12 July 2021

Vice Chairman Oliver Gilbert, III

2780 NW 167th Street

Opa-locka, FL 33054-6400

Dear Commissioner Gilbert:

Thank you for coming to South Miami’s Casa Cuba tomorrow morning. I wanted to be sure that you had hard copies of maps and numbers I may not be able to show you tomorrow. In addition, I am copying here an email sent to me by the City of South Miami Planning and Zoning Director:

**From:** Tompkins, Jane <JTompkins@southmiamifl.gov>  
**Sent:** Monday, July 12, 2021 11:23 AM  
**To:** Philips, Sally <SPhilips@southmiamifl.gov>; Shari Kamali <SKamali@southmiamifl.gov>  
**Subject:** RTZ comparison

Good morning,

I was able to use Google Earth to measure the size of different areas of the city that would be impacted by the proposed RTZ, and compare the potential impacts in terms of number of dwelling units and population. My numbers aren’t exact because I used gross acreage, but this is a pretty good comparison, I believe:

               Total number of units within ½ mile of Metrorail under the proposed RTZ:           28,528

               Total population within ½ mile of Metrorail under the proposed RTZ:                  70,175

               Versus

               Total number of units within ½ mile of Metrorail under City zoning\*:                       6,770

               Total population within ½ mile of Metrorail under City zoning:                              16,654

\*Based on minimum lot sizes and gross acreage; also, for the Shops and Winn Dixie, I used the number of units approved.

The proposed ordinance also includes standards for properties between ½ mile and 1 miles of the Metrorail, but I haven’t had time to do those calculations.

Regards,

Jane K. Tompkins, AICP

Planning and Zoning Director

Phone 305.663.6327

By Ms Tompkins’ calculations, a fully built out RTZ would be more than 4 times as dense as South Miami’s current zoning. She also stated: "I would be very curious how the County expects any sort of acceptable services levels will be maintained for water, sewer, parks, etc. Our park standard is 4 acres per 1,000 population, which, I think, is a common standard in the area. How could this be maintained?"

I sincerely hope that the RTZ proposal is significantly revised. The City of South Miami has zoned for increased density around its Metrorail station. I wonder about the need to impose so drastic a zoning scheme as has been proposed.

Thank you for your considerate attention.