

4/4/25

**BONITA LAKES PROPERTY OWNERS ASSOCIATION, INC**

**14340 SW 122 CT**

**MIAMI, FL 33186**

**Honorable Mayor Daniella Levine Cava**

**Stephen Clark Center**

**111 NW 1<sup>st</sup> Street, 29 Floor**

**Miami, FL 33128**

**Ref: STRONG OPPOSITION TO THE PROPOSED SOLID WASTE TRANSFER STATION**

**Dear: Honorable Mayor Daniella Levine Cava:**

We are writing on behalf of the Bonita Lakes Property Owners Association to express our strong opposition to the proposed solid waste transfer station planned for Location- Lying West of the CSX Rail Right-Of-Way and South of Theoretical SW 136 Street, Miami-Dade County, FL (Application # Z2023000426) . As a community of 517 homes, we are deeply concerned about the numerous adverse impacts this project will have on our neighborhood. Below, we outline the reasons for our opposition:

1. **Unpleasant Odors:** The storage and transfer of solid waste materials will inevitably lead to the release of foul and pervasive odors, significantly affecting the comfort and well-being of residents.
2. **Noise Pollution:** Operations involving heavy machinery and increased truck traffic will generate substantial noise, disrupting the peace and tranquility that our community values.

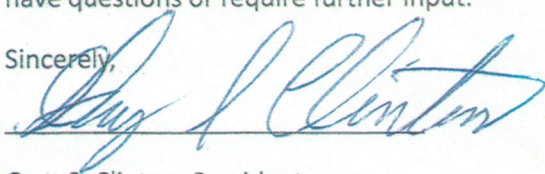


3. **Light Pollution:** Bright lighting from the station's infrastructure, particularly during nighttime hours, will invade our homes and disturb residents' ability to rest peacefully.
4. **Environmental Impacts:** The potential for improper waste management raises concerns about harm to the local environment, including risks to water quality, nearby green spaces, and wildlife habitats.
5. **Health Risks:** Exposure to air pollutants and odor-related issues poses health risks, particularly for vulnerable groups such as children, the elderly, and those with preexisting respiratory conditions.
6. **Community Unity:** This proposal has united our community in opposition, as we strive to preserve the quality of life and safety for all families in Bonita Lakes.
7. **Economic and Social Effects:** The establishment of a transfer station in proximity to our neighborhood will likely reduce property values, deter prospective residents and businesses, and alter the socio-economic makeup of our area.
8. **\*Alternative Solutions:** We urge you to explore alternative locations for the solid waste transfer station, such as industrial zones or areas specifically designed to handle waste management. These options would minimize disruptions to residential communities while still addressing waste management needs.

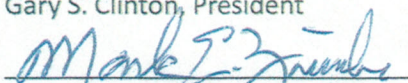
The residents of Bonita Lakes have chosen this community for its family-friendly environment, safety, and overall quality of life. We implore you to prioritize these values when making decisions about the location of this facility.

Thank you for your attention to this matter. We hope you will take into consideration the strong opposition from our community and seek a solution that aligns with the well-being of local residents. Please feel free to contact us at 305-253-6280 office or by email at [bonitalakes1@comcast.net](mailto:bonitalakes1@comcast.net) if you have questions or require further input.

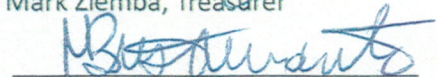
Sincerely,



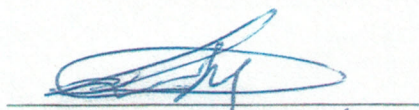
Gary S. Clinton, President



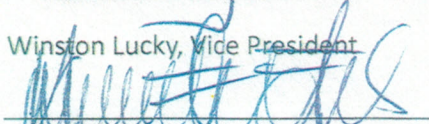
Mark Ziemba, Treasurer



Miguel Bustamante, Director



Winston Lucky, Vice President



Bob Mulindwa, Director



# ZONING HEARING NOTICE

**APPLICATION NO. Z2023000426****APPLICANT NAME:** SECURE STORAGE OF MIAMI, INC.**LOCATION:** LYING WEST OF THE CSX RAIL RIGHT-OF-WAY AND SOUTH OF THEORETICAL SW 136 STREET, MIAMI-DADE COUNTY, FL**PROPERTY SIZE:** (Acres) 4.44**BOARD NAME:** COMMUNITY ZONING APPEALS BOARD 11**MEETING LOCATION:** KENDALL VILLAGE CENTER, CIVIC PAVILION,, 8625 SW 124 AVENUE, MIAMI, FL, ,**MEETING DATE:** 02/26/2025**MEETING TIME:** 07:00PM

Register to receive notifications at key steps in the process, including when a hearing is scheduled, go to <https://miamidade.live/MDC-ZoningHearing> or use your phone to scan the QR code image on the right to subscribe.



THIS IS AN IN-PERSON MEETING. INTERESTED PARTIES MAY APPEAR IN PERSON TO PARTICIPATE. For inquiries regarding virtual access, please call (786) 414-2600, e-mail [ZONINGmeetings@miamidade.gov](mailto:ZONINGmeetings@miamidade.gov), or visit our website at:

<https://www.miamidade.gov/zoning/community-council-11.asp>

The application is to permit a rezoning of the subject site from IU-C (Industrial Manufacturing) to IU-3 (Industrial and Unlimited Manufacturing), in order to operate a solid waste transfer facility, with the transfer being conducted to rail cars for outbound transportation. In addition, the application seeks to waive the required street dedication for the south half of SW 136 Street and permit access to public streets by means of private easement.

FOR INFORMATION, PLEASE CALL HEARING SECTION AT (305)375-2640, OR VISIT [HTTP://ENERGOV.MIAMIDADE.GOV/ENERGOV\\_PROD/SELFSERVICE#/HOME](http://ENERGOV.MIAMIDADE.GOV/ENERGOV_PROD/SELFSERVICE#/HOME)

Call this number  
for additional  
updates  
305-375-1244

Please note that this notice is for a ZONING HEARING in your area and is for your information only.

You are not required to respond to this notice. However, objections or waivers of objection may be made in person at the hearing or filed in writing prior to the hearing date.

It is recommended that any correspondence be mailed at least five days (excluding Saturdays, Sundays and holidays) before the hearing date.

Refer to application number above and mail to:

Miami-Dade County Department of  
Regulatory and Economic Resources Agenda Coordinator  
111 NW 1 Street, Suite 1110, Miami, Florida 33128-1974

For further information, please call the Zoning Hearings Section at (305) 375-2640 or visit our web site at [https://energov.miamidade.gov/energov\\_prod/selfservice#/home](https://energov.miamidade.gov/energov_prod/selfservice#/home).

If you are in need of a translator for this meeting, one can be provided for you at no charge by calling (305) 375-1244 at least two weeks in advance of the meeting date.