

COMPREHENSIVE PLAN OPEN HOUSE MEETING APRIL 18, 2022– BOARD TRANSCRIPTS

Station #1

How would you describe yourself?

Resident – 41

Landowner – 13

Local business owner or employer – 5

Locally employed – 4

Local institution or nonprofit – 2

Developer – 0

Other – 5

Station #5

What Activities should our land uses support?

Housing Options – 9

Workplace Options – 1

Recreation & Entertainment Options – 23

Shopping Dining and Service Options – 16

Mixed Use Development Options – 9

Other (Invite your ideas on a Post and share below)

- (1. Business that support residential neighborhood.
- (2. No Commercial on waterway
- (3. No Gas station near waterway – 4
- (4. Miami 21 Mixed use restricted commercial
- (5. Housing only around waterways residential
- (6. No commercial on waterway
- (7. Keep Miami Shores primarily residential area
- (8. Environmental protection
- (9. Reduced congestion
- (10. No projects that increase traffic, polluting, crime!
- (11. More open space, shade, greenway, bikes, rollerblades etc., and golf course? Along bay?

Station #5

What do you identify as Miami Shore’s “core”, i.e., the heart and soul of the Village? Place a sticker dot in the column of your selection.

1. NE 2nd Avenue only – 28
2. NE 2nd Avenue and adjacent blocks – 1
3. Biscayne Boulevard commercial areas – 3
4. Different areas – 1

Elements of a successful downtown – In the area that you identified as the “core” which of the elements listed exist in Miami Shores today? Please place a sticker dot in the appropriate rows.

1. Mixed use/land use integration – 10
2. Walkability – 24
3. Connectivity – 4
4. Central gathering spaces – 13
5. Strong civic identity – 8
6. Quality urban design – 7

7. Quality architecture – 5
8. Memorable and enduring – 2

Station #4

Taking stock and thinking about the future

What assets, challenges and opportunities exist here?

Notes from the residents:

1. Keep golf course – better support for M.S. Elementary School – Traffic calming – more restaurants/bars on NE 2 avenue – realistic septic sewer – 1
2. More traffic calming on the main thoroughfares – 1
3. Protect golf course – protect waterways – seawall – traffic calming – maintain downtown.
4. Aging in place residential options.
5. Sea level – septic – king tide flood – sea wall.
6. Land owned by Barry U – future development.
7. Keep commercial –downtown & development – septic to sewer necessary – strict code enforcement – maintain MSCC
8. Affordable housing! – maintain multifamily zoning 105 & Biscayne.
9. Limited “mixed use” Make MS a residential.
10. Do not develop golf course – protect canal and bay – no commercial on canal.
11. Traffic calming – 1
12. Maintain the existing character of downtown and golf course – our assets.
13. Traffic calming – speed laws enforcement – MSPD patrolling.
14. Greenspaces for residential use – new tot lot – bring better entertainment to 2nd Avenue – No Doctors’ offices.
15. Keep MSV Residential – it’s what makes it great!
16. Preserve and maintain what makes MSV great less Focus on increasing density – commercial or mixed use. MSV is a residential oasis.
17. Focus on protecting quality of life – keep scale live – including new houses – more green space.
18. West of Barry should be mixed use residential.

Station #4

Strategic Land Use Priorities

1. Revitalizing Downtown - 8
2. Converting Septic to Sewer – 8
3. Developing Parks & Green Space - 6
4. Building Community Center - 6
5. Renovating Country Club - 0
6. Bridging Gap of East & West - 1
7. Upgrading and Funding Sea Wall - 2
8. Exploring Mixed Use Zoning - 3
9. Accessibility for Seniors - 0
10. Creating New Government Campus - 0
11. Improving Public Wi-Fi/Website – 0

Notes from residents:

Pocket parks for East, West, South & North MSV – 103 Street towards bay example.

Define revitalizing downtown. What about the residents who live behind these buildings?

What would the appropriate height of a mixed-used building be in Miami Shores?

1. It depends upon the ROI necessary for the developer – 4, 5 stories are both reasonable & acceptable.
2. 30'
3. Not viable w/o public sewer?
4. No more than 2 floors
5. 2 or 3 in downtown – affordable housing
6. 5 stories
7. 40 to 50 feet
8. 2 stories
9. 4 to 5 stories – but must set max story height!
10. 2 stories
11. 5 stories: let's get a little density downtown and increase tax base – Agree
12. 5 stories
13. 3 stories
14. 3 stories
15. 2 stories - unless you want to look and be like NMB
16. Not more than 3 stories
17. 3 story w/ limited height
18. Not more than 3 stories! Please consider the residents prior to commercial interests.

Should there ever be mixed-use development in Miami Shores, what would you like it to include?

1. Not “should there be” but “when there is mixed-use”
2. Developing a luxury residential complex for all ages either town homes or high rise, there is plenty of available space, including but not limited to: -re-configuring club house (excluding golf course) – 9900 Building footprint – increasing downtown height allowances.
3. No
4. Yes!
5. Yes, definitely!
6. On Biscayne, and Barry.
7. 55+ housing
8. In downtown mixed stores and apartments over – also live/work units.
9. Affordable!
10. Yes – of course!
11. It exists already why try to remove – instead, better integrate it.
12. Affordable/workforce housing
13. Utilize the golf course parking lot for mixed used.
14. Only on 2nd avenue downtown.
15. Not sure, but downtown needs a commercial (not appearance) lift. Diversity in consumer oriented businesses is not encouraged. Hardware store? Diversity of restaurants? Bakery? Deli? Too expensive or not commercially encouraged to promote these businesses – which will help give a soul to our village (make it more than a bedroom community?!
16. Sure! Perhaps some apartments added to the 2nd avenue corridor. Agree.
17. We need to make downtown Miami Shores a destination for all of Miami: (Dining, shopping) Yes.

