

SOUTH MIAMI DADE WATERSHED STUDY ADVISORY COMMITTEE

**September 28, 2006 Meeting #50
Homestead Sports Complex
Homestead, Florida**

REPORT OF PROCEEDINGS

WELCOME/CHAIR ANNOUNCEMENTS

The meeting was held at the Homestead Sports Complex in Homestead, Florida.

Roger Carlton, Chair, welcomed everyone. He then made the following announcements:

- The City of Homestead and member, Mike Shehadeh, representative of Homestead were thanked for providing the facility, breakfast and lunch for this meeting.
- Introduction of Jose Fuentes, Director of the Miami Office of the South Florida Water Management District who will be replacing Humberto Alonso as the SFWMD's representative on the Committee.
- Alex Schore of the South Florida Regional Planning Council who has been assisting with the administration and set up of the Watershed Committee meetings has taken a new position and will be leaving after this meeting. Mr. Carlton extended his thanks to Mr. Schore and everyone wished him good luck.
- Isabel Moreno, of the South Florida Regional Planning Council will be replacing Mr. Schore in assisting the Watershed Committee.

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

Members present:

Roger Carlton, Chair *
Richard Alger, South Florida Potato Growers Exchange
Amy Condon, At Large Member
Carlos Espinosa, Miami-Dade DERM*
Jeff Flanagan, Chamber South
John Fredrick, Dade County Farm Bureau
Dick Frost, Tropical Audubon Society
Jose Fuentes, South Florida Water Management District* (unconfirmed)
Jamie Furgang, Audubon of Florida
Bill Losner, Greater Homestead/Florida City Chamber of Commerce
Bennie Lovett, 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
Mike Shehadeh, City of Homestead
Charles Thibos, Tropical Everglades Visitor Association

*Non-voting member

There were 5 observers.

AGENDA REVIEW/GUIDELINES

Janice Fleischer, Facilitator, reviewed the Agenda for the day (**Exhibit A**). She explained that the procedure for the day with regard to the consensus process would be to pick up where the Committee left off last time and go through the current document in full before revisiting any sections.

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 welcomed members to meeting number 50 and reiterated the Chair's compliments and well wishes to Alex Shore. He reminded the members that this meeting would be a continuation of the discussion and consensus ranking on the Implementation Strategies document.

PRESENTATION: REGIONAL WATER SUPPLY IN THE LOWER EAST COAST PLANNING AREA

Terri Bates, Assistant Deputy Executive Director for Water Resources Management, South Florida Water Management District, gave a presentation on Regional Water Supply in the Lower East Coast Planning Area (**Exhibit C**).

Member comments/questions:

1. Counties that currently have 100% reuse do not have Ocean outfall option.
2. In counties like Dade, retro-fitting older infrastructures is cost prohibitive.
3. 100% reuse requirement is on new developments only.
4. Are there plans for additional 1 foot of water to be held –
 - a. yes – projects with large reservoirs.
5. Seepage barriers are in the planning stage around Lake Okeechobee.
6. Issue is water in dry season – there is a project being planned to pump water.
7. Water measured through utility pumps and seepage; not water from folks on wells.
8. This is a regional perspective – folks on wells not a significant number to measure.
9. Agricultural use is included in projections.
10. County studying where desalinization plants could be located and looking at possibility of Reverse Osmosis (RO) plants.
11. How much consumptive use is Agriculture related and how much of the water agriculture uses goes back into the ground. Will agriculture have to bear cost of new uses?
 - a. Lower East Coast – AG has less water demands so no anticipated increase in cost.
12. Will lower water levels affect Kissimmee Basin Restoration?
13. Homestead seems to be in good shape re: water use and permits.
14. There is a 50 MGD (million gallons per day) shortage with what is already on books for existing growth in the comprehensive plan.
15. What are shortage projections based on? Which studies, etc. ?
16. ASR (aquifer storage and recovery) wells – which projects are furthest along.
 - a. water for public water supply would be treated water.

17. Several alternatives to ASR are being considered.
18. North Miami Beach using RO facility with Floridan Aquifer water.
19. Cost is the real issue – what is cheapest way to treat?
20. In dry season, how far inland are these salt water intrusion problems?

PUBLIC COMMENT

Public comment was invited, no one spoke.

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.

CONSENSUS PROCESS: IMPLEMENTATION STRATEGIES

Implementation strategies had been drafted using input from Committee members, the Consultants and outside sources. These were incorporated into a single document to be used to test the consensus of the group on each of the strategies. The strategies were divided into eleven topic areas:

- General Implementation Principles
- Property Rights
- Transportation
- Housing
- Economics
- Smart Growth Incentives
- Water Resources
- Agriculture
- Natural Communities/Open Space
- Infrastructure
- Smart Growth Audit

This consensus process continued from where it left off at the last meeting. The group began with Water Resources Strategy WR 13 and moved to other sections as indicated below.

FACILITATOR'S NOTE: all comments were included as part of the consensus ranking of each section, except where noted.

PLEASE NOTE: FOR EACH SECTION, THE "MEAN" NUMBER IS GIVEN IN RED ABOVE THE RANKING TABLE. BY CONSENSUS RULES OF THE COMMITTEE, A "3" INDICATES ACCEPTANCE BY A MEMBER. THE "MEAN" NUMBERS ARE BEING DISPLAYED TO SHOW THE COMMITTEE HOW CLOSE IT IS TO CONSENSUS ON THE ITEMS RANKED.

- Legend: **1. Consensus items from previous meetings in bold.**
2. Member additions in bold italics and 12 point font (10 point did not show up in electronic version).
3. Consensus and PMT recommendations are in plain type.

Water Resources (WR)

WR 13 *County staff should continue to work with the United States Army Corps of Engineers and the South Florida Water Management District to ensure that effective pre-storm operational plans are in place, and followed, in anticipation of heavy rainfall events.*

Mean: 4.0

5	4	3	2	1
9	9	2	2	1

Member comments

1. Add at end of policy "will not provide ecological harm to the BB or FB estuaries"
2. Add Dade County Farm Bureau representing Agriculture
3. What is "effective prestorm operational plan"? and do we really need this in the report?
4. AG needs to be a very important part of this because flooding destroys crops/stuff; make sure WMD is aware that AG is impacted
5. This paragraph is in here because of anticipation of storm event; if you add "not providing harm to estuaries" it will then restrict the drawdown and then negate the effect of this paragraph
 - a. This is correct not just for ag; WMD is already looking at operational items to deal with this conflict; very delicate balancing act between protecting life and property
6. We are in danger of overloading the document that people keep doing what they are already doing; we must address the new items so they don't get lost in the overall document; keep to things that really must be there
7. Let's focus on the things we would like to see happening; we are also making recommendations on things that need presentations
8. If we rewrite this it would cause a problem, because it changes the focus
9. We try to do this in the most sensitive way possible
10. There is a document of the operations already in existence
11. Missing step: put in all CDMP existing or similar policies in next iteration; there should be no conflicts with zoning in the CDMP
12. We are spending too much time on minor items; either that already exist or that are very minor to the overall issue; put them in tiers
13. The implementation strategies are all important to making all the factions comfortable with the full document
14. Encourage District and Corps to take estuaries into account and balance
15. The idea of putting items into priority (members who know paragraphs are especially important should indicate so)

WR 14 *Miami-Dade County should reinstate the Office of Water Management Program in order to protect both residents and agricultural interests from flooding.*

Mean: 3.38

5	4	3	2	1
6	1	9	5	0

1. What is the Water Management Program and why would it need to be reinstated?
2. Go with language that says to protect property, environment and agriculture?
3. This was like an Ombudsperson between ag and other areas that were flooded with other interests (DERM, WMD) to deal with many issues
4. Is this really the same as the Ag liaison
5. Very important to have this position
6. If reinstated, make sure it is for water supply, flood protection and environmental restoration

WR 15 The County should continue to work with State and federal agencies to expedite the Biscayne Bay Coastal Wetlands CERP project. The project should be designed to maximize to the extent practicable the reduction in pollutant loadings resulting from existing and future development in the watershed.

Mean: 3.73

5	4	3	2	1
7	6	6	2	1

Member comments:

1. May need to be rewritten to ensure funding and implementing is done for the reasons that Michael stated to give it context; some members do not feel they know all the details of the project
2. We need to write these in a language that captures what is the real intent behind the strategy
3. Much of this work is already being done by others, but we should be more specific and make categories of new important ideas and then support of other ongoing efforts being done by others; otherwise we might dilute the overall document
4. We must look at every strategy as something we are recommending for 50 years; don't tie into specific programs that may not exist in 50 years
5. This policy may need rewriting but is important as the genesis of this Study; this study designed in such a way as to protect the Bay
6. Dick Frost has already submitted new language
7. This needs to be highlighted as a priority; Jamie has submitted new language
8. Don't paint "wetlands" with a broad brush; what is latest map under the BBCWP?

WR 16 *All land protection, conservation and preservation programs related to the South Miami Dade Watershed Plan (acquisition, easements, etc.) shall require written proof of a landowner's willingness to participate. Prior to participation in a protection, conservation or preservation program, properties identified through the South Miami Dade Watershed Plan for protection (resources, historical, etc.) shall not be re-designated to a more restrictive land use category without the owners consent.*

Mean: 3.77

5	4	3	2	1
7	8	2	5	0

Member comments:

1. Belongs in private property rights section; it is already there (PR 1 and 2)
2. Eliminate from this section

WR 17 *The County shall create an outreach program and a funding source to serve as local/state/federal match of incentives for private landowners to engage in restoration/preservation activities on their lands.*

Mean: 3.39

5	4	3	2	1
1	9	11	2	0

Member comments:

1. PR 3 already covers this; this should be eliminated

WR 18 Miami-Dade County should ensure enforcement of its wellfield protection ordinances which help prevent the contamination of the water supply. These ordinances apply to both existing and future wellfields. The County should consider the need for additional practicable development controls (e.g., increasing standards for storm water facilities, increasing stream buffers, support fencing animals away from canals/streams, establishing a zero rise future floodplain, and establishing clearing restrictions).

Mean: 3.35

5	4	3	2	1
3	5	8	4	0

Member comments:

1. Seems to cover both well fields and surface water; do we really know this would provide the protection?
2. Is county enforcing its current wellfield protection or are we stating the obvious
3. We are commingling issues here; we should be more careful in wording
4. This is already in place, not really needed
5. From point of view of environmental community, this policy is not being enforced
6. DERM does enforce the code very well from point of view of Homestead
7. Add a sentence: MD County needs to recognize many persons depend upon Biscayne Aquifer for potable water, not hooked up to utilities; ordinances should be stringently enforced to protect potable water wells.
8. If there is a well field study no restrictions should be put on land until the study is done

WR 19 The County should work with the State and federal agencies to implement a storm and flood hazard mitigation program that focuses on natural non-structural methods (e.g., coastal restoration). *Storm protection starts in the waters: healthy coral reefs and sea grasses minimize storm surges, acting as breakwaters. Mangroves buffer the land and coastal and transitional wetlands absorb the impact of water. If we create a plan that builds in significant areas to absorb storm impacts, wouldn't that be a great economic message and a potential card in the deck to entice insurance companies to support communities that are planning with nature in mind?*

Comment: The main purpose of any hazard mitigation policy is to provide an integrated approach to hazard risk management and sustainable development. The vulnerability of South Florida to storms, flooding and climate change is becoming increasingly evident as changes in world climate manifest themselves in increasing occurrences of extreme weather events. The effects of these events are further exacerbated by factors such as the location of farmland and housing in vulnerable areas, environmental degradation, and poor housing construction and design. Potential implementation strategies include substantially restricting mangrove clearing, limiting hardened shorelines and preserving and restoring wetlands.

Mean: 3.1

5	4	3	2	1
4	1	8	7	0

Member comments:

1. I think this should be eliminated especially the comment section which looks like a political statement
2. First sentence by itself is ok, but the rest could be eliminated.
3. County is already establishing a climate change task force.

WR 20 *There should be 0% runoff in Homestead AF Base on all new development on east side of current UDB*

Mean: 2.05

5	4	3	2	1
0	0	5	11	4

Member comments:

1. How do we know what runoff is now? This should be eliminated

2. Statement not clear; don't know what it means
3. This is not written correctly; error in word "east" should be "west"
4. This should be written more generically; not only this particular area
5. This may really appear elsewhere in the document
6. This is too vague, eliminate this
7. We should be looking at the implementation strategies with a map

WR 21 *Miami Dade County, guided by appropriate analysis, must protect the values relating to Biscayne National Park in Land Use Element 3E by protecting the agricultural and undeveloped lands across and under which fresh water flows toward and into Biscayne Bay and Biscayne National Park. The County must protect current agricultural lands, and restore and enhance open lands and wetlands for the benefit of Biscayne Bay and Biscayne National Park. (Excluding the current-2006-corporate city limits of the City of Homestead)**

- a. *Geographic areas to be protected are:*
 - i. *The area east of 107th avenue and south of 248th Street.*
 - ii. *The area west of 107th avenue to 132nd Avenue and south of 296th Street.*
 - iii. *The area west of 132nd Avenue and south of SW 352 Street*
 - iv. *Coastal wetlands north of 248th Street up to C-100 Canal (173rd Street)*

**Intent is to make sure Homestead is not limited in its development of its current boundaries.*

Mean: 2.67

5	4	3	2	1
0	5	6	8	2

Member comments:

1. We need a final map from BNP before we can do this at all
2. Some form of this is why we are here; detail causes problems; but conceptually it is very important to the environmental community
3. Add language re: land on east side will be protected from increased development
4. Adding the above language is a problem

WR 22 *To the extent possible, the areas designated for protection in item #21 above, must be used to improve the Quality, Quantity, Timing and Distribution of fresh water flows into Biscayne Bay*

Mean: 3.19

5	4	3	2	1
3	4	8	6	0

Member comments:

1. We need the map first
2. What is the purpose? Use for filtration marshes?
3. This statement was just to clarify the statement above (WR21)
4. Is all this land within the BB Buffer Review area or does it exceed it? Define it better
5. Seems to limit or prohibit future use of land
6. "Timing" really bothers me; this will affect upstream properties; delete the word "timing"
7. This is a property rights concept as well; there should be compensation if you do this
8. When lands are identified for this; there needs to be a connectivity with property rights protection/conservation "tool"; even if lands are conserved there should be public access

- so there are multiple uses for these properties; that it is compatible with environmental restoration and health; use for public access in addition,
9. Maximize the uses that you can make of the land
 10. We cannot decide on this before resolving the one above WR21
 11. We cannot avoid the timing issue; one important thing for BB; with proper planning and engineering we can achieve proper balance
 12. These two policies are very important to both sides of the issue: maybe a small group could sit down and try to work this out
 - a. *Anyone who wants to participate in this, let the Chair know, it will need to be a public meeting; get a list of the core issues*

WR 23 *Miami Dade County should coordinate with Everglades Restoration activities to keep flood protection levels of service from being degraded using a baseline date of December 11, 2000 as defined in WRDA 2000.*

Mean: 3.29

5	4	3	2	1
4	6	5	4	2

Member comments:

1. Already covered in WR 12; eliminate this
2. We do not have water quality strategy that covers recharge; specifically permeability
3. This is the acceptable date to agriculture.
4. We need a strategy to address the wastewater reuse issue

Transportation (T)

T 1 **Increase existing dedicated transportation funding source and implement policies from existing CDMP (MT-3A).** (Consensus achieved June 15).

Comment: The dedicated funding could be obtained *through some or all of the following sources:*

- i. *Full penny transportation sales tax (through voting process)*
- ii. *Special transportation benefit districts (ex: Kendall)*
- iii. *Special assessment or tax increment districts*
- iv. *Gas taxes should be increased and possibly based on percentage of cost*
- v. *Impact fees should be prioritized to transit not roadways*
- vi. *Gas guzzler tax*
- vii. *Other increases in registration or other fees*
- viii. *Combining federal funding opportunities*

On comment only:

Mean: 3.42

5	4	3	2	1
0	6	5	1	0

Member comments:

1. Add toll road and user fees
2. Charge extra fees if drivers use roads during peak hours

T 2 **Expedite the planning and development of premium transit (e.g., dedicated right of way, enhanced bus, rail) along all transit corridors in Zone B (US1, Kendall Drive,**

137th Avenue north of Biscayne Drive, Turnpike, including Coral Reef Drive) to encourage the intensification of development along those corridors. Transit should drive higher densities. (Consensus achieved June 15).

T 3 **Make funding for "Premium" transit projects a priority, such as:**

- Bus Rapid Transit (busways)**
- Light Rail Transit (at grade with streets or exclusive ROW)**
- Heavy Rail to 104th St. (Metrorail, Tri-Rail)**
(Consensus achieved July 27).

Comment: Miami-Dade County should establish funding priorities to implement transit service improvements that create effective links between neighborhoods and employment centers, including overpasses and grade separations at key locations, information technology systems, hubs, speed, reliability improvements on important transit corridors, etc.

Comment added after consensus

T 4 **Make the South Miami-Dade Corridor (US 1) a higher priority than it is currently in the TIP.**

- a. **Plans call for 21-mile Metrorail extension from Dadeland South station to Florida City**
- b. **Current Project is in two phases: Dadeland South to Cutler Ridge and Cutler Ridge to Florida City**
- c. **Complete phase one by 2015 and phase two by 2025**
(Consensus achieved July 27).

T 5 **Make Kendall Corridor improvements a priority.**

- a. Create efficient links from western communities (intercommunity, local services and connections to the regional system)
- b. Evaluate east-west light rail system with presumption that light rail will be needed.

Mean: 2.58

5	4	3	2	1
0	0	7	5	0

Member comments:

1. While Kendall might be a priority, clarify what "priority" means relative to other corridors.
2. We need to clarify only within "zones a and b"
3. Kendall is a special case; all other transportation corridors have options; Kendall has no options; should be on top of list
4. Don't think it is a number one priority
5. Make it a priority for new public transportation facilities

T 6 **Implement Transportation Management Systems throughout the watershed area.**
Such systems should include the following:

- a. **Work with South Florida Commuter Services TMIs**
- b. **Promote rideshare alternatives (e.g., van pools, car pools)**
- c. **Reduce miles driven and time on the road (e.g., day-care facilities at employment centers).**
(Consensus achieved July 27).

T 7 Establish a reduced fare transit zone for high density Zone A residents to create an additional incentive to live in Zone A and to increase ridership. *Provide free shuttle buses to Metrorail and busway stations.*

Mean: 3.17

5	4	3	2	1
2	1	7	1	1

Member comments:

1. I don't like the last sentence, it was fine without the addition.
2. What is the logic of the policy; build garages so folks who don't live there can drive, park and use the transportation
3. This might make it possible for folks in zone A not to have a car
4. Incentives to have people to use the buses to get to Metro rail;
5. Clarify what the intention is with this policy
6. Free shuttle buses just for folks who live within Zones A and B

T 8 **Encourage employers to subsidize employee use of all forms of public transit.** (Consensus achieved July 27).

Comment: Encourage employers to subsidize employee use of carpool/vanpool/transit alternatives to reduce single occupant vehicle travel on south Miami-Dade County's arterials. These incentives may include:

- **Implementation of an Emergency Ride Home Program (provides free emergency taxi service for employees who use non-SOV modes).**
- **Cash out Parking Subsidy – provides a monthly allowance for employees who give up their parking space and use non-SOV modes. Applications: SOV parking should be scarce or leased or have a market rate price tag.**
- **FlexPass—Provides all employees access to a variety of commuting options. Usually includes full transit access to Miami-Dade Transit, Tri-Rail, ride matching services, carpool/vanpool parking, etc).**

Comment added after consensus

T 9 **Expand telecommuting options and flexible schedules for employees.** (Consensus achieved July 27).

Comment: Miami-Dade County should encourage, in association with local jurisdictions and the State, employers to implement telecommuting options and work schedule changes for employees.

Comment added after consensus

T 10 **Encourage home businesses where permitted in order to reduce use of roads during rush hour.** (Consensus achieved July 27).

Comment: Miami-Dade County should support programs that help create, retain and expand home-based businesses that are compatible with the community. This may require changes in land use and zoning controls relative to home businesses.

Comment added after consensus

T 11 Explore privatization as a means to expedite the production of transit service. Examine the use of private operators.

Mean: 3.0

5	4	3	2	1
1	1	7	3	0

Member comments:

1. Re: privatization: need subsidizing from tax money
2. Need more information; private sector is often faster and cheaper to get this work done
3. Design to build; city puts out an RFP for those who can design and build by one private entity
4. Keep it on the capital side not the management
5. Subsidies would not be precluded with current wording
6. Give examples to Committee; what are pros and cons
7. This was really just to be looked at as a possibility

T 12 All transportation corridors, including, but not limited to the Turnpike, SR826, SR874, should be evaluated for joint use by transit or park and ride.

Mean: 3.17

5	4	3	2	1
2	1	6	3	0

Member comments:

1. Add CSX

T 13 Create disincentives to multiple cars.

Mean: 1.75

5	4	3	2	1
0	0	0	9	3

Member comments:

1. Eliminate this policy/ NO OBJECTIONS TO ELIMINATING FROM MEMBERS

T 14 *Right of way acquisition and protection: Within 2 years, undertake a County wide reevaluation of zoned ROWs to ensure timely acquisition and reservation of ROW.*

Through some or all of the following:

- a. Dedications happen at time of development
- b. 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 Avenue widening from 184 Street to 152nd Street

Mean: 2.85

5	4	3	2	1
2	0	6	4	1

Member comment:

1. Take out "maybe" under "c"
2. Add "within the Watershed Area Study evaluate the four laning all section line roads should be four laned" (more specific language to come from Bill)
3. Add a phrase after "ROWS" "within the UDB"
4. Delete everything after "maybe" in "c"

T 15 Buy or reserve Chesapeake and Southern Transportation (CSX) route ROW now; don't miss this opportunity

Mean: 3.92

5	4	3	2	1
5	2	4	1	0

No comments

T 16 Transportation system must be evaluated for evacuation purposes

Mean: 2.77

5	4	3	2	1
2	1	3	6	1

Member comments:

1. Nowhere in objectives of this study are we supposed to study evacuation; this is outside scope of study
2. Evacuation plans are part of existing CDMF
3. To the extent they are linked to economic development
4. "Transportation system" is too general; it could mean just widening roads; other transportation option should be like mass transit should be the focus

T 17 The County should evaluate alternatives for limited access facilities to serve west Kendall residents.

Mean: 2.42

5	4	3	2	1
0	1	3	8	0

Member comments:

1. limited access facilities: maybe should be limited access roadways
2. moving everyone around more efficiently should be focus
3. I like that this doesn't only help Kendall
4. Do an overhead highway
5. This needs more definition; define and understand limited access better

T 18 The County should support widening of Krome Avenue to four (4) lanes where warranted for safety and emergency evacuation. However, the County should not use such widening to satisfy concurrency requirements for proposed and/or approved developments or to allow developments within one mile of Krome Avenue until after 2025. All plans for widening should include drainage improvements to protect the sensitive natural areas adjacent to the roadway.

Comment: While the widening of Krome Avenue to four lanes may be justified based on safety and emergency evacuation, the County must not allow such improvements to

facilitate development that is inconsistent with the Watershed Plan. As such, residential development should be limited to the currently allowed density.

Mean: 2.38

5	4	3	2	1
1	0	4	6	2

Member comments:

1. Outside the scope of this Study; we have looked at or had presentations on evacuation and highway safety
2. Tough problem but not ours
3. Covers too many topics; too broad
4. Only say: County should four lane Krome for safety and evacuation purposes.
5. Still debate as to whether widening a road leads to a safer road
6. Widening Krome is important to AG community so they can move their equipment; widening does not mean development

Additional strategies to consider:

1. School kids should be able to get a bus even if you live within 2 miles
2. Schools should encourage kids to ride buses; eliminates cars from the road

Housing (H)

H 1 **Expand home ownership through the use of Location Efficient Mortgages (LEMs).**
(Consensus achieved July 27).

Comment: A LEM is a means of capitalizing in mortgages the transportation savings achieved by residential and business location in pedestrian-oriented, mixed-use developments. LEMs work on the premise that vehicle ownership imposes major costs on households, and that households without vehicles could be better loan risks than otherwise similar households.

H 2 Encourage Transit Oriented Development Density Bonuses. Miami-Dade County shall initiate a TOD program that includes incentives such as density bonuses.

Comment: This program will help create opportunities for new mixed-use development including housing near transit facilities. The main goal of the program will be to create incentives for developers to build in Zones A and B. In addition, the program will help increase bus ridership and achieve a greater jobs/housing balance in the region by creating communities where use of public transportation is convenient.

Mean: 3.42

5	4	3	2	1
3	2	4	3	0

Member comment:

1. This should be "by right"
2. Great idea and building industry supported it for a long time; but if cities don't buy in then it doesn't get done; won't happen if it must go to public hearing; it must be set up and implemented so development doesn't get crushed when they try to do this
3. Metro rail never increased densities as was the promise, but municipalities did not implement; market will determine whether things sell or not

4. we don't have to "manage" the concept; if we agree it is a good concept the experts will work on solving the implementation

H3 Provide incentives to encourage residents to live near their place of work. Miami-Dade County shall support/encourage residential developments that are close to employment opportunities and transit.

Comment: The challenge is to guide development within South Miami-Dade to create livable communities which reflect the places and ways people want to live. Livable communities need a broad range of amenities and human services that make them attractive places to work and live. Example: The Maryland Department of Housing and Community Development's "Live Near Your Work" Program encourages employees to buy homes near their workplace. The program provides a minimum of \$1,000 - \$3,000 from the state, \$1,000 from the local jurisdiction, and \$1,000 from the employer, to buyers who purchase homes in designated neighborhoods and live there for three years.

Mean: 3.36

5	4	3	2	1
2	3	4	1	1

Member comment:

1. How would this be monitored? Is it even feasible?
2. Add verbiage that County will help to find businesses for employment opportunities
3. Don't like the example since we don't know about it
4. How does this get implemented? Do we remove the existing building along the corridor?
 - a. Federal programs with funds that will support residential development along transit lines
5. If a good concept, don't lose the concept; let experts figure out how to implement
6. Need to make jobs be here (south end of community)

H4 ***Reduce development impact fees for construction of affordable housing units.***

Mean: 2.67

5	4	3	2	1
0	3	2	7	0

Member comments:

1. need to know more
2. building industry supports but you need to replace a funding source to replace the fees
3. might impact cities revenues; they should be part of the decision
4. only support if there is a formula; like parks and schools, who bears the brunt of paying for use of this; should not be reduced to nothing; use what is reasonable
5. landowners whose property is restricted should be compensated; this could be a potential funding source for those denied property rights; is it a development fee rather than an impact fee?
6. County gives money to developers so they can include a percentage of units for subsidizing rentals/mortgages

Missing items:

1. Housing landscaping using xeriscaping; minimum tree canopy requirements
2. Minimum set backs

General Implementation Principles: (GIP)

GIP 1 Miami-Dade County will ensure uniform implementation of the Watershed Plan at all levels of government (County, Community Council, and City) through its CDMP and work with municipalities (e.g., Interlocal Agreements).

Comment: Successful implementation of the Watershed Plan will require the buy in and support from municipalities within the watershed. GIP 1 highlights the importance of the different levels of planning and the relationship of these planning efforts in implementing the goals of the SMDWSP. It often takes years to address issues and opportunities. As competing interests promote their own priorities, the process is neither smooth nor easy. The Watershed Plan is a long-term land and resource planning effort that will afford a clear vision of the County’s direction regarding future growth and development through the year 2050.

Mean: 3.33

5	4	3	2	1
2	4	3	2	1

Member comments:

1. language should be stronger; use “shall”
2. make the words in parens plural (cities, councils)
3. need further input from new cities (Cutler Bay, Pаметto Bay, Pinecrest) also Coral Gables and South Miami
4. this is a priority issue; don’t take away zoning authority of the cities; get them to buy in; will not agree to anything mandatory
5. would this usurp the power of the cities/ councils?
 - a. County would coordinate with the cities
 - b. Coordination comes through intergovernmental coordination element
6. it is very important that there is uniform implementation of the densities called for in the plan; not appropriate for unincorporated areas to take the entire responsibility of the infill and development
7. This plan cannot succeed piece meal; it needs to be in the entirety
8. Also remember this is a 50 year plan; charrette areas already being supported by the cities
9. Get the cities involved now so they can see if they want to support this plan

GIP 2 The Watershed Plan will build on the existing proven local programs where possible, and adapt successful programs from other government entities around the country, where applicable, to effectively advance resource protection, smart growth and sustainable development.

Mean: 3.08

5	4	3	2	1
1	3	5	4	0

Member comments:

1. What are the successful programs that are mentioned? What is smart growth and sustainable development?
2. Who is going to do this and what department will it come under? Be more specific
3. Smart growth principles are not universally accepted; the wording “smart growth” should be removed
4. Delete it; meaningless; just extra verbage

GIP 3 Enforce existing local policies consistent with the Watershed Plan. Many of the policy tools necessary for implementing the Watershed Plan are currently part of the CDMP or other County requirements. Miami-Dade County should ensure that such existing local policies are utilized consistent with the Watershed Plan.

Mean: 2.92

5	4	3	2	1
0	4	4	5	0

Member comments:

1. We have not decided on wetlands yet; how can we make recommendations
 - a. Meaning what wetlands are needed for this plan
2. Clarification: what is really meant in this; reword to make intent more clear
3. Pattern of community councils not giving full zoning; is that what this means, that local governments would not be able to do what they want to do?
4. Don't take away the power of local governments to their zoning
5. Add language: incentives, regulations and enforcement
6. This may be better in an executive summary somewhere; last two sentences especially
7. Last sentence doesn't read well

GIP 4 Miami-Dade County shall modify or remove existing CDMP policies, development regulations, and specific land uses and zoning codes that are inconsistent with the goals, objectives and implementation strategies of the Watershed Plan.

Mean: 2.54

5	4	3	2	1
0	2	4	6	1

Member comments:

1. Add: that we are here to protect the health of BB
2. Since the overriding purpose of the plan is the health of BB; therefore if you keep adding it, it becomes a "throw away"; if we keep adding things it dilutes it all
3. This mandatory language would give the County a large amount of power; could be very restrictive to fertilizer industry; who in MD County will make these decisions? It could be used to restrict any industry.
4. Be selective with "tag" lines; too many will dilute the document
5. Add "no net pollutant and loading into the Bay" as a compromise

GIP 5 Reduce dependence on the automobile. Miami-Dade County should partner with appropriate agencies to reduce single-occupant vehicle trips through the development of an efficient multimodal transportation system. This system should be locally based and include a regionally-linked network of transit services and facilities to provide mobility options to all citizens.

Mean: 3.23

5	4	3	2	1
2	3	4	4	0

Member comment:

1. What is meant by "locally based"?
2. This should be in the transportation section not here
3. You're dreaming

GIP 6 Together with its federal, State and community partners, Miami-Dade County should take an active role in ensuring the long-term protection of Biscayne Bay.

Comment: Since 1981, the County has implemented the Biscayne Bay Management Plan (BBMP) to ensure that restoration, recreation, water management and acquisition programs are coordinated and effective. The BBMP addresses a broad range of issues, interests and concerns including environmental, user-related and management. Major recommendations from the BBMP have been implemented and incorporated into the Comprehensive Development Master Plan (CDMP) or the Code of Miami-Dade County.

Mean: 2.85

5	4	3	2	1
0	3	5	5	0

Member comments:

1. Comment should be removed; not necessary; the policy is what the study is about;
2. Why aren't Gables Estates and Gables by the Sea in this?
3. This is the heart of the study

General comments:

Next iteration needs cross referencing/ stronger language/ what is in CDMP/what needs to be "tweaked"

Chair suggested a small group: it will need to be a public meeting; get [a list of the core issues and categories](#)

PUBLIC COMMENT

Public comment was invited: no one spoke.

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:

1. Issue of radon gas along US1; can we have that map available from a study that was done; get a copy of the Study to be disseminated to other members
2. Radon is more of a problem in single family homes that multi unit buildings

EVALUATIONS/ADJOURN

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

MEMBER COMMENTS SUBMITTED SUBSEQUENT TO THE MEETING

None received.

OBSERVER COMMENT CARDS RECEIVED AT THE MEETING

None received.

DOCUMENTS DELIVERED BY MEMBERS AT THE MEETING

Carter McDowell, Builders Association of South Florida, September 27, 2006 comments on Preliminary Draft of Implementation Strategies dated August 23, 2006. (Exhibit E)
