(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 10:20 a.m. The following County staff were present:

- Christopher (CJ) Wahl, Assistant County Attorney
- Lourdes Gomez, Director, Regulatory and Economic Resources (RER)
- Kimberly Brown, Chief, Long Range and Neighborhood Planning (RER)
- Alex Dambach, Planning Development Manager (RER)
- Charles LaPradd, Agricultural Manager (RER)
- Ammad Riaz, Chief, Aviation Planning, Miami-Dade Aviation Department

Other agencies represented:

- Lawrence Ventura, Jr., Homestead Air Reserve Base (HARB)
- Isabel Cosio Carballo, South Florida Regional Planning Council (SFRPC)

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 Lucia Soria (Agricultural Practices Advisory Board)
- Task Force Member Martin Motes (Redland Citizens Association)
- Task Force Member Kerri Barsh (Miami-Dade Limestone Products Association)
- Task Force Member Jeffrey Bercow (Builders Association of South Florida)
- Task Force Member David Tolbert (Dade County Farm Bureau)
- Task Force Member Craig Grossenbacher (Miami Waterkeeper) *arrived at 11:12 a.m.*
- Task Force Member G. Eric Knowles (Miami-Dade Chamber of Commerce)
- Task Force Member Christianah Oyenuga (The Nature Conservancy)
- Task Force Member Aaron DeMayo (American Institute of Architects - Local Chapter)
- Task Force Member Norie del Valle (United Way Miami)
- Task Force Member Lisa Greer (South Dade Chamber of Commerce)

The following Task Force members were absent:

- Pedro Portela (Latin Builders Association)
- William Delgado (Latin American Business Association)
- Tom Roth (Urban Land Institute - Southeast Florida/Caribbean)
- Task Force Member Richard Grosso (Friends of the Everglades)
- 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 Danielle Blake (Miami Association of Realtors)
- Task Force Member David Rutledge (Laborers' International Union of North America - Local Chapter)

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- Task Force Member Jeffrey Mitchell (South Florida AFL-CIO)

Staff Coordinator's Report

Ms. Brown welcomed all to the task force meeting at 10:20 am by announcing two public outreach meetings were held in January, and four additional meetings are scheduled to be held in various locations throughout Miami-Dade County. Ms. Brown mentioned that there is an online survey with 200 responses already received. She encouraged the group to fill out the survey for maximum involvement. Ms. Barsh asked about attendance levels at the public workshops, and County staff responded that attendance is improving with each workshop.

Mr. Dambach conducted a roll call of members present, and Ms. Brown announced that the task force did not have a quorum and recommended to proceed with the informational components of the meeting while awaiting a quorum.

Presentation #1: Agricultural Importance

Ms. Brown presented the agricultural policies of the Comprehensive Development Master Plan (CDMP). The areas with CDMP designation Agriculture allow agriculture, ancillary and directly supportive uses, farm residences with 1 dwelling unit per 5 acres, agritourism, ecotourism, utility uses, and truck parking in specified areas. The area designated Agriculture area mostly coincides with United States Department of Agriculture (USDA) Farmland of Unique Importance. She mentioned areas designated Open Land allow limited agriculture, limestone quarrying, compatible institutional uses, public facilities, utility facilities, communications facilities, recreational uses and rural residences with 1 dwelling unit per 5 acres in all Subareas except East Everglades.

Mr. Charles LaPradd, Agricultural Manager spoke on the importance of the agricultural production in Miami-Dade County. More than 68,000 acres of land are designated by the USDA as Farmland of Unique Importance. Miami-Dade County has the only tropical growing region in the continental United States and is strategically important for winter production. With $1.135 billion in crop value in 70,000 production acres, Miami-Dade County is in second place behind Palm Beach County with $1.25 billion in crop production on 460,000 acres. Eighty-nine percent of agricultural products are shipped out of the County to the United States, Canada, the Caribbean, and Europe.

Miami-Dade County has a rich agricultural heritage and ranks first in the country in nursery crops and eighteenth in the country based on crop value. The County ranks first in Florida for avocados and tropical vegetable crops, and first in Florida for squash, okra, and boniato

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sweet potato. Miami-Dade County ranks first in Florida for the highest number of farm laborers and second in Florida for women-owned farms.

Mr. Alexander Dambach, Planning Development Manager gave a presentation highlighting the agricultural land use trends. In 2017 agricultural land acreage was estimated by the USDA Census at 78,543 acres, a decline from the 1959 estimate of 128,550 acres. He detailed both the region's long-standing agricultural importance and the mounting pressures on its future viability. Although the County has historically experienced less farmland loss than other major metropolitan areas, agricultural acreage has steadily declined. Analysis shows that the future agricultural land needed is estimated to be at 64,800 acres in 2030. Under current development patterns, acreage in farmland would be deficient in 2040 and 2050. The presentation noted continued economic significance, with strong nursery/floriculture production and growing land-use intensity driven by technology, but also emphasized major challenges, including plant regulations, workforce constraints, climate change impacts, sea-level rise, and development pressure inside and outside the Urban Development Boundary (UDB). Recommendations stress maintaining the UDB, strengthening agricultural programs and partnerships, and coordinating with regional and federal partners to preserve land, support profitability, and ensure resilience for the future.

Ms. Barsh asked to clarify the slide discussing emerging technological changes. Mr. Dambach explained the figures were based on a survey asking if the new technology was already used or implemented, with responses varying from it was already implemented, not enough information available, and figures depicted in yellow depicting the lack of capital.

Reasonable Opportunity for the Public to be Heard

Ms. Brown announced that quorum was achieved and opened the opportunity for public comment.

1 – Jocelyn Guilfoyle, 1850 Old Dixie Highway, Executive Director of the Dade County Farm Bureau, spoke to the importance of agriculture as an important economic driver in the County. For agriculture to remain viable, need infrastructure such as well-maintained roadways able to accommodate heavy farming equipment, updated policies to reflect the operational realities of modern farming, and housing for the workforce. She stressed agriculture is a foundational industry and that the County needed to recognize its economic scale, public importance and infrastructure needs.

2 – Laura Reynolds, representing the Hold the Line coalition, spoke of the importance of protecting the agricultural industry. The Redland area needs to be defined and added to the CDMP. She stated there should be a one-to-one exchange, as sometimes it is hard to find a willing seller, and that the burden should be put on the applicant. She stated Mr. LaPradd's suggestions about how to help the agricultural industry should be carried out. Ms. Reynolds

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stated that if a willing seller is not found for the Transfer of Development Rights program, the Cunty should consider requiring a one-to-one exchange, and to put the burden on the applicant to bring the other piece of agriculture into production. Due to the current drought conditions, need a similar study done for wetlands area, to know the value of not developing the lands. The study should include an ecosystem services component, to help visualize the value of the lands. She stated the areas of the Urban Expansion Areas (UEA) should be revisited as they have not changed in 40 years. The UEA boundaries also conflict with certain agriculture lands and boundaries, and merit revisiting. She opined that the Kelly Tractor Company application used a loophole which needs to be closed and to not put forward an application to the UDB without a site map.

Task Force Discussion

Task Force Member Bercow noted that applications to move the UDB were required to file a UDB Planned Area Development application with a site plan. Ms. Brown further reinforced that CDMP Policy LU-8H regarding expansions to the UDB require the filing of a concurrent zoning application.

Task Force Member Motes characterized the status of agriculture in the County as vibrant and in its ascendency. He pointed out its farmers are creative with using less land and less resources to produce more. Redland is a special natural area and similar to Biscayne Bay needs to be protected. The Redland climate is typically 10-12 degrees cooler, similar to what occurs in tropical mountains, which supports growing more crops there. He stated farmers can grow on one acre of production, more than about any other growers, and there is a potential for high value crops in the County.

In response to Task Force Member Soria's inquiry of when the Redland boundary will be solidified, Mr. Dambach explained that the County held a charette two years ago to define the Redland boundary, but results received at least twenty different boundary recommendations. He noted that the Redland Tourism study completed five years ago had a boundary of south of SW 184 Street/Eureka Drive and west of the UDB.

Mr. LaPradd added that while people have many definitions of Redland, it denotes a very gravelly loam soil type that extends up to Eureka Drive and may go east of US-1 in some areas.

Task Force Member Soria acknowledged the charettes were good, but as it was open ended and stressed that a boundary still needs to be set. Mr. LaPradd suggested that the issue be taken up with the County's Agricultural Practices Advisory Board.

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Task Force Member Owens asked about permanently protected agricultural acreage and asked if it was protected through any programs other than the PDR program, such as the rural and family lands protection program. Mr. LaPradd responded that the only protection is the PDR and land use regulations. Mr. Owens asked if Kelly Tractor is a text amendment application to the CDMP, and Ms. Brown affirmed it was.

Task Force Member Torbert observed that the figures discussed were from 2022, and that substantially more development had occurred since then. He mentioned over 600 acres of agriculture were used for a solar farm and are on track to lose 1,000 acres to mitigation banks.

Task Force Member Grossenbacher voiced his concerns about the Kelly Tractor application. He mentioned historically there has been agriculture on the property that has coexisted with wetlands. He asked if it was submitted as a text amendment process, and if a site plan was offered. Ms. Brown reiterated CDMP Policy LU-8H called for a concurrent zoning application applied only to applications requesting a UDB expansion, and not applicable to the Kelly Tractor application as that was filed as a text amendment. She clarified that it was amending the allowable uses within the Open Land category which is the current designation on the property. Task Force Member Grossenbacher asked for clarification if the text amendment process was a mechanism by which agricultural land outside the UDB can be developed without a site plan process and without moving the UDB, and Ms. Brown affirmed that.

Task Force Member Leidner stated that more information was needed for the potential impacts on pesticides, nutrients and environmental impacts on Biscayne Bay and the aquifer. Mr. LaPradd stated the environmental impacts on Biscayne Bay were covered in the last task force meeting, with the Department of Environmental Resources Management (DERM) presentation. Mr. Leidner stated he would review the DERM presentation, and questioned how, specifically, the nutrients ended up in Biscayne Bay. Mr. LaPradd responded that the DERM presentation did speak about the analysis of the built environment and added if he had any specific questions to contact him.

Task Force Member Grossenbacher mentioned the ongoing Biscayne Bay and Southeast Everglades Ecosystem Restoration Project (BBSEER) and other Comprehensive Everglades Restoration Plan (CERP) efforts that hopefully will soon be showing an official, tentative selected plan and identified a large water preserve area between the HARB and the South Dade Landfill that will have a tremendous water quality benefit to Biscayne Bay. A lot of nutrients are coming into the north and central part of Biscayne Bay from all the urban built land uses. Mr. Grossenbacher stated the groundwater is not very clean and has a lot of ammonia, and noted a need to clean up that groundwater under our urban built areas. He

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stated that it cannot be blamed on sugarcane farming as it comes from the urban environment with a tremendous amount of nitrogen and other nutrients. He stated that there was a large amount of dirty groundwater entering Biscayne Bay, fueling that degradation, that cannot be blamed on agriculture.

Approval of January 8, 2026 Meeting Summary

Ms. Brown stated the January 8 meeting minutes were distributed and asked the task force for any corrections to the meeting summary. A motion to approve the meeting summary was made by Task Force member Bercow and seconded by Task Force member Mr. Motes. The motion passed unanimously at 11:39 a.m.

Presentation #2 – Military Compatibility

Ms. Brown introduced Mr. Ammad Riaz, Chief of Aviation Planning with the Miami-Dade County Aviation Department. Ms. Brown provided an overview on CDMP policies and land development regulations related to airport and military compatibility. The presentation explained how Miami-Dade County maintains compatible land uses around civilian airports and the Homestead Air Reserve Base through state law (Chapter 333) and established CDMP policies. These regulations prohibit residential development (with limited workforce housing exceptions) and other noise-sensitive uses—such as public assembly, medical, and most educational facilities—within designated safety and noise zones, including Runway Protection Zones, Outer Safety Zones, Clear Zone, and the 75-decibel noise contour. State law and CDMP policies also restrict development near Homestead Air Reserve Base by limiting high-density residential and congregate uses within Accident Potential Zones and preventing Urban Development Boundary expansion into these areas to ensure long-term operational safety and land-use compatibility.

Mr. Lawrence Ventura, Jr., Homestead Air Reserve Base (HARB) Mission Sustainability Director, gave a presentation on military compatibility. He emphasized that HARB is a Facility of Countywide Significance, houses several federal and state military tenants and is one of the largest employment centers in South Dade. HARB is significant to the U.S. Air Force with ongoing mission needs, including future F-35 support considerations. Mr. Ventura highlighted encroachment as the primary threat to long-term mission sustainment, citing evolving land use change associated with expanding urban development, proposed industrial projects, and documented aircraft accident hazards near HARB as evidence of increasing risk to both operations and public safety.

Mr. Ventura outlined key compatibility tools, including the Air Installations Compatible Use Zones (AICUZ) program, Accident Potential Zones (APZ), noise contours, and flight-hazard

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zones to avoid incompatible land uses around HARB. The goal of AICUZ is to protect health, safety, and welfare of surrounding residents while sustaining the military mission. Since the HARB footprint extends into the community, i.e. crash and noise zones, it is desirable for local governments to continue to cooperate with military installations.

He reviewed the section 163.3175(1), Florida Statutes, CDMP policies and the County's Zoning provisions as key protections that require ongoing coordination between the County and HARB to maintain land-use compatibility, prevent encroachment, and support continued military operations. Mr. Ventura provided additional information on the noise contours, a flight path noise simulation and images of accidents at other military bases around the country.

Task Force Discussion

Task Force Member Greer questioned if the sports performance hub near HARB was in its original proposed location, and Mr. Ventura confirmed its current location as shown on the slide presentation is correct.

Task Force Member Leidner asked about any incidents or fuel dumping or other threats to HARB. To Mr. Ventura's recollection, he only recalled one incident within the last 25 years that occurred at Biscayne National Park and noted that jet fuel evaporates quickly.

Ms. Cosio Carballo asked if County Staff was keeping a running tally of the recommendations, for example if the task force wanted to support Mr. Ventura's recommendation to update the CDMP, and other changes suggested. Ms. Brown clarified that early in these meetings, the task force expressed their will to hear all of the topical presentations and public outreach before beginning the formal recommendations. The upcoming April and May meetings will provide an opportunity to bring forward recommendations related to those issues.

Task Force Member Barsh referenced one of her clients located outside the AICUZ and asked about the impact of birds and if certain land uses attracted birds.

Mr. Ventura stated that birds are an inherent danger to aviation, especially to the F-16 military aircraft. Impacts from large birds can cause mechanical damage and stall an engine which can result in a downed aircraft. He clarified there are locational and other factors taken into consideration to help mitigate risks.

Task Force Member Barsh asked what mitigation measures can be used to ensure safety. Mr. Ventura responded that it depends on factors such as the location, type of land use and altitudes. HARB has biological and natural scientists, as well as bird aircraft strike hazard

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specialists that monitor bird attractants, bird populations and bird types, flight altitudes, areas and patterns of bird species congregation in relation to aircraft flight zones.

Task Force Member DeMayo asked whether the AICUZ has recommendations on what is compatible. Mr. Ventura responded that the AICUZ does have recommendations on what is compatible with the base but it depends on the area around the base. APZs allow certain things while the Noise Contours allow other things and there are even differences in what is allowed between the clear zones, APZ1, APZ2, and the noise contours decibel levels. Ms. Brown further noted that the AICUZ addresses compatibility not only of development but also storm water management ponds and other site features. Mr. Ventura responded that the base also must be cognizant of pilot vision, navigation, smoke, glare, birds, explosives, and operational security.

Task Force Member DeMayo asked about any noise complaints. Mr. Ventura responded that complaints are received, and the main items cited are loud engine sounds and munitions explosions. Task Force Member DeMayo posited that noise and quality of life may not be healthy for people to live near HARB. Mr. Ventura responded that the Environmental Impact Statement reported that for F-35s, less than 100 homes are impacted because of agricultural surroundings.

Task Force Member Oyenuga asked for a copy of the AICUZ recommendations. Ms. Brown responded that the AICUZ recommendations will be circulated.

Task Force Member Grossenbacher mentioned that in the area to the northeast of the base there are still large areas of privately owned land which could be developed as single family near the APZ. Do you (Mr. Ventura) feel that the regulatory structure at the county and federal level is adequate? There is an area near the Cutler Pit rock mine that may have potential to build homes. Mr. Ventura responded that no property rights have been taken away by the County Code. However, this area is in the APZ and loud noise area, HARB would not consider residential development compatible in the APZ.

Task Force Member Motes asked about explosives on base and if nitrogen levels are higher in Biscayne Bay? Mr. Ventura responded that there is no study on nitrogen contributions, explosions on west side of base. HARB does environmental monitoring to protect Biscayne Bay.

Quorum was lost at 12:20 p.m.

Task Force Member Bercow asked what is the overall goal of the AICUZ, will it be included into the County CDMP? What are you asking to do now. Mr. Ventura responded nothing different than what hasn't been done in the past. AICUZ is a guide to incorporate

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recommendations into a protective zoning ordinance. The biggest change is the noise contours from the anticipated F-35 aircraft.

Task Force Member Torbert asked about the southwest end of runway, inquiring as to whether the bird strike risk is higher by having a mitigation bank vs. agriculture. Mr. Ventura responded that wildlife biologists conducted bird surveys of birds in farm fields compared to wetland mitigation areas to determine a compatible wetland habitat. The type of wetland mitigation that will be implemented will not produce a greater number or larger birds than are already on the site.

Task Force Member Grossenbacher referred to mitigation bank types, and asked if it would be preferable to have a mitigation bank which would prevent development encroachment near HARB and resolve the compatibility concerns. Mr. Ventura responded affirmatively that in the southwest end of the runway, a wetland mitigation bank was preferable as it would not cause a greater encroachment threat and would prevent encroachment from incompatible development.

Task Force Member Grossenbacher stated that a groundwater plume from South Dade Landfill is intersecting Goulds Canal at SW 248 Street, with ammonia and phosphorous getting into the L-31 E and C-102 Canals, surface water is impacting Biscayne National Park. Ms. Brown mentioned that landfills (except C&D) are prohibited by state law and County Code to be located within certain proximity of military installations and general aviation airports.

Closing

Ms. Brown stated that the next Task Force meeting will be held on March 20, 2026, at 10:00 a.m., at the Main Library.

Mr. Dambach mentioned the public Workshops and that the next one will be held on February 17, 2026, at 6:00 p.m. at the Naranja Library.

Adjourn

The meeting was adjourned at 12:33 p.m.

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