



MEMORANDUM

AGENDA ITEM #III.F.1

DATE: JANUARY 9, 2012

TO: COUNCILMEMBERS

FROM: STAFF

SUBJECT: MIAMI-DADE COUNTY PROPOSED COMPREHENSIVE PLAN AMENDMENT
DCA #12-1ESR

Community Profile

With a 2010 population estimated at 2,496,435, Miami-Dade County is the most populous county in Florida. The County's population increased by 10 percent during the last decade but experienced a small decline of almost 5,000 between 2008 and 2009, according to estimates by the Bureau of Economic and Business Research (BEBR). The most recent BEBR projections show the County's population increasing by approximately 18,800 new residents per year through 2020, reaching a little under 2.7 million in that year. The percentage of the population that is of working age or younger is larger in Miami-Dade County than the state average.

The structure of the County's economy is heavily service and trade oriented, with approximately 57 percent of total employment in these sectors. The County has established itself as a wholesaling and financial center and major tourist destination. Miami-Dade County ranks ninth in export sales among all metropolitan areas in the country. Almost a quarter of the state's total employment in transportation is located in the county. The Port of Miami is the largest cruise ship port in the world and one of the largest container ports in the southeast. The urbanized portion of the county lies between two national parks: Everglades and Biscayne National Parks. The close relationship of tourism to the preservation of Miami-Dade County's unique native plants and wildlife has been recognized as an economic as well as an environmental issue. In order to manage growth, the County's Comprehensive Development Master Plan (CDMP) establishes an Urban Development Boundary (UDB), which distinguishes the area where urban development may occur from areas where it should not occur. The general location of the County is shown in Attachment 1.

Pursuant to Section 163.3184, Florida Statutes, Council review of amendments to local government comprehensive plans is limited to 1) adverse effects on regional resources and facilities identified in the *Strategic Regional Policy Plan for South Florida (SRPP)* and 2) extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the Region.

A written report containing an evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the state land planning agency within 30 calendar days of receipt of the amendment.

Amendment Summary

Two proposed Applications within the Miami-Dade County #12-1ESR amendment package would amend the Adopted 2015 and 2025 Land Use Plan (LUP) [see Summary Table below].

SUMMARY OF PROPOSED AMENDMENTS				
County Application		Description	Staff Recommendation	BCC Vote
1	Blanca M. Castro	Map Amendment: 0.66 gross acres <i>From: Low-Medium Density Residential" (6 to 13 dwelling units per gross acre) to "Business and Office.</i>	Generally Consistent with the SRPP	11-0
3*	Ferro Investment Group II, LLC	Map Amendment: 9.9 gross acres outside the Urban Development Boundary (UDB) <i>From: Agriculture To: Business and Office</i>	Generally Inconsistent with the SRPP	7-5

*includes a related text amendment to the Declaration of Restrictions Table within the Land Use Element
BCC: Board of County Commissioners Vote

The Miami-Dade County Board of County Commissioners (BCC) approved transmitting to the State Land Planning Agency (with instructions that staff refer the application back to the Community Council for public hearing and for acceptance of a declaration of restrictions limiting the uses allowed on the application site) proposed Application 1 by a vote of 12-0. The BCC approved transmitting to the State Land Planning Agency (without recommendation) Application 3 by a vote of 7-5 on November 30, 2011.

Staff analysis confirms proposed County Application 3 would adversely affect regional facilities related to the environment and hurricane evacuation network. County Application 1 would be generally compatible and supportive of the Goals and Policies of the SRPP.

Please see the attached amendment review form for a detailed analysis on County Application 3.

Recommendation

Find Application 1 of the Miami-Dade County proposed amendment package #12-1ESR generally consistent with the *Strategic Regional Policy Plan for South Florida (SRPP)*.

Find Application 3 of the Miami-Dade County proposed amendment package #12-1ESR generally inconsistent with the SRPP. Approve this staff report for transmittal to Miami-Dade County and the State Land Planning Agency.

**FLORIDA REGIONAL COUNCILS ASSOCIATION
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01**

South Florida Regional Planning Council Agenda Item and Date: III.F.1; 1/9/12.

Local Government Amendment Number: **Miami-Dade County proposed #12-ESR1**

Date Comments due to Local Government: 1/27/12.

Date Mailed to Local Government and State Land Planning Agency: Prior to 1/13/12.

Pursuant to Section 163.3184, Florida Statutes, Council review of amendments to local government comprehensive plans is limited to adverse effects on regional resources and facilities identified in the Strategic Regional Policy Plan for South Florida (SRPP) and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. A written report containing an evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the state land planning agency within 30 calendar days of receipt of the amendment.

DESCRIPTION OF AMENDMENT

Application 3 | Ferro Investment Group II, LLC

Proposed Application 3 would designate a 9.9-acre site located at the southeast corner of SW 167th Street and SW 104th Avenue from “Agriculture” to “Business and Office”, and expand the Urban Development Boundary (UDB) to include the subject property [see Attachment 2]. The current surrounding Land Use Plan Map designations to the east, south and west is “Agriculture” and “Low Density Residential” to north. The site is surrounded on the east, south and west by farm land, with residential subdivisions to the north.

The Council reviewed an application for similar change to the CDMP at its January 7, 2008 (State Land Planning Agency amendment #08-1) and February 1, 2010 (State Land Planning Agency amendment #10-1) meetings. The Council found both proposed amendments to be generally inconsistent with the *SRPP*.

Application 3 is a small portion of an overall 94.84 gross-acre site located outside the UDB but inside the Urban Expansion Area (UEA). The amendment is accompanied with a Proffered Covenant that limits development to 115,000 square feet of retail commercial with no residential uses.

Application 3 is outside of the UDB. County policy directs areas within the UDB have first priority for commitment of public resources for the provision of services and facilities. Miami-Dade County Future Land Use Element Policy 8G of the CDMP provides guidance on development capacity that should be available within the Urban Development Boundary (UDB). The Policy addresses how demand and land supply for residential and nonresidential uses are determined. To provide the basis for decisions to amend the Urban Expansion Area (UEA) boundary and UDB, the County performs an assessment of supply and demand for various land uses within the UDB every two years. Amendments to change the UDB and UEA are only accepted every two years so that they correspond with this assessment.

Application 3 is located within The County Analysis Area MSA 6.2. The Analysis Area contained 539.10 acres of in-use Commercial in 2011, and an additional 249.10 vacant acres. Based on Commercial absorption rates, the Analysis Area will deplete its supply beyond the year 2026, and the countywide supply would be absorbed beyond 2030.

At this time there are no planned water and sewer improvements/projects adjacent to and/or in close proximity to this site, but, if approved, the Applicant would have to connect to an existing 20-inch water main on SW 104th Street and extend a 12-inch water main to the site. The site is within the service area for the Alexander Orr Water Treatment Plan, which has sufficient capacity to provide projected demand, but

a water supply certification would be needed since the Biscayne Aquifer is the primary water source. The overuse of the aquifer has resulted in lowered water levels in the Everglades, which is inconsistent with the Goals of the Comprehensive Everglades Restoration Plan (CERP). In 2005, the South Florida Water Management District promulgated rules that prohibit additional withdrawals for future development.

Application 3 would degrade Krome Avenue/SR 997, from SW 8 Street to SW 88 Street, below its adopted Level of Service (LOS) B Standard. It would also degrade SW 167 Avenue, from SW 88 to SW 104 Street below its adopted LOS D. Krome Avenue is part of the regional evacuation network.

The Application site is located within the West Wellfield Interim Protection Area and is subject to wellfield protection measures that restrict development and regulate land uses.

There would be no impact on public school enrollment or capacity.

1. ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN.

Application 3 would create impacts that could adversely impact the Natural Resources of Regional Significance, including the Everglades, Biscayne Aquifer and a wellfield protection area.

The Application would adversely impact the regional evacuation network by degrading the adopted LOS on Krome Ave (SR 997); is not adequately supported by the provision of water and sewer; and reduces agriculture lands in Miami-Dade County without adequate justification in an area that is not designated for urban uses.

Applicable *SRPP* Goals and Policies:

Goal 11 **Encourage and support the implementation of development proposals that conserve the Region’s natural resources, rural and agricultural land, green infrastructure and:**

- **utilize existing and planned infrastructure in urban areas;**
- **enhance the utilization of regional transportation systems;**
- **incorporated mixed-land use developments**
- **recycle existing developed sites; and**
- **provide for the preservation of historic sites.**

Policy 11.10 Decisions regarding the location, rate, and intensity of proposed development shall be based on the existing or programmed capacity of infrastructure and support services or on capacity which will be programmed to serve that proposed development; in addition, consideration should be given to the impact of infrastructure and support services on natural resources.

Goal 12 **Encourage the retention of the Region’s rural lands and agricultural economy.**

Policy 12.1 Maintain the character of rural and agricultural areas by encouraging compatibility of adjacent land uses.

Policy 12.6 Review the recommendations of the *Agriculture and Rural Area Study* and the *South Miami-Dade Watershed Study* and formulate policies adopted from them to sustain the agricultural economy and the environment.

Goal 14 **Preserve, protect, and restore Natural Resources of Regional Significance.**

Policy 14.1 Direct land uses that are not consistent with the protection and maintenance of natural resources away from Natural Sources of Regional Significance, adjacent buffer areas, and other natural resources.

Goal 20 **Achieve long-term efficient and sustainable development patterns that protect natural resources and connect diverse housing, transportation, education, and employment opportunities.**

Policy 20.2 Guide new development and redevelopment within the Region to areas which are most intrinsically suited for development, including areas:

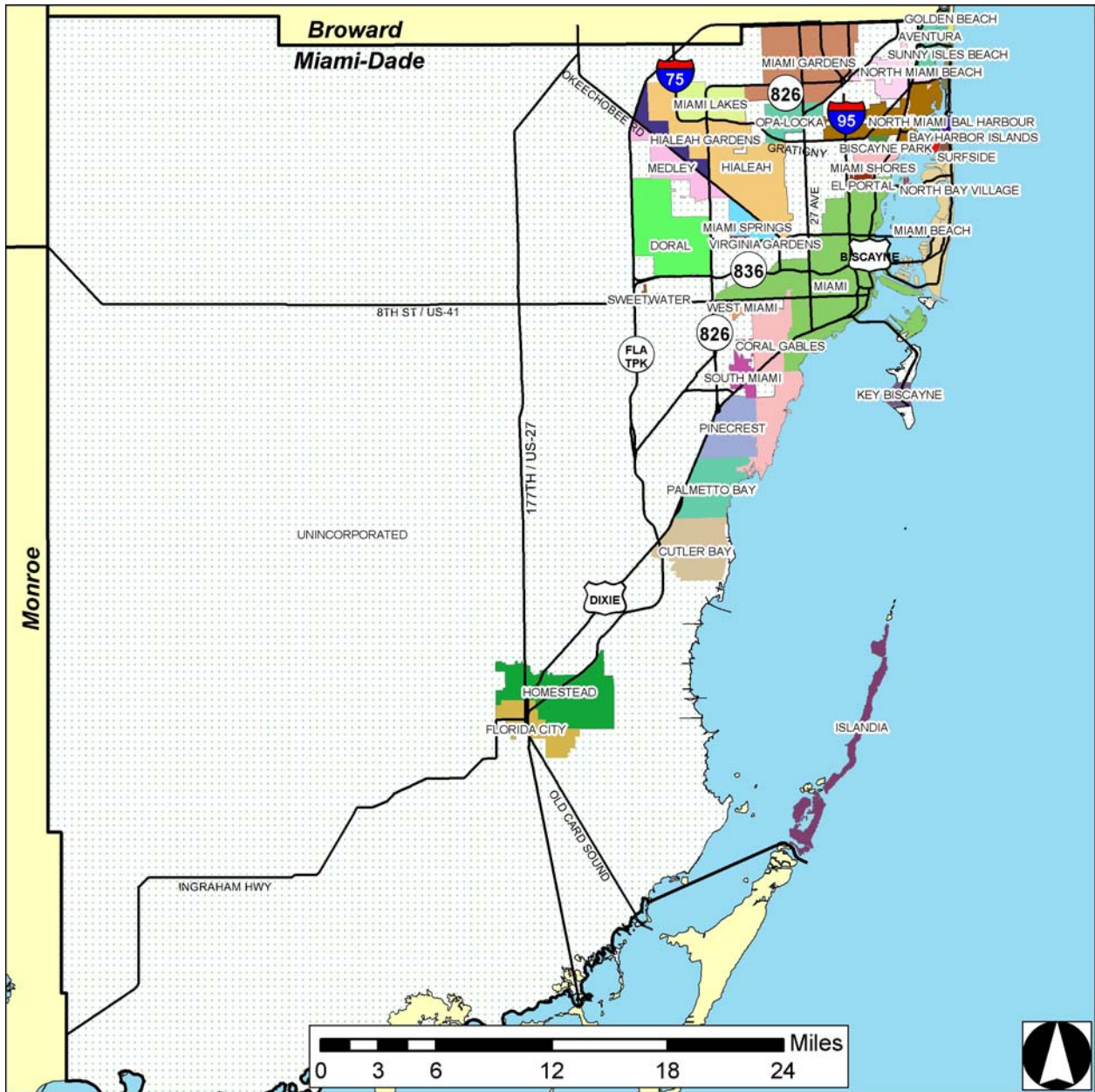
- Which are least exposed to coastal storm surges;
- Where negative impacts on the natural environment will be minimal; and
- Where public facilities and services already exist, are programmed or, on an aggregate basis, can be provided most economically.

2. EXTRAJURISDICTIONAL IMPACTS INCONSISTENT WITH ANY COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION.

Not Applicable.

The Council requests the local government to please send a copy of the adopted version of the amendment.

Attachment 1



COMPREHENSIVE PLAN AMENDMENTS

General Location Map

Miami-Dade County
Proposed Amendment Package #12-1ESR

Sources: FDEP, SFWMD, Monroe County, SFRPC.
Note: For planning purposes only. All distances are approximate.

Attachment 2



COMPREHENSIVE PLAN AMENDMENTS

Miami-Dade County
Proposed Amendment Package #12-1ESR
Application #3 - Ferro Investment Group II, LLC

From: Agriculture
To: Business and Office

Sources: Miami-Dade County proposed amendment package #12-1ESR
Note: For planning purposes only. All distances are approximate.