



# MEMORANDUM

AGENDA ITEM #6c

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DATE: FEBRUARY 4, 2008

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: MIAMI-DADE COUNTY PROPOSED COMPREHENSIVE PLAN AMENDMENT

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## Introduction

On January 8, 2008 Council staff received proposed amendment #08D1 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

Proposed amendment package #08D1 to the Miami-Dade County Comprehensive Development Master Plan (CDMP) contains one amendment to the Future Land Use Map. The general location of the County is shown as Attachment 1. The amendment site is shown in Attachment 2.

The proposed amendment would change the land use designation of a 48 acre site within the Beacon Lakes Development of Regional Impact (DRI) from "Restricted Industrial and Office" to "Business and Office". It has been filed with a concurrent amendment to the DRI development order. The site is located at the northeast corner of S.R. 836 Extension and NW 137 Avenue, in the southwest section of Beacon Lakes DRI. It is currently undeveloped. 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 to in neighborhoods the south of the site.

Site History

Beacon Lakes DRI was originally approved on May 30, 2002 to provide large capacity warehouse/distribution space with direct access to Miami International Airport, located eight miles to the east and the Port of Miami via the Dolphin Expressway (S.R. 836). The 408.04 acre DRI was approved as an industrial/warehouse project with limited office and retail uses, in response to a lack of available industrial land to support Miami International Airport. The DRI boundary is shown on Attachment 2.

A concurrent CDMP amendment to expand the Urban Development Boundary (UDB) was also reviewed in 2002. Although the South Florida Regional Planning Council objected to the amendment, citing inconsistency with the infrastructure policies of the 1995 SRPP, the Department of Community Affairs did not object. The amendment and the DRI development order became effective in 2002. Beacon Lakes was subsequently designated as a Brownfield Area on May 20, 2003. To date, less than one third of the site has been developed.

Proposed Future Land Use Map Amendment

The amendment is being concurrently reviewed with a Notice of Proposed Change (NOPC) to amend the DRI development order. The NOPC proposes a revised development program with increased retail and office uses and a reduction in warehouse use. However, the primary land use within the DRI would remain industrial/warehouse. No residential or hotel uses are proposed.

<b>DRI Land Use</b>	<b>Approved DRI</b>	<b>Proposed</b>	<b>Net Change</b>
Industrial/Warehouse	6,600,000 sq. ft.	5,300,000 sq. ft.	- 1,300,000 sq. ft.
Office	150,000 sq. ft.	175,000 sq. ft.	+ 25,000 sq. ft.
Retail	75,000 sq. ft.	495,000 sq. ft.	+ 420,000 sq. ft.

The NOPC was filed with the South Florida Regional Planning Council on December 22, 2006. Council staff review (dated February 27, 2007) indicated that the addition of 420,000 sq. ft. of retail space exceeds the substantial deviation determination criteria in 380.06(19), F.S. The applicant intends to rebut this presumption at a public hearing, before the Miami-Dade County Commission, by demonstrating that the simultaneous increase of retail/office and decrease of warehouse space will not create any additional adverse regional impacts. A detailed traffic study submitted with the NOPC shows that the proposed development will increase external PM trips by 12.4 percent (418 trips), which would not significantly impact the surrounding regional road network.

The amendment site is located within the Northwest Wellfield Protection Area. On September 1, 2006, the developer executed a covenant to limit the use of the site to specific land uses that are compatible with wellfield protection (office, warehouse, restaurant and residential uses are permitted).

Potable water is provided by Miami-Dade Water and Sewer Department's (WASD). The proposed retail uses would increase potable water demand by 12,600 gallons per day on the amendment site. However, this would be offset by the reduction in warehouse space elsewhere within the Beacon Lakes DRI which would have a net effect of reducing total potable water demand by 2,494 gallons per day. Council staff analysis finds that the proposed amendment will have minimal impacts on other public facilities.

The "Business and Office" land use category permits residential and hotel development. However, such uses would require amendment to the DRI development order. At this time, the developer has not entered into a restrictive covenant limiting the project to nonresidential development. Therefore, the proposed amendment has the potential to allow future residential use on this site and the potential to generate impacts on the public school system, which would have to be mitigated. Miami-Dade School Board has indicated that the amendment has the potential to generate 127 students and that there is capacity in existing public schools to accommodate this number of students.

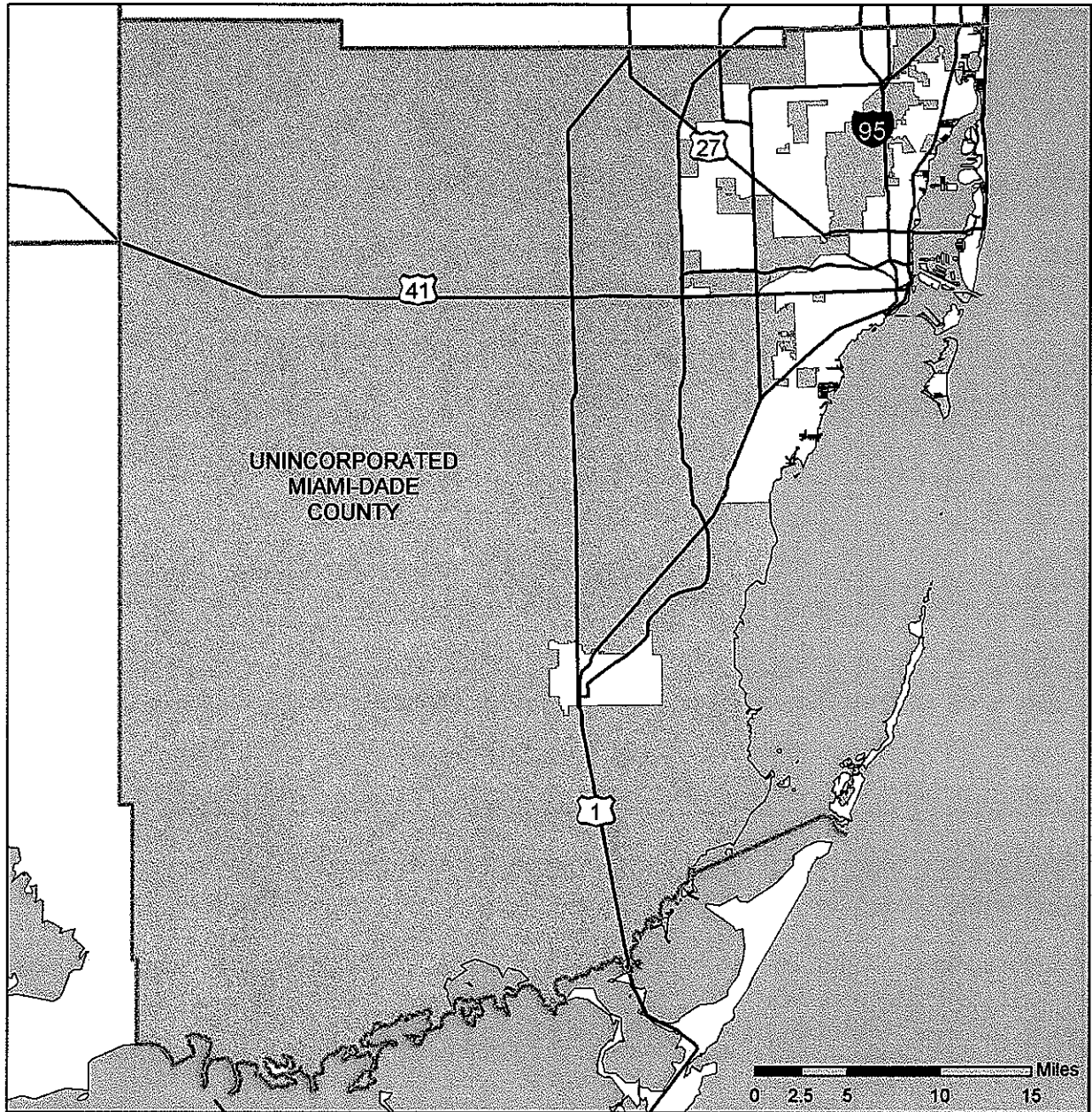
This amendment has gone through a multi-step review process, providing for public input, at the local level. Miami-Dade County staff recommended denial of the amendment. Country Club of Miami Community Council recommended adoption. On December 10, 2007, the Miami-Dade County Planning Advisory Board, 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 for review.

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

#### Recommendation

Find proposed Miami-Dade County amendment #08D1 generally consistent with the *Strategic Regional Policy Plan for South Florida (SRPP)*. Approve this staff report for transmittal to the Florida Department of Community Affairs.

Attachment 1



COMPREHENSIVE PLAN AMENDMENTS

General Location Map

Miami-Dade County  
Proposed Amendment #08D1

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  
Proposed Amendment #08D1

From: Restricted Industrial and Office  
To: Business and Office  
48 acres

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

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