

MINUTES
Neighborhood Protection Committee Meeting
Wednesday, June 8, 2022

Village Hall Municipal Center, 9705 E. Hibiscus Street, Palmetto Bay, FL

Meeting called to order at 5:05 PM. This meeting was conducted at Village Hall.

Present:

Joe Bier, Chair

Bev Gerald

Gary Pastorella

Jennifer Santino-Finger

Marsha Matson, Council Liaison

Heidi Siegel, Director of Community and Economic Development

Craig Southern, Village Planner

Also attending:

Steve Kreisher – He thanked the Committee for letting him speak up about issues

Joe: The Committee proposed and got passed the 45’ height limit for future commercial building

Jennifer: Kudos go to Gary for his pushing this height limit and it was not just luck but persistence that other issues as lights and noise have been addressed by the Council. Old ordinances did not address these issues. “We did our homework.”

Joe asked if there were any questions for Craig or Heidi.

Joe: Agree with Jennifer about [excessive] noise from new carwash on U.S. 1.

Jennifer: Woman lives across from carwash is a renter, and she is afraid to make a complaint as she is only a renter.

Joe: At the carwash, the upper garage door makes a loud mechanical noise

Jennifer: Went with Alan White to that area: there are nighttime activities in the back and along the canal

Minutes: Minutes approved with pending spelling amendments

Jennifer: Went with Alan White but he has not followed up to see if notified.

Massage parlor must have lights on.

Wang citation if he still fails to comply – special magistrate will handle. Florida law has a special case about these establishments.

Joe: Promote street by street app to report violations, as for example SW 174th Street.

RTZ: Joe, Marsha, Vice Mayor Leanne Tellam, Nick, Heidi and attended a Sunshine meeting between County Commissioner Raquel Regalado and Commissioner Oliver Gilbert. We are still included in the RTZ which runs all along U.S. 1. Discussion followed about the details of the RTZ.

Marsha: There is no carve out for Palmetto Bay in the RTZ.

Joe: We could be in compliance with future development with our current building. We need protection to stop massive building along our corridor.

Gary: County wants to control all along the corridor with future zoning applications. This removes our Village's zoning control.

Heidi: the RTZ plan requires us to amend our code. But the County may or may not require us to make an amendment to our code.

Gary: The RTZ goes one block into Palmetto Bay.

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Heidi: There are concerns about what the County can build on the other side of U.S. 1. The previous DUV plan did not have a FAR equation. The Village is starting to look at FAR, but we are more concerned about the other side of U.S. 1.

We have until July 2024 to see about how we can get to 1.5 FAR for apartment buildings along the U.S. 1 corridor. We should have the ability to come up with an acceptable plan. Hope that we do not have to make significant changes.

Joe: Defined various FAR scenarios. Our DUV zoning has a higher density code—will this suffice?

Jennifer: She is a big fan of Mayor Levine Cava. We need to do everything in our power not to overload our water and sewer system. There is an obvious problem with waste connections to the bay. Look at the UDB proposal—How can we serve that many people?

Heidi: In our Comprehensive Plan we have various thresholds based on capacity. Villager developers have to provide capacity figures. What is allowed: (Example: School portables).

Joe: It will be a disaster if UDB is moved. Told Comm. Gilbert if you turn everything into massive overbuilding you destroy south Miami-Dade,.

Bev: Related story about 6 acres in south Dade being purchased by biggest land developer in county for \$4 million. The remaining property next to this parcel is now built out with zero lot line homes.

Joe: Only rental buildings are proposed for south Dade. Will there be rent controls? We have to stay focused on the oversight of what is built.

Old Cutler Neighborhood District

Craig: Even without a 45' height limit intent of this district is to drive more neighborhood use.

Protections: Want to keep FAR at .7
Encourage aggregation of lots for more quality development
He analyzed initial recommendations

Jennifer: Possible to do a survey and poll the neighbors as to what they would want there?

Heidi: We are trying to create a meeting with neighbors to find out what they want. It can go to a COW meeting then have it put into an ordinance format. We are on the same side here.

Steve Kreisher: There is a problem with shared parking. We have to have a code that can be enforceable—plain and simple.

Heidi: There are no plans for intense parking use there.

Marsha: Landscaping requirements? Gating?

Craig: There are standards for dumpsters

Bev: Status of construction manual for new development? This has to be made a requirement and sign off for all new commercial development

Marsha: This is one of our top priorities and Heidi agreed.

Joe: We are trying to have code wording that includes enforcement.

Gary: There should be absolute strict enforcement. Village should shut entire project down if there is not compliance with the rules.

Heidi: There are some problems that need to be enforced

Joe: Road closures cannot be allowed for extended periods of time [during construction]

Craig: So many requests to do so many projects.

What about UPS trucks stopping in the streets and blocking traffic?

Jennifer: Canals are a cesspool—mess at Deering Point. There have been pigs, goats found in plastic bags that get trapped behind people's homes. There is lot of garbage in the canal behind her house. South Florida Water Management District is supposed to do canal maintenance. Village has picture of barrier at Deering Pint. Garbage goes in the canal past her house and ends up in Pinecrest. There are 2 drains on SW 136th Street and 70th Avenue.

Joe: Resiliency Committee.

Talked about Miami River had special boats scooping up garbage

Jennifer: People are shooting iguanas with pellet guns-endangering others. We need Council support for our canals.

Vacation rentals – we need to talk to manager about house rentals – Jennifer will talk to manager.

Meeting adjourned at 7:25 PM.

Respectfully submitted,

Member Bev Gerald