



MEMORANDUM

AGENDA ITEM #7b

DATE: JANUARY 3, 2011

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: MIAMI-DADE COUNTY ADOPTED COMPREHENSIVE PLAN AMENDMENT
DCA# 10-2

Community Profile

With a 2010 population estimated at 2,480,597, Miami-Dade County is the most populous county in Florida. The County's population decreased by 10 percent during this decade, although it 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 17,000 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, Fla. 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.

Staff Analysis

Adopted amendment package #10-2 to the Miami-Dade County Comprehensive Development Master Plan (CDMP) contains one (1) site-specific change to the Land Use Plan (LUP) map, one (1) combined LUP map and text amendment, and five (5) text amendments. For detailed locations of site-specific map amendments or amendment areas visit: http://www.sfrpc.com/council/Agenda%20Jul10_6c.pdf. The proposed amendments were reviewed at the July 12, 2010 Council meeting and found to be generally consistent with the *SRPP*.

A summary table of the adopted amendments in this package is shown below. For the purposes of this review, the amendments retain their County Application numbers.

SUMMARY OF ADOPTED CDMP MAP AND TEXT AMENDMENTS					
County App. No.	Size (gross acres)	General Location	Land Use or Text Change	Staff Recommendation	BCC Vote
4	286	Southwest corner of SW 152 St & SW 117 Ave to the northeast of the existing Miami Metrozoo	Land Use Element text change to reflect the new name of the zoo, revise the Zoo Miami Entertainment Area land use designation to establish Areas I and II; designate four (4) area sites to Zoo Miami Entertainment Areas I and II on the adopted Land Use Plan; and change the land use designations of four (4) areas on the subject property.	General Consistency with the <i>SRPP</i>	10-0
5	N/A	Area bounded by NW 57 Ave, NW 167 St and NW 183 Street	Land Use Plan map change to incorporate a new Community Urban Center land use designation.	General Consistency with the <i>SRPP</i>	10-0
6	37.0	Southwest corner of NW 32 nd Avenue and NW 79 th Street	Replaces a previously Proffered and Accepted Declaration of Restrictions for Application 7 of DCA amendment #06-2 with a new proffered Declaration of Restrictions.	General Consistency with the <i>SRPP</i>	10-0
7	63.9	Northwest corner of NW 107 th Avenue and NW 12 th Street	Replaces a previously Proffered and Accepted Declaration of Restrictions for Application 3 of DCA amendment #08-1 with a new proffered Declaration of Restrictions.	General Consistency with the <i>SRPP</i>	9-0
9	N/A	N/A	Land Use Element text change to modify the Open Land Subarea 1 to allow nurseries and tree farms, agriculture production and limited raising of livestock.	General Consistency with the <i>SRPP</i>	10-0

SUMMARY OF ADOPTED CDMP MAP AND TEXT AMENDMENTS					
County App. No.	Size (gross acres)	General Location	Land Use or Text Change	Staff Recommendation	BCC Vote
11	N/A	N/A	Text amendments to the Land Use and Capital Improvements Element to revise the County Concurrency Management Program related to public school facility planning.	General Consistency with the <i>SRPP</i>	11-0
12	N/A	N/A	Land Use Element text change to clarify that the super majority vote applies to CDMP text changes and Land Use Plan map amendments.	General Consistency with the <i>SRPP</i>	11-0

N/A - Not Applicable; BCC - Board of County Commissioners

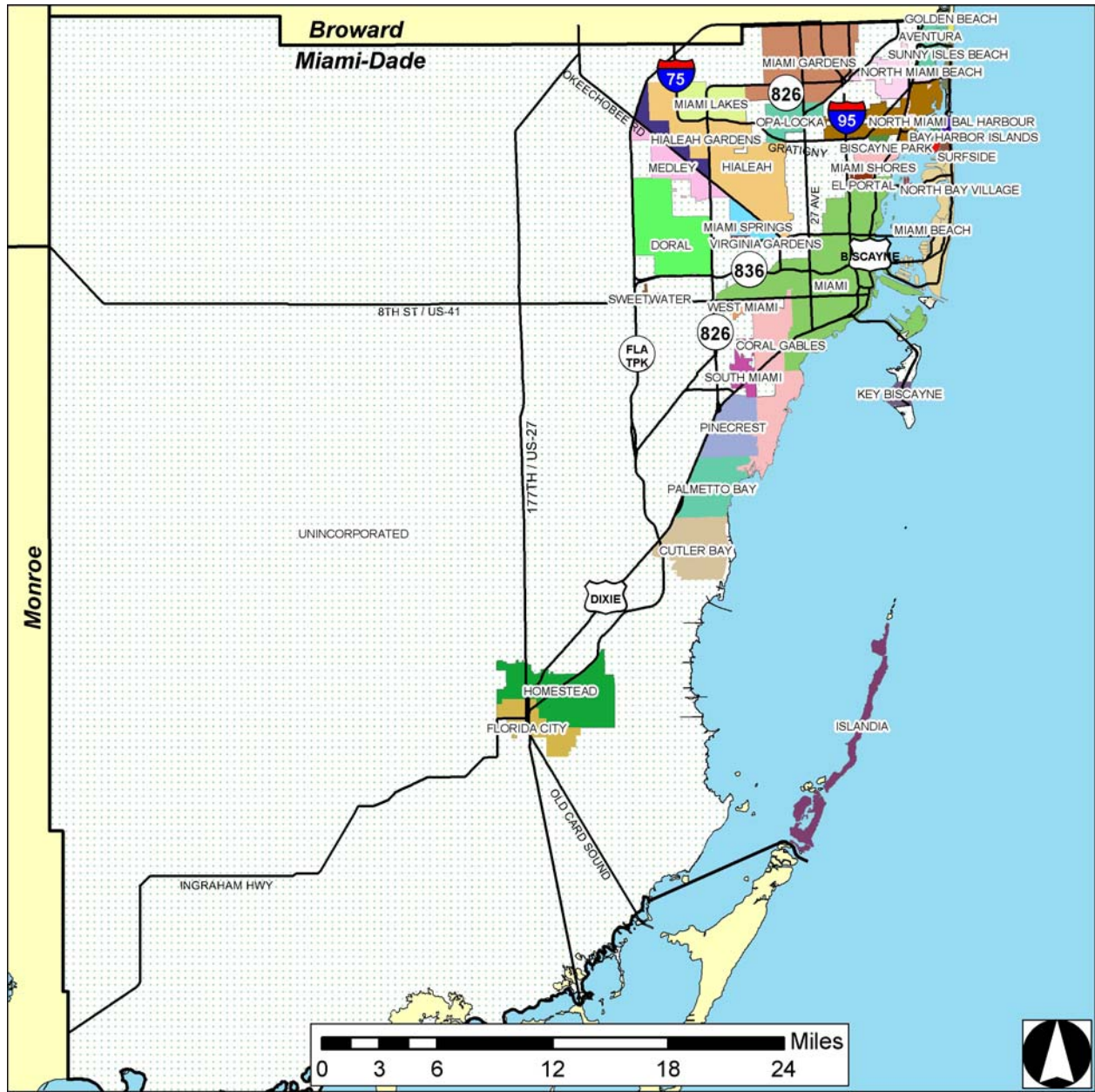
Adopted amendment package #10-2 was adopted with revisions based on the August 9, 2010 Objections, Recommendations and Comments (ORC) Report, issued by the Florida Department of Community Affairs. In response, the County included additional language to Application 4 to address the redelineation site of Natural Forest Communities within the northern portion, Area II, of the application site; and further modification to clarify that the land use category's Floor Area Ratio restrictions apply only to Area I. Staff analysis confirms the adopted amendments are generally consistent with the *SRPP*.

The Miami-Dade County Board of County Commissioners unanimously approved the transmittal of adopted amendment package #10-2 at its October 6, 2010 meeting.

Recommendation of Consistency with Strategic Regional Policy Plan (SRPP)

Find Miami-Dade County adopted amendment package #10-2 generally consistent with the *Strategic Regional Policy Plan for South Florida*. Approve this staff report for transmittal to the Florida Department of Community Affairs.

Attachment 1



COMPREHENSIVE PLAN AMENDMENTS

Location Map

Miami-Dade County
Adopted Amendment #10-2

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