



MEMORANDUM

AGENDA ITEM #III.F.3

DATE: APRIL 4, 2011

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: MIAMI-DADE COUNTY PROPOSED COMPREHENSIVE PLAN AMENDMENT
DCA #11-D1

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.

Amendment Review

The South Florida Regional Planning Council (SFRPC) review of proposed Comprehensive Plan amendments for consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)* primarily addresses the effects on regional resources or facilities identified in the *SRPP* and extra jurisdictional impacts that would be inconsistent with the Comprehensive Plan of the affected local government (§163.3184(5), Fla. Stat.). The Council's review of amendments is conducted in two stages: (1) proposed or transmittal and (2) adoption. Council staff reviews the contents of the amendment package once the Department of Community Affairs certifies its completeness.

Objections and Comments relate to specific inconsistencies with relevant portions of the *SRPP*, which was adopted pursuant to Rule 29J-2.009, Florida Administrative Code. Council staff will work with local governments to address Objections and Comments identified during the review of a proposed amendment between the transmittal and the adoption of the amendment.

Summary of Staff Analysis

Proposed amendment package #11-D1 to the Miami-Dade County Comprehensive Development Master Plan (CDMP) contains one (1) map amendment and one (1) related text amendment.

Impact Analysis

Staff analysis confirms the proposed amendments are generally consistent with the *Strategic Regional Policy Plan for South Florida (SRPP)*.

On March 3, 2011, the Board of County Commissioners unanimously voted to adopt proposed amendment package #11-D1 and transmit with acceptance of a Proffered Covenant, to the Florida Department of Community Affairs for review and comment.

The amendment review is detailed on the attached Form C-7, pursuant to the Department of Community Affairs (DCA) requirements for proposed Local Government Comprehensive Plan reviews.

Recommendation of Consistency with Strategic Regional Policy Plan (SRPP)

Find Miami-Dade County proposed amendment package #11-D1 generally consistent with the *SRPP*. Approve this staff report for transmittal to the Florida Department of Community Affairs.

FORM C-7

SOUTH FLORIDA REGIONAL PLANNING COUNCIL
AMENDMENT REVIEW FORM
FY 2010-2011

1. Local government name: Miami-Dade County.
2. Amendment number: 11-D1.
3. Is the Regional Planning Council (RPC) precluded from commenting on the proposed Plan or Element pursuant to Section 163.3184(5) of the Florida Statutes (F.S.), or Rule 9J-11.0084, Florida Administrative Code (F.A.C); or commenting on the proposed amendment pursuant to S. 163.32465(4)(b), F.S.? No.
4. Date the Florida Department of Community Affairs (DCA) notified RPC that amendment package was complete, if applicable: The report will be modified to include the date once DCA assigns it.
5. Date amendment review must be completed and transmitted to the DCA: The report will be modified to include the date once DCA assigns it.
6. Date the amendment review will be transmitted to the DCA: April 8, 2011.
7. Description of the amendments:

Land Use Plan Map and Text Amendment

The proposed amendment would modify the Miami-Dade County Comprehensive Development Master Plan (CDMP) to redesignate a 38.6 gross-acre site within the existing boundaries of the Dolphin Center North Development of Regional Impact (DRI) from its current "Office/Residential" to "Business and Office" land use category on the Adopted 2015 and 2025 Land Use Plan map. The amendment site is located in the City of Miami Gardens, between NW 199 and NW 195 Streets and west of the Florida Turnpike to NW 22 Avenue. Miami-Dade County retains jurisdiction over land use, development and permitting matters related to the DRI, through a Miami Gardens Charter.

The amendment site is within the Dolphin Center North Development of Regional Impact (DRI). The site is bounded by Sun Life Stadium and parking to the north and by publicly-owned lands that buffer the DRI site from residential development to the east, south, and west. Land uses surrounding the amendment site include "Business and Office" to the north, "Environmentally Protected Parks" to the east and "Low Density residential Communities" to the south and west. Transit and high-intensity mixed-use development has been envisioned for the area east of the protected area through the North Corridor Station Area Plan.

Under the current designation the site is undeveloped and used for additional Stadium parking. The proposed amendment would remove 100,000 square feet of approved office space and allow the site to be redeveloped as a water park tourist attraction, to generate revenue. The amendment would also add a proffered Declaration of Restrictions to the Land Use Element table titled "Restrictions Accepted by the Board of County Commissions in Association with the Land Use Plan Map Amendment." The proffered covenant would regulate the level of retail activity by limiting potential uses to those allowed under the previous CDMP designation of "Office/Residential" while allowing a water park with related uses.

The proposed CDMP amendment was filed for concurrent processing with a separate but related Notice of Proposed Change (NOPC) to the existing Dolphin Center North DRI. At the conclusion of

review of the NOPC in December, Council staff had no objections to the NOPC; however, staff recommended the Applicant incorporate Development Order conditions that would reserve for residents of the neighborhood adjacent to the stadium a percentage of the employment that will be created if the water park is approved.

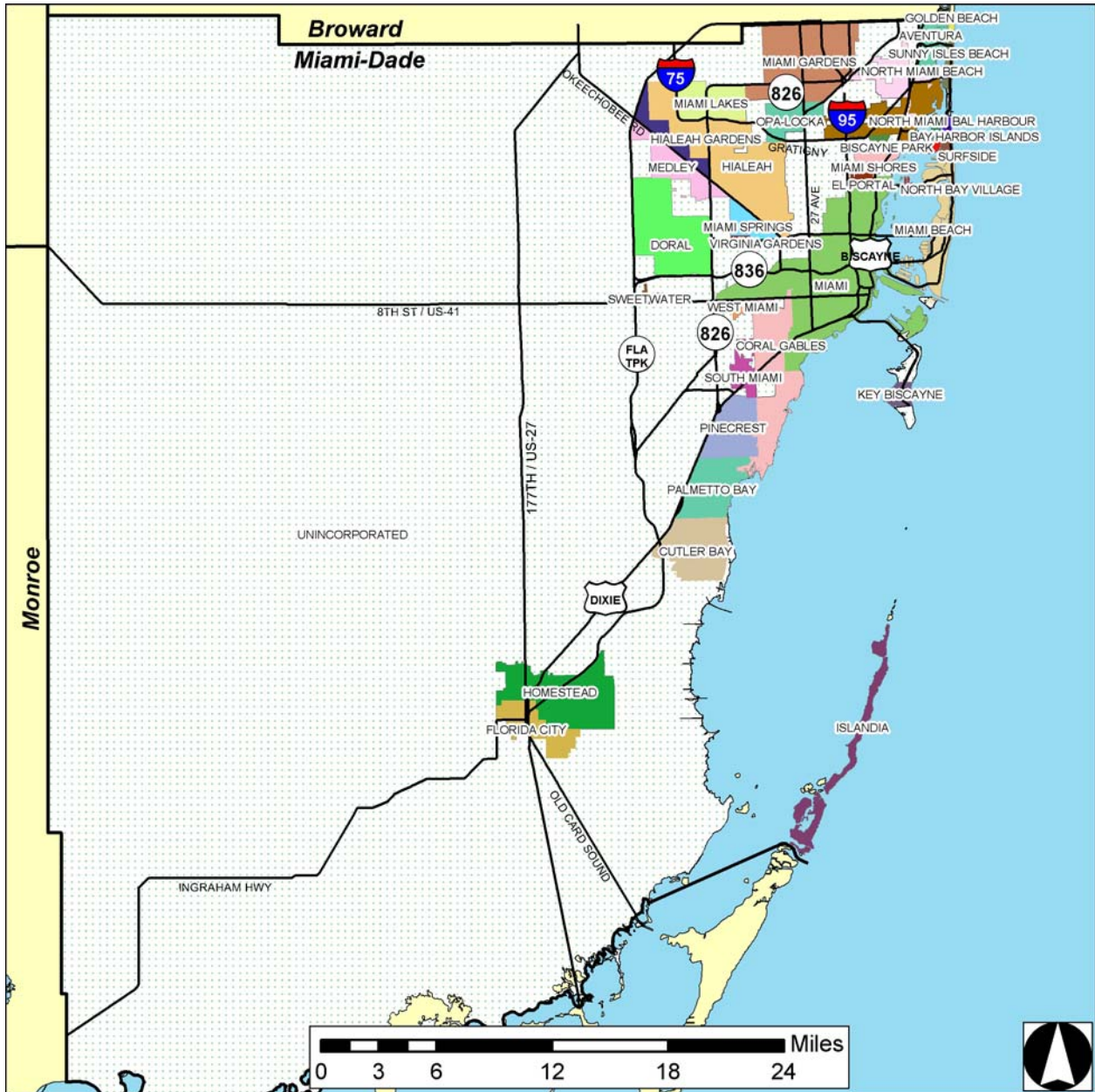
Staff analysis confirms that the proposed amendment is generally consistent with the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

8. Is the Amendment consistent with the Strategic Regional Policy Plan (SRPP)?

Staff analysis confirms the map and text amendments in Miami-Dade County proposed amendment package #11-D1 are generally consistent with the *Strategic Regional Policy Plan for South Florida* (SRPP).

9. Applicable Strategic Regional Policy Plan Goals and Objectives: *Not Applicable*.
10. The effects on the proposed amendment on regional resources or facilities identified in the SRPP: *Not Applicable*.
11. Extra-jurisdictional impacts that would be inconsistent with the Comprehensive Plan of the affected local government: *Not Applicable*.
12. Compatibility among local plans including, but not limited to, land use and compatibility with military bases: *Not Applicable*.
13. Impacts to significant regional resources and facilities identified in the SRPP, including, but not limited to, impacts on groundwater recharge and the availability of water supply: *Not Applicable*
14. Affordable housing issues and designation of adequate sites for affordable housing: *Not Applicable*.
15. Protection of natural resources of regional significance identified in the SRPP including, but not limited to, protection of spring and groundwater resources, and recharge potential: *Not Applicable*.
16. Compatibility with regional transportation corridors and facilities including, but not limited to, roadways, seaports, airports, public transportation systems, high speed rail facilities, and intermodal facilities: *Not Applicable*.
17. Adequacy and compatibility with emergency preparedness plans and local mitigation strategies including, but not limited to, the impacts on and availability of hurricane shelters, maintenance of county hurricane clearance times, and hazard mitigation: *Not Applicable*.
18. Analysis of the effects of extra-jurisdictional impacts which may be created by the amendment: *Not Applicable*.

Attachment 1



COMPREHENSIVE PLAN AMENDMENTS

General Location Map

Miami-Dade County
Proposed Amendment #11-D1

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

Attachment 2



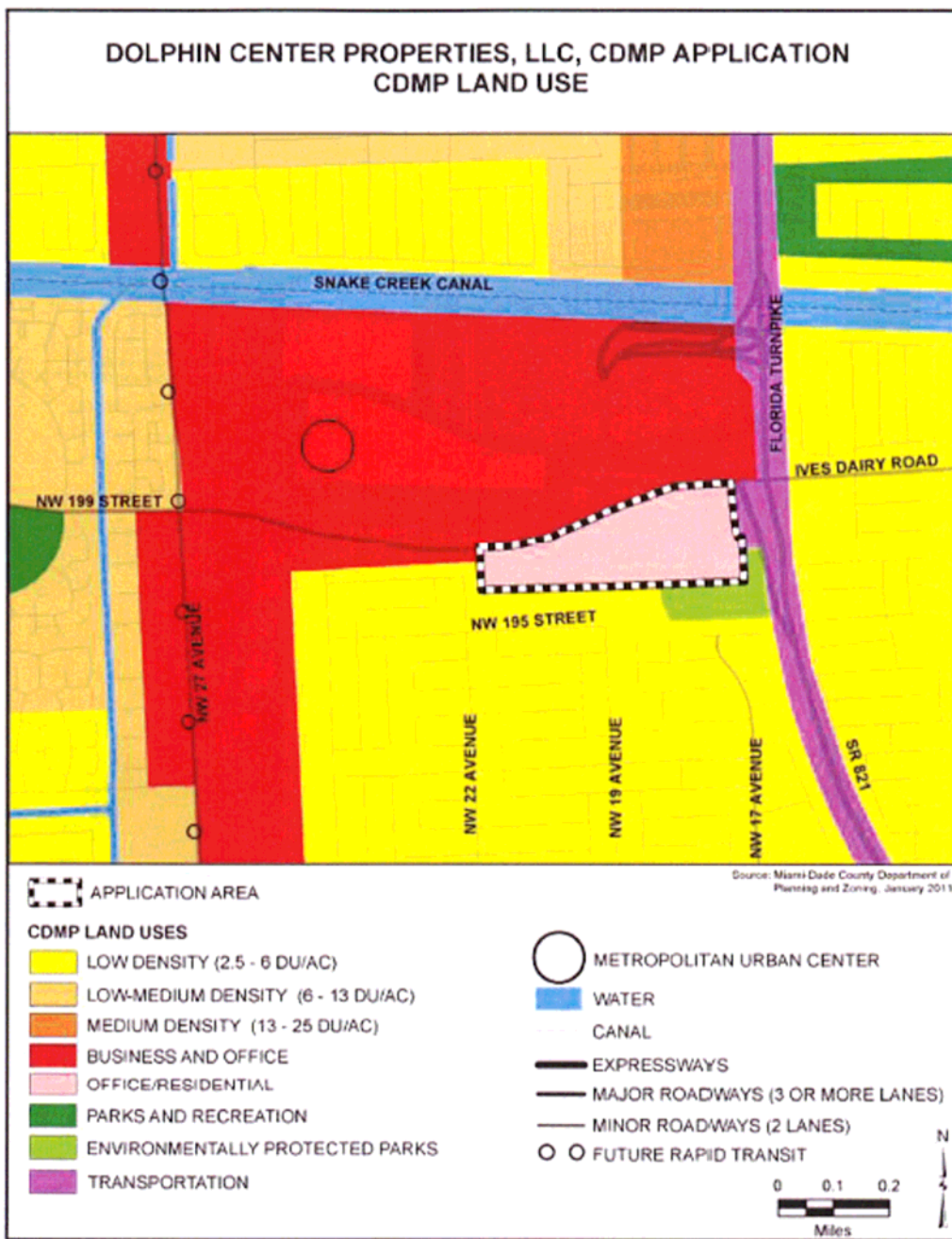
COMPREHENSIVE PLAN AMENDMENTS

Amendment Site Location Map

Miami-Dade County
Proposed Amendment #11-D1

Sources: Miami-Dade County proposed amendment package #11-D1.
Note: For planning purposes only. All distances are approximate.

Attachment 3



COMPREHENSIVE PLAN AMENDMENTS

Proposed Land Use Map

Miami-Dade County
Proposed Amendment #11-D1

From: Office and Residential
To: Business and Office (38.6 acres)

Sources: Miami-Dade County proposed amendment package #11-D1.

Note: For planning purposes only. All distances are approximate.