

SOUTH FLORIDA REGIONAL COUNCIL

Minutes

December 7, 2015

South Florida Regional Council's Executive Committee met on this date at the South Florida Regional Council, 3440 Hollywood Boulevard, Suite 140, Hollywood, FL 33021. Chair Walters called the meeting to order at 10:35 a.m. and asked Interim Executive Director Isabel Cosio Carballo to lead the Pledge of Allegiance.

I. Pledge of Allegiance and Roll Call

Councilmember Patricia Asseff
Councilmember David Rice (via phone)
Councilmember Stacy Ritter (absent)
Councilmember Xavier Suarez (absent)
Chair Sandra Walters

The following Councilmembers were present:

Councilmember Mario J. Bailey (via phone)
Councilmember Greg Ross
Councilmember Paul Wallace

The following Ex-Officio Member was present:

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

Mr. Sam Goren, Legal Counsel was present.

Mr. Goren stated that Councilmember Wallace is temporarily appointed to the Executive Committee as a voting Member in order to fulfill quorum status. Councilmember Rice will be able to vote since he is present via phone. Councilmember Ross can debate, discuss, etc. but is not able to vote.

II. Approval of Council Agenda

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

III. Action Items

A. Minutes of Previous Meeting

Councilmember Wallace moved to approve the minutes of the previous meeting. Councilmember Asseff seconded the motion, which carried by a unanimous vote.

B. Financial Report

Councilmember Asseff moved to approve Agenda Item III.B, Financial Report. Councilmember Wallace seconded the motion, which carried by a unanimous vote.

C. Intergovernmental Coordination and Review Report

Councilmember Wallace moved to approve Agenda Item III.C, Intergovernmental Coordination and Review Report. Councilmember Asseff seconded the motion, which carried by a unanimous vote.

Councilmember Wallace asked if Council staff was able to meet its obligations related to comprehensive land use plan amendment and DRI reviews now that former Executive Director Jim Murley had left. Interim Executive Director Isabel Cosio Carballo replied that Council staff has the talent and capacity to meet all of the Council obligations.

Councilmember Asseff commented on the possibility of not asking for legislative funding with the Florida Regional Councils. She feels that the SFRC should still request funding even though FRCA may not make a formal request. Chair Walters informed the Council that Martha Lord, FRCA's Director of Intergovernmental Affairs resigned. There was further discussion on funding requests from the Legislature.

D. Consent: Comprehensive Plan Amendment Reviews

- City of Miami 15-4ESR
- City of Miami 15-5ESR
- City of South Miami 15-3ESR
- City of North Miami Beach 3ESR
- City of Pembroke Pines 15-3ESR
- City of Marathon 15-2ACSC
- City of Coconut Creek 15-1ESR
- City of Coconut Creek 15-2ESR
- City of Opa Locka 15-2ESR

Councilmember Asseff moved to approve Agenda Item III.D, Consent: Comprehensive Plan Amendment Reviews. Councilmember Wallace seconded the motion, which carried by a unanimous vote.

E. Regional Issues: Comprehensive Plan Amendment Reviews – None

F. Executive Director's Contract

Councilmember Asseff recapped the Executive Director's Contract meeting for the Executive Committee. Those in attendance at the meeting were Ms. Cosio Carballo, Mr. Goren, and herself. She stated that previous contracts were reviewed and Ms. Cosio Carballo's contract is identical to past contracts. Mr. Goren then explained the contract in detail.

Councilmember Asseff moved to approve Agenda Item III.F, Executive Director's Contract. Councilmember Wallace seconded the motion, which carried by a unanimous vote.

Chair Walters stated that the Executive Committee will recommend the proposed contract for Isabel Cosio Carballo as Executive Director at the full Board Meeting in January.

IV. Discussion Items

A. Executive Director's Report

1) Downtown Miami Development of Regional Impact Increment III

Ms. Cosio Carballo stated that this is a large scale Development of Regional Impact (DRI) not a Notice of Proposed Change. She stated that the second response statement of information needed was received and gave details on the comments from the various agencies. She stated that Council staff is reviewing the comments and is working with our partners to understand the issues. She informed the Executive Committee that Tracy Slavens, of Holland and Knight, is present to answer any questions. Ms. Slavens works with Joe Goldstein's office; the Downtown Development Authority's representative (the applicant). Ms. Cosio Carballo stated that Karen Hamilton of Council staff and Mark Alvarez, who is contracted to review the transportation issues related to the DRI, are reviewing the questions and responses to fulfill the Council's obligations.

2) America's Dream Mall

Ms. Cosio Carballo stated that the America's Dream Mall is located in Miami-Dade County and will have an impact on Broward County. She explained that two comprehensive plan amendments have been received by Miami-Dade County and forwarded to her. She stated that one was from the applicant, the American Dream Mall. The second comprehensive plan amendment is being proposed by the Graham Companies. Ms. Carballo explained in detail the course of the amendments. She stated that the Council's role is to be a convener and facilitator; meetings are being held in our offices with various officials and other interested stake holders in order to have a conversation that would have normally occurred under the DRI process. She stated that once the amendments are presented to the Council, the Councilmembers will have an opportunity to review and comment on the amendments. Ms. Cosio Carballo stated she looks forward to working with the Councilmembers in making sure that their interests are represented.

Ex-Officio Member Martell, Mayor of the Town of Medley, and the Department of Economic Opportunity's representative, stated he has an interest in this project since it affects his Town.

Councilmember Asseff questioned if the amendments will show affordable housing and residential components in the area and transportation information from the City to the project.

Ex-Officio Member Martell stated that there are plans for a sky rail from Sweetwater to the Mall. It will be stopping in every city and connecting to Metro Rail. He stated that the Town

of Medley has plans for high rise development which will create even more jobs. He stated that the Rail will be involved.

Ms. Cosio Carballo suggested the Board stay involved with the process and stated Tracy Slavens, representing the Graham Companies, could provide additional information now and in the future.

Ms. Slavens explained the companion application to the American Dream Mall with respect to the proposed residential component. She stated that as currently proposed the development will have 2000 market rate rental units. The application includes 4 million square feet of Business Park and retail that will be supportive of the neighborhoods that will be created. She stated that there will be a transportation network, residential components, and supportive uses that will create a sustainable community. She stated that even though this is not a DRI, they have undertaken a DRI-like process with Miami-Dade County and have responded to questions that are usually part of a typical Application of Development Approval (ADA).

Councilmember Asseff was pleased that the DRI format is being used.

There was discussion of funding for the review of the project. Ms. Cosio Carballo stated that fees are tied to the Development of Regional Impact review process. Since this is not a DRI, there is no DRI review by Council staff or an associated fee. Council staff will review the proposed comprehensive land use plan amendments when they are transmitted to the Council. There was discussion regarding additional funding of the Council's continued involvement with this project as well as future projects. There was conversation regarding how to ensure a meaningful role for the Council Board and staff as the project moves forward

3) Organizational Update

Ms. Cosio Carballo commended Council staff for working diligently above and beyond their normal duties. She informed the Council that staff helped organize and staff the 2016 Climate Change Summit. They had worked around the clock for many weeks to make it seem seamless and easy. She stated that Karen Hamilton has been a great help in reviewing the DRIs and Comprehensive Plan Amendments. She announced that Manny Cela will serve as Deputy Director. She stated that she would like to build a professional structure to run more efficiently; review and adjust staff responsibilities; identify gaps in staff, staff capacity and training; assess the Council websites; technology improvements; new funding opportunities, and review and update organizational documents. Ms. Cosio Carballo stated she would like to find an additional regional planner, create a data/economist position, and remain engaged in the climate change/ sea level rise discussion and projects.

There was discussion on updating the Councilmember packet and other information that should be included for the future handout.

Ms. Cosio Carballo stated that the Regional Council Directors had a conversation regarding general funding for operations from the Legislature this year since the request has been vetoed the past 5 years. She explained in detail the appropriation, vetoes, funding and County dues. She stated she would like to pursue the possibility of a stand alone appropriation, such as economic development project. Chair Walters stated FRCA Council representatives should take this idea to the next FRCA meeting and have discussion with the appropriate contacts. Ms. Cosio Carballo stated that she will be reaching out to her contacts before the FRCA meeting. Councilmember Asseff suggested the Council look at other departments for funding opportunities. Chair Walters stated that the Council should have statewide purpose. Ms. Cosio Carballo stated that she sees this as a partnership project with the Treasure Coast and the economic development initiative to include Palm Beach County. She stated that Council staff will be updating the Comprehensive Economic Development Strategy (CEDS) and would like this document be used on a regular basis by the Council's community and economic development partners.

Councilmember Bailey stated that he would help facilitate Enterprise Florida's Alan Becker to make a presentation to the Board. Ex-Officio Member Martell stated he is meeting with the Governor in the beginning of January and would assist with promoting Council funding and South Florida. Councilmember Bailey stated he will be happy to coordinate any meetings for and with Ms. Cosio Carballo in Tallahassee.

Ms. Cosio Carballo announced that there will be a celebration party for Rhonda Noah and a staff reunion on January 15, 2016 at the Council offices.

Ms. Cosio Carballo reiterated the comments regarding the difficulty in traveling from Monroe County. She asked Legal Counsel to draft language that would make it possible for us to achieve a quorum by telephone and video conferencing that is publicly broadcast. She stated she will be contacting Ms. Barbara Peterson, President of First Amendment Foundation, as well as legislative members regarding this request.

Ms. Cosio Carballo highlighted two contracts:

South Florida Regional Transportation Authority / Federal Transit Administration and explained in detail the SFRC responsibilities. She explained the Council's partner will be the TCRPC.

Train the Trainer Program, the lead being Keren Bolter where the South Florida Council will help train other Councils in areas of climate planning and coastal adaptation.

Ms. Cosio Carballo suggested that it would be helpful for the Councilmembers to attend a Sunshine Training that she would like to organize for the Board and staff. She mentioned the Strategic Planning Workshop conducted in 2013 and provided the Board with materials from that process. With the Board's interest and approval, she would like to reconvene a strategic planning process to review what was done in the past, update the work, and develop an implementation plan.

Chair Walters said this is an encapsulation of what the Council's challenge is and the challenges the new Executive Director is facing. Ex-Officio Martell stated that we need to set targets. Chair Walters stated that the Executive Director's Report has inspired her.

B. Legal Counsel Report

Mr. Goren wanted to make sure the record reflects the discussions that were conducted by Councilmember Asseff in connection with the negotiation and conversation with Ms. Cosio Carballo, which were said in good faith and very professional. He stated the contract was rational and supportive, and thanked Councilmember Asseff and Ms. Cosio Carballo.

Mr. Goren reminded the Council that the Nominating Committee, Councilmembers Ritter, Daubert, and Weekley, will meet on January 4th at 10:00 am before Council Meeting. Chair Walters invited the Boardmembers.

Mr. Goren stated he welcomes a break out session or separate one hour meeting of the Board before or after a Council Meeting regarding the Sunshine Law updates. He stated this will be very useful particularly with the changes in law on an annual basis.

He commended staff in regards to the Revolving Loan Fund.

V. Program Reports and Activities

- A. Regional Convening - None
- B. Revolving Loan Fund Reports
 - 1) SFRPC Revolving Loan Funds Status Report
- C. Florida Regional Councils Association
 - 1) FRCA Monthly Accomplishments

VI. Announcements and Attachments

- A. Correspondence and Attendance Form
- B. Upcoming Meetings
 - 1) January 4th, 10:30 a.m. (SFRPC Offices, Hollywood)
 - 2) February 1st, 10:30 a.m. (SFRPC Offices, Hollywood) – **Executive Committee**
 - 3) March 7th, 10:30 a.m. (FDOT 6, Miami)
 - 4) April 4th, 10:30 a.m. (SFRC Offices, Hollywood) – **Executive Committee**

VII. Councilmember Comments

VIII. Adjournment

The meeting was adjourned at 12:14 p.m.

This signature is to attest that the undersigned is the Secretary of the SOUTH FLORIDA REGIONAL COUNCIL, and that the information provided herein is the true and correct minutes for the December 7, 2015 meeting of the SOUTH FLORIDA REGIONAL COUNCIL adopted the 4th day of January, 2016.

Patricia T. Asseff, Secretary

Date