



Greetings Concerned Citizens of Pinecrest and Neighboring Communities,

Re: Summation of our Zoom Meeting with Commissioner Raquel Regalado on 8/2/2021

Subject: Proposed Ordinance Related to the Rapid Transit Zone (RTZ)

On Monday August 2, 2021 Concerned Citizens of Pinecrest along with many residents from neighboring communities met with Commissioner Regalado via Zoom. The meeting also included Cynthia Hernandez, District Director for Constituency Affairs, Anthony Escarra, Deputy Chief of Staff, Catherine Carbonell, Legislative and Policy Aide and Rebecca Wakefield, Chief of Staff to Commissioner Regalado.

We shared with Commissioner Regalado that our mission is not just to raise the awareness of citizens of the changes that were made by the County that will impact our zoning laws along the RTZ Corridor, that in our opinion, will negatively affect our quality of life, but to engage these citizens to stop this destruction of our way of life and homestead asset.

We asked Commissioner Regalado direct questions about the 45-page Proposed Ordinance that would allow Miami Dade County to control all zoning ½ mile east and west, and in some areas 2 miles east and west of the US1 RTZ corridor, driving their need for high density development in order to create ridership for the Bus Rail.

Although many have referred to this Proposed Ordinance as an “idea”, Commissioner Regalado has confirmed having a Sunshine meeting with Commissioner Gilbert to discuss adding a provision with an Opt In and Opt Out allowing Commissioners to choose if they want to include or exclude their Districts.

During the 1 hour Zoom meeting, Commissioner Regalado also stated that she does not support commercial encroachment into residential areas and that she will meet with residents in her District that would be impacted from future Zoning changes to their areas.



We appreciate her affirmation and support for our jurisdiction, but we know that her vote is only 1 of 13. We need the majority of the Miami Dade County Commissioners to vote NO to this and any other future proposal that would result in us losing control of our zoning laws and our development.

We provided Commissioner Regalado with several questions. Please see these questions and her answers.

QUESTIONS PRESENTED TO COMMISSIONER REGALADO & HER ANSWERS:

In April 2021 the Commissioners voted for Ordinance # 210402, creating a new zoning district called the Rapid Transit Zone (RTZ) in Unincorporated and Incorporated areas with the purpose of creating transit-oriented development near and around the stations.

1. Since some of the people on this call include your constituents that live in Unincorporated Dade, we would like to get some clarity on the density recommendations submitted by the County. In the Southern Corridor alone we know the new density is estimated to be over 500,000 and that doesn't include the estimates for the Unincorporated areas or the west side of the US1 corridor.

What expected density is planned for the Unincorporated areas that will be added to this half million number?

REGALADO ANSWER: Her staff answered – they do not know the estimates for new residents in the west side of the US1 corridor.

2. This new Ordinance (# 210402) that took effect in April, states that there is no intention to alter historic jurisdictional relationships between the County and the Municipalities related to the RTZ, but we recently learned of a different and brand new Proposal that Commissioner Gilbert from District 1 has shared with the Commissioners and the League of Cities that will give the County control of all zoning laws controlling development within the RTZ district a ½ mile east and west and in some areas 2 miles east and west in Incorporated and Unincorporated areas forcing high density development.

Why is this being proposed if it contradicts the most recent ordinance?



REGALADO: Commissioner Gilbert presented the Proposed Ordinance because the RTZ in his District is primarily surrounded by Commercial and not residential development. We are also concerned about the County forcing a one size fits all into established neighborhoods that will drain our infrastructure including water, sewer, schools, hospitals, emergency services, and new encroachments into rezoning single-family homes into High Density and commercial development.

Will you support us to protect these aspects to ensure our way of life?

REGALADO: As a resident between 27th and 37th Avenue she realizes the negative effects that can occur from commercial encroachment into residential areas due to the RTZ.

3. Commissioner Gilbert's proposal was shared with the League of Cities this past Spring so what is the timeline for the other Commissioners to evaluate the Proposed Ordinance and is there a plan to share it with the entire Committee?

REGALADO: She has had Sunshine Meetings with Commissioner Gilbert regarding the Proposed Ordinance and she has explained that each Commissioner will work on their own piece of the Rapid Transit Zone (TRZ) which includes an Opt-In for Commissioners that want to support it for their District and an Opt-Out for those that do not. She confirmed that Commissioner Gilbert has had Sunshine Meetings with Commissioner McGhee (District 9) and Commissioner Cohen Higgins (District 8)

4. Is there a date or timeline in place so we can let residents know to participate in the public forum?

REGALADO: no idea when this will go to Committee. She has not submitted any changes to the Proposed Ordinance as of yet.

5. How do we know that this will not be presented even though it is not scheduled? REGALADO: no idea when this will go to Committee.

6. In the Proposed Ordinance if passed and with the new Rapid Transit Zoning District (RTZ) the County will have jurisdiction as "the central metropolitan government, with the purpose to maintain greater



regulatory control over development” and as stated in the Ordinance will “provide default development standards”. Commissioner, these development standards impact the entire County by forcing high density into established neighborhoods that were primarily developed for single family homes. Our concern is that the County will encroach on single family homes and Up-Zone them into multi family, mixed use developments that will impact the quality of life for residents throughout the County.

Have any ideas been submitted for new development for Unincorporated areas that will encroach and affect the current single-family zoning along the RTZ corridors?

REGALADO: The County’s Comprehensive Master Plan regulates this. The idea is not to encroach or usurp single family areas to make them commercial areas. This is not in the plan for District 7 but she does not know about other Districts.

7. If Commissioner Gilbert’s Proposed Ordinance passes as it is currently written, how would you expect the Municipalities to manage the burden of the additional services without the tax revenue to support it, because most of the tax revenue for the development is going to the County and not the Municipalities?

REGALADO: She agrees that to take away the Municipalities jurisdiction will impact the ability to provide services. The issue she is working on presenting, is an Opt-In/Opt-Out clause, so that Commissioners that do not want to support the Proposed Ordinance can Opt-Out and Commissioners that support Commissioner Gilbert can Opt- In. She mentioned that there appears to be potential litigation including the City of Miami challenging the RTZ.

8. Are there other changes coming or being proposed to the Commissioners that change the jurisdiction of the incorporated cities, like Ordinance #211661 that provides exclusive permitting jurisdiction to the county for certain public works construction projects within Municipalities. We know that this has already passed first reading and is scheduled for a second reading on September 1, understanding that roads are shared with Incorporated and Unincorporated areas.



Can you explain what this ordinance means?

REGALADO: This Ordinance is the result of a water project and controlling costs when county roads need to be repaired that impact multiple municipalities simultaneously. The county will attempt to cap the amount that is being charged by the municipalities.

9. Commissioner, since you indicated that you support us, who else at this point has a like mind?

REGALADO: We have to see what happens and we know that Commissioner Gilbert is having Sunshine meetings with other Commissioners. She confirmed that the Commissioners want to see more density near the Rapid Transit Zone especially in districts where the RTZ is surrounded by commercial development.

The Takeaway

We at Concerned Citizens of Pinecrest have made meaningful progress on this matter, but this is just the beginning. Our continuation and success, however, is going to require massive Resident/Voter/Volunteer Awareness and Participation in order to protect our current interests and way of life.

As you may not know, our Email list is limited please assist our efforts by forwarding this email and future emails to your friends and relatives who are homeowner's and voters in Miami Dade County.

Please continue to check our website for updates as we continue to reach out to the other Commissioners, city Mayors, and other Citizenry groups.

Commissioner Regalado is only 1 of 13 Commissioners. These are our first steps. Please join us by Clicking on this Link so that we can grow to continue this mission to expand to more Municipalities therefore more Commissioners to be able to preserve and protect our homes and quality of life. I look forward to hearing from all of you soon.

Thank you, Laura McNaughton Founder, Volunteer, Resident