



MEMORANDUM

AGENDA ITEM #6b

DATE: FEBRUARY 7, 2011

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: MIAMI-DADE COUNTY PROPOSED COMPREHENSIVE PLAN AMENDMENT
DCA #11-1

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 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 #11-1 to the Miami-Dade County Comprehensive Development Master Plan (CDMP) contains three (3) text amendments.

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 TEXT AMENDMENTS					
County App. No.	Size (gross acres)	Proposed Text Change	Attachment	Staff Recommendation	BCC ¹ Vote
4	N/A	Would add a new optional Community Health and Design Element.	N/A	General Consistency with the <i>SRPP</i>	11-0
5	5,635	Would modify the text of the Open Land Subarea 4 of the Land Use Element to allow for agricultural production and the raising of livestock.	2	General Consistency with the <i>SRPP</i>	11-0
6	N/A	Would amend the Land Use Element to allow bed and breakfast uses in designated historic properties in all residential land use categories.	N/A	General Consistency with the <i>SRPP</i>	11-0

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

Impact Analysis

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

On November 18, 2010, the Board of County Commissioners unanimously voted to adopt proposed amendment package #11-1 and transmit 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 the Miami-Dade County proposed amendment package #11-1 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: 11-1.
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: January 24, 2011.
5. Date amendment review must be completed and transmitted to the DCA: February 20, 2011.
6. Date the amendment review will be transmitted to the DCA: February 11, 2011.
7. Description of the amendments:

Application 4

Proposed Application 4 is a text amendment that would modify the Miami-Dade County Comprehensive Development Master Plan (CDMP) to include a new Community Health and Design Element. The proposed new Element seeks to illustrate the connection between the built environment and public health. The Element would include policy language that promotes increased physical activity, improved pedestrian and bicycle safety, better access to healthy foods, and the protection of natural systems.

Staff analysis confirms that proposed Application 4 is generally consistent with the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

Application 5

Proposed Application 5 is a text amendment that would amend the Open Land Subarea 4 (East Everglades Residential Areas) in the Land Use Element of the CDMP to allow agriculture production, including nurseries and tree farms and the limited raising of livestock. The Open Land Subarea 4 is west of the Kendall Tamiami Executive Airport; bounded on the north, west and southwest by the Everglades National Park; on the east by the Levee 31N Canal; and on the south by SW 168 Street. Seasonal agriculture, undeveloped land, communication, utility and rural residential uses are currently allowed.

The proposed amendment would formally allow agriculture production and the raising of livestock that already exists in the Subarea but are inconsistent with the adopted CDMP. Amendments to the County Code and land development regulations would be developed and adopted by the County to specify the type of agricultural and livestock uses, taking into account water quality considerations and that no flood protection is provided in the Subarea.

Staff analysis confirms that proposed Application 5 is generally consistent with the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

Application 6

Proposed Application 6 is a text amendment that would amend the Land Use Element to allow bed and breakfast lodgings in all residential land use categories, subject to specific criteria. The proposed amendment would encourage tourism and support the local economy through the establishment of bed and breakfast lodgings and ancillary activities, as approved by the Miami-Dade County Historic Preservation Board, in all residential categories. There are currently 171 areas where the County has preservation jurisdiction, of which 121 are designated historic sites, 7 historic districts, and 43 archaeological sites and zones. Parcel size restrictions, buffering requirements, parking availability, building placement, size of building expansions, number of guest rooms, accessibility to the facility and hours of operation would be considered to protect residential character.

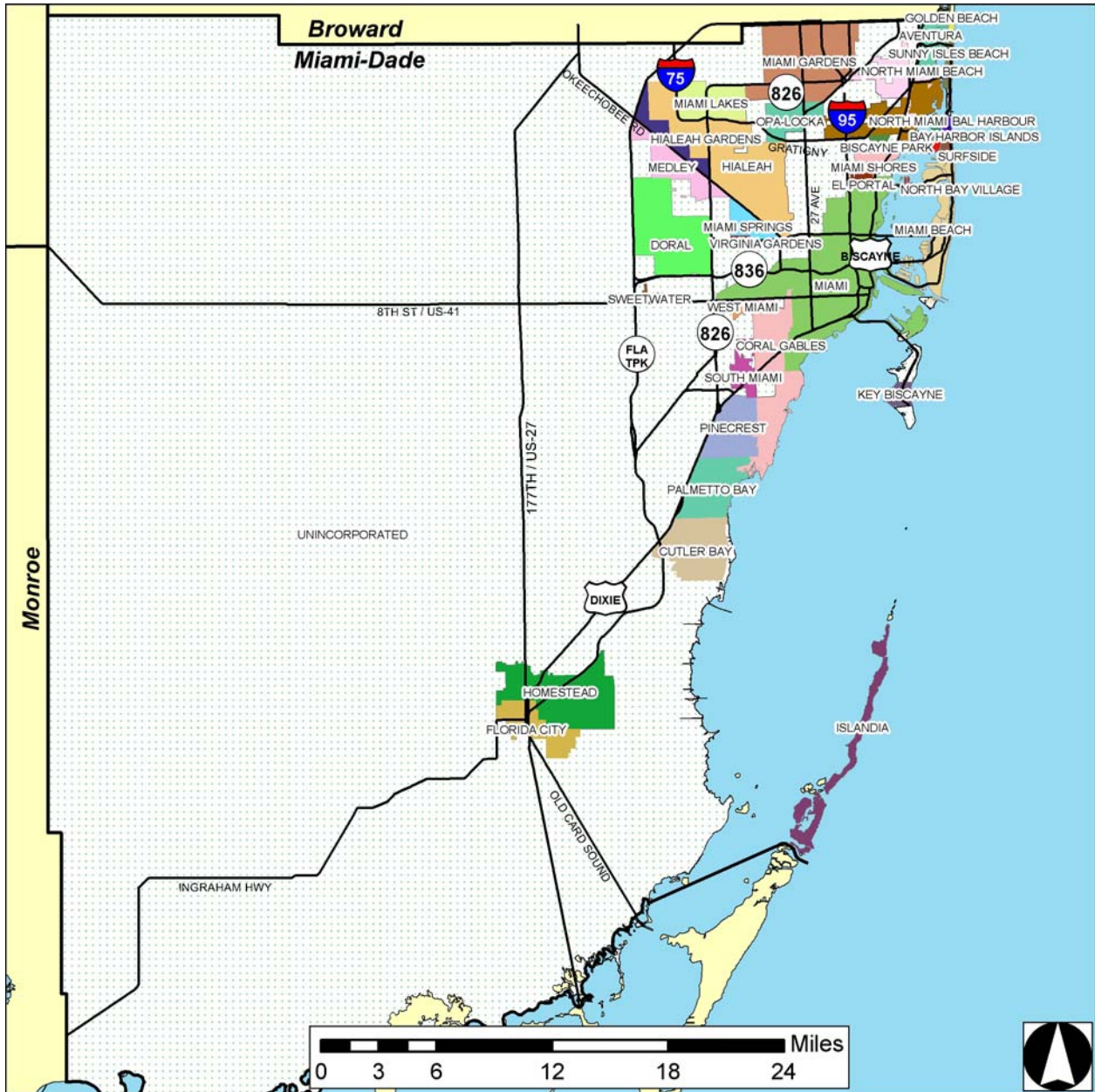
Staff analysis confirms that proposed Application 6 is generally consistent with the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

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

Staff analysis confirms the text amendments in the Miami-Dade County proposed amendment package #11-1 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 #11-1

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