



STATE OF FLORIDA

DEPARTMENT OF COMMUNITY AFFAIRS

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2011 MAY 20 P 2:34

RICK SCOTT
Governor

BILLY BUZZETT
METROPOLITAN PLANNING SECRETARY

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
201105260

Dear Chairman Martinez:

The Department of Community Affairs completed its review of the proposed Comprehensive Plan Amendment for Miami-Dade County, DCA Number 11-D2, which was received on April 6, 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

2555 SHUMARD OAK BOULEVARD □ TALLAHASSEE, FL 32399-2100
850-488-8466 (p) □ 850-921-0781 (f) □ Website: www.dca.state.fl.us
□ COMMUNITY PLANNING 850-488-2356 (p) 850-488-3309 (f) □ FLORIDA COMMUNITIES TRUST 850-922-2207 (p) 850-921-1747 (f) □
□ HOUSING AND COMMUNITY DEVELOPMENT 850-488-7956 (p) 850-922-5623 (f) □

mark w.

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.



Florida Department of Transportation

RICK SCOTT
GOVERNOR

1000 NW 111 Avenue
Miami, Florida 33172-5800

ANANTH PRASAD, P.E.
SECRETARY

May 6, 2011

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

Subject: Proposed Homestead-Miami Speedway, LLC Application to Amend the Miami-Dade County Comprehensive Development Master Plan (DCA Reference: Miami-Dade County 11D2) and City of Homestead 11D1

Dear Mr. Eubanks:

Per DCA's request, this office has completed a review of the *Proposed Homestead-Miami Speedway, LLC Application to Amend the Miami-Dade County Comprehensive Development Master Plan (DCA Reference: Miami-Dade County 11D2 and City of Homestead 11D1)*. **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,

Phil Steinmiller
District Planning Manager

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



"Scott, W Ray"
<Ray.Scott@freshfromflorida .
com>

05/06/2011 11:37 AM

To <DCPexternalagencycomments@dca.state.fl.us>

cc

bcc

Subject FDACS Review of LGCP Amendments

FDACS has reviewed the following LGCP amendments and has no objections, recommendations, or comments:

Bradford County 11-1ER

Pasco County 11-1

Miami-Dade County 11D2

Bay County 11-1

Collier County 11-1

Please call if you have any questions or comments:

W. Ray Scott
Conservation & Water Policy Federal Programs Coordinator
Office of Agricultural Water Policy
Florida Department of Agriculture and Consumer Services
1203 Governor's Square Boulevard, Suite 200
Tallahassee, FL 32301
(office) 850-617-1716
(mobile) 850-544-9871
(fax) 850-617-1701
Ray.Scott@FreshFromFlorida.com



FLORIDA DEPARTMENT OF STATE

Kurt S. Browning

Secretary of State

DIVISION OF HISTORICAL RESOURCES

May 4, 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 11D2 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 Homestead-Miami Speedway, LLC to change the land use designation on 120 acres to Planned Regional Activity Center and expand the Miami-Dade Urban Development Boundary to consider the potential effects of these actions on historic resources. While our cursory review suggests that the proposed changes may have no adverse effects on historic resources, it is the city's/county's responsibility to ensure that the proposed revisions 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 29, 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-D2
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 amendment proposes to change the land use on 120 acres adjacent to the Homestead-Miami Speedway from Agricultural to Business and Office and expand the Urban Development Boundary (UDB) to accommodate the change in land use. Concurrent with the expansion of the UDB, the County is proposing to exclude 298 acres from the UDB south of the Homestead-Miami Speedway. The excluded area serves as mitigation for the impacts associated with development, including the Homestead-Miami Speedway. This area is located within the footprint of the Biscayne Bay Coastal Wetlands, a component of the Comprehensive Everglades Restoration Plan. The District notified the County in a letter dated March 10, 2011, that the County's recommended UDB location is not inconsistent with the objectives of the Biscayne Bay Coastal Wetlands project. The District has no further comments on this amendment.

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", with a long horizontal flourish extending to the right.

Rod Braun
Director
Intergovernmental Policy and Planning Division

c: Joseph Corradino, Homestead
Bob Dennis, DCA
Rachel Kalin, SFRPC
Murray Miller, SFWMD
Mark Woerner, Miami-Dade County



"Suber, Tracy"
<Tracy.Suber@fldoe.org>
04/12/2011 07:25 AM

To <bob.dennis@dca.state.fl.us>, <bill.pable@dca.state.fl.us>
cc <dcpexternalagencycomments@dca.state.fl.us>
bcc

Subject FW: Miami Dade County 11D2 (proposed)

The Department has no comment on the proposed amendment package because it does not impact a planned or existing school site or 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: Monday, April 11, 2011 4:48 PM
To: Allena.Nelson@dep.state.fl.us; SHARP@DOS.STATE.FL.US;
FWCCConservationPlanningServices@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 11D2 (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 11D2 (proposed).pdf



Please consider the environment - print only if necessary.



MEMORANDUM

AGENDA ITEM #III.F.4

DATE: MAY 2, 2011
TO: COUNCIL MEMBERS
FROM: STAFF
SUBJECT: MIAMI-DADE COUNTY PROPOSED COMPREHENSIVE PLAN AMENDMENT
DCA #11-D2

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 (BEBR). The most recent BEBR 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-D2 to the Miami-Dade County Comprehensive Development Master Plan (CDMP) contains two (2) map and two (2) related text amendments. The proposed amendment is being concurrently reviewed with the City of Homestead proposed amendment #11-D1 (see Council Agenda #III.F.3).

Impact Analysis

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

On March 22, 2011, the Board of County Commissioners voted 9-1 to transmit proposed amendment package #11-D2 with acceptance of a Proffered Declaration of Restrictions, 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-D2 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-D2.
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: April 12, 2011.
5. Date amendment review must be completed and transmitted to the DCA: May 8, 2011.
6. Date the amendment review will be transmitted to the DCA: May 6, 2011.
7. Description of the amendments:

Land Use Plan Map and Text Amendments

The proposed amendment would modify the Miami-Dade County Comprehensive Development Master Plan (CDMP) to expand the 2015 Urban Development Boundary (UDB) to include the application site and to redesignate a 120 gross-acre site within the existing boundaries of the Villages of Homestead Development of Regional Impact (DRI) from its current "Agriculture" to "Business and Office" land use category on the Adopted 2015 and 2025 Land Use Plan map. The amendment would also add text to Policy LU-8G of the Land Use Element, which provides criteria for moving the UDB to expand an existing unique regional facility, and offers a proffered Declaration of Restrictions to the Land Use Element table.

Land Use Plan Map Changes

Under the current designation the amendment site is outside the UDB. The site is undeveloped and currently used for limited agricultural activities and additional Speedway parking. The proposed amendment would expand the boundaries of the UDB to include the amendment site and redesignate its current land use category of "Agriculture" to "Business and Office" to facilitate the expansion and improvement of the existing Homestead-Miami Speedway (Speedway). The amendment site is located outside and adjacent to the UDB, immediately north of the existing Speedway, between SW 132 and SW 142 Avenues and between theoretical SW 333 and SW 336 Streets (see Attachment 2).

The amendment site is within the Villages of Homestead Development of Regional Impact (DRI), which is bounded by the UDB and the Urban Expansion Area (UEA) to the north and west; environmentally protected parks to the south; open land to the southwest; and a park, industrial and office, and low density uses to the east. Land uses surrounding the amendment site include "Agriculture" to the north and east, "Business and Office" to the south, and "Industrial and Office" to the west.

The proposed land use designation would allow for the relocation of a permanent kitchen facility and the addition of 12,000 spectator seats, concessions, parking and other ancillary uses associated with the Speedway. To ameliorate the impacts of the UDB expansion, a separate 120 acres within the DRI will be placed outside the UDB (see Attachment 3).

The existing and proposed intensity change is shown in the table below.

Acreage per Category	Existing FLUM Category	Proposed FLUM Category	Existing Maximum Density (DU/Acre)	Proposed Maximum Density (DU/Acre)	Existing Maximum Intensity (FAR)	Proposed Maximum Intensity (FAR)	Net Increase or (Decrease) in Maximum Density	Non-Residential Net Increase or (Decrease)
120	Agriculture	Business & Office*	N/A	N/A	120 acres Agriculture	12,000 spectator seats, 6,000 S.F. kitchen facility	N/A	12,000 spectator seats, 6,000 SF kitchen facility

SF – square feet; N/A – Not Applicable

*A proffered Declaration of Restrictions would limit the site to parking facilities, 12,000 spectator seats, 6,000 square feet of kitchen facility, and associated ancillary uses to the Speedway.

The proposed CDMP amendment was filed for concurrent processing with a related Notice of Proposed Change (NOPC) to the existing Villages of Homestead DRI to increase the acreage for the Attraction/Recreation land use; add 12,000 spectator seats; reduce density in the eastern one-half of the DRI by four (4) dwelling units; and extend the DRI development order termination date to 2023. In addition, SW 137 Avenue would be realigned and SW 336 Street would be relocated. At the conclusion of review of the NOPC in August 2010, Council staff had no objections. The amendment was also filed for concurrent processing with a separate but related amendment to the City of Homestead Future Land Use Map which would include the redesignation of the 120-acre site from “Agriculture” to “Planned Regional Activity Center”.

Text Changes

The amendment would add text to Policy LU-8G of the Land Use Element, to define a “unique regional facility” and provide criteria for moving the UDB to expand an existing unique regional facility. The revised policy would allow the UDB to be adjusted for the expansion of land containing an “existing public facility or attraction of regional importance, constructed on publicly owned land with significant public funding and intergovernmental coordination,” if it meets the following criteria:

- The land has to be within the UEA, and contiguous to the UDB and the unique regional facility.
- The land use will be limited to the expansion of the unique regional facility and ancillary uses.
- The expansion will have a positive economic impact.

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 proffer would define the allowable uses, which include: temporary and permanent parking, temporary concessions, a permanent kitchen, 12,000 additional spectator seats, limited agriculture uses, and other associated ancillary uses.

Comment & Recommendation

While the proffered Declaration of Restrictions limits allowable uses for the amendment site, other ancillary uses associated with the Homestead-Miami Speedway need to be specifically defined. The Declaration of Restrictions should also include acceptable methods and practices to ensure groundwater recharge issues are addressed.

The Declaration of Restrictions should further limit the allowable, “other ancillary uses” associated with the Speedway and list acceptable ground water recharge practices. SRPP staff is

available to assist County staff in developing a more defined list of ancillary uses and ensuring groundwater recharge issues are addressed.

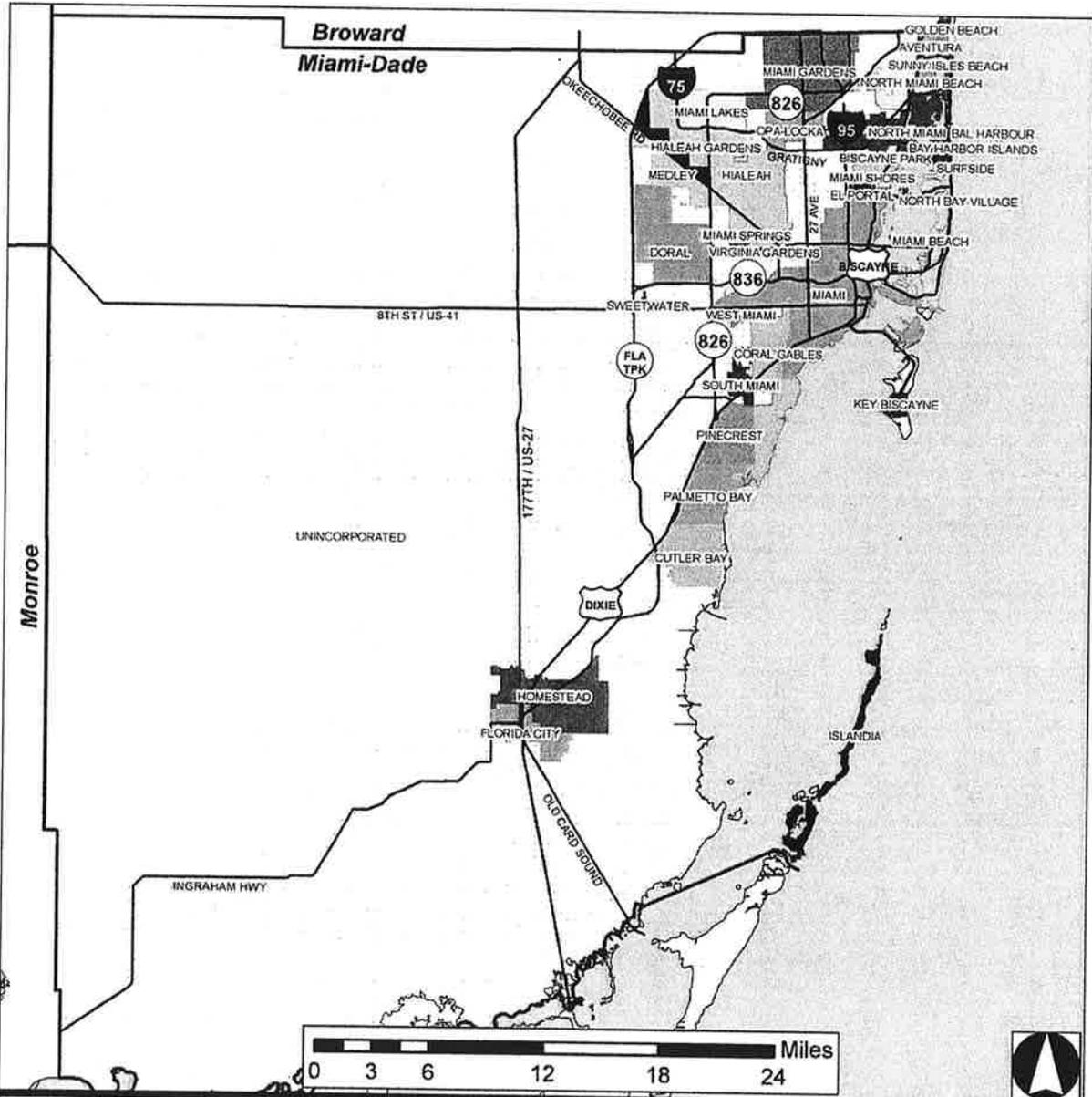
Capacity analysis for the proposed change indicates adequate infrastructure and resources to serve the short- and long-term planning horizons. Staff analysis confirms the proposed map and text amendments are generally consistent with the Goals and Policies of the *Strategic Regional Policy Plan for South 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-D2 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

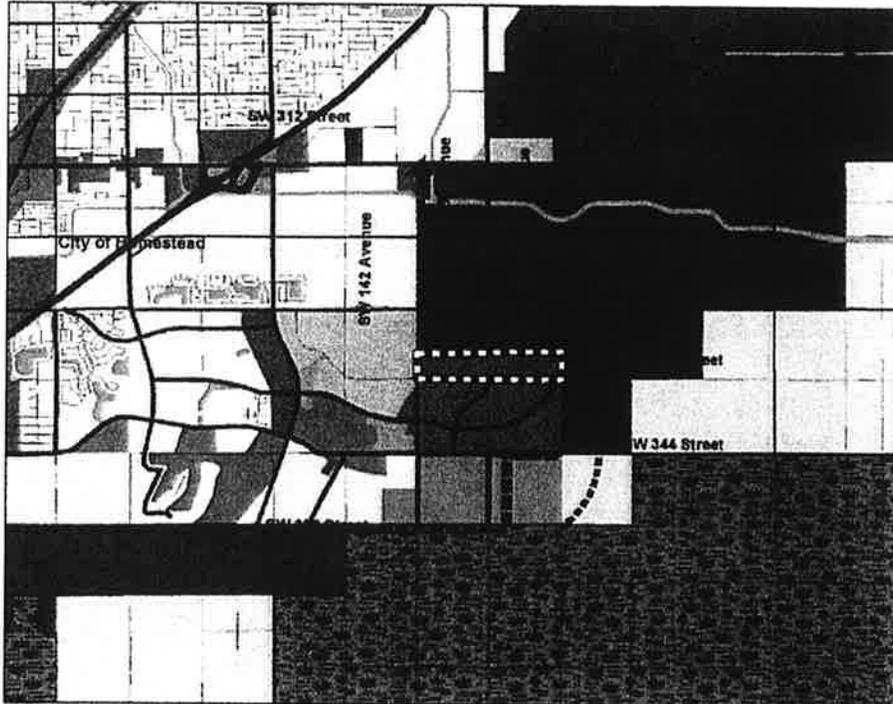
Miami-Dade County
Proposed Amendment #11-D2

Sources: FDEP, SFWMD, Miami-Dade County, SFRPC.

Note: For planning purposes only. All distances are approximate.

Attachment 3

HOMESTEAD-MIAMI SPEEDWAY, LLC CDMP APPLICATION
PROPOSED FUTURE LAND USE



APPLICATION AREA

Source: Miami-Dade County
Department of Planning and Zoning, November 2010

CDMP LAND USES

- | | |
|--|----------------------------------|
| LOW DENSITY RESIDENTIAL (2.5 to 6 DU/Gross Acre) | ENVIRONMENTAL PROTECTION |
| LOW-MEDIUM DENSITY (6 to 13 DU/Gross Acre) | ENVIRONMENTALLY PROTECTED PARKS |
| INDUSTRIAL AND OFFICE | WATER |
| BUSINESS AND OFFICE | TRANSPORTATION |
| INSTITUTIONS, UTILITIES AND COMMUNICATION | EXPRESSWAYS |
| PARKS AND RECREATION | MAJOR ROADWAYS (3 OR MORE LANES) |
| AGRICULTURE | STREET |
| OPEN LAND | 2015 UDB |
| | 2025 EXPANSION AREA BOUNDARY |



COMPREHENSIVE PLAN AMENDMENTS

Proposed Land Use Map

Miami-Dade County
Proposed Amendment #11-D2
From: Agriculture
To: Business and Office (120 acres)

Sources: Miami-Dade County proposed amendment package #11-D2.
Note: For planning purposes only. All distances are approximate.