

Meeting Notes

WSAC Resolution Subcommittee

052206

ATTENDEES

Appointees:

Carter McDowell
Ivonne Alexander
Richard Alger
John Fredrick
Bill Losner
Reed Olszack
Amy Condon
Charles LaPradd

Also attending:

Katie Edwards
Sandy Stein
Truly Burton
James Humble
- camera operator -

Staff:

Cindy Dwyer
Bob Daniels
Evan Skornick

COMMENTS

- Modeling is incomplete.
- How do landowners ensure that property values are maintained/protected (kept at market rate)?
- Transferable Development Rights (TDR) – TDR program has to be a matter of right.

- No discussion yet about property owners in the buffer area.
- Intent (of the National Parks?) appears to be to restrict land use without paying for it:
 - identify the lands and pay for them;
 - preserving the lands is in the national interest – not just a local issue;
 - willing seller.
- Can we establish a minimum development potential as a reasonable expectation (tied to an index such as the CPI to keep it from being static)?
- National Parks want to expand the buffer inside the established line.
- If land is being taken there should be a premium paid – not just appraisal value.
- 80% of land in Miami-Dade County is government owned – eroding tax base.
- SFWMD-owned lands to the west affect water table to the east.
- BASF still has unanswered concerns/issues:
 - does the Watershed Plan become a “mini master plan”;
 - implementation measures need to be enforceable;
 - implementation measures need to be a matter of right – administrative;
 - too early for maps;
 - modeling needs to be verified;
 - TDRs need a receiving area;
 - Concentrate on Biscayne National Park.
- Sustainability of agriculture – economic viability.
- Number one issue is flooding.
- Many forces beyond agricultural owners’ control – so protect property rights.
- Current trend – there will be 30,000 excess acres of Ag acreage in Miami-Dade County.
- Degner Study has not been considered by the consultant – it should be considered.
- Focus on the protection of the opportunity to farm.
- Burden of cleaning and storing the water falls on the area downstream from where it is degraded.
- “Legislative takings” within CDMP and other regulations.

- Ag workers – number is underestimated by the consultant.
- “Hold the Line” motivation is not to preserve Ag land - - it is to preserve open space.
- Natural cycle (flood/drought) no longer exists in the National Park.
- Economic analysis in the study is poor.
- Economic analysis that was done is based on land use assumptions.

RECOMMENDATIONS

1. Establish specific ways and means to address flooding.
2. Consultant’s economic analysis needs to be readdressed and needs to consider the economic analysis that was done in the Ag Study.
3. The Subcommittee needs more time to address its issues.
4. Identify a small geographic area first and analyze it. Take the time to understand the Biscayne Bay issues (intended and unintended effects) relative to the small area.
5. The plan should be a policy plan, not a map.
6. Make Homestead Air Reserve Base a joint use facility.
7. Take into account the new water reuse plan that the County is doing.
8. Property Rights -- TDR program has to be a matter of right.