



South Miami-Dade
WATERSHED STUDY AND PLAN
Planning for a sustainable and healthy environment and economy



**Presentation to the
Watershed Study Advisory Committee**

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Preferred Scenario Guidelines

Developed based on the following:

- Development capacity of vacant and agricultural land
- Approved infill plans and ordinances (Charrettes, CRAs, etc.)
- Comments and suggestions from WSAC members
- Overall assessment performance of test scenarios
- Approximately 14,000 dwelling units were constructed since 2003 – leaving 190,000 units to be allocated




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First Tier Unit Allocation

Zone A: 15 dwelling units or greater per acre (High Density)

- 15 du/acre is the minimum required for premium transit
- ¼ mile walking distance to transit corridor
- Apply 67% of charrette plan densities
- Apply 15 du/acre to all vacant/agricultural parcels not in a charrette area



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First Tier Unit Allocation

Zone B: 6 - 20 dwelling units per acre (Transition)

- Transition zone from Zone A to less dense residential areas
- Apply 67% of charrette plan densities
- Apply 10 du/acre to all vacant/agricultural parcels not in a charrette area




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First Tier Unit Allocation

Remaining Areas Inside UDB

- Assume vacant/agricultural parcels will be developed at 5 du/acre
- Allocate units near future transit/development nodes



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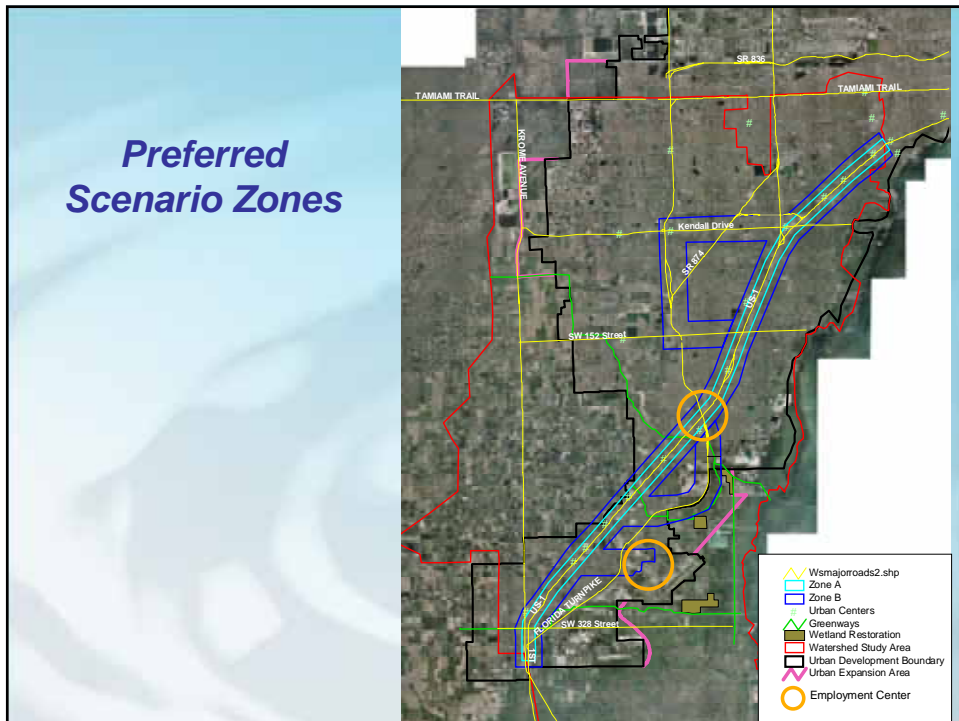
Second Tier Unit Allocation


Inside or Outside UDB

- Second Tier Development may be allocated at new nodes within the UDB, outside the UDB, at nodes on the edge of the UDB or other locations as determined by staff and the WSAC.
- Allocate units near future transit/development nodes
- Most Important Issue for WSAC Small Group Discussion
 - **How should second tier units be distributed?**

Summary of Unit Allocations

| Area | Dwelling Units | Percent of Total (190,000 dwelling units) |
|---|----------------|--|
| Charrettes, Zone A and Zone B | 100,000 | 53% |
| Vacant/agricultural land primarily inside the UDB except for the area by the Turnpike | 45,485 | 24% |
| First Tier Total | 145,485 | 77% |
| Remaining Units to be allocated as part of Second Tier | 43,906 | 23% |






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Small Group Questions

Remaining Areas Inside UDB


1. Should more than 53% (approx 100,000 units) of new units be allocated within zones A and B? If so, how much and where?
2. 53% of new units have been allocated inside zones A and B, and an additional 24% (45,485 units) of the new units are on currently vacant or agricultural land inside the UDB with the exception of one area near the Turnpike. Where should the remaining 23% (43,906 units) be located? (Note: if you increased the Zone A and B numbers in #1, reduce the remaining number here)



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Small Group Questions

3. Should additional employment centers be added within the study area and if so, where?
4. Do you support the concept of multi-purpose (water quality, flood protection and recreation) wetland parks, and, if so, would you recommend additional parks and where?



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Small Group Questions

5. Should the greenway trail concept reflected in the South Dade Greenways Master Plan be expanded?
6. Do you have any other comments or suggestions regarding the Preferred Scenario Guidelines?



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Next Steps

- Revise guidelines based on WSAC suggestions
- Complete a detailed analysis of preferred scenario guidelines development constraints/opportunities and test scenario assessments
- Provide a more refined guideline map and text description for the January 26, 2006 WSAC meeting