(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 2:50 p.m. The following County staff were present:

- James Edwin (Eddie) Kirtley, Jr., Assistant County Attorney
- Lourdes Gomez, Director, Regulatory and Economic Resources
- Kimberly Brown, Chief, Long Range and Neighborhood Planning (RER)
- Alex Dambach, Planning Development Manager (RER)

Other agencies represented:

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

Roll Call

The following Task Force members were in attendance:

- Paul Owens (1000 Friends of Florida)
- Steven Leidner (Sierra Club)
- Pedro Portela (Latin Builders Association)
- Martin Motes (Redland Citizens Association)
- Jeffrey Bercow (Builders Association of South Florida)
- Annie Lord (Miami Homes for All)
- David Torbert (Dade County Farm Bureau)
- Tom Roth (Urban Land Institute - Southeast Florida/Caribbean)
- Aaron DeMayo (American Institute of Architects - Local Chapter)
- Elizabeth Fata Carpenter (Everglades Law Center)
- Richard Grosso (Friends of the Everglades)

The following Task Force members were absent:

- Kerri Barsh (Miami-Dade Limestone Products Association)
- Christianah Oyenuga (The Nature Conservancy)
- William Delgado (Latin American Business Association)
- Craig Grossenbacher (Miami Waterkeeper)
- Ilona Vega (Miami-Dade Beacon Council)
- G. Eric Knowles (Miami-Dade Chamber of Commerce)
- Lucia Soria (Agricultural Practices Advisory Board)
- Ilona Vega (Miami-Dade Beacon Council)
- Norie del Valle (United Way Miami)
- David Rutledge (Laborers' International Union of North America - Local Chapter)
- Curtis Osceola (Miccosukee Tribe of Florida)
- Lisa Greer (South Dade Chamber of Commerce)
- Danielle Blake (Miami Association of Realtors)
- Jeffrey Mitchell (South Florida AFL-CIO)

Staff Coordinator's Report

Mayor Daniella Levine Cava welcomed the task force and public to the meeting at 2:50 p.m.

Mr. Alexander Dambach, Planning Development Manager, conducted roll call and found 11 task force members present. He announced that the task force did not have a quorum.

While the task force members were convened in accordance with the Florida Sunshine laws, the following information was provided:

Mayor Cava thanked the task force members present for their commitment to this important planning initiative on behalf of their organizations. She explained that the next step is for the Regulatory and Economic Resources (RER) Planning division to produce a recommendations report to include the input of the task force members, multiple County departments, and members of the public. She stated this is the first of two meetings where task force members are encouraged to provide dialogue to balance a diversity of interests in planning for community needs. She called on staff to explain the County's robust public engagement that occurred over the last three months.

Mr. Dambach gave a brief presentation that highlighted the public outreach process undertaken by RER between January and March 2026 and findings. It held six evening public workshops throughout the County and one daytime workshop at the Stephen P. Clark Government Center. RER conducted extensive social media outreach and provided an online survey for three months accessible through the RER Planning webpage or through a displayed QR code. RER directly contacted neighborhood interest groups and homeowners' associations to invite the community to participate in the process. RER received 892 survey responses and received 157 public comments at public workshops. Ms. Brown announced that task force members were provided a package that contains all public input received.

Mr. Dambach summarized the survey results. Respondents identified positive factors for Miami-Dade County as having the advantage of a warm climate and beaches, diverse multicultural populations, and natural resources-based recreation and tourism (ecotourism). Income inequality & cost of living, traffic congestion, and housing affordability were identified as key challenges for the County. There was strong support for County's Vision for Growth through 2040. Survey respondents supported providing missing middle housing and adding housing into commercial areas as ways to alleviate housing affordability needs. Expanding public transit was identified as the post popular priority for the next 10 to 20 years. This and improving the timing and frequency of service were recommended by survey respondents as the best ways to help with traffic.

When asked to select an ideal neighborhood, most survey respondents favored connected socially linked neighborhoods with shops within walking or biking distance, followed one in a downtown/urban mixed-use environment with mid-rise and high-rise housing and with commercial on the ground floors; the least popular neighborhood type was a high privacy and low-interaction neighborhood with single-family homes separated by walls, berms, and lawns and with commercial areas separated from residential. Respondents favored research hubs and ecotourism as desired components to add to the business climate in the County for the future. Surveys came from throughout the County, but with the Kendall unincorporated area as the single area with the highest number of survey respondents.

Discussion ensued regarding the public outreach and County tree canopy goals and programs.

Ms. Brown announced that a reasonable amount of time to wait for other members to arrive had passed and that a quorum was still not been achieved, and she called for any final ideas. Discussion ensued regarding possible options for subsequent meetings.

Adjourn

Since the task force still lacked quorum at 3:25 p.m., the meeting was adjourned. Ms. Brown announced that the next Task Force meeting would be held on May 27, 2026, at 10:00 a.m. in the Main Library.