

SOUTH MIAMI DADE WATERSHED STUDY ADVISORY COMMITTEE

**June 8, 2006 Meeting #46
John D. Campbell Agricultural Center
Homestead, Florida**

REPORT OF PROCEEDINGS

WELCOME/CHAIR ANNOUNCEMENTS

The meeting was held at the John D. Campbell Agricultural Center in Homestead, Florida.

Roger Carlton, Chair, welcomed everyone and thanked the Agricultural Center and member Bill Losner for their continued support of the Committee through the use of the facility and Bill's providing breakfast for each meeting.

A member of the Committee asked how Smart Growth Legislation affects the Committee's work. Mr. Carlton asked for a presentation at the next meeting to answer this question.

Mr. Carlton then turned the meeting over to the facilitator, Janice Fleischer.

Members present:

Roger Carlton, Chair *
Ivonne Alexander, Miami Dade AgriCouncil
Subrata Basu, Miami Dade Planning and Zoning
Amy Condon, At Large Member
Guillermina Damas, At Large Member
Carlos Espinosa, Miami-Dade DERM*
Dick Frost, Tropical Audubon Society
Louise King, Redland Citizen's Association
Mark Lewis, Biscayne National Park
William Losner, Greater Homestead/Florida City Chamber of Commerce
Bennie Lovett, City of Florida City
Carter McDowell, South Florida Builders Association
Reed Olszack, Miami-Dade Agricultural Practices Board
Mark Oncavage, Sierra Club
Lawrence Percival, Kendall Federation of Homeowner Associations
Armando Perez, Florida Engineering Society
Bonnie Roddenberry, Sunny South Acres Homeowner's Association
Jorge Rodriguez, Miami Dade Water and Sewer Department*
Mike Shehadeh, City of Homestead
Charles Thibos, Tropical Everglades Visitor Association
Julia Trevarthen, South Florida Regional Planning Council*

*Non-voting member

There were 10 Observers.

AGENDA REVIEW/GUIDELINES

Janice Fleischer, Facilitator, reviewed the Agenda for the day (Exhibit A) and the Public Comment Guidelines. Ms. Fleischer explained that the majority of the day would be spent in having the Committee break into small groups to begin developing policy and implementation strategy recommendations and then report the product of their work to the full group for discussion.

All Reports of Proceedings of the Committee, Discussion and Public Guidelines and Committee related information, can be found either on the Study website or at the SFRPC website at www.southmiamidadewatershedstudy.com or at <http://www.sfrpc.com/institute/watershed.htm>.

PROJECT MANAGER'S REPORT

Bob Daniels, SFRPC, delivered his Project Manager's Report (Exhibit B). Mr. Daniels gave a brief overview of the comprehensive plan amendment process.

Subsequent to Mr. Daniels' presentation, members made the following comments regarding the Consultant's presentation from the May 25, 2006 meeting on Implementation Strategies and on the time frame being proposed for the Committee to finalize its work (text indicated in red were answers by staff and Chair):

1. How do we get all these questions answered asap? [from Committee to Consultant]
 - a. The Consultant will answer as much as possible by next week (June 15 meeting)
2. When we get to implementation strategies, how does it relate back to the preferred scenario?
 - a. Translate what comes out of consensus process into the Comprehensive Plan Amendment
 - b. Then Committee should see the Comprehensive Plan amendment and discuss it
 - c. Capital improvement program
 - d. Big question is "do we have to run the model again" : this is the final question but not determined yet; the current map was the basis for running the model, it may not need to be changed
3. Will implementation strategies that are being developed today be responded to by Consultants
 - a. yes, but not necessarily by next week
4. If the model is run again, would the map change?
 - a. We don't have an answer yet, but that should not stop us from moving ahead

SMALL GROUP INSTRUCTIONS RE: IMPLEMENTATION STRATEGIES AND POLICIES

The Facilitator introduced the next exercise. The Committee would deliberate in three small groups. The purpose of the exercise was for each small group to discuss and draft policies and implementation strategies related to six topic areas. Each small group would focus on two of the six areas. Group 1: Transportation and Smart Growth; Group 2: Private Property Rights and Economics; and Group 3: Water Resources and Open Space. Members were allowed to self select which group they would join provided that the groups were heterogeneous and approximately the same size. The Facilitator instructed each small group to keep in mind that these

recommendations must first be acceptable to all members of the small group with the intention that they would also be acceptable to the full Committee.

The Committee worked in small groups all morning and through lunch.

Transportation and Smart Growth: Mike Shehadeh, Lawrence Percival, Mark Oncavage, Guillermina Damas, Carter McDowell, Bennie Lovett and Jorge Rodriguez.

Private Property Rights and Economics: Charles Thibos, Amy Condon, Ivonne Alexander, Louise King, Reed Olszack, and John Fredrick.

Water Resources and Open Space: Bonnie Roddenberry, Bill Losner, Mark Lewis, Dick Frost, Carlos Espinosa, and Armando Perez.

PUBLIC COMMENT

Upon reconvening, public comment was invited, three individuals spoke.

Brian Conessa, Tropical Everglades Tourism
Peter Schnebley
Ed Swakon

Members of the public are strongly encouraged to submit their comments in writing on the comment cards provided at each meeting or email the Facilitator; Janice Fleischer (janice@flashresolutions.com) within the first week following the meeting and those comments will be included in the Report.

SMALL GROUP REPORTS AND DISCUSSION

Each group reported on the work they had done and the full Committee commented and discussed the recommendations and findings. What follows are the results of the group work and discussion by the Committee.

TRANSPORTATION

1. Funding and ability to create the network that is needed and beyond what is currently planned
 - a. Need dedicated funding sources
 - b. Full penny transportation sales tax
 - c. special transportation benefit districts
 - i. Kendall Drive as an example
 - d. Special assessment or tax increment district
 - e. gas taxes themselves should be increased and based on percentage of cost
 - f. transit impact fees- look into Broward: has transit based funding
 - g. gas guzzler tax
 - h. increases in registration and other fees
2. need to build transportation before the development is there in order to assure development goes where you want it
3. Disincentive to multiple cars; fees for additional cars
4. need decent transit system before you can take folks cars away
5. cost of gas impacts influence lifestyle and housing choices
6. methanol production facility (look at Iowa as example)

7. car pool incentives
 - a. HOV lanes should increase number of folks in the car (4?)
8. Right of way acquisition and protection
 - a. County wide reevaluation of zoned ROWs
 - b. Acquisition and reservation of ROW
 - i. Dedications happen at time of development
 - ii. Reservations at time of development
 - c. Krome Avenue to protect this ROW, maybe should be widened now as evacuation route
 - d. Kendall
 - e. US1
 - f. 137th
 - g. Turnpike
 - h. 157th Ave widening from 184 St. to 152 Street
9. Widening of roads does not need to lead to increased densities along those ROW; i.e. land use change does not have to be done along widening of roads
10. Buy CSX route ROW now; don't miss this opportunity
 - a. Create a transit corridor without stops if this was used
 - b. Comm Martinez is working on this; ask him to give a presentation
11. Ability to create connectivity must be a priority; look for alternates to natural boundaries
12. Transportation system must be looked at for evacuation

SMART GROWTH

1. Future development should be concentrated along major transportation/transit corridors to relieve pressure on the western and eastern areas
2. Transit improvements must be emphasized and expedited; we cannot rely on or build enough roads to support the desired growth pattern
3. County has to establish minimum densities on these corridors
4. Mixed use developments
5. reduced parking requirements or maximum parking allowances
6. Convince community to get out of their car and use the transit system
7. Encourage people to use transit
 - a. Make it more user friendly
 - b. Circulation buses
 - c. Incentives for eliminating cars
 - d. Pedestrian friendly environment
 - i. Shelters
 - ii. Schedules
 - iii. Park and ride facilities
 - iv. Car pool facilities
 - v. Funding incentives
 - vi. Fees to drivers that car pool
8. land use implementation issues
 - a. County Commission itself must implement the densities and other smart growth policies in the transit corridors
 - b. minimum densities along the corridors identified

Discussion items to above:

- i. can't be left to municipalities or community councils
- ii. details of how implemented could be left to municipalities

- iii. I object to the above if the county will be handling the zoning/development applications in the affected areas, however, I have no problem if the county commission establishes minimum densities along the entire corridor and minimum guide lines and individual applications will be handled by each city government

9. Workforce housing
 - a. Should be linked to transit corridors
 - b. Densities above minimums
 - c. Reduced parking/density bonuses
 - d. Put in a place where they don't need a car

Discussion to Smart Growth and Transportation:

1. Need to look at roadway design and its issues
2. need more planner coordination- transportation planners must talk with urban design planners
 - a. if you plan for cars, that is what you get, if you plan for other uses you'll get that
3. Let cities decide minimum densities and let them implement this zoning
4. We should phase the density; where should development come first and take those first.
5. You need to acquire or ask for the right of way when it is available so you don't lose it
6. CSX concerns me; objected to this as corridor
7. Object to promoting Krome Avenue as a corridor

PRIVATE PROPERTY RIGHTS

Issue Definition:

- o Diminished Value and Forced Sale
 - Limiting Uses
 - Downzoning
 - DeFacto Taking
 - Making Landowners Whole

Implementation Strategies (note: the strategies are general; most recommendations require further input from experts to achieve specific details):

- o Only willing seller/willing buyer programs
- o Create program for incentives for private landowners to engage in restoration activities
- o No down zoning consequences as of identification for preservation
 - There should be no cloud on the property
- o Funding Strategies:
 - Identify all existing/applicable local, state & federal funding opportunities
 - Identify funding gaps for local match dollars
 - Identify conservation finance strategies
 - Consider federal Payment in Lieu of Taxes (PILOT) program so to balance between what is NOT on tax rolls but is not cost prohibitive to federal lands (i.e. National Park Service)
- o Employ Protection Strategy:
 - 1st - Private incentives
 - 2nd - Easements and TDR/PDR programs
 - 3rd - Acquisition
- o Fair market value for lands

- Create an accepted appraisal methodology (this needs groundbreaking work)
 - Tie to benchmark date and price indexes (for value increases)
 - This is a struggle for land owner and for conservation

Discussion:

1. invite a county attorney who does the appraisal now and a counter point
 - a. we need to think of this as a national problem and we need to be very innovative
 - b. need folks who understand law and understand appraisal methodology
- Create Right-of-First Refusal Programs
 - If property identified for some form of protection –
 - Landowners allow county/state/fed/non-governmental organization opportunity for right-of-first refusal
 - If land previously acquired or “taken” by action for conservation and it is deemed no longer necessary for conservation intent, allow original landowner right of first refusal to re-acquire

Discussion:

1. Wetlands valuation bank may be a good place to start
2. Owner of wetland should have the right to buy mitigation credits to develop it without a hearing; should be a matter of right

ECONOMICS

- Issues
 - Rights to agriculture and ecotourism
 - Marketing
 - Comprehensive
 - Targeted
 - Shrinking middle class
 - Affect of national policy on farming
 - Transportation/proximity to markets/inputs/distribution
 - Education
 - Skilled labor force
 - Quality education for resident of South Miami Dade
 - For children of landowners
 - New/Emerging Businesses
 - Recruiting
 - Retention
 - Equitable distribution of land dedicated to commercial/industrial properties

Implementation Strategies:

Implementation Strategies - - Tourism

GOALS: Establish a policy to maximize tourism’s contribution to the economy of South-Miami Dade. This policy should include the goal of a 50 percent increase in tourism-based revenues generated in the Watershed Area by 2015 and a 100 percent increase by 2025. Focus for this increase should be on the type of tourism that sustains the environment and promotes agriculture. Strengthening and coordinating marketing efforts will be necessary to achieve this goal.

The Watershed Study Area has a vast potential for promoting itself as a tourist destination because of its unique natural environment. The two national parks are the magnets that already draw thousands of visitors and they should be the foundation of marketing efforts. Agri-tourism is a perfect fit into the mix for increasing tourism revenues because of the area's historic role in producing food for the nation. A "Napa Valley" type of atmosphere can be promoted to enhance the area's marketability.

MARKETING: The tourism experience in South Miami-Dade is completely different from Miami and the Beaches and should be marketed as such. Miami-Dade County collected \$6,940,823 in Bed Taxes in the Watershed Area last fiscal year. Almost none of this money went to specifically promoting tourism in the Watershed Area. Collier and Lee Counties have been very successful in establishing themselves as destinations to visit the Everglades. Miami-Dade has done very little to promote the Everglades even though the main entrance to the Everglades National Park is in the Watershed Area.

Strategy 1: The County should redistribute 50 percent of its Tourist Development Tax collected in the Watershed Area to allow more local control of marketing efforts for specifically promoting this unique area. Tropical Everglades Visitors Association was originally established for this purpose, it should receive this funding.

Strategy 2: The Greater Miami Visitors and Convention Bureau should be directed to promote the Watershed Area as a destination for visiting Everglades National Park and Biscayne National Park.

Strategy 3: A bona fide representative from the South Miami-Dade Watershed Area should be appointed to the County's Tourist Development Council. This person should meet the qualifications as outlined in FS 125.0104(4)(e) and should be a member of the Tourism Industry.

ZONING: The County can encourage the offering of agri-tourism experiences in the agriculture area and strengthen its existing tourist attractions by accomplishing several things.

Strategy 4: Change current zoning regulations to allow the operation of small Bed and Breakfast accommodations.

Strategy 5: Allow the processing and sale of locally produced agriculture products in the agriculture areas.

Strategy 6: Establish buffers around existing tourist attractions to discourage encroaching development that would interfere with future operations.

TRAILS: Efforts are already underway by federal state and local government to develop a Biscayne-Everglades Greenway that would link the two National Parks. An effort is also under way by several businesses working through Tropical Everglades Visitor's Association to establish a "Redlands Tropical Trail" which would link agriculture business and historic sites together. Both of these trails can become marketing elements for attracting visitors.

Strategy 7: The County should accelerate its funding and participation in the construction of the Biscayne-Everglades Greenway.

Strategy 8: The County should assist in the development of the "Redland Tropical Trail" by establishing directional signage on its right of ways pointing to participating members.

- o Recruitment areas

- Air Base
- Sports Complex
- Speedway
- Free Trade Zone
- Gateway Community Initiative
- Study codes and guidelines from other areas and find their applicability to this area (ie Sonoma, North Carolina, Canada- farm and country vacations)
- Create a coalition of environment and agriculture to support one another
- Ask Ag Practices Board to provide a comprehensive review of the County Code and make comprehensive specific recommendations for code changes that this Committee can support
- Potential Businesses/Clean and Green
- Music/video/commercial production
- Science and research
- Restaurants
- Federal marketing order for specific produce
- Legislative input into affects of NAFTA/CAFTA
- Origin labels
- Communication Strategies
 - Messages
 - Messengers
 - Tools
 - Audiences
 - Convention and Visitors Bureau
 - Tourist Development Council
 - Public
- Community Image and Cleaning
 - Great streets initiative
- Hospitality Industry
 - Bed and Breakfast
 - Hotel/Motel
 - Car Rental
- Ecotourism
 - Outfitters
 - Bike repair/rental
 - Nature tours

Discussion:

1. City of Homestead was a recruitment area, we should encourage this further
2. Where produce comes from; consumer will buy cheapest product
3. this is a good start, not detailed enough
4. the environmental community needs to embrace ag instead of being against it
5. How do we influence the international policies re: ag
6. if you cannot give any assurance of ag sustainability, then give us our property rights and be very specific
7. I don't want lines to be drawn on a map without knowing what the property rights issues/recommendations are going to be
8. use the Ad Hoc group headed by Carter McDowell to articulate very clearly what those strategies are
9. we still need more information in order to come to consensus
10. I agree that this study would have very specific action items, not broad comments; not a theoretical or conceptual plan
11. We need very specific action items to solve very specific problems

WATER RESOURCES AND OPEN LAND GROUP

1. Miami Dade County (subject to scientific proof) needs to protect the values relating to BNP in Land Use Element 3E by protecting the agricultural and undeveloped lands across and under which fresh water flows toward and into Biscayne Bay. The County should protect, restore and enhance these lands for the benefit of BB.
 - a. Lands/geographic areas that need protection are:
 - i. The area east of 107th avenue and south of 248th Street.
 - ii. The area west of 107th avenue and south of 296th Street.

DISCUSSION:

- A. needs more definition, this is too broad:
- B. ii should say "all the way to SW 132 Avenue" from 107 to 132 and south of 296
- C. Under **Water Resources and Open Land Group**, I would like inserted in #1 inside the parentheses "subject to scientific proof and peer group review".

2. Miami Dade County should coordinate with Everglades Restoration activities to keep flood protection levels of service from being degraded using a baseline date as defined in _____.

Discussion:

- a. Does this imply no improvement? No, this is just to address the area within our study area
- b. Debated in CSOP meetings for the last two years;

3. To the extent required to meet established flood control levels of service, the current DERM storm water retention requirements should be augmented by requiring additional storage as necessary. (example: Bird Road Basin cut and fill criteria)

Discussion:

- a. This refers to onsite development sites
- b. Do you want to be this limited?
- c. You don't need to define it as "onsite", two or more property owners may share land to retain water
- d. How will water be stored? What methods?
- e. Is there a way of releasing the water? Natural process but holding facilities makes it go back slower; it acts like a "parking garage"

4. To the extent possible, the areas designated for protection in item #1, should be used to improve Quality, Quantity, Timing and Distribution of fresh water flows into BB.
5. All existing canals in the South Dade Watershed area should be evaluated to optimize multi-purposes uses of flood protection, conservation, water quality and water supply.
6. The County should connect all (existing and future) structures east of US1 to water and sewer with the priority going to those properties closest to BB. Miami Dade County should subsidize, to the extent necessary, property owners who can not afford the cost of this requirement.

Discussion:

- a. Should say “the appropriate unit of government”
 - b. Emphasize those wells that are found to be contaminated (including salt water)
 - c. Issue should be public health concern
 - d. More testing of existing wells
 - e. Need recommendations for funding
 - f. Retrofit could be very expensive; need to consider priorities of spending the money in other ways
 - g. Shouldn't costs of certain items should be borne by entire county and not just those in the area? How do you spread the cost, it is really a regional issue.
 - h. How is salt water contamination defined?
 - i. Don't meet primary drinking water standards
7. Potable water should be priced to encourage conservation and to reflect that it is a valuable, scarce resource.

Discussion:

- a. not limited to public water, includes well water used for drinking
 - b. currently there is a water consuming rate structure
8. The County should figure out a way to measure fresh water consumption from the Biscayne Aquifer.

Discussion:

- a. County doesn't report on individual use of private wells but others are being tracked
 - b. How do you realistic meter private homes on wells; seems to be de minimis
 - c. Do all these “little bits” add up to a big bit
 - d. Can it be assumed that irrigation water is going back into the aquifer?
 - i. Not necessarily, evaporation
9. Miami Dade County should further develop desalination systems to provide potable water. (___% of water being used)

Discussion:

- a. Already looking into this; possibly at Turkey Point
 - b. #9,10 and 11 may need to be combined
10. Miami Dade County should encourage, wherever possible, the reuse of reclaimed water.

Discussion:

- a. are you suggesting use on ag land?
 - i. Usually used on golf courses, landscaping and irrigation
11. The County should implement and improve plans for alternative uses for wastewater to eliminate disposal to the ocean and to the Floridan Aquifer.

Discussion:

- a. this is already being done
 - b. this is not deep well injection
12. Find a way to store rainwater for reuse. which is currently being pumped into BB for flood protection.

- a. Reservoirs
- b. Wetlands restoration
- c. Golf courses
- d. Increased use of spreader canals to improve QOTD of freshwater to BB

Discussion:

- a. use of ASR for the storage of stormwater
- b. there are lots of implications to this with regard to property rights/use
- c. does this include land outside the UDB?
- d. If you back pump, does that increase water in surrounding areas? This could negatively impact ag land (raising the ground water levels)
- e. By law you must mitigate that.

13. CERP/Acceler8 projects should maintain capability to disperse floodwater until proven unnecessary. (I.e. gates that can be opened.)

Discussion:

- a. leave current culverts until you know you don't really need them; spreader canals that are currently being considered may not work (S-93 structure has 13 gates)
- b. SFWMD must go by particular guidelines before they can open the gates
- c. Spreader canal is only being designed to take 89% of water out of C-111 anyway

14. Miami Dade County should eliminate leaching of contaminants from The South Dade Landfill into BB.

Discussion:

- a. are you sure it is leaching?
- b. Treatment plant doesn't seem to be working
- c. Park has data that shows that it is leaching
- d. There is an ammonia plume under the SD Landfill

15. USDA land along Old Cutler (Chapman Field), if abandoned by the federal govt , should be maintained by the County as a regional park.

Discussion

- a. Amy said "Yeah!"
- b. Remove the word "regional"; just say "park"

16. Miami Dade County should establish parks in the A and B zones to accommodate the population densities recommended by this Plan.

Discussion:

- a. Tie it to level of service

Other subjects needing discussion under the topic of water resources/open land:

- a. metering of water
- b. French drains
- c. Large parks as a priority for use of open space

PUBLIC COMMENT

At the conclusion of the above discussion, public comment was invited, one person spoke:
Dewey Steele.

Members of the public are strongly encouraged to submit their comments in writing on the comment cards provided at each meeting or email the Facilitator; Janice Fleischer (janice@flashresolutions.com) within the first week following the meeting and those comments will be included in the Report.

EVALUATIONS/ADJOURN

Members were reminded to fill in their evaluations and the meeting was adjourned.

MEMBER COMMENTS SUBMITTED SUBSEQUENT TO THE MEETING

None was received.

OBSERVER COMMENT CARDS RECEIVED AT THE MEETING

"Member comment referred to four-laning Krome Avenue for hurricane evacuation route: the South Dade area around Krome Avenue is not a hurricane evacuation zone. This area is a rural, agricultural area and does not warrant a four lane highway through it.

A Member made the comment that consumers only want cheap produce. This is false! My family shops for good quality, domestically grown produce, even if it is more costly. If all produce becomes foreign grown, then all produce will become more expensive . We need to find ways to encourage U.S. farming...rather than demanding that farmland be allowed to be sold for development."

Dewey Steele, stee9190@bellsouth.net
