

**CONCERNED CITIZENS OF PINECREST**  
Preserving & Protecting Our Village

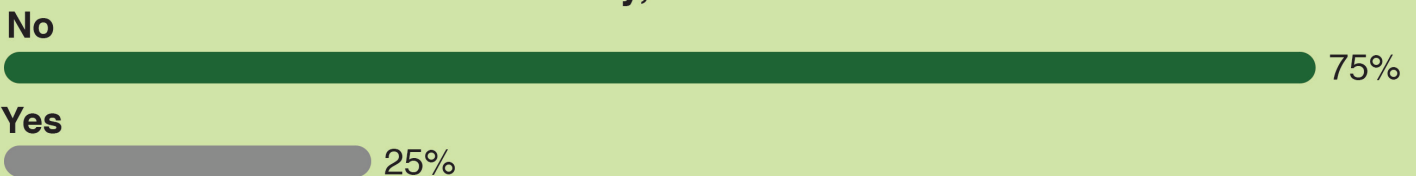


**& Beyond**

## Inspire Pinecrest Part 1 Did Not Inspire!

75% of Residents Polled REJECTED Mixed-Use Residential and Transit Oriented Development, requiring UP-ZONING.

### Are you supportive of a mixed-use development on Pinecrest Parkway, that includes residential?



Wed. Oct 27th, 2021, Inspire Pinecrest Conversation debuted as a VIRTUAL ONLY event led by third party moderators, consultants, market analysts and architects not by our Elected Mayor and Council.

The Virtual ONLY format created explicit limitations. We requested an IN-Person/Virtual “hybrid” combination but were refused. Recently, Pinecrest Gardens made history using COVID sniffing dogs to provide a “safe” environment for a Jazz concert in the Banyan Bowl. Critical Changes to our Community Deserve an In-Person format.

Developers often present preliminary site plans for approvals to later AMEND thus transforming communities with towering Rental Apartments festering more traffic and parking nightmares. Concerned Citizens desire to maintain our Semi-Rural Community as defined in our Charter.

### Takeaways

- Concepts portrayed Mixed-Use with office, retail & NEW RESIDENTIAL RENTALS, rising over our CURRENT max height of 45’4 stories eliminating our local HOME DEPOT & OFFICE MAX!
- Council repeatedly assured Residents that “INSPIRE PINECREST” was a stand-alone with nothing to do with County Commissioners’ RTZ proposal to force High Density creating ridership for the Bus system, yet the discussion & visuals focused on “Transit Oriented Development”. These are Mixed Signals.

**Our Advocacy has GROWN BEYOND Pinecrest & We Encourage ALL Residents of Miami-Dade County to be informed of changes coming to our Communities.**

**Learn more:** Email: [CCP33156@gmail.com](mailto:CCP33156@gmail.com) | [www.ConcernedCitizensofPinecrest.com](http://www.ConcernedCitizensofPinecrest.com)

### FLASH DATE CHANGE

**Village of Pinecrest Council Meeting**

Tuesday November 9th, 2021 – at 6pm

Village Hall 12645 S. Dixie Hwy Pinecrest, FL 33156

**PLAN TO ATTEND**

*This is our opinion. We are committed to providing credible information to our fellow residents of the Village of Pinecrest and BEYOND. Concerned Citizens of Pinecrest was founded by Laura McNaughton, 22-year Resident & Volunteer.*