

ADDITIONAL ITEMS
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (DEPARTMENT)
PENDING JANUARY 2017 CYCLE STANDARD APPLICATION NO. 1 TO AMEND THE
COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP)

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**January 2017 CDMP Amendment Application No. 1
Response to Comments from FDOT District 6 dated September 05, 2017
Comments for the Proposed Comprehensive Plan Amendment
Miami- Dade County #17-ESR**

The Florida Department of Transportation, District Six, completed a review of the *Proposed Comprehensive Plan Amendment, Miami-Dade County #17-3ESR*. The District has reviewed the amendment package per *Chapter 163 Florida Statutes* and has submitted comments requesting further analysis identifying the impacts on facilities of State importance for Application No. 1. Below, is shown the technical comments provided by FDOT District 6 for Application No. 1, followed by responses by Miami-Dade County Department of Regulatory and Economic Resources:

1. Application #1 is located within one mile of SR 826/Palmetto Expressway and SR 874/Don Shula Expressway, both of which are SIS facilities. The proximity of Application #1 to SIS facilities requires a quantitative assessment of the amendment's maximum potential transportation impacts upon the roadways. The District requests that the County provide transportation analysis to document the maximum potential impact the proposed amendment will have upon the transportation network (i.e. largest number of potential trips generated under the existing designation and the proposed designation):

Response: A detailed analysis was done according to procedures outlined in the comments of FDOT District 6 dated 09/05/17. The impact of the proposed amendment of Application #1 on SR 826/Palmetto Expressway, SR 874/Don Shula Expressway, and SR 878/Snapper Creek Expressway was analyzed for the existing and future (2030) traffic conditions. The attached tables 3 and 4 show that all the SIS facilities mentioned above will operate at acceptable levels of service for the existing and future traffic conditions. Also, the impact of the trips distributed on the roadways from this project will be insignificant (less than 5% of Adopted LOS) both for existing and future traffic conditions.

Traffic Impact Analysis for January 2017 CDMP Amendment Application No. 1

Site Location: The application site is a ±5.63-acre property located ±530 feet west of SW 87 Avenue between SW 72 Street/Sunset Drive and SW 74 Street in unincorporated Miami-Dade County.

Trip Generation: Two potential development scenarios under each the existing and requested CDMP Land Use Plan designations were analyzed for traffic impacts. Under the current CDMP land use designation of “Business and Office” the application site is assumed to be developed with the 98,097 sq. ft. of retail uses (Scenario 1), or with 202 multi-family residential dwelling units (Scenario 2). Under the requested CDMP land use designations of “Medium Density Residential (13-25 du/ac)” and “Business and Office” the application site is assumed to be developed with 49 multi-family residential dwelling units and 63,771 sq. ft. retail uses (Scenario 1), or with 268 multi-family residential dwelling units (Scenario 2). The potential development scenarios under the current CDMP land use designation are expected to generate approximately 477 PM peak hour trips (Scenario 1) or approximately 106 PM peak hour trips (Scenario 2). Under the requested CDMP land use designations the two development scenarios are expected to generate approximately 373 PM peak hour trips (Scenario 1), or approximately 104 less PM peak hour trips than Scenario 1 under the current CDMP designation; and approximately 137 PM peak hour trips (Scenario 2), or approximately 31 more PM peak hour trips than the Scenario 2 under the current CDMP designation. Table 1 shows the “Estimated PM Peak Hour Trip Generation”.

Trip Distribution: The application site is located in TAZ 947. Trip distribution data for each TAZ from the SERPM7 (Southeast Florida Regional Planning Model) travel demand model was provided by Miami-Dade County TPO (Transportation Planning Organization) which is shown in Table 2. The gross trips generated for the two scenarios mentioned above were distributed based on percentages in Table 2 on the surrounding roadway network. The percentage of trips assigned for each roadway segment is shown in Tables 3 and 4.

Existing (2015) Traffic Conditions: Existing traffic conditions on major roadways adjacent to and in the vicinity of the application site, were analyzed. Initially, staff did not analyze Don Shula Expressway, Palmetto Expressway, and Snapper Creek Expressway since it was not included in Miami-Dade County’s concurrency monitoring count stations. In response to FDOT’s request these stations were analyzed using the 2015 count data available on ‘FDOT Florida Traffic Online’. Table 3, shows the existing traffic on all roadways and the adopted LOS volumes. Based on the analysis all roadways are operating at acceptable levels of service for the existing traffic conditions and the impact on the roadways from the project traffic is insignificant.

Future (2030) Traffic Conditions: Future traffic conditions on major roadways adjacent to and in the vicinity of the application site were analyzed to ascertain if the total traffic on the roadways including the trips generated from the project met the adopted LOS (Level of Service). Future traffic volumes were projected assuming a 1% annual traffic growth rate. Table 4, shows the future traffic on all roadways and the adopted LOS volumes. Based on the analysis all roadways are operating at acceptable levels of service for the future (2030) traffic conditions and the impact on the roadways from the project traffic is insignificant.

**Table 1: Estimated PM Peak Hour Trip Generation
By Current and Requested CDMP Land Use Designations**

Application No. 1	Current CDMP Designation and Assumed Use/ Estimated No. Of Trips	Requested CDMP Designation and Assumed Use/ Estimated No. Of Trips	Estimated Trip Difference Between Current and Requested CDMP Land Use Designation
Scenario 1	"Business and Office" ¹ 98,097 sq. ft. retail /	"Medium Density Residential (13-25 du/ac)" and "Business and Office" ³ 49 MF and 63,771 sq. ft. retail /	
	477	373	- 104
Scenario 2	"Business and Office" ² / 202 MF /	"Medium Density Residential (13-25 du/ac)" and "Business and Office" ⁴ / 268 MF	
	106	137	+ 31

Source: Institute of Transportation Engineers, Trip Generation, 9th Edition, 2012; Miami-Dade County Department of Regulatory and Economic Resources, February 2017.

Notes: ¹ Scenario 1 under the current CDMP land use designation assumes the application site developed with its maximum potential development of 98,097 sq. ft. retail uses.

² Scenario 2 under the current CDMP land use designation assumes the application site developed with the maximum potential development 202 multi-family residential housing units (apartments).

³ Scenario 1 under the requested CDMP land use designation assumes the application site developed with the maximum potential development of 49 multi-family residential housing units (apartments) and 63,771 sq. ft. retail uses.

⁴ Scenario 2 under the requested CDMP land use designation assumes the application site developed with the maximum potential development of 268 multi-family residential housing units (apartments).

**Table 2: Cardinal Trip Distribution for TAZ 947
(Application 1 Location)**

NNW 12%	18% NNE
WNW 9%	12% ENE
WSW 14%	13% ESE
SSW 15%	7% SSE

Table 3: Existing Conditions Traffic Impact Analysis of Roadways Serving the Amendment Site Under the Requested CDMP Designation

Station #	Roadway	Location/Link	Lanes	Adopted LOS	Peak Hour Cap.	2015 Peak Hour Vol.	Existing LOS	Distribution %	Project Trips	Impact %	Total Trips	Significant Impact?	Meets Adopted LOS?
Scenario 1: 49 multi family residential housing units and 63,771 sq. ft. retail uses generate 373 peak hour trips.													
68	SW 72 St.	SW 107 Ave. to SW 87 Ave.	4 DV	E+20%	4,296	2,659	C	18%	67	1.6%	2,726	No	Yes
9658**	SW 72 St.	SW 97 Ave. to SW 87 Ave.	4 DV	D	3,580	2,977	C	2%	9	0.3%	2,986	No	Yes
1075	SW 87 Ave.	SW 56 St. to SW 72 St.	4 DV	E	3,580	2,055	C	1%	3	0.1%	2,058	No	Yes
1076	SW 87 Ave.	SW 72 St. to SW 88 St.	4 DV	E	3,580	2,155	C	12%	46	1.3%	2,201	No	Yes
2278	SR 874/Don Shula Expy.	SW 88 Ave. to SW 56 St.	6 DV	E	11,100	7,395	C	12%	45	0.4%	7,440	No	Yes
2522	SR 878/Snapper Creek Expy.	SR 874 to SW 87 Ave.	4 DV	E	7,190	4,095	B	15%	56	0.8%	4,151	No	Yes
193	SR 878/Snapper Creek Expy.	SW 87 Ave. to SR 826	4 DV	E	7,190	3,364	B	7%	26	0.4%	3,390	No	Yes
563	SR 826/Palmetto Expy.	SR 878 to SW 72 St.	6 DV	E	11,100	7,120	C	8%	30	0.3%	7,150	No	Yes
564	SR 826/Palmetto Expy.	SW 72 St. to SW 56 St.	6 DV	E	11,100	8,920	D	10%	37	0.3%	8,957	No	Yes
Scenario 2: 268 multi-family residential housing units generate 137 peak hour trips													
68	SW 72 St.	SW 107 Ave. to SW 87 Ave.	4 DV	E+20%	4,296	2,659	C	18%	25	0.6%	2,684	No	Yes
9658**	SW 72 St.	SW 97 Ave. to SW 87 Ave.	4 DV	D	3,580	2,977	C	2%	3	0.1%	2,980	No	Yes
1075	SW 87 Ave.	SW 56 St. to SW 72 St.	4 DV	E	3,580	2,055	C	1%	1	0.0%	2,056	No	Yes
1076	SW 87 Ave.	SW 72 St. to SW 88 St.	4 DV	E	3,580	2,155	C	12%	16	0.5%	2,171	No	Yes
2278	SR 874/Don Shula Expy.	SW 88 Ave. to SW 56 St.	6 DV	E	11,100	7,395	C	12%	16	0.1%	7,411	No	Yes
2522	SR 878/Snapper Creek Expy.	SR 874 to SW 87 Ave.	4 DV	E	7,190	4,095	B	15%	21	0.3%	4,116	No	Yes
193	SR 878/Snapper Creek Expy.	SW 87 Ave. to SR 826	4 DV	E	7,190	3,364	B	7%	10	0.1%	3,373	No	Yes
563	SR 826/Palmetto Expy.	SR 878 to SW 72 St.	6 DV	E	11,100	7,120	C	8%	11	0.1%	7,131	No	Yes
564	SR 826/Palmetto Expy.	SW 72 St. to SW 56 St.	6 DV	E	11,100	8,920	D	10%	14	0.1%	8,934	No	Yes

Source: Compiled by the Miami-Dade County Department of Regulatory and Economic Resources and Florida Department of Transportation, October 2017.

Notes: DV= Divided Roadway; UD=Undivided Roadway.

* County adopted roadway level of service standard applicable to the roadway segment: D (90% capacity); E (100% capacity); and E+20% (120% capacity).

**2014 counts for this station; all other traffic counts are year 2015.

Table 4: 2030 Conditions Traffic Impact Analysis of Roadways Serving the Amendment Site Under the Requested CDMP Designation

Station #	Roadway	Location/Link	Lanes	Adopted LOS	Peak Hour Cap.	2030 Peak Hour Vol.	2030 LOS	Distribution %	Project Trips	Impact %	Total Trips	Significant Impact?	Meets Adopted LOS?
Scenario 1: 49 multi family residential housing units and 63,771 sq. ft. retail uses generate 373 peak hour trips.													
68	SW 72 St.	SW 107 Ave. to SW 87 Ave.	4 DV	E+20%	4,296	3,087	C	18%	67	1.6%	3,154	No	Yes
9658**	SW 72 St.	SW 97 Ave. to SW 87 Ave.	4 DV	D	3,580	3,456	C	2%	9	0.3%	3,465	No	Yes
1075	SW 87 Ave.	SW 56 St. to SW 72 St.	4 DV	E	3,580	2,386	C	1%	3	0.1%	2,389	No	Yes
1076	SW 87 Ave.	SW 72 St. to SW 88 St.	4 DV	E	3,580	2,502	C	12%	46	1.3%	2,548	No	Yes
2278	SR 874/Don Shula Expy.	SW 88 Ave. to SW 56 St.	6 DV	E	11,100	8,585	D	12%	45	0.4%	8,630	No	Yes
2522	SR 878/Snapper Creek Expy.	SR 874 to SW 87 Ave.	4 DV	E	7,190	4,754	C	15%	56	0.8%	4,810	No	Yes
193	SR 878/Snapper Creek Expy.	SW 87 Ave. to SR 826	4 DV	E	7,190	3,905	B	7%	26	0.4%	3,931	No	Yes
563	SR 826/Palmetto Expy.	SR 878 to SW 72 St.	6 DV	E	11,100	8,266	C	8%	30	0.3%	8,296	No	Yes
564	SR 826/Palmetto Expy.	SW 72 St. to SW 56 St.	6 DV	E	11,100	10,356	D	10%	37	0.3%	10,393	No	Yes
Scenario 2: 268 multi-family residential housing units generate 137 peak hour trips													
68	SW 72 St.	SW 107 Ave. to SW 87 Ave.	4 DV	E+20%	4,296	3,087	C	18%	25	0.6%	3,112	No	Yes
9658**	SW 72 St.	SW 97 Ave. to SW 87 Ave.	4 DV	D	3,580	3,456	C	2%	3	0.1%	3,459	No	Yes
1075	SW 87 Ave.	SW 56 St. to SW 72 St.	4 DV	E	3,580	2,386	C	1%	1	0.0%	2,387	No	Yes
1076	SW 87 Ave.	SW 72 St. to SW 88 St.	4 DV	E	3,580	2,502	C	12%	16	0.5%	2,518	No	Yes
2278	SR 874/Don Shula Expy.	SW 88 Ave. to SW 56 St.	6 DV	E	11,100	8,585	D	12%	16	0.1%	8,602	No	Yes
2522	SR 878/Snapper Creek Expy.	SR 874 to SW 87 Ave.	4 DV	E	7,190	4,754	C	15%	21	0.3%	4,775	No	Yes
193	SR 878/Snapper Creek Expy.	SW 87 Ave. to SR 826	4 DV	E	7,190	3,905	B	7%	10	0.1%	3,915	No	Yes
563	SR 826/Palmetto Expy.	SR 878 to SW 72 St.	6 DV	E	11,100	8,266	C	8%	11	0.1%	8,277	No	Yes
564	SR 826/Palmetto Expy.	SW 72 St. to SW 56 St.	6 DV	E	11,100	10,356	D	10%	14	0.1%	10,370	No	Yes

Source: Compiled by the Miami-Dade County Department of Regulatory and Economic Resources and Florida Department of Transportation, October 2017.

Notes: DV= Divided Roadway; UD=Undivided Roadway.

* County adopted roadway level of service standard applicable to the roadway segment: D (90% capacity); E (100% capacity); and E+20% (120% capacity).

**2014 counts for this station; all other traffic counts are year 2015.

Rowe, Garrett A. (RER)

From: Kathe Lerch <klerch@sfrpc.com>
Sent: Monday, September 25, 2017 12:59 PM
To: mayor@balharbourfl.gov; mmiller@michaelmillerplanning.com; manager@balharbour.org; mmiller@michaelmillerplanning.com; bsharief@broward.org; HSNIEZEK@broward.org; JSESODIA@broward.org; mfeliciano@broward.org; dvonstetina@broward.org; JuanCarlos.Bermudez@cityofdoral.com; Julian.Perez@cityofdoral.com; Tomas Regalado; fgarcia@miamigov.com; Strone@miamigov.com; LGonzalez@miamigov.com; PhilipLevine@miamibeachfl.gov; thomasmooney@miamibeachfl.gov; fortis@ppines.com; mstamm@ppines.com; swilliams@ppines.com; jim.mooney@islamorada.fl.us; cheryl.cioffari@islamorada.fl.us; Mayor; Osterholt, Jack (Office of the Mayor); Rowe, Garrett A. (RER); Bell, Jerry (RER); Fred Deno; tbyrd@virginiagardens-fl.gov
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Subject: SFRPC Meeting Sept. 25, 2017 Agenda Item IV.C Adopted/Proposed SLPA#: Bal Harbour, Doral, Miami, Virginia Gardens17-1ESR; Islamorada 17-2ACSC; Broward 17-3, 4ESR; Miami Beach 17-2, 3, 4ESR; Pembroke Pines 17-1, 2ESR; Miami-Dade 17-2, 3ESR;
Attachments: AgendaSept17_IV.C.pdf



At the September 25, 2017 Council Meeting, the South Florida Regional Planning Council approved the attached report, finding the proposed and adopted amendments to be generally consistent with the *Strategic Regional Policy Plan* for South Florida.

Should you have any questions, contact Isabel Cosio Carballo, Executive Director, at (954) 985-4416 or isabelc@sfrpc.com.

Bal Harbour Village SFRPC Agenda IV.C, SLPA #17-1ER;

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Broward County Commission SFRPC Agenda IV.C, SLPA #17-3, 4ESR;

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City of Doral SFRPC Agenda IV.C, SLPA #17-1ESR;

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City of Miami SFRPC Agenda IV.C, SLPA #17-1ESR;

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City of Miami Beach SFRPC Agenda IV.C, SLPA #17-2, 3, 4ESR;

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City of Pembroke Pines SFRPC Agenda IV.C, SLPA #17-1, 2ESR;

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Islamorada, Village of Islands SFRPC Agenda IV.C SLPA #17-2ACSC;

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Miami-Dade County Commission SFRPC Agenda IV.C, SLPA #17-2, 3ESR;

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Village of Virginia Gardens SFRPC Agenda IV.C, SLPA #17-1ESR;

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MEMORANDUM

AGENDA ITEM #IV.C

DATE: SEPTEMBER 25, 2017

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: LOCAL GOVERNMENT COMPREHENSIVE PLAN PROPOSED AND ADOPTED AMENDMENT
CONSENT AGENDA

Pursuant to Section 163.3184, Florida Statutes, Council review of amendments to local government comprehensive plans is limited to 1) adverse effects on regional resources and facilities identified in the *Strategic Regional Policy Plan for South Florida (SRPP)* and 2) extra-jurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the Region.

A written report containing an evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the State Land Planning Agency within 30 calendar days of receipt of the amendment.

Council staff has not identified adverse effects to regional resources and facilities or extra-jurisdictional impacts that would result from the following map and text amendments.

Recommendation

Find the proposed and adopted plan amendments from the local governments listed in the tables below generally consistent with the *Strategic Regional Policy Plan for South Florida*.

Approve this report for transmittal to the local governments with a copy to the State Land Planning Agency.



PROPOSED AMENDMENTS

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting	Governing Body Adoption Vote
Miami-Dade County 17-3ESR (received 08-14-17)	√	N/A	09-25-17	6-21-17	7-0 (4 absent)
<p>1. The proposed amendment to the Miami-Dade Comprehensive Plan seeks to amend the Land Use Plan map designation of a parcel from “Business and Office” to “Business and Office” on approximately 3.66 acres and “Medium Density Residential (13 to 25 dwelling units per acre)” on approximately 1.97 acres.</p> <p>2. The affected parcel is located approximately 530 feet west of SW 87th Avenue between SW 72nd Street and SW 74th Street.</p> <p>3. To determine if the amendment does not create any adverse impact to state or regional resources/facilities, additional analysis is required as detailed by the Florida Department of Transportation. The analysis should determine the maximum potential impact on SR 826/Palmetto Expressway and SR 874/Don Shula Expressway, both of which are Strategic Intermodal System facilities, and therefore significant regional resources/facilities. If roadway deficiencies are identified, Miami Dade County will need to demonstrate the long-term adequacy of transportation facilities to meet established acceptable levels of service, and include a plan for how it will correct existing facility deficiencies.</p>					
Bal Harbour Village 17-1ER (received 08-01-17)	√	N/A	09-25-17	07-18-17	5-0
<p>1. The proposed amendment to the Bal Harbour Village Comprehensive Plan includes EAR-based amendment updates, an updated Water Supply Facilities Work Plan, as well as other general plan updates. These amendments reflect the changes to existing conditions in the Village as well as compliance with updated state laws since the last EAR amendment in 2010.</p> <p>2. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting	Governing Body Adoption Vote
City of Miami Beach 17-2ESR (received 07-24-17)	√	N/A	09-25-17	07/07/17	7-0
<p>1. The proposed amendment to the City of Miami Beach Comprehensive Plan seeks to modify the allowable uses language in the RM-1 (Low Density Multi-Family Residential) land use to allow non-conforming hotels located on the north side of Belle Isle to rebuild structures up to 50% of the floor area of the existing building in a manner that reduces daily trips, improving traffic circulation within and around the neighborhood, and improve the resiliency of the buildings.</p> <p>2. The amendment affects all hotel use buildings located on the north side of Belle Isle, these buildings are in legal non-conforming use based on the current RM-1 land use code, specifically the Standard Hotel.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
City of Miami Beach 17-3ESR (received 08-14-17)	√	N/A	09-25-17	07-26-17	Unanimously
<p>1. The proposed amendment to the City of Miami Beach Comprehensive Plan seeks to change the Future Land Use Map designation from Low Density Multi-Family Residential (RM-1) to Public Facility: Governmental Uses (PF) and to allow for commercial uses within the PF category. The designation change will activate the site along Collins Ave, as well as complement government uses and facilities, and facilitate delivery of public services.</p> <p>2. The affected amended area includes all the RM-1 designated properties bounded by Collins Avenue on the east, 87th Street on the north, Collins Court on the west, and 79th Street on the south.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting	Governing Body Adoption Vote
City of Miami Beach 17-4ESR (received 08-14-17)	√	N/A	09-25-17	07-26-17	Unanimously
<p>1. The proposed amendment to the City of Miami Beach Comprehensive Plan seeks to allow for increased density within certain future land use categories for the limited purpose of providing affordable housing and workforce housing. The amendment will also allow residential uses on the Parking (P) future land use category. The amendment also provides incentive for developing workforce and affordable housing by allowing density increases to incentivize development of workforce and affordable housing projects. This will allow local households to have greater housing options in the city, and assist local employers in reducing labor shortages of skilled workers by providing housing accessible to workplaces, and reduce traffic congestion and commute distances for employees who would live elsewhere due to housing cost burden.</p> <p>2. Affected amendment area includes all properties under Parking (P), Commercial, and residential uses located on frontage opposite a land use category that permits commercial use.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					

ADOPTED AMENDMENTS

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting	Governing Body Adoption Vote
Broward County 17-3ESR & 17-4ESR (received 08-28-17)	N/A	v	09-25-17	08-22-17	Unanimously
<p>1. 17-3ESR: The adopted amendments revise the Broward County Comprehensive Plan to revise land uses within the Broward County Land Use Plan for consistency between the Cities of Pembroke Pines and Plantation, and the County plan.</p> <p>2. The City of Pembroke Pines proposes map and related text amendments. PC 17-4 is a map amendment seeking to change 18.2 acres of City Hall property currently designated Employment Center and 146.37 acres of Local Activity Center (LAC) to 164.6 acres of Regional Activity Center (RAC). The new land use designation would encourage mixed-use development and multimodal transportation system. The amendment is generally bound on the north by Pines Boulevard, on the east by Palm Avenue, and on the south by Washington Street.</p> <p>PC 17-2 is a text amendment corresponding to the proposed Broward County Land Use Plan (BCLUP) map amendment 17-4 in the City of Pembroke Pines. The amendments do not create adverse effects to state or regional resources/facilities. PC 17-7 is a map amendment changing 26.26 acres of Commercial within the City of Plantation to 20 acres of commercial and 6.26 acres of irregular (12.6) residential within a dashed-line area, subject area generally located on the east side of Pine Island Road, between Peters Road and I-595.</p> <p>3. 17-4 ESR: The adopted amendments revise the Broward County Comprehensive Plan to allow land uses within the Broward County Land Use Plan for consistency between the City of Deerfield Beach’s and the County’s Plans, corresponding to the amendment on the City of Deerfield Beach 17-1ESR.</p> <p>4. The City of Deerfield Beach proposes a map amendment PC 17-5 which seeks to change 188.72 Acres of Commercial Recreation and 0.34 acre of Medium-High Residential (25) to a combined 109 acres of Irregular Residential (3.81). The subject property is located on the west side of Military Trail and north of Sample Road in Deerfield Beach. The new designation would develop an underutilized golf course, encourage residential development consistent with surrounding land uses in the city, and would allow for up to 415 residential units on the property.</p> <p>5. These amendments was previously reviewed by the Council and were determined to not create any adverse impact to state or regional resources/facilities.</p>					

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting	Governing Body Adoption Vote
Miami-Dade County 17-2ESR (received 08-10-17)	N/A	√	09-25-17	07-19-17	8-0
<p>1. The adopted amendment revises the Miami-Dade County Comprehensive Development Master Plan’s map and text revisions. The Land Use Plan map amendment (Application 6) seeks to re-designate an approximately 7.54-acre parcel adjacent to the Douglas Road Metro-Rail station from Community Urban Center to Metropolitan Urban Center. The amendment would promote transit oriented design by facilitating the development of 1,878 multifamily units, 152,504 square feet of retail, 425,000 square feet of office space and 400 hotel units next to a train station. Application 8 is a text amendment to the Land Use Element that would reduce the minimum Area Median Income threshold from 65% to 60% to provide consistency with the County’s recently adopted Workforce Housing Development Program, and it relates to the application of the 25% density bonus allowance for workforce housing. The related text amendment would add language to the Urban Center text of the Land Use Element, related to the Douglas Road Metrorail Station proposed development.</p> <p>2. The amendment site is generally located at the Northwest corner of Douglas Road/SW 37th Avenue and South Dixie Highway/US1.</p> <p>3. This amendment was previously reviewed by the Council and was determined to not create any adverse impact to state or regional resources/facilities.</p>					
City of Doral 17-1ESR (received 09-06-17)	N/A	√	09-25-17	08-23-17	5-0
<p>1. The adopted amendment revises the City of Doral Comprehensive Plan to seeks to amend the adopted Comprehensive Plan Future Land Use Element (FLUE) Policy 2.1.2 for the “Downtown Mixed Use” (DMU) future land use category regarding the permitted mix of uses. The text amendment expands on the current development standards for the DMU land use category to allow for development programs to use a combination of at least two uses from “retail/business”, “office”, and “residential”, meaning all developments will need to allow for at least two of the uses when developing within that land use designation. The proposed amendment does not change the maximum density or intensity currently permitted, but only the uses. The amendment area applies to all designated DMU land uses at City of Doral over 10 acres. The DMU land use category will help the city attract well-planned large scale mixed-use development that encourages high quality design, promotes pedestrianism, efficient use of land and infrastructure, and an enhanced sense of community.</p> <p>2. This amendment was previously reviewed by the Council and was determined to not create any adverse impact to state or regional resources/facilities and it is being adopted as proposed.</p>					

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting	Governing Body Adoption Vote
Islamorada, Village of Islands 17-2 ACSC (received 09-06-17)	N/A	√	09-25-17	08-24-17	5-0
<p>1. The adopted amendment to the Islamorada, Village of Islands' Comprehensive Plan is an update to the 10-Year Water Supply Facilities Work Plan. The provisions of the Plan are consistent with the Village Comprehensive Plan, the Principles for Guiding Development in the Florida Keys Area of Critical State Concern, the Lower East Coast Water Supply Plan and the Florida Keys Aqueduct Authority's 20-Year Water System Capital Improvement Master Plan.</p> <p>2. This amendment was previously reviewed by the Council and was determined to not create any adverse impact to state or regional resources/facilities.</p> <p>3. The amendment was adopted as proposed.</p>					
City of Miami 17-1ESR (received 07-20-17)	N/A	√	09-25-17	02-23-17	Unanimously
<p>1. The adopted amendment to the City of Miami's Comprehensive Neighborhood Plan seeks to promote more mixed-income housing. The revisions to the Future Land Use and Housing Elements incentivize affordable housing by allowing density increases based on specified thresholds for workforce, affordable, and extremely low income housing, based on location. Higher residential density bonuses will target urban areas.</p> <p>2. This amendment was previously reviewed by the Council and was determined to not create any adverse impact to state or regional resources/facilities.</p> <p>3. The amendment was adopted as proposed.</p>					
City of Pembroke Pines 17-1ESR (received 07-26-17)	N/A	√	09-25-17	06-21-17	5-0
<p>1. The adopted map amendment to the City of Pembroke Pines Comprehensive Plan changes the land use designation of an approximately 13.9-acre site from Industrial and Irregular 1.95 to Irregular 2.0. The amendment would add 132 dwelling units to the 3,700-existing units. The amendment area is generally located on the north side of Pine Boulevard and east of US 27, within the Chapel Trail Development of Regional Impact.</p> <p>2. This amendment was previously reviewed by the Council and was determined to not create any adverse impact to state or regional resources/facilities.</p> <p>3. The amendment was adopted as proposed.</p>					

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting	Governing Body Adoption Vote
City of Pembroke Pines 17-2ESR (received 07-26-17)	N/A	√	09-25-17	06-21-17	5-0
<p>1. The adopted map amendment to the City of Pembroke Pines Comprehensive Plan changes the land use designation of a 30-acre site from Residential 2.16 to Residential 2.14 with 4.2 acres of Commercial. The amendment facilitates the development of 125 dwelling units and 40,000 square feet of commercial space. The amendment area is generally located on the east side of Southwest 172nd Avenue between Pembroke Road and Pines Boulevard.</p> <p>2. This amendment was previously reviewed by the Council and was determined to not create any adverse impact to state or regional resources/facilities.</p> <p>3. The amendment was adopted as proposed.</p> <p>4. The additional revisions do not create any adverse impacts.</p>					
Village of Virginia Gardens 17-1ESR (received 08-14-17)	N/A	√	09-25-17	07-20-17	5-0
<p>1. The adopted text amendment to the Village of Virginia Gardens Comprehensive Plan creates new future land use categories and adds three new land use categories to accommodate existing industrial uses within the future annexation area. The new categories are “Industrial and Office”, “Restricted Industrial and Office”, and “Transportation” (Including Terminals).</p> <p>2. This amendment was previously reviewed by the Council and was determined to not create any adverse impact to state or regional resources/facilities.</p> <p>3. The amendment was adopted as proposed.</p> <p>4. The additional revisions do not create any adverse impacts.</p>					



FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES
COMMISSIONER ADAM H. PUTNAM

September 13, 2017

VIA EMAIL (Jerry.Bell@miamidade.gov)

Miami-Dade County Department of Regulatory
And Economic Resources
Mr. Jack Osterholt
111 NW 1st Street, 29th Floor
Miami, Florida 33128-1930

Re: DACS Docket # -- 20170822-978
Miami Dade County Comprehensive Development Master Plan
Submission dated August 8, 2017

Dear Mr. Osterholt:

The Florida Department of Agriculture and Consumer Services (the "Department") received the above-referenced proposed comprehensive plan amendment on [date] and has reviewed it pursuant to the provisions of Chapter 163, Florida Statutes to address any potential adverse impacts to important state resources or facilities related to agricultural, aquacultural, or forestry resources in Florida if the proposed amendment(s) are adopted. Based on our review of your county's submission, the Department has no comment on the proposal.

If we may be of further assistance, please do not hesitate to contact me at 850-410-2280.

Sincerely,

Stormie Knight
Sr. Management Analyst I
Office of Policy and Budget

cc: Florida Department of Economic Opportunity
(SLPA #: Miami-Dade County 17-3 ESR)

Rick Scott
GOVERNOR



Cissy Proctor
EXECUTIVE DIRECTOR

2017 SEP 20 A 11: 25
September 12 2017
RER-PLANNING DIVISION

RECEIVED
2017 SEP 19 A 8: 54
OFFICE OF THE MAYOR

The Honorable Carlos A. Gimenez
Mayor, Miami-Dade County
Board of County Commissioners
Stephen P. Clark Center
111 N.W. 1st Street, Suite 2910
Miami, Florida 33128

Dear Mayor Gimenez:

The Department of Economic Opportunity has completed its review of the proposed comprehensive plan amendments for Miami-Dade County, Amendment No. 17-3ESR, which were received on August 14, 2017. We have reviewed the proposed amendments pursuant to Sections 163.3184(2) and (3), Florida Statutes (F.S.), and identified no comments related to important state resources and facilities within the Department's authorized scope of review that will be adversely impacted by the amendments if adopted.

Pursuant to Section 163.3184(3)(b), F.S., other reviewing agencies have the authority to provide comments directly to Miami-Dade County. If other reviewing agencies provide comments, we recommend the County consider appropriate changes to the amendments based on those comments. If unresolved, such reviewing agency comments could form the basis for a challenge to the amendments after adoption.

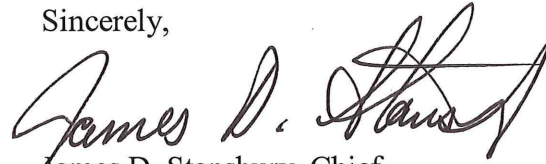
The County should act by choosing to adopt, adopt with changes, or not adopt the proposed amendments. Also, please note that Section 163.3184(3)(c)1, F.S., provides that if the second public hearing is not held within 180 days of your receipt of agency comments, the amendments shall be deemed withdrawn unless extended by agreement with notice to the Department and any affected party that provided comment on the amendments. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendments.

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
850.245.7105 | www.floridajobs.org
www.twitter.com/FLDEO | www.facebook.com/FLDEO

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

If you have any questions concerning this review, please contact Taurean J. Lewis, at (850) 717-8470, or by email at Taurean.Lewis@deo.myflorida.com.

Sincerely,

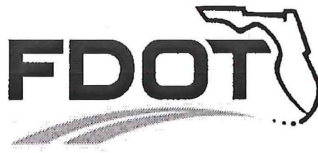


James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/tj

Enclosure: Procedures for adoption of comprehensive plan amendments

cc: Jerry Bell, AICP, Assistant Director for Planning Designee, Miami-Dade County
Isabel Cosio Carballo, Executive Director, South Florida Regional Planning Council



RECEIVED

Florida Department of Transportation

1000 NW 111 Avenue
Miami, FL 33172-5800

2017 SEP 18 A 10:24
RER-PLANNING DIVISION
SECRETARY

RICK SCOTT
GOVERNOR

September 5, 2017

Mr. Jack Osterholt
Deputy Mayor/Director
Miami-Dade County - Department of Regulatory and Economic Resources
111 NW 1st Street, 12th Floor
Miami, FL 33128

**Subject: Comments for the Comprehensive Development Master Plan (CDMP)
Application #1 (SW 87 Avenue near SR 986/SW 72 Street) and
Application #2 (SW 280 Street at SW 127 Avenue)
Miami-Dade County #17-3ESR**

Dear Mr. Osterholt:

The Florida Department of Transportation has reviewed the proposed amendment to the Comprehensive Development Master Plan (CDMP) for Applications #1 (SW 87 Avenue near SR 986/SW 72 Street) and Application #2 (SW 280 Street at SW 127 Avenue), with DEO reference #17-3ESR.

In accordance with ss. 163.3161(3) and 163.3184(3)(b), Florida Statutes, the focus of our review was on major transportation issues, including adverse impacts to transportation facilities of state importance. These facilities include the Strategic Intermodal System (SIS) and significant regional resources and facilities identified in the Strategic Regional Policy Plan by the South Florida Regional Planning Council. These facilities are vital to the economic vitality, growth and quality of life of the county, region and state. Local governments with transportation concurrency are required under ss. 163.3180(5)(h)1.a., Florida Statutes, to consult with the Department when proposed amendments affect facilities on the SIS.

Application #1 is located within one mile of SR 826/Palmetto Expressway and SR 874/Don Shula Expressway, both of which are SIS facilities. The proximity of Application #1 to SIS facilities requires a quantitative assessment of the amendment's maximum potential transportation impacts upon the roadways. The District requests that the County provide transportation analysis to document the maximum potential

impact the proposed amendment will have upon the transportation network (i.e. largest number of potential trips generated under the existing designation and the proposed designation). This should include the following:

- The net new increase in the maximum potential daily and peak hour vehicular trips under the proposed policy must be determined. Please include all calculations based on the most recent trip generation formulae published by the Institute of Transportation Engineers (ITE).
- The maximum net new potential trips must be assigned to the roadway network based on a reasonable trip distribution.
- Based on the distributed maximum net new potential trips, a daily and peak hour capacity analysis of the surrounding roadway network, including all SIS facilities, must be performed to ascertain if the net new trips associated with the proposed policy significantly impact the roadway network.
- The findings from these analyses should be summarized and appropriately documented to facilitate subsequent review.
- If roadway deficiencies are identified, the County will need to demonstrate the long term adequacy of transportation facilities to meet established acceptable levels of service, as required by ss. 163.3177(3)(a)3., and 163.3177(6)(a)8., Florida Statutes. The County will also need to include a plan for how it will correct existing facility deficiencies and meet the identified needs of the projected transportation system based on data, analysis, and associated principles and strategies as required by ss.163.3177(6)(b)1.e., Florida Statutes.

Application #2 is located nearly three miles from Homestead Extension of Florida's Turnpike (HEFT), which is also a SIS facility. The District reviewed Application #2 in the adopted amendment package per Chapter 163 Florida Statutes and found it would not significantly impact transportation resources and facilities of state importance.

Mr. Jack Osterholt
September 5, 2017
Page 3

Please contact me at 305-470-5445 if you have any questions concerning our comments.

Sincerely,

A handwritten signature in black ink, appearing to read "Kenneth Jeffries", with a long horizontal flourish extending to the right.

Kenneth Jeffries
Transportation Planner

Cc: Harold Desdunes, P.E., Florida Department of Transportation, District 6
Dat Huynh, P.E., Florida Department of Transportation, District 6
Ray Eubanks, Department of Economic Opportunity
Isabel Moreno, South Florida Regional Planning Council

From: [Manning, Terese](#)
To: [Osterholt, Jack \(Office of the Mayor\)](#)
Cc: [Bell, Jerry \(RER\)](#); [Ray Eubanks \(DCPexternalagencycomments@deo.myflorida.com\)](#); [Adam Antony Biblo \(adam.biblo@deo.myflorida.com\)](#); [Isabel Cosio Carballo \(isabelc@sfrpc.com\)](#); [Isabel Moreno](#)
Subject: FW: Miami-Dade County, DEO #17-3ESR Comments on Proposed Comprehensive Plan Amendment Package

This message has been archived. [View the original item](#)

Dear Mr. Osterholt:

The South Florida Water Management District (District) has completed its review of the proposed amendment package from Miami-Dade County (County). The amendment package includes one Future Land Use Map Amendment. There appear to be no regionally significant water resource issues; therefore, the District forwards no comments on the proposed amendment package.

The District offers its technical assistance to the County and the Department of Economic Opportunity

