



January 4, 2016

Executive Director's Report

Organizational Update

- SFRC
- Legislation / Funding / FRCA Executive Directors Meeting

Funding Development

- New Market Tax Credit
- Funded Projects

Planning

- DDA Miami DRI Increment III
- America's Dream Mall / Graham Properties

Discussion Items / Board Members

- Board / Staff Training – Sunshine Law, Public Records, Code of Ethics
- Strategic Planning
- Board Meetings

Organizational Update

Review of Council Structure, Staff, Capacity

Goals include:

- Enhance staff capacity (skills, technology, training), efficiency/effectiveness, staff morale
- Enhance Councilmember experiences and facilitate participation
- Enhance and communicate to external partners the Council's "relevancy" and increase regional presence and work in areas of priority to the Board and the Council's public, private, nonprofit, and philanthropic stakeholders

Tasks:

- Create a management structure to enhance work program management (tracking process to inventory projects, activities, deliverables, and work load distribution)
 - In progress
- Review and assess staff skills, professional certifications, responsibilities as needed to ensure timely completion of quality deliverables, and develop new areas of funded activity
 - Manny Cela, Deputy Director
 - Karen Chang, Director of Administration

- Professional Service Agreement – Bob Cambric
- Additional needs: data/economist, transportation planner, social media/press
- Assessment of Council websites
 - The historic www.sfrpc.com website is now an archival site.
 - SFRC stakeholders are now directed to <http://www.sfregionalcouncil.org>
- Technology: Passwords, Software / Hardware to enhance efficiency, stakeholder engagement and transparency, and Councilmember interaction and participation
 - Deputy Director Cela will be interviewing representatives from technology support companies to identify a vendor to assess the Council's technology and enhance technology and logistical support
 - Immediate need: Update computers so that all staff is working with the same version of Word
 - Immediate need: Complete collection of mission critical passwords
- Review and update key organizational documents including, but not limited to, Personnel Policy (2014), Statement of Organization (2011), Councilmember Handbook (2008)

Legislation / Funding / FRCA Executive Directors Meeting

Legislation: At my request, legal counsel drafted legislative language that would allow the Councils to achieve quorum by allowing voting members to be considered physically present at the Council meeting if the member participates by telephone or video conference.

Sample language is provided below.

_____ To hold public hearings and sponsor public forums in any part of the regional area whenever the council deems it necessary or useful in the execution of its other functions. Notwithstanding the requirements of 286.011(1), for Regional Planning Councils that cover 3 or more counties, for purposes of determining a quorum for Council Board meetings, voting members may be considered to be physically present at the meeting site if the member appears by telephone or video that is broadcast publicly at the Council Board meeting location. The member desiring to appear by telephone or video must provide prior written notice of their intent to appear by telephone or video, no later than three (3) working days prior to the meeting, and explain the specific reason for their inability to attend the Council Board meeting in person. In order to hold a meeting, there must be at least one-third of the voting members physically present at the meeting location.

Information will be provided to update the Council Board.

Funding: As reported at the December Executive Committee meeting, the FRCA Policy Board / Director decided earlier in the year not to pursue its annual state appropriation request of \$ 2.5 million for the state's ten regional planning councils.

Information will be provided to update the Council Board.

FRCA Executive Directors Meeting (Dec 2015):

- Agenda
- Draft Policy Board Partners Meeting Agenda (January 27, 2016)

Funding Development

- New Market Tax Credit
 - Background
 - Project Highlights
 - Organizational Flow Chart
 - Proposed Projects
 - RLF
 - Healthy Foods Initiative
 - Regional TOD Equitable Development Fund

- 8th Annual Regional Climate Leadership Summit (Palm Beach County)

- Funded Projects
 - SFRTA / FTA TOD: FTA Grant for activities related to the Tri-Rail Coastal Link. Deliverables are tied to activities by the South Florida Regional Council / Treasure Coast Regional Planning Councils. SFRC Activities:
 - Affordable Housing Study
 - Station Area Bicycle and Pedestrian Plans (4 station areas)
 - Capital Plan Assessment / Infrastructure Capacity Analysis (4 station areas)
 - Regional TOD Fund Business Plan
 - Public Outreach / Engagement Activities

 - SFRC: \$320,000 / Proposed cash match: \$46,500; In-Kind: 25,600

 - “Train the Trainer” Program
 - Statewide “Training of Trainers” Event on Coastal Flood Hazard Assessment Tools; Coordinating 10 RPCs / workshops / technical assistance

 - SFRC: \$ 156,127 of which SFRC will be paid \$62,838

Planning

America’s Dream Mall / Graham Properties

Update: Miami-Dade County has received the proposed comprehensive land use plans and required transportation analysis for the America’s Dream Mall and Graham Properties. They will now proceed with reviewing the plan amendments.

We anticipate hosting a meeting of Miami-Dade County and Broward County staff in January. Two dates are currently reserved: Friday, January 22nd and Friday, January 29th.

- In terms of plan amendment process here’s the schedule for applications filed in the November 2015 cycle:
- County Planning staff issues Initial Recommendation report on both applications by February 25, 2016,
 - Relevant Community Council will conduct public hearing and issue recommendation in March 2016, date yet to be determined,

- Planning Advisory Board (Local Planning Agency) will conduct public hearing and issue recommendation in April 2016, date yet to be determined,
- Board of County Commissioners will conduct a Transmittal Public Hearing on May 18, 2016,
- Board of County Commissioners will conduct a Final Public Hearing to adopt, adopt with change or not adopt any application that was Transmitted, on July 20, 2016. DEO would issue comments 30 days after receipt from County, sometime in late or early July 2016.

As the SFRC is a reviewing agency under the planning statutes, SFRC would probably conduct a hearing in June 2016 to issue recommendations as to consistency with Regional Plan, and would also review again applications that were adopted County, sometime in August or September. The Florida Department of Economic Opportunity would issue compliance letter within 30 days of receipt from County after adoption.

DDA Miami DRI Increment III

Downtown Miami Increment III	ADA for area-wide development	November 20, 2015	ADA Review and Regional Report Development	In Process
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TABLE 10-1a DOWNTOWN MIAMI DEVELOPMENT OF REGIONAL IMPACT MASTER DEVELOPMENT PROGRAM				
Land Uses	Increment I	Increment II	Increment III	Totals
Office (gross square feet)	3,681,890	1,220,000	3,700,000	8,601,890
Government Office (gross square feet)	300,000	0	200,000	500,000
Retail/Service (gross square feet)	1,453,500	747,774	500,000	2,701,274
Hotel (rooms)	4,500	1,605	1,100	7,205
Residential (dwelling units)	10,550	6,750	2,920	20,220
Convention (gross square feet)	500,000	300,000	0	800,000
Wholesale/Industrial (gross square feet)	1,050,000	550,000	1,050,000	2,650,000
Institutional (gross square feet)	200,000	350,000	300,000	850,000
Attractions/Recreation (seats)	30,500	59,000	5,000	94,500
Marine Facilities	100,000	50 wet slips*	0	100,000

TABLE 10-1b DOWNTOWN MIAMI DEVELOPMENT OF REGIONAL IMPACT INCREMENT III PROPOSED DEVELOPMENT PROGRAM	
USES	PROGRAM/UNITS
Office (Including Government)	2,500,000 square feet
Retail/Service	758,000 square feet
Hotel	2,000 rooms
Residential	18,000 dwelling units
Wholesale/Industrial	250,000 square feet
Institutional	150,000 square feet
Attractions/Recreation	2,000 seats

Discussion Items for the Board

- Board / Staff Training – Sunshine Law, Public Records, Code of Ethics
- Strategic Planning
- Board Meetings



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**Florida Regional Councils Association
Executive Directors Advisory Committee**

**December 15, 2015
10:00 a.m. to 3:00 p.m.
East Central Florida Regional Planning Council
309 Cranes Roost Boulevard, Suite 2000
Altamonte Springs, FL 32701**

Dial-in Number: (804) 665-0005/Access Code: 742415#

BUSINESS MEETING AGENDA

- 1. Call to Order and Approval of the November 12, 2015 Business Meeting Summary and November 13, 2015 Partners Meeting Summary**
Michael J. Busha, TCRPC, Chair
- 2. FRCA Financial Report**
Chris Rietow, ARPC, Treasurer
- 3. Legislative & State/Federal Agency Disclosures**
Executive Directors
REMINDER: This includes interaction with state and federal agency officials as well as legislative activities or interaction with legislative members or staff.
- 4. Chair's Report**
Michael J. Busha, TCRPC
 - a. Path Forward Committee Report
 - b. Roar Media Contract
 - c. Annual Report and Regional Directory 2014-2015
 - d. Proposed 2016 FRCA Meeting Dates
- 5. Executive Director's Report**
Ron Book, Executive Director
- 6. January 27, 2016 FRCA Policy Board Meeting Draft Agenda**
- 7. Intergovernmental Affairs Director Transition Plan**
Michael J. Busha, TCRPC
- 8. The Future of RPC Hazardous Materials Emergency Preparedness (HMEP) Grants**
Chris Rietow, ARPC

- 9. Proposed Senate Bill 7000 Update**
Margaret Wuerstle, SWFRPC
- 10. Draft FRCA 2016 Legislative Agenda**
Executive Directors
- 11. 2016 SERDI Professional Development Conference**
Brian Teeple, NEFRC
- 12. 2016 Legislative Bill Tracking**
Avera Wynne, TBRPC
- 13. U. S. Economic Development Administration Capacity Grant/Purchase Orders and Templates: Update**
Scott Koons, NCFRPC
- 14. Reports on Statewide and National Initiatives**
Executive Directors
 - a. I-75 Relief Task Force Brian Teeple
 - b. Metropolitan Planning Organizations Advisory Council Austin Mount
 - c. National Association of Development Organizations Scott Koons
 - d. Florida Chamber Foundation Board of Trustees Scott Koons
 - e. National Association of Regional Councils Sean Sullivan
 - f. Florida Transportation Plan/Strategic Intermodal Plan Steering Committee Pat Steed
 - g. Florida Greenways & Trails Council/Conservation Initiatives Pat Steed
 - h. Florida Defense Support Task Force Pat Steed
 - i. Southeast Regional Directors Institute Brian Teeple
 - j. State Emergency Response Commission Brian Teeple
 - k. EFI Stakeholders Council Brian Teeple
 - l. Continuing Florida Aviation System Planning Process Hugh Harling
 - m. Rural Economic Development Initiative Chris Rietow
- 15. Other Business**
Executive Directors and Staff

ADJOURN



AGENDA ITEM 6

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Florida Regional Councils Association Policy Board Partners Meeting

January 27, 2016
9:00 AM – 12:15 PM

Hotel Duval Opal Room
415 N. Monroe Street, Tallahassee, Florida

POLICY BOARD PARTNERS MEETING AGENDA - DRAFT

- | | |
|-------------------------|--|
| 8:30 - 9:00 am | Continental Breakfast – Hotel Duval Opal Room
415 N. Monroe Street, Tallahassee, Florida |
| 9:00 – 9:15 am | Call to Order, Welcome and Introductions
Honorable Lee Constantine, Seminole County, ECFRPC, FRCA President |
| 9:15 – 9:45 am | Keynote Address
Honorable Bobby Powell, State Representative, District 88
Honorable Colleen Burton, State Representative, District 40 |
| 9:45 – 10:30 am | Florida’s Economic Outlook
Amy Baker, Coordinator, Florida Office of Economic & Demographic Research |
| 10:30 – 11:00 am | Florida Chamber Foundation’s Cornerstone Project
Tony Carvajal or Jerry Parrish |
| 11:00 – 11:30 am | Florida League of Cities Florida Regional Compact Initiative
Honorable Kristin Jacobs, State Representative, District 96 |
| 11:30 – 11:45 am | Florida Association of Counties Update
Eric Poole, Legislative Director |
| 11:45 – 12:00 pm | Florida League of Cities Update
David Cruz, Esquire, Legislative Advocate |
| 12:00 – 12:15 pm | Closing Comments
Honorable Lee Constantine, Seminole County, ECFRPC, FRCA President |
| 12:15 pm | ADJOURN TO WORKING LUNCH/NETWORKING
(Business Meeting Convenes at 12:45 pm) |



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**Florida Regional Councils Association
Policy Board Partners Meeting**

**January 27, 2016
12:45 PM – 3:00 PM**

**Hotel Duval Opal Room
415 N. Monroe Street, Tallahassee, Florida**

POLICY BOARD BUSINESS MEETING AGENDA - DRAFT

- 12:45 – 12:50 pm Call to Order and Approval of the July 10, 2015 FRCA Business Meeting Summary**
Honorable Lee Constantine, Seminole County, ECFRPC, FRCA President
- 12:50 – 1:05 pm Executive Director’s Report**
Ronald L. Book, FRCA Executive Director
- 1:05 – 1:15 pm Proposed FRCA Mission Statement**
Michael Busha, TCRPC - FRCA Executive Directors Advisory Committee Chair
- 1:15 – 2:00 pm Path Forward Committee Report**
Barbara Sheen Todd, TBRPC - FRCA 1st Vice President and Path Forward Committee Chair
- 2:00 – 2:30 pm Draft FRCA Legislative Agenda**
Michael Busha, TCRPC - FRCA Executive Directors Advisory Committee Chair
- 2:30 – 2:40 pm FRCA Financial Report**
Chris Rietow, ARPC - FRCA Executive Directors Advisory Committee Treasurer
- 2:40 – 2:50 pm Appointment of Nominating Committee for 2015 Policy Board**
Honorable Lee Constantine, Seminole County, ECFRPC, FRCA President
- 2:50 – 3:00 pm Other Business**
Honorable Lee Constantine, Seminole County, ECFRPC, FRCA President
- 3:00 pm Adjourn**

AGENDA ITEM 10

DRAFT



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2016 LEGISLATIVE AGENDA

Regional planning councils have been in existence in Florida since the early 1960s, created by the local governments they serve, to meet local government and regional needs, provide services, and collaborate on state and federal initiative and programs. Florida Statutes recognize regional planning councils as *"Florida's only multipurpose regional entities that plan for and coordinate intergovernmental solutions on multi-jurisdictional issues, support regional economic development, and provide assistance to local governments."*

The Florida Regional Councils Association, an alliance of Florida's ¹¹ regional planning councils, serves to strengthen the consistency and quality of regional planning council programs to ensure economic prosperity and add value to local, regional, and state initiatives. To that end, the Florida Regional Councils Association Policy Board adopted the following priorities for the 2016 Legislative Session:

Talent Supply & Education

The Florida Regional Councils Association **supports** enhanced economic competitiveness, which must include an emphasis on Science, Technology, Engineering, and Math (STEM) in public education and training programs that are aligned with existing and emerging job markets and industry clusters.

Innovation & Economic Development

The Florida Regional Councils Association **supports** full funding of regional planning councils to, at a minimum, leverage the role of regional planning councils as federally designated economic development districts; provide support to state and regional economic development initiatives and activities; provide assistance to local economic development organizations; and, cover the costs of statutory responsibilities.

The Florida Regional Councils Association **supports** retaining the existing statutory authorities and responsibilities vested in RPCs.

The Florida Regional Councils Association **supports** legislation that reauthorizes the Enterprise Zone program due to sunset on December 31, 2015.

Infrastructure & Growth Leadership

The Florida Regional Councils Association **supports** a continued state and regional role in helping local governments accommodate future growth while ensuring economic prosperity and preparing for and responding to emergencies and natural disasters.

The Florida Regional Councils Association **supports** future transportation corridors, a diverse and competitive statewide multi-modal transportation network, and sustainable sources of transportation funding that are consistent with and support regional visions and further the regional Comprehensive Economic Development Strategies of Florida's 11 federally designated Economic Development Districts.

*5/11
11 EDDs*

The Florida Regional Councils Association **supports** a comprehensive state climate change action plan, with energy policies and other funding initiatives to reduce greenhouse gases and to address ecosystem sustainability, long-term water supply, flood protection, public health and safety, adaptation and mitigation, infrastructure needs, and economic prosperity.

The Florida Regional Councils Association supports maintaining and protecting the integrity of all Trust Funds for their state use.

Business Climate & Competitiveness

The Florida Regional Councils Association **supports** a strong, but fair development impact mitigation process that addresses extra-jurisdictional impacts and impacts to natural resources of regional significance and other regional resources and facilities; preserves the role of regional planning councils as conveners and their right to collect fees for services; utilizes regional planning councils' dispute resolution processes; and, protects the entitlements and vested development rights necessary for large-scale, long-term financial investments.

The Florida Regional Councils Association **supports** changes to the Sector Plan process that would provide regional planning councils with a fee for service funding mechanism to allow them to participate in the process in a more meaningful capacity; require regional planning councils to convene all affected parties in the process; and, create a role for regional planning councils in the Detailed Specific Area Plan process to ensure all regional issues are addressed.

The Florida Regional Councils Association **supports** unlimited ability of a regional planning council to provide planning and technical services for a fee, in furtherance of its mission.

The Florida Regional Councils Association **supports** streamlining state regulatory review processes while ensuring regional and local interests are taken into consideration.

Civic & Governance Systems

The Florida Regional Councils Association **supports** the positions and policies of organizations that share a common membership with regional planning councils including the Florida Association of Counties, Florida League of Cities, Small County Coalition, and the Metropolitan Planning Organization Advisory Council, and which are of mutual interest and concern.

The Florida Regional Councils Association **supports** efforts to improve efficiency and collaboration among agencies tasked with multi-jurisdictional planning throughout the state

Quality of Life & Quality Places

The Florida Regional Councils Association **supports** regional visioning as a means to guide the future of Florida, build public/private coalitions to implement key regional and statewide initiatives, and serve as the basis for strategic statewide planning and budgeting initiatives.

The Florida Regional Councils Association **supports** a balanced distribution of funds under Amendment 1 for land acquisition and for water quality and quantity projects throughout the state, with equitable allocation irrespective of a project's urban or rural nature, or its coastal or inland location.



January 4, 2016

Summary of 2016 NMTC Application Information

A. Background

On November 20th Council staff was presented with an opportunity to co-develop and submit an application for a New Market Tax Credit (NMTC). Due to concerns related to the application process that emerged prior to submittal of the application on December 16th, Council staff has redirected its efforts to the submittal of an independent application for a NMTC allocation for 2016.

The NMTC Program is one of the U.S. Department of Treasury's Community Development Financial Institutions (CDFI) Fund Programs. It provides incentives for community development and economic growth through the use of tax credits that attract private investment to distressed communities. The NMTC Program requires applicants to be certified as a Community Development Entity (CDE) by the CDFI Fund.

SFRC's existing Revolving Loan Fund (RLF) and its emerging CDFI, the Southeast Florida Community Development Fund Inc. (SFCDFI), demonstrates the Council's commitment and success in creating access to capital for businesses in the community. Together the RLF and SFCDFI provide a platform and compelling track record of economic development for SFRC's application for an NMTC allocation.

B. Project Highlights

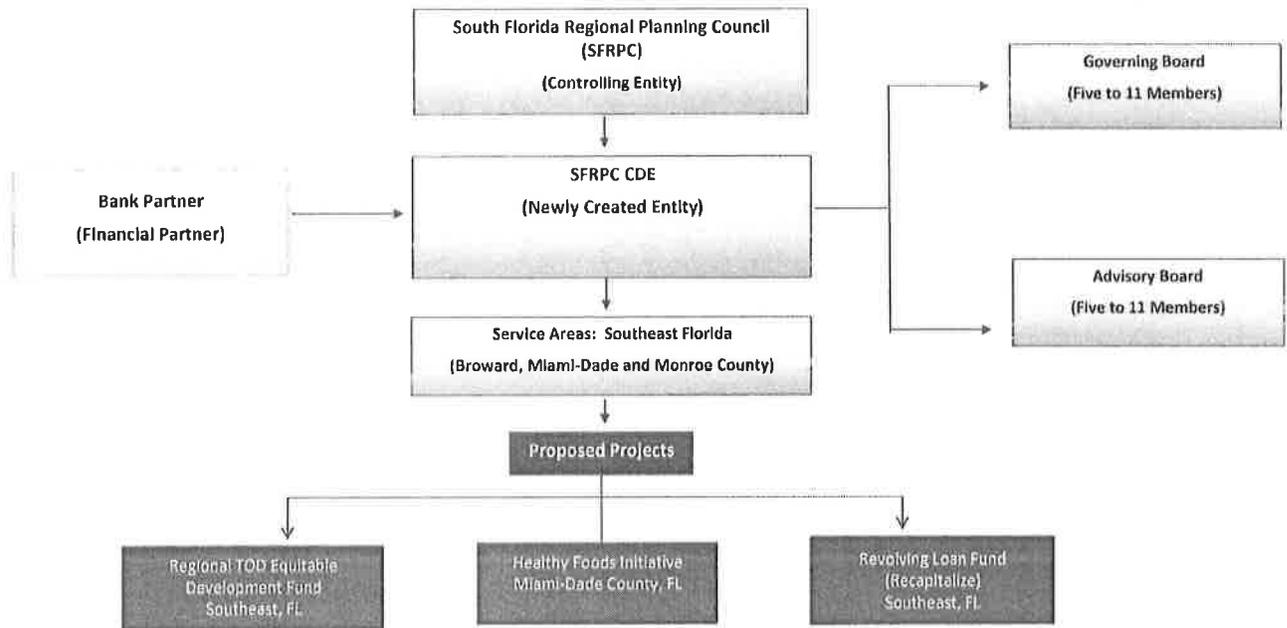
- The SFRC's objective is to deploy its NMTC allocation award to grow its "family of funds" and finance businesses and large-scale projects in Southeast Florida. An NMTC allocation offers a sustainable source of funding and greatly enhances SFRPC's capital access projects.
- The NMTC allocation will enable the Council to offer financial and investment products with features such as high loan-to-value ratios, below market interest rates, and interest-only payments for seven years, and most importantly, partially forgivable principal.
- Target businesses and projects will be located in the Southeast Florida region with a particular emphasis on the commercialization of technology into underserved communities throughout its multi-county-wide service area. The projects targeted will promote economic expansion, and high-wage job growth in low-income communities (LICs).
- An NMTC allocation will enable the SFRC to finance larger and greater numbers of investments in LICs than it would otherwise be able to do given the risks inherent in such ventures.

C. Organizational Flowchart

The organizational flowchart describes the relationships for this project. First, the SFRC will create a new entity that will be certified by the CDFI Fund as a CDE, in order to qualify for an NMTC application.

A Governing and Advisory Board will be formed for the newly created CDE. The Advisory Board is required by the CDFI Fund for accountability. The CDFI Fund requires that 20% of the Advisory Board consists of members who represent low-income communities (i.e., one (1) out of five (5) members).

A financial or bank partnership will be formed in order to provide additional leverage for the conversion of the tax credits into investment capital. The investment capital resulting from the NMTC allocation will be deployed into businesses and projects as below market rate loans and equity investments.



D. Proposed Projects

a) Revolving Loan Fund – South Florida Regional Council

The SFRC has operated and administered its RLF for nearly 20 years with funds derived originally from the U.S. Department of Commerce Economic Development Administration. The SFRC desires to replenish and expand the RLF to support the creation and expansion of local businesses in the region..

The demand for small business lending in South Florida greatly exceeds the supply of capital from traditional bank lenders as they pull back from this traditional business service. With a NMTC allocation, the tax credits can be discounted for present value purposes to create cash proceeds that can recapitalize the existing RLF.

b) Regional TOD Equitable Development Fund

The SFRC proposes the development of a Transit-Oriented Development (TOD) Fund that would serve Southeast Florida by providing access to capital by developers seeking to create equitable

transit-oriented development projects. The Fund would offer gap financing for developers, provide large sum loans for approved sites, and allow for mixed-income projects.

The SFRC is creating the framework for the proposed TOD Fund as part of its work with the South Florida Regional Transportation Authority (SFRTA). The SFRTA recently secured a Federal Transit Administration grant in the amount of \$1.25 million and is contracting with the SFRC and Treasure Coast RPC to advance the Tri-Rail Coastal Link project along the FEC Corridor. The SFRC proposes to include in its "project pipeline" for the NMTC application funding for the TOD Equitable Development Fund that will be leveraged with public and private investment capital.

c) "Healthy Corners" Access to Healthy Food Initiative

The SFRPC's Healthy Corners Initiative is intended to create access to healthy food in low-income communities that are classified as food deserts because they are underserved by existing commercial grocery and restaurant chains.

The initiative is a blended strategy to create food cooperatives (Co-ops) and food halls that will improve access and the quality of food available to many communities in the tri-county area. The Healthy Foods Initiative is a high-impact project with the capacity to create hundreds of jobs in communities that desperately need economic development. The proposal will leverage existing public-private partnerships and private investment to redevelop existing commercial and mixed-used property in targeted low-income communities and CRA's into Food Co-ops.

These cooperatives would be enhanced by the addition of a consortium of local vendors and purveyors who would bring a variety of produce to markets in a more cost-effective manner. The SFRPC is seeking capitalize this project with its NMTC allocation for site development for food cooperatives and loans to small businesses to provide produce and services that support the local food delivery system.

NOVEMBER 2015 APPLICATIONS REQUESTING AMENDMENTS TO THE
COMPREHENSIVE DEVELOPMENT MASTER PLAN

Application Number	Applicant/Representative Location Requested Change(s)	Acres
1	<p>International Atlantic, LLC. / Miguel Diaz de la Portilla, Esq., & Elinette Ruiz, Esq.</p> <p>Location: East of the HEFT and west of I-75 between NW 170 Street and the intersection of I-75 and HEFT.</p> <p><u>Requested Amendment to the CDMP LUP map and text:</u></p> <ol style="list-style-type: none"> 1. Redesignate the application site on the Land Use Plan map: From: "Industrial and Office" To: "Business and Office" 2. Delete the 0.45 FAR limitation on the portion of the Application area west of NW 97 Avenue; 3. The release of the Declaration of Restrictions, recorded in Official Records Book 24479 at Page 0689 of the Public Records of Miami-Dade County, Florida, as it applies to portions of land within the subject property; 4. Acceptance by Miami Dade County of a proffered Declaration of Restrictions limiting the development program for the American Dream Miami application area; and 5. Amend the Transportation Element Figure 1 – Planned Year 2030 Roadway Network; Figure 2 – Roadway Classification 2012; and Figure 3 – Roadway Functional Classification 2030). 	<p>±194.48 Gross ±169.77 Net</p>
	Standard Amendment	

QUESTION 10 - GENERAL PROJECT DESCRIPTION

Part 1 Specific Project Description

- A. Describe and discuss in general terms all major elements of the proposed development in its completed form. Include in this discussion the proposed phases (or stages) of development (not to exceed five years), magnitude in the appropriate units from Chapter 28-24, F.A.C., where applicable, and expected beginning and completion dates for construction.**

The American Dream Miami development is proposed by International Atlantic LLC, whose principals are the owners and operators of the largest mixed use entertainment complexes in the world including Mall of America in Minneapolis, the West Edmonton Mall, and American Dream in the New York Metropolitan area. The Applicant and Developer for the project is International Atlantic LLC. This development is a large scale multi-faceted venue completely unique to South Florida. With a myriad of entertainment and retail uses housed in over 6M square feet including resort hotels, an amusement park, a water park, an indoor ski facility, a recreational lake, and a many other attractions, it is planned to be the largest facility of this kind in the United States. The development sits on a triangular 194.5 acre site on the southwest corner of the intersection of Interstate 75 and the Florida Turnpike in Miami-Dade County. This location makes it an ideal site for a regional attraction of this kind catering to local and regional shoppers and tourists in Florida and abroad.

The following table 10-1 contains a description of the planned program for the facility. **It should be noted that these figures are conceptual and that the final layouts for implementation are subject to change.**

Table 10-1 contains the overall program for development:

American Dream Miami Program	
1. Retail (sf)	3,500,000
2. Entertainment (sf)	1,500,000
3. Common Area/Back of House (sf)	1,200,000
Sub Total:	6,200,000
4. Hotel (rooms)	2,000

Table 10-1: Breakdown of Development Program.

The following figure 10-1 demonstrates the site location and the preliminary site layout (subject to change).

AMERICAN DREAM MIAMI

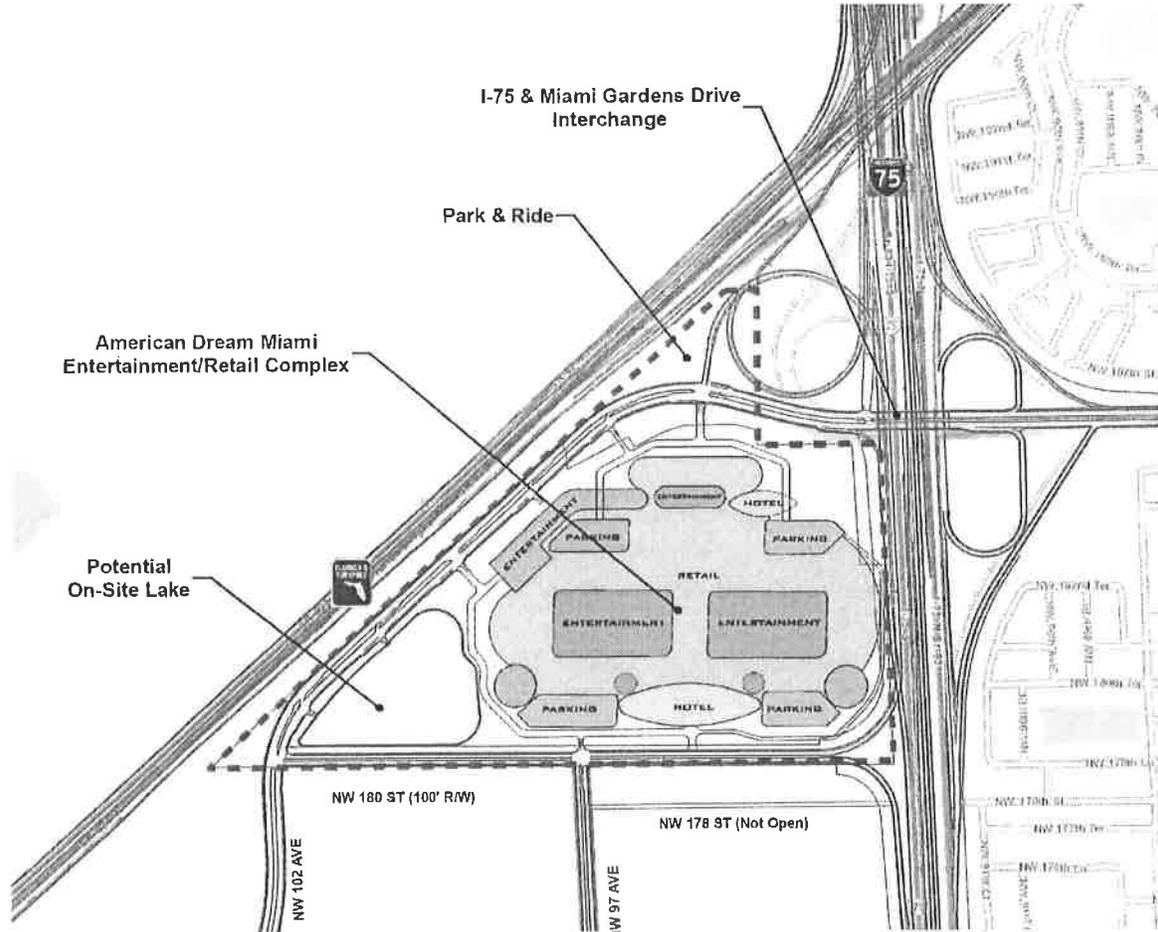


Figure 10-1: American Dream Miami Development Location

The development schedule is to begin construction permitting in 2016 and ground breaking anticipated for early 2017. The project is anticipated to be built in one phase as a complete facility and projected completion is late 2019.

- B. Provide a breakdown of the existing and proposed land uses on the site for each phase of development through completion of the project. The developed land uses should be those identified in Section 380.0651, F.S. and Chapter 28-24, F.A.C. Use Level III of The Florida Land Use and Cover Classification System: A Technical Report (September 1985), available from each regional planning council. Refer to Maps D (Existing Land Use) and H (Master Plan). Use the format below and treat each land use category as mutually exclusive unless otherwise agreed to at the preapplication conference.**

The existing land use on the site is “Vacant”, with “Agricultural” as the primary use on neighboring properties, see Map D. The approved future land use on the CDMP is “Industrial and Office”, see Map D2.

The proposed amendment will be to change the Land Use designation to “Business and Office” which allows for a development with the proposed characteristics, see map D3.

C. Briefly describe previous and existing activities on site. Identify any constraints or special planning considerations that these previous activities have with respect to the proposed development.

The site is currently vacant and used for minor agricultural uses in certain areas. No special planning considerations are anticipated nor are any constraints identified for the development with respect to previous activities.

D. If the development is proposed to contain a shopping center, describe the primary and secondary trade areas which the proposed shopping center will serve.

The development will contain approximately 3.5M square feet of retail shopping. The primary trade area that the proposed retail components of the project will serve are local and regional shoppers. Due to the size of this retail development, its proximity to the interstate and turnpike, and its location at the Miami-Dade and Broward Countyline, the primary trade area will encompass all of South Florida.

The secondary trade area are regional tourist traveling to Miami to this destination and others.

E. Describe, in general terms, how the demand for this project was determined.

The demand for this project are based upon a proprietary Market Study prepared by Goodkin Consulting in 2015 for the Applicant.

EXISTING AND PROPOSED LAND USES

PHASE	NON-RESIDENTIAL (Specify by CH 28-24 F.A.C. Land Use Type)			RESIDENTIAL				TOTAL	
	ACRES (Approx., Site Plan under development)	GSE/UNITS	AC RES	D.U.	NET (1) DENSITY	GROSS(1) DENSITY	ACRES	D.U./GSF	
Existing (Vacant Land)	194.48	0	0	0	0	0	194.48	0	
Proposed Project							194.48		
Retail (28-24.012 F.A.C.)	50	3,500,000 SF							
Entertainment (28-24.016 F.A.C.)	20	1,500,000 SF							
Common Area/Back of House (28-24.012 F.A.C.)	10	1,200,000 SF							
Hotel (28-24.026 F.A.C.)	7	2000 Units							
FDOT Transportation Dedication Area							23.29		
Open Space/ Parking/ Interior Roadways/ Drainage/ etc.							84.19		
Total							194.48		

(1) Definitions of net and gross densities to be provided at the preapplication conference

Application Number	Applicant/Representative Location Requested Change(s)	Acres
2	<p>The Graham Companies / Tracy R. Slavens, Esq., & Joseph G. Goldstein, Esq.</p> <p>Location: East of the HEFT and west of I-75 between NW 170 and NW 180 Streets.</p> <p><u>Requested Amendment to the CDMP LUP map and text:</u></p> <ol style="list-style-type: none"> 1. Redesignate the application site on the Land Use Plan map: From: "Industrial and Office" and "Business and Office" To: "Business and Office" and "Employment Center" 2. The release of the Declaration of Restrictions, recorded in Official Records Book 24479 at Page 0689 of the Public Records of Miami-Dade County, Florida, as it applies to portions of land within the subject property; and 3. Acceptance by Miami Dade County of a proffered Declaration of Restrictions limiting the development program for the American Dream Miami application area. 	±339 Gross (pending) Net
Standard Amendment		

Question 10 – General Project Description

PART 1 SPECIFIC PROJECT DESCRIPTION

- A. Describe and discuss in general terms all major elements of the proposed development in its completed form. Include in this discussion the proposed phases (or stages) of development (not to exceed five years), magnitude in the appropriate units from Chapter 28-24, F.A.C., where applicable, and expected beginning and completion dates for construction.**

The Graham Companies Application Area (the “Application Area”) will be designed as a 339 gross acre, vertically and horizontally integrated well-planned mixed-use employment center that will be responsive to and supportive of the industrial and office uses to the south, community to the east, and entertainment retail uses proposed to the north.

The Application Area will have access via a number of major roadways including NW 97 Avenue, NW 102 Avenue and anticipated connections to I-75 and HEFT. The uses will be developed in such a manner as to safeguard compatibility with adjacent uses. The Applicant will comply, to the extent feasible, with the design guidelines set forth in the CDMP Land Use Element and, particularly, the goals of the Employment Center overlay. The business park, commercial and residential uses will be designed in such a way so as to promote multimodal an mobility in order to create an environment that is accommodating to consumers, residents and employees.

The Application Area will be designed to create a quality of life for its visitors, tenants, residents and the residents from the surrounding area. Similar to Miami Lakes, it will create an opportunity for residents to work, shop, and play in the same area where they live without adversely impacting environmental resources and without causing an undue burden on county facilities and services.

- B. Provide a breakdown of the existing and proposed land uses on the site for each phase of development through completion of the project. The developed land uses should be those identified in Section 380.0651, F.S. and Chapter 28-24, F.A.C. Use Level III of The Florida Land Use and Cover Classification System: A Technical Report (September 1985), available from each regional planning council. Refer to Maps D (Existing Land Use) and H (Master Plan). Use the format below and treat each land use category as mutually exclusive unless otherwise agreed to at the pre-application conference.**

The Applicant intends to develop the Application Area with 2,000 multi-family rental dwelling units, 1,000,000 square feet of commercial use, and 3,000,000 square feet of business park use.

Table 10-2 - Existing and Proposed Land Uses presents a breakdown for both the existing and proposed land uses on the Project site. The proposed land use acreages are estimates and will be confirmed as the project proceeds to final design.