



Sally B. Philips, EdD
Mayor

6130 Sunset Drive
South Miami, Florida 33143-5093
Tel: 305-668-2484 • Cell: 305-608-2973 • Fax: 305-663-6348
E-Mail: sphilips@southmiamifl.gov

22 February 2022

Mr. Nathan Kogon, AICP
Miami-Dade County
Department of Regulatory and Economic Resources
Development Services Division
11 NW 1 Street, Suite 1110
Miami, FL 33128-1923

Re: APPLICATION NO. 22021000210
TSS PHASE II LLC

Dear Mr. Kogan:

This is written in reaction to the October 6, 2021, letter you received from Holland & Knight. There are many statements that Alejandro Arias makes that seem disingenuous.

1. Near this proposed development, the “significant market demands for student housing” that he mentions are market demands that profit only one institution of higher learning. That institution is a private institution with plenty of its own land to devote to student housing. There are no public institutions – neither Miami-Dade County nor State – that are served by putting student housing on County property next to the South Miami Metrorail station.
2. Even if Miami-Dade County students could commute from South Miami, would they be able to afford the housing that is being proposed?
3. There are ways in which South Miami’s 8-story height maximum may be increased. One of these includes providing affordable and low-income housing.

4. If the Rapid Transit Zone wishes to encourage more use of the Metrorail and bus system, then renting to students who will ride only one stop, or bicycle, is not a good use of space. It would be more economically beneficial to the County if housing were provided for working commuters. Yet, Mr. Arias writes that renting to students at a private university one Metrorail stop away “will also improve transportation infrastructure and help to encourage transit ridership, pedestrianism, and bicycling.” How does renting to private university students encourage the full-time residents of Miami-Dade County to use the transit system, to walk, or to bicycle?

Since PHASE I opened this fall have you seen a surge in ridership from South Miami station on the Metrorail?

5. He writes that this project will “spur economic prosperity ... by creating much-needed jobs, improving access to quality housing, cultivating the aesthetic character of the surrounding neighborhood, preserving property values and increasing the ad valorem tax base.” How many and what needed jobs is this project creating? Where will the employees of these new jobs be living? It could bring in students who might be interested in part-time jobs, but what jobs is it creating?
6. Who is getting “access to quality housing”? Not employed residents of Miami-Dade County. Renting to working people would increase the ad valorem tax base, too.
7. A 13-story building will not be “cultivating the aesthetic character of the surrounding neighborhood.” It would not “maintain the ... appearance of the community,” nor “be compatible with the surrounding land uses.” The tallest nearby buildings are eight stories. Almost all the nearby buildings are pastel in color, not white and charcoal gray.
8. Miami-Dade is a climate where air conditioning is essential to a comfortable quality of life. A building that is painted a dark color is harder to cool and creates an urban heat island. An urban heat island is inconsistent with “world-class urban design elements.” It certainly does not “enhance the attractiveness and visual appeal of the surrounding neighborhood.”
9. The 99 units in PHASE I house 396 students. The proposed 262 units in PHASE II might house 1048 students. Perhaps a massed number of college students will not “cause an undue or excess burden on public facilities,” nor “provoke excessive overcrowding or concentration of people.” These statements could be true, also, for employed Miami-Dade residents.
10. He repeats later that this ugly housing for many more than 1,000 students will maintain the intent of the zoning, without affecting “the stability or appearance of the community.”