



MEMORANDUM

AGENDA ITEM #III.F.1

DATE: JULY 11, 2011

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: MIAMI-DADE COUNTY PROPOSED COMPREHENSIVE PLAN AMENDMENT
DCA #11-2ESR

Community Profile

With a U.S. Census 2010 population of 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 #11-2ESR to the Miami-Dade County Comprehensive Development Master Plan (CDMP) contains one (1) map amendment.

Impact Analysis

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

On May 18, 2011, the Miami-Dade Board of County Commissioners unanimously voted to transmit proposed amendment package #11-2ESR to the County, with copies to the Florida Department of Community Affairs.

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 the Miami-Dade County proposed amendment package #11-2ESR 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: 11-2ESR.
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 DCA notified RPC that amendment package was complete, if applicable: June 9, 2011.
5. Date amendment review must be completed and transmitted to the DCA (if applicable): Not applicable under the new Expedited State Review process.
6. Date the amendment review will be transmitted to the County: June 24, 2011. Council will take official action at its July 11, 2011 meeting.
7. Description of the amendments:

Map Amendment | County Application No. 3

Proposed Application 3 is a map amendment that would redesignate a 18.5-acre vacant site, located at the southeast corner of SW 137 Avenue and SW 288 Street from a combination of "Low Density Residential" and "Business and Office" to solely "Business and Office." The application site is bounded by the Homestead Extension of the Florida Turnpike to the east and the Homestead Air Reserve Base to the west. The City of Homestead lies to the west and southwest. The site's surrounding uses include retail and commercial facilities to the north, northwest and west, agricultural uses to the south, and residential to the east and southwest. The residential area to the east is currently separated by a concrete wall. Additional buffering strategies would be considered during the zoning process to mitigate for potential noise, light, runoff, access, transportation and other compatibility issues.

The proposed amendment would formally allow the application site to be commercially developed for 292,723 square feet of retail space. The amendment is accompanied with a Proffered Covenant, which prohibits residential development of the site. The property is already served by water, sewer and other utilities and infrastructure that have the capacity to accommodate the amount of development that would be allowed by the proposed change. A Water Supply Certification will be required at the time of development to ensure water supply availability. While the change in land use designation would generate more peak hour traffic trips, roadway Level of Service (LOS) Standards on the surrounding roadway network would not be adversely impacted.

Acreage per Category	Existing FLUM Category	Proposed FLUM Category	Existing Maximum Density (DU/Acre)	Proposed Maximum Density (DU/Acre)	Existing Maximum Intensity (FAR)	Proposed Maximum Intensity (FAR)	Net Increase or (Decrease) in Maximum Density	Non-Residential Net Increase or (Decrease)
18.5 acres	Low Density Residential and Business and Office	Business and Office	6 dwelling units	Not Applicable	58,544 square feet	292,723sf	Not Applicable	234,179 square feet

The amendment would also add a proffered Declaration of Restrictions to the Restrictions Table in the Land Use Element of the CDMP.

Staff analysis confirms that proposed County Application 3 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 amendment in the Miami-Dade County proposed amendment package #11-2ESR is 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*.

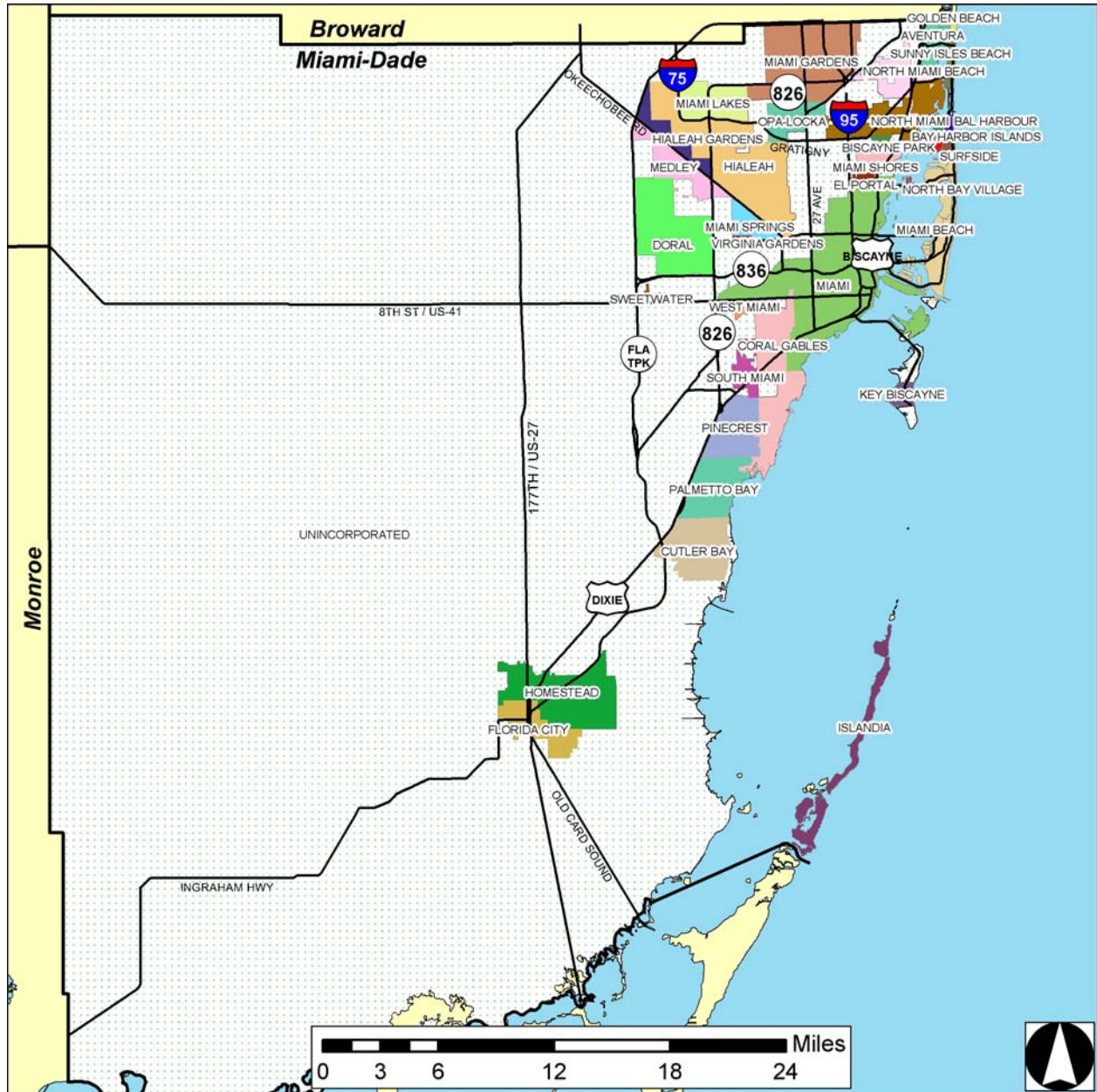
15. Protection of natural resources of regional significance identified in the SRPP including, but not limited to, protection of spring and groundwater resources, and recharge potential: *Not Applicable*.

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



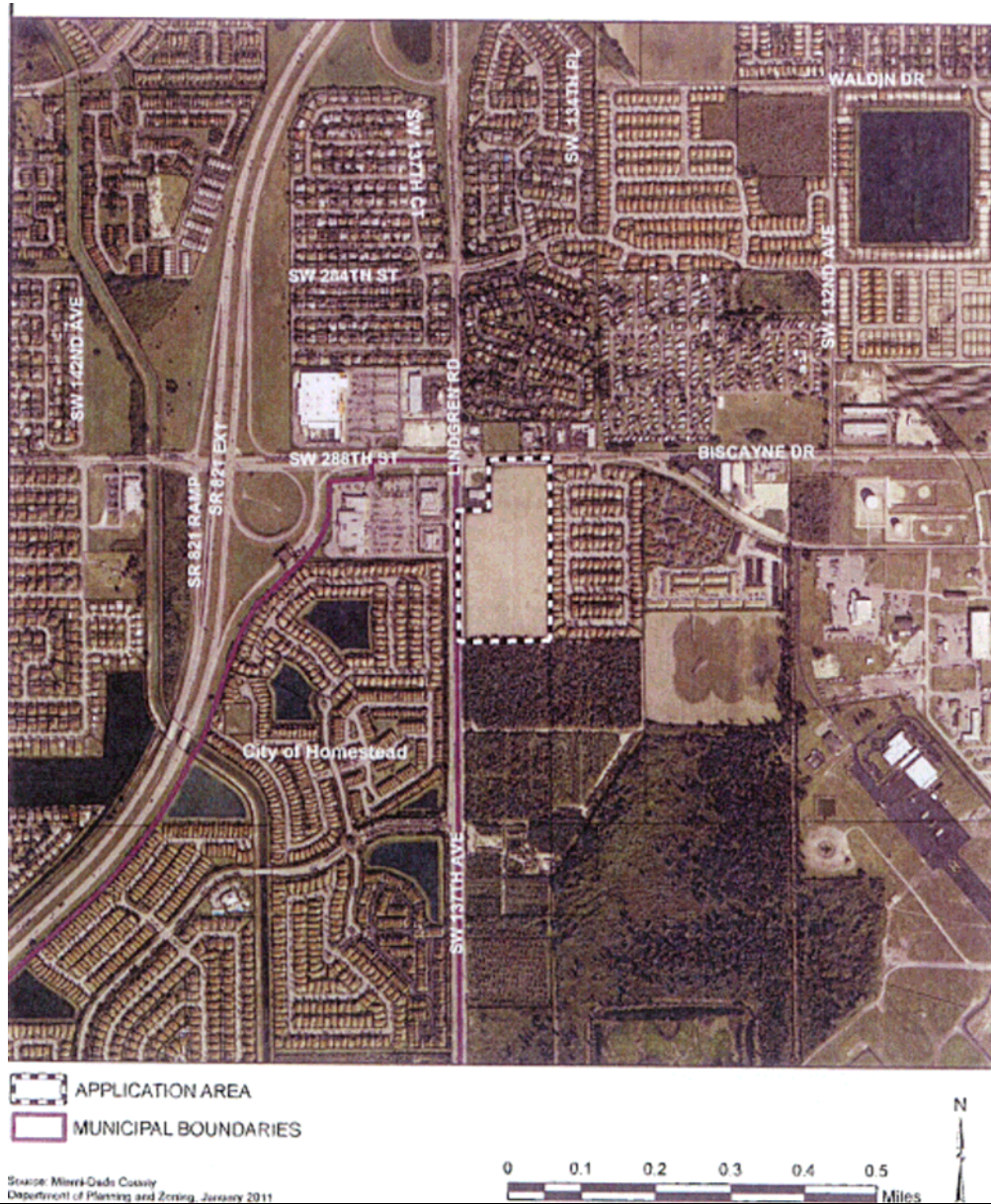
COMPREHENSIVE PLAN AMENDMENTS

General Location Map

Miami-Dade County
Proposed Amendment #11-2ESR

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

Attachment 2



COMPREHENSIVE PLAN AMENDMENTS

Aerial Map

Miami-Dade County

Proposed Amendment Package #11-2ESR

Application No. 3 (18.5 acres)

From: Business and Office and Low Density Residential

To: Business and Office

Sources: Miami-Dade County proposed amendment package #11-2ESR, County Amendment No. 3

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