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

Watershed Study Advisory Committee Comments and Responses

March 23, 2006

Eric Silva, Director of Planning
Keith and Schnars, P.A.

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

Comment 1: On the map we need to know where the charrettes exist

Project Management Team Response:

Charrettes are mapped. The location of the charrettes were first mapped for the Sub-task 2.1 report (Figure 4) which was presented to the WSAC on June 3, 2004 and accepted on August 24, 2004.

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

	Downtown Kendall	Goulds	Princeton	Naranja
Projects*	10	4	7	7
Units	2,851	146	340	2,985
Acres	29.4	7.3	45.1	159.5
Average Density	97 du/acre	20 du/acre	7.5 du/acre	19 du/acre
Non-residential	199,321	45,090	27,000	171,149

***Preliminary, Approved or Completed**
Unit counts not yet provided for all preliminary projects

Naranja Active Projects

Project	Location	Acres	Units	Density	Stories	Non-residential (SF)
1. Citrus Point	26710-22 SW 144 Ave	2.03	120	60	4	24,845
2. Naranja 260 St.	SW 260 St and US1	2.82	138	49	3-6	18,595
3. Down South LLC	SW 264 St. and SW 149 Ave	10.4	248	25	2-3	N/A
4. Coral Town Parc	SW 264 St and US1	22	399	18	2-4	28,000
5. Citrus Tower	26545 Naranja Rd	1.47	65	44	6	24,709
6. LVS Naranja LLC	SW 264 St and Naranja Rd and Old Dixie	10.31	151	15	2-3	
7. Cedar West Parc	SW 260 St and US1	27.7	995	36	2-6	103,000
8. La Joya	SW 268 St and SW 139 Ave	27.7	904	33	3-4	N/A
9. Unnamed	SW 260 West of US1 (Industrial area)	45	1094	24	2-6	
TOTAL		149.43	4,104	27		199,149

Charrette Adopted 12-2-04 **Rezoned 5-19-05**

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

Comment 2: Timing of Urban Expansion south of HARB

Project Management Team Response:

The square expansion area south of HARB is envisioned to be available immediately for non-residential uses. This area provides a large tract of land for attracting a major employer. Industrial and commercial use of this property will require amendments to the City of Homestead Comprehensive Plan and the Miami-Dade County Comprehensive Development Master Plan.

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

Comment 3: Existing development along US1 is now primary residential - may not be compatible with densities on newest version of the map

Project Management Team Response:

The purpose of Zone B is to provide a transition zone from high density residential and commercial development to the surrounding neighborhoods.

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

Comment 4: We need to do a 2025 map first before a 2050 map—2025 is a more reasonable time to make predictions

Project Management Team Response:

The 2050 map was created first to show the end state for the WSAC. Potential areas for urban development through 2025 are shown on the map. We are following the same methodology as the test scenarios, the 2050 plan and the 2025 are not independent of each other. They will be consistent with each other. No one ever suggested there would be two completely different land use plans. For the actual allocation of land uses 2025 will be created first and built upon to create 2050.

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

Comment 5: It should not be a given that densities of 20 to 50 units per acre shall apply to the inner zone of the entire US-1 transportation corridor.

Project Management Team Response:

Other than Florida City and Homestead, the other municipalities have been allocated very few units. In the other municipalities and unincorporated areas it is assumed that vacant, agricultural land and 10% of developed areas will be redeveloped. These figures are very conservative and allocate a minimal amount of housing in these cities similar to the allocations presented to the WSAC for the test scenarios.

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

Comment 6: Long Glades Slough

Project Management Team Response:

Long Glades Slough has been deleted from Zone B.

Comment 7: The preferred scenario and project models assume densities as high as 60 units per acre in downtown Florida City and other urban centers.

Project Management Team Response:

It has never been suggested that Florida City intensify development to 60 dwelling units per acre. Current zoning in the City allows for 15 dwelling units per acre. The suggested density range for Zone A is 15 du/acre and greater and Zone B 6-20 du/acre.

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

Comment 8: Wetlands need to be established where it has been shown they will be effective for water quality and flooding.

Project Management Team Response:

Basins with more severe water quality problems and specific areas with flood problems were identified as part of Sub-task 3.4. Additionally, the actual location of the proposed Stormwater Treatment Areas will most likely be subject to implementation strategies and land availability. Exact location is not as important because various engineering solutions can be used at a later date to fit the project needs.

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

Comment 9: The "Preferred Scenario" map, which is to be voted upon on February 23, 2006 is based on a report that is not being voted on until March 2006 and logic dictates that the report be reviewed and voted upon prior to voting on the map; which is the result of the report.

Project Management Team Response:

The WSAC is not being asked to accept this map as the final preferred scenario. It is a draft to move forward with more detailed analysis. It may change. Acceptance of the final preferred scenario map will occur once we know the impacts. All of the information contained in the Sub-task 3.6 report was already presented to the committee in great detail at previous meetings.

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

Sub-task 3.6 – Evaluation of Assessment Results

How do assessment results inform the design of the preferred scenario?

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

Stormwater Discharge Quality

Test Scenario Ranking – Pollutant Increase

- *Largest Increase – 1B (current development practices)*
- *Moderate Increase – 2B (full implementation of planning policies)*
- *Least Increase – 3B (no UDB changes)*

Additional pollution in Biscayne Bay can adversely impact aquatic food sources, block sunlight, impair reproduction and increase demands for oxygen.

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

Stormwater Discharge Quality

Scenario Development Actions to be Applied to the Preferred Scenario

A major purpose of the SMDWSP was to protect water quality in Biscayne Bay. Any increase in pollutant levels above the baseline may have an adverse impact on Biscayne Bay. The development of the preferred scenario will include mitigation options and changes in the placement of land uses to help prevent additional pollutants from entering Biscayne Bay.

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

Flooding

Test Scenario Ranking – <u>Areas that Flood</u>

– *Largest Increase (456 nodes) – 1B (current development practices)*

– *Moderate Increase (427 nodes)– 2B (full implementation of planning policies)*

– *Least Increase (396 nodes) – 3B (no UDB changes)*

Additional flooding can be harmful to structures, mobility, health, and agricultural production.

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

Flooding

<u>Scenario Development Actions to be Applied to the Preferred Scenario</u>

Land Use Policy 3E requires that the SMDWSP provide measures for flood protection. The level of service modeling completed for the test scenarios described the location of new flood problems. The most useful application of the model results will be the visual overlay of flooding problems and land use data.

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

Freshwater Wetlands

Test Scenario Ranking – Freshwater Wetlands Lost

– *Largest Loss (5.4% loss) – 1B (current development practices)*

– *Moderate Loss (4.4% loss) – 3B (no UDB changes)*

– *Least Loss (3.9% loss) – 2B (full implementation of planning policies)*

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

Freshwater Wetlands

Scenario Development Actions to be Applied to the Preferred Scenario

In developing the preferred scenario, losses to native freshwater wetlands can be avoided. Opportunities for environmental restoration may be viable in exotic and transitional wetlands.

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

Remnant Natural Forests

Test Scenario Ranking – <u>Remnant Natural Forests Lost</u>

– *Largest Loss (11.8% loss) – 1B (current development practices)*

– *Moderate Loss (3.9% loss) – 2B (full implementation of planning policies)*

– *Least Loss (3.8% loss) – 3B (no UDB changes)*

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

Remnant Natural Forests

<u>Scenario Development Actions to be Applied to the Preferred Scenario</u>

In developing the preferred scenario, losses to remnant natural forests can be avoided.

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

Roadways

Test Scenario Ranking – <u>Roadway Improvement Costs</u>

– *Most Expensive ($2.1 billion) and Most VMT– 1B (current development practices)*

– *Moderately Expensive ($1.99 billion) and Moderate Increase in VMT – 2B (full implementation of planning policies)*

– *Least Expensive ($1.9 billion) and Least Increase in VMT – 3B (no UDB changes)*

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

Roadways

<u>Scenario Development Actions to be Applied to the Preferred Scenario</u>

In addition to considering macro factors such as total vehicle miles traveled, the development of the preferred will require a consideration of the location of roadway failures. Where are the problems? How can they be avoided? The most useful application of the model results will be the visual overlay of roadway failures and land use data.

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

Potable Water and Wastewater

Test Scenario Ranking – <u>Potable Water and Wastewater Improvement Costs</u>

– *Most Expensive ($8.6 billion) – 1B (current development practices)*

– *Moderately Expensive ($6.0 billion) – 2B (full implementation of planning policies)*

– *Least Expensive ($5.3 billion) – 3B (no UDB changes)*

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

Potable Water and Wastewater

<u>Scenario Development Actions to be Applied to the Preferred Scenario</u>

The technology is available to service residents under all three scenarios, the deciding factor is a matter of public costs. Test Scenario 1 is clearly more expensive than the other two scenarios. In order to limit the public costs associated with water and sewer facilities the land use distribution principles applied in Test Scenario 1 should be avoided in development of the preferred scenario.

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

Schools

Test Scenario Ranking – <u>School Improvement Costs</u>

– *Most Expensive ($910.6 million) – 1B (current development practices)*

– *Moderately Expensive ($696.8 million) – 2B (full implementation of planning policies)*

– *Least Expensive ($667.7 million) – 3B (no UDB changes)*

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

Schools

<u>Scenario Development Actions to be Applied to the Preferred Scenario</u>

The technology is available to construct schools under all three scenarios, the deciding factor is a matter of public costs. Test Scenario 1 is clearly more expensive than the other two scenarios. In order to limit the public costs associated with school facilities the land use distribution principles applied in Test Scenario 1 should be avoided in development of the preferred scenario.

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

Development Patterns

Test Scenario Ranking – Rural Land

- *Largest Amount of Rural Land – 3B (no UDB changes)*
- *Moderate Amount of Rural Land – 2B (full implementation of planning policies)*
- *Least Rural Land – 1B (current development practices)*

Test Scenario Ranking – Urban Land

- *Largest Amount of Urban Land – 3B (no UDB changes)*
- *Moderate Amount of Urban Land – 2B (full implementation of planning policies)*
- *Least Urban Land – 1B (current development practices)*

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

Development Patterns

Scenario Development Actions to be Applied to the Preferred Scenario

To some extent all of the test scenarios do not meet the WSAC vision statement and goal 7 which require the preservation of “rural character” but clearly the development patterns resulting in Test Scenarios 3A and 3B preserve the most rural land. The planning principles used to distribute land use under Test Scenario 3 can be further implemented in the preferred scenario and more specifically in those areas changing from rural to suburban.

Areas such as Redland and Horse Country have been identified by the WSAC as highly important for conservation and can be preserved in the formulation of the preferred scenario.

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

Agricultural Land

Test Scenario Ranking – Agricultural Land

– *Largest Amount of Agricultural Land (-13%) – 3B (no UDB changes)*

– *Moderate Amount of Agricultural Land (-32%) – 2B (full implementation of planning policies)*

– *Least Agricultural Land (-74%) – 1B (current development practices)*

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

Agricultural and Rural Land

Scenario Development Actions to be Applied to the Preferred Scenario

Development patterns resulting in Test Scenarios 3A and 3B preserve the most agricultural land. The planning principles used to distribute land use under Test Scenario 3 can be further implemented in the preferred scenario and more specifically in those areas where agricultural land was converted to a new use.

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

Proximity of Housing and Employment to Transit

Test Scenario Ranking – Homes in Transit Corridors

– Largest Amount of Homes in Corridors (109,162 new units)– 3B (no UDB changes)

– Moderate Amount of Homes in Corridors (35,863 new units) – 1B (current development practices)

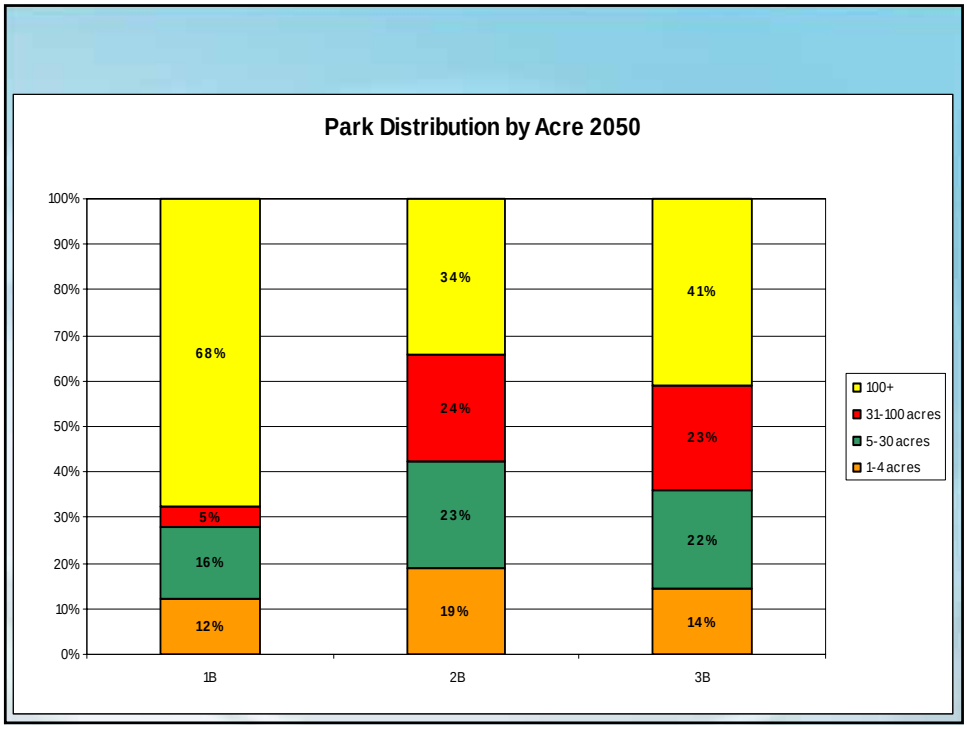
– Least Amount of Homes in Corridors (29,182 new units) – 2B (full implementation of planning policies)

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

Proximity of Housing and Employment to Transit

Scenario Development Actions to be Applied to the Preferred Scenario

When compared to the other two scenarios, three times as much housing was allocated within the designated transit corridors. Land use principles used in Test Scenarios 3 should be applied in the preferred scenario to consolidate uses around transit corridors, to promote transit use and reduce traffic.



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

Parks

Scenario Development Actions to be Applied to the Preferred Scenario

Parks can be more strategically located around environmentally sensitive and flood prone areas. These parks may also be utilized to filter pollutants and store water. Increasing the ratio of park acreage to population above 2.75 acres would require the designation of more park land in the preferred scenario than the test scenarios.

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

Cost of Housing

Test Scenario Ranking – Housing Costs

– *Least Expensive ($399,603) – 1B (current development practices)*

– *Moderately Expensive ($411,957) – 2B (full implementation of planning policies)*

–*Most Expensive ($430,562) 3B (no change to the UDB)*

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

Cost of Housing

Scenario Development Actions to be Applied to the Preferred Scenario

Fully implementing existing plans and policies is the best approach to providing housing for the entire South Miami-Dade community. Many of the principles used in Test Scenario 2 are contained in the WSAC's adopted objectives and should be applied to the preferred scenario.

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

Assessment Results with Limited Influence on the Development of the Preferred Scenario

- **Employment by Industry**
  - Test scenario results show minimal variation
- **Income**
  - Test scenario results show minimal variation
- **Air Quality**
  - None of the test scenarios present any problems with adopted air quality standards
- **Tidal Wetlands**
  - Test scenario results show no variation
- **Surface Water Flows**
  - Test scenario results show minimal variation
- **Groundwater Supply**
  - Water will be available in all test scenarios