(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 10:10 a.m. The following County staff and elected officials were present:

- Daniella Levine Cava, Mayor, Miami-Dade County
- Abbie Schwaderer-Raurell, Assistant County Attorney
- Lourdes Gomez, Director, Department of Regulatory and Economic Resources (RER)
- Kimberly Brown, Chief, Long Range and Neighborhood Planning (RER)
- Alex Dambach, Planning Development Manager (RER)

Non-voting agencies represented:

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

Roll Call

Mr. Alexander Dambach, Planning Development Manager, conducted roll call and found 15 task force members present. He announced that the task force did have a quorum. 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)
- Kerri Barsh (Miami-Dade Limestone Products Association)
- Christianah Oyenuga (The Nature Conservancy)
- Norie del Valle (United Way Miami)
- David Rutledge (Laborers' International Union of North America - Local Chapter)

The following Task Force members were absent:

- 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)
- 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)

Mayor's Welcome

Mayor Daniella Levine Cava welcomed the task force and public to the meeting. She thanked the task force for the good turnout of members to discuss recommendations to guide the County through this challenging period.

Reasonable Opportunity to be Heard

Ms. Kimberly Brown, Chief of Long Range and Neighborhood Planning, opened the Reasonable Opportunity to be heard.

Lauren Jonaitis, Executive Director, Tropical Audubon Society spoke on Everglades restoration and water quality, delineated CERP yellow book projects list and restoration planning areas.

Daniel John Mlodozeniec, Education Director, Tropical Audubon Society urged the task force that protecting the Everglades is important, do not jeopardize wetlands, prioritize infill development, especially along transit corridors.

Laura Reynolds, Science Director, Hold the Line Coalition spoke about low lying areas and guarding against a potential sea level rise of 10-17 inches, we are at the mercy of climate change and may need to preserve land in certain areas, wetland, mangroves and permeable areas that recharge the aquifer are important, housing affordability – we need a mix of housing with missing middle housing.

Mitchell Latzman, Science and Policy Director with Friends of the Everglades spoke on supporting Task Force Member Grosso's recommendations to increase the protection for wetlands of regional significance as areas identified for restoration.

Carl Muller stated that we are in a civil war to preserve homes, and gave the example of a CDMP application for homes around lake, and noted his frustration with the CDMP process when the Planning Advisory Board and BCC overturn the recommendations of the Community Council.

Audrey Arandanas, Deputy Director, Miami Homes For All cited recent study results reflecting that 90,000 affordable rental homes are needed for residents earning incomes up to $75,000 per year. The CDMP can be a tool to strengthen terms for support to low-income and extremely low-income households and attaining housing.

Erica Scott, Housing Policy Analyst, Miami Homes For All stated that the CDMP can provide the roadmap for inclusive and affordable housing. We need to develop more housing with deep affordability to households with incomes at or below 80 percent of the Area Median Income.

Task Force Recommendations

Ms. Kimberly Brown asked if Ms. Isabel Cosio Carballo as the non-voting representative of the South Florida Regional Planning Council would like to provide guidance. Ms. Cosio Carballo spoke on data centers, respecting BBSEER lands, agricultural centers protection and preserving agriculture within the Urban Development Boundary, missing middle housing and affordable housing, and respecting buffers around military installations.

Ms. Kimberly Brown called on Mr. Lawrence Ventura to provide guidance as the non-voting representative of the Homestead Air Reserve Base (HARB). He recommended that the CDMP policies be updated to reflect the new F-35 airplane space requirements in the updated AICUZ. HARB is a likely site for the USAF's new F-35 program. CDMP adjustments are needed to policies AV-5E, LU-4H and LU-13H.

Ms. Kimberly Brown announced that several task force members have provided written recommendations. She asked the task force and received concurrence that the recommendations would be reviewed in the order that they were received.

The Task Force discussed Task Force Member Grosso's recommendations. Task Force Member Barsh questioned the suggested change to Objective CON-7 regarding activities within 75 feet of wetlands as it may impact operations within the Lake Belt region. Mr. Grosso explained that the Lake Belt region already has its own designation, and Ms. Barsh expressed concern about the language regarding development standards and emphasized operations in the Lake Belt area have vested rights and permits and is an important economic driver. She also questioned the proposed Policy LU-8G change regarding if certain CERP projects are determined not to be feasible. Ms. Brown clarified there have been studies, for example the Bird Drive Basin area, that determined it was not feasible for the original intent as outlined in the 1999 CERP 'yellow book' but remains as a footprint. Ms. Barsh questioned if future modeling and analysis could be considered. Mr. Grosso believed his modified language should address that concern. Mr. Grosso opined that in the future when this becomes a consideration, the SFWMD and U.S. Army Corps would provide information to the status of any project, which would supply the basis for how this language would apply.

Mr. Bercow did not support the proposed Policy LU-8G changes, stating that the 1999 CERP report includes broad land study areas later refined or abandoned. Regarding the 75-foot buffer, he believed the County's Code to be a more appropriate place for such provisions, and that requiring impact mitigation by type eliminates any flexibility.

Ms. Carpenter responded that the modifying language accounts for CERP modifications, and creates protection for certain projects moving forward and pointed out that the Bird Drive basin is incorporated into the scoping of the Southern Everglades CERP Study.

Ms. Barsh asked if there is a way to de-list projects deemed not feasible and were not moving forward, listing Superfund sites as an example. Ms. Carpenter believed the modification language would cover that.

Mr. Grosso cited the SR 836 legal challenge, stating that although no formal declaration was made to reduce the Bird Drive footprint, the County's position was for a smaller footprint, based on the latest correspondence and documents from the SFWMD.

Mr. Roth recognized that at some point in the future there will need to be development outside the UDB, which could be done through the UEAs, if those policies were strengthened and refined. RER through the EAR process present their findings on the supply and demand of land and with UEAs. Mr. Roth concurred with Mr. Bercow's position regarding the 75-foot buffer language proposed for Policy LU-8G. Mr. Grosso asserted that the 75-foot buffer language is more appropriately placed in the CDMP rather than the County's Code.

Mr. Bercow did not believe there have been any approved CERP projects from the 1999 CERP plan that violate or encroach the areas defined in Policy LU-8G. Ms. Brown responded that Staff could check on the status of that and that the BBSEER project is currently in the stage of a tentatively selected plan and is moving forward for signature.

Mr. Bercow stated that BBSEER covers 90% of land within the County. Ms. Brown clarified that it has been modeled to more defined boundaries, and Ms. Carpenter stated it was not near to 90% as there is a tentative plan already selected with clear language regarding the areas. Mr. Bercow believed that the language as may be modified would include BBSEER footprints outside the original plan which should not be included. Ms. Brown clarified that as the BBSEER project moves forward for signature it will become a tentatively selected plan, and the CDMP language related to areas that shall not be considered for expansion of the UDB will become applicable.

Mr. Roth indicated his informal research showed that 50 feet is a common residential-commercial setback from a wetland, and he proposes modifying it from 75 to 50 feet.

Mr. DeMayo discussed the ability to store stormwater and managing water through 'sponge parks' and noted the importance of using green infrastructure and small-scale neighborhood-based infrastructure, given the flood and rain events.

Ms. Barsh reiterated that the proposed language might preclude mining even if it was in the Lake Belt, unless some type of exclusion was made. Mr. Grosso believed the state statute supersedes any wetlands requirement, and Ms. Barsh agreed that it did.

Ms. Oyenuga mentioned the state wetland requirements but opined that on a local level there is a need to consider sea level rise and climate change, and that 50-feet would be an optimum requirement.

Mr. Bercow stated that kind of consideration was too granular for the comprehensive plan and should leave the permitted regulations in place. Mr. Grosso stated the word "consider" was meaningless and would be willing to change his recommendation related to Objective CON-7 from 75 to 50 feet.

Motion #1: Adopt the recommendations presented by EAR Task Force Member Richard Grosso, representing Friends of the Everglades (see Appendix A), with the following amendments:

- **Delete proposed change to Policy LU-8F; and**
- **Change the recommendation on Objective CON-7 from "75 feet" to "50 feet"**

Mover: Grosso; Second: Fata Carpenter; passed 11-4 (see vote count below)

Member Organizations:	Member Name:	Vote:
1000 Friends of Florida	Paul Owens	Y
Sierra Club	Steven Leidner	Y
Agricultural Practices Advisory Board	Lucia Soria	A
Redland Citizens Association	Martin Motes	Y
Miami-Dade Limestone Products Association	Kerri Barsh	N
Builders Association of South Florida	Jeff Bercow	N
Latin Builders Association	Pedro Portella	N
Dade County Farm Bureau	David Torbert	N
Latin American Business Association	William J Delgado	A
Urban Land Institute (Southeast Florida/Caribbean)	Tom Roth	Y
Friends of the Everglades	Richard Grosso	Y
Miccosukee Tribe of Florida	Curtis Osceola	A
Miami Waterkeeper	Craig Grossenbacher	A
Miami Homes for All	Annie Lord	Y
Miami-Dade Beacon Council	Ilona Vega	A
Miami-Dade Chamber of Commerce	G. Eric Knowles	A
Everglades Foundation	Elizabeth Fata Carpenter	Y
The Nature Conservancy	Christianah Oyenuga	Y
Miami Association of Realtors	Danielle Blake	A
American Institute of Architects (Local Chapter)	Aaron DeMayo	Y
Laborers' International Union of North America (Local Chapter)	David Rutledge	Y
South Florida AFL-CIO	Jeffrey Mitchell	A

United Way Miami	Norie del Valle	Y
South Dade Chamber of Commerce	Lisa Greer	A

Y = Yes; N = No; A = Absent

The Task Force discussed recommendations proposed by Task Force Member Motes. Mr. Motes explained his recommendations to support agriculture in the County, which he characterized as ascending. He discussed the special microclimate in the southern area and with specialized crops. A measure of viability is not just the number of acres but the dollar value as well and stressed that the agricultural industry is the second largest industry in the County. He advocated for the need to toll for traffic coming into Miami, like congestion pricing successfully done in London and New York.

In response to Ms. Carpenter's question regarding the CDMP implications of his recommendation No. 6, Mr. Motes described the agricultural area as geologically and ecologically defined. Ms. Brown cited the Redland area in Policy LU-8G as an area that shall not be considered for UDB expansion and defined as the area south of Eureka Drive, with no southern or western boundary.

Mr. Bercow generally stated his support of proposal No. 1 for Redlands as a unique microclimate, No. 6 for a defined Redland boundaries and for No. 4 to work with University of Florida to develop new crops. He stated proposal No. 2 for one house per five acres as already existing in the CDMP and did not support proposal No. 3 as CDMP policies state agriculture inside the UDB as not compatible with surrounding urban environment, except for the 'Horse Country' area. Mr. Bercow questioned why proposal No. 8 was limited to improvement of just north/south arterial roads instead of all arterials - proposal No. 9 should be changed to study congestion pricing.

Mr. Motes responded that his proposal No. 8, had only north/south arterials for the concept of transit corridors and with surrounding development and inflex of population for those new multistory developments as greater in comparison than it is east or west of the UDB, and gave examples of rush hour traffic conditions along SW 137, 147 and 162 Avenues. Mr. Bercow opined other roadways besides the north/south arterials were needed as well, with some connection to the east/west roadways. Mr. Motes welcomed the reference improvement to all the roads and added that fees are collected in the Redland area, but only a certain proportion comes back to the Redland area out of the general fund.

Regarding Mr. Bercow's comments on proposal No. 9, Ms. Brown clarified that there are other existing agricultural areas besides Horse Country inside the UDB, but the CDMP identifies them for other land uses and CDMP policies point to no new commercial agricultural uses. Mr. Motes stated that agriculture within urban areas was protected by the Florida Right to Farm act to a great degree and offered to share his photographs of examples of urban agriculture in other locations. About proposal No. 4, Mr. Rutledge questioned limiting it to a sole institution for crop development, and he envisioned setting aside land for

that purpose. Mr. Motes explained that for funding, the County's Cooperative Extension office is an agent of the university college system, and that way he envisions increased funding

For proposal No. 6, Mr. Torbert stated the Farm Bureau did not support designating a specific protected area for agricultural preservation as all agricultural areas are unique and equally important to the viability of the industry. He questioned how proposal No. 7 for the wetlands would affect some of the tree farms in the east. For proposal No. 8 it should be not just north/south but all arteries with many roads in poor shape and stated support for toll pricing in proposal No. 9.

In response to Ms. Cosio Carballo's question of the Redland boundaries, Mr. Motes stated only the northern boundary was defined in the CDMP. He added that due to the development of the transit corridor it takes a long time to go east/west through US-1 during rush hour. Ms. Cosio Carballo asked if proposal No. 6 should include a study done to identify the Redland area. Mr. Motes stated the climate changes in the southern areas. He listed Avocado Drive as the southern boundary as it is west of Homestead and Florida City - a reasonable expectation to be sought after as developed areas. A study is feasible as the Redland area has a certain cachet, giving an example of an area along US-1 - while not part of Redland – was informally called south Redland edge.

For proposal No. 1, Mr. DeMayo stated it was not just the microclimate of the Redland area, the entire County is seeing higher heat days. An important consideration for proposal No. 5 is not only the value of crops, but also food security. For proposal Nos. 8 and 9 it is both a capacity and congestion issue. Rather than a blanket statement of updating the arterials, instead consider specific intersections to be reviewed, rather than adding lanes which is effectively inducing added congestion. For congestion pricing, consider areas beyond Downtown Miami such as significant metropolitan Urban Centers and the Rapid Transit Zone areas.

Mr. Motes discussed the unique Redland area and detailed its unique climate and thunderstorms which are different from the weather patterns in the rest of the County. Regarding congested roadways, turn lanes could be added that would not broaden the roads but instead improve intersections. Mr. De Mayo questioned whether proposal No. 8 could be changed to turning sections or lanes. Mr. Motes said it could be changed to improve arterials throughout the Redland, with particular emphasis on intersections. Ms. Brown stated changes to proposal No. 8 were to improve arterial roads through Redland, north of the transit corridor with particular emphasis on turning lanes.

About proposal No. 9 for the congestion tolling, Mr. DeMayo suggested to review it throughout the County, with priority emphasis on downtown Miami. Mr. Motes said it could be modified to say tolls should be added to enter downtown Miami and other urban areas during business hours. Mr. Bercow said if it was changed to 'studied' he would support it.

Mr. DeMayo inquired about whether proposal No. 5 would consider the culturally significant crops important to certain local groups. Mr. Motes identified the problem with some of these crops as outside their radar. He gave an example of growing lychees which were probably undervalued but will continue to be important as this area is where they could be growing. Mr. Motes explained it could be added as a new proposal No. 10 - those new crops of cultural and ethnic importance to Miami-Dade County be pursued and encouraged.

Task Force Member Roth spoke about the provision that areas within ½ mile of the South Dade Transitway could be considered as eligible Urban Expansion Areas.

Task Force Member Torbert spoke about his unreadiness to set a defined Redland area. As a lot of landowner producers use the value of the land to obtain financing and loans to get operating capital. He provided an example of a 40-acre piece of land valued at $100,000 per acre or $4 Million. You could borrow up to $1 Million to operate on it. Versus putting the land into a permanent agricultural designation valued at $10,000 per acre, then your dollar value to operate farming is now compromised. From Lake Okeechobee south is where all the winter vegetables such as green beans and sweet corn are grown to feed the United States of America. The freeze of 2025 affected most of the country but spared Miami-Dade County, and its vegetables were able to be used as food supply for this country. Miami-Dade County is exceptional in that its climate allows for crops to grow all year long.

Task Force Member Barsh sought clarification regarding on item 7, asking whether Member Motes is referring only to the Redland area, or referring to the entire county area. Task Force Member Motes responded that he is referring to the area throughout the County.

Task Force Member Motes spoke of the history of canal expansion in South Florida in the 1940s and 1950s and saltwater intrusion was a problem in Coral Gables until retention dams were built. He stated that it is good to preserve wetlands to guard against saltwater intrusion. South Florida limestone is highly permeable, and as sea levels rise you will get increased saltwater intrusion. We need to preserve as many wetlands in their natural state as possible.

Ms. Brown summarized the motion with the accepted changes. Mr. Bercow asked if there is a possibility to bifurcate the motion so that there is a vote on all items but 2, 3, and 7 and a separate vote on items 2, 3, and 7. Task Force Member Moted responded no that the 1 house per 5 acres is important, and the preservation of agriculture is important. Mr. Bercow withdrew his second, and Mr. Leidner seconded the motion

Task Force Member De Mayo clarified that turn lanes are needed near intersections, and not roadway widening along the full length of roads, as the intersections are the critical part for

arterial roads in the Redland area. Task Force Member Motes agreed that it would be fine to accept this amendment.

Task Force Member Torbert stated that 'preserve and facilitate agriculture' should be changed to 'facilitate agriculture' and reiterated that he would like to remove the defined Redland area.

Task Force Member Barsh stated that she cannot support number 7 due to its countywide nature with concern that it may adversely affect rock mining operations.

Motion #2: Adopt the recommendations presented by EAR Task Force Member Martin Motes, representing the Redland Citizens Association (see Appendix B), with the following amendments:

- **Amend Recommendation #8 to read "Improve arterial roads through Redland, north of the Transit corridor, with particular emphasis on turning lanes and intersections."; and**
- **Amend Recommendation #9 to read: "A Congestion Toll should be added to enter downtown or other urban centers during busy hours."**
- **Add a new Recommendation #10 to read "The value of new crops of ethnic and cultural importance to Miami-Dade County should be pursued and encouraged."**

Mover: Motes; Second: Leidner; passed 9-5 (see vote count below)

Member Organizations:	**Member Name:**	**Vote:**
1000 Friends of Florida	Paul Owens	Y
Sierra Club	Steven Leidner	Y
Agricultural Practices Advisory Board	Lucia Soria	A
Redland Citizens Association	Martin Motes	Y
Miami-Dade Limestone Products Association	Kerri Barsh	N
Builders Association of South Florida	Jeff Bercow	N
Latin Builders Association	Pedro Portella	N
Dade County Farm Bureau	David Torbert	N
Latin American Business Association	William J Delgado	A
Urban Land Institute (Southeast Florida/Caribbean)	Tom Roth	N
Friends of the Everglades	Richard Grosso	Y
Miccosukee Tribe of Florida	Curtis Osceola	A
Miami Waterkeeper	Craig Grossenbacher	A
Miami Homes for All	Annie Lord	Y
Miami-Dade Beacon Council	Ilona Vega	A
Miami-Dade Chamber of Commerce	G. Eric Knowles	A
Everglades Foundation	Elizabeth Fata Carpenter	Y

The Nature Conservancy	Christianah Oyenuga	Y
Miami Association of Realtors	Danielle Blake	A
American Institute of Architects (Local Chapter)	Aaron DeMayo	Y
Laborers' International Union of North America (Local Chapter)	David Rutledge	A
South Florida AFL-CIO	Jeffrey Mitchell	A
United Way Miami	Norie del Valle	Y
South Dade Chamber of Commerce	Lisa Greer	A

Y = Yes; N = No; A = Absent

(Task Force Member David Rutledge left the meeting.)

Ms. Brown announced that the next recommendation is from EAR Task Force Member Paul Owens. Mr. Owens reviewed his 10 recommendations, which he referred to in order from A through J. Mr. Owens moved to approval all recommendations, the motion was seconded by Mr. Grosso.

Mr. Bercow stated that recommendation A was already approved in Task Force Member Grosso's recommendation; he cannot support the 72-hour requirement prior to the BCC hearing for decisions as some issues can be resolved in a 3-day time period, he does not think this provision should be in the CDMP as it would fit better as a change to Chapter 2 of the County Code; he cannot support 40% of residential units at or below 120% of AMI and Live Local standard outside the UDB because it would not be approved administratively. He agreed that the UEAs are outdated and supported updating the boundaries but there is a significant balancing issue for expansions into the Urban Expansion Area, you should not have the same cumulative requirement to preserve land on a 1:1 basis in an Urban Expansion Area which are the areas where urban expansion is supposed to occur. He further noted that he does support recommendation F on the data centers, especially since it defines, consistent with the new state statute, with the peak load of a hyperscale data center at 50 megawatts, which makes sense. He noted that Recommendation G on septic tanks is a great idea and likened it to the concept of closing a railroad crossing as a new crossing is opened, but questions how realistically it can be implemented. He described an example of a person with a home in the Redland on a five-acre parcel and wants to install a septic tank and the distance to connect is prohibitive. He spoke to the impracticality of forcing one homeowner who has a septic tank to give it up to allow a new homeowner to add a septic tank. Mr. Bercow further noted that Recommendation H seems to be more of a granular permitting issue that should be incorporated in the County Code. On recommendation J, Mr. Bercow stated that he does agree that portions of the outdated UEA should be revised that are not supposed to be there. He stated that seven years ago, there was a resolution of the County Commission that said those areas that are not fit for the UEA are supposed to be

eliminated when 2,000 additional acres are put back into the UEA, and that has not happened.

Ms. Brown clarified that it became a policy in the CDMP directing County staff to conduct a study of the potential for identifying land of equivalent acreage for the UEAs. A study was developed and advanced to the Board of County Commissioners, and no action was taken.

Mr. Bercow stated there was a resolution by the County Commission to add an additional 2,000 of the UEA to the Comprehensive Plan and directing staff to file the application, but that has not happened.

Ms. Lord stated interest in recommendation D, and the CDMP's delineation of certain affordability thresholds for residential outside the Urban Development Boundary. She appreciates that the recommendation goes toward greater affordability, since so much of the housing supply gap is for households earning less than 80% of the Area Median Income. Since a 20% unit set aside is standard practice, and 12.5% is too low, Miami Homes For All's submitted recommendations proposed 20% of units set aside for households earning less than 80 % of the AMI. This would meet the state standard but would also go further to meet the needs of the County for more low-income housing, while still being achievable for the bottom line of the developer. Mr. Owens agreed to amend recommendation D to reflect that 20% of units be set aside at or below 120% of AMI. Mr. Owens stated that Mr. Bercow pointed out that recommendation A was adopted in substance in Mr. Grosso's recommendations. Mr. Owens (mover) agreed to withdraw Recommendation A. Mr. Grosso (seconder) accepted this change.

Ms. Fata-Carpenter recommended a change to recommendation B to add 'and supporting documents' to the 72-hour requirement for subsequent changes to the CDMP. She stated the intent for this is to avoid last minute changes that the public and the Board of County Commissioners are not informed about. Mr. Owens (mover) and Mr. Grosso (seconder) accepted this change.

Ms. Cosio Carballo thanked Mr. Owens for including the language on the data centers. The South Florida Regional Planning Council recommends that the CDMP establish locations based on infrastructure and environmental compatibility criteria. She has overall concerns on how the data centers would be regulated, due to the large amount of land needed. Ms. Owens and Ms. Cosio Carballo agreed on rewording the data centers statement. Ms. Brown read the statement as amended to read "Miami-Dade County will create a new land use category for data centers. Facilities will be prohibited from location and operation in other land use categories."

Mr. Owens (mover) and Mr. Grosso (seconder) accepted the proposal to take separate votes on each of the recommendations. Ms. Brown read each recommendation individually, with the exception of Recommendation A which was previously withdrawn.

Motion #3: Adopt Recommendation B as presented by EAR Task Force Member Paul Owens, representing the 1,000 Friends of Florida (see Appendix C), with the following amendments:

- **Recommendation B was amended to add the following text to the suggested addition to Objective LU-2: "72 hours after applications and supporting documents for them"**

Mover: Owens; Second: Grosso; passed 12-2 (see vote count below)

Member Organizations:	**Member Name:**	**Vote:**
1000 Friends of Florida	Paul Owens	Y
Sierra Club	Steven Leidner	Y
Agricultural Practices Advisory Board	Lucia Soria	A
Redland Citizens Association	Martin Motes	Y
Miami-Dade Limestone Products Association	Kerri Barsh	Y
Builders Association of South Florida	Jeff Bercow	N
Latin Builders Association	Pedro Portella	N
Dade County Farm Bureau	David Torbert	Y
Latin American Business Association	William J Delgado	A
Urban Land Institute (Southeast Florida/Caribbean)	Tom Roth	Y
Friends of the Everglades	Richard Grosso	Y
Miccosukee Tribe of Florida	Curtis Osceola	A
Miami Waterkeeper	Craig Grossenbacher	A
Miami Homes for All	Annie Lord	Y
Miami-Dade Beacon Council	Ilona Vega	A
Miami-Dade Chamber of Commerce	G. Eric Knowles	A
Everglades Foundation	Elizabeth Fata Carpenter	Y
The Nature Conservancy	Christianah Oyenuga	Y
Miami Association of Realtors	Danielle Blake	A
American Institute of Architects (Local Chapter)	Aaron DeMayo	Y
Laborers' International Union of North America (Local Chapter)	David Rutledge	A
South Florida AFL-CIO	Jeffrey Mitchell	A
United Way Miami	Norie del Valle	Y
South Dade Chamber of Commerce	Lisa Greer	A

Y = Yes; N = No; A = Absent

Motion #4: Adopt Recommendation C as presented by EAR Task Force Member Paul Owens, representing the 1,000 Friends of Florida (see Appendix C).

Mover: Owens; Second: Grosso; passed 14-0 (see vote count below)

Member Organizations:	Member Name:	Vote:
1000 Friends of Florida	Paul Owens	Y
Sierra Club	Steven Leidner	Y
Agricultural Practices Advisory Board	Lucia Soria	A
Redland Citizens Association	Martin Motes	Y
Miami-Dade Limestone Products Association	Kerri Barsh	Y
Builders Association of South Florida	Jeff Bercow	Y
Latin Builders Association	Pedro Portella	Y
Dade County Farm Bureau	David Torbert	Y
Latin American Business Association	William J Delgado	A
Urban Land Institute (Southeast Florida/Caribbean)	Tom Roth	Y
Friends of the Everglades	Richard Grosso	Y
Miccosukee Tribe of Florida	Curtis Osceola	A
Miami Waterkeeper	Craig Grossenbacher	A
Miami Homes for All	Annie Lord	Y
Miami-Dade Beacon Council	Ilona Vega	A
Miami-Dade Chamber of Commerce	G. Eric Knowles	A
Everglades Foundation	Elizabeth Fata Carpenter	Y
The Nature Conservancy	Christianah Oyenuga	Y
Miami Association of Realtors	Danielle Blake	A
American Institute of Architects (Local Chapter)	Aaron DeMayo	Y
Laborers' International Union of North America (Local Chapter)	David Rutledge	A
South Florida AFL-CIO	Jeffrey Mitchell	A
United Way Miami	Norie del Valle	Y
South Dade Chamber of Commerce	Lisa Greer	A

Y = Yes; N = No; A = Absent

Motion #5: Adopt Recommendation D as presented by EAR Task Force Member Paul Owens, representing the 1,000 Friends of Florida (see Appendix C), with the following amendments:

- **Recommendation D was amended to change the affordability standard for criteria n of Policy LU-8H, for the text to read: "At least ~~12.5%~~ <u>20%</u> of the proposed residential units must be priced affordably for individuals earning ~~up to 140%~~ <u>at or below 80%</u> of the Area Median Income"**

Mover: Owens; Second: Grosso; passed 11-3 (see vote count below)

Member Organizations:	Member Name:	Vote:
1000 Friends of Florida	Paul Owens	Y
Sierra Club	Steven Leidner	N
Agricultural Practices Advisory Board	Lucia Soria	A
Redland Citizens Association	Martin Motes	Y
Miami-Dade Limestone Products Association	Kerri Barsh	Y
Builders Association of South Florida	Jeff Bercow	N
Latin Builders Association	Pedro Portella	N
Dade County Farm Bureau	David Torbert	Y
Latin American Business Association	William J Delgado	A
Urban Land Institute (Southeast Florida/Caribbean)	Tom Roth	Y
Friends of the Everglades	Richard Grosso	Y
Miccosukee Tribe of Florida	Curtis Osceola	A
Miami Waterkeeper	Craig Grossenbacher	A
Miami Homes for All	Annie Lord	Y
Miami-Dade Beacon Council	Ilona Vega	A
Miami-Dade Chamber of Commerce	G. Eric Knowles	A
Everglades Foundation	Elizabeth Fata Carpenter	Y
The Nature Conservancy	Christianah Oyenuga	Y
Miami Association of Realtors	Danielle Blake	A
American Institute of Architects (Local Chapter)	Aaron DeMayo	Y
Laborers' International Union of North America (Local Chapter)	David Rutledge	A
South Florida AFL-CIO	Jeffrey Mitchell	A
United Way Miami	Norie del Valle	Y
South Dade Chamber of Commerce	Lisa Greer	A

Y = Yes; N = No; A = Absent

Motion #6: Adopt Recommendation E as presented by EAR Task Force Member Paul Owens, representing the 1,000 Friends of Florida (see Appendix C).

Mover: Owens; Second: Grosso; passed 11-3 (see vote count below)

Member Organizations:	Member Name:	Vote:
1000 Friends of Florida	Paul Owens	Y
Sierra Club	Steven Leidner	Y
Agricultural Practices Advisory Board	Lucia Soria	A
Redland Citizens Association	Martin Motes	Y
Miami-Dade Limestone Products Association	Kerri Barsh	Y
Builders Association of South Florida	Jeff Bercow	N

Latin Builders Association	Pedro Portella	N
Dade County Farm Bureau	David Torbert	Y
Latin American Business Association	William J Delgado	A
Urban Land Institute (Southeast Florida/Caribbean)	Tom Roth	N
Friends of the Everglades	Richard Grosso	Y
Miccosukee Tribe of Florida	Curtis Osceola	A
Miami Waterkeeper	Craig Grossenbacher	A
Miami Homes for All	Annie Lord	Y
Miami-Dade Beacon Council	Ilona Vega	A
Miami-Dade Chamber of Commerce	G. Eric Knowles	A
Everglades Foundation	Elizabeth Fata Carpenter	Y
The Nature Conservancy	Christianah Oyenuga	Y
Miami Association of Realtors	Danielle Blake	A
American Institute of Architects (Local Chapter)	Aaron DeMayo	Y
Laborers' International Union of North America (Local Chapter)	David Rutledge	A
South Florida AFL-CIO	Jeffrey Mitchell	A
United Way Miami	Norie del Valle	Y
South Dade Chamber of Commerce	Lisa Greer	A

Y = Yes; N = No; A = Absent

Motion #7: Adopt Recommendation F as presented by EAR Task Force Member Paul Owens, representing the 1,000 Friends of Florida (see Appendix C), with the following amendments:

- **Recommendation F was amended to read: "Policy LU-9W: Miami-Dade County will create a new ~~zoning~~ land use category for ~~large~~ data centers~~, defined as those with an anticipated monthly peak load of 50 megawatts or more~~. Facilities ~~on this scale~~ will be prohibited from location and operation in other ~~zoning~~ land use categories, including industrial. Data center zoning will apply to areas chosen to avoid incompatible impacts on nearby land uses from data centers' high electricity and water consumption, noise, emissions, on-site fuel storage, 24-hour lighting and other characteristics."**

Mover: Owens; Second: Grosso; passed 11-3 (see vote count below)

Member Organizations:	**Member Name:**	**Vote:**
1000 Friends of Florida	Paul Owens	Y
Sierra Club	Steven Leidner	Y
Agricultural Practices Advisory Board	Lucia Soria	A
Redland Citizens Association	Martin Motes	Y
Miami-Dade Limestone Products Association	Kerri Barsh	N

Builders Association of South Florida	Jeff Bercow	N
Latin Builders Association	Pedro Portella	N
Dade County Farm Bureau	David Torbert	Y
Latin American Business Association	William J Delgado	A
Urban Land Institute (Southeast Florida/Caribbean)	Tom Roth	Y
Friends of the Everglades	Richard Grosso	Y
Miccosukee Tribe of Florida	Curtis Osceola	A
Miami Waterkeeper	Craig Grossenbacher	A
Miami Homes for All	Annie Lord	Y
Miami-Dade Beacon Council	Ilona Vega	A
Miami-Dade Chamber of Commerce	G. Eric Knowles	A
Everglades Foundation	Elizabeth Fata Carpenter	Y
The Nature Conservancy	Christianah Oyenuga	Y
Miami Association of Realtors	Danielle Blake	A
American Institute of Architects (Local Chapter)	Aaron DeMayo	Y
Laborers' International Union of North America (Local Chapter)	David Rutledge	A
South Florida AFL-CIO	Jeffrey Mitchell	A
United Way Miami	Norie del Valle	Y
South Dade Chamber of Commerce	Lisa Greer	A

Y = Yes; N = No; A = Absent

Motion #8: Adopt Recommendation G as presented by EAR Task Force Member Paul Owens, representing the 1,000 Friends of Florida (see Appendix C).

Mover: Owens; Second: Grosso; passed 8-6 (see vote count below)

Member Organizations:	**Member Name:**	**Vote:**
1000 Friends of Florida	Paul Owens	Y
Sierra Club	Steven Leidner	Y
Agricultural Practices Advisory Board	Lucia Soria	A
Redland Citizens Association	Martin Motes	N
Miami-Dade Limestone Products Association	Kerri Barsh	N
Builders Association of South Florida	Jeff Bercow	N
Latin Builders Association	Pedro Portella	N
Dade County Farm Bureau	David Torbert	N
Latin American Business Association	William J Delgado	A
Urban Land Institute (Southeast Florida/Caribbean)	Tom Roth	N
Friends of the Everglades	Richard Grosso	Y
Miccosukee Tribe of Florida	Curtis Osceola	A
Miami Waterkeeper	Craig Grossenbacher	A
Miami Homes for All	Annie Lord	Y

Miami-Dade Beacon Council	Ilona Vega	A
Miami-Dade Chamber of Commerce	G. Eric Knowles	A
Everglades Foundation	Elizabeth Fata Carpenter	Y
The Nature Conservancy	Christianah Oyenuga	Y
Miami Association of Realtors	Danielle Blake	A
American Institute of Architects (Local Chapter)	Aaron DeMayo	Y
Laborers' International Union of North America (Local Chapter)	David Rutledge	A
South Florida AFL-CIO	Jeffrey Mitchell	A
United Way Miami	Norie del Valle	Y
South Dade Chamber of Commerce	Lisa Greer	A

Y = Yes; N = No; A = Absent

(Task Force Member Del Valle left the meeting.)

Motion #9: Adopt Recommendation H as presented by EAR Task Force Member Paul Owens, representing the 1,000 Friends of Florida (see Appendix C).

Mover: Owens; Second: Grosso; passed 8-5 (see vote count below)

Member Organizations:	**Member Name:**	**Vote:**
1000 Friends of Florida	Paul Owens	Y
Sierra Club	Steven Leidner	Y
Agricultural Practices Advisory Board	Lucia Soria	A
Redland Citizens Association	Martin Motes	Y
Miami-Dade Limestone Products Association	Kerri Barsh	N
Builders Association of South Florida	Jeff Bercow	N
Latin Builders Association	Pedro Portella	N
Dade County Farm Bureau	David Torbert	N
Latin American Business Association	William J Delgado	A
Urban Land Institute (Southeast Florida/Caribbean)	Tom Roth	N
Friends of the Everglades	Richard Grosso	Y
Miccosukee Tribe of Florida	Curtis Osceola	A
Miami Waterkeeper	Craig Grossenbacher	A
Miami Homes for All	Annie Lord	Y
Miami-Dade Beacon Council	Ilona Vega	A
Miami-Dade Chamber of Commerce	G. Eric Knowles	A
Everglades Foundation	Elizabeth Fata Carpenter	Y
The Nature Conservancy	Christianah Oyenuga	Y
Miami Association of Realtors	Danielle Blake	A
American Institute of Architects (Local Chapter)	Aaron DeMayo	Y
Laborers' International Union of North America (Local Chapter)	David Rutledge	A

South Florida AFL-CIO	Jeffrey Mitchell	A
United Way Miami	Norie del Valle	A
South Dade Chamber of Commerce	Lisa Greer	A

Y = Yes; N = No; A = Absent

Motion #10: Adopt Recommendation I as presented by EAR Task Force Member Paul Owens, representing the 1,000 Friends of Florida (see Appendix C).

Mover: Owens; Second: Grosso; passed 12-1 (see vote count below)

Member Organizations:	**Member Name:**	**Vote:**
1000 Friends of Florida	Paul Owens	Y
Sierra Club	Steven Leidner	Y
Agricultural Practices Advisory Board	Lucia Soria	A
Redland Citizens Association	Martin Motes	Y
Miami-Dade Limestone Products Association	Kerri Barsh	Y
Builders Association of South Florida	Jeff Bercow	N
Latin Builders Association	Pedro Portella	Y
Dade County Farm Bureau	David Torbert	Y
Latin American Business Association	William J Delgado	A
Urban Land Institute (Southeast Florida/Caribbean)	Tom Roth	Y
Friends of the Everglades	Richard Grosso	Y
Miccosukee Tribe of Florida	Curtis Osceola	A
Miami Waterkeeper	Craig Grossenbacher	A
Miami Homes for All	Annie Lord	Y
Miami-Dade Beacon Council	Ilona Vega	A
Miami-Dade Chamber of Commerce	G. Eric Knowles	A
Everglades Foundation	Elizabeth Fata Carpenter	Y
The Nature Conservancy	Christianah Oyenuga	Y
Miami Association of Realtors	Danielle Blake	A
American Institute of Architects (Local Chapter)	Aaron DeMayo	Y
Laborers' International Union of North America (Local Chapter)	David Rutledge	A
South Florida AFL-CIO	Jeffrey Mitchell	A
United Way Miami	Norie del Valle	A
South Dade Chamber of Commerce	Lisa Greer	A

Y = Yes; N = No; A = Absent

Motion #11: Adopt Recommendation J as presented by EAR Task Force Member Paul Owens, representing the 1,000 Friends of Florida (see Appendix C).

Mover: Owens; Second: Grosso; passed 12-1 (see vote count below)

Member Organizations:	Member Name:	Vote:
1000 Friends of Florida	Paul Owens	Y
Sierra Club	Steven Leidner	Y
Agricultural Practices Advisory Board	Lucia Soria	A
Redland Citizens Association	Martin Motes	Y
Miami-Dade Limestone Products Association	Kerri Barsh	Y
Builders Association of South Florida	Jeff Bercow	Y
Latin Builders Association	Pedro Portella	N
Dade County Farm Bureau	David Torbert	Y
Latin American Business Association	William J Delgado	A
Urban Land Institute (Southeast Florida/Caribbean)	Tom Roth	Y
Friends of the Everglades	Richard Grosso	Y
Miccosukee Tribe of Florida	Curtis Osceola	A
Miami Waterkeeper	Craig Grossenbacher	A
Miami Homes for All	Annie Lord	Y
Miami-Dade Beacon Council	Ilona Vega	A
Miami-Dade Chamber of Commerce	G. Eric Knowles	A
Everglades Foundation	Elizabeth Fata Carpenter	Y
The Nature Conservancy	Christianah Oyenuga	Y
Miami Association of Realtors	Danielle Blake	A
American Institute of Architects (Local Chapter)	Aaron DeMayo	Y
Laborers' International Union of North America (Local Chapter)	David Rutledge	A
South Florida AFL-CIO	Jeffrey Mitchell	A
United Way Miami	Norie del Valle	A
South Dade Chamber of Commerce	Lisa Greer	A

Y = Yes; N = No; A = Absent

Closing

Ms. Brown announced that the next Task Force meeting is scheduled for June 15, 2026, with potential for a second meeting on June 16, 2026, if necessary to conclude the task force proceedings.

Adjourn

The meeting was adjourned at 1:15 p.m.

The following information is provided by
EAR Task Force Member Richard Grosso
(representative of Friends of the Everglades)

EAR Task Force Proposed Recs for Report

Selected CDMP Policies

FLUE

CDMP, p. I-69:
Urban Development Boundary. The Urban Development Boundary (UDB) is included on the LUP map to distinguish the area where urban development may occur through the year 2030 from areas where it shall~~ould~~ not occur. Development orders permitting urban development will generally be approved within the UDB at some time through the year 2030 provided that level-of-service standards for necessary public facilities will be met. Adequate countywide development capacity will be maintained within the UDB by increasing development densities or intensities inside the UDB, or by expanding the UDB, when the need for such change is determined to be necessary through the Plan review and amendment process. The CDMP seeks to facilitate the necessary service improvements within the UDB to accommodate the land uses indicated on the LUP map within the year 20~~3~~50 time frame. Accordingly, public expenditures for urban service and infrastructure improvements shall be ~~focused on~~ limited to the area within the UDB, and urban infrastructure is ~~discouraged~~ not allowed outside the UDB. ~~In particular, the construction of new roads, or the extension, widening and paving of existing arterial or collector roadways to serve areas outside the UDB at public expense will be permitted only if such roadways are shown on the LUP map and in the Transportation Element.~~

CDMP p 6:
It is reasonably safe to assume, however, that the areas least suitable for urban development today will remain least suitable in the future. These areas include the remaining ~~high-quality~~ coastal and Everglades wetland areas in the County, the coastal high hazard areas, and the Northwest Wellfield protection area.

LU-8F.
The Urban Development Boundary (UDB) should contain developable land having capacity to sustain projected countywide residential demand for a period of 10 years. The estimation of this capacity shall include the capacity to develop and redevelop around transit stations at the densities recommended in policy LU-7F, the capacity allowed for within the current UDB considering allowable maximum densities, and the capacity potentially allowed by the "Live Local Act" provisions of section 125.01055 (7), Fla. Stat. The adequacy of non-residential land supplies shall be determined on the basis of land supplies in subareas of the County appropriate to the type of use, as well as the Countywide supply within the UDB. The adequacy of land supplies for neighborhood- and community-oriented business and office uses shall be determined on the basis of localized subarea geography such as Census Tracts, Minor Statistical Areas (MSAs) and combinations thereof. Tiers, Half-Tiers and combinations thereof shall be considered along with the Countywide supply when evaluating the adequacy of land supplies for regional commercial and industrial activities.

LU-1O. Miami-Dade County shall ~~seek to~~ prevent discontinuous, scattered development at the urban fringe in the Agriculture Areas outside the Urban Development Boundary, through its CDMP amendment process, regulatory and capital improvements programs and intergovernmental coordination activities.

LU-1R. Miami-Dade County shall ~~take steps to~~ reserve the amount of land necessary to maintain an economically viable agricultural industry. Miami-Dade County shall adopt and implement a transfer of developments rights (TDR) program to preserve agricultural land that will be supplemented by a purchase of development rights program to preserve agricultural land and environmentally sensitive property.

LU-8G. When considering land areas to add to the UDB, or any proposed amendment to the text of the CDMP that would increase the type and density or intensity of land uses allowed outside of the UDB, or reduce or repeal any development standards in such areas, after demonstrating that a need exists, in accordance with the foregoing Policy LU-8F:
i) The following areas shall not be considered:
a) The Northwest Wellfield Protection Area located west of the Turnpike Extension between Okeechobee Road and NW 25 Street and the West Wellfield Protection Area west of SW 157 Avenue between SW 8 Street and SW 42 Street;
b) Water Conservation Areas, Everglades National Park, Biscayne National Park, Pennsuco Wetlands, and Bird Drive Wetlands, as depicted on Figure 14;
c) Comprehensive Everglades Restoration Plan projects identified in the 1999 Final Integrated Feasibility Report and Programmatic Environmental Impact Statement, as may be modified formally or informally by the United States Army Corps of Engineers or the South Florida Water Management District or that have been approved by the South Florida Water Management District Governing Board, and project footprints delineated in Tentatively Selected Plans and/or Project Implementation Reports,
d) The Redland area south of Eureka Drive (SW 184 Street);
e) Areas within the accident potential zones of the Homestead Air Reserve Base; and
f) Applications for residential land uses within the Coastal High Hazard Areas.
g) Wetlands of Regional Significance as depicted on Figure 14 of the Land Use Element not otherwise listed in subsection (i)(b) of this policy.
h) Land designated Agriculture on the Land Use Plan map, except where located in designated Urban Expansion Areas (UEAs);
~~i.) Land located within the FEMA V Zone.~~
~~ii) The following areas should be avoided:~~
~~1) Wetlands of Regional Significance as depicted on Figure 14 of the Land Use Element not otherwise listed in subsection (i)(b) of this policy; and~~
2) ~~Land designated Agriculture on the Land Use Plan map, except where located in designated Urban Expansion Areas (UEAs);~~ and
3) ~~Comprehensive Everglades Restoration Plan projects identified in the 1999 Final Integrated Feasibility Report and Programmatic Environmental Impact Statement, as may be modified formally or informally by the United States Army Corps of Engineers or the South Florida Water Management District or that have been approved by the South Florida Water Management District Governing Board; and~~
~~4) Land located within the FEMA V Zone.~~

iii) The following areas shall be given priority for inclusion, subject to conformance with Policy LU-8F and the foregoing provision of this policy, unless such lands are identified above as those which shall not be considered:
a) Land within Planning Analysis SubTiers having the earliest projected supply depletion year; and
b) Land within the UEAs and contiguous to the UDB; and
c) Locations within one mile of a planned urban center or transit service station or bus stop providing peak hour headways of 20 minutes or less; and
d) Locations having projected surplus service capacity that is unrestricted by this Plan or where necessary facilities and services can be readily extended.

CONSERVATION, AQUIFER RECHARGE AND DRAINAGE ELEMENT

Objective CON-7 Miami-Dade County shall protect and preserve the biological and hydrological functions of Wetlands of Regional Significance that may be contained within the areas depicted on Figure 14 in the Land Use Element by prohibiting development of, or within 75 feet ot, such wetlands. Future impacts to the biological functions of publicly and privately owned wetlands shall be allowed only upon a demonstration that no feasible alternative for locating such development exists and that the density or intensity of the proposed development has been reduced to the greatest extent practicable, and all wetland impacts shall be mitigated on a "type for type" basis within the same drainage basin. All privately owned wetlands identified on Figure 14 in the Land Use Element as Wetlands of Regional Significance and wetlands on Federal, State, or County land acquisition lists shall be supported as a high priority for public acquisition. Publicly acquired wetlands shall be restored and managed for their natural resource, habitat and hydrologic values.

CON-8A. Specimen trees and Natural Forest Communities in Miami-Dade County shall be protected through the maintenance and enforcement of the County's Tree and Forest Protection and Landscape Code, as may be amended from time to time, and shall not be cleared or removed unless there is no feasible alternative is available, including the reduction of the density or intensity of the proposed development or other activity to the greatest extent practicable. The County's Natural Forest Inventory shall be revised periodically to reflect current Natural Forest Community conditions. A Natural Forest Community shall not be removed from the inventory unless its quality and resource values have been degraded to the point where it cannot be restored.

CON-8D. Where hammocks or pinelands are contained within prospective development sites, they shall be ~~given priority for designation~~ preserved as landscape and open space except to the extent that a development applicant can demonstrate that doing so would deprive the applicant of their constitutional or statutory property rights ~~areas and left intact~~. The extent of hammock and pineland area secondary impacts from adjacent development ~~destroyed~~ shall be minimized by the use of native plant buffers, clustering, large lot zoning, and/or reduced roadway widths. Care shall be exercised when developing adjacent land to ~~minimize~~ avoid root damage and filling. Disturbance to the forest canopy and understory shall be minimized and confined to the least viable areas. Preservation areas shall be located and configured to protect rare, threatened and endangered species and to allow for

prescribed burning, where applicable. In the protected forest areas, understory vegetation and associated geologic features shall be protected and maintained in perpetuity.

CON-8E. The destruction of environmentally sensitive Natural Forest Communities shall be prohibited unless the applicant demonstrates that no feasible alternative is available, including the reduction of the density or intensity of the proposed development or other activity to the greatest extent practicable ~~kept to a minimum~~; In such cases, a long-term mitigation and management plan shall be developed to assure the continued maintenance of the remaining forest lands and the restoration or creation of at least an equal amount of forest lands to those destroyed.

CON-8K. All new plantings on lands owned and managed by Miami-Dade County, and all landscape plans for all development and redevelopment approvals shall shall only include federally or State listed plants, ~~if appropriate, and~~ or other native plant and/or xeriscape plant material, except to the extent that enforcement of this requirement would be in ~~wherever~~ feasible, in which case, a minimum of 50% of such plantings shall meet this requirement.

CON-9A. All activities that adversely affect habitat for ~~that is critical to~~ federal or State designated, endangered or threatened species shall be prohibited unless such activity(ies) are a public necessity and there are no possible alternative sites where the activity(ies) can occur. (See Appendix B)

CON-9E. Conservation of upland wildlife habitats shall be ~~taken into consideration~~ required during development evaluation and permitting processes and such habitats shall be preserved on-site, unless there is no feasible alternative is available, including the reduction of the density or intensity of the proposed development or other activity to the greatest extent practicable.

The following information is provided by

EAR Task Force Member Martin Motes

(representative of Redland Citizens Association)

Redland Citizen's Association EAR Recommendations

1.Preserve Redland as a unique microclimate devoted to agriculture and horticulture.

2. Preserve one house per 5 acres in Agriculture zoned areas.

3. Preserve and facilitate agriculture within the UDB.

4. Work with U. of Florida TREC to develop new crops.

5. In addition to acreage, consider the value of crops produced when evaluating the viability of agriculture/horticulture in the county.

6. Define Redland as: West of the UDB and East of Everglades National Park, bounded on the North by Eureka Drive and on the South by Avocado Drive.

7. Preserve all wetlands to mitigate salt water intrusion.

8. Improve North/South arterial roads through Redland, north of the Transit corridor.

9. A Congestion Toll should be added to enter downtown during busy hours.

The following information is provided by

EAR Task Force Member Paul Owens

(representative of 1000 Friends of Florida)

Proposed Recommendations for Miami-Dade County EAR Advisory Task Force
Paul Owens
President, 1000 Friends of Florida

From I. Land-use Element

Recommendation A¿Strengthen policy to prevent fragmenting of agricultural areas outside the Urban Development Boundary¡.

> Policy LU-1O. Miami-Dade County shall ~~seek to~~ prevent discontinuous, scattered development at the urban fringe in the Agriculture Areas outside the Urban Development Boundary, through its CDMP amendment process, regulatory and capital improvements programs and intergovernmental coordination activities.

Rationale: The phrase "seek to" means "try to". It weakens Miami-Dade County's commitment to the imperative of preventing the fragmentation and eventual loss of viability of agriculture, a critical component for the county's economic and environmental future. This commitment needs to be strengthened.

Recommendation B¿Require the text of proposed amendments to the CDMP and any subsequent changes made to those amendments while pending before the Board of County Commissioners to be available for review at least 38 hours before a vote on them may be taken¡

> Objective LU-2. Decisions regarding the location, extent and intensity of future land use in Miami-Dade County, and urban expansion in particular, shall be based upon the physical and financial feasibility of providing, by the year 20~~3~~50, all urbanized areas with services at levels of service (LOS) which meet or exceed the minimum standards adopted in the Capital Improvements Element, among other requirements set forth in this plan. Votes on such decisions by the Board of County Commissioners shall be held no sooner than 72 hours after applications for them are submitted or revised.

Rationale: When CDMP amendments and revisions to them are accepted in the last hours before a vote that determines their fate, decision-makers, professional staff and interested members of the public may not be fully aware of the details and consequences of those amendments. Members of the public cannot deliver well-informed comments. Officials cannot cast well-informed votes. Amendments that may lead to irreversible changes in landscapes and communities should be held to a higher standard for transparency in debate and deliberation. A 72-hour waiting period is required following the submission of the proposed final state budget for Florida to allow sufficient time for review before the state legislators can cast a vote. This long-accepted state standard would also be appropriate as a minimum waiting period for proposed CDMP amendments and any

revisions to them. It will provide more information and more certainty for applicants, decision makers and the public.

There may be a more appropriate place within the CDMP to insert this change. I am open to alternatives.

Recommendation.C¿Require.Miami_Dade.County.to.review.and.update.its.impact.fees.at.least.once.every.four.years.to.ensure.those.fees.keep.up.with.needs.and.their.costs¡.

> Policy LU-2C. Miami-Dade County shall maintain and enhance, as necessary, impact fee and comparable programs and procedures to require all development, regardless of size, to contribute its proportionate share of capital facilities, or funds or land therefore, necessary to accommodate impact of the proposed development or increment of redevelopment over and above preexisting development on a site. Miami-Dade County shall ~~periodically~~ review and update fee schedules at least once every four years to ensure that all public marginal costs are appropriately recognized, and that fee structures reflect pertinent geographic (i.e., core, fringe, or rural area) variability in facility usage. Miami-Dade County should consider revisions to impact fee structures to better align the provision of County infrastructure with adopted land use development strategies, which promote infill development and development around existing and planned transit corridors.

Rationale: In recent years, the Florida Legislature has passed laws to set arbitrary percentage caps on increases in impact fees. This means that the longer a local government has delayed updating its impact fees, the harder it is for that government to catch up to the true costs of the infrastructure its fees are intended to finance. Miami-Dade County can avoid this predicament by reviewing its impact fee schedule at least once every four years. The current imprecise requirement to review and update schedules "periodically" has no practical value.

Recommendation.D¿Adopt.the.state.Live.Local.standard.for.any.affordable.housing.proposed.outside.the.Urban.Development.Boundary¡

> Policy LU-8H. In addition to conformance with Policies LU-8F and LU-8G, applications requesting expansion of the UDB must request designation as a "Special District" on the CDMP Land Use Plan map and include a text amendment under the "Special District" CDMP text to outline the allowable uses, maximum density, maximum floor area ratio, and how the proposed development will satisfy the criteria set forth in this policy. A zoning application must be filed concurrently with the CDMP Land Use Plan map amendment and should meet the following criteria to be approved:

n) At least ~~12.5%~~ 40% of the proposed residential units must be priced affordably for individuals earning ~~up to 140%~~ at or below 120% of the Area Median Income;

Rationale: In passing the Live Local Act in 2023, the Florida Legislature defined affordable housing projects as including at least 40% units that are affordable for occupants earning at or below 120% of the area median income. The lower standard for what's defined as affordable under paragraph n of Policy LU-8H will not significantly increase the supply of affordable workforce housing and is not a compelling reason to expand the Urban Development Boundary. There are other references within the CDMP, such as Objective HO-2, which refer to "special attention directed to affordable units for extremely low, very low, low, and moderate income-households". Paragraph n of Policy LU-8H is not consistent with this better targeted emphasis.

Recommendation.E¿Strengthen.language.on.development.of.agricultural.land.in.the. expansion.of.the.Urban.Development.Boundary.to.require.any.losses.to.be.fully.offset¡.

Policy LU-8H. In addition to conformance with Policies LU-8F and LU-8G, applications requesting expansion of the UDB must request designation as a "Special District" on the CDMP Land Use Plan map and include a text amendment under the "Special District" CDMP text to outline the allowable uses, maximum density, maximum floor area ratio, and how the proposed development will satisfy the criteria set forth in this policy. A zoning application must be filed concurrently with the CDMP Land Use Plan map amendment and should meet the following criteria to be approved:

q) Require ~~Provide for~~ the preservation of agricultural land commensurate with the impacts of the application on agriculturally-designated land which may include participation in a Transfer of Development Rights program, Purchase of Development Rights program or other similar effort.~~.; however, notwithstanding anything in this paragraph to the contrary, in no event shall properties within the Urban Expansion Area be obligated to preserve agricultural land at a 1-to1 ratio.~~

Rationale: The 2023 Evaluation Of Agricultural Land Use Trends and Outlook Final Report concluded Miami-Dade County is not far above the minimum acreage needed to maintain a viable agricultural sector. Given the risk of falling below that minimum, and the negative economic and environmental consequences that would ensue, the weak language of "Provide for the preservation of agricultural land" needs to be strengthened to "Require the preservation of agricultural land". Also given this risk, development in the Urban Expansion Area should not be exempted from the obligation to preserve agricultural land on a 1-to-1 ratio.

Recommendation.F¿Miami_Dade.County.should.establish.a.new.zoning.category.for.large.data.centers.to.distinguish.them.from.conventional.industrial.uses?given.data.centers".outsized.demands.for.electricity.and.water?and.the.significant.compatibility.issues.they.raise.for.nearby.development?communities.and.conservation.land.based.on.noise?emissions?on_site.fuel.storage?80_hour.lighting.and.other.characteristics¡..

> Policy LU-9W: Miami-Dade County will create a new zoning category for large data centers, defined as those with an anticipated monthly peak load of 50 megawatts or more. Facilities on this scale will be prohibited from location and operation in other zoning categories, including industrial. Data center zoning will apply to areas chosen to avoid incompatible impacts on nearby land uses from data centers' high electricity and water consumption, noise, emissions, on-site fuel storage, 24-hour lighting and other characteristics.

Rationale: In their regular 2026 session, Florida legislators, who have not been inclined to defer to local governments and their planners on many issues, recognized in Senate Bill 484 that large data centers "may present unique planning, infrastructure, and compatibility considerations." The bill, since signed into law by Governor DeSantis, declared that the Legislature "intends that such considerations shall be addressed through local comprehensive planning and land development regulations". Miami-Dade County would be squandering an opportunity in revising its CDMP if not taking full advantage of this invitation from legislators.

From V. Water, Sewer & Solid Waste Element

Recommendation.G¿Require.the.permitting.of.any.new.septic.tank.within.the.Urban.Development.Boundary.to.be.offset.by.the.connection.to.sewer.systems.or.removal.of.at.least.one.existing.septic.tank.within.the.UDB¡.

> Policy WS-4C. Within the Urban Development Boundary, Miami-Dade County shall strongly discourage the use of septic tanks. Throughout the County, additional septic tanks should not be permitted for the disposal or discharge of industrial or other nondomestic waste. Septic tanks should be discouraged where they may affect water quality of a surface water body or where seasonally high water table will impair proper functioning. Septic tanks should be avoided in wellfield protection areas or where private wells are in use. Under the regulations and procedures established by the Board of County Commissioners, septic tanks may be permitted outside of the Urban Development Boundary and where connection to a public sewer is not feasible. Any new septic tank permitted within the Urban Development Boundary must be offset by the removal of at least one septic tank within the UDB. Where septic tanks are permitted, they should be designed to account for sea level rise and provide treatment necessary to protect human health and environmental integrity.

Rationale: Septic tanks are a multibillion-dollar environmental liability for Miami-Dade County. Any additional septic tanks, especially within the Urban Development Boundary, if not prohibited should be required to fully offset their impacts. Any developer whose project would add any septic tanks has a particular responsibility not to increase this already overwhelming burden.

From III. Conservation, Aquifer Recharge and Drainage Element

Recommendation H¿Require wetland destruction from development to be mitigated within or immediately adjacent to the basin where it occurs¡..

> Objective CON-7: Miami-Dade County shall protect and preserve the biological and hydrological functions of Wetlands of Regional Significance that may be contained within the areas depicted on Figure 14 in the Land Use Element. Future impacts to the biological functions of publicly and privately owned wetlands shall be mitigated within or immediately adjacent to the basin where the impact occurs. All privately owned wetlands identified on Figure 14 in the Land Use Element as Wetlands of Regional Significance and wetlands on Federal, State, or County land acquisition lists shall be supported as a high priority for public acquisition. Publicly acquired wetlands shall be restored and managed for their natural resource, habitat and hydrologic values.

Rationale: To truly repair the environmental damage from loss of wetland function, mitigation should occur within the same basin where wetlands are destroyed. If not feasible, the mitigation should occur immediately adjacent to the damaged basin.

Recommendation I¿Add a sea_level rise measure to the list of Monitoring and Data Programs to regularly monitor? measure? record and project sea_level rise¡. Establish thresholds for increases to trigger updates to the CDMP and county codes necessary to protect every component of the natural and built environments? including but not limited to the water supply? homes? businesses and public infrastructure¡..

Rationale: References to sea level rise in the CDMP are sparse, and do not come close to matching the scale of the enormous potential impact on Miami-Dade County's environment and economy. Prudent and proactive planning demands a higher priority.

From Land Use Plan Map

Recommendation J¿Update the boundaries of the Urban Expansion Areas to remove areas unsuitable for urban development? including Comprehensive Everglades Restoration Plan areas? the Bird Drive Wetlands? and Homestead Air Reserve Base accident potential zones¡

Rationale: Since the Urban Expansion Areas were first incorporated in the CDMP Land Use Plan Map in 1983, additional policies prioritizing ecosystem restoration, planning for coastal hazards and military compatibility have been adopted. The current, outdated UEA boundaries leave open the possibility of development that would undercut those policies.