



# MEMORANDUM

AGENDA ITEM #7c

DATE: SEPTEMBER 8, 2008

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: MIAMI-DADE COUNTY ADOPTED COMPREHENSIVE PLAN AMENDMENT

## Introduction

On July 30, 2008 Council staff received adopted plan amendment package #08D-1 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 February 4, 2008 Council meeting. Council staff received adopted amendment #08D-1 to the Miami-Dade County Comprehensive Development Master Plan (CDMP) for review of consistency with the *Strategic Regional Policy Plan for South Florida (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 2007 population estimated at 2,462,292, Miami-Dade County is the most populous county in Florida. The County's population has grown by 9.3% since 2000, and is expected to increase by an additional half a million by 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.

Additional information regarding the County or the Region may be found on the Council's website at [www.sfrpc.com](http://www.sfrpc.com).

## Summary of Staff Analysis

Adopted amendment package #08D-1 to the Miami-Dade County Comprehensive Development Master Plan (CDMP) contains one amendment to the Future Land Use Map, to allow construction of additional commercial and retail space and a Proffered Declaration of Restrictions restricting certain residential uses.

The general location of the County is shown as Attachment 1 and amendment site is shown in Attachment 2.

The Beacon Lakes Development of Regional Impact was originally approved in 2002, allowing for a mix of industrial/warehouse, commercial/retail, and office space to support Miami International Airport. A CDMP amendment to expand the Urban Development Boundary was filed concurrently. In December of 2006, the applicant filed a Notice of Proposed change (NOPC) to amend the development order to allow construction of additional commercial and retail space by re-designating 48 acres from "Restricted Industrial and Office" to "Business and Office."

Council staff calculations showed the addition of 420,000 sq. ft. of retail space (an increase greater than the ten percent threshold) exceeded the substantial deviation determination criteria in 380.06(19), F.S. and indicated this in a letter to the applicant dated February 22, 2007. The applicant disagreed with the substantial deviation finding and decided to rebut and provide evidence to the Miami-Dade County Commission. The applicant determined that although commercial development would increase external PM trips by 418 trips (or 12.4 percent), the increase would not significantly impact the surrounding regional road network. Additionally, the simultaneous increase of retail/office and decrease of warehouse space would reduce infrastructure demand.

This amendment has gone through a multi-step review process, providing for public input at the local level. Miami-Dade County staff initially recommended denial of the amendment. Country Club of Miami Community Council recommended adoption. On December 10, 2007, the Miami-Dade County Planning Advisory Board, acting as the Local Planning Agency, conducted a public hearing on the proposed amendment and voted to transmit with no recommendation. On December 20, 2007, the Miami-Dade County Commission voted 11 to 2 to adopt and transmit this amendment to the Florida Department of Community Affairs (DCA) for review. The amendment was approved at the February 4, 2008 Council meeting.

### **Map Amendment**

The adopted amendment changes the land use designation of a 45.59 net acres (originally  $\pm$  48 net acres, but revised by a survey conducted in February 2009) site within the Beacon Lakes Development of Regional Impact (DRI) from "Restricted Industrial and Office" to "Business and Office". The site is currently undeveloped, located at the northeast corner of S.R. 836 Extension and NW 137 Avenue in the southwest section of Beacon Lakes DRI. The applicant proposes to utilize the subject site for commercial and retail uses, including an open-air retail center with stores and restaurants that would serve residents living in neighborhoods the south of the site. This CDMP amendment was filed with a concurrent amendment to the DRI development order.

The "Business and Office" land use category permits residential and hotel development but no residential uses have been proposed. The developer entered into a Proffered Declaration of Restrictions prohibiting residential uses except for hotels and motels on July 16, 2008.

Comment

Beacon Lakes DRI is not currently accessible by transit. The increase in retail space would provide more employment, retail and entertainment opportunities. The applicant should consider providing shuttle service within the site and links to existing transit service in surrounding areas. Improved connectivity to adjoining neighborhoods should also be explored.

The Miami-Dade Board of County Commissioners approved the transmittal of the adopted amendment by a vote of 11-2 at its July 17, 2008 meeting.

Staff analysis confirms that the adopted map amendment is compatible with and supportive of the goals and policies of the *Strategic Regional Policy Plan for South Florida*.

Recommendation

Find Miami-Dade County adopted amendment package #08D-1 generally consistent with the *Strategic Regional Policy Plan for South Florida*. Approve this staff report for transmittal to the Florida Department of Community Affairs.

Council Action

At the September 8, 2008 meeting, Council expressed strong concerns regarding the change in the development program of the Beacon Lakes DRI, now allowing residential uses such as hotels through adopted amendment #08D-1 to the Miami-Dade County Comprehensive Development Master Plan (CDMP). The Council recalled the site history and Council action regarding the Beacon Lakes DRI, originally approved on May 30, 2002 to provide large capacity warehouse/distribution space with direct access to Miami International Airport. At that time, a concurrent CDMP amendment to expand the Urban Development Boundary (UDB) was reviewed by the Council. The Council objected to the amendment citing inconsistency with infrastructure and compatibility policies of the 1995 SRPP at its July 1, 2002 meeting.

The Council sustained their 2002 concerns, finding adopted amendment package #08D-1 to be generally inconsistent with the *Strategic Regional Policy Plan for South Florida (SRPP)*, relating to conserving the Region's natural resources and guiding development in suitable areas. Specifically, the Council found the amendment to be in conflict with the following Goals and Policies (Goal 11, Goal 20, and Policy 20.2) of the SRPP:

**Goal 11** Encourage and support the implementation of development proposals that conserve the Region's natural resources, rural and agricultural lands, green infrastructure and:

- o utilize existing and planned infrastructure in urban areas;
- o enhance the utilization of regional transportation systems;
- o incorporate mixed-land use developments;
- o recycle existing developed sites; and provide for the-preservation of historic sites.

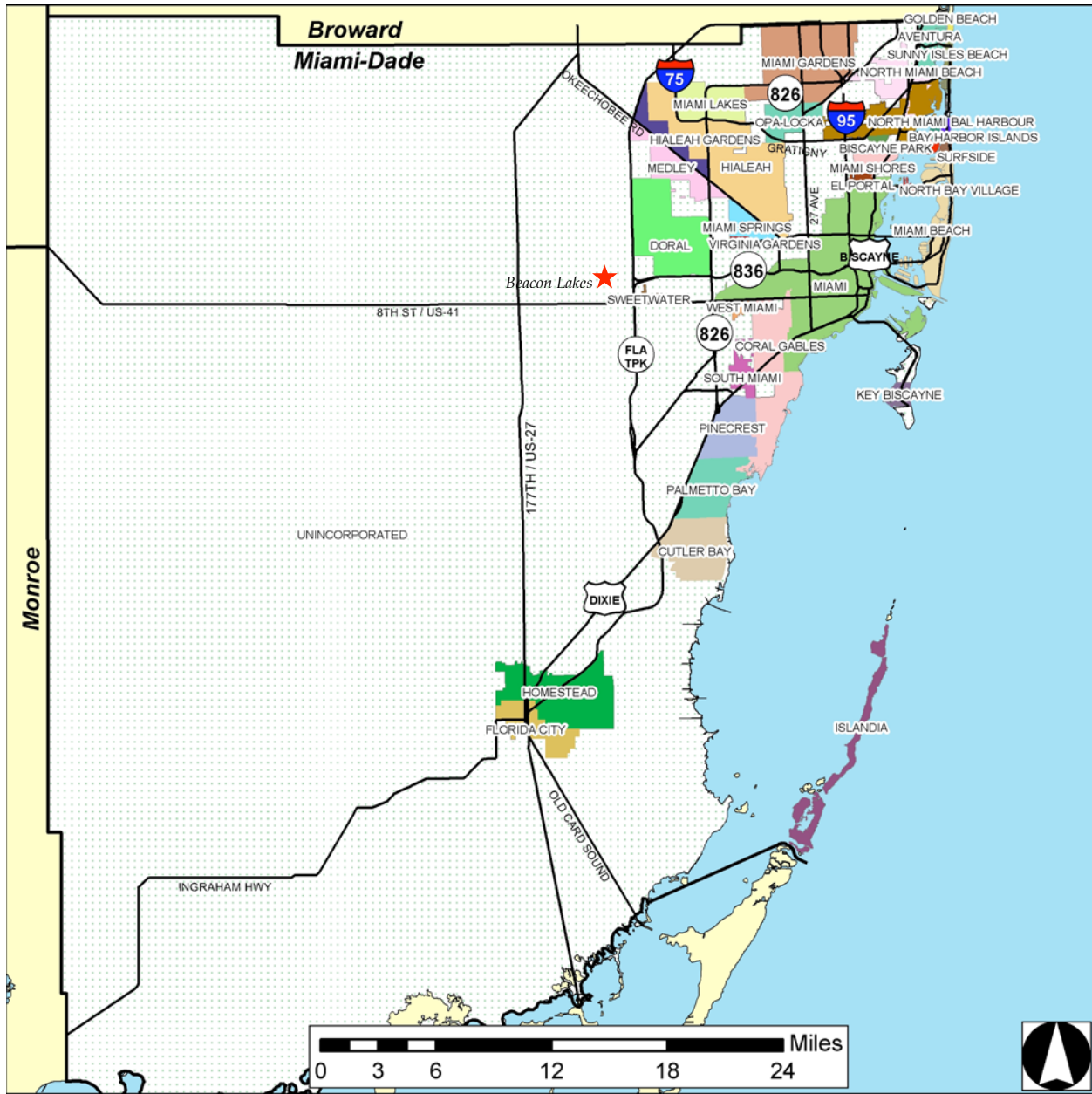
**Goal 20** Achieve long-term efficient and sustainable development patterns that protect natural resources and connect diverse housing, transportation, education, and employment opportunities.

**Policy 20.1** Guide new development and redevelopment within the Region to areas which are most intrinsically suited for development, including areas:

- a. which are least exposed to coastal storm surges;
- b. where negative impacts on the natural environment will be minimal; and
- c. where public facilities and services already exist, are programmed or, on an aggregate basis, can be provided most economically.

The Council, by the same motion, approved the transmittal of this staff report to the Florida Department of Community Affairs.

# Attachment 1



## COMPREHENSIVE PLAN AMENDMENTS

### General County Location Map with Beacon Lakes Site

Miami-Dade County  
Adopted Amendment #08D-1

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 #08D-1

From: Restricted Industrial and Office  
To: Business and Office  
45.59 net acres

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

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