



## MEMORANDUM

AGENDA ITEM #VII.B

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DATE: NOVEMBER 27, 2017  
TO: COUNCIL MEMBERS  
FROM: STAFF  
SUBJECT: CORRESPONDENCE AND ARTICLES

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### Recommendation

Information only.

# Holland & Knight

701 Brickell Avenue, Suite 3300 | Miami, FL 33131 | T 305.374.8500 | F 305.789.7799  
Holland & Knight LLP | www.hklaw.com

November 13, 2017

**Sent Via UPS**

Ms. Josie P. Sesodia, AICP, Director  
Environmental Protection and Growth Management Department  
Planning and Development Management Division  
115 S. Andrews Avenue, Room 329K  
Fort Lauderdale, Florida 33301

RECEIVED  
NOV 14 2017  
SFRPC

Re: Graham Properties – Miami-Dade County CDMP Amendment No. 6 (the “Project”)

Dear Ms. Sesodia:


We are in receipt of your letter dated November 7, 2017 (attached) in which you requested a meeting to discuss “voluntary mitigation” for traffic impacts perceived by Broward County as resulting from the Project. In previous correspondence, dated October 5, 2017 (“Miami-Dade Letter”; attached), Miami-Dade County asserted that the three proposed roadway improvement projects that were identified by Broward County are not necessary to mitigate Project impacts. Please be advised that we agree with the position of Miami-Dade County stated in the Miami-Dade Letter and respectfully disagree with Broward County’s assertion that these improvements are necessary or appropriate.

That said, The Graham Companies is willing to meet and have a constructive conversation(s) to discuss any differences or concerns that Broward County may have. In that regard, we plan to reach out to your office this week and will work to schedule a time to meet.

Please contact me should you have any questions and I will be happy to clarify any details.

Very truly yours,

HOLLAND & KNIGHT LLP

  
Joseph G. Goldstein

cc: Ms. Lourdes Gomez  
Mr. Jerry Bell, AICP  
Mr. Stuart Wyllie  
Mr. Luis Martinez  
Mr. Michael Martinez  
Mr. Robert Gorlow  
Miguel Diaz de la Portilla, Esq.  
Elinette Ruiz-Diaz de la Portilla, Esq.  
Tracy R. Slavens, Esq.  
Vanessa Madrid, Esq.



Environmental Protection and Growth Management Department  
**PLANNING AND DEVELOPMENT MANAGEMENT DIVISION**  
115 S. Andrews Avenue, Room 329K • Fort Lauderdale, Florida 33301 • 954-357-6634 • FAX 954-357-8655

November 7, 2017

Joseph Goldstein  
Holland and Knight, LLP  
701 Brickell Avenue, Suite 3300  
Miami, Florida 33131

**RE: Graham Properties - Miami-Dade County CDMP Amendment No. 6**

Dear Mr. Goldstein:

As you are aware, Broward County staff have consistently expressed concern over the traffic impacts that will affect Broward County residents, businesses, and property owners, as a result of the proposed American Dream Miami and Graham Property developments in northwest Miami-Dade County.

As recommended by Miami-Dade County staff, in correspondence dated October 5, 2017 (attached), this letter is to request a meeting with the Graham Properties development team to discuss voluntary mitigation for traffic impacts in Broward County.

Please contact my assistant, Albert Cummings, at (954) 357-8695, so that we can schedule a convenient date and time.

Sincerely,

A handwritten signature in black ink that reads "Josie P. Sesodia". The signature is written in a cursive, flowing style.

Josie P. Sesodia, AICP  
Director

Attach.

CC: Bertha Henry, County Administrator  
Henry Sniezek, Director, EPGMD  
Tony Hui, Deputy Director, Public Works Dept.  
Scott Brunner, P.E., Director, Traffic Engineering Division



miamidade.gov

Department of Regulatory and Economic Resources  
Planning Division, Metropolitan Planning Section  
111 NW 1 Street • 12<sup>th</sup> Floor  
Miami, Florida 33128-1902  
Telephone: 305-375-2835 Fax: 305-375-2560  
www.miamidade.gov/planning

October 5, 2017

Josie P. Sesodia, AICP, Director  
Environmental Protection and Growth Management Department  
Planning and Development Management Division  
115 S. Andrews Avenue, Room 329K  
Fort Lauderdale, FL 33301

Subject: Miami-Dade County May 2016 Cycle CDMP Amendment #17-1ESR: Application No. 5 American Dream Miami, and Application No. 6 Graham Companies

Dear Ms. Sesodia:

We are in receipt of your letter dated July 14, 2017, in which you expressed continued concerns about the traffic impact analysis prepared by Leftwich Consulting, Inc., and proposed three improvement projects to reduce traffic impacts in Broward County. We appreciate your concerns, and remain committed to ensuring that they are considered and appropriately addressed.

As you know, Miami-Dade County has extensively coordinated with, and solicited input from, Broward County and other impacted jurisdictions throughout the application review process, including but not limited to: four public meetings held at the South Florida Regional Planning Council (SFRPC) on September 15, 2015, October 23, 2015, January 22, 2016, and September 9, 2016 to discuss and receive input on the methodology and Traffic Impact Analysis; the special meeting on proposed mitigation held on July 7, 2017 at the SFRPC; and the follow-up meeting with Broward County staff on July 21, 2017. In addition, the County will continue to invite the participation of Broward County and other impacted jurisdictions in all public meetings and hearings associated with the development review process, as occurred at the Developmental Impact Committee Lower Council meeting held on August 17, 2017.

In response to your request for the model's "trip generation outputs for the project's model zones and plots of the model trip distributions extending north of Pines Boulevard", the requested information was provided to you and Scott Brunner on August 30, 2017. In addition, on August 2, 2017, we provided Scott Brunner with the original SERPM model files used as the basis for the October 10, 2017 CDMP Transportation Impact Analysis. Please let us know if additional information is needed.

Due consideration has been given to the three proposed improvement projects that were identified in your letter and further discussed at our July 21, 2017 meeting, and at the August 17, 2017 Development Impact Committee Lower Council meeting.

*Handwritten signature*

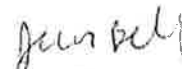
Josie P. Sesodia, AICP, Director  
October 5, 2017  
Page 2

In response to the request for facilities to accommodate Broward County Transit service connections, the development agreement will require that at least three bus bays for Broward County Transit be included in the on-site transit center. The County will further coordinate with Broward County Transit on the design of the planned Transit Center on the adjacent FDOT District 6 property.

As to (i) the requested completion of the Miramar Parkway link from SW 184 Avenue to US 27, which is currently included in Broward County's 2017/2018 - 2021/2022 Transportation Improvement Program, and (ii) the request for funding for the initial capital cost of an adaptive traffic control system for a nine-intersection signal group on Miramar Parkway from SW 143 Avenue to SW 184 Avenue at an estimated cost of \$1,128,500, the October 10, 2016 Traffic Impact Analysis and subsequent information did not identify these improvements as necessary to mitigate project impacts. If additional information demonstrates, and the County agrees, that the proposed improvements are necessary to mitigate project impacts, the developers will be required to pay their proportionate fair share of the cost of the improvements as a condition of the development agreement. In lieu of such a demonstration, Broward County can negotiate with the developers to agree upon a voluntary contribution, which could be included in the Chapter 163 development agreement with the concurrence of all parties.

Thank you again for your participation in this process. Please contact me at (305) 375-2835 or [Jerry.Bell@miamidade.gov](mailto:Jerry.Bell@miamidade.gov) if you have any questions or concerns.

Sincerely,



Jerry H. Bell, AICP, Assistant Director for Planning

Enclosure

c: Jack Osterholt, Deputy Mayor/Director  
Department of Regulatory and Economic Resources  
Lourdes Gomez, Deputy Director, Department of Regulatory and Economic Resources  
Dennis Kerbel, Assistant County Attorney, Miami-Dade County  
Nathan Kogon, Assistant Director for Development Services, RER  
Darlene Fernandez, Assistant Director, Department of Transportation and Public Works  
Isabel Cosio Carballo, Executive Director, South Florida Regional Planning Council



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October 5, 2017

Josie P. Sesodia, AICP, Director  
Environmental Protection and Growth Management Department  
Planning and Development Management Division  
115 S. Andrews Avenue, Room 329K  
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*Wanda E. Hollan, Clerk*

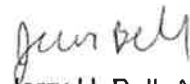
Josie P. Sesodia, AICP, Director  
October 5, 2017  
Page 2

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Sincerely,



Jerry H. Bell, AICP, Assistant Director for Planning

Enclosure

c: Jack Osterholt, Deputy Mayor/Director  
Department of Regulatory and Economic Resources  
Lourdes Gomez, Deputy Director, Department of Regulatory and Economic Resources  
Dennis Kerbel, Assistant County Attorney, Miami-Dade County  
Nathan Kogon, Assistant Director for Development Services, RER  
Darlene Fernandez, Assistant Director, Department of Transportation and Public Works  
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September 6, 2017

Florida Department of Economic Opportunity  
Attn: Ray Eubanks, Plan Review Administrator  
Bureau of Community Planning  
Caldwell Building  
107 East Madison Street, MSC 160  
Tallahassee, FL 32399-6545

Subject: Notice of Time Extension for Pending May 2016 Cycle Application Nos. 5 and 6 to Amend the Comprehensive Development Master Plan for Miami-Dade County (DEO No. 17-1ESR).

Dear Mr. Eubanks:

This letter serves as notice of a six month time extension for the adoption of May 2016 Cycle Application Nos. 5 and 6 to amend Miami-Dade County's Comprehensive Development Master Plan (CDMP), pursuant to Section 163.3184(3)(c)1, Florida Statutes (F.S.).

Section 163.3184(3)(c)1, F.S., provides that a local government shall hold its second public hearing on whether to adopt proposed comprehensive plan amendments within 180 days of receiving comments from the state and regional reviewing agencies; otherwise, the proposed amendments shall be deemed withdrawn unless the 180-day timeframe is extended by agreement. The statute also requires that notice of such agreement be provided to the State Land Planning Agency and any affected person(s) that provided comments on the proposed amendments. A copy of this notice of time extension is provided to each affected person that commented on the pending application, as identified in the list of recipients for this correspondence.

The Miami-Dade Board of County Commissioners (Board) conducted its first public hearing on January 25, 2017 and transmitted the May 2016 Cycle Application Nos. 5 and 6 (Amendment No. 17-1ESR) to the reviewing agencies. The County received comments from the reviewing agencies on the transmitted applications in March 2017, including the State Land Planning Agency's comments received on March 17, 2017. The Board was scheduled to conduct its second public hearing to take final action on the pending application in June 2017. However, given the scale and scope of the applications, the applicants each are seeking to enter into a Chapter 163 Development Agreement with Miami-Dade County to address the impacts from their respective applications, among other issues. The County agrees with the approach of the applicants and consequently the June 2017 public hearing for the May 2016 Cycle Application Nos. 5 and 6 was cancelled. The County and the applicants are working to address the outstanding issues and a 6-month extension beyond the 180-day timeframe is deemed necessary to conclude this work and for the Board to subsequently take final action on the applications. The 180-day timeframe expires on September 13, 2017 and the 6-month extension will expire on March 12, 2018.

For additional information or clarification regarding this transmittal, please contact Jerry Bell, AICP, Assistant Director for Planning, Miami-Dade County Department of Regulatory and




Ray Eubanks  
Florida Department of Economic Opportunity  
Page 2

Economic Resources, Stephen P. Clark Center, 111 NW 1<sup>st</sup> Street, 12<sup>th</sup> Floor, Miami, Florida 33128, or by phone at (305) 375-2835, fax (305) 375-1091 or e-mail Jerry.Bell@miamidade.gov.

Thank you for your time and consideration.

Sincerely,



Jack Osterholt, Deputy Mayor/Director  
Department of Regulatory and Economic Resources

- c: Honorable Carlos A. Gimenez, Mayor  
Honorable Chairman Esteban L. Bovo, Jr.,  
and Members, Miami-Dade Board of County Commissioners  
Dennis Kerbel, Assistant County Attorney  
Lourdes Gomez, Deputy Director, Department of Regulatory and Economic Resources  
Jerry Bell, Assistant Director for Planning, Department of Regulatory and Economic Resources
  
- c: Affected Persons pursuant to Section 163.3184(1)(a), F.S.
  - Honorable Carlos Hernandez, Mayor, City of Hialeah
  - Honorable Roberto Martell, Mayor, Town of Medley
  - Honorable Vice-Mayor Tim Dauber, Town of Miami Lakes
  - Honorable Barbara Sharief, Mayor, Broward County
  - Honorable Wayne Messam, Mayor, City of Miramar
  - Honorable Greg Ross, Mayor, City of Cooper City
  - Julian Perez, Director, Planning and Zoning, City of Doral
  - Jorge Gomez, Director, Public Works, City of Doral
  - Rita Carbonell, Transportation Manager, City of Doral
  - Eugene Collings-Bonfill, Chief of Engineering, City of Doral
  - Deborah Storch, Planning and Zoning, City of Hialeah
  - Mirtha S. Gonzalez, Chief Zoning Official, City of Hialeah Gardens
  - Richard McConachie, Building Official, Town of Medley
  - Nakeischea Smith, Director, Planning and Zoning, City of Miami Gardens
  - William Alonso, City Manager, City of Miami Springs
  - Chris Heid, City Planner, City of Miami Springs
  - Alex Rey, Town Manager, Town of Miami Lakes
  - Andrea Agha, Assistant Town Manager, Town of Miami Lakes
  - Darby Del Salle, Director of Planning and Zoning, Town of Miami Lakes
  - Susana Alonso, Senior Planner, Planning and Zoning, Town of Miami Lakes
  - Michelle Gonzalez, Transportation Planner, Town of Miami Lakes
  - Manny Salazar, Manager, Building and Zoning, City of Sweetwater
  - Maritza Fernandez, Village Clerk, Village of Virginia Gardens
  - Bertha Henry, County Administrator, Broward County

Josie P. Sesodia, Director, Environmental Protection and Growth Management  
Department, Planning and Development Management Division, Broward County  
Scott Brunner, P.E., Director, Public Works Department, Traffic Engineering Division,  
Broward County  
Andrew Sebo, Assistant Director, Public Works Department, Traffic Engineering Division,  
Broward County  
Maribel Feliciano, Assistant Director, Environmental Protection and Growth Management  
Department, Broward County  
Mabelle Mittelberg, Broward County Transit, Broward County  
Barney McCoy, Broward County Transit, Broward County  
James Cromar, Director of Planning, Broward MPO  
Bruce D. Loucks, City Manager, Cooper City  
Matthew Wood, Director, Growth Management Department, Cooper City  
David Quigley, Planning and Zoning Manager, Town of Davie  
Richard J. Lemack, Town Administrator, Town of Davie  
Eric Silva, Director, Community and Economic Development Department, City of Miramar  
Salvatore Zuniga, Development Engineer, Construction and Facilities Management, City of  
Miramar  
Michael Stamm Jr., Director, Planning and Economic Development Department, City of  
Pembroke Pines  
Charles F. Dodge, City Manager, City of Pembroke Pines  
Andrew Berns, Town Administrator, Town of Southwest Ranches  
Richard Salamon, City Manager, City of Sunrise  
Jim Flint, City Manager, City of Weston  
Sarah Sinatra, Planning Consultant, Calvin Giardiello, City of Weston  
Robert Gorlow, International Atlantic Inc.  
Miguel Díaz de la Portilla, Arnstein and Lehr  
Elinette Ruiz-Diaz de la Portilla, Arnstein and Lehr  
Luis Martinez, The Graham Companies  
Stuart Wyllie, The Graham Companies  
Joseph Goldstein, Holland and Knight  
Tracy Slavens, Holland and Knight  
Vanessa Madrid, Holland and Knight  
Andre Groenhoff, Avenue G Consulting  
Teresita Hernandez, Mall Manager, Miami International Mall, Simon Properties  
Jeffrey Bercow, Esq., Bercow Radell and Fernandez  
Tom Robinson, Esq., Bercow Radell and Fernandez  
Gregory Fontela, Esq., Bercow Radell and Fernandez  
Carli M. Koshal, Esq., Bercow Radell and Fernandez  
Randy Coen, Traffic Consultant  
Myra Diaz, Planning Manager, MDX

Ken Forbes, Chairperson, Naranja Community Advisory Committee and Neighborhood  
Revitalization Strategy Area  
Eric Penfield, Traffic Consultant, RS&H  
Ed Swankon, EAS Engineering  
Francisco Alonso, T.Y. Lin  
John McWilliams, Vice President, Kimley-Horn  
Adam D. Mait, Attorney, Adler Group  
Renita Holmes, Community Liaison, Women of Wisdom  
Livia Pedraza, Lakes and Country General Insurance  
Brittany Wallman, Sun Sentinel  
Michael Pizzi, Palm Springs North Civic Association  
G. Eric Knowles, President, Miami-Dade Chamber of Commerce  
Lawrence Percival, Greater Kendall Community Activists, Inc.  
Rabbi Shlomo Stillerman, Yehudi Network  
Samuel Beckmon, Yehudi Network  
Ester Levin, Yehudi Network  
William Talbert, President and CEO, Greater Miami Convention & Visitors Bureau  
Elise Hamler, President, Contractors Resource Center  
Joseph Garcia, Hemar Construction  
Jeff Choopani, Miami Curtain Wall Consultants Corp.  
Wendy Kallergis, CEO and President, Greater Miami Beaches Hotel Association  
Armando Llanes, Jr., Chairman, Hialeah Chamber of Commerce  
Eduardo Martinez, Senior Vice President, WSP, Parsons Brinckerhoff  
Thomas Kennedy, Lead Organizer, SEIU Florida  
David Tolces, Resident  
Yousef De La Cruz, Resident  
Lourdes Pancheco, Resident  
Simora Quintero, Resident  
Paul Del Canal, Resident  
Yessenia Cardoso, Resident  
Andre Teixeira, Resident  
Barbara Gonzalez, Resident  
Esther M Rodriguez, Resident  
Derek Cintron, Resident  
Esther Bonnie Cintron, Resident  
Emily Garay, Resident  
Stanley Price, Resident  
Evelyn Gill, Resident  
Manuel Diner, Resident  
Dan Abaira, Resident  
Eddy Caballero, Resident  
Edgar Jones, Resident

H. David Levy, Resident  
Tzippy Weiss, Resident  
Gustavo Casco, Resident  
David Berdugo, Resident  
Josh Berdugo, Resident  
Rachel Wasselauf, Resident  
Tzvici Waldshine, Resident  
Moshe Alexenberg, Resident  
Dorah Zaret, Resident  
Albert Luer, Resident  
Stu Blumberg, Resident  
Gonzalo Fernandez, Resident  
Meryl Fixler, Resident  
Sheldon Anderson, Resident  
Mark Alishaye, Resident  
Abraham Abadi, Resident  
Michael Abadi, Resident  
Valentina Artola, Resident  
Pieter Bakker, Resident  
Lawrence Beane, Resident  
Jenny Bentimor, Resident  
Maya Benjamin, Resident  
Arie Bell, Resident  
Carolina Briel, Resident  
Rohama Bruk, Resident  
Yossel Bruk, Resident  
Ofra Cohen, Resident  
Daniel Donan, Resident  
Adi Evgi, Resident  
Rabi Ruben Evgi, Resident  
Meryl Fixler, Resident  
LaCriscia Fowlkes, Resident  
Ben Coldsteh, Resident  
Kiel Green, Resident  
Yoakov Haboucha, Resident  
Elise Hamler, Resident  
David Herbert, Resident  
Lea Holcomn, Resident  
Raisa Izquierdo, Resident  
Carl Johnson, Resident  
Opal Jones, Resident  
Philip Joseph Ifrah, Resident  
Yochi Katz, Resident

Boris Kozolchyk, Resident  
Max Marcus, Resident  
Alphonso McCray, Resident  
Wayne Melnyk, Resident  
Willie Middlebrooks, Resident  
Alexander Mowzoon, Resident  
Gia Viviana Dimicova, Resident  
Viviana Dimicova, Resident  
Danny Rose, Resident  
Sharon Sanet, Resident  
Zack Stern, Resident  
Rina Shelomo, Resident  
Sara Shulfitz, Resident  
Shuey Weiss, Resident  
Wendy Weiss, Resident  
Malka Weinstein, Resident  
Maria Benaiges, Resident  
Chad Benson, Resident  
Narga Bisbe, Resident  
Norje Bisbe, Resident  
Megan Clouser, Resident  
Milagros de la Rosa, Resident  
Ingrid De Leon, Resident  
Alexander Hedller, Resident  
Vivian Hernandez, Resident  
Victor Jimenez, Resident  
Maira Martinez, Resident  
Maritza Mederos, Resident  
Michael Mat, Resident  
Elena Navarro, Resident  
Erika Peralta, Resident  
Julia Picarin, Resident  
Armando Ramirez, Jr., Resident  
Armando Rodriguez, Resident  
Nadin Roman, Resident  
Luis Solis, Resident  
Deltravis Williams, Resident  
Maria Zaldivar, Resident  
Maunce Darling, Resident  
Rev. Maurice Hendrick, Resident  
Kurts Hurt, Resident  
Jasmen Rogers, Resident  
Umi Selah, Resident

Ray Eubanks  
Florida Department of Economic Opportunity  
Page 7

Tim Terrell, Resident  
Duane Thwarites, Resident  
James Valsaint, Resident  
Rev. Rhonda Walker-Thomas, Resident