



Mark W.

STATE OF FLORIDA

DEPARTMENT OF COMMUNITY AFFAIRS

"Dedicated to making Florida a better place to call home"

2011 MAY 20 P 2:34

RICK SCOTT
Governor

BILLY BUZZETT
Secretary
METROPOLITAN PLANNING SECT

May 13, 2011

The Honorable Joe A. Martinez
Chairman, Miami-Dade County
Board of County Commissioners
Stephen P. Clark Center
111 Northwest 1st Street, Suite 220
Miami, Florida 33128

RECEIVED
MAY 1 2011

MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING
201105259

Dear Chairman Martinez:

The Department of Community Affairs completed its review of the proposed Comprehensive Plan Amendment for Miami-Dade County, DCA Number 11-D1, which was received on March 21, 2011. Copies of the proposed amendment have been distributed to appropriate state, regional and local agencies for their review, and their comments are enclosed. The Department reviewed the comprehensive plan amendment for consistency with Rule 9J-5, Florida Administrative Code, and Chapter 163, Part II, Florida Statutes, and the Miami-Dade County Comprehensive Plan. The Department does not identify any objections, and this letter serves as the Objections, Recommendations and Comments Report.

For your assistance, we have attached procedures for final adoption and transmittal of the comprehensive plan amendment. If you have any questions, please call Bill Pable, AICP, at (850) 922-1781.

Sincerely,

Bob Dennis
Regional Planning Administrator

BD/bp

Enclosure: Review Agency Comments

cc: Alina Hudak, County Manager, Miami-Dade County
Marc C. LaFerrier, AICP, Director, Miami-Dade County Planning Department
B. Jack Osterholt, Interim Executive Director, South Florida Regional Planning Council

TRANSMITTAL PROCEDURES

Upon receipt of this letter, the County has 60 days in which to adopt, adopt with changes, or determine that the County will not adopt the proposed amendment. The process for adoption of local government comprehensive plan amendments is outlined in s. 163.3184, F.S., and Rule 9J-11.011, F.A.C. The County must ensure that all ordinances adopting comprehensive plan amendments are consistent with the provisions of Chapter 163.3189(2)(a), F.S.

Within ten working days of the date of adoption, the County must submit the following to the Department:

- Three copies of the adopted comprehensive plan amendments;
- A listing of additional changes not previously reviewed;
- A listing of findings by the local governing body, if any, which were not included in the ordinance; and
- A statement indicating the relationship of the additional changes to the Department's Objections, Recommendations and Comments Report.

The above amendment and documentation are required for the Department to conduct a compliance review, make a compliance determination and issue the appropriate notice of intent.

In order to expedite the regional planning council's review of the amendments, and pursuant to Rule 9J-11.011(5), F.A.C., please provide a copy of the adopted amendment directly to the Executive Director of the South Florida Regional Planning Council.

Please be advised that Section 163.3184(8)(c), F.S., requires the Department to provide a courtesy information statement regarding the Department Notice of Intent to citizens who furnish their names and addresses at the local government's plan amendment transmittal (proposed) or adoption hearings. In order to provide this courtesy information statement, local governments are required by law to furnish the names and addresses of the citizens requesting this information to the Department. **Please provide these required names and addresses to the Department when you transmit your adopted amendment package for compliance review.** In the event there are no citizens requesting this information, please inform us of this as well. For efficiency, we encourage that the information sheet be provided in electronic format.

Bob Dennis/DCA/FLEOC
04/04/2011 08:06 AM

To Ray Eubanks/DCA/FLEOC@fleoc
cc
bcc
Subject Fw: Miami-Dade County 11D1 (proposed)

Bob Dennis
Regional Planning Administrator
Division of Community Planning
Florida Department of Community Affairs
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100
(850) 922-1765
(850) 488-3309 FAX
bob.dennis@dca.state.fl.us

----- Forwarded by Bob Dennis/DCA/FLEOC on 04/04/2011 07:49 AM -----



"Suber, Tracy"
<Tracy.Suber@fldoe.org>
04/04/2011 07:01 AM

To <Bob.Dennis@dca.state.fl.us>, <Bill.Pable@dca.state.fl.us>
cc

Subject FW: Miami-Dade County 11D1 (proposed)

FDOE has no comment on this amendment.

Tracy D. Suber
Growth Management and Facilities Policy Liaison
Office of Educational Facilities
Florida Department of Education
325 West Gaines Street, Suite 1014
Tallahassee, Florida 32399-0400
850-245-9312
tracy.suber@fldoe.org
<http://www.fldoe.org/edfacil/>

From: Anita.Franklin@dca.state.fl.us [mailto:Anita.Franklin@dca.state.fl.us]
Sent: Thursday, March 31, 2011 4:28 PM
To: Allena.Nelson@dep.state.fl.us; SHARP@DOS.STATE.FL.US;
FWCConservationPlanningServices@myfwc.com; phil.steinmiller@dot.state.fl.us; rkalin@sfrpc.com;
jjackson@sfwmd.gov; Lawrence.Ventura@homestead.af.mil; basus@miamidade.gov;
evansw@doacs.state.fl.us; Suber, Tracy; Sparkman-Allen, Lisa
Cc: jim.quinn@dep.state.fl.us
Subject: Miami-Dade County 11D1 (proposed)

We are committed to maintaining the highest level of service and we value your feedback. Please complete our [Customer Service Survey](#). If you require direct assistance or a response,

please visit our [Contact Page](#).

Florida has a broad public records law and all correspondence, including email addresses, may be subject to disclosure.



Miami-Dade County 11D1 (proposed).pdf



Please consider the environment - print only if necessary.

Bob Dennis/DCA/FLEOC
03/24/2011 07:39 AM

To Ray Eubanks/DCA/FLEOC@fleoc
cc
bcc
Subject Fw: Miami-Dade County 11D1 (incomplete)

Bob Dennis
Regional Planning Administrator
Division of Community Planning
Florida Department of Community Affairs
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100
(850) 922-1765
(850) 488-3309 FAX
bob.dennis@dca.state.fl.us

----- Forwarded by Bob Dennis/DCA/FLEOC on 03/24/2011 07:39 AM -----



"Suber, Tracy"
<Tracy.Suber@fldoe.org>
03/24/2011 07:28 AM

To <Bob.Dennis@dca.state.fl.us>, <Bill.Pable@dca.state.fl.us>
cc
Subject FW: Miami-Dade County 11D1 (incomplete)

FDOE has no comment on this proposed amendment. The proffered covenant precludes residential use so will not impact public school capacity.

Tracy D. Suber
Growth Management and Facilities Policy Liaison
Office of Educational Facilities
Florida Department of Education
325 West Gaines Street, Suite 1014
Tallahassee, Florida 32399-0400
850-245-9312
tracy.suber@fldoe.org
<http://www.fldoe.org/edfacil/>

From: Anita.Franklin@dca.state.fl.us [mailto:Anita.Franklin@dca.state.fl.us]
Sent: Wednesday, March 23, 2011 4:10 PM
To: Allena.Nelson@dep.state.fl.us; SHARP@DOS.STATE.FL.US;
FWCConservationPlanningServices@myfwc.com; phil.steinmiller@dot.state.fl.us; rkalin@sfrpc.com;
jjackson@sfwmd.gov; Lawrence.Ventura@homestead.af.mil; basus@miamidade.gov;
evansw@doacs.state.fl.us; Suber, Tracy; Sparkman-Allen, Lisa
Cc: jim.quinn@dep.state.fl.us
Subject: Miami-Dade County 11D1 (incomplete)

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Miami-Dade County 11D1 (incomplete).pdf



Please consider the environment - print only if necessary.



Florida Department of Transportation

RICK SCOTT
GOVERNOR

1000 NW 111 Avenue
Miami, Florida 33172-5800

ANANTH PRASAD, P.E.
SECRETARY

April 29, 2011

Mr. Ray Eubanks
Division of Community Planning
Florida Department of Community Affairs
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100

Subject: Proposed Dolphin Center, LLC Application to Amend the Miami-Dade County Comprehensive Development Master Plan (DCA Reference: Miami-Dade County 11D-1)

Dear Mr. Eubanks:

Per DCA's request, this office has completed a review of the *Proposed Dolphin Center, LLC Application to Amend the Miami-Dade County Comprehensive Development Master Plan (DCA Reference: Miami-Dade County 11D-1)*. **The District has no comments on the submittal.** Please contact Ken Jeffries at 305-470-5840, if you have any questions concerning our response.

Sincerely,

A handwritten signature in black ink, appearing to read "Phil Steinmiller".

Phil Steinmiller
District Planning Manager

Cc: Harold Desdunes, P.E.
Aileen Boucle, AICP



FLORIDA DEPARTMENT OF STATE
Kurt S. Browning
Secretary of State
DIVISION OF HISTORICAL RESOURCES

April 27, 2011

Mr. Ray Eubanks
Department of Community Affairs
Bureau of State Planning
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100

Re: Historic Preservation Review of the Miami-Dade County 11D-1 Comprehensive Plan Amendment

Dear Mr. Eubanks:

According to this agency's responsibilities under Section 163, *Florida Statutes*, and Chapter 9J-5, *Florida Administrative Code*, we reviewed the above document to determine if data regarding historic resources were given sufficient consideration in the request to amend the Miami-Dade County Comprehensive Plan.

We reviewed a proposed land use amendment for the Dolphin Center Properties, LLC reassigning a land use designation to a 38.6 acre site within the existing Dolphin Center North DRI to consider the potential effects of this action on historic resources. As explained within the amendment application, archaeological site 8DA411, the Honey Hill site, is located within the amendment area but will be preserved per the existing Development Order. Furthermore, the amendment application states that as additional archaeological resources may be present, further archaeological investigations on the remainder of the property are recommended. If additional resources are encountered, they are to be preserved or an acceptable mitigation plan developed.

This agency concurs with these recommendations, and if they are followed, then the proposed revision will not have an adverse effect on significant archaeological or historic resources.

If you have any questions regarding our comments, please feel free to contact Susan M. Harp of the Division's Compliance Review staff at 850.245.6333.

Sincerely,

Laura A. Kammerer, Historic Preservationist Supervisor
Compliance Review Section
Bureau of Historic Preservation

pc: Mr. Bob Dennis

500 S. Bronough Street • Tallahassee, FL 32399-0250 • <http://www.flheritage.com>

Director's Office
850.245.6300 • FAX: 245.6436

Archaeological Research
850.245.6444 • FAX: 245.6452

Historic Preservation
850.245.6333 • FAX: 245.6437



SOUTH FLORIDA WATER MANAGEMENT DISTRICT

April 5, 2011

Mr. Ray Eubanks, Administrator
Plan Review and Processing
Department of Community Affairs
2555 Shumard Oaks Boulevard
Tallahassee, FL 32399-2100



Dear Mr. Eubanks:

**Subject: Miami-Dade County, DCA #11-D1
Comments on Proposed Comprehensive Plan Amendment Package**

The South Florida Water Management District (District) has completed its review of the proposed amendment package submitted by Miami-Dade County (County). The proposed amendment is a modification of the County's Land Use Element concurrent with a Notice of Proposed Change (NOPC) to the approved Dolphin Center North Development of Regional Impact (DRI). Sun Life Stadium is part of the original DRI adjacent to the site. The proposed amendment seeks to re-designate the land use on a portion of the DRI from Office/Residential to Business and Office on the Comprehensive Development Plan's Land Use Map. The 38.6-acre site will be developed as a recreational water park. The increase in water use associated with this NOPC does not cause the public water supply capacity reserved for the DRI to be exceeded. There appear to be no significant water resource related impacts; therefore, the District forwards no comments on the proposed amendment package.

The District offers its technical assistance to the County and the Department of Community Affairs in developing sound, sustainable solutions to meet the County's future water supply needs and to protect the region's water resources. For assistance or additional information, please contact Murray Miller at (561) 682-6789 or mmiller@sfwmd.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Rod Braun".

Rod Braun
Director
Intergovernmental Policy and Planning Division

c: Bob Dennis, DCA
Rachael Kalin, SFRPC
Marc LaFerrier, Miami-Dade County
Murray Miller, SFWMD



MEMORANDUM

AGENDA ITEM #IILF.3

DATE: APRIL 4, 2011

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: MIAMI-DADE COUNTY PROPOSED COMPREHENSIVE PLAN AMENDMENT
DCA #11-D1

Community Profile

With a 2010 population estimated at 2,496,435, Miami-Dade County is the most populous county in Florida. The County's population increased by 10 percent during the last decade but experienced a small decline of almost 5,000 between 2008 and 2009, according to estimates by the Bureau of Economic and Business Research (BEER). The most recent BEER projections show the County's population increasing by approximately 18,800 new residents per year through 2020, reaching a little under 2.7 million in that year. The percentage of the population that is of working age or younger is larger in Miami-Dade County than the state average.

The structure of the County's economy is heavily service and trade oriented, with approximately 57 percent of total employment in these sectors. The County has established itself as a wholesaling and financial center and major tourist destination. Miami-Dade County ranks ninth in export sales among all metropolitan areas in the country. Almost a quarter of the state's total employment in transportation is located in the county. The Port of Miami is the largest cruise ship port in the world and one of the largest container ports in the southeast. The urbanized portion of the county lies between two national parks, Everglades and Biscayne National Parks. The close relationship of tourism to the preservation of Miami-Dade County's unique native plants and wildlife has been recognized as an economic as well as an environmental issue. In order to manage growth, the County's Comprehensive Development Master Plan (CDMP) establishes an Urban Development Boundary (UDB), which distinguishes the area where urban development may occur from areas where it should not occur. The general location of the County is shown in Attachment 1.

Amendment Review

The South Florida Regional Planning Council (SFRPC) review of proposed Comprehensive Plan amendments for consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)* primarily addresses the effects on regional resources or facilities identified in the *SRPP* and extra jurisdictional impacts that would be inconsistent with the Comprehensive Plan of the affected local government (§163.3184(5), Fla. Stat.). The Council's review of amendments is conducted in two stages: (1) proposed or transmittal and (2) adoption. Council staff reviews the contents of the amendment package once the Department of Community Affairs certifies its completeness.

Objections and Comments relate to specific inconsistencies with relevant portions of the *SRPP*, which was adopted pursuant to Rule 29J-2.009, Florida Administrative Code. Council staff will work with local governments to address Objections and Comments identified during the review of a proposed amendment between the transmittal and the adoption of the amendment.

Summary of Staff Analysis

Proposed amendment package #11-D1 to the Miami-Dade County Comprehensive Development Master Plan (CDMP) contains one (1) map amendment and one (1) related text amendment.

Impact Analysis

Staff analysis confirms the proposed amendments are generally consistent with the *Strategic Regional Policy Plan for South Florida (SRPP)*.

On March 3, 2011, the Board of County Commissioners unanimously voted to adopt proposed amendment package #11-D1 and transmit with acceptance of a Proffered Covenant, to the Florida Department of Community Affairs for review and comment.

The amendment review is detailed on the attached Form C-7, pursuant to the Department of Community Affairs (DCA) requirements for proposed Local Government Comprehensive Plan reviews.

Recommendation of Consistency with Strategic Regional Policy Plan (SRPP)

Find Miami-Dade County proposed amendment package #11-D1 generally consistent with the *SRPP*. Approve this staff report for transmittal to the Florida Department of Community Affairs.

FORM C-7

SOUTH FLORIDA REGIONAL PLANNING COUNCIL
AMENDMENT REVIEW FORM
FY 2010-2011

1. Local government name: Miami-Dade County.
2. Amendment number: 11-D1.
3. Is the Regional Planning Council (RPC) precluded from commenting on the proposed Plan or Element pursuant to Section 163.3184(5) of the Florida Statutes (F.S.), or Rule 9J-11.0084, Florida Administrative Code (F.A.C); or commenting on the proposed amendment pursuant to S. 163.32465(4)(b), F.S.? No.
4. Date the Florida Department of Community Affairs (DCA) notified RPC that amendment package was complete, if applicable: The report will be modified to include the date once DCA assigns it.
5. Date amendment review must be completed and transmitted to the DCA: The report will be modified to include the date once DCA assigns it.
6. Date the amendment review will be transmitted to the DCA: April 8, 2011.
7. Description of the amendments:

Land Use Plan Map and Text Amendment

The proposed amendment would modify the Miami-Dade County Comprehensive Development Master Plan (CDMP) to redesignate a 38.6 gross-acre site within the existing boundaries of the Dolphin Center North Development of Regional Impact (DRI) from its current "Office/Residential" to "Business and Office" land use category on the Adopted 2015 and 2025 Land Use Plan map. The amendment site is located in the City of Miami Gardens, between NW 199 and NW 195 Streets and west of the Florida Turnpike to NW 22 Avenue. Miami-Dade County retains jurisdiction over land use, development and permitting matters related to the DRI, through a Miami Gardens Charter.

The amendment site is within the Dolphin Center North Development of Regional Impact (DRI). The site is bounded by Sun Life Stadium and parking to the north and by publicly-owned lands that buffer the DRI site from residential development to the east, south, and west. Land uses surrounding the amendment site include "Business and Office" to the north, "Environmentally Protected Parks" to the east and "Low Density residential Communities" to the south and west. Transit and high-intensity mixed-use development has been envisioned for the area east of the protected area through the North Corridor Station Area Plan.

Under the current designation the site is undeveloped and used for additional Stadium parking. The proposed amendment would remove 100,000 square feet of approved office space and allow the site to be redeveloped as a water park tourist attraction, to generate revenue. The amendment would also add a proffered Declaration of Restrictions to the Land Use Element table titled "Restrictions Accepted by the Board of County Commissions in Association with the Land Use Plan Map Amendment." The proffered covenant would regulate the level of retail activity by limiting potential uses to those allowed under the previous CDMP designation of "Office/Residential" while allowing a water park with related uses.

The proposed CDMP amendment was filed for concurrent processing with a separate but related Notice of Proposed Change (NOPC) to the existing Dolphin Center North DRI. At the conclusion of

review of the NOPC in December, Council staff had no objections to the NOPC; however, staff recommended the Applicant incorporate Development Order conditions that would reserve for residents of the neighborhood adjacent to the stadium a percentage of the employment that will be created if the water park is approved.

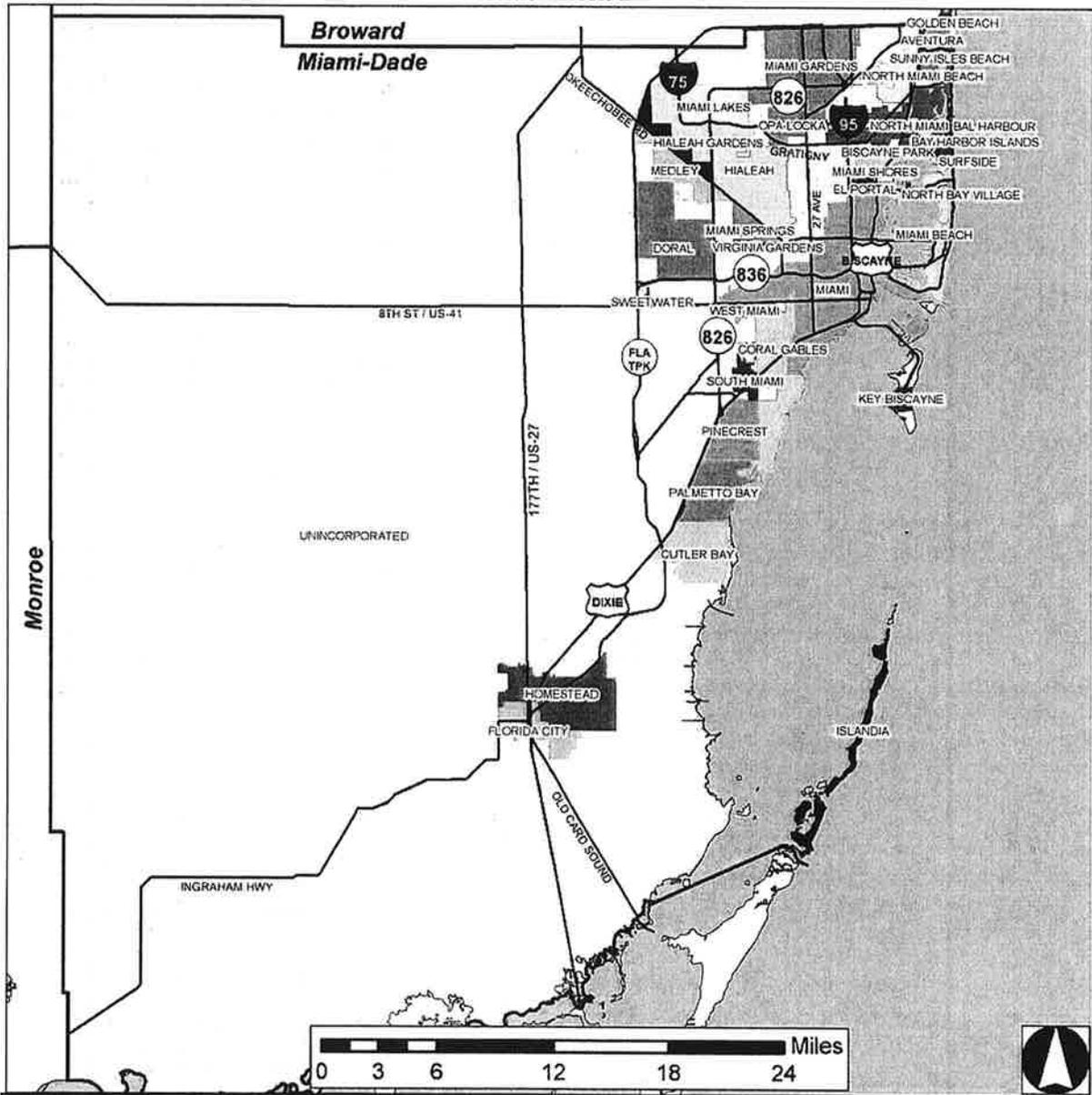
Staff analysis confirms that the proposed amendment is generally consistent with the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

8. Is the Amendment consistent with the Strategic Regional Policy Plan (SRPP)?

Staff analysis confirms the map and text amendments in Miami-Dade County proposed amendment package #11-D1 are generally consistent with the *Strategic Regional Policy Plan for South Florida* (SRPP).

9. Applicable Strategic Regional Policy Plan Goals and Objectives: *Not Applicable*.
10. The effects on the proposed amendment on regional resources or facilities identified in the SRPP: *Not Applicable*.
11. Extra-jurisdictional impacts that would be inconsistent with the Comprehensive Plan of the affected local government: *Not Applicable*.
12. Compatibility among local plans including, but not limited to, land use and compatibility with military bases: *Not Applicable*.
13. Impacts to significant regional resources and facilities identified in the SRPP, including, but not limited to, impacts on groundwater recharge and the availability of water supply: *Not Applicable*
14. Affordable housing issues and designation of adequate sites for affordable housing: *Not Applicable*.
15. Protection of natural resources of regional significance identified in the SRPP including, but not limited to, protection of spring and groundwater resources, and recharge potential: *Not Applicable*.
16. Compatibility with regional transportation corridors and facilities including, but not limited to, roadways, seaports, airports, public transportation systems, high speed rail facilities, and intermodal facilities: *Not Applicable*.
17. Adequacy and compatibility with emergency preparedness plans and local mitigation strategies including, but not limited to, the impacts on and availability of hurricane shelters, maintenance of county hurricane clearance times, and hazard mitigation: *Not Applicable*.
18. Analysis of the effects of extra-jurisdictional impacts which may be created by the amendment: *Not Applicable*.

Attachment 1



COMPREHENSIVE PLAN AMENDMENTS

General Location Map

Miami-Dade County
Proposed Amendment #11-D1

Sources: FDEP, SFWMD, Miami-Dade County, SFRPC.
Note: For planning purposes only. All distances are approximate.

Attachment 2

DOLPHIN CENTER PROPERTIES, LLC CDMP APPLICATION
AERIAL PHOTO



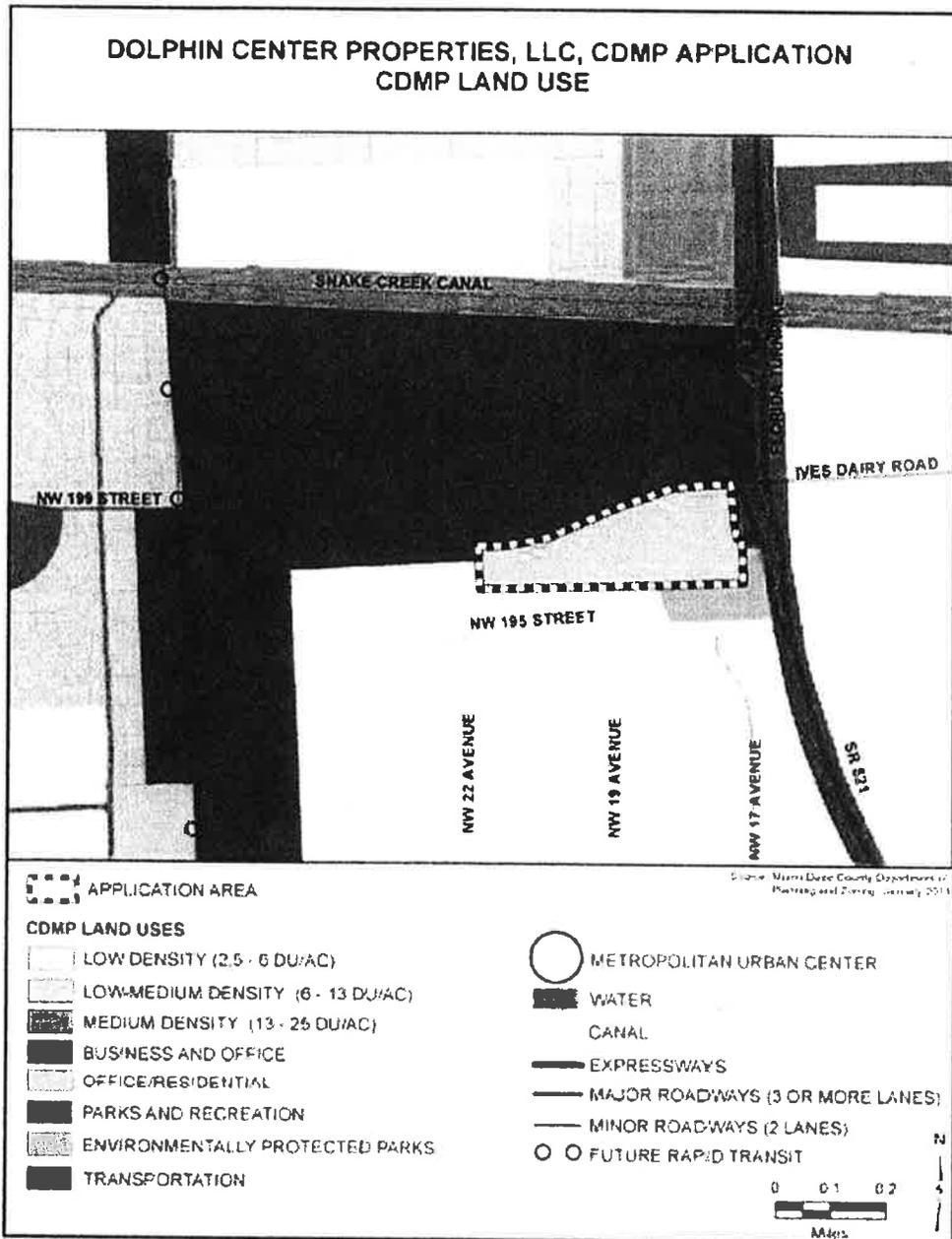
COMPREHENSIVE PLAN AMENDMENTS

Amendment Site Location Map

Miami-Dade County
Proposed Amendment #11-D1

Sources: Miami-Dade County proposed amendment package #11-D1.
Note: For planning purposes only. All distances are approximate.

Attachment 3



COMPREHENSIVE PLAN AMENDMENTS

Proposed Land Use Map

Miami-Dade County
Proposed Amendment #11-D1

From: Office and Residential
To: Business and Office (38.6 acres)

Sources: Miami-Dade County proposed amendment package #11-D1.
Note: For planning purposes only. All distances are approximate.