



# MEMORANDUM

AGENDA ITEM #7d

DATE: JANUARY 4, 2010  
TO: COUNCIL MEMBERS  
FROM: STAFF  
SUBJECT: MIAMI-DADE COUNTY ADOPTED COMPREHENSIVE PLAN AMENDMENT

## Introduction

On December 17, 2009, Council staff received adopted amendment package #09-2 to the Miami-Dade County Comprehensive Development Master Plan (CDMP) for review of consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. The proposed amendment was reviewed at the August 3, 2009 Council meeting and with the exception of County Application 1, was found to be generally consistent with the SRPP. Staff review is undertaken pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Part II, Florida Statutes (F.S.), and Rules 9J-5 and 9J-11, Florida Administrative Code (F.A.C.).

## 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 has grown by 9.9% since 2000, and is expected to increase an additional half a million by the year 2020. The percentage of the population that is of working age or younger is greater in Miami-Dade County than the state average. The county also has higher unemployment rates as well as a higher percent of families with incomes below the poverty level than the state average.

The structure of the county's economy is heavily service and trade-oriented, with approximately 57% 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.

## Summary of Staff Analysis

Proposed amendment package #09-2 to the Miami-Dade County Comprehensive Development Master Plan (CDMP) contains one (1) text amendment (County Application 2) to the Land Use Element and Aviation Sub-element of the Transportation Element.

At transmittal, the amendment package included County Application 1, which proposed text amendments to the Land Use Element that would have allowed a new use, water management project, within a specified area of the County's Agriculture lands. The Council found the amendment to be generally inconsistent with the *Strategic Regional Policy Plan for South Florida (SRPP)*; subsequently, County Application 1 was withdrawn from this adopted amendment package.

The County Application 2 text amendments to the Land Use Element and Aviation Sub-element of the Transportation Element:

1. Eliminate references of "landside" and "airside" areas of County airports to distinguish aviation, aviation-related, and non-aviation uses;
2. Revise text in the Land Use Element for greater internal consistency;
3. Replace the Airport Land Use Master Plan maps in the Aviation Sub-element of the Transportation Element; and
4. Re-designate certain airport-owned properties at Opa-Locka Executive and Miami International Airports to Terminals on the Adopted 2015-2025 Land Use Plan map.

Application 2 was adopted as proposed with minor changes in response to a comment issued by the Department of Community Affairs (DCA) on September 11, 2009. In response, non-aviation uses for an 8.2-acre parcel at the Kendall-Tamiami Airport has been limited to access roads, open spaces, drainage, and parking facilities. Since the transmittal, a new change has expanded the list of aviation and non-aviation land use categories. Non-aviation uses now include gaming facilities at the Miami International Airport.

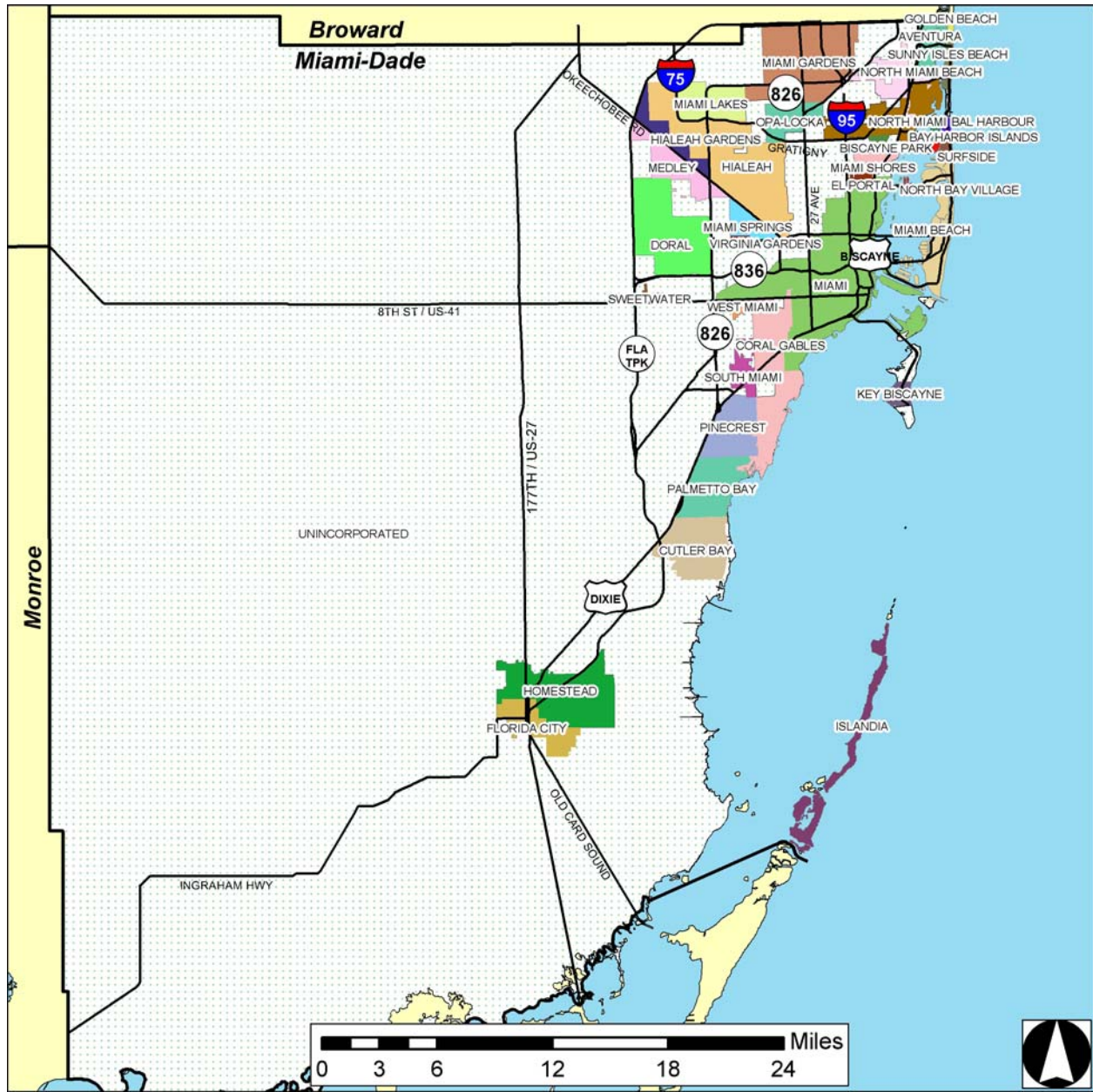
The amendment was bifurcated into two separate County Ordinances (#09-89 and 09-90). On October 8, 2009, the Miami-Dade County Commission approved (10-1) the transmittal of Application 2 with County staff recommended changes to the Department of Community Affairs.

Staff analysis confirms the adopted text amendments are generally consistent with the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

#### Recommendation

Find Miami-Dade County adopted amendment package #09-2 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  
Adopted Amendment Package #09-2

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

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