

# 2018

**HIGHLIGHTS**  
AND LOOKING AHEAD TO

# 2019



# BASF

BUILDERS ASSOCIATION OF SOUTH FLORIDA

BUILDING GREAT CITIES

NEWSLETTER | DECEMBER 2018

# KENDALL PARKWAY APPROVED!



This important extension of the SR 836 Expressway west and then south, toward Homestead, was approved by the County Commission in June 2018. BASF strongly supported this important project. To help achieve this goal, BASF created a group of like-minded builders and landowners, and hired consultants to generate community-wide interest at two major public hearings. Collectively, we won the day! This coming together of BASF members – for a common interest – showcased the potential of BASF to act as an industry spokesperson and conduit for a concerted, smart political effort. Good job, one and all!

# PREPARED WETLANDS LEGISLATION FOR CONSIDERATION BY THE 2019 STATE LEGISLATURE



BASF members have developed proposed state statutory language, which would provide for additional options to developers who must mitigate the impacts of their developments by improving other wetlands. The proposed mitigation legislation is now being drafted as a proposed bill in Tallahassee.

Current law only permits the use of private mitigation bank credits, which credits are no longer available in either Miami-Dade or Broward Counties. Publicly owned mitigation banks are not allowed, by law, to sell credits at this time. The statutory change being sought would permit the use of both public and

private mitigation options.

Currently, this situation amounts to an effective administrative moratorium on undeveloped properties in both counties, due to the lack of any wetland credits.

## UPDATING COUNTY'S MASTER PLAN

Every seven years the County is required to review and update their existing Comprehensive Development Master Plan. Known as the Evaluation and Appraisal Report (EAR for short) Miami-Dade County is in the EAR review process now. BASF Members and staff developed an agenda of issues and has been meeting with County staff on them

over the past four months. BASF's goal is to modify selected CDMP provisions to make the Master Plan a better planning tool, and one that is easier, to use for both County staff and the public. Together, BASF members and County staff are moving the CDMP away from what had evolved into a somewhat punitive approach and return it to the

guide for smarter growth again. BASF's collegial approach during these meetings has resulted in numerous positive revisions to the CDMP.

## AFFORDABLE HOUSING

BASF continues to monitor this issue at both the County and City of Miami levels. Recently, the City of Miami has been most active, in mandating workforce housing requirements within a strategic location in the Omni/Arshat Center district. BASF successfully opposed a successor effort to expand this proposal on a City-wide basis. Because the high cost of housing will be an ever-present issue, BASF will continue to closely monitor, and participate at the local government level on this critical issue.

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## SEA LEVEL RISE

Over the past few years, BASF has had speakers at their monthly Legislative Committee Meetings, to brief them on the progress of sea level rise issues. Now, sea level rise issues have progressed to the point where the City of Miami and Miami-Dade County staffs are beginning to incorporate sea level rise resiliency planning into public facility planning. Senior County staff will be hosting a specially-tailored BASF members only design workshop, to update them about the latest advancements on planning and protecting infrastructure improvements for the foreseeable future.

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## URBAN EXPANSION AREA TASK FORCE – AND A MINORITY REPORT COMING!

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# THE 2019 OUTLOOK

WHAT'S ON THE HORIZON FOR FUTURE DEVELOPMENT AND HOUSING... ..



## ■ High Rise and Commercial Builder legislation

County Commissioner Daniella-Levine Cava is proposing an Electric Vehicle Parking proposal that would require some pre-wiring for EV charging parking spaces. While no charging stations are required until the public demand is there for this service, all parking garages will be mandated to install the electrical conduit for future charging stations. This will be heard at the County Commission in January 2019.

## ■ Wetlands legislation in Tallahassee

At the 2019 State legislature, BASF and other members are working hard on getting this bill through the Legislature. While it initially faces

opposition from private mitigation bankers, provisions were developed to permit both private bankers and public banks to offer mitigation options for those developers whose project require that they mitigate for any wetlands impacts their projects could generate. BASF is working hard to find new legislative allies and bill supporters to gain even more legislative support. Stay tuned on this one.....

## ■ Term limits coming up in the 2020 County Commission Elections

Look for big turnover in the 2020 Elections at the County Commission, with 6 of 13 Commissioners leaving office due to term limits enacted several years ago. This is the first time

that Miami-Dade County has faced such a major political change. BASF will be on the forefront of conducting County Commission candidate interviews as we hope to help better inform our members and candidates for elected office as we all face a very important August 2020 Primary Election.

## ■ Affordable housing

BAASF will continue to monitor this issue very closely at both the City and County levels. Nationally, one factor in the decrease of home ownership is the ever-increasing price of building and buying new homes. South Florida's housing market is especially costly, due to lack of qualified workers, and the high cost of land. See a more detailed report above.

Thank you to all our members for so strongly supporting the BASF's Legislative Mission. **That's our mission** – Thank you for supporting us throughout the year. We look forward to an active 2019...with your support!

