MEMORANDUM

Agenda Item No. 11(B)9

TO: Hon. Chairperson Barbara Carey-Shuler, Ed.D. and Members, Board of County Commissioners

DATE: January 20, 2004

FROM: George M. Burgess County Manager

SUBJECT: Area Plan (Charrette) Report

This item is being added on to the agenda in response to a Committee directive and is therefore time sensitive.

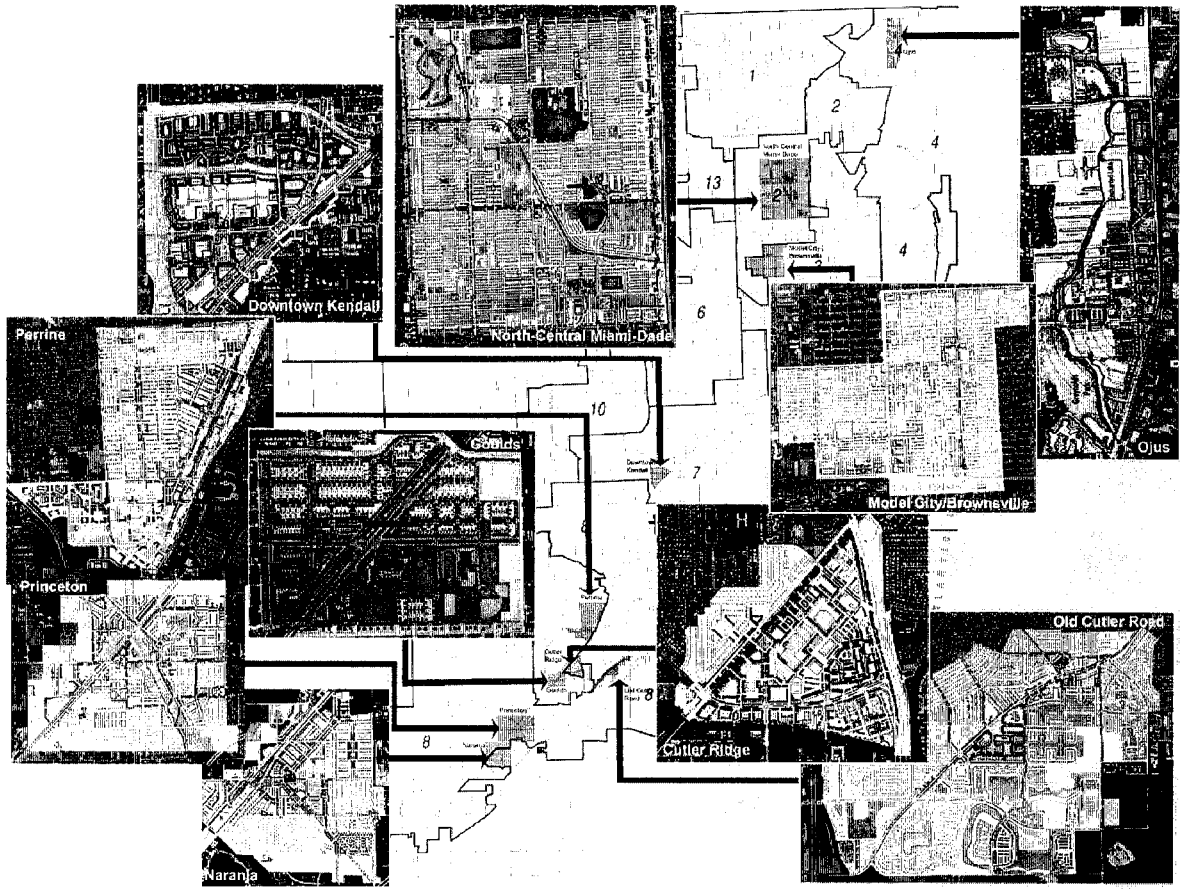
RECOMMENDATION

It is recommended that the Board of County Commissioners accept the attached Area Plan Report.

BACKGROUND

Chairperson Seijas and the Members of the Governmental Operations and Environment Committee have requested that a comprehensive report be provided on the above-referenced subject. The report outlines the purpose of preparing the plans, process through which charrettes are conducted and funded, implementation strategies and a status report of all the Area plans undertaken to date.

Assistant County Manager



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AREA PLANS UPDATE DECEMBER 2003

AREA PLANS
December, 2003

Q: What are Area Plans?

Area Plans are planning documents that establish development policies and implementation strategies for areas throughout unincorporated Miami-Dade County (UMSA) in order **to ensure proper urban growth patterns** and to provide for well-planned communities containing a variety of uses, housing types and public services. These areas include existing and planned transportation corridors, blighted areas and/or urban intensification areas (urban centers).

Q: Why are Area Plans initiated and who can request one?

There are a number of reasons why the Planning & Zoning Department prepares these plan documents:

1. The department is **obligated by the Miami-Dade County Code** Section 2-116.2 through 11 to:
   - Initiate the preparation of growth management planning reports
   - Initiate public involvement process of all stake holders
   - Initiate a process to prepare and update such plans
   - Initiate an approval process through Planning Advisory Board and BCC
   - Initiate Implementation actions

2. Miami-Dade County's Comprehensive Development Master Plan (CDMP) requires a **focused special area planning** program to create better planned and well designed neighborhoods, communities and urban centers to provide for urban growth and coordinated infrastructure improvements.

3. To respond to **requests from various Community Councils** for Area Plans (Ojus, North Central and Biscayne Shores).

4. To respond to **requests from other funding agencies** such as OCED (Perrine and Model City), MPO (Princeton and Goulds).

5. To respond to **requests from Board of County Commissioners** (Naranja, Old Cutler and Cutler Ridge).

Q: What is a "Charrette"?

"Charrette" or a community design workshop is a creative process of collective brainstorming, where citizens of a community are asked to consider the question, "What would you like your community to be like in the future?" It is an effective and inclusive way to engage the community in determining it's future and preparing an Area Plan. During this process, citizens talk about what they like best about their community, uncover common goals and dreams, and develop consensus on problem issues, infrastructure deficiencies and what they would like to see in the future. The County staff and other professionals representing various aspects of the planning effort are available as resources and to help facilitate the process. **This process represents an example of very effective grass roots public participation effort in planning.**

These intense design sessions are highly publicized to attract as many citizens and stakeholders from the community as possible. These sessions only represent a very narrow slice of the overall effort needed to prepare the Area Plans. The attached Timeline chart shows the major efforts needed for the entire process and the average time associated with each of the tasks.

Q: What happens when these plans are prepared?

Once a plan is accepted by the local community, it goes to the Community Council, Planning Advisory Board and finally to the BCC for acceptance of the report and to direct County staff to prepare the necessary code amendments to implement the recommendations that require legislative action.

An approved Area Plan in itself does not impact the Capital Improvements Program nor does it influence the budget allocation for that area. Additionally, Community Urban Centers or other communities with approved Area Plans **do not automatically receive any special treatment during the budget process**.

Area Plans not only help to manage the growth, they also become useful tools for the County Commission, the administration and various departments to help prioritize project implementations and develop appropriate implementation strategies within those areas with approved plans and available resources allocated through the budgetary process.

Q: How much does it cost to prepare one of these Area Plans?

The department has recently created a Design Center to conduct these Area Plans. Prior to creating the Design Center, the department contracted with the Treasure Coast Regional Planning Council to do the public outreach, conduct charrettes, provide the design service and prepare the plan documents. The cost for the complete process ranged from $140,000 to $160,000. With the in-house Design Center the cost for preparing these plans have been significantly reduced to a range of $80,000 to $90,000 with limited outside help.

Q: How are these Area Plans funded?

All requests for Area Plans are approved by the Board of County Commission as part of the yearly work program for the department through the budget process and are funded through UMSA general funds. Additionally, the department solicits grants from other agencies such as OCED and MPO. Area Plans funded through grants are also approved through the Board of County Commission through resolution approving the grant agreements.

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Q: How long does a typical Area Plan take?

The chart below identifies the major work components and the associated time line for the completion of an Area Plan.

Month	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	Varies
Activity/Major Work Component																				
Pre-Workshop Activities																				
- Data Gathering and Analysis																				
- Steering Committee Development																				
- Public Participation Campaign and Outreach																				
- Technical Issues Group (WASD/DERM/PW/FDOT/Others)																				
- Focus Groups and Stakeholder Groups																				
- Development of Strategy for the Workshop																				
Workshop/Charrette Activities																				
- Intense Workshop/Charrette																				
- On-site Studio																				
Post-Workshop Activities																				
- Report writing																				
- County Review																				
- Steering Committee Review and Approval																				
- Community Council(s) Review and Approval																				
- Planning Advisory Board Review and Approval																				
- Board of County Commissioners Acceptance																				
Implementation																				
- Development of Implementing Ordinance																				6 to 9 months
- Development of Funding Strategies for Implementation																				On going

Q: How many Area Plans have been started and what is the status of each of these plans?

The following table summarizes the status of the various Area Plans that have been initiated to date since 1998.

Area Plan/Cost	Funding Source	Year Started	Commission District(s)	Status
Downtown Kendall/$160,000+/- Resolution # R-1081-98	Various*	1998	Com. District 7	Implementing **ordinance was adopted by the BCC** on December 16, 1999.
Goulds Community Urban Center/$50,000	MPO/ UPWP	1999	Com. District 9	Report **approved by Community Council 15 and the Planning Advisory Board**. Expected BCC acceptance of report Jan 2004.
Ojus/$120,000 Resolution # R-914-98	UMSA	2000	Com. District 4	**Report** approved by the Northeast Community Council 2 and the Planning Advisory Board. Expected BCC acceptance of report Nov 2003.
Naranja Community Urban Center/$92,000 Resolution # R-628-01	UMSA	2001	Com. Districts 8 and 9	Report **approved by Redland Community Council 14 & South Bay Community Council 15, the Planning Advisory Board and was accepted by BCC on September 9, 2003**. Implementing ordinance being finalized. Expected BCC approval Dec 2003.
North Central/$90,000 Resolution # R-60-02	UMSA	2002	Com. District 2	Report **approved by the North Central Community Council 8 and the Planning Advisory Board.** Expected BCC acceptance of report by Jan 2004.
Old Cutler Road/$90,000 Resolution # R-60-02	UMSA	2002	Com. District 8	Report **approved by the South Bay Community Council 15 and the Planning Advisory Board.** Expected BCC acceptance of report by Jan 2004.
Cutler Ridge Metropolitan Urban Center/$90,000 Resolution # R-60-02	UMSA	2002	Com. Districts 8 and 9	Report **approved by the Redland Community Council 14.** Pending approval of the South Bay Community Council (15) and the Planning Advisory Board. Expected BCC acceptance of report by Feb 2004.
Perrine/$65,000 (Eligible Block Groups of the Perrine Area) OCED Action Plan	OCED	2003	Com. District 9	Charrette took place in early 2003. Charrette report being reviewed by the Charrette steering committee. Report acceptance by the BCC expected by April 2004.
Model City/$65,000 (Eligible Block Groups of the Model City/Brownsville Area) OCED Action Plan	OCED	2003	Com. District 3	Charrette took place in early 2003. Charrette report being reviewed by the Charrette steering committee. Report acceptance by the BCC expected by April 2004.
Princeton Community Urban Center/$90,000 Resolution # R-60-02	MPO/ UPWP	2003	Com. Districts 8 and 9	Charrette took place in the summer of 2003. Charrette report is being prepared. Report acceptance by the BCC expected by mid 2004.

* Sources include Metropolitan Planning Organization, Department of Community Affairs, South Florida Water Management District, South Florida Regional Planning Council and Miami Dade County UMSA general funds.

Q: What are some of the available Implementation Tools?

The following table summarizes some of the implementation tools available for area plan implementation.

Land Use Regulating Tools				
Zoning Regulations	Creation of new zoning districts or overlay districts			
CDMP Amendments	Amendment(s) to the Land Use Plan Map			
Possible Implementation Funding Sources				
Program Name	**Creation Authority**	**Function**	**Local Government Authority**	**Revenue Sources**
Community Redevelopment Act (CRA)	State of Florida 163.330 F.S. Part III	To eliminate and prevent the development of slums and urban blight and encourage redevelopment.	Miami-Dade County, and coordinated through OCED	Tax increment funding (30 year limit)
Community Development Block Grants, HOME Investment Partnership	U.S. HUD	To develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate -income persons.	Miami-Dade County OCED, and the Housing Agency	CDBG, HOME
Florida Communities Trust, Florida Forever Program	State of Florida	Land acquisition for open land	Miami-Dade County Park and Recreation	Florida Communities Trust Fund
Neighborhood Improvement Districts	State of Florida	To assist communities in creating safe neighborhoods and develop attractive neighborhood and business environments.	Miami-Dade County	Property Taxes, State of Florida Dept. of Legal Affairs
QNIP	Miami-Dade County	Quality Neighborhood Improvement Program for street improvements, sidewalks, drainage, and parks (limited) in unincorporated Miami-Dade County	Miami-Dade County, Capital Improvement Coordinator	Revenue Bond

Program Name	Creation Authority	Function	Local Government Authority	Revenue Sources
Safe Neighborhood Program	State of Florida	Neighborhood improvement whereby 50% or more is for residential and the other half is for business/industrial use.	Miami-Dade County	Planning grants, ad valorum tax, special assessments
Special Taxing District	Miami-Dade County Code	Established for services deemed essential by the Board	Miami-Dade County	Bonds, property taxes
Urban and Community Forestry Program	State of Florida	Provide matching funds	Miami-Dade County	Grants
Capital Improvement	Miami-Dade County	Capital improvement program for major facilities.	Miami-Dade County	Allocations
Transportation Improvement Program/MPO	Federal Government	Roadway-related funding	Metropolitan Planning Organization	Allocations
Commission discretionary fund	Miami-Dade County	Neighborhood improvements/ Economic Development	Miami-Dade County	General Fund
Joint Development Opportunity		Neighborhood improvements/ Economic Development	Miami-Dade County	Public/Private Funds
Privately funded Projects		Neighborhood improvements/ Economic Development		Private Funds