

Sustainability Advisory Board  
Meeting Minutes  
January 21, 2021

**I. Welcome**

A. Roll Call

**Present:** Marcus Austin, Ramon Colon, Ryan Goldman, Jennifer Ketterlin, Laila Kitchen, N. Skye McCloud, Michelle Polanco (High School Student), Lawrence Szeliga, and Derric Tay. **Absence Excused:** Bradette Jepsen. **Staff:** Mark Lubelski, City Manager; Carrie Kashar, Sustainability Officer; Meryl Girard, Assistant City Clerk; and Donna Moore, Administrative Assistant.

B. Oath of Office

The Board members completed the Oath of Office documentation prior to the start of the meeting, and Meryl gave them the Oath to repeat. This was done before the members were allowed to be a part of the meeting.

C. Introduction of New Members to the Board

The Chair introduced Ramon Colon and Michelle Polanco (High School Student) who were the new members to the Board.

D. Approval of Meeting Minutes

The minutes for the month of March 11, 2020 meeting was approved by the Board.

E. Events and Announcements

**II. Public Open Discussion**

There was no one from the public in attendance.

**III. Presentation**

A. Project Sunrise – Proposed Industrial Use – Dennis Mele, Partner at Greenspoon Marder, LLP

He introduced himself to the Board and indicated it was a presentation which was prepared for different communities within the City, and has been done via zoom or in person. Additional individuals who attended the meeting via zoom were: Yanique Virgo, Duane, Nate Hill, Jessica Breaux, and David Blount.

Dennis Mele opened the presentation of the property and indicated it was approximately 127 acres, and was located at Hiatus Road to the East of the property, NW 50<sup>th</sup> Street to the North, and NW 44<sup>th</sup> Street to the South of the property. David Blount of Foundry Commercial was from the development company who introduced himself to the Board, and indicated that he was one of the principal members of company. Dennis Mele continued to describe details for the site. Next, Jessica Breaux of Amazon explained this facility will be an Amazon Robotic Sort Facility that will create 1,000 fulltime jobs, and described various Amazon programs.

Dennis Mele added details concerning sustainability and community footprint for the property:

- This facility is a single user building which meant that it will be one building. This meant that they will build the entire building and develop the whole site all at the same time.
- They anticipate the project will take approximately 18 months to complete.
- The building will be centrally located on the property and will be surrounded by lakes and buffers. It was noted that 30% of the site will be water, 27% of the site will be landscape, and there will be a 20-foot-tall landscape and wall buffer, wetlands and conservation easement, and linear park and public art.
- The traffic study was already being reviewed by the City's staff.
- There will be a new traffic signal at NW 50<sup>th</sup> Street and Hiatus Road.
- There will be a new bus pull out bay and bus shelter, and a ride share will be added near NW 50<sup>th</sup> Street and Hiatus Road.
- Sustainability initiatives for the facility included:
  - Site connectivity
  - Solar ready
  - High efficiency HVAC systems
  - Energy efficient interior lighting
  - EV charging stations
  - Heat island reduction
  - Water use reduction
  - Stormwater management
  - Water energy efficiency
  - Building waste removal – mostly recycling

Different Board members asked various questions and concerns they had about the building of this facility and how this property would affect the community such as LED lighting, light pollution, installing double rows of trees, high privacy wall, LEED Certification, working with students in the school system in the future, additional assistance to residents within the community, accommodations for employees who rode their bikes to work and showers for these employees, installing sidewalks on NW 44<sup>th</sup> Street and Hiatus Road, traffic flow of the trucks which will be bringing in the shipments to the facility, and the security of the property.

### **Strong Recommendations Made by the Board about the Amazon Facility**

- 1) Reduce Lighting Pollution
- 2) Installation of Sidewalks along Hiatus Road and north of NW 44<sup>th</sup> Street
- 3) Landscaping to include native species above the minimum landscaping codes
- 4) Include trees and shrubs to increase overall habitat
- 5) Certify property as a wildlife habitat
- 6) Install Solar PV now versus to be determined

- 7) Include workplace bicycle facilities for employees such as bike parking, lockers, and showers for commuting employees

### **Presentation**

- B. Electric Vehicle Charging Strategy – Carrie Kashar, Sustainability Officer  
The Sustainability Officer asked the Board for feedback on a Public EV Charging Strategy recommendation for installing public charging stations. To start, she did a query as to how many Board members had an electric vehicle (EV), and whether they knew of someone who owned an EV. There was one Board member who has a Plug-in Hybrid vehicle, while most others knew of individuals who owned an EV.

The Sustainability Officer reminded the Board that alternative fuels and charging infrastructure is supported within the Sustainability Action Plan. She explained about barriers that remain for EVs such as the cost of the EV, “range anxiety” and perceived lack of access to charging stations. She listed statistics of electric vehicle registrations and infrastructure for Florida and region specific. In Broward County, there are 2,922 EVs registered (December 2018), 234 charging public stations. As a general rule of thumb there should be 1 charging station for every 10 registered EVs.

There are two types of EVs and they are the Plug-in Electric Vehicle (PEV) such as the Tesla, Nissan LEAF, and the Chevrolet Bolt, and the Plug-in Hybrid Electric Vehicle (PHEV) which has a gas backup such as the Chevrolet Volt. There are more than 30 EV models in the market today. There are also different types of vendors providing charging stations, and different levels of chargers such as: Level One which is a regular 120v outlet plug; Level Two which is a 240v outlet plug; and Level Three is the DC Fast Charge. Charging stations can be installed as Networked or Non-Networked infrastructure. Cost estimates were shown. Level Two dual port, Non-Networked charging station are estimated at \$13,000 versus networked at \$17,000, and DC Fast Charging options at over \$100,000 per dual port station. Networked stations would also include an ongoing annual network fee. Examples of public charging programs were shown from different municipalities throughout Florida.

The Sustainability Officer presented the staff recommendation for 12 Level Two, non-networked charging stations with a capital cost estimate of \$133,000 for City Fleet, and 10-12 Level Two, networked, fee-for-use charging stations with a capital cost estimate of \$144,000 for public charging. A total capital investment estimated at \$277,000 to build charging infrastructure for City Fleet and support the regional public charging network.

Discussion ensued amongst the members as to whether it would be more feasible for non-network or networked, and free or fee-to-charge charging stations.

### **Strong Recommendations Made by the Board to the EV Charging Strategy**

- 1) Public charging stations should be Networked
- 2) Public charging stations should be free for initial one to two-years at the most with annual evaluation of usage and cost data

**IV. New Business**

A. Election of Chair and Vice Chair

The Board members appointed Ryan Goldman as the Chair, and Derric Tay as the Vice-Chair.

**V. Old Business**

A. Adopt-A-Street Cleanup date and coordinator for the next cleanup event

The Board discussed that Marcus Austin completed an Adopt-A-Street Cleanup in December 2020. The area to clean-up was between Pine Island and Nob Hill Road. The Board members were encouraged to participate and coordinate this activity. The Chair explained the process, and the Florida Sunshine rules about meeting outside of Board meetings.

**VI. Agenda Items for Next Meeting**

It was discussed that all Advisory Board meetings for February have been cancelled, and the meetings are being reviewed on a month-by-month basis by the City Manager.

A drive through Earth Day event is being planned for April 2021, and the Sustainability Officer requested a show of hands for members that would be interested in helping with the event. Majority of members raised their hands.

**VII. Adjourn**

A motion was made to adjourn the meeting. The motion passed without opposition.

Minutes were prepared by: Donna Moore

Respectfully Submitted by: Carrie Kashar