



**Builders Association
of South Florida**
BUILDING GREAT CITIES
SINCE 1944

**NEWSLETTER
SUMMER 2020 EDITION**

May 21st Board of Directors Synopsis

Via ZOOM - COVID issues are subsiding; Mayor' Economic Recovery Task force to help local businesses open in safe, phased manner - Board Members reported good sales, with appropriate CDC Guidelines being followed by both Builders' sales staff and prospective buyers. President Jose Gonzalez reminded everyone that he sits on the Mayor's Recovery Task Force and urged all members to let BASF know what their issues are. This Task Force is focused on helping all local businesses open in safe, clearly defined phases, to prevent - or reduce - a recurrence of COVID-19 virus outbreaks. Keeping our citizens healthy will help open our economy sooner and stronger.

Most County and City Permitting and Inspection services migrating to on-line platforms. This has presented a series of challenges, which BASF staff and Members are facing, and resolving, on an almost weekly basis. BASF continues to schedule regular meetings with senior County or City staff to resolve these issues.

Zoning hearings are slowly being restarted in a virtual format. BASF Chairman Member Brian Adler, Esq., reported on a new policy being adopted in some cities, which would now require an automatic deposit for additional legal services, of \$25,000, from developers/applicants, if an appeal is taken after a quasi-judicial/zoning hearing.

MIAMI-DADE LEGISLATIVE BRIEFING MORE SERVICES GOING ELECTRONIC



Our May 22nd Legislative Committee meeting hosted five senior County Administrators, who gave us the latest information about new or revised electronic permitting procedures.

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FLORIDA HOME BUILDERS ASSOCIATION UPDATE: New Multi-Family & Condominium Council Established

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Baylink from Miami to Miami Beach takes next steps

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AHS Residential donates 10 apartments to front-line staff at Jackson Health System as they fight COVID pandemic

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Florida Home Builders Association Update:

NEW MULTI-FAMILY & CONDOMINIUM COUNCIL ESTABLISHED

BASF Trustee, Chuck Brecker, Esq, named Chair - Modeled after BASF's High Rise Council, chaired by The Related Group's General Counsel, Betsy McCoy, Esq., Robert Fine, Esq., and Charles ("Chuck") Brecker, Esq., FHBA, in tandem with BASF, has developed a platform of services specific to the needs of this under-served group of builders. Council services will include monitoring the Florida Building Commission for building code concerns, and key State legislative issues. Based in part on his client list, Chuck prepared a list of over 100 multi-family and condominium builders across Florida, to invite them to be part of the Council. FHBA's Marketing Team will coordinate marketing materials intended to provide an overview of the collective benefits to be derived by members, and to invite prospective builder members to join the Council.

While FHBA'S Southeastern Builders Conference (SEBC) has been reset to July 2021, FHBA's Fall Conference will take place October 8-10, 2020 in Jensen Beach. The highlight of the Fall Conference includes the installation of the new 2021 FHBA President Scott McCracken. Scott is a long-standing member of the Treasure Coast Builders Association (TBCA). We invite all BASF members to join us at the Fall FHBA Conference and reconnect with our FHBA Family, once again.

MIAMI-DADE LEGISLATIVE BRIEFING MORE SERVICES GOING ELECTRONIC



Our May 22nd Legislative Committee meeting hosted five senior County Administrators, who gave us the latest information about new or revised electronic permitting procedures, including Building, Traffic and Paving and Drainage plan reviews. Virtual inspections have been underway for some, but not all, structures. Also, Paving and Drainage issues were discussed at length, and a follow-up meeting was held several days later, on May 25th, that addressed BASF members' issues in greater detail.

While paper copies of approved plans will be the official "job copies", BASF members expressed concern about retaining paper plan reviews for some disciplines. As additional changes and improvements are made to the plan review and inspection process, you will get that information right away. If you or your company want to participate in these sessions, please contact BASF staff for inclusion in the next session. As part of BASF's and the County's joint commitment to continuous process improvements, these sessions will continue to be held, intended to address and resolve Member concerns.



BAY LINK FROM MIAMI TO MIAMI BEACH TAKES NEXT STEPS

At their May 19 meeting, the Miami-Dade County Commission voted to move the process ahead, to review the one proposal received, for the construction of a future Bay Link Rapid Transit extension. The proposal, for an elevated rail/train link from the mainland to the southern end of Miami Beach, has been under discussion for over 30 years! BASF was very pleased to support the next steps in this important effort to connect our community with much-needed transit alternatives for our residents. This latest action will enable the Commission to review the proposal and, at a future date, select a contractor if all goes well.



Image: thenextmiami.com

MOBILITY FEE WORKSHOP HELD ONLINE



Miami-Dade is updating its current roadway impact fee impositions. Established over twenty years ago, the fee pays for more traditional transportation, including roads, and more recently, some transit programs. The proposed update will include additional services not available then, including Uber, Lyft, and rail options, like Virgin USA Trains. The workshop, one of several to be held with the public, was held by the consulting firm, to explain the basis for an upgraded proposal, and new fee.

As explained during this workshop, the proposed fee will be based on a much more detailed set of factors, that should result in a more equitable - but considerably higher- impact fee. BASF staff and Members raised concerns about the proposed fee's administrative complexities and its cost impact on housing as well. We strongly urge more BASF Builders and other members to join the next Workshop and raise these issues.

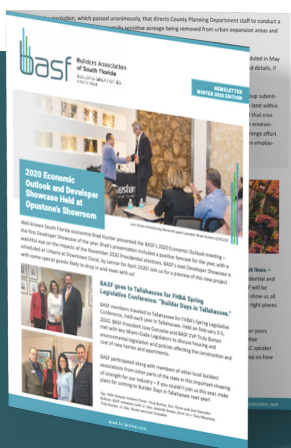
OTHER COUNTY COMMISSION NEWS:

ZONING STATEMENT PROPOSED TO BE REQUIRED

A draft ordinance by Commissioner Barbara Jordan would require a zoning statement accompany any proposed ordinance establishing a new zoning district. The purpose is to highlight any new use not previously permitted, in that zoning district. The proposal was generated due to concerns raised by residents near the Hard Rock Stadium, for the inclusion of Formula One racing. This use was permitted - but had not been highlighted as a permitted use - when this district had been adopted about 20 years ago.

ANOTHER ORDINANCE, PROPOSED BY COMMISSIONER JOE MARTINEZ...

would require a disclosure on all residential sales contracts, relating to any illegal construction and outstanding code violations for prospective buyers. The purpose of the proposed ordinance is to include a notification, in the sales contract, that a standard home inspection does not check for illegal construction or outstanding building or zoning code violations on the subject home, and further advising the future buyers to do so, otherwise, they may be responsible for addressing these violations at their own expense.

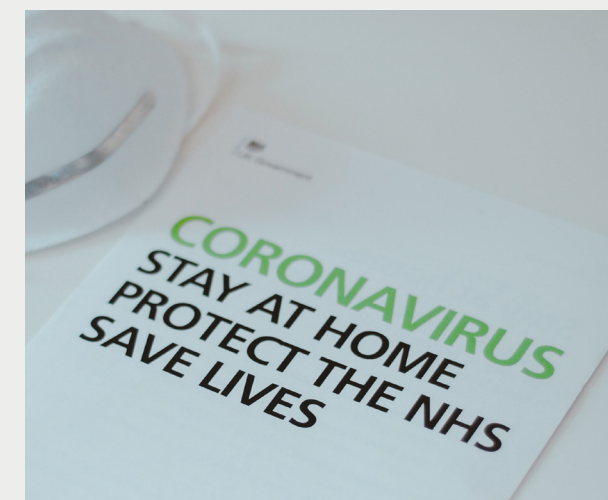


INTERESTED IN ANY OF THIS ISSUES? OR ALL OF THEM?

Check our website for latest meeting and workshop dates: www.basfonline.org/Our meetings are open to all BASF members who want to participate. Simply contact BASF Deputy Director Susan Burns, who will gladly add your name to any working group or issues list of your preference. Like other BASF staff, she is at your service at susanburns@basfonline.org. All interested members are urged to participate!



AHS RESIDENTIAL DONATES TEN (10) FULLY FURNISHED APARTMENTS TO FRONT-LINE STAFF AT JACKSON HEALTH SYSTEM AS THEY FIGHT COVID PANDEMIC



Jackson Health Foundation announced today that. AHS Residential (“AHS”), a BASF Trustee Member and Workforce Housing developer, will donate ten apartment units at the recently inaugurated AHS at Coral Reef community to be used, free of charge, by healthcare professionals at Jackson Health System as they continue to fight the COVID-19 pandemic.

“For weeks, our healthcare workers have been taking care of us. It is time we took care of them”.

– Ernesto Lopes, CEO, AHS Residential

AHS Residential is happy to provide our neighbors at Jackson Health with apartments that allow them to rest and recharge while keeping their families safe,” said Ernesto Lopes, Chief Executive Officer of AHS Residential. “These heroes put their lives on the line for our community every day and deserve all the support we can give them. That starts with a comfortable place to sleep.” The donated apartments are fully furnished and include free utilities. The apartments will be available via lease and amounts to a donation of over \$75,000.

The donation was coordinated by Miami-Dade County Commissioner Dennis Moss, who approached AHS about the need to provide housing for frontline staff. “We are thrilled that AHS Residential stepped up to support the healthcare heroes at Jackson,” said Moss. “We need to make sure they have a safe place to call home while they continue to keep COVID-19 under control. I will continue connecting those in need together with those, like AHS, who want to generously donate resources to help.”



To obtain copies of any of the above legislative items, please contact Ms. Truly Burton,
Executive Vice President at the BASF via e-mail at: trulyburton@basfonline.org.

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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 2020...with your support!



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