

**SOUTH MIAMI DADE WATERSHED STUDY ADVISORY
COMMITTEE
Meeting Thirty- Nine**

January 12, 2006
John D. Campbell Agricultural Center
8:30 a.m. – 4:00 p.m.

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.

Mr. Carlton made the following comments and announcements:

- On Tuesday, January 31, 2006, there will be a meeting to discuss economic and tourism issues in South Dade. The meeting will take place at the Fruit and Spice Park from 10:00 am to 12:00 pm and has been organized by member, Charles Thibos.
- Jamie Furgang's appointment to the Committee is tentatively scheduled to be approved by the Board of County Commissioner's on January 24, 2006.

Members present:

Roger Carlton, Chair
Richard Alger, South Florida Potato Growers Exchange
Humberto Alonso, South Florida Water Management District
Amy Condon, At-Large Member
Carlos Espinosa, Miami-Dade DERM*
John Fredrick, Dade County Farm Bureau
Dick Frost, Tropical Audubon Society
Jamie Furgang, National Audubon Society (prospective member)
Robert Johnson, Everglades National Park
Louise King, Redland Citizen's Association
Mark Lewis, Biscayne National Park
William Losner, Greater Homestead/Florida City Chamber of Commerce
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 Department*
Mike Shehadeh, City of Homestead
Jane Spurling, Florida Nurserymen, Grower's and Landscape Association
Charles Thibos, Tropical Everglades Visitor Association
Julia Trevarthen, South Florida Regional Planning Council

*Non-voting member

There were 12 Observers.

AGENDA REVIEW/GUIDELINES

Janice Fleischer, Facilitator, reviewed the Agenda for the day (Exhibit A).

Ms. Fleischer announced a slight refinement to the policy of including submitted public comments in the Reports of Proceedings. All comments received from Observers will be included in the Report of Proceedings at the end. It will be noted whether the comments were made or received during the meeting or sent subsequent to the meeting.

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

PROJECT MANAGER'S REPORT

Bob Daniels, Project Manager, presented his Project Manager's Report (Exhibit B).

PRESENTATION: URBAN DESIGN CENTER: CHARRETTE PROCESS

Tom Spehar, a Supervisor with the Miami Dade County Department of Planning and Zoning who works closely with the Urban Design Center, was introduced by Miami Dade County Project Manager, Cindy Dwyer. Mr. Spehar has over 31 years experience with the County, and is now responsible for implementing policies that originate through the charrette process. Mr. Spehar presented a powerpoint on the Charrette Process that focused on Charrette planning areas in South Dade (Exhibit C). The purpose of this presentation was to demonstrate to the Committee members some locations within the study area where local communities have already accepted land use and density changes and to introduce the Committee to how a charrette works. . Jess Linn, a Senior Planner with the Urban Design Center, was also in attendance to answer questions from Committee members.

Subsequent to Mr. Spehar's presentation, members made the following comments:

1. In a charrette area, if my property is already there, it can stay as is unless I improve it
2. If a property owner wants to improve/redevelop his property within an area adopted by charrette, he must conform to new guidelines.
3. Districts will have minimum and maximums for building
4. If your current building is destroyed, there is a percentage set for when the ordinance requiring you to bring the entire structure up to current code would be applied

At this point in the meeting, the group took a short break.

PRESENTATION: PREFERRED SCENARIO GUIDELINES

Michael Davis, Vice President, Keith and Schnars gave a short presentation on the methods used to develop the "strawman" (draft) Preferred Scenario presented at this meeting for consideration by the Committee (Exhibit D).

Mr. Davis pointed out that the Consultants were moving into a phase of the Study in which they must present their findings as Planners. He observed that, until now, the Consultants were more objective in their presentation of materials and findings, but that from this point forward, it is their obligation to give their expert opinion, with the input of the Committee, on how the Preferred Scenario should be developed.

Mr. Davis stated that there is a lot of consensus around higher densities along transportation and development corridors.

Subsequent to Mr. Davis' presentation, members made the following comments:

1. Why haven't more of the northern areas of the Watershed area been shown as being developed? Can we add this in?
 - a. *Yes; you can make any suggestions.*
2. Remember this set of maps shows development through 2050.
3. In charrette areas, we should look at 100% development.
4. Remember not to lose windows of opportunity now.
5. Local jobs will be needed in high density areas-everyone will need to commute.
6. Are there statistics as to people's preferences as to residential/single vs. multi-family housing?
7. What is current percentage of workforce housing in the Study area?
 - a. *This should be dealt with in the Study as a policy piece*
8. We need photos of examples of what different types of development and units look like at different densities.
 - a. *It was pointed out that this had been done a few years ago, but that it was a good idea to repeat the presentation.*
9. We need to see some of the presentations we asked for during 12/22 meeting.
 - a. *The Organizational Committee will discuss this and begin to set a schedule for the Committee.*
10. Concept of market is constantly changing; market isn't reliable. Planning is essential.
11. The East Kendall Charrette is not included yet in the maps of the area. The area it encompasses is Sunset Drive on the North, Palm Drive on the South, SW 97 Avenue on the West, and SW 124 Avenue on the East.

SMALL GROUP INSTRUCTIONS/FORMATION

Janice Fleischer, Facilitator, introduced the Committee to the exercise to follow. The Consultants created a draft ("strawman") Preferred Scenario. In order to demonstrate this draft for consideration by the Committee, a map of the area for the members to consider was created. Members were divided into four small groups to review, comment and answer a set of questions based on the map. Each group was given a copy of the same map. The Facilitator explained the group instructions (Exhibit E) gave each member a copy of the questions and assigned group numbers to the members on a random basis. Working together for the next several hours, the members of the Committee answered the following questions:

1. Should more than 53% (approximately 100,000 units) of new units be allocated within zones A and B? If so, how much and where?
2. 53% of new units have been allocated inside zones A and B, and an additional 24% (45,485 units) of the new units are on currently vacant or agricultural land inside the UDB with the exception of one area near the Turnpike. Where should the remaining 23% (43,906 units) be located?
3. Should additional employment centers be added within the study area and if so, where?

4. Do you support the concept of multi-purpose (water quality, flood protection and recreation) wetland parks, and, if so, would you recommend additional parks and where?
5. Should the greenway trail concept reflected in the South Dade Greenways Master Plan be expanded?
6. Do you have any other comments or suggestions regarding the Preferred Scenario Guidelines?

SMALL GROUP REPORTS

GROUP 1: ARMANDO PEREZ, AMY CONDON, CARLOS ESPINOSA, LAWRENCE PERCIVAL, MARK ONCAVAGE

Q1) Yes. For 7 areas that underwent charrette approval, should allocate densities at 85% of approved levels. This is estimated to increase the units in charrette areas by the amount equal to: $(85\% - 67\%) \times 61,000 = 10,980$ (~11,000 units). This would leave 32,926 units (43,906 in second tier originally less 10,980) = 32.926 units in second tier (~33,000)

Q2)

Sequence:

- 1) East Kendall (estimate 2000 units)
- 2) Urban expansion areas south (16,000)
- 3) West Kendall Employment Center within UDB (12,906)
- 4) West Kendall Employment Center beyond UDB (2,000)

Q3) Yes, suggestions:

The area of Country Town Center.
Kendall Town Center (near West Kendall District Park).
Farmer's Market area in Redlands area.

Q4) Yes, go upstream in the watershed and implement multi-purpose lakes/wetland parks to capture and treat pollutants close to their source. These could be located along canal corridors. One of these could be in the Redlands area, possibly a large one.

Q5) Yes, suggestions:

- 1) Suggest corridor from Everglades Nat'l Park to Biscayne Nat'l Park along 328th St. (including downtown Homestead)
- 2) Connect the existing greenways along canals to the higher density neighborhoods.
- 3) Widen Biscayne Trail (L-31E) canal greenway (preferably 100 ft. on either side of canal)

Q6)

- 1) Must have public transportation in West Kendall employment center area
- 2) Identify areas that could be redeveloped within next 20 years.
- 3) Use systems of small 'pocket sized' parks in high density areas.
- 4) Develop within UDB preferably and if need to go beyond UDB, go near transit corridors, existing infrastructure and employment centers.
- 5) Identify agricultural lands to be preserved for farming, while preserving private property right via TDR/ PDR program.

Comments made by members after Small Group Report:

1. Northwest area for wetland areas would be detrimental to Homestead (west of Homestead).

2. Wetland parks are used for multiple purposes: recreation, flood control and retention, etc.
3. Can put a wetland park next to WPA's (water protection areas)

GROUP 2: Dick Frost, Mark Lewis, Bill Losner, Louise King, Jamie Furgang

Q1) Yes, use 100% charrette densities in charrette areas.

Q2) Increase average transit corridor densities to the minimum charrette density. Ex: the minimum density of zone A should be 21 du/acre (average).

Q3) Proceeds from sales of county lands in Airbase Employment Center to be used to purchase land outside UDB on SW end of runway for Regional Park.

Make additional Employment Centers at:

- 1) Turnpike and Kendall
- 2) US 1 and Kendall

Both should be consistent with charrette

Q4) Yes, lands necessary for protection of Biscayne Nat'l Park should be purchased by government entities. Some of the land should be used for multi-purpose regional parks.

Q5) Yes, place Greenways adjacent to and within developed areas.

Q6)

- 1) Identify lands necessary to protect Biscayne Nat'l Park.
- 2) Develop policies to make agriculture sustainable.
- 3) Identify alternative and re-use water resource projects to reduce a portion of current water use and all future water use.
- 4) The County should work with municipalities to develop/design a comprehensive master plan for entire transit corridor.

GROUP 3 (JANE SPURLING, JORGE RODRIGUEZ, CHARLES THIBOS, REED OLSZACK)

Q1) Add another 17% to 53%, we felt the density increase should be from Cutler Bay to the South area.

Q2) The 1 in 5 acres will accommodate 11,515 units left. This will sustain rural character of area.

Q3) Yes. 1) West end of Kendall near new Baptist Hospital Center at 167 and 88th create a work environment that moves West on Kendall. 2) An Industrial Park in Homestead area near baseball stadium should be further developed.

Q4) We need to have a dedicated planning and funding source to update existing parks. We would like to see more information on Wetland park concept. We need more clarification on this. Develop Air Force Base Park into a usable park and friendly to population. ATV park is a high priority to encourage people to run their vehicles in lawful designated area.

Q5) Greenway master plan should follow SR 9336 into the Everglades Nat'l Park.

Q6) We feel that a base way and metro system are needed immediately. Allow movement of UDB to accommodate future economic growth and development of remaining 6% units. Maximize use of corridor and the already designated expansion areas.

GROUP 4: BONNIE RODDENBERRY, BOB JOHNSON, MIKE SHEHADEH, JOHN FREDRICK,
RICHARD ALGER

Q1) No, we would expand and create new transit zones with associated high density areas (expand zone B). New transit along CSX alignment and along SW 147 Ave. (new rail) SW 137 Ave, SW 147 Ave, Northern Turnpike.

Q2) See new transit zones and expanded zone B (facilitator's notes: presume they are referring to the map they marked).

Q3) Yes, around FIU/Fairgrounds, around Tamiami Airport/Metro Zoo/ UM Biotech Downtown Coral Gables, South-Dade adjacent to speedway/etc.

Q4) Yes! BBCW (Reservoirs/STA's) on the East.
WPA's (Reservoirs/STA's on the West,
Bird Drive Basin, Lakebelt Zone
(West) adjacent to Krome Ave.

Q5) Existing network is good. Joining parks (North Canal Palm Drive) focus on major canal alignments (G1, C-102, C-103) thru agriculture and urban zones, also along western boarder canal (1-3, N)

Q6) Do not freeze the UDB. Allow for expansion in the future if necessary by keeping UDB as option.

Comments made by members after Small Group Report:

1. Link to the 836 extension
2. Make maximum use of current transit corridors before adding another one in the West.
3. If you put a transportation corridor in the west, you are promoting sprawl.
4. We need to get into more inventive ways to acquire land.
5. 147th Avenue and 137th Avenue corridor should be maximized by increasing the number of lights instead of stop signs.
6. CERP theoretically is for the purpose of taking care of water quality, quantity, timing and distribution so that should help with what this Study needs to do regarding cleaning up the water for Biscayne Bay.
7. CERP concept is good, but the reality is that CERP isn't being funded/implemented as per originally planned.
8. Could this group make, as its single most important priority, that CERP is implemented (specifically the Biscayne Bay Coastal Wetlands)
 - i. **Try to get a presentation on BBCW for January 26 meeting**
9. You need to look upstream for land. What happens upstream affects what is downstream, and it may be more cost effective.
10. This Report should focus on the water first.

PUBLIC COMMENT

Public comment was invited. No one chose to speak.

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.

MEMBER FORUM

Members made the following comments:

- 1) Need for an ATV Park
- 2) Reflect in Report that Homestead has brought updated materials
- 3) Consultants should meet again with all municipalities that are being affected.

OBSERVER COMMENTS

1) *When considering expansion of the UDB and available land supply, the following should be considered: Existing inventory, available ?, new housing starts/permits, conversion of existing property into living units (legal & illegal), amount of speculative buying, etc. Expansion of the UDB and increased densities should be based on documented need for residential [housing] based on population growth, not just vacant land. To do otherwise, leads to premature depletion of land supply, overdevelopment and diminished quality of life for full-time residents.*

2) *The economic impact of loss of farmland and overall loss to the county should be calculated when expanding the UDB or other plans that negatively impact agriculture.*

3) *Spread population growth throughout county. 70,000 units in city of Miami is 36% of the 2050 need!!*

-Anonymous
