

SOUTH FLORIDA REGIONAL PLANNING COUNCIL

Minutes

March 10, 2017

The South Florida Regional Planning Council met on this date at its corporate office at 3440 Hollywood Boulevard, Suite 140, Hollywood, FL 33021. Chair Daubert called the meeting to order at 2:18 p.m. and led the Pledge of Allegiance.

I. Pledge of Allegiance and Roll Call

Councilmember Patricia Asseff
Councilmember Mario J. Bailey
Councilmember Bruno Barreiro
Councilmember Margaret Bates (absent)
Councilmember Esteban Bovo
Councilmember Frank Caplan
Councilmember Daniella Levine Cava (absent)
Chair Tim Daubert
Councilmember Beam Furr
Councilmember Steve Geller
Councilmember Cary Goldberg
Councilmember Nelson Hernandez
Councilmember George Neugent (absent)
Councilmember David Rice (absent)
Councilmember Greg Ross
Councilmember Michael Udine
Councilmember Sandra Walters
Councilmember Jimmy Weekley (via phone)

Isabel Cosio Carballo, Executive Director, and Sam Goren, Legal Counsel, were present.

The following Ex-Officio Members were present:

Lisa Colmenares was in attendance for Dat Huynh, representing the Florida Department of Transportation, District VI

The Honorable Roberto Martell, representing the Florida Department of Economic Opportunity / Mayor of the Town of Medley

The following Ex-Officio Member was on the phone:

Laura Corry, representing the South Florida Water Management District

The following Ex-Officio Member was not present:

Jennifer Smith, representing the Florida Department of Environmental Protection

II. Approval of Council Agenda

Councilmember Ross moved to approve the Agenda. Councilmember Asseff seconded the motion, which carried by a unanimous vote.

Sam Goren, Legal Counsel, stated this is a Special Set Meeting requested by the Councilmembers at the February 27, 2017 Council Meeting. It was properly advertised, posted and publicly notified. He announced each Councilmember has a packet of documents at their seat in relation to this meeting. He reiterated that today's discussion is a land use plan amendment transmittal hearing. He gave insight to the logistics of today's meeting. There will be Council staff's overview, presentations by the Applicants, and Miami-Dade County staff along with public comments. Mr. Goren explained the *Strategic Regional Policy Plan (SRPP)* - part of the packet, and the guide in which the Council weighs in on this application. The Council is governed by State Law, Section 163.3184 and explained this in detail along with the Council staff's responsibilities in reviewing the amendment, and the Councilmembers' role in this process. Mr. Goren announced the time limitations for each presentation and the public's comments. This is a recorded meeting, publicly noticed and the actions taken today are binding and enforceable and legally ready to proceed. Chair Daubert thanked Mr. Goren.

Chair Daubert recognized the City of Sunrise Mayor Mike Ryan, and the City of Miramar Mayor Wayne Messemer. Chair Daubert welcomed new Councilmember Miami-Dade County Commission Chair Esteban Bovo.

III. Action Item

A. Comprehensive Plan Amendment Review – Miami-Dade #17-1ESR

- Council staff overview of Agenda Item IV.E from the February 27, 2017 Council Meeting

Karen Hamilton of Council staff reiterated the history and timeline of Amendment #17-1ESR, Application #5 (American Dream Miami) and Application #6 (The Graham Properties), to the Miami-Dade County Community Development Master Plan (CDMP). She explained that prior to 2011 these amendments would have been considered Developments of Regional Impact (DRI) because of their size and scope. They are now part of the Comprehensive Plan Review Process coordinated by Miami-Dade County. Details regarding the amendments, how the DRI questions were incorporated into the CDMP process, and the Chapter 163 Agreement were explained. Council staff's main concerns are: transportation, economic opportunities, attainable housing, and education. She recognized the series of transportation meetings that have taken place with the counties, review agencies, transportation consultants, affected municipalities, and the Applicants. She explained the commitment to address the transportation issues in the long term through the 163 Agreement. In regards to the economic issues, Council staff sees this Project as an opportunity to ensure that priority is given to local recruitment of employees whenever possible. The Graham Properties have a market rate housing component and the Council sees that as an opportunity to address workforce housing needs for various income levels. Council staff recognizes, in Education, that the Preliminary Concurrency Analysis indicated there is not sufficient elementary school seats and recommends that Miami-Dade County staff coordinate with the Miami-Dade County Public School Board to address classroom deficiency seats created by the Project. Council staff is recommending these two applications be found generally consistent with Council's recommendations in which Ms. Hamilton reiterated in detail. Once this Application moves forward there will be about 180 days for the County and Applicants and other parties to discuss mitigation strategies that will be part of the Chapter 163 Agreement. It is recommended this Report be transmitted to the County and the Florida Department of Economic Opportunity.

Discussion ensued regarding future mitigation meetings in relation to transportation and the other issues, the impacts on Broward County and their concerns, the final amendment, the 163 Agreement and any

covenants, the “up to 180-day” review, and the process to have Broward County as an additional party to the 163 Agreement.

Chair Daubert requested that the Council and Broward County be included in the 163 Agreement. He feels anyone effected by these Projects should be included in the 163 Agreement.

Sam Goren, Legal Counsel, suggested the Applicants give their presentations. The Chair’s request would be a condition of approval or a condition of transmittal.

Councilmember Geller was concerned that once the amendment passes, how will Broward County and its municipalities be protected? He would like Broward County to be part of the mitigation process. Ms. Hamilton explained that a finding of inconsistency would negate the County’s review process. Several meetings / conversations have taken place, there will be continued meetings, and there is a commitment from Miami-Dade County to resolve these issues in the 163 Agreement. The Council recognizes the issues via the comments referenced in staff’s report.

- Presentations on Miami-Dade County CDMP Amendment Applications #5 and #6
 - American Dream Miami – Miguel Diaz de la Portilla, Esq.

Miguel Diaz de la Portilla, partner in the Miami office of Arnstein & Lehr LLP, 200 South Biscayne Boulevard, Miami, Florida, is here on behalf of the American Dream Miami along with Associate Elinette Ruiz. He explained the process, permitting, the agency review process, and the details of the CDMP changes. This process has been underway for approximately two years. The process is long and very detailed. There were two methodology meetings coordinated and located at the SFRPC (how to quantify and assess the transportation impacts of these economic development Applications) before the Applications were filed. Additional meetings were held after the filing to coordinate with the impacted government entities, and review agencies. Approximately 13 entities were represented in the discussions. The SFRPC has been part of the discussion throughout. Mr. Diaz de la Portilla detailed the amendment process. Miami-Dade County recommended adoption of the Application by an 11-1 vote. Mr. Diaz de la Portilla described the location and history of both parcels of land, the Urban Development Boundary connection, and the surrounding area. In 2005, when the properties were designated industrial / office, the SFRPC recommended that both applications were generally consistent with the *SRPP*. Today the American Dream Miami properties are designated for industrial / office and he gave examples of industrial uses. The Graham Properties, south of the American Dream Miami, is designated the same land-use with a small portion of the southeast corner designated business / office. Both are slated for industrial / office development and have been for over a decade. The Amendment seeks to change the application site on the Land Use Map from industrial/office to business /office. This will allow a broader mix of uses such as retail, entertainment, and residential uses. The Amendment also seeks to release an old declaration of restrictions with a new version, and revise the Transportation Element. Mr. Diaz de la Portilla explained in detail the American Dream Miami’s Application proposed development which includes retail, entertainment uses, hotel, and area for the back of the house and common areas. He then introduced Robert Gorlow principal for the American Dream Miami.

Mr. Robert Gorlow, Principal for the American Dream Miami, 7485 Fairway Drive, Miami Lakes, Florida described the details of the American Dream Miami. The American Dream Miami is like the Mall of America, the West Edmonton Mall, and the American Dream being built in New Jersey. The American Dream Miami is an entertainment / retail development with the emphasis on entertainment. He shared

the potential entertainment venues: indoor ski slope, NHL sized hockey / ice skating rink, theme park, water park, aquarium (like the Monterey Bay Aquarium but with submarine tours), with an entrance fee of \$10-\$20. There will be restaurants, art deco village, and 2,000 hotel rooms. The Applicant is working closely with Broward County (later corrected this should be Miami-Dade County) and FDOT to assure the traffic impacts are mitigated. The American Dream Miami will not open until 10 a.m. In the evening, most people do not travel to entertainment venues at 5 p.m. so this traffic should not affect the evening rush hour traffic. The American Dream Miami is an off-peak demand which is efficient use of infrastructure. The American Dream Miami Applicant wants this Project to be carefully planned and is working closely with the Graham Property to have a master planned effort to internalize traffic on site, provide enjoyment, walkability and entertainment for those who live and work in the area. Mr. Gorlow stated that at the suggestion of Jack Osterholt, Miami-Dade County Deputy Mayor, the Applicant included Broward County, and the SFRPC in the conversations from the beginning. They have made every effort through Miami-Dade County (led by Mark Woerner, Assistant Director of Planning) to include the SFRPC, Broward County, and other affected parties. He stated that Scot Leftwich will explain the details of the traffic study.

Mr. Gorlow explained the Triple Five Group plans to have the American Dream Miami built in one phase. Roadway improvements and new infrastructure should be in place to meet the levels of service (LOS) that allows the American Dream Miami to open. The Triple Five Group will own, develop, and manage each of the components.

There was an inquiry regarding the funding of the infrastructure. Councilmember Udine mentioned the Sawgrass Mills Mall, the need for interchange access, and the request for FDOT funding. Councilmember Udine is concerned about a possible competition between the two entities for FDOT funding for the interchange access.

Councilmember Asseff inquired about the water capacity and electric capabilities. Mr. Gorlow stated the electric will be supplied by Florida Power & Light (FPL). He referred to Joseph Goldstein for the water supply inquiry.

Discussion ensued on employment, direct and indirect employment, employment during the construction phase and employees' travel time. Chair Daubert inquired about the parking garage, parking space capacity, and the County's intermodal station. Mr. Gorlow stated a transit station planned. The parking space issues will be negotiated with FDOT and other entities involved.

- Graham Properties – Joseph Goldstein, Esq.

Joseph Goldstein, Attorney at Holland and Knight, 701 Brickell Avenue, Miami, Florida is present on behalf of the Graham Properties. He explained that potable water has been an issue since the filing of the UDB application for this property. A Reverse Osmosis Floridan Aquifer Water Plant was constructed and operates within the area just south of the Graham Property Mr. Goldstein stated that functioning wells will be constructed as part of the Project. The residential component was meant to be responsive and reactive to the development of the American Dream Property to the north, and the Beacon Countyline Property to the south. The 2,000 units were included to address some of the housing issues. Mr. Goldstein detailed the Graham property history, property location, acreage, land use change, and nearby transit. The declaration currently limits the amount of development to a certain amount of business park use, a certain amount of commercial / retail use, and will be adjusted as it goes through the process with the County. The Covenant also commits this property as an Employment Center and an integrated mixed use

development. He detailed the plans of commercial use, Publix shopping center, the needs that are perceived, residential mixed with commercial, business park (similar to Flagler Station Development), residential and commercial mix (like the main street in Miami Lakes). The Graham Property is intended to be a 20-30-year plan as the southern and northern areas are being developed. It is intended to function and grow like the City of Miami Lakes.

Councilmember Asseff inquired if a housing component is being planned at the same time as the shopping center. Mr. Goldstein replied the intention is to respond to the market as it grows. Councilmember Asseff would like to see the housing component coincide with the American Dream Miami Project. Mr. Goldstein stated both Applicants are working together on the housing development.

Mr. Diaz de la Portilla reiterated that both Applications are being planned together and are addressing the housing and transportation issues. He went into detail regarding the consistency of these Applications with the *Strategic Regional Policy Plan (SRPP)*. Each Goal was described as it correlates to the Applications and their relationship with the appropriate entities involved.

Goal 1 - Education and Workforce Development: is being advanced by the hiring commitments, partnership with the school system, and targeted job creation. There is a signed and recorded Covenant that commits the American Dream Miami to small business development. This is important to Miami-Dade and Broward Counties because 35% of the architecture, engineering, and construction work will be done by community small business enterprises.

Goal 2 - Wages and Affordability: there will be approximately 32,000 construction jobs, 25,000 permanent jobs in a wide variety of sectors including outside jobs, 30 million visitors annually (bed tax - \$237 million for Miami-Dade County, \$62 million for Broward County).

Goal 4 - Infrastructure: there is the reverse osmosis plant and Graham wells, building two potential fire stations at each Property, on-site and off-site options for stormwater, one police substation and one mini station. Traffic will be addressed by Mr. Leftwich. There is an FDOT Park-and-Ride underway north of the American Dream Property and planning an intermodal transit center (allowing for Broward and Miami-Dade County busses, private shuttles and potential link to future rail at the American Dream Project.

Goal 5 - Schools: is a Graham Property issue. There is an impact on elementary school facilities. There are mitigation options such as the purchase of student stations and payment of school impact fees.

Goal 6 - Housing: The Graham Group is responding to the needs of the community and is committed to providing workforce housing for the workforce from Miami-Dade and Broward Counties. The residential component is rental and in direct response to the needs of the American Dream Miami, Beacon Logistic Park, and Beacon Countyline workers.

Goal 11 - Development Redevelopment: Both Projects are specifically designed to implement urban design guidelines to create attractive, well-planned, compact, mixed-use communities that utilize and conserve the Region's existing and planned infrastructure including urban parkland and green space.

Goal 17 - Economic Expansion and Diversification: Both Applicants have entered into an Economic Development Agreement which specifically addresses this Goal and Policy in Miami-Dade and Broward Counties. The American Dream Miami enhances the regional tourism and entertainment options, while the Graham Group enhances regional assets for international business and other economic development activities.

Goal 19 – Coastal High Hazard Areas: neither application is within an area vulnerable to storm surge.

Goal 20 - Connecting People, Places and Opportunities: The applications are located at the intersection of the Homestead Extension of the Florida Turnpike and I-75 which is in the process of being expanded. FDOT has a planned Park-and-Ride adjacent to the American Dream Miami. As part of the American Dream

Miami Application a transit center is being proposed, to provide connectivity to both the Park-and-Ride, and a potential future light rail system. Mr. Leftwich will provide more details on the lane expansion and interchange improvements.

Goal 21 - Coordinated Planning & Regional Cooperation: This is a two-year process that has included extraordinary regional and state agencies, such as: Miami-Dade County Department of Transportation, Public Works, Regulatory and Economic Resource, Transit, Miami-Dade Expressway Authority (MDX), Broward County, FDOT, Districts IV and VI, Florida's Turnpike Enterprise, SFRPC, the Cities of Hialeah, Hialeah Gardens, Miramar, and the Town of Miami Lakes.

Goal 22 - Cultural Competence: there is an existing formal agreement with the County that provides for participation in Community Small Business Enterprise Program. Most of these small businesses are owned by minority owned businesses.

Goal 8 – Transportation: the Application Area is extraordinarily well-located with ample accessibility via several highways and arterial roads, many with ample programmed improvements. Mr. Leftwich will detail the many planned transportation and mobility improvements.

Scott Leftwich, President of Leftwich Consulting Engineers, Inc. feels privileged to work on this Project. He has worked on a lot of DRIs throughout his career and Long Range Plans. The Traffic Study Analysis, for both Applications, was very extensive. The analysis is comprised of the traffic before and after the American Dream Miami opens and closes, the a.m. and p.m. peak hours, and the weekend analysis. Concurrency, zoning, intersections, and CDMP were analyzed. He explained the Statement of Estimated Regulatory Costs (SERC) that was used. SERC analysis includes Palm Beach, Broward and Miami-Dade Counties. It takes into account the distribution of all the trips throughout the area. Mr. Leftwich mentioned the Park-and-Ride Station and explained the interchange modifications. His company worked with Mark Woerner and the Miami-Dade County staff to coordinate with the Turnpike and CH2M Hill (prime transportation consultant), FDOT Districts IV and VI, and the other entities mentioned earlier. He explained the changes proposed for Miami Gardens Drive to accommodate increases in capacity. Intersections were analyzed as far north as I-595. He detailed the two analyses that were done for 2020 and 2040. He explained the needed improvements to increase capacity. He stressed the need for proper signage and connectivity so traffic can flow more smoothly.

An inquiry was made regarding mitigation with Broward County.

Councilmember Bailey inquired about the team's diversity. Mr. Diaz de la Portilla reiterated the information given regarding Goal 1 and 2. The team is very diverse with the commitment to be diverse in every way. It's a binding commitment – it's in the recorded Covenant and public record.

There was discussion on the lane increases - FDOT's expansion plan and flow of traffic.

Lisa Colmenares, representing FDOT VI, and Lisa Dykstra, representing FDOT IV, were present for questions. A funding discussion ensued regarding the HEFT, I-75, SR 826, and Express Lanes improvements and/or construction. Ms. Colmenares stated they are included in the FDOT Work Program and Long Range Transportation Plan (LRTP), they have been funded and are under construction. Some of other improvements, mentioned in the presentation, are under construction and the construction will continue according to the different levels of construction. Councilmember Furr asked whether the planned transportation improvements in Broward County were planned with these two Project in mind. Ms.

Dykstra responded that they were not. Councilmember Furr expressed concern that these Projects would use up capacity in Broward County much more quickly than originally planned for.

Mr. Leftwich explained the modeling history, existing and additional traffic, trips from the comprehensive plans, reviewed all the differences and loaded the information to the Applicant's traffic analysis. In doing so he realized another interchange was needed. Ms. Dykstra from FDOT IV explained the Project Development and Environment (PD & E) Study on I-75 looking at a 20-year horizon. The Applications were not included in this Study. There was discussion on capacity in which another study was requested to include the Applicants additional trips.

Inquiries were made regarding the Sawgrass interchanges and their place in the queue compared to this Project. Ms. Colmenares said anything on the queue on the Sawgrass will be associated with the Turnpike.

The traffic studies, as part of the improvements, are required from the Applicant. The CDMP requires a more detailed analysis. It will be part of the interchange access request and reevaluation of the traffic. The PD & E Study will have more details and analyses. FDOT will work with the Applicants.

It was requested that the presentations finish and then proceed to the questions and answers.

Cathy Sweetapple, Transportation Consultant for the Graham Company mentioned that I-75 and SR 826 have been under construction for several years. The Florida Turnpike improvements are already underway with the express lanes, and widening of the Homestead Extension as it wraps around Miami-Dade County from the Broward County line down to SR 836. There are new funded projects on the Florida Turnpike that are included in the Tentative Work Program for FY 2018 including the widening of the east / west portion in Broward County. These improvements are under way or being planned and will benefit both Miami-Dade and Broward Counties.

Mr. Diaz de la Portilla stated that Miami-Dade County has a Strategic Miami Area Rapid Transit Plan (SMART) for transportation corridors that will include six rail corridors throughout Miami-Dade County. Six express bus routes (rapid transit) are being planned to include the Project area. Part of the idea of the transit intermodal center that is being included in the American Dream Miami is to provide connectivity to those express routes and work with Broward County to have the opportunity to bring Broward Transit into the American Dream Property and FDOT's Park and Ride. Every Miami-Dade and Broward County agency and entity, that has any stake in this, has been and will be involved in this process.

- Explanation of Project Impact Analysis Process - Miami-Dade County Staff

Jerry Bell, and Mark Woerner, Miami-Dade County Department of Regulatory and Economic Resources, provided a brief overview of the County's Amendment Review Process. Mr. Bell reiterated that these two Projects would have met the DRI standards under previous State requirements. The County requested the Applicant answer 21 DRI questions as part of the Application Process. These questions provided the County with way to frame the review, especially for Project of this magnitude, with extra-jurisdictional impacts. The questions addressed demographics and employment, water supply, floodplains, natural resource, transportation and services. The Applicants provided a voluminous Transportation Impact Analysis as well as responses to the DRI questions. After the review, the Miami-Dade County staff recommended transmittal for Application #5 with the proper declaration of restrictions that were outlined in the Applicant's presentation. The recommendation for Application #6, the Graham Project, was also to

recommended for transmittal with declaration of restrictions. The County wanted an opportunity to transmit to the State and other review agencies for formal review and input. This allows the staff to work with the applicants to address outstanding issues and concerns prior to making a final recommendation for adoption or denial. The County will enter into a Chapter 163 Agreement with the Applicant to ensure that the impacts of this development, including but not limited to, transportation, environmental, stormwater infrastructure, and emergency services, are adequately addressed prior to a second hearing. The land redesignation was explained in detail. The history of the meetings, and reviews were clarified. Mr. Bell then explained the future hearing, actions, and execution of a Chapter 163 Agreement.

Mr. Diaz de la Portilla explained the CDMP process that is dictated by Statute. Everything is not finalized at first transmittal, especially with a large-scale development. He explained that in terms of transit there are plans to have a transit station and intermodal center at the American Dream Miami. There were discussions with Miami-Dade County transit on design and to incorporate it into the American Dream Project. They are still at the Master Plan stage. The Project still has to be zoned, and have a Chapter 163 Agreement. There will be more details as the Project moves forward. The easements and other issues will all be discussed during this timeframe. There are still challenges that need to be addressed and will be addressed throughout the process (Master Plan Change, zoning, Chapter 163 Agreement, etc.).

- Council Questions

Councilmember Furr mentioned there is no allowance for childcare. Mr. Diaz de la Portilla stated the Applicant is cognizant of this.

Broward County wants to make sure there is a completion of the traffic impact analysis. This will be done by the Applicant along with coordination with Broward County Transit. Will the Applicant coordinate with Broward County on the intermodal facility with Miami-Dade County? Mr. Diaz de la Portilla answered yes. Chair Daubert requested that Miami-Dade County, Broward County, Monroe County and any municipality/entity, that is affected by these two Projects, be included in the Chapter 163 Agreement. Mr. Goren stated that this is an item that needs to be discussed today. Chair Daubert stated this can be discussed towards the end of today's meeting.

Councilmember Bovo suggested, that in the future, when a Broward County issue comes before the SFRPC, Miami-Dade County should have the same input as Broward County is requesting today of Miami-Dade County.

Jo Sesodia, Broward County's Director of Planning and Development Management stated that in addition to the comments from the SFRPC staff, Broward County's staff has additional items. Broward County is requesting the following items be included in the transmittal approved today by the SFRPC:

1. Complete the Traffic Impact Analysis;
2. Specifically identify mitigation for the traffic impacts on roadways in Broward County;
3. Coordinate with Broward County Transit, to provide transit service connections to/from south Broward to the proposed on-site transit facilities;
4. Execution of a Chapter 163 Agreement or other legal agreement, to guarantee mitigation for traffic impacts outside Miami-Dade County; and
5. Such agreement should be executed concurrently with the CDMP amendment and not deferred until a later state in the development review process.

Broward County staff is concerned that the SFRPC would not have an opportunity to participate in a Chapter 163 Agreement after the amendment has been adopted. It could be modified later to include zoning and other issues throughout the process.

Councilmember Asseff inquired as to who would pay for the coordination of Broward County and Miami-Dade County for the Chapter 163 Agreement. Ms. Sesodia stated that a Chapter 163 Agreement is a legal agreement and would be entered into by the developer and then Miami-Dade Commission and other parties to be included. It was clarified that these issues be solved before the Miami-Dade Commission takes final action to adopt these items. Broward County's concern is that the representation of the traffic impact (in Broward County) may not completely reflect the mitigation needed.

Mr. Goren explained Section 163.3221 from the Florida Statutes Development Agreement. The 163 Agreement must be considered by ordinance, if approved, after two public hearings are conducted in a 20-year life. One of the key factors of the 163 Agreement is the enforcement opportunities by the affected parties. Whatever government agencies are affected by this discussion could inquire to join the application process. There was an inquiry if there is an example of a 163 Agreement and CDMP combined.

Mr. Goren read Florida Statute, Chapter 163.3184 that governs the SFRPC. The SFRPC's review and comment shall be limited to adverse effects on regional resources identified with the *SRPP*; and extra-jurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government in the region.

- Public Comment

Ken Forbes, Chair of the Naranja Lakes Community Redevelopment Agency (NLCRA) expressed his support for the amendment to the CDMP because of job generation, and economic development for the families in both Miami-Dade and Broward Counties. He likes that it allows for affordable entertainment for him and his grandchildren.

City of Sunrise Mayor Mike Ryan came to talk about Sunrise and its impact as a "regional generator" with Sawgrass Mills, the Panthers and BB & T. The City of Sunrise represents \$3 billion of property value. There are corporate headquarters, (regional, international, and national). The City represents \$2.5 billion in planned investment that has been approved and is under construction. There are 30,000 jobs in this corridor with another 12,000 expected. Mayor Ryan hears how interchanges are going to be built and transit is being accommodated for this Application. He specified that Pat Salerno Drive can only be accessed from the south. The City has been fighting with the Turnpike Enterprise to get a northbound road. Mayor Ryan is here today because this Application does impact the City of Sunrise, not because it is a big development but because there are regional transportation decisions being made and the City of Sunrise is being left out of the mix. FDOT IV is fantastic to work with and they have been a model of cooperation. But the City cannot get a northbound access at Pat Salerno Drive and yet funds are flowing to a Project that isn't even out of this process; that cannot even prove they will put anything into the ground and hasn't developed job one. He adopts the recommendations from Broward County.

City of Miramar Mayor Wayne Messam said this Project is a transformational Project and should move forward. Miramar is the closest Broward County municipality to this Project. The City of Miramar is concerned because the Projects will have transportation impacts. The City has been active in the review process and has been providing comments to the Developer and Miami-Dade County. Some of the

comments include that the Applicants should provide direct transit service to the intermodal centers in Miramar (Park and Ride locations) and revise traffic studies to include the City's thoroughfares (alternative routes other than I-75, Pembroke Road, Red Road) to assist Miramar residents in deciding which alternate routes if the highways are congested. The Mayor encourages the Developers to work with the Broward MPO, Miramar, and Pembroke Pines. The extension of Pembroke Road to US 27 would be another alternative route that will reduce traffic on Miramar Parkway. This Project could create relief for local traffic. These comments have been sent to Miami-Dade County and would like to be incorporated into the traffic model so they can know and understand future impacts.

Jaap Donath of The Miami-Dade Beacon Council has worked with and supports the Project because it is job generator. Mr. Donath believes the Developers have a solid background.

Esther Bonnie Cintron, of Miami Lakes, Florida 33014, is a concerned citizen. There are a lot of questions that are not specifically answered that deal with traffic and water. When she talked to the City of Hialeah about their osmosis plant, they said they had enough for the portable water. When she asked about furnishing an indoor ski slope they said that maybe a new well would have to be drilled. She had two articles: one deals with the negative impacts the traffic will have on commerce, business, and industry; the other has six reasons for opposition of this Project. She is concerned about the quality of life for the local residences.

Manuel Diner, of Pembroke Pines, Florida, with an office in Weston, Florida. He is excited and in favor of this Project. This will be a tremendous economic engine for South Florida. The entertainment is needed to attract families locally and visitors. He is concerned about the micro-managing (child care) the development.

Diana Umpierre, 1105 NW 122 Terrace, Pembroke Pines, Florida, is a concerned citizen that will be impacted by this Project. She lives approximately five miles from the Project where traffic is already a nightmare and it is not getting better. She has lived in this area about 16 years and is concerned and opposed to the scale of these Projects. There is a problem with notifying the area residences / businesses about meetings; she read about this meeting in the Miami Herald. She is concerned about traffic, water, noise, energy consumption, and quality of life.

James Meehan, of Miami Lakes, Florida, would like to know who is going to hold the Developers responsible for accomplishing these issues. There is no accountability. He was concerned about the widening of 183rd in Miami Gardens and the effect on the churches, schools and buildings that are there now. Where will the minimum wage employees live? The Graham Company's housing?

Chair Daubert read Tappy Weiss', from Miami Lakes, comment card. "Came to speak about how amazing for our community this is. As a mother of 9 only see benefits much more then the risk. Traffic problems are only there in morning and afternoon, not at the times when people shop or go out to have fun."

Chair Daubert announced if there was anyone else to speak. Seeing/hearing none the Public Comments were closed.

- Council Deliberation

Mr. Gorlow explained the traffic study is comprehensive because it considers various scenarios. It was stated that there will not be any public funding for either Project. The Amendment Review process was

reiterated - there should be a comp plan adoption, zoning, then the 163 Agreement will tie in commitments and secures development rights.

Miami-Dade County oversees the 163 Agreement. Is it possible to have the 163 and the CDMP in place at the same time and to have other entities involved as part of the Agreement? Councilmember Bovo deferred the question to Mark Woerner, Miami-Dade County Assistant Director of Planning. Mr. Woerner stated this is a new process. The County has the final authority to adopt these amendments. The 163 Agreement will detail the impacts, mitigation strategies, and who is responsible for addressing the impacts. As to the input by Broward County or any local jurisdiction on what might be in the 163 Agreement, this is what Miami-Dade County has been doing for 18 months if it is demonstrated that this Applicant and/or the Graham's caused the need for other improvements in other jurisdictions and these improvements will be addressed in the 163 Agreement. The County will determine what improvements are needed at the appropriate timeframe, as part of the permits process. The SFRPC will have a second review after the Miami-Dade Commission takes action on the CDMP and the 163 Agreement. Ms. Sesodia, Broward County Planning, agreed with Mr. Woerner's timeframe. Councilmember Bovo recapped Miami-Dade County's collaboration throughout this process, Broward County's input, transportation – transit issue, etc.

Discussion ensued regarding the traffic impact issues, the participation of the counties / municipal entities during this process and in regards to the Chapter 163 Agreement, Broward County mitigation with the 163 Agreement.

Councilmember Furr made a motion to approve transmittal with additional comments (Broward County comments, coordination and inclusion in the 163 Agreement). Councilmember Ross seconded the motion. Discussion ensued where most of the Councilmembers commented in support of the motion. Councilmember Geller made and read an Amendment to the motion. There was a break to amend the current transmittal.

Roll call was taken again. Councilmember Asseff was not present and Councilmember Weekley was not on the phone. Ex-Officio Member Corry was not on the phone.

Councilmember Geller moved to withdraw the initial Amendment to the motion and file a substitute Amendment. Councilmember Ross seconded the motion. Councilmember Bovo submitted an Amendment with clarification in regards to Miami-Dade County and North Miami-Dade County. Councilmember Geller accepted Councilmember Bovo's Amendment (Bovo 1). Councilmember Ross seconded the motion.

The motion reads as follows:

Find Amendments 5 and 6 generally consistent with the *SRPP* but prior to final approval the Applicants need to ensure that the impacts of these developments, including but not limited to intergovernmental impacts to Miami-Dade and Broward counties, and their respective municipalities; transportation; environmental; and other impacts are adequately quantified and addressed. This specifically includes, identifying and mitigating regional traffic impacts in Miami-Dade and Broward Counties, and coordination with Broward County Transit Agencies to provide transit service connections to and from North Miami Dade and South Broward to the proposed onsite transit facilities. This shall be accomplished by execution of a Chapter 163 FS, or other legal Agreement, which shall be executed reasonably concurrently with the CDMP.

Councilmember Bovo requested that “Broward” be removed to read “County Transit Agencies”. Chair Daubert stated that the Developers will be in discussion with the municipalities involved in this Project.

Mr. De la Portilla, on behalf of American Dream Miami, was fine with the Bovo 1 language with taking out the “Broward” before County Transit Agencies. Joe Goldstein stated he is in agreement with the Bovo 1 motion. It was clarified that the SFRPC staff report and the Bovo 1 Amendment is the motion before the Council with the one change. Ms. Cosio Carballo stated the intent is the issues that were identified by Miami-Dade County staff and other agencies comments as reflected in the Miami-Dade County staff report. The regional issues need to be resolved, that is why is says “including but not limited to”. Councilmember Geller asked that Ms. Cosio Carballo’s last comments be reflected on the record, and asks to grammatically correct Councilmember Bovo’s amendment. Councilmember Geller moved to allow staff to work with the amendment language so that it accurately reflects the Board’s direction.

Chair Daubert opened the discussion to Public Comments.

Diana Umpierre, of Pembroke Pines, Florida, is in support of the recommendation and is still concerned about the lack of public participation throughout the process. Chair Daubert stated that if she gives staff her email address she will be notified on all meetings. He will include Broward County Mayors in the meetings as well.

Motion passed with unanimous consent.

IV. Announcements and Attachments

A. Upcoming Meetings

- 1) March 27, 2017, 10:30 a.m. (SFRPC Offices, Hollywood)
- 2) April 24, 2017, 10:30 a.m. (SFRPC Offices, Hollywood)
- 3) May 22, 2017, 10:30 a.m. (Murray E. Nelson Government Center, Key Largo)

V. Adjournment

The meeting was adjourned at 6:39 p.m.

This signature is to attest that the undersigned is the Secretary of the SOUTH FLORIDA REGIONAL PLANNING COUNCIL, and that the information provided herein is the true and correct minutes for the March 10, 2017 Special Meeting of the SOUTH FLORIDA REGIONAL PLANNING COUNCIL adopted the 24th day of April, 2017.

Daniella Levine Cava, Secretary

Date

SOUTH FLORIDA REGIONAL PLANNING COUNCIL

Minutes

March 27, 2017

The South Florida Regional Planning Council met on this date at its corporate office at 3440 Hollywood Boulevard, Suite 140, Hollywood, FL 33021. Chair Daubert called the meeting to order at 10:40 a.m. and led the Pledge of Allegiance.

I. Pledge of Allegiance and Roll Call

Councilmember Patricia Asseff
Councilmember Mario J. Bailey (absent)
Councilmember Bruno Barreiro
Councilmember Margaret Bates
Councilmember Esteban Bovo (via phone)
Councilmember Frank Caplan
Councilmember Daniella Levine Cava (absent)
Chair Tim Daubert
Councilmember Beam Furr (absent)
Councilmember Steve Geller (absent)
Councilmember Cary Goldberg (absent)
Councilmember Nelson Hernandez (absent)
Councilmember George Neugent (absent)
Councilmember David Rice (via phone)
Councilmember Greg Ross
Councilmember Michael Udine
Councilmember Sandra Walters
Councilmember Jimmy Weekley

Isabel Cosio Carballo, Executive Director, and Sam Goren, Legal Counsel, were present.

The following Ex-Officio Members were present:

Lisa Colmenares was in attendance for Dat Huynh, representing the Florida Department of Transportation, District VI
Laura Corry, representing the South Florida Water Management District
The Honorable Roberto Martell, representing the Florida Department of Economic Opportunity / Mayor of the Town of Medley

The following Ex-Officio Member was not present:

Jennifer Smith, representing the Florida Department of Environmental Protection

III. Approval of Council Agenda

Councilmember Ross moved to approve the Agenda. Councilmember Caplan seconded the motion, which carried by a unanimous vote.

III. Presentation

Rising Tides and ALICE” presented by Lars Gilbert, Statewide ALICE Director, United Way of Broward County.

The updated 2017 ALICE Report with profiles for Monroe, Miami-Dade, and Monroe Counties can be accessed at:

http://www.uwof.org/sites/uwof.org/files/17UW%20ALICE%20Report_FL%20Update_2.14.17_Lowres_0.pdf

Councilmember Cava stated that she had worked with Lars Gilbert for 15 years. She accredited him for his leadership, making the ALICE data more publicly accessible, and in helping the public understand these disparities through ALICE. She announced he will be moving to Washington State.

Chair Daubert introduced Mr. Gilbert, the state-wide Director of the United Way of Broward County, and gave a brief account of his professional history.

Mr. Gilbert explained the ALICE Report, the projections, and possible solutions. He stated that the Federal Poverty Level was last updated in 1965. ALICE (asset limited, income constrained, employed) details information on people above the poverty level who are struggling to survive. The data collected and compared included the cost of housing, childcare, food, transportation, healthcare, miscellaneous, taxes, monthly total, annual total and poverty annual total, for a single adult and a family with two adults, an infant and a toddler. There were graphs depicting ALICE changes in SE Florida. The population change included age, families with children, single adult head of household, household wealth, education, race, employment, etc., and the challenges for a household to maintain financial stability. The cost of living is outpacing job creation, job diversification, and wage rate increases. We are ALICE! He talked about competition for jobs and housing between the seniors and young people in South Florida. How will the communities restructure our workforce, transit, housing, support systems to be ready for the increase in population? There was information on the cost of childcare, the single parent, and the fact that as a single parent you are almost guaranteed to not make ends meet. The recession wiped out a generation of wealth for minority communities. Another part of his presentation was the relationship between race, education, income, and unemployment. He reviewed the future of jobs and technology. He expanded on information of available funding, educational grants, immigration loans, etc. ALICE is comprised of hard-working people that want to get ahead, be stable, and make our communities stable. There was mention of the Sadowski Trust Fund and its important role in supporting affordable housing. Included in his presentation and handout were resources such as: United Way’s Walk in my Shoes, and HousingCounts.org. Both have various toolkits of information. The ALICE Report provides a common, judgement free meeting place for government, employers, etc. to come together to talk with people that are doing the right things and still struggling. Armed with this information leaders can then take steps to create a brighter future.

There was a discussion on the Monroe County poverty level, the number of people that have fallen into the ALICE population since the last report, and the cost to survive.

Discussion ensued regarding senior communities, creating communities for 20-40-year old's, and affordable housing. The future shouldn't be dealing with the same housing issues. The Community Land Trust Model was recommended and detailed. There are other models too. Councilmember Cava stated that Mandy Bartle is the Executive Director of the South Florida Community Land Trust. There is an office in Broward County and one opening in Miami-Dade County soon. She talked about the State Housing Initiatives Partnership (SHIP) dollars and Miami-Dade County's prioritization of public dollars. There was a comment on educating middle school students with understanding future life choices. Discussion developed on subsidized housing, and creating credit reports for the renters. Many of South Florida's youth are leaving the County/State because of the cost of living. Land demand, growth limitations, increased cost of building, ancillary dwelling units, and new regulations along with the lack/hardship of continuing of professional licenses was mentioned. Councilmember Ross announced that there is a Housing Summit in Broward County on March 29th from 8:00 a.m. to 4:00 p.m. at Nova Southeastern University.

Councilmember Walters suggested there be a broader South Florida discussion from Lake Okeechobee to Monroe County

SFRPC Strategic Planning Retreat Update

Executive Director Isabel Cosio Carballo updated the Councilmembers on planning for a Strategic Planning Retreat. A two-day retreat with half day of retreat, dinner and a half day the next morning retreat is being considered. Ms. Cosio Carballo introduced Carla Coleman, past Executive Director for Urban Land Institute (ULI) for Southeast Florida Caribbean Chapter. Ms. Coleman has experience in strategic activities.

Carla Coleman shared some preliminary thoughts and is putting together a proposal / framework for the retreat. She has been working with Ms. Cosio Carballo and John Kaliski of Cambridge Systematics. Mr. Kaliski is running the Florida 2030 Project. It has been four years since the last SFRPC retreat. Since then, there have been many changes in membership and regulatory framework. Observations that were made four years ago to create a more focused and targeted work program can still be built on to set some internal milestones for this Council for the next 2-3 years. Ms. Coleman suggested an exercise that includes some or all the following components: one afternoon, an informal dinner and a morning session. In preparation for the retreat, there may be an informal survey or interview focusing on perceived needs and/or gaps on what the Council can provide in this regional environment. There may be an assessment of other regional statewide national factors that impact us, and some best practices from similar organizations. Mr. Kaliski is skilled at this and works on a national platform. Part of the retreat will be discussion and prioritization of the Agency's core mission and programs, such as: where should the Council be focusing its time and resources; identification of key goals and initiatives; and how the Agency should be investing in its mission. Any retreat product will be a blueprint to move forward; a beginning of this process for the Councilmembers. The regional voice and focus will be very important. There are so few organizations, like the SFRPC, that are regionally focused and can work across political geographic lines. This RPC has incredible role to play in the next few years in specific issues.

IV. Action Items

A. Minutes of Previous Meeting

Councilmember Ross moved to approve the previous minutes. Councilmember Caplan seconded the motion, which carried by a unanimous vote.

B. Financial Report – to be addressed later in the meeting

C. Intergovernmental Coordination and Review Report

Councilmember Walters moved to approve Agenda Item IV.C. Intergovernmental Coordination. Councilmember Ross seconded the motion, which carried by a unanimous vote.

D. Consent: Comprehensive Plan Amendment Reviews

Proposed

- Broward County 17-1ESR & 17-2ESR
- Village of El Portal 17-1ESR
- Islamorada, Village of Islands 17-2ACSC
- City of Miramar 17-1ESR

Adopted

- Broward County 17-2ESR
- Islamorada, Village of Islands 17-1ACSC
- City of West Miami 16-2ESR
- City of Weston 16-1ER

Public Comment - none

Councilmember Ross moved to approve Agenda Item IV.D, Consent: Comprehensive Plan Amendment Reviews, Proposed and Adopted, Councilmember Asseff seconded the motion, which carried by a unanimous vote.

E. Regional Issues: Comprehensive Plan Amendment Reviews – none

F. Appointment of Councilmember to the SFRPC Revolving Loan Fund Loan Administration Board

Ms. Cosio Carballo recapped the request to expand the Revolving Loan Fund (RLF) Loan Administration Board. There are two candidates interested: Councilmember Ross and Councilmember Bates. Councilmember Ross withdrew his candidacy for the RLF Board in deference to Councilmember Bates. Councilmember Bates accepted the position on the RLF Board. Bonnye E. Deese, Executive Director of the Broward Alliance for Neighborhood Development was also appointed.

Councilmember Caplan moved to approve Agenda Item IV.F, Appointments to the Revolving Loan Fund Loan Administration Board, appointing Councilmember Bates and Ms. Deese. Councilmember Ross seconded the motion, which carried by a unanimous vote.

IV. Action Items

B. Financial Report

Rene Gonzalez, Interim Financial Director, presented the Financial Report as of December 31, 2016. He explained the Balance Sheets comparing 2016 and 2015 for the General Fund, Federal, State, and Local Projects, and Revolving Loan Funds. He stated there is nothing to be worried

about at this time. The second page, Expense Report for December 31, 2016 was explained in detail. Legal Counsel, Financial Service and Insurance increased expenses were clarified. Ms. Cosio Carballo thanked Mr. Gonzalez for his hard work. Mr. Goren stated he has known Mr. Gonzalez, who was the Finance Director for Pembroke Pines for over 30 years.

Councilmember Caplan moved to approve Agenda Item IV.B, Financial Report, Councilmember Ross seconded the motion, which carried by a unanimous vote.

V. Discussion Items

A. Executive Director's Report

Ms. Cosio Carballo announced that Christine Heshmati has retired and introduced Natalia Neira as the new Coordinator of the Southeast Florida Clean Cities Coalition and Planning Technician for the SFRPC. Ms. Neira has a Masters from the University of Florida in Urban and Regional Planning and was previously an intern at the SFRPC.

Ms. Cosio Carballo updated the Council on the Legislation regarding quorum and the discussion with Ron Book's office. Councilmember Cava offered her time to visit anyone that could help move this this item forward while in Tallahassee.

B. Legal Counsel Report

Mr. Goren stated there is no litigation to report.

C. Ex Officio Reports - none

VI. Program Reports and Activities

A. Revolving Loan Fund Reports

1) SFRPC Revolving Loan Funds Status Report

Ms. Cosio Carballo announced the Germaine Smith-Baugh of the Urban League of Broward County (ULBC) will be present at the next RLF Meeting on April 3, 2017. The Council works with the ULBC through the RLF. The discussion will be about the future projects with the ULBC.

B. Regional Issues: Comprehensive Plan Amendment Review – Miami-Dade #17-1ESR information only

C. Development of Regional Impact Status Review Report - information only

D. SFRPC Technology Update

Deputy Director Manny Cela gave a detailed update on the new PCs, newly installed Office 365 and mail migration to "the cloud". Phase I is now complete. He explained that Phase II will include migration of user files, documents, etc. also to the cloud. In addition, the old phone system had to be replaced due to age and continued malfunctions. Research regarding video conferencing and other upgrades to the Conference Room continues. Mr. Cela explained that the Conference Room is shared space that will require cooperation with the building landlord. These upgrades will not be available when the meetings are held at other locations.

E. December 16, 2016 Tri-Rail Coastal Link Meeting Update – information only

F. Comprehensive Economic Development Strategy Plan Update

Karen Hamilton of Council staff gave an update of the CEDS efforts. Staff held a successful event with the Beacon Council and Economic Development Administration (EDA) in February. Greg Vaday, EDA liaison for the State, presented. The morning session included smaller businesses, municipalities, and not-for-profits seeking to align with EDA funding priorities. This forum and similar events reiterate the SFRPC's role as an Economic Development District. The update of the South Florida Comprehensive Economic Development Strategy (CEDS) is updated every five years and the next update is due September 2017. A new plan will be created. It will be on-line, data-driven and consistent with regional and state plans.

There was a comment on economic development programs at risk in Tallahassee and potential impacts to the region. Another subject was the lack of subsidies for the film industry, resulting in movies no longer filming in Florida – they are going to neighboring states that are more responsive.

VII. Announcements and Attachments

A. Attendance Form, Correspondence, and Articles

B. Upcoming Meetings

- 1) April 24, 2017, 10:30 a.m. (SFRPC Offices, Hollywood)
- 2) May 22, 2017, 10:30 a.m. (Murray E. Nelson Government Center, Key Largo)
- 3) June 26, 2017, 10:30 a.m. (SFRPC Offices, Hollywood)

VIII. Councilmember Comments

Discussion ensued about House Bills 17(Local Regulation Preemption), 425, and 188 (both are about vacation rentals) and generate Resolutions.

IX. Public Comments – none

X. Adjournment

The meeting was adjourned at 12:17 p.m.

This signature is to attest that the undersigned is the Secretary of the SOUTH FLORIDA REGIONAL PLANNING COUNCIL, and that the information provided herein is the true and correct minutes for the March 27, 2017 meeting of the SOUTH FLORIDA REGIONAL PLANNING COUNCIL adopted the 24th day of April, 2017.

Daniella Levine Cava, Secretary

Date