

# ULI Southeast Florida/Caribbean

Urban Land Institute District Council - Important Programs and Issues

## The Push for Regionalism in South Florida

By Jim Murley, Director  
FAU/Flu Joint Center for Urban  
and Environmental Issues

The push for regionalism in South Florida has never been stronger. There are many problems our cities and counties face that cannot be solved at the local level. Problems such as traffic congestion and everglades restoration must be addressed at a regional level. As our economy becomes more globally interconnected, our governments and businesses are realizing that developing concentrated and complementary business sectors makes the region more competitive. Cannibalizing businesses from neighboring cities or counties only reduces competitiveness of our region. With this knowledge, South Florida's business sectors are forming alliances, such as "The Internet Coast," a group of volunteers whose mission is



Author Jim Murley (right) chats with Peter Rummell, Chairman & CEO of St. Joe Corporation and ULI Vice Chairman/Secretary, at a recent Executive Committee reception with North area ULI members.

to unite Southeast Florida's Internet companies and organizations with the goal of becoming recognized as a worldwide hub for the Internet. The Urban Land Institute has also played an important role by bringing the development sector together with the intent of promoting regionalism as a means for economic development. The non-profit sector has also come on board in favor of regionalism. The John D. and Catherine T.

MacArthur Foundation has funded Florida Atlantic University's Joint Center for Environmental and Urban Problems (Joint Center) and the Collins Center for Public Policy (Collins Center) to undertake regional initiatives and to build regional leadership capacity. As part of this support, the Joint Center authored a report entitled *Imaging the Region: South Florida via Indicators and Public Opinion*. This report contained a set of indicators and public opinion polls to provide regional leaders with baseline data to use in determining the success of regional efforts. [www.soflo.org](http://www.soflo.org) was

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## Chairman's Corner

My three-year tenure as Chairman of The ULI Southeast Florida and Caribbean District Council will soon come to a close on June 30, 2002. At the start of my chairmanship, the national leadership of the ULI encouraged and supported an expansive role for District Councils throughout the country to become engaged in significant local issues. We ULI members in South Florida then assembled a dynamic Executive



Anthony J. Trella  
Chairman

Committee that focused on carrying out that objective.

Over the last three years, through ULI Programs presented at venues from Miami to West Palm Beach, experts from the

public and private sectors dialogued or debated: Downtown Miami, Miami Beach, the Miami Design Center, Las Olas Boulevard and Western Broward County. We also presented programs that explored the state of the industrial real

estate industry, web-based innovations in construction management, and residential architectural design trends. At ULI members-only events, we were able to study in depth: Mizner Park, City Place, Weston's Town Center and Sunrise Harbor, thanks to the generosity of the respective developers.

We are gratified that we have been able to strengthen our alliances with area Home Builders' organizations, Realtors Associations, the Collins Center, the FIU/FAU Joint Center for Environmental & Urban Problems, the Beacon Council, Broward

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### Corporate Sponsors



### Calendar of Events

April 24-26, 2002  
**ULI SPRING FORUM**  
Kansas City, Missouri

April 30, 2002  
**MEMBERS ONLY**  
Abacoa, Jupiter, Florida

May 16-17, 2002  
**ULI LATIN AMERICAN CONFERENCE**  
Miami, Florida

May 23, 2002  
**REDEVELOPING SUBURBIA**  
Hilton Fort Lauderdale Airport

June 26, 2002  
**MEMBERS ONLY**  
Brickell Key, Miami, Florida

September 10, 2002  
**DESIGN TRENDS II**  
Sheraton Fort Lauderdale Airport

October 28-November 1, 2002  
**ULI FALL MEETING**  
Las Vegas, Nevada

November 7, 2002  
**STATE OF THE REGION II**  
Location to be announced

# Miami River Project Draws a Crowd



The downtown Miami skyline as seen from the Miami River entrance



Boarding The Island Lady for a tour of the Miami River



Neisen Kasdin greets attendees at Miami River development seminar



Brenda Marshall talks about development opportunities to cruise guests

On Thursday, April 11, 2002, over 150 people gathered for a morning program at the James L. Knight Center at the Hyatt Hotel in Miami to hear about development opportunities along the Miami River. Coordinated by ULI District Council Executive Committee members James Murley and Neisen

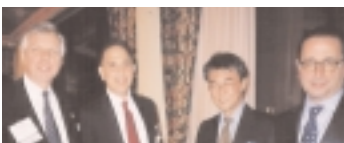
Kasdin, the program featured distinguished panels of local government, civic and business leaders who addressed current planning, redevelopment initiatives and public investment in the Miami River and its surrounding neighborhoods.

Following the seminar, 95 attendees boarded The

Island Lady for a sold-out luncheon cruise on the Miami River, hosted by David Miller, Managing Director of the Miami River Commission. After three hours of education on revitalization opportunities and pitfalls of development along the river, Miller and Brenda Marshall, Director of the Miami Office of

Trust for Public Land, directed the Miami River tour and took the attendees to the subject.

"I believe the vast majority of those attending - myself included - were seeing the material presented for the first time," said Neisen Kasdin.



(L-R) District Council Executive Committee member Richard Langhorne, The Langhorne Co.; reception sponsor Denis Caruso, Caruso & Assoc.; Dudley Omura, Omura Casey Morel, Inc., and Executive Committee Vice Chair Sponsorship, Andrew Smulian, Akerman Senterfitt Eidsen, P.A..

Alliance and the Business Development Board of Palm Beach County.

In the Public sector, the ULI played a major role in supporting the City of Miami's Development Summit. Our District Council also worked in conjunction with ULI national, Miami-Dade County and the Beacon Council in staging the successful ULI Advisory Panel for the Homestead Air Force Base. We can also report that many elected officials and public administrators throughout South Florida now sit shoulder to shoulder with the ULI on many issues that affect our communities, businesses and personal lives.

## Chairman's Corner - Continued from cover article

I am most proud of the work we have done to date on the subject of Regionalism. Your ULI has played a major role, along with several other organizations, in bringing the concept of Regionalism to the forefront for the importance of South Florida's future. We have conducted two Regionalism Forums and a Symposium on the Economic Conditions of our Region. These events brought together principal individuals from many sectors of our diverse society in South Florida. We have a long way to go before the concept of regional cooperation and governance is

(Left) District Council Executive Committee Vice Chair of Programs, Frank Schnidman, Senior Fellow International Programs, FAU/IFIU Joint Center and Bernard (Robin) Baker, III with Gunster Yoakley & Stewart, P.A., hosts of the Executive Committee meeting and reception for North area members.



entrenched in South Florida, but with organizations like the ULI driving the efforts to realize that goal, I am confident we will succeed.

Although I cannot possibly name each and everyone here, I want to take this opportunity to thank the many generous sponsors without whose financial support much of our work would not have been possible. I want to also thank the many organizations and people who contributed time, effort and their special talents and knowledge. Most of all, I want to thank all the members of the Executive Committee and the other special ULI members who contributed so much of their time and effort over the last three years to make our District Council so successful at so many different and difficult endeavors. If any of this success is pointed at me, it is because of you. This is truly the best of the ULI spirit and tradition.

In closing, I want to assure all ULI members and all of our allies and friends that the work of this ULI District Council will continue to play a major role in positively shaping the future of South Florida. As in the ULI mission, we will continue to protect and respect the Land. Many new and exciting programs are planned. New ULI leadership will broaden our efforts to assure even more meaningful impact and results. For ULI members, this means your ULI will continue to reward you with the best and most current information and ongoing networking opportunities with the elite of the real estate industry. Meanwhile, we will continue to go about helping South Florida achieve a better quality of lifestyles for today's and future generations.

Anthony J. Trella

# Urban Land Institute Panel Study Ends Seven-Year Stand Off Over Homestead Air Force Base Property

By Bill Johnson  
Assistant County Manager/Miami-Dade County



After seven years of in fighting and litigation, Miami-Dade County has ended the standoff over the Homestead Air Force Base property. County officials and community leaders embraced the findings of a week long panel study conducted in September 2001 by a select group of members of ULI - the Urban Land Institute. The detailed study offers suggestions, guidelines and a timetable for development of the 700+ acre property near the edge of the Everglades.

The formal application for Economic Development Conveyance (EDC) of the property was made to the United States Air Force in December 2001; a final decision is imminent.

The process started when Frank Nero, President of Miami's Beacon Council, approached the Southeast Florida/Caribbean District Council office of ULI for guidance on how to go about convening a national, un-biased panel study of the Homestead Air Force Base property. Frank felt we needed a

fresh, objective set of eyes to take a look at the potential of the property, as well as the entire South Miami-Dade County area.

ULI District Council Chairman, Tony Trella, called me and put me in touch with the Director of Panel Studies at ULI headquarters in Washington, DC. On behalf of the County, the Beacon Council coordinated the study.

The property had a long and contentious history, starting with Hurricane Andrew. There were a lot of opinions about what to do with it, and a number of different sides. The project had also garnered a lot of national interest and we all wanted to heal the wounds in South Miami-Dade County. The Board of County Commissioners approved the panel study concept in June 2001.

Diana Gonzalez of DMG Consulting Services, Inc. coordinated the process for the Beacon Council. The panel ULI selected was highly qualified and the ULI staff assigned to it were capable and helpful. A representative list of 60 individuals, companies, organizations and government representatives was compiled to be interviewed by the ULI panel and a comprehensive briefing book was prepared.

The panel was charged with developing a viable re-use strategy as a foundation for the economic conveyance process with the Air Force. Panel Chairman, Peter Smirniotopolous of Washington DC, noted that

the panel was presented with numerous and challenging constraints, and he commended the Beacon Council and our County Commission for recognizing that Miami-Dade County had gotten into a politically difficult situation.

The panel's work in Homestead, which began on September 9th and concluded with a public briefing on the 14th, was disrupted by the September 11th terrorist attacks. We had to change the venue, because the interviews had been set up in a government building that was evacuated. It is a testament to their dedication and professionalism that the ULI panel continued its work during this time.

The EDC application was submitted on time with Air Force officials. Our panel partners were with us on October 31, Halloween Day, for the presentation. Reaction to the application was positive. Most importantly, I was pleased that we were able to bring the community together.

In my opinion, we hit a World Series home run. The process of bringing in ULI, with its international reputation and sense of objectivity assured there was no gamesmanship and no outside influence. What we told people in June 2001 we would do, we delivered. Based upon the ULI recommendations, we have been able to reach common ground. The report will help people focus on development opportunities and enable us to gain consensus quickly.

## ULI Executive Committee

### Chairman

**District Council Chair**  
Anthony J. Trella, President  
The Meranth Company

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- **Public Sector**  
Neisen O. Kasdin, Attorney  
Gunster Yoakley  
Former Mayor City of Miami Beach

**Vice Chair - Finance**  
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**Vice Chair - Programs**  
Frank Schnidman, Senior Fellow  
International Programs,  
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**Vice Chair - Sponsorship**  
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**Vice Chair - Membership**  
Bill Renner, Associate Principal  
E D S A

**Vice Chair - North Area Committee**  
Paul Courtneil, Senior Partner  
Gunster Yoakley

**Vice Chair - Academia**  
Jim Murley, Director  
FAU/FIU Joint Center

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Arvida

Kim Liberty, Vice President  
Marketing  
The Broward Alliance

Mark Peterson, Senior Vice  
President - Real Estate  
Bank of America

## District Council Coordinator

Karen Doyle, Director of Marketing  
Patty Doyle Public Relations, Inc.

# The Push for Regionalism in South Florida

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developed as part of this study and aims to keep our citizenry updated on regional news and events in addition to disseminating information collected for the Imaging the Region report. Just before Imaging the Region was published, The Collins Center sponsored a four-part Sunday series of provocative articles by Neil Peirce and Curtis Johnson, published jointly by the Miami Herald, El Nuevo Herald, and the Sun-Sentinel. The Collins Center

also sponsored a report that looks at possible futures for our region. South Florida 2010: Four Scenarios for the Region's Future contains four possible scenarios. At one extreme South Florida may be the 'Epicenter of the West' where multiculturalism is embraced and our high-tech firms become highly successful. The other extreme, called 'Falling off the Edge' is the term given to our future if our diversity

causes increasingly divisive power struggles leading our businesses to move elsewhere. The Collins Center has also started an e-newsletter called Regional Florida: Connecting our State's Regions to begin communications with other regions in the sunshine state. Finally, the public sector also has a hand in promoting regionalism. The Regional Transportation Organization recently held a highly successful

summit on the future of transportation in the South Florida region. Actions are underway to create a Regional Transit Authority. The South Florida and Treasure Coast Regional Planning Councils are working together as they update their Strategic Regional Policy Plans. South Florida is statistically the 10th largest urban area in the United States. Finally some of our public and private institutions are starting to act like a region.



**seflorida.uli.org**  
Southeast Florida/Caribbean District Council of the ULI - the Urban Land Institute

## Welcome New ULI Members

...Since January 2002

Louis Barrera, Imre Ereg Architects Incorporated  
David M. Baselice, Vice President of Operations, Lennar Corporation  
Jorge Brugo, Director of Development, Fortune International  
John Bryan, Acquisitions Manager, Crescent Heights  
Aldo Bustamante, Planning and Zoning Director, Lotterman Companies  
Richard H. Cisterna, Senior Project Manager, Codina Development Corporation  
Robert A. Davis, President, The Eye Center  
Deborah Dozier, Vice President of Affordable Housing-Florida, Trammell Crow Residential  
Art Falcone, Chief Executive Officer, Transeastern Properties  
Charles V. Ferro, Associate Planner, City of Hallandale Beach  
Shannon Frost, Business Development, Interstate Signcrafters  
Darrell Ganz, Collins Development  
Diana Gonzalez, President, DMG Consulting Services, Inc.  
Patricia Z. Hitchcock, Vice President, WCI Communities, Inc.  
H. Russell Holland, Executive Vice President Chief Lending Officer, Union Bank  
Hilary Hulce, Consultant, Center for Urban and Community Design  
Bill Johnson, Assistant County Manager, Miami-Dade County  
Andrew Johnston, Vice President Design & Construction, Couples Bates Golf Design Inc  
Megan Kelly, Senior Vice President, Swire Properties  
Michael P. Kenny, Vice President, Ernie Els Design, Ltd.  
Tim Kenny, Senior Vice President New Business Development, The Nicklaus Company  
Mark A. Kutney, AICP, Development Services Director, Town of Davie /Planning & Design  
Dean B. Lewis, Principal, Dean B. Lewis- Architecture and Design  
Luis Martinez, Executive Vice President, The Graham Companies  
Thomas F. McCormack, Attorney, Thomas F. McCormack & Associates  
Michele Mellgren, AICP, President, Michele Mellgren & Associates, Inc.  
Edward Mitnick, President, Shelter Realty Group  
Raul Ocampo, Jr., President, The ARCHON Partnership  
Bruce Ownby, President, Ownby Research and Consulting  
Sergio Rodriguez, Vice President, University of Miami- Real Estate Department  
Michael J. Rosen, Development Coordinator, Codina Development Corporation  
Richard D. Sala, AICP, Executive Director, Hollywood Beach Community Redevelopment Agency  
Patricia Shore, Vice President, Interstate Signcrafters  
Tom Siegel, Vice President, Arvida  
Clay Stephens  
Andrew T. Sullivan, AIA, AICP, Principal, The Martin Architectural Group  
Augusto Torres, Jr., Partner & Executive Vice President, @TT Development  
Peter Walsh, Executive Vice President, Medalist Golf Developments  
John S. Zdanowicz, Jerome Bain Real Estate Institute

## What is ULI?

The Urban Land Institute is an independent nonprofit education and research organization that is supported by its members. Its mission is to provide responsible leadership in the use of land in order to enhance the total environment. Established in 1936, the Institute today has some 17,000 members and associates from 65 countries representing the entire spectrum of land use and real estate development disciplines.

## Why Join ULI?

ULI facilitates the open exchange of ideas, information and experiences among local, national and international industry leaders and policy makers. From local District Council programs and members-only networking events, to regional and national ULI programs and Internet access to members, ULI membership offers myriad opportunities to learn more about our industry, identify trends and meet your peers.

Get involved. Call, FAX or e-mail your request for a membership brochure - today!



**ULI Southeast  
Florida/Caribbean  
District Council**

327 Southwest 12th Court  
Fort Lauderdale, FL 33315  
954-522-0570  
Fax 954-524-3341  
coordinator@seflorida.uli.org  
www.seflorida.uli.org