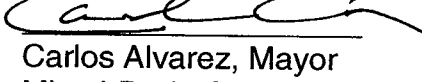


CLERK OF THE BOARD
DATE AND TIME RECORDER STAMP

**OFFICE OF THE MAYOR
MIAMI-DADE COUNTY, FLORIDA**

VETO AND VETO MESSAGE

To: Honorable Chairperson and Members
Board of County Commissioners
Miami-Dade County, Florida

From: 
Carlos Alvarez, Mayor
Miami-Dade County, Florida

CLERK OF THE BOARD
2008 APR 30 PM 4:29
CLERK OF THE BOARD
DATE AND TIME RECORDER STAMP

Pursuant to the authority vested in me under the provisions of Section 1.10.A of the Miami-Dade County Home Rule Charter, I hereby veto Ordinance No. 08-44 adopted at the April 24, 2008, Board of County Commissioners Meeting:

ORDINANCE RELATING TO MIAMI-DADE COUNTY
COMPREHENSIVE DEVELOPMENT MASTER PLAN;
PROVIDING DISPOSITION OF APPLICATION NO. 5 FILED IN
APRIL 2007 CYCLE TO AMEND, MODIFY, ADD TO OR CHANGE
COMPREHENSIVE DEVELOPMENT MASTER PLAN;
PROVIDING SEVERABILITY, EXCLUSION FROM THE CODE
AND AN EFFECTIVE DATE

Veto Message

On Thursday, April 24, 2008, the Board of County Commissioners (Board) approved Ordinance No. 08-44 and, in doing so, approved amending Miami-Dade County's Comprehensive Development Master Plan (CDMP) and moving the Urban Development Boundary (UDB) for a Lowe's Home Improvement Store at Southwest 138th Avenue and Eighth Street. This approval was despite conclusions from the County's Planning & Zoning Department's professional staff, the State of Florida Department of Community Affairs (DCA), and the 2006 South Miami-Dade Watershed Study, that "there is enough land within the current Urban Development Boundary and Urban Expansion Area to absorb projected growth through the year 2025."

As I have stated before, the decision to move the UDB is one with far reaching implications whose effects are not confined to the residents of the districts in which the boundary changes are proposed. Though this application called for expansion of the UDB within a single County Commission district, it would be erroneous to treat this as though it would not affect County residents from Miami Gardens to Florida City.

I am concerned that approving this application will set a potentially dangerous precedent for future development applications requesting movement of the UDB. I have long maintained that if Miami-Dade moves outside the UDB, it will impact our delivery of services and strain already-taxed resources. We are all aware of our traffic woes and expansion would only add to the problem by increasing commuters along overused roadways. Police and Fire Rescue services would be spread over a greater area, resulting in longer response times due to greater distances and road congestion. Furthermore, approving development beyond the UDB could compromise our on-going Everglades Restoration efforts.

The overwhelming public support for this application did not go unnoticed. I fully understand the community's desire to have a home improvement store in their neighborhood, and there is no doubt that the addition of a high school would help alleviate current overcrowding at surrounding schools. I can appreciate the task that the Board had in weighing the benefits of a home improvement store and the addition of a high school versus holding the UDB. However, while weighing these benefits against very real concerns related to water quality, traffic congestion, and environmental issues, as well as the prolonged litigation that the County may face for not being in compliance with state growth laws, and after careful consideration I maintain the position that it is in the best interests of the residents of this County to veto this application.

Closing

Given the overwhelming impact and implications of moving the UDB line, it would be irresponsible for us, as public servants, to take action without first establishing a comprehensive strategy for the inevitable future expansion of the County. This strategy should carefully consider sprawl and maximize options to promote development within the UDB consistent with the CDMP. A successful effort will involve all stakeholders, not just locally and regionally, but at the state level.

I strongly urge the Board to sustain this veto and work, utilizing all available resources, to create and adopt a comprehensive and coherent vision for the future development of Miami-Dade County. As leaders of this community, our constituents are relying on us to make informed decisions today, plan for tomorrow, and proceed in a diligent and coordinated manner. I do not take this responsibility lightly, for the livelihood and quality of life for our future generations depends on it.