

(Note: A full recording of this EAR Task Force meeting can be requested by contacting the Miami-Dade County Department of Regulatory and Economic Resources, Planning Division)

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The meeting commenced at 10:11 am. Ms. Kim Brown started with opening remarks and introduction of staff members. The following County elected officials and staff members were present:

- Mayor Daniella Levine Cava
- Lourdes Gomez, Director of Regulatory and Economic Resources
- Kimberly Brown, Chief, Long Range and Neighborhood Planning
- Alex Dambach, Planning Development Manager
- James McCall, Strategic Metro Planner
- Eddie Kirtley, Assistant County Attorney
- Christopher Wahl, Assistant County Attorney

Other agencies represented:

- Isabel Cosio Carballo, South Florida Regional Planning Council
- Nolan “Drew” Bunker, Miami-Dade Commission on Ethics and Public Trust

ROLL CALL

The following Task Force members were in attendance:

- Task Force Member Paul Owens (1000 Friends of Florida)
- Task Force Member Steven Leidner (Sierra Club)
- Task Force Member Kerri Barsh (Miami-Dade Limestone Products Association)
- Task Force Member Jeffrey Berchow (Builders Association of South Florida)
- Task Force Member Pedro Portela (Latin Builders Association)
- Task Force Member Sam Accursio (Dade County Farm Bureau)
- Task Force Member William Delgado (Latin American Business Association)
- Task Force Member Tom Roth (Urban Land Institute - Southeast Florida/Caribbean)
- Task Force Member Curtis Osceola (Miccosukee Tribe of Florida)*
- Task Force Member Annie Lord (Miami Homes for All)
- Task Force Member Ilona Vega (Miami-Dade Beacon Council)
- Task Force Member Elizabeth Fata Carpenter (Everglades Law Center)
- Task Force Member Christianah Oyenuga (The Nature Conservancy)
- Task Force Member Danielle Blake (Miami Association of Realtors)
- Task Force Member Aaron DeMayo (American Institute of Architects - Local Chapter)
- Task Force Member David Rutledge (Laborers' International Union of North America - Local Chapter)
- Task Force Member Lisa Greer (South Dade Chamber of Commerce)

* Task Force Member Curtis Osceola arrived at 10:37 am

The following Task Force members were absent:

- Task Force Member Lucia Soria (Agricultural Practices Advisory Board)
- Task Force Member Martin Motes (Redland Citizens Association)
- Task Force Member Richard Grosso (Friends of the Everglades)
- Task Force Member Craig Grossenbacher (Miami Waterkeeper)
- Task Force Member G. Eric Knowles (Miami-Dade Chamber of Commerce)
- Task Force Member Jeffrey Mitchell (South Florida AFL-CIO)
- Task Force Member Norie del Valle (United Way Miami)

MAYOR'S WELCOMING REMARKS

Mayor Daniella Levine Cava welcomed the task force members and outlined the importance of the effort, indicating that planning for the future is perhaps the most important contribution she can make during her tenure as Mayor. She emphasized the importance of ensuring that our policies are forward thinking, supporting the needs of our residents, economy and environment. She further highlighted the need to invest in transit, infrastructure, housing, and our neighborhoods while also dealing with flooding, protecting the Bay and water supply, as well as safeguarding our agricultural industry. She noted that affordability remains the top issue for residents. Transportation is the second largest

household expense after housing which is why pairing housing with transit is essential. She detailed steps the County has taken to promote transit and transit-oriented development which has led to the addition of thousands of units along the corridors. These initiatives have included the rapid transit zones, urban centers, and the longest all electric bus rapid transit corridor in the country which recently began service. She outlined the County's efforts to diversify housing typologies beyond urban, walkable typologies and suburban typologies to include missing middle housing and accessory dwelling units. She noted that the Urban Development Boundary has been a core part of land use planning since the 1970s and that simply moving the UDB will not solve housing affordability – it is neither the cause nor the solution. She noted that even housing costs on the fringe are unattainable for the average family and do not account for transportation costs to reach job centers. She urged that we must take advantage of the extensive unbuilt capacity within the UDB and ensure that new development enhances existing neighborhoods, building on the beneficial infill development we are already seeing as a result of proactive planning. She stated that we must partner with and grow our businesses to bring jobs with higher wages to bridge the affordability gap and provide for the economy of the future. Lastly, the Mayor emphasized that the issues she outlined represent the charge of the Task Force.

OPPORTUNITY FOR THE PUBLIC TO BE HEARD

Ms. Brown opened the reasonable opportunity for the public to be heard. No members of the public came forward to speak, the reasonable opportunity was closed.

MAYORAL CONSIDERATION OF CONFLICT WAIVER

Ms. Brown opened the public hearing on the mayoral consideration of conflict waivers. No members of the public came forward to speak, the public hearing was closed.

Mayor Levine Cava indicated that individuals serving on the EAR Task Force, may be subject to certain provisions of the State Ethics Laws in Chapter 112 of the Florida Statutes. In creating the task force, she sought the involvement of individuals with specific knowledge of, and experience with, the County's land use policies and that this experience may come with actual or perceived conflicts of interest related to potential policy recommendations of the task force. Each individual serving on the task force was asked to disclose any potential conflicts on State Form 4A. Mayor Levine Cava indicated that she had reviewed all of the submitted disclosures and found them to be acceptable within the goals she established for the task force then proceeded to effectuate a waiver for those conflicts that were disclosed on State Form 4A and that are capable of being waived.

FLORIDA SUNSHINE AND PUBLIC RECORDS LAWS

Mr. Nolan “Drew” Bunker, Miami-Dade County Commission on Ethics and Public Trust provided a presentation on the Florida Government in the Sunshine laws and public record laws.

In response to a question from Ms. Cosio Carballo, Mr. Bunker reiterated that Task Force matters cannot be discussed with other Task Force members outside of the “sunshine”. In response to a question from Mr. Bercow, Mr. Bunker discussed differences in voting conflict laws between the state and County. In response to a question from Mr. Roth, Mr. Bunker clarified the gift policy contained in the County Ethics Code.

Additionally, Mr. Delgado and Mr. Roth asked about the forms to be used and for contact information for the Commission on Ethics and Public Trust.

EVALUATION AND APPRAISAL REPORT PROCESS

Ms. Brown provided a presentation on the Evaluation and Appraisal report process, timeline, and role of the EAR Task Force. Mr. Accursio requested confirmation on the number of septic tanks, noting that it seemed low. Ms. Brown indicated that the County’s Septic Tank Plan of Action Report identified over 100,000 septic tanks in the urban area.

Mayor Levine Cava highlighted the County’s Connect to Protect program that seeks to address those septic tanks that are at risk of failing due to rising groundwater levels. In response from Mr. Roth regarding prior EAR efforts, Ms. Brown explained that the last EAR process was not as extensive as what is being done now due to changes in the state law requirements. She indicated that she would provide links to the prior EAR efforts to the task force members.

TASK FORCE AND PUBLIC MEETING SCHEDULE

Ms. Brown referenced the handout with future meeting dates and indicated that the Task Force should meet monthly to stay on track with its objectives. She noted that meetings will be divided into topics. As part of its responsibilities, the group will oversee the public outreach process, which includes six planned community meetings at various locations throughout the County. Ms. Blake asked whether we could include discussion of changes that result from the current state legislative session which is scheduled to conclude in March. Ms. Brown confirmed that the task force will hold several meetings between March and May where those topics could be discussed. Ms. Fata Carpenter asked whether the task force will be recommending policy changes at each task force meeting or will the task force hold recommendations until concluding all topical meetings. She further noted that natural resource considerations will be heard after development considerations, yet it serves as both an opportunity and constraint on development. Mayor Levine Cava suggested that the

task force members consider waiting until the conclusion of the topical meetings to finalize recommendations so they have all of the information even if they propose issues throughout. The Mayor noted that staff will look again at the order of the topical meetings.

Ms. Barsh asked whether all presentations will be delivered by staff. Ms. Brown confirmed that they will, given the limited timeframe for the task force to complete their work. Ms. Brown indicated that task force members can provide any information they wish to share with the other members ahead of the meeting through her or during the meeting.

In response to a question about process, Ms. Brown confirmed that the task force will not strictly follow Robert's or Mason's Rules of Order but will instead ensure that motions are properly considered and there is ample opportunity for input. Mr. Berchow emphasized the importance of hearing from the public before any final decisions are made. The Mayor confirmed that public input will be welcomed at all meetings.

In response to a question from Ms. Lord regarding the role of the task force in the public workshops, Ms. Brown explained that six are planned, with an interactive format using display boards. Task Force members are asked to attend and listen to community feedback. In response to a question by Ms. Oyenuga, Ms. Brown clarified that there is no task force quorum requirement at the public workshops; if members want to send an alternate, that is fine. However, meetings will be held in person only, and virtual participation via Zoom will not be available. Ms. Brown further stated that staff will look to provide an avenue for obtaining public input, such as by email, from those that are not able to attend the workshops. Summaries will be provided to the task force members afterward. Mr. Roth asked that staff provide the task force with any notices that were developed to inform the public about the workshops. Mayor Levine Cava noted that her Office of Community Engagement will support the effort but that we will also look to the task force members to help get the word out.

Ms. Brown detailed possible locations for the public outreach meetings but noted that locations are still being finalized and dates have not yet been confirmed. Meetings will be advertised on the County's website, where members and the public can sign up for notifications. Additional outreach has also occurred at County events.

Mr. Leidner raised concerns about protecting the Bay and other natural resources. Ms. Brown assured the group that these topics will be addressed in future meetings, with experts present to guide the discussion.

Ms. Barsh asked when materials should be submitted for meetings. Ms. Brown recommended submitting items through her for distribution to the task force members at least three days in advance. Mr. Roth inquired about incorporating best practices from other municipalities. Ms. Brown encouraged members to bring forward any relevant examples.

Mr. Osceola thanked the group for including the Tribe and emphasized the importance of respecting tribal sovereignty.

In response to a question from Ms. Oyenuga, Mayor Levine Cava noted the importance of task force members sharing their expertise on the issues under consideration with staff ahead of the meetings so it can inform staff's presentations.

In response to a question about how the Task Force's work informs County decisions, Ms. Brown clarified that the recommendations of the task force will inform the recommendations advanced by staff through the Evaluation and Appraisal Report, which, in turn, inform the Board of County Commissioners' decision. Ms. Gomez added that some recommendations may not advance if they conflict with state or other laws. The Mayor referenced SB 180 and suggested using the next meeting to discuss it.

When asked about expert involvement in the meetings by Mr. Rutledge, Ms. Brown said the group could invite experts, such as those from the Army Corps of Engineers, and encouraged members to suggest contacts. The Mayor noted that while expert input is valuable, the forum cannot be open to all experts at all times. Some may be invited to participate or be on standby.

The meeting was adjourned at 11:59 AM.