

Date:

RE: Miami Dade County RTZ Expansion Ordinance 2<sup>nd</sup> Reading September 1, 2022

Dear Commissioner:

I am a concerned resident and voting citizen who lives in the Village of Pinecrest, one of the many municipalities to be impacted by the UPDATED proposed county ordinance (#221198 now #221591) that expands the Rapid Transit Zone (RTZ).

In Pinecrest, the proposed ordinance could ultimately force 50 acres of our commercial corridor to be rezoned to support ridership on the South Dade Busway.

**It's important to note that the average resident/homeowner in Pinecrest pays over 85% of their property taxes to Miami-Dade County and not to our Village that incorporated in 1996. With our high property values, we are vested in the community by contributing to the vast tax base for the county.**

Now with the threat of the RTZ expansion as a one-size fits all ordinance, I am one of many voting residents who understand the possible irreparable impact to our ENVIRONMENT.

Here are some concerns and why we ask you to VOTE NO on the RTZ ordinance:

1. How will our already IMPAIRED Wastewater Sewer System that cannot handle any more volume handle any new multi-family development volume at SW 136 St & SW 104 St when **Pinecrest was built and is still mostly on individual septic tanks and not county sewer?** ([per the WASD website](#)- the pump station capacity estimator shows that an additional 100,000-225,000 estimated gallons of water per day (GPD) is not permitted? (That estimate represents adding 330-750 residential units and the pump station cannot handle it).
2. How many federal grants can we count on to fix our frail sewer and water system that some studies have [estimated costing over \\$12 billion?](#)
3. Will our schools be prepared to prevent overcrowding? Can our hospitals accept 1000's of new patients, and do we have the necessary first responders in place to handle the extra Crime and Emergency Rescue needs?

4. That the addition of High Density residential units will add to the already overburdened traffic, and not decrease it, and cause a parking problem because only one space will be provided per unit requiring extra parking to be provided from public areas.

Miami-Dade County Commissioners should know that a large majority of the residents of the Village of Pinecrest DO NOT support this RTZ ordinance, and they also DO NOT support our mayor and council's "Vision Plan" that includes rezoning our commercial corridor.

According to our mayor Joe Corradino, (who also happens to be an urban planner; a consultant for the County on some of its Metrorail expansion projects; and the Development Services Director for the City of Homestead), "Miami-Dade County is making us...." adopt council's proposed Vision Plan and he claims to have saved us from the worst of the RTZ ordinance. In his recent public statement Mayor Corradino willfully misrepresents that "the threat from the county is over" by omitting the lack of protection in zoning for our commercial properties consisting of 50 acres on the US 1 corridor.

**Our mayor's "Vision Plan" will have a negative impact on our environment for generations to come and the residents of Pinecrest will be left to clean up the mess.**

County Commissioners should consider the number of high-density projects already being developed and planned directly across from Pinecrest. 1500 new apartments have been planned between SW 98 Street and the Dadeland North Metrorail station.

In addition, Commissioner Regalado has sponsored updating the Downtown Kendall Urban Center Zoning District which increases building heights to 25 stories supporting intense high-density development across from Pinecrest.

**These projects already impact our sewage and water systems which will ultimately impact the future development of Pinecrest.**

The current RTZ ordinance is not a win for the Village of Pinecrest and the only winners are high density developers that will seek federal money to build their "Vision" for our bedroom community.

We are reminded that Pinecrest like so many other municipalities incorporated, so that we could control our zoning which historically has the biggest impact on communities and our quality of life.

We the residents of the Village of Pinecrest do not support this proposed RTZ ordinance and respectfully ask the commissioners to vote NO.

Sincerely,

Resident

CC: Concerned Citizens of Pinecrest