DISTRICT PUBLIC INSTITUTIONAL (TSDD-PI)", "SPECIALTY RETAIL (SR)", "HOMETOWN DISTRICT OVERLAY (HD-OV)", "HISTORIC OVERLAY (HP-OV)", "NEIGHBORHOOD RETAIL (NR)", "LOW DENSITY OFFICE (LO)", "RESIDENTIAL OFFICE (RO)", "PUBLIC INSTITUTIONAL (PI)", "HOSPITAL (H)", "MEDIUM-DENSITY MULTI-FAMILY RESIDENTIAL (RM-24)", "LOW-DENSITY MULTI-FAMILY RESIDENTIAL (RM-18)", "TOWNHOUSE RESIDENTIAL (RT-6)", "LOW DENSITY SINGLE FAMILY (RS-3)", AND "PARKS AND RECREATION (PR)" TO "TRANSIT SUPPORTIVE DEVELOPMENT DISTRICT (TSDD)"; PROVIDING FOR CORRECTIONS; SEVERABILITY; CONFLICTS; AND AN EFFECTIVE DATE.**

#### **V. Public Comments/New Business**

#### **VI. Approval of the Minutes:** November 12, 2024

#### **VII. Future Meeting Dates:** Tuesday, January 14, 2025

#### **VIII. Adjournment**

**Warning regarding *ex parte* communication:** "*Ex parte* communication" is a written or verbal communication, between an elected or appointed public official and an applicant, his or her representatives, a citizen or any other person concerning the subject of a pending quasi-judicial hearing but which communication takes place outside of the hearing and before final action on the matter.

Pursuant to Ordinance §2-2.1, City Code, the South Miami City Commission has adopted procedures to require the following with respect to *ex parte* communications:

1. The elected or appointed public official shall disclose in writing the subject of the communication and the identity of the person, group, or entity with whom the communication took place, as soon as practicable after the communication takes place, with the city clerk and made a part of the record at the hearing before final action on the matter.
2. A local public official may read a written communication from any person. Any written communication that relates to quasi-judicial action pending before a local public official, shall not be presumed prejudicial to the action, provided such written communication is disclosed and made a part of the record before final action on the matter.
3. A local public official may conduct investigations, make site visits and receive expert opinions regarding quasi-judicial action pending or impending before him or her provided that such activities and the existence of such investigations, site visits or expert opinions is made a part of the record before final action is taken on the matter.
4. Disclosure made pursuant to paragraphs 1, 2 and 3 above must be made before or during the public meeting at which a vote is taken on such matters so that persons who have opinions contrary to those expressed in the *ex parte* communication are given a reasonable opportunity to refute or respond to the communication.