


Memorandum



Date: May 16, 2017

To: Honorable Chairman Esteban L. Bovo, Jr.
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor 

Subject: Creation of the Mayor's Urban Expansion Area Task Force

The County's Comprehensive Development Master Plan (CDMP) Future Land Use Plan Map currently designates four Urban Expansion Areas that represent areas where urban expansion may occur if certain criteria in the Land Use Element are met, and if there is a demonstrated need for urban development to occur beyond the Urban Development Boundary (UDB). Urban Expansion Areas were first depicted on the CDMP Land Use Plan Map in 1983 and modified in the 1990 update of the Map. The Urban Expansion Areas have been modified only slightly since 1990. Important changes have occurred since that time that would affect development of the Urban Expansion Areas, including authorization of the Comprehensive Everglades Restoration Plan, development of the West Wellfield, increased efforts to improve compatibility around military installations, and advancements in our understanding of the impacts of climate change.

The County is currently beginning the comprehensive review and update of the CDMP, known as the Evaluation and Appraisal Report, which the County is required to undertake every seven years. The Evaluation and Appraisal Report includes an evaluation of the progress the County has made in implementing the CDMP and also recommends changes to the CDMP. This process affords an opportunity to review the County's Urban Expansion Area locations and policies in a comprehensive manner, together with other related policies. The County remains committed to promoting infill development to reduce pressure to expand the UDB. Changes to the Urban Expansion Areas must be contemplated together with updates that strengthen policies to support the creation of compact, pedestrian-oriented communities centered on multi-modal transportation corridors within the UDB.

To ensure that the process includes the input of all interested parties, I am creating the Mayor's Urban Expansion Area Task Force (Task Force) to advance recommendations related to this important issue. The Task Force will hear public comment during three input sessions focused on the following topics: 1) Environmental considerations, 2) Agricultural and rock mining considerations, and 3) Development considerations. Staff from the Department of Regulatory and Economic Resources' Planning Division will facilitate the Task Force meetings and input sessions. The work of this Task Force is not an endorsement of immediate expansion in this area but rather a visioning effort to ensure that, when its development is called for, it is in synch with the overall planning goals of the County to balance environmental preservation, resiliency, transportation/land use planning, and economic development. The purpose and composition of the Task Force is outlined below.

Purpose: The purpose of the Task Force is to provide recommendations for consideration by the Planning Advisory Board and Board of County Commissioners on the following topics:

- Changes to the current boundaries of the Urban Expansion Areas;
- Creation of new Urban Expansion Areas; and
- Changes to the criteria that should be considered for applications requesting expansion of the UDB.

Membership: The Task Force will include one representative from the following organizations:

- 1) 1000 Friends of Florida
- 2) Tropical Audubon Society
- 3) Urban Environment League

- 4) Nova Southeastern Shepard Broad Law Center
- 5) Sierra Club
- 6) Agricultural Practices Advisory Board
- 7) Redland Citizens Association
- 8) Rock mining representative
- 9) Builders Association of South Florida
- 10) Latin Builders Association
- 11) Florida East Coast Chapter of Associated Builders and Contractors, Inc.
- 12) Florida Home Builders Association
- 13) Homestead Air Reserve Base Representative
- 14) Property Owners' Representative – Eastern Urban Expansion Area
- 15) Property Owners' Representative – Western Urban Expansion Area
- 16) Community Council 11
- 17) Community Council 14
- 18) Community Council 15

A summary of all recommendations and the Task Force's deliberations will be presented to the Planning Advisory Board and Board of County Commissioners. All meetings will be noticed, and all public records will be maintained, in accordance with the Government in the Sunshine Laws. Members of the Board of County Commissioners and their staff are invited to attend. The Task Force is anticipated to complete its work and sunset within seven months, but shall not exceed one year.

If you have any questions or concerns, please feel free to contact Jerry Bell, Assistant Director, Division of Planning, Department of Regulatory and Economic Resources, at (305) 375-2835 or Jerry.Bell@miamidade.gov.

- c:
- Abigail Price-Williams, County Attorney
 - Geri Bonzon-Keenan, First Assistant County Attorney
 - Office of the Mayor Senior Staff
 - Lourdes Gomez, Deputy Director, Department of Regulatory and Economic Resources
 - Jerry Bell, Assistant Director, Department of Regulatory and Economic Resources
 - Neil Singh, Interim Commission Auditor