



Board of County Commissioners
CDMP MEETING
March 23, 2011

Prepared by: Mary Smith-York

EXHIBITS LIST

NO.	DATE	ITEM #	DESCRIPTION
1	3/22/2011		Memorandum of Absence from Commissioner Sally A. Heyman
2	3/22/2011	Sped. Item 1	Changes to the Proposed Revisions to the Draft 2010 EAR Recommended by the Department of Planning & Zoning
3	3/23/2011	”	Letter from Audubon of Florida, Clean Water Action, Everglades Law Center, Friends of the Everglades, National Parks Conservation Association, Tropical Audubon Society, and Urban Environment League
4	3/23/2011	”	Miami Downtown Development Authority’s Resolution No. 41/2010 Presented Mr. Javier Betancourt
5	3/23/2011	”	Copy of Miami-Dade Department of Planning & Zoning’s Goal presented by Mr. Juan Mayol, Neighborhood Planning Co.
6	3/22/2011	”	Letter from Ms. Truly Burton, Government Affairs Director, Re: EAR Recommendations and Public Hearing: Wednesday, March 23, 2011
7	2/17/2011	”	Letter from Colonel Donald R. Lindberg, USAFR, requesting approval of the Draft 2010 EAR
8	3/23/2011	“	Minutes of the August 2, 2010 and August 10,2010 Miami-Dade County Planning Advisory Board Meetings
9	3/23/2011	“	Speaker Cards
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MEMORANDUM
BOARD OF COUNTY COMMISSIONERS
COMMISSIONER SALLY A. HEYMAN
DISTRICT 4

TO: The Honorable Joe A. Martinez,
Chairman and Members of the
Board of County Commissioners

DATE: March 22, 2011

FROM: Sally A. Heyman
Commissioner
District 4

SUBJECT: Absence from CDMP Meetings,
Tuesday, March 22 and Wednesday,
March 23, 2011

Please be advised that I will be unable to attend the CDMP Meetings scheduled for Tuesday, March 22 and Wednesday, March 23, 2011. I will be in Tallahassee at the FAC 2011 Legislative Conference on official County business.

Thank you for your attention in this matter and sorry for the inconvenience this may cause.

Cc: Alina Tejeda Hudak, County Manager
R.A. Cuevas, County Attorney
Diane Collins, Acting Division Chief
Marc LaFerrier, Director, Department of Planning and Zoning

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Item _____

Exhibit _____

Meeting 3-23-11 CDMP

**CHANGES TO THE PROPOSED REVISIONS TO THE DRAFT
2010 EVALUATION AND APPRAISAL REPORT
RECOMMENDED BY THE DEPARTMENT OF PLANNING AND ZONING**

March 22, 2011

INTRODUCTION

On January 10, 2011, subsequent to the Planning Advisory Board hearing on the Draft 2010 Evaluation and Appraisal Report (EAR), the Department of Planning and Zoning (DP&Z) recommended revisions to the Draft 2010 EAR for consideration by the Board of County Commissioners at its scheduled March 23, 2011 hearing to address adoption of the Draft 2010 EAR. The DP&Z's recommended revisions are contained in a document titled "Proposed Revisions to the Draft 2010 Evaluation and Appraisal Report". The DP&Z hereby recommends additional changes to those proposed revisions to update the 'Schedule for Adopting the EAR-Based CDMP Amendments' contained in the Introduction of the Draft 2010 EAR; and to reflect further refinements and updates to the residential land supply calculation related to the first major issue titled 'Urban Development Boundary (UDB) Capacity and Expansion' addressed in Chapter 1 of the Draft 2010 EAR.

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Exhibit _____
Meeting CDMP 3/23/11

Note: Double underline and double strikethrough words are recommended additions and deletions by Staff to the document entitled "Proposed Revisions to the Draft 2010 Evaluation and Appraisal Report" and dated January 10, 2011.

EVALUATION AND APPRAISAL REPORT INTRODUCTION

Schedule for Adopting EAR-Based CDMP Amendments

Pages 3 and 4 of the Draft 2010 EAR Introduction. Replace text and schedule in its entirety as follows:

State law provides for the comprehensive plan to be amended consistent with the findings and recommendations contained in the adopted EAR. Miami-Dade County will use its standard April 2012-2013 CDMP amendment cycle process to propose, refine and conduct public hearings to consider the adoption of EAR-based amendments to the CDMP. EAR-based plan amendment applications will be filed during the April 2012 amendment cycle and follow the schedule listed below. Chapter 163, Part 2, F.S. requires EAR-based plan amendments to be adopted within eighteen months after the EAR is determined to be sufficient by DCA.

Activity	Date
EAR Adoption	March 23, 2011
Staff filing of EAR-Based Plan Amendment Applications	April 2012
Community Council Public Hearings	September 2012
Local Planning Agency Transmittal Public Hearing	October 2012
Board of County Commissioners Transmittal Public Hearing	November 2012
Transmittal of EAR-Based Amendments to State Agencies for Comments	December 2012
DCA to issue Objections, Recommendations and Comments (ORC) Report	February 2013
Local Planning Agency Public Hearing and Final Recommendations	March 2013
Board of County Commissioners Public Hearing and Final Action on EAR-Based Amendments	April 2013

CHAPTER 1 CDMP MAJOR ISSUES

Projected Residential Land Supply and Demand

(Draft 2010 EAR reference: pages 1.1-29 to 1.1-32 of text recommended to be replaced)

Page 7, first paragraph, last sentence. Revise sentence as follows:

In addition, there is a 3 percent reduction in capacity to account for the existence of all vacant parcels even in a built-out area.

Page 7, last paragraph. Revise paragraph as follows:

Table 1.1-7 shows that the projected demand for single-family and multi-family housing countywide and compares this with the existing residential land supply within the year 2010 UDB. Currently sufficient capacity exists within the UDB to accommodate projected demand through the year ~~2023~~2021. The single-family supply is projected to be exhausted by ~~2017-2016~~; the multi-family in ~~2034~~2026.

Page 8, Table 1.1-7. Replace table in its entirety as follows:

Table 1.1-7
Residential Land Supply/Demand Analysis
Miami-Dade County by Tier and Subtier, 2010 to 2030

Analysis Done Separately for Each Type, i.e. No Shifting of Demand between Single & Multifamily Type	Structure Type		
	Single Family	Multi-Family	Both Types
Capacity in 2010	43,543	92,186	135,729
Annual Demand in 2010-2015	6,293	5,125	11,418
Capacity in 2015	12,078	66,561	78,639
Annual Demand 2015-2020	6,602	5,448	12,050
Capacity in 2020	0	39,321	18,389
Annual Demand 2020-2025	6,492	5,726	12,218
Capacity in 2025	0	10,691	0
Annual Demand 2025-2030	6,809	5,275	12,084
Capacity in 2030	0	0	0
Depletion Year	2016	2026	2021

Source: Miami-Dade County Department of Planning and Zoning, Research Section, 2011.

Page 10, first paragraph. Revise paragraph as follows:

The North ~~Miami-Dade~~ Tier has sufficient capacity to accommodate projected demand through the year ~~2026~~2019. The single-family supply is projected to be exhausted by ~~2024~~2019, whereas the multi-family supply is depleted in ~~2027~~2020. The projected demand for housing is lower in the western half. The capacity there is projected to be used up by 2015. In the eastern half the projected depletion year is ~~2039~~2023.

Page 10, Table 1.1-8. Replace table in its entirety as follows:

Table 1.1-8
Residential Land Supply/Demand Analysis
North Tier, 2010 to 2030

Analysis Done Separately for Each Type, i.e. No Shifting of Demand between Single & Multifamily Type	Subtier								
	Eastern Part			Western Part -- MSA 3.1			North Miami-Dade Total		
	Single Family	Multi- Family	Both Types	Single Family	Multi- Family	Both Types	Single Family	Multi- Family	Both Types
Capacity in 2010	3,036	10,013	13,049	3,070	1,871	4,941	6,106	11,884	17,990
Annual Demand 2010-2015	276	665	941	372	494	866	648	1,159	1,807
Capacity in 2015	1,656	6,688	8,344	1,210	0	611	2,866	6,089	8,955
Annual Demand 2015-2020	299	723	1,022	365	485	850	664	1,208	1,872
Capacity in 2020	161	3,073	3,234	0	0	0	0	49	0
Annual Demand 2020-2025	291	704	995	212	283	495	503	987	1,490
Capacity in 2025	0	0	0	0	0	0	0	0	0
Annual Demand 2025-2030	290	700	990	432	574	1,006	722	1,274	1,966
Capacity in 2030	0	0	0	0	0	0	0	0	0
Depletion Year	2020	2024	2023	2018	2013	2015	2019	2020	2019

Source: Miami-Dade County Department of Planning and Zoning, Research Section, 2011.

Page 10, second paragraph. Revise paragraph as follows:

The more established and heavily developed North Central Miami-Dade Tier has sufficient capacity to accommodate project demand through the year ~~2027~~2024. The single-family supply is projected to be exhausted by ~~2016~~2015, whereas the multi-family supply is depleted in ~~2034~~2027. The projected demand for housing is higher in the eastern half and land is projected to be exhausted by ~~2034~~2026. In the western half the projected depletion year is ~~2020~~2019.

Page 10, Table 1.1-9. Replace table in its entirety as follows:

Table 1.1-9
Residential Land Supply/Demand Analysis
North Central Tier, 2010 to 2030

Analysis Done Separately for Each Type, i.e. No Shifting of Demand between Single & Multifamily Type	Subtier								
	Eastern Part			Western Part -- MSA 3.2			North Central Total		
	Single Family	Multi- Family	Both Types	Single Family	Multi- Family	Both Types	Single Family	Multi- Family	Both Types
Capacity in 2010	2,522	36,525	39,047	2,398	10,286	12,684	4,920	46,811	51,731
Annual Demand 2010-2015	265	1,857	2,122	664	611	1,275	929	2,468	3,397
Capacity in 2015	1,197	27,240	28,437	0	7,231	6,309	275	34,471	34,746
Annual Demand 2015-2020	296	2,004	2,300	693	637	1,330	989	2,641	3,630
Capacity in 2020	0	17,220	16,937	0	4,046	0	0	21,266	16,596
Annual Demand 2020-2025	375	2,379	2,754	694	639	1,333	1,069	3,018	4,087
Capacity in 2025	0	5,325	3,167	0	851	0	0	6,176	0
Annual Demand 2025-2030	244	1,852	2,096	656	604	1,260	900	2,456	3,356
Capacity in 2030	0	0	0	0	0	0	0	0	0
Depletion Year	2019	2027	2026	2013	2026	2019	2015	2027	2024

Source: Miami-Dade County Department of Planning and Zoning, Research Section, 2011.

Page 11, first paragraph. Revise paragraph as follows:

The South Central ~~Miami-Dade~~ Tier has sufficient capacity to accommodate projected demand through the year ~~2018~~2017. The single-family supply is projected to be exhausted by 2013, whereas the multi-family supply is depleted in ~~2032~~2027. The projected demand for housing is higher in the western part and the capacity there is lower. This capacity is projected to be depleted by 2014. In the eastern half, the projected depletion year is ~~2023~~2020.

Page 11, Table 1.1-10. Replace table in its entirety as follows:

Table 1.1-10
Residential Land Supply/Demand Analysis
South Central Tier, 2010 to 2030

Analysis Done Separately for Each Type, i.e. No Shifting of Demand between Single & Multifamily Type	Subtier								
	East of Turnpike			West of Turnpike			South Central Total		
	Single Family	Multi- Family	Both Types	Single Family	Multi- Family	Both Types	Single Family	Multi- Family	Both Types
Capacity in 2010	2,173	12,419	14,592	4,607	1,711	6,318	6,780	14,130	20,910
Annual Demand 2010-2015	616	679	1,295	1,494	71	1,565	2,110	750	2,860
Capacity in 2015	0	9,024	8,117	0	1,356	0	0	10,380	6,610
Annual Demand 2015-2020	684	740	1,424	1,436	68	1,504	2,120	808	2,928
Capacity in 2020	0	5,324	997	0	1,016	0	0	6,340	0
Annual Demand 2020-2025	800	869	1,669	753	35	788	1,553	904	2,457
Capacity in 2025	0	979	0	0	841	0	0	1,820	0
Annual Demand 2025-2030	614	674	1,288	1,748	83	1,831	2,362	757	3,119
Capacity in 2030	0	0	0	0	426	0	0	0	0
Depletion Year	2013	2026	2020	2013	2049	2014	2013	2027	2017

Source: Miami-Dade County Department of Planning and Zoning, Research Section, 2011.

Page 11, first paragraph. Revise paragraph as follows:

The South ~~Miami-Dade~~ Tier has sufficient capacity to accommodate projected demand through the year 2022. The single-family supply is projected to be depleted by 2019, whereas the multi-family supply is exhausted by 2034. The projected demand for housing is greater in the eastern half, and so is its capacity. This capacity is projected to be depleted by 2022. In the western half, the projected depletion year is ~~2022~~2021.

Table 1.1-11
Residential Land Supply/Demand Analysis
South Tier, 2010 to 2030

Analysis Done Separately for Each Type, i.e. No Shifting of Demand between Single & Multifamily Type	Subtier								
	East of US-1			West of US-1			South Miami-Dade Total		
	Single Family	Multi- Family	Both Types	Single Family	Multi- Family	Both Types	Single Family	Multi- Family	Both Types
Capacity in 2010	18,387	13,545	31,932	7,350	5,816	13,166	25,737	19,361	45,098
Annual Demand 2010-2015	1,772	630	2,402	834	118	952	2,606	748	3,354
Capacity in 2015	9,527	10,395	19,922	3,180	5,226	8,406	12,707	15,621	28,328
Annual Demand 2015-2020	1,876	669	2,545	953	122	1,075	2,829	791	3,620
Capacity in 2020	147	7,050	7,197	0	4,616	3,031	0	11,666	10,228
Annual Demand 2020-2025	1,978	675	2,653	1,390	141	1,531	3,368	816	4,184
Capacity in 2025	0	3,675	0	0	3,911	0	0	7,586	0
Annual Demand 2025-2030	1,853	672	2,525	972	116	1,088	2,825	788	3,613
Capacity in 2030	0	315	0	0	3,331	0	0	3,646	0
Depletion Year	2020	2030	2022	2018	2052	2021	2019	2034	2022

Source: Miami-Dade County Department of Planning and Zoning, Research Section, 2011.

Part Two: Discussion of the Major Issue and Related Issues

UDB Capacity and Expansion

(Draft 2010 EAR reference: Page 1.1-40, second column, first and second paragraphs.)

Page 12, third paragraph. Revise paragraph as follows:

The area within the UDB provides enough countywide capacity of residential land to accommodate projected development through 2023-2021, which gives the County an overall capacity of 43 10 years. Policy LU-8F states that the UDB should contain a ten-year supply of developable land having capacity to sustain projected countywide residential demand for a period of ten years after adoption of the most recent EAR plus a 5-year surplus (a total of 15-year countywide supply beyond the EAR adoption date). The Department is not recommending that the UDB be expanded at this time. The current conditions in the housing market calls for a cautionary and prudent approach to UDB expansion. The extremely high vacancy, continuing high levels of foreclosures, and lack of residential construction activity coupled with high unemployment rates and a tight credit market lends support to a wait and see approach before making premature recommendations. A careful review of the housing supply and demand conditions is warranted due to the new Census 2010 population figures and housing market conditions. The recently released Census 2010 population figures were below projected levels; this will result in significant revisions in the upcoming population projections and, in turn, on residential demand. Further, housing market conditions remain uncertain as the County is faced with high vacancy rates, continuing high levels of foreclosures, lack of residential construction activity coupled with high unemployment rates and a tight credit market. Together, these conditions lends support to a thorough review of conditions within the EAR amendment time frame.

Page 12, fourth paragraph. Revise paragraph as follows:

The Department's continuous monitoring of residential land supply and demand will allow staff to assess conditions and proposed recommendations as warranted when market conditions stabilize.

Page 12, fifth paragraph. Delete paragraph as follows:

~~The capacity to sustain projected residential demand for 15 years is an issue for two of the four planning tiers in the County, South Central Miami-Dade and South Miami-Dade. The Department, however, is not recommending that the UDB be expanded in these areas at this time. Currently, the depletion year for residential land in South Central Miami-Dade and South Miami-Dade and is 2018 and 2022 respectively.~~

Conclusions and Proposed Revisions

(Draft 2010 EAR reference: page 1.1-57, second column, Recommendation No. 6.)

Page 14, Recommendation No. 6. Add a second paragraph to the recommendation as follows:

6. Additionally, in order to accommodate countywide residential demand until 2026, proposed EAR-based amendments will first address appropriately increasing residential densities and intensities inside the existing UDB; second, propose modifying the existing UEA's to realistically reflect future development potential; third, propose expanded or new UEA boundaries to accommodate future residential and non-residential demand, when warranted; and fourth, consider expanding the UDB into the land proposed for the modified and/or new UEA's, as warranted, to address any deficiency in the land supply not adequately addressed by the increased densities and intensities inside the existing UDB.

CHAPTER 4 CONCLUSIONS AND PROPOSED REVISIONS

Section 4.1.1 UDB Capacity and Expansion

(Draft 2010 EAR reference: page 4-2, second column Recommendation No. 3; and 4-3, first column, Recommendation No. 6)

Page 33, Include new proposed revision to Recommendation No.3. Revise the first sentences of paragraphs a. and b. as follows:

- a. To include areas located in ~~accident potential zones~~ Accident Potential Zone No.1 of homestead Air reserve Base as areas not to be considered when considering land areas to add to the UDB.
- b. To make reference to the Urban Expansion Area (UEA) in Policy LU-8G ii). Currently UEAs are not included as a factor in this policy for moving the UDB.

Page 33, Recommendation No. 6. Add a second paragraph to the recommendation as follows:

6. Additionally, in order to accommodate countywide residential demand until 2026, proposed EAR-based amendments will first address appropriately increasing residential densities and intensities inside the existing UDB; second, propose modifying the existing UEA's to realistically reflect future development potential; third, propose expanded or new UEA boundaries to accommodate future residential and non-residential demand, when warranted; and fourth, consider expanding the UDB into the land proposed for the modified and/or new UEA's, as warranted, to address any deficiency in the land supply not adequately addressed by the increased densities and intensities inside the existing UDB.

**Audubon of Florida * Clean Water Action * Everglades Law Center
Friends of the Everglades * National Parks Conservation Association
Tropical Audubon Society * Urban Environment League**

March 23, 2011

Miami Dade County Commission
Stephen P. Clarke Center
111 NW First Street
Miami, FL 33128

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Meeting CDMP 3/23/11

Dear Board of County Commissioners:

Long-term planning is a vital tool for any municipality, but especially for Miami-Dade County. By analyzing population trends, growth patterns, economic and environmental conditions, we can better determine where to grow, and how quickly. Ours is an unparalleled region made up of diverse cultures and sensitive ecosystems. It is crucially important that long-term planning efforts account for the unique and sensitive matrix of factors that influence our residents.

Miami-Dade County Commissioners will soon consider the adoption of the County's 2010 Evaluation and Appraisal Report (EAR), prepared by its planning staff. Each local government is required to prepare an Evaluation and Appraisal Report once every seven years under Section 163.3191 of the Florida Statutes. This requirement helps to assess the progress and efficacy of a comprehensive plan.

Among the subjects to be evaluated are changed circumstances, such as demographics and on-the-ground realities that affect the managed and sustainable growth within the county. The EAR lays out the major issues concerning the comprehensive plan and recommends certain adjustments that must be adopted through the plan amendment process. Once the EAR is adopted by the County, the Department of Community Affairs (DCA) will have an opportunity to review it and make a sufficiency determination.

Since 2004, the Hold the Line campaign has worked to promote sustainable initiatives and planning decisions that would allow urban sprawl continue to devastate our environment, tax our infrastructure, and reduce our property values.

We know that effective planning will help us to create livable and healthy communities while moving away from the pattern of sprawl that has become the trademark of South Florida. We applaud the hard work of those who have contributed to the creation of this thorough document. Miami-Dade's Department of Planning and Zoning, armed with limited resources and staff, has done an outstanding job of presenting a timely document which establishes a clear vision for our county's future. Our collective

EXHIBIT

organizations support many of the issues presented in the plan. However, discussions amongst the organizations listed below revealed several concerns.

Generally, they are 1) the climate change/sea level rise language is not strong enough to appropriately plan for mitigation and adaptation strategies; 2) text that allows for funding of public transportation from Miami-Dade Expressway funds is vulnerable to deletion; 3) planning staff is recommending a new land use category for commercial recreation which depletes existing inventory in the commercial category and creates an immediate deficit of available lands in the newly created category; and 4) even though no additional lands are being made available for development outside the UDB, density requirements at targeted urban infill areas are not met with enforceable requirements that will facilitate dense, transit-supportive communities. There was an additional issue of the inclusion of Agritourism as an allowable use in the agricultural land use category; however, this text was removed from the EAR draft at the Planning Advisory Board review stage and is no longer an issue.

Our additional observations revealed further issues. The EAR proposes a change to Policy LU-8G, the criteria to determine where additional growth should be located if it is determined that a need exists under LU-8F. The change would reference Urban Expansion Areas (UEA) as a preferred location to expand the UDB if such need is determined. Currently, the UEA contains lands that are designated "to be avoided" under LU-8G; however, the current draft of the EAR proposes to remove lands that are designated "to be avoided" out of the UEA. We believe an issue arises from the order in which these subsequent EAR based amendments are adopted and the final language of the amendment defining the new UEA. These issues are discussed in detail below.

Commercial Recreation Land Use Category

County staff is proposing to create a new land use category, commercial recreation. This will include stadiums, racetracks, horse tracks, ball parks, and other non-office commercial facilities. Since no category currently exists which accounts for this type of use, these operations default to Business and Office classification. While the proposed new category may provide clarity on the land use map, it also opens the floodgates to potential sprawl development as a result of the newly-created deficit of available lands in the new category.

Serious problematic issues regarding inventory of commercial lands occur in two ways. First, permanently removing lands that are currently incorporated into the commercial land use category for the purpose of creating a new commercial recreational category would result in dormant, built but vacant recreational commercial lands being unavailable for commercial re-development. This would also result in an artificial inflation of commercial land use need because large swaths of unused recreational commercial land within the UDB would be removed from the existing inventory of commercial lands. Second, the creation of a new land use category using pre-existing, on-the-ground recreational uses (e.g., stadiums, racetracks, horse tracks, ball parks) immediately creates a need within the new land use category. Accordingly, developers of future recreational facilities would seek to enlarge the UDB to accommodate new development due to the lack of available inventory within that category within the UDB.

LU-8G and the Urban Expansion Area

The current EAR draft proposes to amend the boundaries of the Urban Expansion Area (UEA) and Policy LU-8G. The UEA is the designated area where current projections indicate that further urban development beyond UDB capacity within the short-term and long-range planning horizon will be directed. Policy LU-8G states that the County must avoid four types of land when considering locations for inclusion within the UDB. They are: (1) future wetlands; (2) lands designated for agriculture, (3) hurricane evacuation areas, and (4) lands that are part of the Comprehensive Everglades Restoration Plan (CERP). Accordingly, the County is now proposing an amendment to redefine the boundaries of the UEA to areas more appropriate for future development.

While we agree that the boundaries of the UEA must be altered to account for these requirements, we are concerned by the fact that the EAR currently lacks the specificity of where future lands, if any, should be added to the UEA; these details will follow in the EAR-based amendments to the Comprehensive Development Master Plan (CDMP). However, at this time it is difficult to assess the appropriateness of UEA expansions and future CDMP amendments without being provided specific information on the location of proposed expansion areas. We believe that the EAR should identify those areas that would, and would not, be appropriate for a UEA designation to ensure that enough time is available for informed comment. Since specific information is not available at this time, our general request is that all designated future wetlands, agricultural lands, and lands in proximity to proposed CERP projects remain protected from UEA inclusion.

Density and Transit

We must plan for a time when our residents and industries run out of non-urban land on which to develop. Built into the proposed EAR document are important initiatives that will incentivize infill development. We must start to make the necessary infrastructure investments toward areas where growth is desirable and planned. It is foolish to continue the battle between land preservation and economic growth when the two can easily work hand-in-hand. By prioritizing density at targeted areas, we can create vibrant communities that support successful transit systems. This will allow our sensitive westward lands to be conserved for agricultural uses, wildlife habitat, and natural water storage. We ask that you consider to the plethora of positive impacts that will emerge from establishing enforceable minimum density requirements at targeted urban infill locations, and include strong text in the EAR to encourage this type of development.

Higher densities and successful transit systems are positively correlated. Economic trends have shown that the most desirable areas in the county are those with walkable communities close to urban centers: Brickell Avenue, Coconut Grove, and Downtown Kendall. We must respond to this emerging paradigm shift. Let's stop building cities for cars and start building cities for people - with walkable streets and reliable transit.

Mixed-use development is becoming a reality; the demand for transit continues to increase and ridership levels continue to amplify, but services are continually being cut. There is an urgent need to increase our county's mobility. The most efficient way to do this is to ensure that all residents have access to an affordable, energy-efficient, reliable

and convenient public transit system. Alternative means of transit funding – like using a portion of Miami-Dade Expressway’s resources – will become essential for us to develop the type of modern transit system our residents need to be economically viable. Successful transit can reduce traffic congestion and alleviate the burden on our overstressed roadways; it can also reduce the amount of greenhouse gases emitted each year, decreasing potential impacts of climate change.

Climate Change Mitigation and Adaptation

Miami-Dade has the unique opportunity to emerge as a national leader in the mitigation and adaptation of climate change impacts. Because of our flat, low-lying nature, experts have predicted significant impacts from sea-level rise associated with climate change. Because the CDMP envisions future growth and plans for the locations of growth, it is critical to start assessing each new application with a climate filter in place that can be evaluated through multiple agency perspectives. This may be as simple as following the recommendations set forth by the Climate Change Advisory Task Force, which in the future may include consulting new data and elevation maps to better direct new growth.

Mitigation and adaptation of the built environment will also be necessary, including implementation of plans to protect water supply from saltwater intrusion by expediting Everglades restoration. According to U.S. Geological Survey (USGS), full implementation of CERP projects will allow South Florida to maintain a freshwater head, making all South Florida counties less vulnerable to the effects of sea-level rise. Miami-Dade’s Planning Advisory Board voted to approve the addition of CERP-supportive language in the EAR. It is essential that commitment to Everglades restoration continue to be a top priority for our county. Water management structures will need to be modified, road-beds raised, drainage improved; however, if this issue is not addressed and envisioned in our comprehensive planning document now, we will be missing an opportunity to coordinate and ultimately create a safer, more economically-viable community for future growth. We ask that you strengthen the county’s commitment to planning ahead for anticipated sea-level rise by including all of the climate change language currently presented in the EAR document.

Conclusions

We urge you to consider the importance of this process, and its potential to help all stakeholders establish a vision for our future so we can better work in unison to achieve our shared goal. The outcome of this planning process should also encourage infrastructure investments only in appropriate locations, therefore freeing up our valuable tax dollars to provide stronger services for residents and improving quality of life. The cost-benefit analysis of our collective quality of life is almost impossible to measure, but it is certainly what will help encourage investments in Miami-Dade.

We will be requesting a meeting with you and your staff in advance of the full BCC meeting to elaborate and clarify the recommendations contained in this document.

You are in the unique position to positively influence the growth of our county and leave a legacy that future generations will be proud of. Thank you for your time and

consideration of these important issues. If you have any questions, please do not hesitate to contact us at the e-mail address listed below.

Sincerely,

Megan Tinsley
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Kathleen Aterno
Clean Water Action
katerno@cleanwater.org

Robert Hartsell
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Laura Reynolds
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Fran Bohnsack and Sonia Succar Ferre
Urban Environment League
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RESOLUTION NO. 41/2010

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE MIAMI DOWNTOWN DEVELOPMENT AUTHORITY ("DDA") OF THE CITY OF MIAMI, FLORIDA IN SUPPORT OF MIAMI-DADE COUNTY'S DRAFT 2010 EVALUATION AND APPRAISAL REPORT OF THE COMPREHENSIVE DEVELOPMENT MASTER PLAN WITH RECOMMENDED CHANGES.

WHEREAS, the 2025 Downtown Miami Master Plan takes into consideration a number of significant factors that are directly impacted by Miami-Dade County's Comprehensive Development Master Plan (CDMP), including Downtown Miami's role as "the heart of business, commerce and culture in Greater Miami-Dade County," the impact of a "vibrant, livable downtown" in promoting the health and safety of individuals "throughout the greater region," and the need to "concentrate public investments in the urban core in order to discourage urban sprawl and encourage 'smart growth' where it is most sustainable" (see attached Master Plan excerpt); and

WHEREAS, the CDMP provides a useful framework for promoting sustainable regional development and sound decision-making on the part of regulatory and funding agencies with regard to mobility, infrastructure, and quality mixed-use development in Downtown Miami and the urban core; and

WHEREAS, Miami-Dade County is seeking input on proposed CDMP revisions in conjunction with the periodic "Evaluation and Appraisal" process; and

WHEREAS, the DDA Board of Directors finds that certain provisions, recommended herein, would strengthen the CDMP as a guide and encouragement to Downtown infill and redevelopment consistent with the 2025 Downtown Miami Master Plan.

NOW THEREFORE, be it resolved by the Board of Directors of the Miami Downtown Development Authority of the City of Miami, Florida.

Section 1. The recitals are true and correct and are adopted by reference and incorporated as if fully set forth in this Section.

Section 2. The DDA Board of Directors supports Miami-Dade County's Draft 2010 Evaluation and Appraisal Report, with the following recommended changes:

- A. Maintain a strong Urban Development Boundary (UDB). Prohibit undue expansion of the Urban Development Boundary in order to promote and direct development to Downtown and other urban centers with the existing infrastructure to accommodate growth. Strengthen language in the UDB expansion methodology that allows redevelopment sites, not just infill sites, to count towards the available supply of residential and commercial land available for development within the UDB.
- B. Encourage Downtown infill and redevelopment. Encourage developers to invest in Downtown Miami by waiving/reducing development fees, providing development bonuses, and increasing the levels of public investment (i.e., infrastructure, capital improvements, parks, services, etc.) in the urban core, east of I-95.
- C. Mandate Downtown multimodal transportation. Require regulatory and funding agencies to prioritize transit and pedestrian-oriented solutions in Downtown Miami, facilitating the development of complete streets by applying context sensitive design principles. Explore the establishment of a pedestrian level of service (LOS) for urban centers.

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MAR 23 2011
Item Spec. Item 1
Exhibit
Meeting CDMP 3/23/11

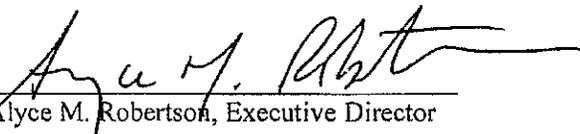
Javier Betancourt

- D. Support a strong Downtown economy. Support the continued strength of Downtown Miami as the State's leading employment center by increasing Downtown-focused business recruitment, retention, entrepreneurship, and workforce development efforts, and by increasing the levels of public investment (i.e., infrastructure, capital improvements, parks, services, etc.) in the urban core.
- E. Prioritize public investments in Downtown. Ensure the future vitality of Downtown Miami by prioritizing Downtown public investments, including infrastructure, capital improvements, parks, services, etc.

PASSED AND ADOPTED this 17th day of September, 2010.



Commissioner Marc D. Sarnoff, Chairman



Alyce M. Robertson, Executive Director

ATTEST:



Madelyne Raybourn
Secretary to the Board of Directors

PRINCIPLES

The guiding principles that formed the basis for the recommendations of this Master Plan and helped define and develop each of the action items are:

Vision Oriented (Short and Long Term)

This Master Plan will outline a series of projects that support the goal of transforming the Downtown Miami into the Epicenter of the Americas. Recommendations should be distinctive and memorable.

Distinctive: Recommendations should be unique to the character of Downtown Miami and encompass the qualities that will make Downtown Miami recognizable and distinguishable.

Memorable: Recommendations should make significant impacts on the downtown and leave lasting positive impressions on its users.

Action Oriented

Recommendations should be feasible and implementable. This Master Plan is not intended to be another passive plan or study, but rather a working document that lays out an aggressive course for delivery with catalytic action items that can be launched immediately.

Feasible: Recommendations should be pragmatic and tailored to Downtown Miami's needs, climate and culture so that they can be realistically applied.

Implementable: Recommendations should be success-oriented and designed to improve Downtown's economy for results that are immediately evident and long lasting.

CONSIDERATIONS

The considerations incorporate a variety of issues and directives that help make the Master Plan a complete and instructive guide for furtherance of its goals.

Consensus:

This Master Plan has been developed and will continue to be implemented through strategic engagement of downtown businesses, residents and visitor groups. The process stretching over several years encouraged downtown stakeholders to participate in the development of the Master Plan through public meetings, individual interviews and getting involved in other downtown focused improvement efforts - and this effort will continue.

Context:

Downtown Miami is not only the central business district for South Florida, Miami-Dade County and the City of Miami, it is the financial and business capital of the Americas. With a population of more than 60,000 year-round residents and 200,000 office employees, Downtown is the heart of business, commerce and culture in Greater Miami-Dade County. Its signature corridors - Flagler Street, Brickell Avenue and Biscayne Boulevard - are the lifelines that connect and support the district's commercial, residential and recreational uses. It is becoming a model example of a "live, work, play" environment.

Health & Safety:

A vibrant, livable downtown that promotes safety and a healthy environment promotes not only the well being of the community but the well being of individuals within the downtown as well as those throughout the greater region.

Smart Growth:

Concentrate public infrastructure investments in the urban core in order to discourage urban sprawl and encourage "smart growth" where it is most sustainable.

Sustainability:

The Master Plan promotes that a sustainable downtown is one that meets the requirements of the present without compromising the needs of the future. Part of a sustainable approach to the growth and prosperity of a downtown is the ability to leverage public and private investments to provide physical and social infrastructure effectively, efficiently and synergistically. Green and sustainable concepts will underpin the entire Master Plan and its goals and action items.

Quality:

Timely investment in well-designed, quality downtown improvements ensures that projects designed and installed today continue to serve the needs of downtown users for years into the future. An expectation of quality and longevity in the implementation of projects not only immediately raises the quality of life of downtown users, but it also minimizes the need for long-term maintenance and reduces the life-cycle costs of the improvements.

Maintenance:

A downtown that abides by the philosophy of sustainability in its improvements; is attentive to maintaining its existing infrastructure; provides regular and scheduled maintenance for existing improvement projects and anticipates future repair needs by planning projects and setting aside funds as part of a long-term financial plan lowers its overall future maintenance and replacement costs.



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Item Spec. Form 1

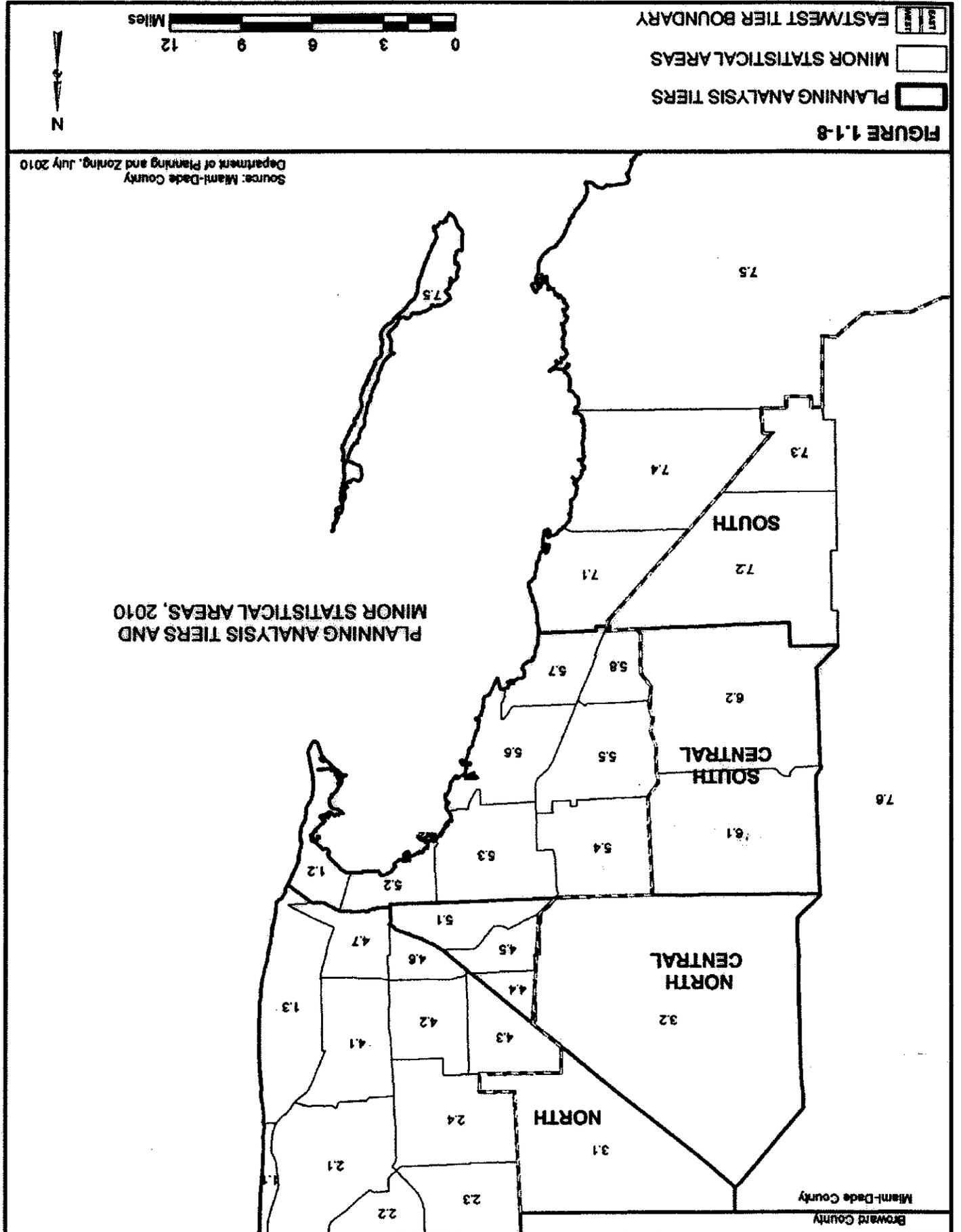
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Meeting CDMP 3/23/91

GOAL

PROVIDE THE BEST POSSIBLE DISTRIBUTION OF LAND USE AND SERVICES TO MEET THE PHYSICAL, SOCIAL, CULTURAL AND ECONOMIC NEEDS OF THE PRESENT AND FUTURE POPULATIONS IN A TIMELY AND EFFICIENT MANNER THAT WILL MAINTAIN OR IMPROVE THE QUALITY OF THE NATURAL AND MAN-MADE ENVIRONMENT AND AMENITIES, AND PRESERVE MIAMI-DADE COUNTY'S UNIQUE AGRICULTURAL LANDS.

Susan Mayof



1.1-26

Chapter 1: Assessment of Major Issues

Table 1.1 3
Population Projections, 1990 to 2030
Miami-Dade County by Minor Statistical Area

Area	1990	2000	2006	2010	2015	2020	2025	2030	Capacity
6.1	110,762	156,640	177,233	184,938	197,487	209,307	216,705	230,187	216,705
6.2	67,648	125,812	137,515	144,679	156,192	166,390	169,957	183,222	169,957

Source: Miami-Dade County, Department of Planning and Zoning, Research Section, 2008.

Note: Capacity includes capacity outside the Urban Development Boundary.

**Table 1.1-4
Annual Average Change, Population Projections 2000 to 2030
By Minor Statistical Area, Miami-Dade County**

Area	Decade 2000-2010	Decade 2010-2020	Decade 2020-2030
6.1	2,830	2,437	2,088
6.2	1,887	2,171	1,683

Source: Miami-Dade County, Department of Planning and Zoning, Research Section, 2010.

1.1-34

Chapter 1: Assessment of Major Issues

Table 1.1-10

Projected Absorption of Commercial Land Miami-Dade County, Florida 2010-2030

Tier and Minor Statistical Area	Vacant Commercial Land 2010 (Acres)	Commercial Land in Use 2010 (Acres)	Avg Annual Absorption Rate 2010-2030 (Acres)	Projected Year of Depletion	Commercial Land per Thousand Persons 2020	Commercial Land per Thousand Persons 2030
North Tier						
Total	645.0	3,552.10	25.71	2030+	6.1	5.8
North Central Tier						
Total	807.3	4,880.00	27.69	2030+	6.3	5.7
South Central Tier						
Total	406.5	3,788.60	34.25	2022	4.6	4.3
South Tier						
Total	1083.9	1,548.20	36.35	2030+	6.8	5.2
Grand Total	2,942.9	13,768.9	124.00	2034	5.8	5.2

Source: Miami-Dade County, Department of Planning and Zoning, Planning Division, Research Section, June 2010.

DRAFT 2010 Evaluation and Appraisal Report, July 28, 2010

Table 1.1-10
 Projected Absorption of Commercial Land
 Miami-Dade County, Florida 2010-2030

Tier and Minor Statistical Area	Vacant Commercial Land 2010 (Acres)	Commercial Land in Use 2010 (Acres)	Avg Annual Absorption Rate 2010-2030 (Acres)	Projected Year of Depletion	Commercial Land per Thousand Persons	
					2020 (Acres)	2030
<u>South-Central Tier</u>						
1.2	0.0	97.10	0.08	2010	8.2	8.1
5.2	11.1	229.20	2.44	2015	2.8	2.4
5.3	25.5	596.00	0.51	2030+	4.8	4.7
5.4	13.5	578.00	1.39	2020	5.6	5.6
5.5	9.9	588.10	2.71	2014	6.5	6.0
5.6	2.8	228.50	0.27	2020	6.4	6.2
5.7	7.7	259.90	0.54	2024	9.2	8.6
5.8	24.0	94.90	1.76	2024	2.6	2.3
6.1	53.1	525.50	10.86	2015	2.8	2.5
6.2	<u>258.9</u>	<u>591.40</u>	<u>13.69</u>	2029	<u>5.1</u>	<u>4.6</u>
Total	406.5	<u>3,788.60</u>	34.25	2022	4.6	4.3

Source: Miami-Dade County Department of Planning & Zoning, Planning Division, Research Section, June 2010.



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- Jim Werle
- Werle Associates

March 22, 2011

Honorable Joe Martinez, Chair and Members
Miami-Dade Board of County Commissioners
111 NW First Street, 2nd Floor
Miami, FL 33128

Re: Evaluation and Report (EAR) Recommendations and Public Hearing: Wednesday, March 23, 2011

Dear Mr. Chairman and Commissioners:

I am writing on behalf of the Builders Association of South Florida's (BASF) Legislative Committee regarding the above-referenced matter. It comes before you for public hearing on Wednesday, March 23, 2011.

Over the past six months, our members and staff have provided written and oral testimony on the EAR to the Planning Advisory Board (PAB) and met regularly with County staff to resolve a series of issues.

In most instances, County staff has addressed our members' concerns relating to the imperative need for additional infrastructure to support future infill development, and issues relating to maintaining a proper balance of future residential land supply. Other technical issues were raised and discussed thoroughly, if not perfectly resolved. We thank County staff for their time, effort and attention to these issues and their hard work in preparing a series of EAR recommendations to address many of them.

Over the past several years, our members raised their concern about the need to ensure a proper balance of residentially designated land in the CDMP. Today, we are pleased to support the County staff's updated report and recommendations for same. The latest EAR recommendation outlines four ways to return the County to a proper residential land supply balance.

While not perfect, the EAR lays out a prudent way forward for the next 15-20 years, and beyond, which includes a call for additional infill development and the infrastructure to support it, updating and expanding Urban Expansion Areas, and proposing judicious UDB expansions, when warranted by population data, and other existing policies. All of this is meant to guide future development to appropriate places throughout the entire County.

In discussing this issue with County staff, it is our understanding that it is their intent to use all these options - simultaneously - to ensure the CDMP neither constrains future supply - potentially raising future housing prices - nor creates an over-supply, which would have the opposite effect. In fact, it is the most effective way to help the County meet its capacity needs over the next 15 years. Once adopted, the EAR recommendations will be implemented via EAR-based amendments over the next 18 months.

We look forward to working with County staff in the implementation phase of these and other CDMP policies to make Miami-Dade County a better place in which to live, work and play. Thank you for your interest in the Association's views.

Sincerely,

 Ms. Truly Burton
 Government Affairs Director

cc: County Manager Hudak, Planning Director LaFerrier

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Meeting _____



DEPARTMENT OF THE AIR FORCE
AIR FORCE RESERVE COMMAND

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17 February 2011

MAR 23 2011

Colonel Donald R. Lindberg
Commander, 482d Fighter Wing
29050 Coral Sea Boulevard
Homestead ARB FL 33039-1299

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Office of the Chair
Mr. Joe A. Martinez, District 11
Stephen P. Clark Center
111 NW 1st Street Suite 220
Miami FL 33128-2241

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Item _____
Exhibit _____
Meeting _____

Dear Honorable Commissioners

Homestead Air Reserve Base (HARB) respectfully requests the Board of County Commissioners (BCC) to approve the Draft 2010 Evaluation and Appraisal Report (2010 EAR). The 2010 EAR contains important information and recommendations for updating the Miami-Dade County Comprehensive Development Master Plan. Implementation of these updates protects public safety as well as Homestead ARB's current and future missions. Homestead ARB considers the recommendation to remove the southernmost Urban Expansion Area (UEA), that is within the Base's Accident Potential Zones I and II to be most important. This geographic footprint is immediately below the base's departure and approach flight plans and therefore at high risk.

The aforementioned recommendation builds on prior County efforts to protect the public health and safety as well as Homestead ARB's military mission and significant economic impact. Due to longstanding cooperation Homestead ARB fuels a major economic engine exceeding \$240 million and over 2,000 military and civilian jobs. Future incompatible development into the southernmost UEA threatens Homestead ARB's flight operations and hence our long-term mission and economic viability. Since 1983, Miami-Dade County has wisely taken the following actions to protect public safety and promote compatible development while cultivating Homestead ARB's military mission and economic impact

On 6 April 2010, the BCC accepted with Resolution R-357-10 both the 2007 Homestead Air Reserve Base Air Installation Compatible Use Zone (AICUZ) Study and Joint Land Use Study (JLUS) reports plus approved certain strategies in the JLUS report. The strategies are currently being worked by the County planning staff.

On 18 December 2007, included Homestead ARB as an ex-officio member of the Planning Advisory Board transmitting all zoning applications in the unincorporated area of the

Exhibit
L. Ventura
Homestead Air
Reserve Base

Homestead ARB (north, east and south) to the Homestead ARB staff for comment. Established policies to implement the Homestead ARB AICUZ Report guidelines and provide for land use compatibility in the vicinity of the Homestead ARB concerning noise, glare and height encroachment.

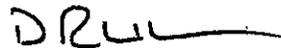
Zoned the land to the north, east and south as agriculture which does not allow commercial or industrial uses and allows residential use at a maximum of 1 unit per 5 acres.

Created the Urban Development Boundary (UDB) excluding the land to the north, east and south of the base, thereby protecting the clear zones and accident potential zones from incompatible development.

These wise decisions made by Miami-Dade County leadership have resulted in a \$1.7 billion dollar economic impact from the Homestead ARB since 2002 while supporting significant growth in our South Miami-Dade community.

The Homestead ARB appreciates Miami-Dade County's leadership and vision over the preceding 27 years in protecting Homestead ARB while promoting development and economic growth. We sincerely appreciate your consideration of Draft 2010 Evaluation and Appraisal report for approval and look forward to a favorable vote. If you have any questions regarding this vital matter, please contact Mr. Lawrence Ventura, 305-224-7163. He can also be reached by e-mail at Lawrence.Ventura@homestead.af.mil.

Sincerely,



DONALD R. LINDBERG, Colonel, USAFR

cc:
Mr. Marc C. LaFerrier
Director, Department of Planning and Zoning
111 NW 1st Street 11th Floor
Miami FL 33128-2241

MINUTES

Miami-Dade County Planning Advisory Board
Acting as the Local Planning Agency

Public Hearing on the Draft 2010 Evaluation and Appraisal Report

Stephen P. Clark Center
111 NW 1 Street, Commission Chambers
Miami, Florida 33128
And
Miami Art Museum
101 West Flagler Street
Miami, Florida 33130

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Exhibit _____
Meeting _____

August 2, 2010 and August 10, 2010

I. August 2, 2010 Public Hearing in the Commission Chambers

PAB Members

Wayne Rinehart, Chair	Rolando Iglesias
William W. Riley, Vice Chair	Daniel Kaplan
Reginald J. Clyne	Serafin Leal
Antonio Fraga (Absent)	Raymond Marin
Pamela Gray	Ralph Ramirez (Absent)
Horacio C. Huembes (Absent)	Georgina Santiago

Ivan Rodriguez, Miami-Dade Public Schools Representative (non-voting)
Larry Ventura, Homestead Air Reserve Base Representative (non-voting)

Department of Planning & Zoning Staff Present

Subrata Basu, Assistant Director for Planning
Manuel Armada, Chief, Planning Research, Section
Eric Silva, Chief, Community Planning Section
Mark R. Woerner, Chief, Metropolitan Planning Section
Pat Moore, Section Supervisor, CDMP Administration
Bob Schwarzreich, Section Supervisor, Demographics

Lynne Akulin-Kaufman	Katie Halloran
Helen Brown	Frank McCune
Mark Dorsey	Garett Rowe
Dickson Ezeala	Noel Stillings

Other County Staff Present

Maria Batista, MDT	Michelle Glenn, DSWM
John Bowers, PARD	Muhammad Khan, PWD
Joni-Armstrong Coffey, CAO	Angus Laney, PARD
Matt Davis, DERM	Felix Pereira, Seaport
Alisa Escobar, Seaport	Alina Ponce, DERM
John Garcia, PARD	Mercy Rodriguez, Mayor's Office

The hearing began at 10:09 AM. Mark Woerner, Chief of the Metropolitan Planning Section, Department of Planning and Zoning (DP&Z), indicated that the PAB, acting as the Local Planning Agency (LPA), is responsible for the development of the state mandated Evaluation and Appraisal Report (EAR). Mr. Woerner said that DP&Z staff prepared the Draft 2010 EAR report, which is the assessment of the 11 elements of the Comprehensive Development Master Plan (CDMP), and the identified major issues and special topics. Mr. Woerner said that four major issues were identified during the scoping meeting held on October 19, 2009. These four major issues are: Growth Management, Climate Change/Sea Level Rise, Directing Growth and Employment, and Transportation/ Mobility.

Mr. Woerner gave a PowerPoint presentation on the 2010 EAR. He explained that the EAR assesses the progress local governments have made every seven years in implementing the comprehensive plan, that the EAR focuses on "major issues" and assess implementation of plan objectives, problems and opportunities that have arisen. Mr. Woerner said the EAR report is divided into 4 chapters: Major Issues, Assessment of CDMP Elements, Assessment of Special Topics, and Conclusions and Recommendations. He said the Major Issues include CDMP time horizons and UDB capacity and expansion; climate change and sea level rise; directing growth and employment; and transportation/mobility. Mr. Woerner also described some of the proposed general revisions to the CDMP, such as: adjusting the CDMP time horizons from 2015 and 2025 to 2020 and 2030; updating the CDMP map series to reflect changes and the proposed new time horizons; and updating and correcting reference to names, places, agencies, departments, plans and documents. He also described and summarized the recommendations of each of the eleven elements of the CDMP.

Three audience members, representing the Builders Association of South Florida (BASF), requested the PAB move the public hearing to a later date in order to give BASF members enough time to review the material and prepare written comments to DP&Z staff and the PAB. Two audience members, representing the Miami River Commission and the Tropical Audubon Society, spoke in favor the Draft 2010 EAR and requested the PAB to recommend adoption of the EAR.

Chair Rinehart closed the public hearing and opened the floor for Board members to discuss the request for deferral of the public hearing. Board Member Leal said that moving the public hearing three weeks would be a reasonable time. Board Member Kaplan requested to move the public hearing to September. Mr. Woerner explained to the Board that state and county statutes require the Board t take action on the Draft EAR 60 days prior to the Board of County Commissioner's (BCC) hearing on October 20, 2010. Mr. Woerner said November 1, 2010, is the deadline to adopt and send the EAR to the Department of Community Affairs (DCA). Board Member Clyne asked the Board not to delay the process, and the public had the opportunity to speak today.

Board Member Marin made a motion to postpone the EAR Public Hearing until the September 2010 PAB meeting. Board Member Kaplan seconded the motion. The motion failed 5 to 4 as follows:

Reginald J. Clyne	No	Daniel Kaplan	Yes
Antonio Fraga	Absent	Serafin Leal	No
Pamela Gray	No	Raymond Marin	Yes
Horacio Huembes	Absent	Ralph Ramirez	Absent
Rolando Iglesias	Yes	Georgina Santiago	No
		William H. Riley, Vice Chair	Yes
		Wayne Rinehart, Chair	No

Board Member Marin made a motion to change the EAR meeting date to Friday, August 20, 2010. Board Member Kaplan seconded the motion. The motion failed 6 to 3 as follows:

Reginald J. Clyne	No	Daniel Kaplan	Yes
Antonio Fraga	Absent	Serafin Leal	No
Pamela Gray	No	Raymond Marin	Yes
Horacio Huembes	Absent	Ralph Ramirez	Absent
Rolando Iglesias	No	Georgina Santiago	No
William H. Riley, Vice Chair		Yes	
Wayne Rinehart, Chair		No	

Board Member Santiago made a motion to change the EAR meeting date to Tuesday, August 10, 2010. Board Member Gray seconded the motion. The motion passed 5 to 4 as follows:

Reginald J. Clyne	No	Daniel Kaplan	No
Antonio Fraga	Absent	Serafin Leal	Yes
Pamela Gray	Yes	Raymond Marin	No
Horacio Huembes	Absent	Ralph Ramirez	Absent
Rolando Iglesias	Yes	Georgina Santiago	Yes
William H. Riley, Vice Chair		Yes	
Wayne Rinehart, Chair		No	

ADJOURNMENT

Being no further business before the Board, Chair Rinehart adjourned the meeting at 11:35 AM.

II. August 10, 2010 Public Hearing in the Miami Art Museum

PAB Members

Wayne Rinehart, Chair	Rolando Iglesias
William W. Riley, Vice Chair	Daniel Kaplan (Absent)
Reginald J. Clyne (Absent)	Serafin Leal
Antonio Fraga (Absent)	Raymond Marin (Absent)
Pamela Gray	Ralph Ramirez (Absent)
Horacio C. Huembes (Absent)	Georgina Santiago

Ivan Rodriguez, Miami-Dade Public Schools Representative (non-voting)
 Larry Ventura, Homestead Air Reserve Base Representative (non-voting)

The hearing began at 10:25 AM. Chair Rinehart convened the public hearing on the Draft 2010 EAR. Chair Rinehart opened the public hearing to allow the public to continue to provide their comments.

Ms. Truly Burton, representing the BASF, submitted copies of a letter dated August 8, 2010 and addressed to the Chairman and the PAB, and an attachment to the letter listing the BASF's comments on the Draft 2010 EAR report. She complimented staff regarding infrastructure

provisions in the EAR. Ms. Burton said that some of their major concerns relate to the Climate Change section of the Draft EAR report and House Bill 697 regarding energy conservation. She explained that the use of a checklist for climate change without basing it on a completed study seems as if the County is jumping the gun. Another concern is the Land Supply section, which poses new questions about the addition of new residential units used to change the proposed planning horizons. She said that other issues included in the attached list could be resolved relatively quickly, if the BASF members had adequate time to meet with staff to discuss them. Ms. Burton asked the PAB to direct staff to request from DCA a 90-day extension in order for the BASF to have more time to review the material, meet with DP&Z staff and prepare better comments.

Mr. Woerner said that County staff had discussed with DCA the possibility of an extension, but to no avail as DCA has already published its schedule for submittal of the EAR reports. However, Mr. Woerner said that between now and the October 20, 2010 BCC adoption hearing there is a 60-day window for staff and the BASF to continue to discuss their comments and concerns. Board Member Leal asked if there were any provisions in the County Charter that would allow the County to change the EAR schedule; Mr. Woerner said no.

Mr. Graham Penn, representing BASF, questioned the data and methodology used in calculating the Residential Land Supply. He said that between 2009 and 2010 staff found an additional 16,000 units to change the residential depletion year from 2018 to 2025. He also questioned the use of different factors such as persons per household (pph), the use of second homes, and the high number of units allocated to the urban centers. Mr. Penn said the County must make sure that the funding for the needed infrastructure in the Community Urban Centers (CUCs) is available prior to the rezoning of the CUCs. He requested that the PAB allow more time for the BASF and staff to review the EAR report.

Mr. Tom David, a concerned citizen, spoke on the Climate Change Issue. He said that the problem with this issue is that there is no scientific agreement on the consequences of this phenomenon. He recommended against the creation and inclusion of a sea level map in the CDMP because it may fuel the increase of flood insurance. He also said the County should not allow the use of any models until they are accurate.

Ms. Laura Reynolds, representing the Tropical Audubon Society, said that her organization disagrees with the proposed recommendation of moving the UDB in the Beacon Lake DRI area. She said the Tropical Audubon Society agrees with the proposed increase in density, the use of vacant residential units to determine residential development capacity, the redevelopment of underutilized parcels such as parking lots, and the need to fund public transportation. She urged the PAB to keep the Climate Change section in the EAR. Ms. Cara Capp, representing Clean Water Action, opposed moving the UDB in the Beacon Lakes area and supported infill development and the Climate Change section of the EAR.

Ms. Melissa Tapanes-Llahues, representing Homestead-Miami Speedway, said the speedway has filed two CDMP amendment applications—one with the County and another with the City of Homestead—and one Notice of Proposed Change (NOPC) to amend the Village of Homestead Development of Regional Impact (DRI) has been filed with the South Florida Regional Planning Council. She said the CDMP amendment is to include an additional 120 acres within the UDB, and that 28 of the 120 acres are already inside the UEA. She requested that the PAB revise the EAR to clarify that the proposed new "Commercial Recreation" land use category will not be used in the calculation of "Business and Office" land use capacity.

Mr. Carter McDowell, a concerned citizen, said there is conflicting information in the Draft EAR, and that some of the recommendations are diametrically opposed to each other. He said the

critical issue is density. Mr. McDonnell also indicated there was inadequate time to review the EAR report, specifically the Climate Change section which needs further review. He also indicated that if the recommendations in Chapter 4 were to be implemented it would require a substantial re-write of the CDMP. He asked for additional time to review the EAR report and challenged the PAB to take steps of finalize it.

Mr. Alan Krischer, representing the BASF, requested that the recommendation to amend the text of the "Business and Office" land use category in the Land Use Element to restrict residential development be deleted. He said he would like to keep the "Business and Office" and "Office/Residential" land use category text as they currently are in order keep the existing flexibility for residential development. Mr. Woerner explained that the reason for the recommendation is to make ensure that Business and Office designated land will be developed also with commercial and retail uses.

Chair Rinehart closed the public hearing for the Board to review and comment on the recommendations summarized in Chapter 4 of the Draft 2010 EAR. Mr. Rinehart also asked Ms. Burton to assist in this effort. The Board's comments and recommendations on Chapter 4 (Conclusions and Proposed Recommendations) were as follows:

- 4.11 UDB Capacity and Expansion: Revise the text on Page 4-3, No. 7, that the County "...shall list priority areas in Policy CIE-3A..."
- Revise the text on Page 4-3, No. 5c, "...and along transit corridors; identify where modest density increases may be feasible to property maintain a balance between residential supply and absorption of units."
- Revise the text on Page 4-3, No. 10, "...measures that will facilitate green building, infill and transit-oriented development."
- 4.2.1 Land Use Element: Revise the recommendation on Page 4-10 "Review and modify the LUP map to encourage increase densities around existing and proposed transit stops, and along transit corridors."
- Delete the recommendation for Policy LU-1P on Page 4-11.
- Revise the text on Page 4-10 for Policy LU-3D "...restrict additional water/sewer service for all areas within..."
- Delete the recommendation for Policy LU-3-F on Page 4-12 and add a new Policy LU-3 "Include a policy that supports the Comprehensive Everglades Restoration Plan (CERP), and increased funding and resources for other regional and local habitat restoration and preservation efforts and initiatives."
- Delete Policy LU-9N and its recommendation on Page 4-13.

III. Overall Resolution

Board Member Gray moved to adopt the resolution. Board Member Leal seconded the motion. The Motion passed 6-0 as follows:

Reginald J. Clyne	Absent	Daniel Kaplan	Absent
Antonio Fraga	Absent	Serafin Leal	Yes
Pamela Gray	Yes	Raymond Marin	Absent
Horacio Huembes	Absent	Ralph Ramirez	Absent
Rolando Iglesias	Yes	Georgina Santiago	Yes
William H. Riley, Vice Chair		Yes	
Wayne Rinehart, Chair		Yes	

ADJOURNMENT

Being no further business before the Board, Chair Rinehart adjourned the meeting at 12:42 PM.

Respectfully submitted,



Marc C. LaFerrier, AICP
Executive Secretary

INFORMATION



Speaker's Card

(For Appearance Before the Board of County Commission)

Today's Date 24 MAR 11 BCC Mtg. Date _____ Agenda Item # _____

Subject: EAR

Name: LARRY VENTURA

Address: 29350 WESTOVER ST, BLDG 232, HOMESTEAD AFB, FL 33039

Lobbyist Information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all persons, firms or corporations employed or retained by a principle who seeks to encourage the passage, defeat, or modifications of an ordinance, resolution, action, or decision of the County Commission.")

Are you representing any person, group, or organization? Yes: No: _____

If yes, please list name: HOMESTEAD AIR RESERVE, BASE
Organization Firm Client

Have your registered with the Clerk of the Board? Yes: _____ No: N/A

FOR Speaker's Card (For Appearance Before the Board of County Commission)

Today's Date: 3/23/2011 BCC Mtg. Date: 3/23/2011 Agenda Item#: 11

Subject: EAR

Name: Jeffrey Berrow

Address: 200 S. Biscayne Blvd

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, firms or corporations employed or retained by a principle who seeks to encourage the passage, defeat, or modifications of an ordinance, resolution, action, or decision of the County Commission.")

Are you representing any person, group, or organization? Yes No

If yes, please list name: Lennan Homes.
Organization Firm Client

Have you registered with the Clerk of the Board? Yes No

Do you require an interpreter?

Necesita un intérprete? Spanish/Español *Èske w bezwen yon Entèprèt?* Creole/Kreyol

FOR Speaker's Card (For Appearance Before the Board of County Commission)

Today's Date: 3/23/11 BCC Mtg. Date: (VIA) Agenda Item#: _____

Subject: ADOPTION OF COUNTY EAR

Name: JAVIER BERANCOURT

Address: 200 S. BIXBY BLVD, SUITE 2929, MIAMI, FL 33131

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, firms or corporations employed or retained by a principle who seeks to encourage the passage, defeat, or modifications of an ordinance, resolution, action, or decision of the County Commission.")

Are you representing any person, group, or organization? Yes No

If yes, please list name: MIAMI DOWNTOWN DEVELOPMENT AUTHORITY
Organization Firm Client

Have you registered with the Clerk of the Board? Yes No

Do you require an interpreter?

¿Necesita un intérprete? Spanish/Español Eske w bezwen yon Entèprèt? Creole/Kreyol

FOR Speaker's Card (For Appearance Before the Board of County Commission)

Today's Date: 3/22/11 BCC Mtg. Date: 3/22/11 Agenda Item#: EAR

Subject: EAR

Name: Cara Capp

Address: 190 NE 199th St.

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, firms or corporations employed or retained by a principle who seeks to encourage the passage, defeat, or modifications of an ordinance, resolution, action, or decision of the County Commission.")

Are you representing any person, group, or organization? Yes No

If yes, please list name: Clean Water Action
Organization Firm Client

Have you registered with the Clerk of the Board? Yes No

Do you require an interpreter?

¿Necesita un intérprete? Spanish/Español Creole/Kreyol

FOR Speaker's Card (For Appearance Before the Board of County Commission)

Today's Date: 3/23/11 BCC Mtg. Date: 3/23/11 Agenda Item#: 1

Subject: EAR

Name: Stephanie Cornejo

Address: 8655 SW 159th Path, Miami 33193

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, firms or corporations employed or retained by a principle who seeks to encourage the passage, defeat, or modifications of an ordinance, resolution, action, or decision of the County Commission.")

Are you representing any person, group, or organization? Yes No

If yes, please list name: _____
Organization Firm Client

Have you registered with the Clerk of the Board? Yes No

Do you require an interpreter?

¿Necesita un intérprete? Spanish/Español Éske w bezwen yon Entèprèt? Creole/Kreyol

FOR Speaker's Card (For Appearance Before the Board of County Commission)

Today's Date: 3/23 BCC Mtg. Date: 3/23 Agenda Item#: Sp. ITEM NO. 1

Subject: EAR

Name: JUAN J. MAYOL

Address: 701 BRICKELL AVE.

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, firms or corporations employed or retained by a principle who seeks to encourage the passage, defeat, or modifications of an ordinance, resolution, action, or decision of the County Commission.")

Are you representing any person, group, or organization? Yes No

If yes, please list name: NEIGHBORHOOD PLANNING CO.
Organization Firm Client

Have you registered with the Clerk of the Board? Yes No

Do you require an interpreter?

Necesita un intérprete? Spanish/Español Eske w bezwen yon Entèprèt? Creole/Kreyol

FOR Speaker's Card (For Appearance Before the Board of County Commission)

Today's Date: 3/23/11 BCC Mtg. Date: 3/23/11 Agenda Item#: 1

Subject: FAR

Name: KRISTEN MENGER

Address: 5880 SW 74th Ter. S. Miami 33143

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, firms or corporations employed or retained by a principle who seeks to encourage the passage, defeat, or modifications of an ordinance, resolution, action, or decision of the County Commission.")

Are you representing any person, group, or organization? Yes No

If yes, please list name: _____
Organization Firm Client

Have you registered with the Clerk of the Board? Yes No

Do you require an interpreter?

¿Necesita un intérprete?

Spanish/Español

Eske w bezwen yon Entèprèt?

Creole/Kreyol

FOR Speaker's Card (For Appearance Before the Board of County Commission)

Today's Date: 3/23/11 BCC Mtg. Date: 3/23/11 Agenda Item#: EAR

Subject: _____

Name: Gulierrez Olmedillo

Address: 1450 Madriga Ave S. 407. E Gables. 33156

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, firms or corporations employed or retained by a principle who seeks to encourage the passage, defeat, or modifications of an ordinance, resolution, action, or decision of the County Commission.")

Are you representing any person, group, or organization? Yes No

If yes, please list name: Alberto Garcia
Organization Firm Client

Have you registered with the Clerk of the Board? Yes No

Do you require an interpreter?

¿Necesita un intérprete? Spanish/Español Creole/Kreyol
Èske w bezwen yon Entèprèt?

FOR Speaker's Card (For Appearance Before the Board of County Commission)

Today's Date: 3/23/11 BCC Mtg. Date: 3/23/11 Agenda Item#: #1

Subject: EAR amendment to COMP

Name: LARA Reynolds

Address: 5530 Sunset Drive, Miami FL 33143

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, firms or corporations employed or retained by a principle who seeks to encourage the passage, defeat, or modifications of an ordinance, resolution, action, or decision of the County Commission.")

Are you representing any person, group, or organization? Yes No

If yes, please list name: Deportation Assistance Society
Organization Firm Client

Have you registered with the Clerk of the Board? Yes No

Do you require an interpreter?

¿Necesita un intérprete? Spanish/Español Creole/Kreyol
Eske w bezwen yon Entèprèt?

INFORMATION



Speaker's Card

(For Appearance Before the Board of County Commission)

Today's Date 3-23-11 BCC Mtg. Date 3-23-11 Agenda Item # Spec Item #1

Subject: EAR

Name: MS. TRULY BORDIN

Address: 15005 NW 77th Ave, Midway Lakes FL

Lobbyist Information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all persons, firms or corporations employed or retained by a principle who seeks to encourage the passage, defeat, or modifications of an ordinance, resolution, action, or decision of the County Commission.")

Are you representing any person, group, or organization? Yes: No:

If yes, please list name: Bee Road Assn of South Florida
Organization Firm Client

Have you registered with the Clerk of the Board? Yes: No:

INFORMATION

DECIDED
NOT TO
OPEN

Speaker's Card

(For Appearance Before the Board of County Commission)

Today's Date 3/23/11 BCC Mtg. Date 3/23/11 Agenda Item # 1

Subject: EAR

Name: ~~ROB CURTIS~~ ROB CURTIS

Address: 7520 RED ROAD

Lobbyist Information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all persons, firms or corporations employed or retained by a principle who seeks to encourage the passage, defeat, or modifications of an ordinance, resolution, action, or decision of the County Commission.")

Are you representing any person, group, or organization? Yes: _____ No:

If yes, please list name: _____
Organization / Firm / Client

Have your registered with the Clerk of the Board? Yes: _____ No: _____

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Speaker's Card

(For Appearance Before the Board of County Commission)

Today's Date 3/23 BCC Mtg. Date _____ Agenda Item # _____

Subject: Vacancy

Name: Andrew Polkanetz

Address: 6861 SW 87th Ave

Lobbyist Information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all persons, firms or corporations employed or retained by a principle who seeks to encourage the passage, defeat, or modifications of an ordinance, resolution, action, or decision of the County Commission.")

Are you representing any person, group, or organization? Yes: _____ No:

If yes, please list name: _____
Organization / Firm / Client

Have you registered with the Clerk of the Board? Yes: _____ No: _____

INFORMATION



Speaker's Card

(For Appearance Before the Board of County Commission)

Today's Date 3/23/11 BCC Mtg. Date _____ Agenda Item # _____

Subject: EAR

Name: Dawn Shurreffs

Address: 450 N. Park Rd # 301, Hialeah 33001

Lobbyist Information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all persons, firms or corporations employed or retained by a principle who seeks to encourage the passage, defeat, or modifications of an ordinance, resolution, action, or decision of the County Commission.")

Are you representing any person, group, or organization? Yes: No: _____

If yes, please list name: NPCA
Organization Firm Client

Have you registered with the Clerk of the Board? Yes: No: _____