



MEMORANDUM

AGENDA ITEM #III.F.4

DATE: MAY 2, 2011

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: MIAMI-DADE COUNTY PROPOSED COMPREHENSIVE PLAN AMENDMENT
DCA #11-D2

Community Profile

With a 2010 population estimated at 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-D2 to the Miami-Dade County Comprehensive Development Master Plan (CDMP) contains two (2) map and two (2) related text amendments. The proposed amendment is being concurrently reviewed with the City of Homestead proposed amendment #11-D1 (see Council Agenda #III.F.3).

Impact Analysis

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

On March 22, 2011, the Board of County Commissioners voted 9-1 to transmit proposed amendment package #11-D2 with acceptance of a Proffered Declaration of Restrictions, 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 Miami-Dade County proposed amendment package #11-D2 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-D2.
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 the Florida Department of Community Affairs (DCA) notified RPC that amendment package was complete, if applicable: April 12, 2011.
5. Date amendment review must be completed and transmitted to the DCA: May 8, 2011.
6. Date the amendment review will be transmitted to the DCA: May 6, 2011.
7. Description of the amendments:

Land Use Plan Map and Text Amendments

The proposed amendment would modify the Miami-Dade County Comprehensive Development Master Plan (CDMP) to expand the 2015 Urban Development Boundary (UDB) to include the application site and to redesignate a 120 gross-acre site within the existing boundaries of the Villages of Homestead Development of Regional Impact (DRI) from its current "Agriculture" to "Business and Office" land use category on the Adopted 2015 and 2025 Land Use Plan map. The amendment would also add text to Policy LU-8G of the Land Use Element, which provides criteria for moving the UDB to expand an existing unique regional facility, and offers a proffered Declaration of Restrictions to the Land Use Element table.

Land Use Plan Map Changes

Under the current designation the amendment site is outside the UDB. The site is undeveloped and currently used for limited agricultural activities and additional Speedway parking. The proposed amendment would expand the boundaries of the UDB to include the amendment site and redesignate its current land use category of "Agriculture" to "Business and Office" to facilitate the expansion and improvement of the existing Homestead-Miami Speedway (Speedway). The amendment site is located outside and adjacent to the UDB, immediately north of the existing Speedway, between SW 132 and SW 142 Avenues and between theoretical SW 333 and SW 336 Streets (see Attachment 2).

The amendment site is within the Villages of Homestead Development of Regional Impact (DRI), which is bounded by the UDB and the Urban Expansion Area (UEA) to the north and west; environmentally protected parks to the south; open land to the southwest; and a park, industrial and office, and low density uses to the east. Land uses surrounding the amendment site include "Agriculture" to the north and east, "Business and Office" to the south, and "Industrial and Office" to the west.

The proposed land use designation would allow for the relocation of a permanent kitchen facility and the addition of 12,000 spectator seats, concessions, parking and other ancillary uses associated with the Speedway. To ameliorate the impacts of the UDB expansion, a separate 120 acres within the DRI will be placed outside the UDB (see Attachment 3).

The existing and proposed intensity change is shown in the table below.

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)
120	Agriculture	Business & Office*	N/A	N/A	120 acres Agriculture	12,000 spectator seats, 6,000 S.F. kitchen facility	N/A	12,000 spectator seats, 6,000 SF kitchen facility

SF – square feet; N/A – Not Applicable

*A proffered Declaration of Restrictions would limit the site to parking facilities, 12,000 spectator seats, 6,000 square feet of kitchen facility, and associated ancillary uses to the Speedway.

The proposed CDMP amendment was filed for concurrent processing with a related Notice of Proposed Change (NOPC) to the existing Villages of Homestead DRI to increase the acreage for the Attraction/Recreation land use; add 12,000 spectator seats; reduce density in the eastern one-half of the DRI by four (4) dwelling units; and extend the DRI development order termination date to 2023. In addition, SW 137 Avenue would be realigned and SW 336 Street would be relocated. At the conclusion of review of the NOPC in August 2010, Council staff had no objections. The amendment was also filed for concurrent processing with a separate but related amendment to the City of Homestead Future Land Use Map which would include the redesignation of the 120-acre site from “Agriculture” to “Planned Regional Activity Center”.

Text Changes

The amendment would add text to Policy LU-8G of the Land Use Element, to define a “unique regional facility” and provide criteria for moving the UDB to expand an existing unique regional facility. The revised policy would allow the UDB to be adjusted for the expansion of land containing an “existing public facility or attraction of regional importance, constructed on publicly owned land with significant public funding and intergovernmental coordination,” if it meets the following criteria:

- The land has to be within the UEA, and contiguous to the UDB and the unique regional facility.
- The land use will be limited to the expansion of the unique regional facility and ancillary uses.
- The expansion will have a positive economic impact.

The amendment would also add a proffered Declaration of Restrictions to the Land Use Element Table titled “Restrictions Accepted by the Board of County Commissions in Association with the Land Use Plan Map Amendment.” The proffer would define the allowable uses, which include: temporary and permanent parking, temporary concessions, a permanent kitchen, 12,000 additional spectator seats, limited agriculture uses, and other associated ancillary uses.

Comment & Recommendation

While the proffered Declaration of Restrictions limits allowable uses for the amendment site, other ancillary uses associated with the Homestead-Miami Speedway need to be specifically defined. The Declaration of Restrictions should also include acceptable methods and practices to ensure groundwater recharge issues are addressed.

The Declaration of Restrictions should further limit the allowable, “other ancillary uses” associated with the Speedway and list acceptable ground water recharge practices. SRPP staff is

available to assist County staff in developing a more defined list of ancillary uses and ensuring groundwater recharge issues are addressed.

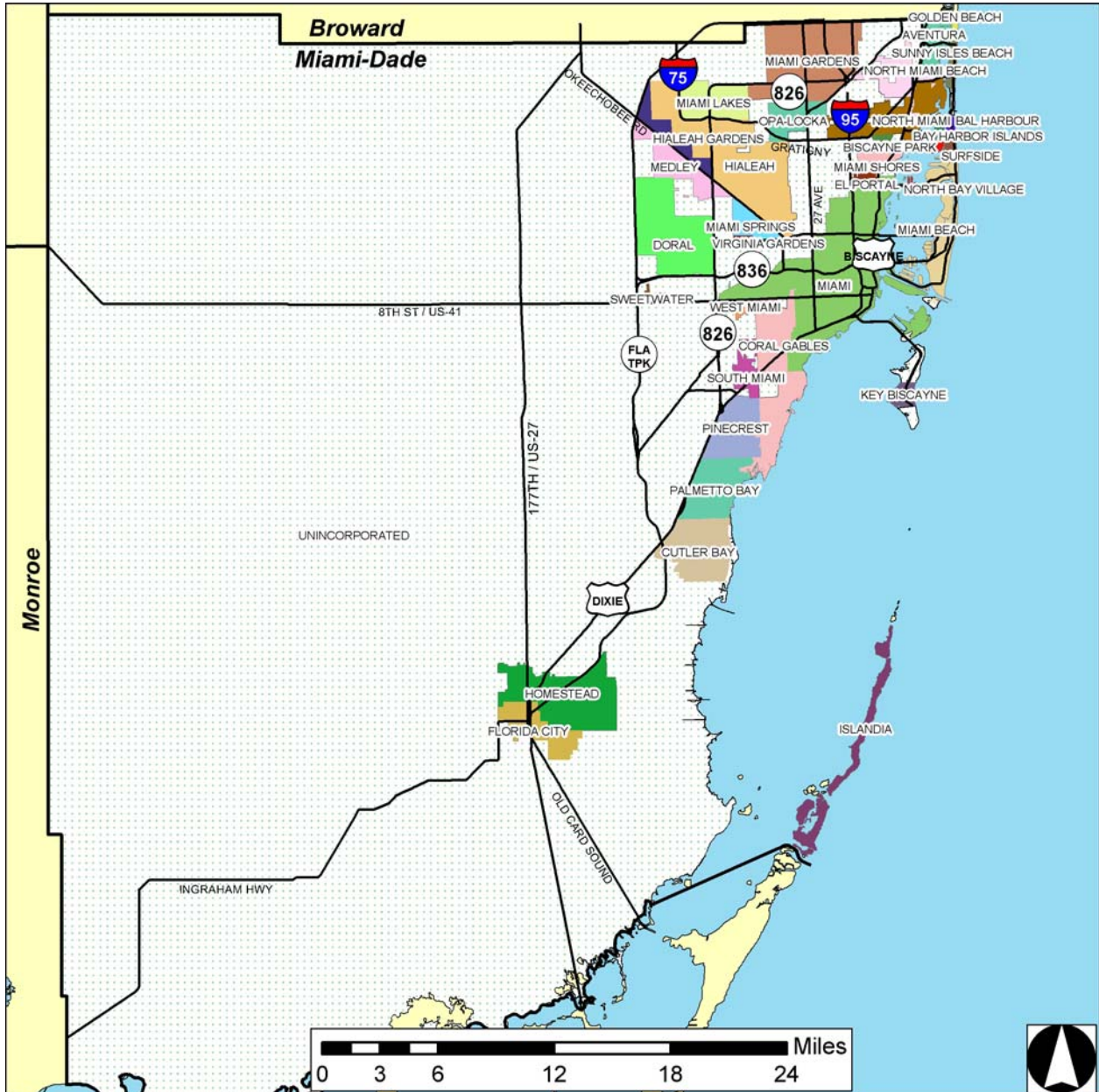
Capacity analysis for the proposed change indicates adequate infrastructure and resources to serve the short- and long-term planning horizons. Staff analysis confirms the proposed map and text amendments are generally consistent with the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

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

Staff analysis confirms the map and text amendments in Miami-Dade County proposed amendment package #11-D2 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

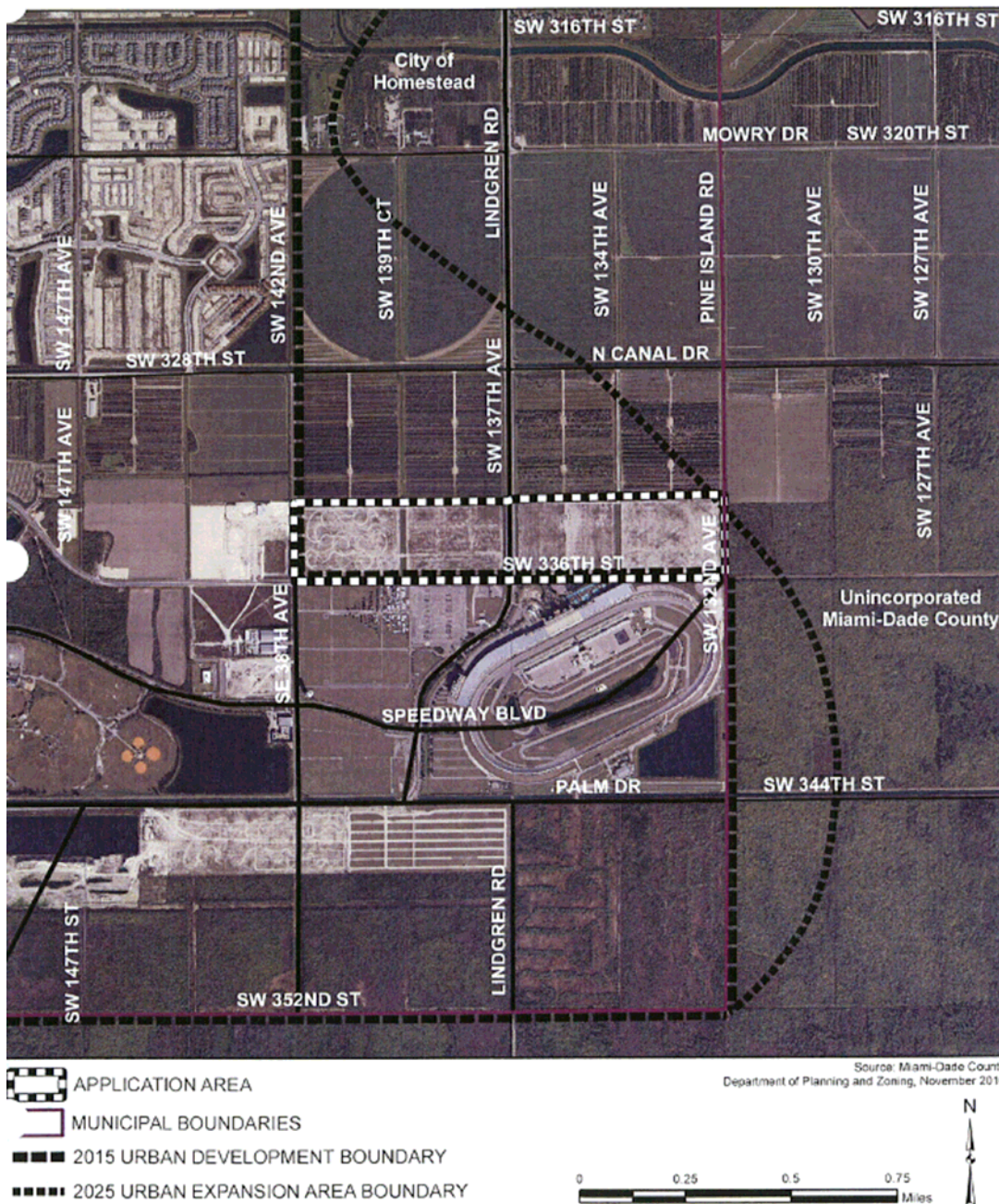
General Location Map

Miami-Dade County
Proposed Amendment #11-D2

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

Attachment 2

HOMESTEAD-MIAMI SPEEDWAY, LLC CDMP APPLICATION AERIAL PHOTO



COMPREHENSIVE PLAN AMENDMENTS

Amendment Site Location Map

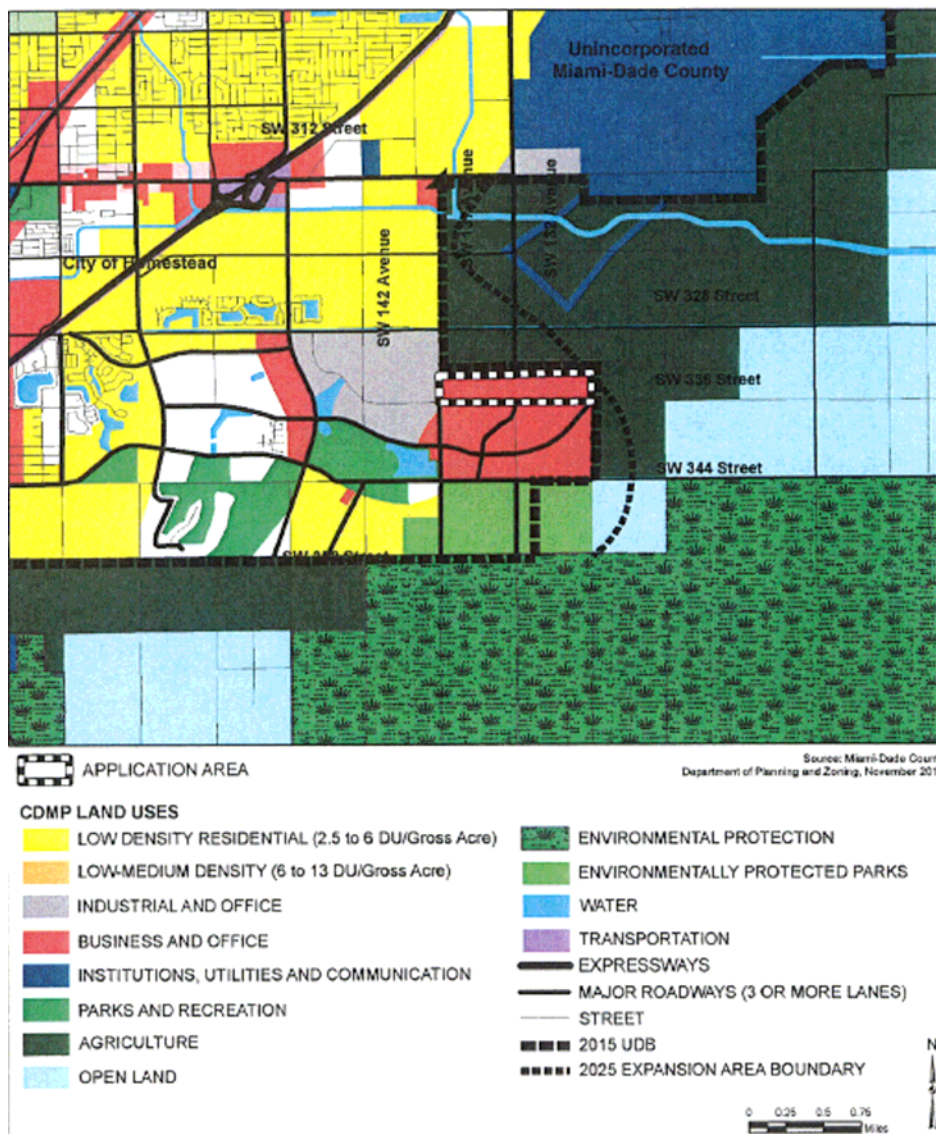
Miami-Dade County
Proposed Amendment #11-D2

Sources: Miami-Dade County proposed amendment package #11-D2.

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

Attachment 3

HOMESTEAD-MIAMI SPEEDWAY, LLC CDMP APPLICATION PROPOSED FUTURE LAND USE



COMPREHENSIVE PLAN AMENDMENTS

Proposed Land Use Map

Miami-Dade County
Proposed Amendment #11-D2
From: Agriculture
To: Business and Office (120 acres)

Sources: Miami-Dade County proposed amendment package #11-D2.
Note: For planning purposes only. All distances are approximate.