

MEMORANDUM

AGENDA ITEM #6c

DATE: JULY 12, 2010

TO: COUNCIL MEMBERS

FROM: STAFF

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

Community Profile

With a 2009 population estimated at 2,472,344, Miami-Dade County is the most populous county in Florida. The County's population grew by 9.7 percent during this decade, although it experienced a small decline of almost 5,000 between 2008 and 2009, according to estimates of 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 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 govern-

ments to address Objections and Comments identified during the review of a proposed amendment between the transmittal and the adoption of the amendment.

The SFRPC did not prepare the amendment package and, therefore, is not precluded from commenting on the proposed Plan or Element pursuant to Section 163.3184(5), Florida Statutes (F.S.), or Rule 9J-11.0084, Florida Administrative Code (F.A.C.); or commenting on the adopted amendment pursuant to Section 163.32465(4)(b), F.S.

The Florida Department of Community Affairs (DCA) notified SFRPC that the amendment package was complete on June 10, 2010.

The amendment review must be transmitted to DCA on July 10, 2010.

Staff review of the amendment will be transmitted to DCA on July 2, 2010. The Council will take final action on the amendment, with a copy transmitted to DCA, on July 12, 2010.

Staff Analysis

Proposed 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. Detailed locations of site-specific map amendments or amendment areas are shown in Attachments 2 through 4.

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

SUMMARY OF PROPOSED CDMP MAP AND TEXT AMENDMENTS						
County App. No.	Size (gross acres)	General Location	Proposed Land Use or Text Change	Attachment	Staff Recommendation	BCC ¹ Vote
4	286	Southwest corner of SW 152 St & SW 117 Ave to the northeast of the existing Miami Metrozoo	Land Use Element: would revise the Miami Metrozoo Entertainment Area land use designation to establish Areas I and II; designate four (4) area sites to Miami Metrozoo 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.	2	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: would incorporate a new Community Urban Center land use designation.	N/A	General Consistency with the <i>SRPP</i>	9-0
6	37.0	Southwest corner of NW 32 nd Avenue and NW 79 th Street	Delete and replace a previously Proffered and Accepted Declaration of Restrictions for Application 7 of DCA amendment #06-2.	3	General Consistency with the <i>SRPP</i>	9-0

SUMMARY OF PROPOSED CDMP MAP AND TEXT AMENDMENTS						
County App. No.	Size (gross acres)	General Location	Proposed Land Use or Text Change	Attachment	Staff Recommendation	BCC ¹ Vote
7	N/A	Northwest corner of NW 107 th Avenue and NW 12 th Street	Delete and replace a previously Proffered and Accepted Declaration of Restrictions for Application 3 of DCA amendment #08-1.	4	General Consistency with the <i>SRPP</i>	8-1
9	N/A	N/A	Land Use Element: would modify the Open Land Subarea 1 to allow nurseries and farms.	N/A	General Consistency with the <i>SRPP</i>	9-0
11	N/A	N/A	Text amendments to the Future Land Use and Capital Improvements Element would revise the County Concurrency Management Program related to public school facility planning.	N/A	General Consistency with the <i>SRPP</i>	9-0
12	N/A	N/A	Land Use Element: would amend Policies to clarify that the super majority vote applies to text and Land Use Plan map amendments.	N/A	General Consistency with the <i>SRPP</i>	7-1

¹ BCC = Board of County Commissioners; N/A = Not Applicable

The Miami-Dade County Board of County Commissioners unanimously approved the transmittal of adopted amendment package #10-2 at its May 5, 2010 meeting.

For the purposes of this review, the amendments retain their County Application numbers. A detailed analysis with recommendation of consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)* of the Miami-Dade County adopted amendment package #10-2 is included in the attached staff report.

STAFF ANALYSIS
MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP)
PROPOSED AMENDMENT PACKAGE #10-2

Application 4

Proposed Application 4 is a combination of text and map amendments. The amendments would 1) modify the “Miami Metrozoo Entertainment Area” future land use category text in the Miami-Dade County Comprehensive Development Master Plan’s (CDMP) Land Use Element to establish Areas I and II; 2) add “Miami Metrozoo Entertainment Area I designation to the Adopted 2015 and 2025 Land Use Plan (LUP) map; and 3) change the land use designations a 286-acre site located on the southwest corner of SW 117th Avenue and SW 152nd Street (see Attachment 3) as follows:

- Area A* – From: Low Medium Density Residential To: Miami Metrozoo Entertainment Area II
- Area B* – From: Institutions, Utilities and Communications To: Miami Metrozoo Entertainment Area II
- Area C* – From: Institutions, Utilities and Communications To: Environmentally Protected Parks
- Area D* – From Institutions, Utilities and Communications To: Miami Metrozoo Entertainment Area II

The Dade County Zoological Park Development of Regional Impact (DRI) was originally approved in 1975. Less than half of the site has been developed as Metrozoo and the Gold Coast Railroad Museum. In 2005, Miami-Dade County, as property owner, submitted a Notice of Proposed Change (NOPC) to amend the Development Order to allow for construction of a privately operated hotel (150,000 square feet), family entertainment center (20 acres), and water theme park (23 acres), along with improvements to the existing Gold Coast Railroad Museum. On June 14, 2005, the South Florida Regional Planning Council (SFRPC) issued a letter identifying no regional issues with the NOPC. However, the DRI must be consistent with the CDMP and the existing "Parks and Recreation" land use designation does not permit such commercial activity on public park land. Submittal of the CDMP amendment was delayed by the need for a Countywide Referendum, as required by the Miami-Dade County Home Rule Charter, to allow commercial development on the Metrozoo property. The referendum was approved by Miami-Dade County voters on November 7, 2006. On September 8, 2008, the SFRPC found the amendment re-designating 170 acres of the 1,203 acre DRI site, from Parks and Recreation to Miami Metrozoo Entertainment Area generally consistent.

The proposed amendment seeks to establish Area I and Area II within the “Miami Metrozoo Entertainment Area” future land use category. Miami Metrozoo Area I would apply to the site currently designated Miami Metrozoo Entertainment Area. Miami Metrozoo Area II would apply to approximately 216 acres of the 286-acre subject property. The remaining 71 acres would be designated as Environmentally Protected Parks.

The site’s surrounding uses include the University of Miami’s Center for Southeastern Tropical Advanced Remote Sensing to the south; military facilities, park and vacant to the west; Residential, Office and Commercial to the north; and Office, communications, Military and Industrial to the east. The Lindgren Canal flows to the south and east of the site providing a buffer for residential neighborhoods. The amendment proposes the subject site to be developed to allow for a theme park with ride and attractions and a resort hotel with a conferencing center, restaurant and bar. The hotel would be located along the northwestern portion of the site as a buffer between residential uses.

The proposed amendment would generate additional fire alarms, water and sewer services, and bus and roadway trips. The County is working with Miami-Dade County Fire and Rescue to construct a new Fire Rescue Station as well as include two first aid stations within the proposed development. The Miami-Dade Water and Sewer Department has indicated that a private sewer pump station would be needed.

The site is already served by potable water, wastewater and solid waste services, and transit facilities that have the capacity to accommodate the amount of development that would be allowed by the proposed change. While the change in land use designation would generate more peak hour traffic trips, roadway Level of Service Standards on the surrounding roadway network would not be adversely impacted.

The proposed project could impact environmental, historic and archeological resources. The County Planning Department is working with the Department of Environmental Resource Management and the Office of Historic Preservation to ensure impacts to archeological remnants of the Richmond Naval Air Station, Environmentally Endangered Lands, and Protected Parks are mitigated and minimized. The County would need to find a relocation site and an agreement from the Coast Guard that they are willing to relocate because a portion of the U.S. Coast Guards operations/facilities are located on the subject property.

On May 5, 2010, the Miami-Dade County Commission voted (10-0) to adopt with changes and transmit Application 4 to the Florida Department of Community Affairs.

Staff analysis confirms that proposed Application 4 would be compatible with existing land uses; have minimal impact on natural and regional resources and generally consistent with the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

Application 5

Proposed Application 5 would amend the Adopted 2015 and 2025 Land Use Plan to include a new Community Urban Center for an area of land that is bounded by NW 57th Avenue on the East, the Moors residential development on the west, NW 167th Street on the south, and NW 183rd Street to the north (see Attachment 4), an area known to its residents as Country Club/Palm Springs North.

The intent of a Community Urban Center is to encourage transit alternatives, provide more efficient land use, and create identifiable town centers for diverse communities. The proposed designation would implement the concepts identified in the Country Club/Palm Springs North Charrette Area Plan Report. The subject area is in close proximity to NW 5th Avenue, Miami Gardens Drive, and the Palmetto Expressway, with convenient access to transit and a significant amount of vacant properties for development. The area is currently serviced by Metrobus Routes 29, 49, 75, 183, and the 286/North Pointe Circulator.

On May 5, 2010, the Miami-Dade County Commission voted (9-0) to adopt and transmit Application 5 to the Florida Department of Community Affairs.

Staff analysis confirms that proposed Application 5 would be compatible with existing land uses; have minimal impact on natural and regional resources and generally consistent with the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

Application 6

Proposed Application 6 would delete and replace a previously Proffered and Accepted Declaration of Restrictions for Application 7 of DCA Amendment #06-2. The Council reviewed the original application in July and November of 2006, and found it to be generally consistent with the *South Florida Regional Policy Plan*.

The revised Proffered and Accepted Declaration of Restrictions is associated with a 37.0 gross acre site at the southwest corner of NW 32nd Avenue and NW 79th Street (See Attachment 5). In 2006, the land use designation for the subject area was changed from Industrial and Office to Business and Office on the

Land Use Plan. The development potential for the site at that time was for 585,097 square feet of commercial or 2,014 multi-family dwelling units, but the development plan was for a big box retail operation.

The existing Declaration of Restrictions (dated October 30, 2006) restricts residential development and includes, at a minimum, a single retail use of at least 100,000 square feet. The revised proposed Declaration of Restrictions (dated January 28, 2010) would eliminate the requirement for a single retail use and the residential development restriction, and allow a maximum of 1,200 residential units or a mixture of both non-residential and residential uses on the site.

The proposed change would allow for mixed-use development that would be more supportive of public transit than a single use. The application site is in close proximity to Metrorail and Metrobus services, located in a premium transit corridor between the Northside and Tri-Rail Metrorail stations, and Tri-Rail and Amtrak stations are within a third of a mile of the site. The Northside and Tri-Rail Metrorail Stations are also designated as Community Urban Centers on the County Land Use Map.

On May 5, 2010, the Miami-Dade County Commission voted (9-0) to adopt and transmit Application 6 to the Florida Department of Community Affairs.

Staff analysis confirms that proposed Application 6 would be generally consistent with the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

Application 7

Proposed Application 7 would delete and replace a previously Proffered and Accepted Declaration of Restrictions for Application 3 of DCA amendment #08-1. The Council reviewed the original application in January and July of 2008 and found it to be generally inconsistent with the *South Florida Regional Policy Plan* due to impacts to local schools. However, the current application was not subject to review by the School Board of Miami-Dade County since the development program remains the same.

The revised Proffered and Accepted Declaration of Restrictions is associated with a 54.24-net acre site at the Northwest corner of NW 107th Avenue and NW 12th Street (See Attachment 6). In 2008, the land use designation for the subject area was changed from Industrial and Office and Business and Office to Business and Office on the Land Use Plan; designated as a Regional Activity Center (RAC); and included the expansion of the Metropolitan Urban Center designation.

The existing Declaration of Restrictions (dated April 28, 2008) restricts development to 1,050 dwelling units or 1,701,000 gross square feet Residential; 799,900 gross square feet Retail; 430 Hotel rooms or 225,000 square feet; and 225,000 square feet Office. The applicant is charged to fund a Metrobus terminal (or a Public Transportation Facility, PTF) with a 260-space parking garage within three (3) years from the date that the amendment became final, with the option to request an extension of time for funding the construction. In addition, the applicant must fund specific roadway improvements (NW 12th Street, NW 111 Avenue, NW 14th Street, and NW 107th Avenue); address workforce housing; adhere to design principles, site plan, and certificates of occupancy; and address school concurrency.

The revised proposed Declaration of Restrictions (dated May 4, 2010) does not change the development program of the subject site. The major revisions would create a phased development schedule for the PTF as outlined below. The applicant would be responsible to fund and construct the PTF.

- Phase I: 10 saw-tooth bus bays, parking area, restrooms and temporary surface parking lot for a minimum of 189 spaces no later than August 12, 2012.

- Once Phase I is completed and the applicant is issued a Certificate of Completeness, the applicant shall not be responsible for any operational expenses associated with the improvements and the property will be exempt from any transportation concurrency requirements. In addition, the applicant may seek a Certificate of Occupancy for the first 400,000 square feet of floor area for retail use and its accessory parking and seek site plan approval for such retail space prior to site plan approval for the entire property.
- Phase II: Parking garage capable of 260 spaces for transit users, a kiss-and-ride area, restroom facilities, Commercial area (no more than 10,000 square feet), transit lounge, and landscaping to be constructed within five (5) years from the effective development agreement, which shall be executed once the first zoning application on the property becomes final.

Other changes would require that deed restrictions be recorded for the workforce housing units to remain as such for a period of 30 years.

On May 5, 2010, the Miami-Dade County Commission voted (8-1) to transmit Application 7, without a recommendation, to the Florida Department of Community Affairs.

Staff analysis confirms that proposed Application 7 would be generally consistent with the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

Application 9

Proposed Application 9 would amend the Open Land Subarea 1 text in the Land Use Element to add nurseries and tree farms as allowable uses. The Open Land Subarea is approximately 7,577 acres and current uses include rural residential, limestone rock-mining and ancillary uses, seasonal agriculture, and compatible institutional uses, public facilities, utility facilities, communication facilities and recreation.

On May 5, 2010, the Miami-Dade County Commission voted (9-0) to adopt and transmit Application 9 to the Florida Department of Community Affairs.

Staff analysis confirms that proposed Application 9 would be generally consistent with the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

Application 11

Proposed Application 11 would amend text in the Capital Improvements Element (CIE). Policy LU-2A would be revised to refer to provisions in the "Concurrency Management Program" in the CIE. Language on page IX-15 of the CIE would also be revised to reflect the level of public school facilities concurrency review for zoning actions for greater consistency with the Public School Facility Planning Interlocal Agreement.

On May 5, 2010, the Miami-Dade County Commission voted (9-0) to adopt and transmit Application 11 to the Florida Department of Community Affairs.

Staff analysis confirms that proposed Application 11 is generally consistent with the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

Application 12

Proposed Application 12 would amend text in the Land Use Element to clarify that the super majority vote applies to text changes in the CDMP as well as the Land Use Plan map amendments.

On May 5, 2010, the Miami-Dade County Commission voted (7-1) to adopt and transmit Application 12 to the Florida Department of Community Affairs.

Staff analysis confirms that proposed Application 12 is generally consistent with the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

Impact Analysis

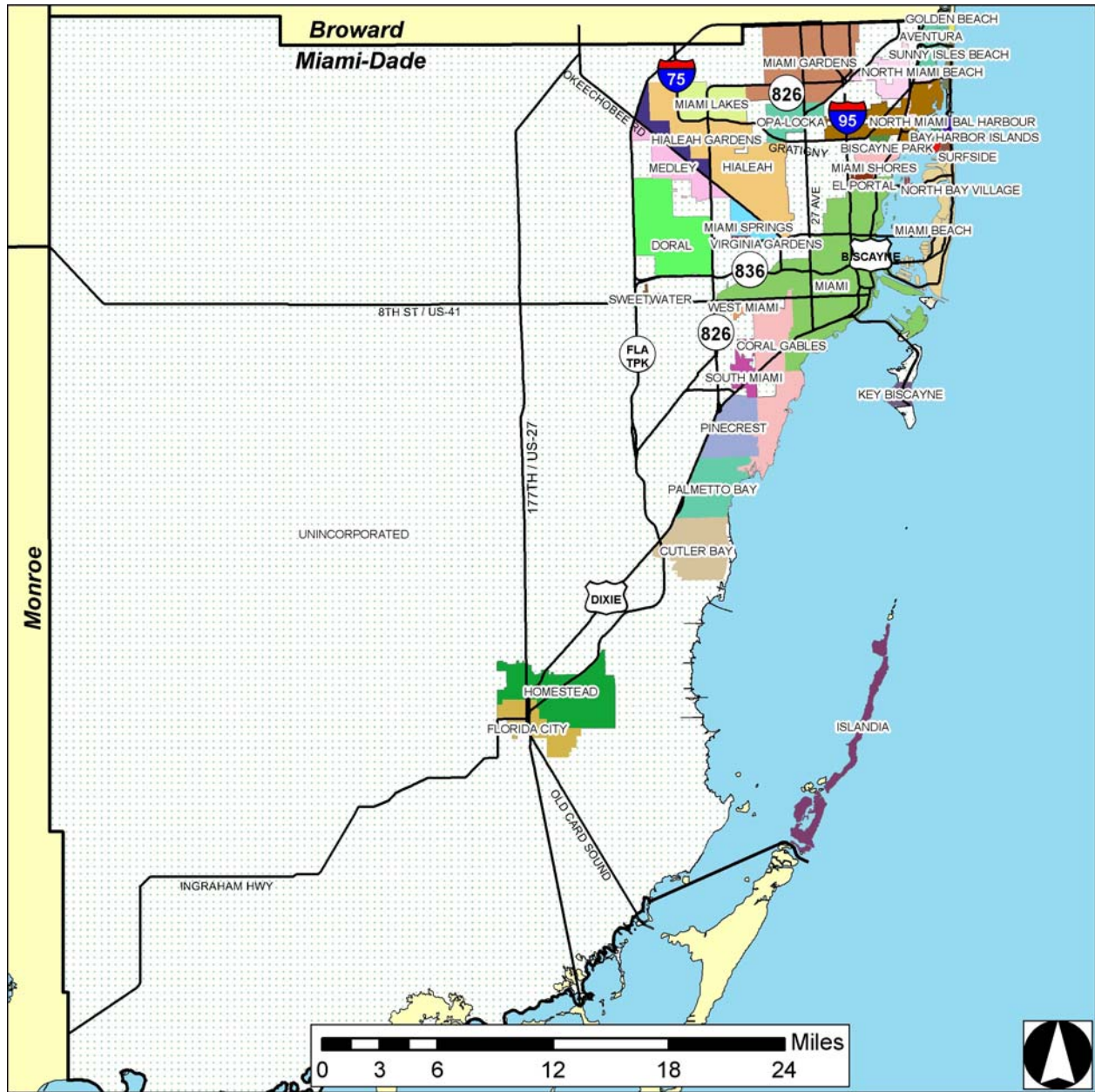
Staff analysis confirms Miami-Dade County proposed amendment package #10-2 would not result in compatibility, extra-jurisdictional, or affordable housing issues; or impact significant regional resources and facilities, natural resources, transportation systems, emergency preparedness plan and local mitigation strategies.

Since a further detailed impact analysis is not applicable to the review of the proposed amendments, the related analysis sections found in the Department of Community Affairs (DCA) Amendment Review Form C-7 (Sections 9 through 18) have not been included in this staff report.

Recommendations of Consistency with Strategic Regional Policy Plan (SRPP)

Find Miami-Dade County proposed 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

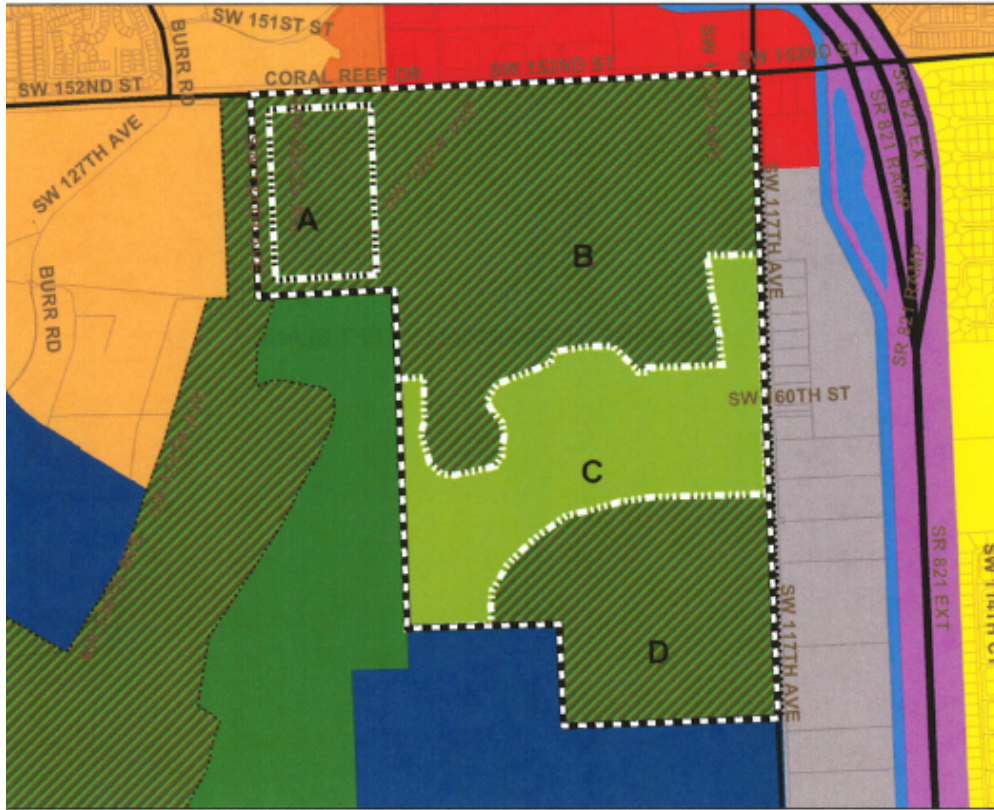
General Location Map

Miami-Dade County
Proposed Amendment Package #10-2

Sources: FDEP, SFWMD, Miami-Dade County, SFRPC.

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

Attachment 2
APPLICATION NO. 4
PROPOSED CDMP LAND USE



Source: Miami-Dade County
 Department of Planning and Zoning, February 25, 2010

LEGEND

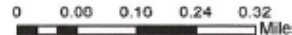
- APPLICATION AREA
- AREAS

CDMP LAND USE

- LOW DENSITY (2.5-6 DU/AC)
- LOW-MEDIUM DENSITY (6-13 DU/AC)
- MEDIUM DENSITY (13-25 DU/AC)
- INDUSTRIAL AND OFFICE
- BUSINESS AND OFFICE
- INSTITUTIONS, UTILITIES AND COMMUNICATION
- MIAMI METRO ZOO ENTERTAINMENT AREA

STREETS

- EXPRESSWAYS
- MAJOR ROADWAYS (3 OR MORE LANES)
- MINOR ROADWAYS (2 LANES)
- ENVIRONMENTALLY PROTECTED PARKS
- PARKS AND RECREATION
- WATER
- TRANSPORTATION



COMPREHENSIVE PLAN AMENDMENTS

Aerial Map
 Miami-Dade County
 Proposed Amendment Package #10-2
 County Amendment No. 4
 Miami Metrozoo Entertainment Areas proposed designations.

Sources: Miami-Dade County proposed amendment package #10-2, County Amendment No. 4.
 Note: For planning purposes only. All distances are approximate.

Attachment 3



COMPREHENSIVE PLAN AMENDMENTS

Aerial Map

Miami-Dade County

Proposed Amendment Package #10-2

County Application No. 6

Proposed revision to Declaration of Restrictions of subject site.

Sources: Miami-Dade County, SFRPC.

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

Attachment 4



COMPREHENSIVE PLAN AMENDMENTS

Aerial Map

Miami-Dade County

Proposed Amendment Package #10-2

County Application No. 7

Proposed revision to Declaration of Restrictions of subject site.

Sources: Miami-Dade County, SFRPC.

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