



THE BUSINESS CASE FOR TRANSIT-ORIENTED DEVELOPMENT WITH AFFORDABLE AND WORKFORCE HOUSING

A VISION FOR TRANSIT-ORIENTED COMMUNITIES IN SOUTH FLORIDA

A pathway to a more robust regional economy, improved mobility, enhanced access to opportunity, and increased housing affordability

AGENDA

8:30 A.M. — 9:00 A.M.

REGISTRATION AND NETWORKING

9:00 A.M. — 9:10 A.M.

WELCOME REMARKS, PLEDGE OF ALLEGIANCE, MOMENT OF SILENCE

The Honorable Michelle Lincoln, Chair, South Florida Regional Planning Council; Mayor Pro Tem and Monroe County Commissioner, District 2; President, Florida Association of Counties; Member, 2055 Florida Transportation Plan Steering Committee

9:10 A.M. — 9:20 A.M.

The Honorable Steve Geller, Broward County Commissioner, District 5; Former State Senator; Immediate Past Chair, SFRPC; Chair, SFRPC CEDS Strategy Committee

9:20 A.M. — 9:40 A.M.

REGIONAL OVERVIEW

Overview of findings from the SFRPC analysis of TOD with Affordable and Workforce Housing

Randy Deshazo, Deputy Director & Director of Economic Development and Research, South Florida Regional Planning Council



9:40 A.M. — 10:40 A.M.

SESSION 1: Building the Regional Economy: Development Around Transit

Description: This session will invite major employers and business leaders to explore the economic benefits of Transit-Oriented Development (TOD) that connect people to jobs, services, and activities. Benefits will be evaluated such as opportunities to enhance housing affordability, labor market accessibility, growth in vital economic sectors, and job creation. Speakers will also be invited to discuss how the business community can advocate for policies that support TOD.

Moderator: Sandra Veszi Einhorn, Chair, Florida Housing Finance Corporation; Executive Director, The Coordinating Council of Broward
Teddy Lhoutellier, Director of Sustainability, University of Miami
Juan Carlos Liscano, Vice President, Miami, American Airlines
Rodrick T. Miller, President and CEO, Miami-Dade Beacon Council
Bob Swindell, President and CEO, Greater Fort Lauderdale Alliance

10:40 A.M. — 10:50 A.M.

BREAK

10:50 A.M. — 11:45 A.M.

SESSION 2: Is the Market Compatible with Vision?

Description: This session will invite speakers to evaluate how the market responds to the vision of Transit-Oriented Development (TOD) and communities. Where is the demand and how can it best be met? How have TODs successfully created economic growth in the region, and what challenges have developers faced? Why is TOD valuable to developers?

Moderator: Chad Maxey, Vice President, Diversified Companies
Kim Briesemeister, Principal, RMA
Lindsay Lecour, Executive Vice President, Development, Atlantic|Pacific Companies
Albert Milo, Jr., President, Related Urban
Tim Wheat, Partner, Pinnacle Communities

11:45 A.M. — 12:50 P.M.

LUNCH

12:00 P.M. — 12:50 P.M.

LUNCH PANEL: Creating TOCs and TODs: Executive Updates from Miami-Dade and Broward Counties

Description: Why are Transit-Oriented Communities (TOC) and Transit-Oriented Development (TOD) important to the long-range planning of the regional transportation system?

Moderator: The Honorable Michelle Lincoln, Chair, South Florida Regional Planning Council; Mayor Pro Tem and Monroe County Commissioner, District 2; President, Florida Association of Counties; Member, 2055 Florida Transportation Plan Steering Committee

Aileen Bouclé, Executive Director, Miami-Dade TPO

Javier Bustamante, Assistant Director, Miami-Dade County Department of Transportation and Public Works

Coree Cuff Lonergan, General Manager/Director, Broward County Transportation Department

Greg Stuart, Executive Director, Broward MPO

12:50 P.M. — 1:45 P.M.

SESSION 3: Bricks, Mortar, and Design: The Public Return on Investment

Description: This session will focus on how zoning and land use can support Transit-Oriented Development (TOD) in the region, and on successful public policy initiatives. Topics will include addressing integration of higher densities in low density neighborhoods with context sensitive design. How has the Live Local Act affected how local governments regulate? Panelists will be invited to address the public return on investments in TOD and transit-oriented communities. How successful have policy reforms been at streamlining approvals and incentives for TOD and affordable and workforce housing near transit corridors?

Moderator: Michael Marshall, Partner, Nelson Mullins

Darby Delsalle, Urban Planning Division Director, Broward County

Anthony Fajardo, Director, Development Services, City of Fort Lauderdale

Nathan Kogon, Director, Housing and Community Development, Miami-Dade County

Brandon Schaad, Director of Planning, City of Boca Raton

1:45 P.M. — 2:40 P.M.

SESSION 4: Innovative Partnerships and Financing Strategies

Description: This session will delve into specific innovative partnerships and financing mechanisms for TOD projects, such as public-private partnerships and joint development agreements. Innovative partnerships and financing for local projects will be described that are being applied in the real world from practitioners with a depth of experience and leadership in the public and private sector.

Moderator: Joseph M. Yesbeck, Senior Vice President Practice Leader, Advisory + Planning, TYLin
David Dech, Executive Director, SFRTA

Nathan Perlmutter, Market Leader, South Florida, TD Bank

Aaron Stolear, President of Development, 13th Floor Investments

Ralph Stone, Director, Broward County Housing Finance Division and Executive Director, Broward County Housing Finance Authority

2:40 P.M. — 3:25 P.M.

SESSION 5: Leadership Roundtable: Aligning Vision, Policy, and Action

Description: This session will feature a candid "Leadership Roundtable" where distinguished public leaders will reflect on the day's proceedings and share their individual perspectives on Transit-Oriented Development (TOD). The discussion will focus on how TOD can most effectively serve the South Florida region and unique needs of their constituents, specifically addressing critical issues related to transit infrastructure, accessibility, and funding.

Moderator: The Honorable Steve Geller, Broward County Commissioner, District 5; Former State Senator; Immediate Past Chair, SFRPC; Chair, SFRPC CEDS Strategy Committee

The Honorable Lamar Fisher, Broward County Commissioner, District 4; Member, South Florida Regional Transportation Authority

The Honorable Oliver G. Gilbert, III, Miami-Dade County Commissioner, District 1; Council Member, South Florida Regional Planning Council

The Honorable Marci Woodward, Palm Beach County Commissioner, District 4, Chair, South Florida Regional Transportation Authority; Council Member, Treasure Coast Regional Planning Council

3:25 P.M. — 3:30 P.M.

CLOSING REMARKS/ADJOURN