

Date:

RESIDENT:

FROM Address:

TO:

RE: Rapid Transit Zone (RTZ) & Commissioner Gilbert's Proposed Ordinance 221591 (221198)

Dear Commissioner

I am a concerned resident and a voting citizen that 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 re-zoned or up zoned to support the South Dade Busway. Although the updated ordinance has come a long way from its original form, it is still not acceptable in its current form.

I am part of a growing number of voting residents who are horrified by the proposed zoning changes that Miami Dade County is considering and what that means for all Miami Dade County residents. In our Southern Corridor of the County, we are not prepared for High Density and the negative impact it will have on our communities and the environment. Here are some concerns and why we ask you to please vote NO on the RTZ ordinance:

- Will our schools be prepared to prevent overcrowding?
- Will our hospitals be prepared to accept 1000's of additional patients?
- Will we have the necessary first responder units in place?
- Will our infrastructure, water, sewer be prepared to handle 1000's of new residents?
- What is the climate and carbon impact and how does it affect families and children?

Miami-Dade County Commissioners should know that a large majority of the residents of the Village of Pinecrest DO NOT support this RTZ ordinance in its current form and they also DO

NOT support our mayor and council's "Vision Plan" that includes re-zoning and up-zoning 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.

County Commissioners should consider the number of high-density projects already being developed and planned in the west side of the southern corridor and directly across from Pinecrest. 1500 new apartments have been planned between SW 98 ST 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.

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 do not support this proposed RTZ ordinance and respectfully ask the commissioners to vote NO.

Sincerely,

Resident

CC: Concerned Citizens of Pinecrest