



Land Use

Miami-Dade County encompasses nearly 2,000 square miles of land, including 500 square miles of urban development, bounded between two national treasures, Biscayne National Park and Everglades National Park. The County establishes, through its Comprehensive Development Master Plan (CDMP), general objectives and policies addressing where and how land development and conservation should occur during the next ten to 20 year span. The CDMP provides a framework for "sustainable development" by providing land capacity to meet projected needs, preserving wetlands and agricultural areas, and protecting (drinkable) water well fields. This section illustrates the many challenges in implementing these broad parameters within land use planning and zoning activities, functional planning and programming of infrastructure and services.

Land Use

Assessment Area

Miami-Dade County encompasses nearly 2,000 square miles of land, including 500 square miles of urban development, bounded between two national treasures, Biscayne National Park and Everglades National Park. The County establishes, through its Comprehensive Development Master Plan (CDMP), general objectives and policies addressing where and how land development and conservation should occur during the next ten to 20 year span. The CDMP provides a framework for "sustainable development" by providing land capacity to meet projected needs, preserving wetlands and agricultural areas, and protecting (drinkable) water well fields.

In general, the CDMP calls for the establishment of a more compact and efficient urban form within the County's Urban Development Boundary (UDB). More specifically, Objective 1 of the CDMP states that "the location and configuration of Miami-Dade County's urban growth through the year 2025 shall emphasize concentration and intensification of development around centers of activity, development of well designed communities containing a variety of uses, housing types and public services, renewal and rehabilitation of blighted areas, and contiguous urban expansion when warranted, rather than sprawl." Successful implementation of this and other visionary objectives of the CDMP require a heightened level of coordination between all County agencies. The CDMP also calls for a better integration of land use development and the transportation system; thus, recognizing the need to effectively link neighborhoods, urban centers, employment centers and other major destinations.

As illustrated in this section, there are challenges in implementing these broad parameters within land use planning and zoning activities, functional planning and programming of infrastructure and services.

SUMMARY OF KEY SUSTAINABILITY CHALLENGES

Main challenges identified through collaborative stakeholder analysis of assessment data & indicators

- Planning outside the UDB including addressing sub-urbanization of agricultural lands (the current practice of five-acre zoning outside the UDB is affecting the agricultural community and economy as a whole).
- Differing opinions and interests from time to time regarding the movement of the UDB, including re-evaluating the urban expansion areas (UEAs).
- Planning and prioritizing infrastructure and services consistent with the CDMP, for example ensuring water and sewer infrastructure availability in redevelopment and infill areas that would result more sustainable, walkable communities.
- Allowing residents to work, shop, and play near their homes by redefining neighborhoods and the Guidelines of Urban Form in the CDMP to align with compact, urban form policies.
- Connecting population and employment centers with effective transportation linkages.
- Improving coordination and review by County agencies to increase the effectiveness and implementation of adopted policies, for example processing roadway and public infrastructure projects to achieve goals established in the Open Space Master Plan, achieving a network of tree-lined boulevards, parkways and shaded bikeways and trails.
- Establishing urban, pedestrian-friendly, multi-modal roads.
- Incorporating sustainability considerations into the Long Range Transportation Planning process.
- Addressing the affects annexations and incorporations have on planning and sustainability in the absence of a coordinated regional or County approach.
- Lack of a coordinated planning and zoning approach due to thirty-five separate

municipal codes and comprehensive plans.

- Providing for sustainable, urban agricultural practices such as community gardens inside the UDB.
- Implementing the Park and Open Space System Master Plan (OSMP) goal to allow for every resident in the County to be able to walk, within five minutes, to a central neighborhood park or civic space.

ASSESSMENT DATA & INDICATORS

Data and analysis to identify key challenges & establish a sustainability baseline

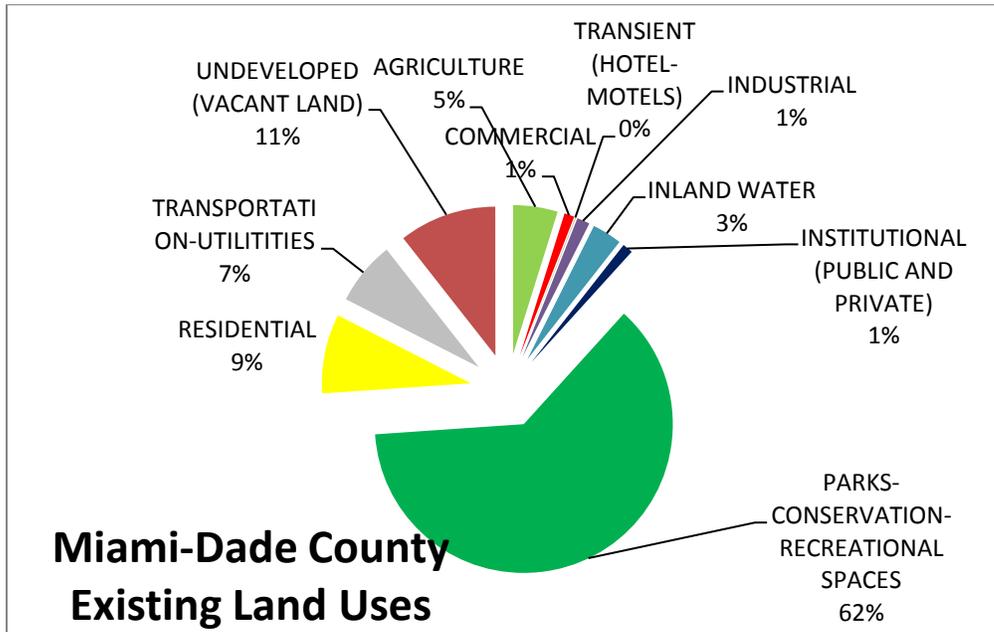
This section provides some of the most relevant land use data related to the key sustainability challenges. However, not all the relevant information affecting land uses in the assessment is found in this assessment area, some data such as population, population density and vehicles miles traveled (VMT) can be found in other assessment areas such as transportation and demographics.

Land Consumption Rates

Existing Land Use: Table 1 and the accompanying figure show the County's current inventory of land area by use. Approximately 60 percent of the County land area is park land or conservation uses and only nine percent of the total County lands are in residential use.

TABLE 1			
Existing Land Uses – Miami-Dade County			
DESCRIPTION	COUNTYWIDE		
	TOTAL ACRES	TOTAL SQM	%
AGRICULTURE	61474.1	96.1	4.8
COMMERCIAL	13975.9	21.8	1.1
TRANSIENT (HOTEL-MOTELS)	724.7	1.1	0.1
INDUSTRIAL	17515.4	27.4	1.4
INLAND WATER	40963.9	64.0	3.2
INSTITUTIONAL (PUBLIC AND PRIVATE)	14287.4	22.3	1.1
PARKS-CONSERVATION-RECREATIONAL SPACES	790647.7	1235.4	62.2
RESIDENTIAL	109442.4	171.0	8.6
TRANSPORTATION-UTILITIES	87598.6	136.9	6.9
UNDEVELOPED (VACANT LAND)	134608.0	210.3	10.6
TOTAL	1271238.0	1986.3	100.0

(Source: Department of Planning and Zoning, Planning Research Section, July 2009)



Residential Land: As shown in Table 2 below, the annual average demand for residential units within the UDB is expected to be approximately 12,000 units (combined single and multi-family units). It also shows that the demand is higher for multifamily residential units. Based on this data and the amount of vacant land designated residential in the County, it is projected that the depletion year for single-family residential units is 2015 and the depletion year for multi-family residential units is 2021. The combined depletion year is 2018. Given the fact that these projections are based solely on vacant residential land, the current inventory surplus of vacant residential units may slow down the residential vacant land absorption rates. Further analysis on this matter will be completed through the ongoing CDMP's Evaluation and Appraisal Report (EAR).

TABLE 2
Residential Land Capacity/Demand Analysis, 2009 to 2025: Countywide

Analysis Done Separately For Each Type,
i.e. No Shifting of Demand Between Single & Multi-Family Type

	Structure Type		
	Single-Family	Multifamily	Both Types
Capacity in 2009	42,687	89,960	132,647
Demand 2009-2010	5,467	6,798	12,265
Capacity in 2010	31,753	76,364	108,117
Demand 2010-2015	5,672	6,411	12,083
Capacity in 2015	3,393	44,309	47,702
Demand 2015-2020	5,699	6,395	12,094
Capacity in 2020	0	12,334	0
Demand 2020-2025	5,617	6,618	12,235
Capacity in 2025	0	0	0
Depletion Year	2015	2021	2018

Note: Residential capacity is expressed in terms of housing units.
Housing demand is an annual average figure based on population projections.
(Source: Department of Planning and Zoning, Planning Research Section, July 2009)

Table 2 also shows that with time, our housing mix will change to higher density, as we deplete the vacant, single-family land.

Commercial Land: Table 3 shows the projected annual absorption rate of commercial land within the UDB is 127.1 acres between 2008 and 2025. At this rate, the projected depletion year of the commercially designated land is 2031. As expected, this is mostly land within the UDB.

Acres of Vacant Commercial Land in 2009	2,775.4
Acres of Land in Commercial Use in 2009	13,767.5
Average Yearly Acreage of Absorption from 2008 to 2025	127.1
Projected Year of Depletion	2031
Commercial Acres per Thousand Persons in 2015	6.1
Commercial Acres per Thousand Persons in 2025	5.4

(Source: Department of Planning and Zoning, Planning Research Section, July 2009)

In essence, Table 3 shows that there is plenty of commercial land to be developed in the County; however, the location of these lands and the transportation linkages available may become a challenge.

Industrial Land: As shown in Table 4 below, the projected annual absorption rate of industrial land within the UDB is 116.95 acres between 2008 and 2025. At this rate, the projected depletion year of the industrially designated land is 2041. As expected, this is mostly land within the UDB.

Acres of Vacant Industrial Land in 2009	3,761.2
Acres of Land in Industrial Use in 2009	11,866.3
Average Yearly Acreage of Absorption from 2008 to 2025	116.95
Projected Year of Depletion	2041

Source: Department of Planning and Zoning, Planning Research Section, July 2009

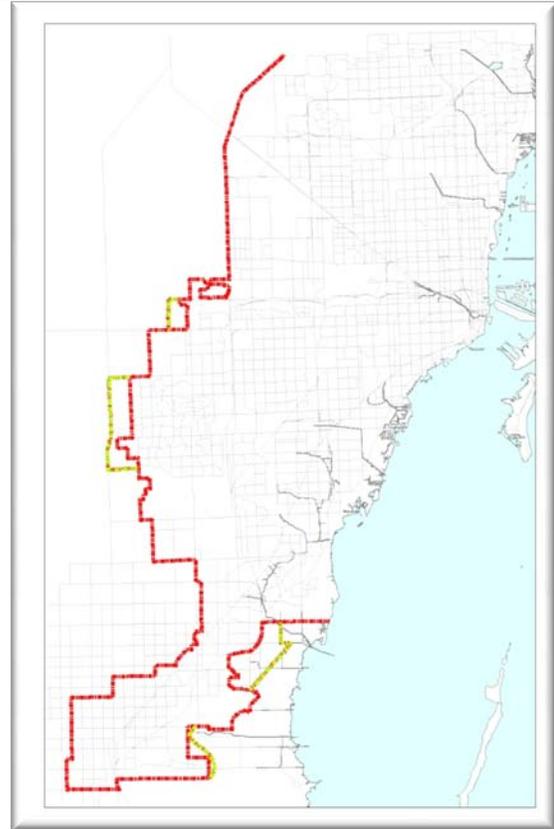
As it is the case with commercial land, Table 4 shows that there is a surplus of industrial land to be developed in the County; however, the location of these lands and the transportation linkages available may become a challenge.

Urban Development Boundary

The Land Use Plan Map of the CDMP includes the Urban Development Boundary with the purpose of distinguishing “the area where urban development may occur through the year 2015 from areas where it should not.” In essence, the UDB line separates urban from rural areas and provides for urbanization only within the boundary.

The CDMP also includes the 2025 Urban Expansion Area (UEA) boundary. The UEA is comprised of that area located between the 2015 UDB and the 2025 UEA boundary. In essence, the UEA is the area where current projections indicate that further urban development beyond the 2015 UDB is likely to be warranted sometime between the year 2015 and 2025. However, not until these areas are brought within the year 2015 UDB through the CDMP amendment process, can they be used for urbanization purposes.

The proximity of areas currently designated as within the UEA to the Homestead Air Reserve Base and to other environmentally sensitive areas, among other issues, warrants a re-evaluation of the current UEA boundary.



The CDMP's 2015 UDB (Red) and 2025 UEA (Yellow) Boundary Lines

Environmental Protection Agency Smart Growth Assistance:

In 2008, the County was selected by the Environmental Protection Agency (EPA) as a recipient of the agency's smart growth implementation assistance in order to conduct a study on the UDB. Specifically, the EPA has appointed a panel of experts to conduct a policy analysis on the UDB. This panel of experts held a series of public meetings in October 2009, and a final report is expected in early 2010. A draft workshop report was released by the panel on January 8, 2010 and is currently being reviewed. The EPA technical assistance study is expected to:

- Analyze the UDB as it relates to adopted plans and policies.
- Compare the UDB to growth boundaries in other metropolitan areas and its effectiveness in contrast to other boundaries in use.
- Evaluate the effectiveness of the UDB in adequately supporting other smart growth policies already in place and, if warranted, make the appropriate criteria or policy recommendations.
- Evaluate the UDB amendment process and, if warranted, develop alternative criteria or policy recommendations.

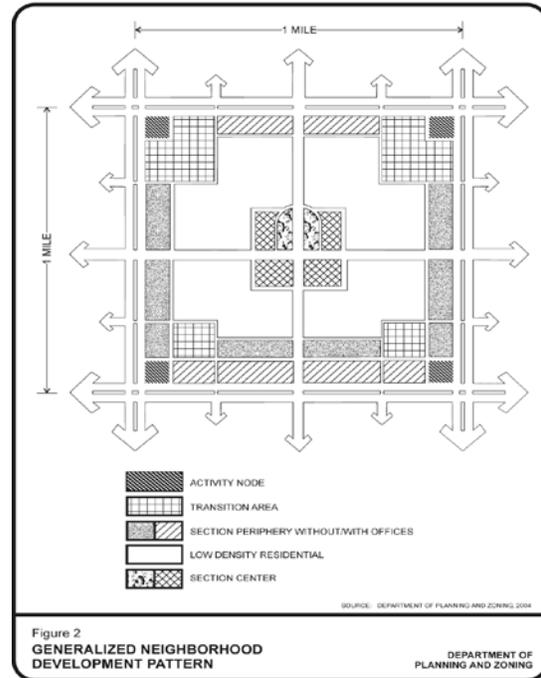
Inside the UDB

Inside the UDB, the CDMP calls for the establishment of compact and efficient urban form. As stated in the introduction, the CDMP directs urban growth in a pattern that emphasizes, among other things, concentration and intensification of development around centers of activity (urban centers) and the renewal and rehabilitation of blighted areas. In essence, the CDMP calls for an

increased reliance in infill development and redevelopment. As shown below, this re-urbanization strategy has been the main objective of County efforts, including the development of urban center zoning districts, since 1999. This experience has been challenging as the County begins to transition from a predominantly suburban form to an urban one. The experience has also evidenced need for adequate planning and prioritization of the County's infrastructure and services (from potable water and sewer to transit).

In addition, the CDMP provides guidelines to urban form. These guidelines establish a generalized pattern for location of different uses, their intensity and density, and the interconnecting network of vehicular and pedestrian movement. However, this concept as diagrammed in the CDMP remains suburban in nature, thus requiring re-evaluation in order for it to further the goals, objectives and policies of the Master Plan. The same is also required of the CDMP's definition of neighborhoods.

CDMP's Guidelines of Urban Form

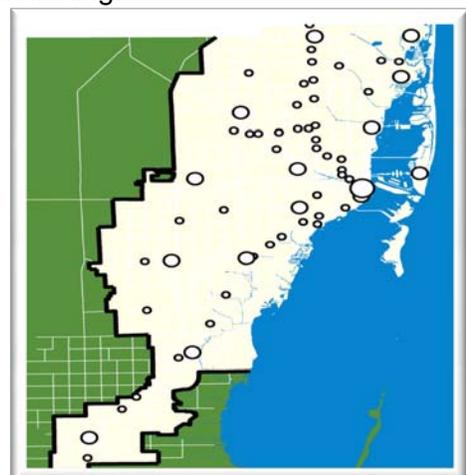


Urban Centers and Mixed-Use Corridors:

Transit-oriented developments (TODs) incorporate sustainable principles regarding land use, housing, transportation and energy conservation. The CDMP's Urban Centers and Mixed-Use Corridors policies represent the County's approach to implement transit-oriented development. The Land Use Plan Map of the CDMP establishes a network of urban centers and mixed-use corridors aimed at guiding the County's urban growth to areas well served or planned to be served by multimodal transportation facilities. In order to implement this policy, the Department of Planning and Zoning (DPZ) conducts charrettes and prepares small area plans and implementing urban centers/urban area zoning districts. Since 1999, the Board has adopted eight ordinances establishing urban center zoning districts, including:

- The Downtown Kendall Urban Center District
- The Naranja Community Urban Center District
- The Goulds Community Urban Center District
- The Princeton Community Urban Center District
- The Perrine Community Urban Center District
- The Cutler Ridge Metropolitan Urban Center District
- Ojus Urban Area District
- Leisure City Community Urban Center District

Urban Centers utilize land more efficiently by allowing mixed uses, higher-density and more intense development around existing and future transit stations.



Except for the Leisure City area, all the areas corresponding to these urban centers have already been rezoned. In addition, DPZ is currently working on implementing zoning districts for the Model City/Brownsville and the North Central areas. Regarding mixed-use corridors, DPZ is currently working on the following:

- The Bird Road Charrette which encompasses the Bird Road corridor between the Palmetto Expressway and the Homestead Extension of the Turnpike.
- The corridors of NW 79th Street, NW 7th Avenue and NW 27th Avenue in the North Central area.
- The development of free-standing mixed-use zoning districts in the zoning code to implement the CDMP language regarding activity nodes and mixed-use corridors along the County's major roadways and their intersections.



From Planning to Implementation - Downtown Kendall Urban Center

The CDMP designates 66 urban centers (regional, metropolitan and community) in the County of which 27 are located in unincorporated Miami-Dade. The unincorporated urban centers include 23 community urban centers (CUCs) and four metropolitan urban centers (MUCs). There are four CUCs with urban center zoning districts in effect now (Perrine, Goulds, Princeton, and Naranja), one CUC is pending rezoning (Leisure City), and two MUCs in effect (Downtown Kendall and Cutler Ridge, which shares an MUC with Cutler Bay). The Ojus urban area zoning district covers the unincorporated area of the third MUC, the Aventura MUC. A total of 19 urban centers in unincorporated Miami-Dade have yet to be planned and implementing regulations proposed.

Indicators in this area could be number of urban center area plans completed and zoning districts implemented, site plans approved and building permits within the urban centers.

Urban Sprawl and Outside the UDB

In order to determine the pattern of development countywide and measure the level of sprawl or scattered non-contiguous development, data from the County's Geographic Information System (GIS) database, which contain all subdivision boundaries countywide was retrieved and mapped. The figure below shows the pattern of growth and development countywide, indicating how the UDB has contained growth and development within the boundary line; thereby, slowing urban sprawl. Although, the population density within the UDB has increased, rural residential development is occurring outside the UDB. The latter is mostly in the form of five-acre residential lots allowed by the CDMP in the areas designated as Agricultural and Open Land in the Future Land Use Plan Map.

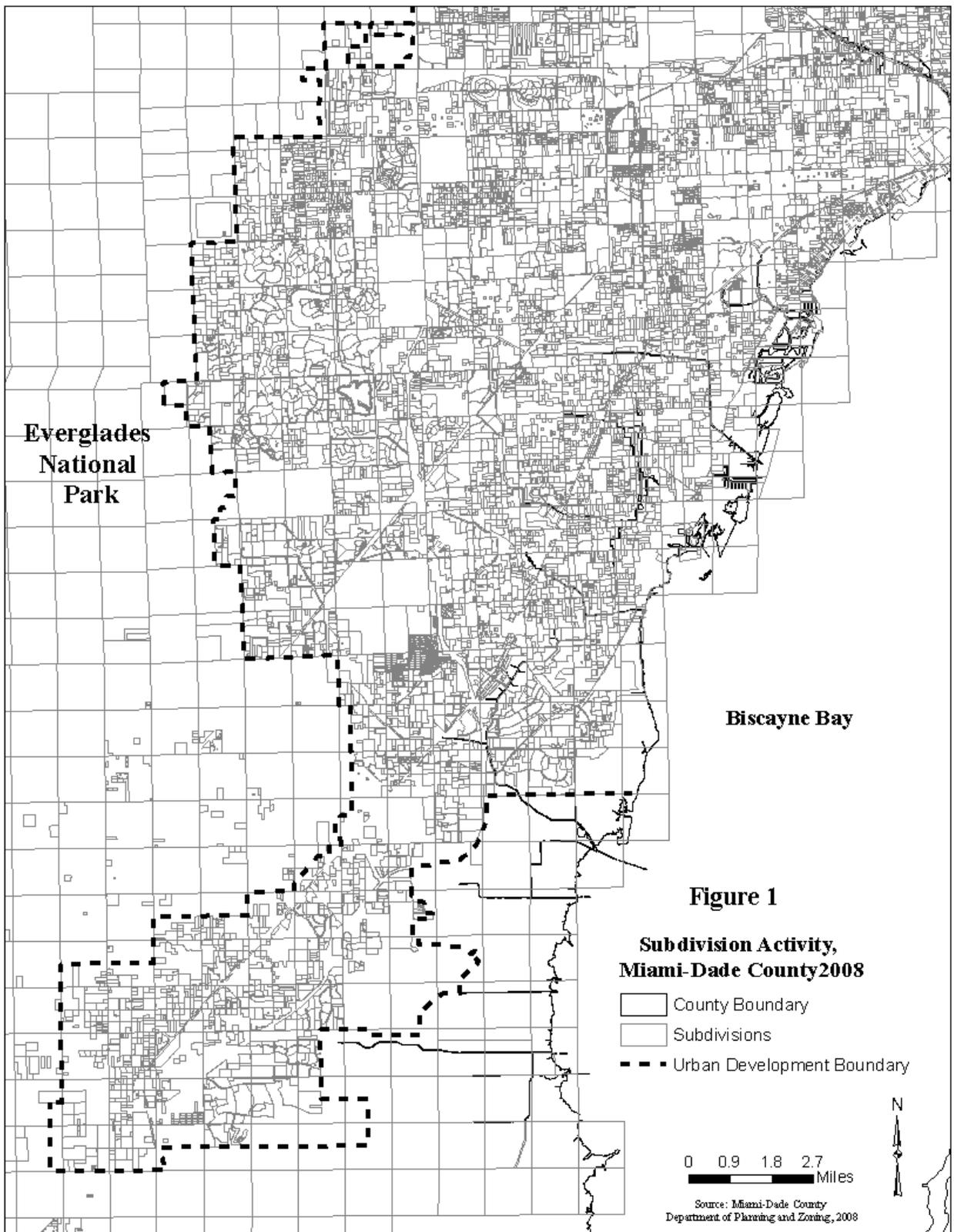
The proliferation of these five-acre parcels outside the UDB has been identified as an issue of major significance during the EAR process. This suburbanization of the agricultural area may affect runoff and water quality to the detriment of the County's watershed and may also threaten the viability of the agricultural economy outside the UDB.

With roughly 67,000 acres of agricultural land in active use outside the UDB, the dwindling supply of agricultural land has become an urgent issue to the County.

All of these issues also evidence the need for additional planning efforts outside the UDB.

**Western Miami-Dade County –
The UDB at Work**





Annexations and Incorporations

As shown in Tables 5 and 6 below, since 1993 there have been 23 annexations and eight incorporations approved.

TABLE 5		
Annexations Approved Since 1993		
Municipality	Date Adopted	Acres
City of Homestead	(Adopted March 7, 1995)	Parcel No. 1 = 10.1 Parcel No. 2 = 52.6
City of Homestead	January 16, 1996	Parcel No. 3 = 1,641.4
City of Coral Gables	February 16, 1996	63.6
Florida City	May 7, 1996	Area A = 200 Area B = 280
City of Coral Gables	May 7, 1996	215.5
City of Coral Gables	June 18, 1996	347.4
City of Coral Gables	July 18, 1996	386
City of Homestead	July 24, 2001	479
City of Coral Gables	May 7, 2002	21
Town of Medley	May 21, 2002	487.5
Florida City	September 12, 2002	11.81
Coral Gables' Kings Bay	April 8, 2003	68.7
North Miami (Home Depot)	July 8, 2003	11.8
Medley	July 8, 2003	N/A
City of Hialeah	October 21, 2003	1,890.4
City of Hialeah Gardens	April 13, 2004	748.9
City of Florida City	June 7, 2005	1,727.7
City of Florida City	December 18, 2007	19.6
City of Homestead	February 19, 2008	233.6
City of North Miami	June 3, 2008	2.6
City of Florida City	October 7, 2008	34.2
Miami Shores Village	Dec 2, 2008	23.7
City of Homestead	February 17, 2009	39.8
	Total:	8996.91 Acres

TABLE 6		
Incorporations Approved Since 1993		
municipality	Date Adopted	Acres
Aventura	May 02, 1995	1,918.57
Pinecrest	November 21, 1995	4,816.67
Sunny Isles Beach	June 16, 1997 Election on Charter	644.33
City of Miami Lakes	Sept. 19, 2000	4,248.31
Palmetto Bay	July 9, 2002	5,471.30
Miami Gardens	May 13, 2003	12,430.64
Doral	June 24, 2003	9,805.58
Cutler Bay	November 9, 2005	6546.07
	Total:	45,881.47 Acres

Parks & Open Spaces

The recreation and open spaces in Miami-Dade include federal parks and preserves, state parks, water conservation areas, county parks and municipal parks. As of June 2009, there are 815 recreational facilities and open space areas in the County of which 22 are under federal and state jurisdiction, 260 are under County jurisdiction and 533 are under municipal jurisdiction.

The Miami-Dade Park and Recreation Department (MDPR) provides recreation and parkland, facilities and services to the County in two primary ways. First, the MDPR provides local recreation open space for Unincorporated Municipal Service Area (UMSA) residents. Second, the County provides countywide recreation open space for both UMSA residents and residents of the 35 municipal areas.

As shown in Table 7, MDPR operates and maintains a system of 12,669 acres of parkland (countywide and local parks), as well as County-owned Environmentally Endangered Lands (EEL) that are adjacent or contiguous to MDPR properties and managed as County parks. Of the 12,669 acres, 2,800 acres are part of the EEL program.

	Miami-Dade County		Municipal		State/ Federal		Total	
	Sites	Acres	Sites	Acres	Sites	Acres	Sites	Acres
TOTAL	260	12,669	533	4,045	22	1,017,828	815	1,034,542

(Source: MDPR Parks Property Management Information System, June 2009)

MDPR countywide parks are large and diverse and include such areas as beaches, natural area preserves, historic sites, and unique places such as Miami Metrozoo. Local parks are commonly smaller and in the form of neighborhood, community and district properties. At present, MDPR offers 87 countywide parks and 173 local parks. Within these two general categories, County parks are further classified based on their primary function, size, and degree of facility/program development. The characteristics of the various classes of parks are summarized in Table 8.

Criteria	Countywide					Local			
	Metropolitan	Natural Area Preserves	Greenways	Special Activity	District	Single-Purpose	Community	Neighborhood	Mini Park
Primary Orientation	Resource	Resource	Resource	Resource	User	User	User	User	User
Staff Available	Yes	Varies	No	Yes	Yes	Yes	Yes	No	No
Programs Available	Varies	Varies	No	Yes	Yes	Yes	Yes	No	No
Acres	Varies	Varies	Varies	Varies	200+	Varies	20-100	1-10	1/2
Service Area	Countywide	County-wide	County-wide	County-wide	5 Miles	3 Miles	3.5 Miles	1 Mile	.5 Mile

Source: (1) Miami-Dade Park and Recreation Department 2009

(2) Miami-Dade Park and Recreation Areas – Summary of Park Classifications, July 2006

Countywide Parks

Countywide parks support the recreational needs of incorporated and unincorporated area residents and tourists that can only be accommodated within larger, resource-based parks. They serve large populations and draw users from great distances. Countywide parks provided by the County include Metropolitan Parks, Natural Area Preserves, Special Activity Areas, District and/or Greenways.

Local Parks

Local parks are the County's functional equivalent of municipal parks and are designed to fulfill the specific recreational needs of unincorporated area residents. There are 173 local County parks totaling 1,467 acres that include Community, Single Purpose, Neighborhood, and Mini-Parks. There are an additional 444 local parks totaling 2,362 acres of parkland in municipalities. Local parks have smaller service populations than countywide parks, drawing users principally from surrounding residential neighborhoods and communities.

Table 9 below summarizes local parkland by park class, and differentiates between the total number of County-owned park acres and acres for other government agencies.

Park Class	Miami-Dade Sites	Miami-Dade Acres	Other Govt. Sites	Other Govt. Acres	Total Sites	Total Acres
Single Purpose	11	113	31	280	42	393
Community	50	883	141	1,624	191	2,507
Neighborhood	78	444	91	372	169	816
Mini-Parks	34	27	181	86	215	113
TOTAL	173	1,467	444	2,362	617	3,829

Source: *Inventory of Local Recreation Open Spaces, MDP, 2009 Parks Property Management Information System Database*

Level of Service Standards

The County has adopted a Level of Service Standards (LOS) standard of 2.75 acres of local recreation open space per 1,000 unincorporated area residents. Local recreation open spaces include:

- County provided mini, neighborhood, community, and single-purpose parks
- Portions of County-provided countywide parks that function and are designated as local parks in the implementation of the Miami-Dade Service Concurrency Management Program
- Portions of public school and public college playfields
- 50 percent of the recreation open space provided at private developments in the unincorporated area

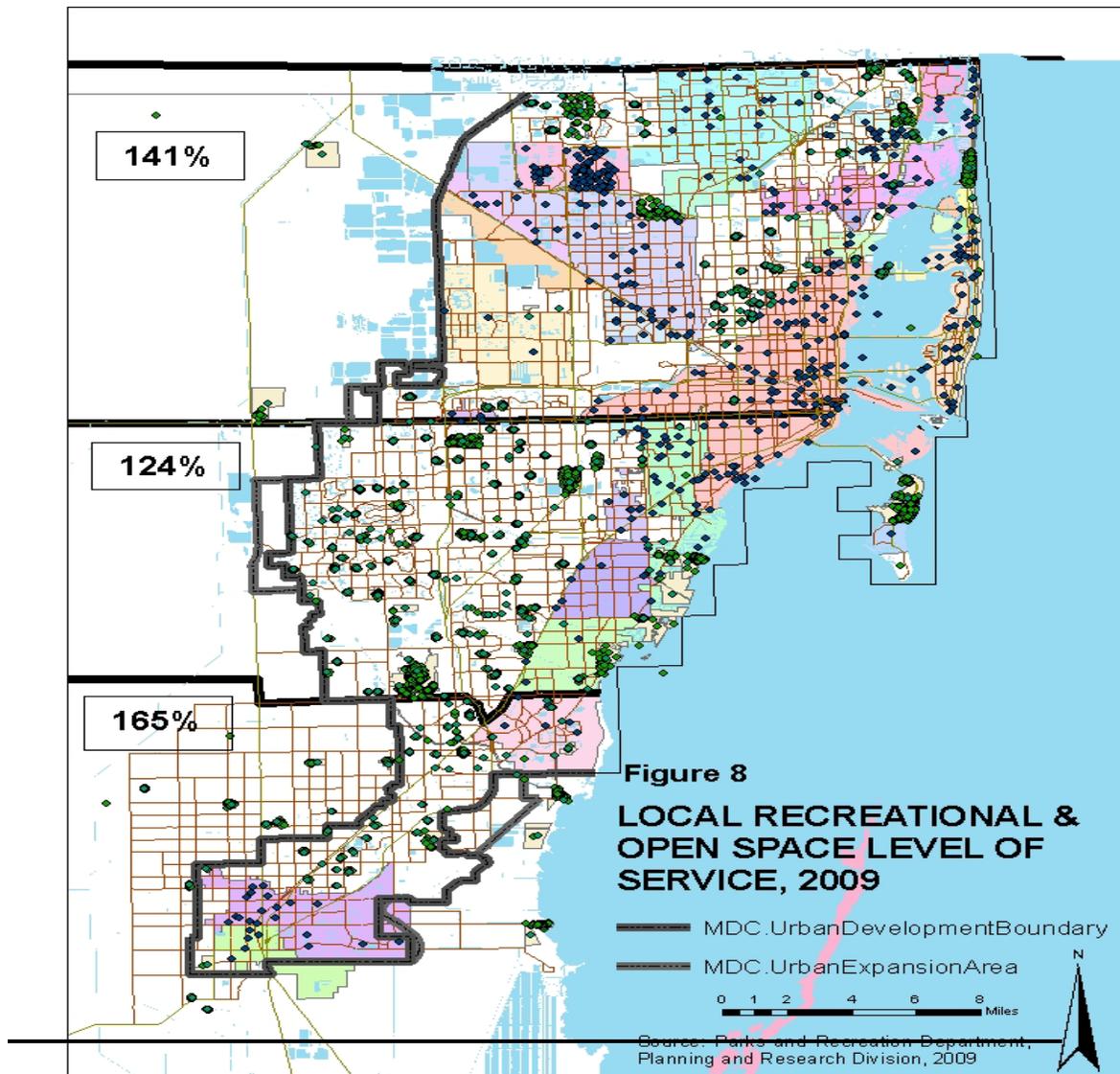
As of June 2009, there were 4,169 acres of local recreation open space, including 3,152 acres of local and designated portions of countywide parks, 753 acres of public school and public college playfields, and 264 acres of privately provided open space (See Table 4 below).

As required by Chapter 163, Florida Statutes, and the Miami-Dade Service Concurrency Management Program, MDP, calculates the LOS provided in each of the County's three Park Benefit Districts (PBDs) shown in Figure 8. Table 10 below also summarizes the LOS conditions by PBDs as of June 2009.

Table 10
Local Recreation Open Space Level of Service, 2009

Park Benefit District	Unincorporated Population (1) Plus Permitted Development	Standard @2.75 Acres Per 1000 Residents	Public Park Acres (2)	School Acres (3)	Private Open Space Acres (4)	Total Recreation Open Space Acreage	Surplus (Deficit) Acres	Percent of Standard (%)
1	363,905	1000.74	1005.65	299.82	110	1,415.47	414.96	141.44
2	619,408	1,703.37	1,619.43	356.3	137	2,112.73	409.36	124.03
3	141,256	388.45	526.78	96.62	17	640.4	251.95	164.86
TOTAL	1,124,569	3,092.56	3,151.86	752.74	264	4,168.60	1,076.04	134.79

Sources: Department of Planning and Zoning, June 2009
 MDRP, Planning and Research Division, June 2009
 Miami-Dade County School Board, Site Planning Department 11/28/08
 Private Open Space is one-half of total private acres. Derived from LUMA code 517 1/9/07



Through the ongoing CDMP's Evaluation and Appraisal Report process, MDPR proposes to revise the level of service criteria in order to reflect the Park and Open Space System Master Plan (See "*Existing Efforts*"). The amendment proposed as a new policy to the Recreation and Open Space Element, requires that the County develop Level of Service (LOS) standards for parks and recreational open spaces that are intended to encourage equitable access to local (neighborhood) parks and open space as well as area-wide recreational activities for all County residents.

EXISTING EFFORTS

Consolidates current plans, goals, and initiatives related to the specific assessment area

Comprehensive Development Master Plan

The Comprehensive Development Master Plan (CDMP) expresses the County's general objectives and policies addressing where and how it intends development or conservation of land and natural resources will occur during the next ten to twenty years, and the delivery of County services to accomplish the Plan's objectives. It provides for "sustainable development" - allowing for land capacity to meet projected needs, preservation of wetlands and agricultural areas and protection of (drinkable) water well fields.

The CDMP establishes the broad parameters for government to do detailed land use planning and zoning activities, functional planning and programming of infrastructure and services. As such, it is a framework for use by other programs to be developed to support its long-range planning goals. For each of the master plan elements, there are goals, objectives and policies, measures to be monitored and maps of planned future facilities.

The CDMP establishes a growth policy that encourages development:

- At a rate commensurate with projected population and economic growth.
- In a contiguous pattern centered around a network of high-intensity urban centers well-connected by multi-modal intra-urban transportation facilities.
- In locations which optimize efficiency in public service delivery and conservation of valuable natural resources.

CDMP Goals, Objectives & Policies Supporting Urban Centers & Mixed-Use Strategy

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 the County's agricultural lands. The objectives include:

- *Objective LU-1:* The location and configuration of Miami-Dade County's urban growth through the year 2025 shall emphasize concentration and intensification of development around centers of activity, development of well designed communities containing a variety of uses, housing types and public services, renewal and rehabilitation of blighted areas, and contiguous urban expansion when warranted, rather than sprawl. Policies: LU-1A.
- *Objective LU-7:* Miami-Dade County shall require all new development and redevelopment in existing and planned transit corridors and urban centers to be planned and designed to promote transit-oriented development (TOD), and transit use, which mixes residential, retail, office, open space and public uses in a pedestrian-friendly environment that promotes the use of rapid transit services. Policies: LU-7A, LU-7B, LU-7C, LU-7D, LU-7E, LU-7F, LU-7G, and LU-7I.
- *Objective LU-9:* Miami-Dade County shall continue to maintain, update and enhance the Code of Miami-Dade County, administrative regulations and procedures, and special area planning program to ensure that future land use and development in Miami-Dade County is consistent with the CDMP, and to promote better planned neighborhoods and

communities and well designed buildings. Policies: LU-9D, LU-9F, LU-9G, LU-9I, LU-9R, and LU-9U.

- *Objective LU-10:* Energy efficient development shall be accomplished through metropolitan land use patterns, site planning, landscaping, building design, and development of multimodal transportation systems. Policies: LU-10A.

In addition to the objectives and policies in the Land Use Element, the following policies in the Transportation and Housing Elements apply, TE-1F, TE-2C, TE-2G, TE-3B, MT-2A, MT-2B, MT-4A, HO-4B, HO-6A, HO-6C, HO-7A.

Miami-Dade County Park and Open Space System Master Plan

Approved by the Board 2008, the Park and Open Space System Master Plan (OSMP) established a vision for a seamless, sustainable parks and open space system to create a new, interconnected framework for growth; one that results in a more livable, sustainable community.

Consisting of existing and proposed parks, public spaces, natural and cultural places, greenways, trails and streets, the interconnected framework will form the foundation or “The String of Pearls” of the County to accommodate growth while also improving the quality of life for residents. The new framework will encourage the revitalization of neighborhoods; allow for the orderly redevelopment of existing land uses in response to changing markets and demographics; and ensure greater environmental protection. It will also improve the social fabric of the County, providing equitable access to parks and open spaces, and providing more opportunities for residents to meet, socialize and connect with one another.

The OSMP’s guiding principles (listed below) create an interconnected parks and open space system that is vital to the ecological, social and economic functions of Miami-Dade County.

- *Equity* – Every resident should be able to enjoy the same quality of public facilities and services regardless of income, age, race, ability or geographic location.
- *Access* – Every resident should be able to safely and comfortably walk, bicycle, drive and/or ride transit from their home to work, school, parks, shopping, and community facilities.
- *Beauty* – Every public space, including streets, parks, plaza, and civic buildings, should be designed to be as aesthetically pleasing as possible, and to compliment the natural and cultural landscape.
- *Multiple Benefits* – Every single public action should generate multiple public benefits to maximize taxpayer dollars.
- *Seamlessness* – Every element of the County, including neighborhoods, parks, natural areas, streets, civic centers and commercial areas, should be connected without regard to jurisdiction.
- *Sustainability* – Every action and improvement of the Parks and Open Space System, including facilities, programs, operations and management, should contribute to the economic, social, and environmental prosperity of the County.

The OSMP’s guiding principles, as well as the vision for a seamless, sustainable parks and open space system, are proposed for incorporation as a new objective and related policies of the Recreation and Open Space Element as part of the April 2009 Cycle of Amendments to the CDMP. Implementation of the OSMP through the policies of the Recreation and Open Space Element, the CDMP, and the County’s Sustainability Plan is necessary to meet the present and future recreational needs for all residents and visitors.

As the OSMP is implemented, it is important to provide an accounting of baseline conditions. As identified through the proposed amendments to the CDMP, the classification system of parks will need to be updated with the emphasis on equitable access criteria. The overall typologies in the OSMP are Neighborhood (At-Will Activities) (Programmed Activities) and Regional (At-

Will Activities) (Programmed Activities) and consideration should be given to including greenways and heritage parks. The current provision of parks and open space is based on a sub-urban development context primarily automobile dependent and assumes the availability of large tracts of land for parks development. This model will not work in a County that is experiencing much of its growth through redevelopment and increased density. The new model for parks acknowledges that the need for parks varies widely across the County depending on the development context and the demographics and lifestyles of a particular area. With understanding the following existing conditions is provided as our baseline condition assessment.

OSMP goals include:

- Every resident in the County can walk (within five minutes) to a central neighborhood park or civic space for picnics, special events, informal play and socialization.
- Every resident can safely and comfortably walk, bicycle, or take transit to community parks, recreation centers and special use/sports facilities.
- A balance of active and passive recreation opportunities are available to all residents.
- The County Parks Department works with State and Federal Agencies, every municipality and the School District to provide public access to schools, parks, and recreation areas.
- Public access is provided to lakes, beaches, forests and other major natural areas. The County's significant cultural and historical sites are protected, maintained, and promoted.
- Conservation areas and critical habitats are protected from over-use and negative impacts.
- An interconnected network of shaded and safe bikeways and trails connect to parks, neighborhoods, schools, employment centers, civic buildings, and other community destinations.
- Existing streets are transformed into tree-lined boulevards and parkways that define the County's urban form.
- Transit is provided to parks and civic sites.
- Public art, signage and cultural/historical exhibits are integrated into park and public realm infrastructure projects to "tell the County's story" and to create a sense of pride and place.
- Park improvements are used to create a sense of place for neighborhood stabilization and/or redevelopment.
- Parks are designed to reduce energy and water consumption, and to serve as models for sustainable development County-wide.
- Parks are designed to be flexible in order to accommodate ever-changing recreation trends and demographics.
- Residents of surrounding neighborhoods are engaged in the planning, design and stewardship of each park.

Miami-Dade County Aesthetics Master Plan (AMP)

Community aesthetics is a critical component of a vibrant, economically viable and sustainable metropolitan area. In Miami-Dade, we rely heavily on tourism as a primary economic engine. Furthermore, residents gauge their quality of life in the County with indicators that correspond to the aesthetic value of their neighborhoods and commercial areas they frequent. For this reason, community design of high aesthetic quality is directly tied to a community's socio-economic health.

To address the community aesthetics, in 2006 the Board directed the County Manager under the authority of Resolution No. R-108-06 to "develop a County Aesthetics Master Plan that addresses landscaping and landscape maintenance of all public roadways and County facilities..." The Community Image Advisory Board (CIAB) commissioned the development of the AMP that would provide design recommendations, guidelines, and standards for County Corridors, Gateways and Facilities. The CIAB reviewed other recent countywide community

planning documents such as the Open Space Plan, the Street Tree Master Plan, the Urban Design Manual, the Landscaping Manual, and the Typical Roadway Section & Zoned ROW Update Study in order to develop the overall goals and objectives for including community design with current planning efforts.

The AMP provides guidelines for the design and appearance of the County transportation corridors, gateways, and key public facilities by providing examples of specific architectural, hardscape and landscape elements. The plan establishes clear objectives and standards for improving the appearance of the County's entrance gateways, the corridors which channel vehicular, pedestrian and marine traffic, and public facilities including public transportation centers, buildings, and parks.

Implementation of the AMP will include the development of a Community Design Element currently being drafted, that would be presented as an amendment to the CDMP. Also, a web-based portal would be created to serve as a clearing house for design standards, specifications, and municipal codes that restrict design. This portal would be promoted and accessible to the Architecture and Engineering industry as well as the general public.

- **Goal:** To articulate the principles and standards for establishing a practical, sustainable beautification and greening process for County Corridors, Gateways and Facilities.
- **Vision:** County Corridors, Gateways, and Facilities are well-designed and visually pleasing in appearance that are developed and maintained in a manner that reflects a world class image of Miami-Dade County as a sub-tropical paradise.

COMMUNITY FEEDBACK

Feedback & results gathered through the planning process or surveys

The following major issues were identified during public workshops held in August 2009 for the 2010 Evaluation and Appraisal Report of the CDMP:

Growth Management

- Evaluate if sufficient capacity is contained within the UDB to accommodate future land use needs
- Establish new planning horizon timeframes
- Evaluate the current delineation of the Urban Expansion Areas (UEA)
- Discuss related topics such as the retention of agricultural land
- Protection of natural resources
- Address redevelopment and infill potential
- Address Comprehensive Everglades Restoration Plan impacts
- Address annexation/incorporation trends
- Perform the EAR required Community-wide Assessment (population growth, land supply and demand, etc.)

Transportation/Mobility

- Address the transportation component of HB 697 (Energy)
- Discuss how the County can more effectively achieve pedestrian friendly and walkable communities
- Promote park connectivity on a countywide basis
- Explore concepts such as mobility fee zones to help supplement existing transportation facilities and services
- Evaluate potential incentives for transit oriented development