



MEMORANDUM

AGENDA ITEM #7b

DATE: JUNE 1, 2009

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: MIAMI-DADE COUNTY ADOPTED COMPREHENSIVE PLAN AMENDMENT

Introduction

One May 5, 2009, Council staff received adopted plan amendment package #08-2 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 not reviewed by the Council, because the Department of Community Affairs (DCA) returned the proposed amendment to the County. The proposed amendment sought to increase residential density at a time when the County had not adopted their Public School Facilities Element (PEFE). Now the adopted amendment package does not increase residential density; therefore, DCA has requested agency review for compliance.

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 2008 population estimated at 2,477,289, 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 larger 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

Adopted amendment package #08-2 contains two (2) amendments to the Comprehensive Development Master Plan (CDMP): County Application No. 4 amends the Future Land Use Map (FLUM), and Application 5 is a text amendment to the Land Use Element. Both amendments were adopted as proposed.

Map Amendment

Application 4 changes the future land use designation for a 2.5 acre site located at the northeast corner of SW 117th Avenue and SW 95th Street from Estate Density Residential (1-2.5 du/ac) to Office/Residential [See Attachment 2]. The areas to the north, east, and south are designated as Estate Density Residential, and the area to the west is designated as Low-Medium Density Residential (6-13 du/gross acre). An accompanying Declaration of Restrictions restricts residential development, medical office use, and allows for a two-story office development to occur on the subject property.

Miami-Dade County staff expressed concerns that the adopted amendment is inconsistent with the largely residential development pattern surrounding the site. County staff has also cited inconsistencies with several CDMP Goals, Objectives, Policies, and Guidelines.

The Miami-Dade Board of County Commissioners adopted Application 4 with acceptance of the Proffered Covenant at its November 20, 2008 meeting.

Staff analysis confirms Application 4 would have minimal impact on public facilities, natural and regional resources, and finds the amendment generally consistent with the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

Text Amendment

Application 5 updates the Population Estimates and Projections map in the CDMP's Land Use Element from the Year 2000 to 2025 to reflect more accurate residential development and capacity estimates.

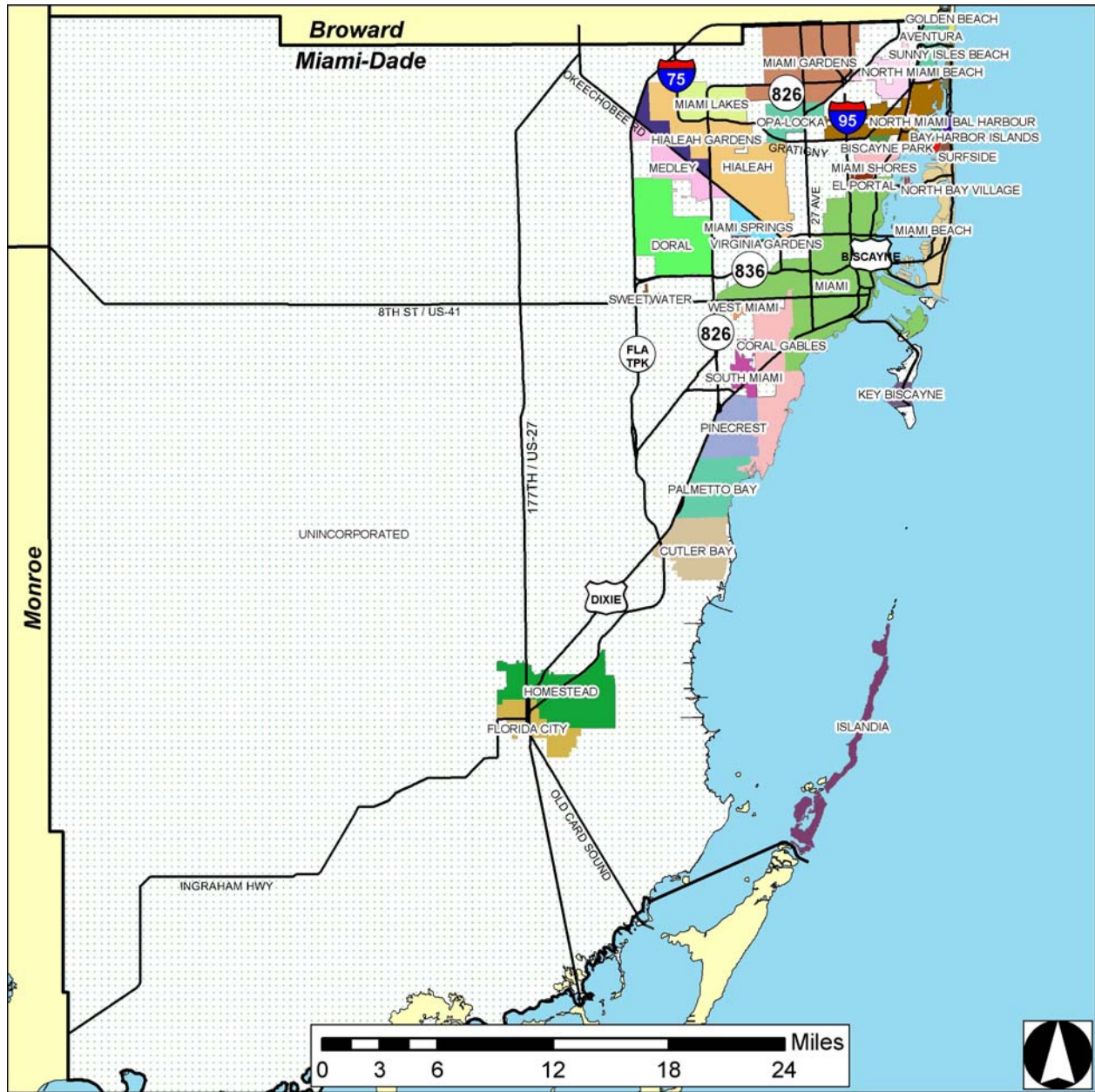
The Miami-Dade Board of County Commissioners adopted Application 5 at its November 20, 2008 meeting.

Staff analysis confirms Application 5 is generally consistent with the *Strategic Regional Policy Plan for South Florida*.

Recommendation

Find Miami-Dade County adopted amendment package #08-2 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 #08-2

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
Adopted Amendment Package #08-2

Amendment No. 4
From: Estate Density
To: Office/Residential

2.5 acres

Sources: FDEP, Miami-Dade County, SFRPC.

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