

CHAPTER 4 - CONCLUSIONS AND PROPOSED REVISIONS

Chapter 4 presents a summary of general conclusions and identifies needed actions and/or proposed plan amendments to address or implement identified changes as discussed in Chapters 1 through 3 of the Evaluation and Appraisal Report (EAR). This Chapter provides only a summary; should additional information be desired, the reader should consult the full discussion of the respective issue, element or special topic.

Proposed revisions may include the identification of new and revised goals, objectives and policies, revised future condition maps, capital improvement schedules, and monitoring and evaluation procedures. While actual proposed amendment language is not included, the general nature or types of changes are clearly described. All proposed revisions presented here have been carefully linked to the evaluation of current conditions within the County, objective achievement, issues, problems and opportunities, and other sections of the report.

4.1 CDMP MAJOR ISSUES

4.1.1 UDB Capacity and Expansion

Conclusions

The issue of Comprehensive Development Master Plan (CDMP) time horizons and Urban Development Boundary (UDB) capacity and expansion impacts both the Land Use Plan (LUP) map and all the elements of the CDMP. The planning time horizons of the CDMP are currently the near-term year 2015 and the long-term year 2025. These planning horizons are reflected on the LUP map as the 2015 UDB and the 2025 Urban Expansion Area (UEA) boundary.

The Department is recommending that the planning horizons for the CDMP be updated to year 2020 for the near term and UDB and to year 2030 for the long term and UEA boundary. Because of the lead time necessary to plan, finance, permit and develop public facilities as well as private development, it is desirable that the Plan's time horizons be adjusted so that the near-term horizon will be approximately

5 years or more beyond the date that the next EAR (2015) will be prepared. Similarly, because of the extended time periods required to plan and build such public facilities as transportation, public water supplies and wastewater treatment facilities, the year 2030 is warranted as a long-range horizon. For example, a long-range planning horizon of 2030 would be consistent with the "Miami-Dade 2035 Long Range Transportation Plan" of the Metropolitan Planning Organization.

The area within the UDB provides enough countywide capacity of residential land to accommodate projected development through 2021, which gives the County an overall capacity of 10 years. Policy LU-8F states that the UDB should contain a ten-year supply of developable land having capacity to sustain projected countywide residential demand for a period of ten years after adoption of the most recent EAR plus a 5-year surplus (a total of 15-year countywide supply beyond the EAR adoption date). A careful review of the housing supply and demand conditions is warranted due to the new Census 2010 population figures and housing market conditions. The recently released Census 2010 population figures were below projected levels; this will result in significant revisions in the upcoming population projections and, in turn, on residential demand. Further, housing market conditions remain uncertain as the County is faced with high vacancy rates, continuing high levels of foreclosures, lack of residential construction activity coupled with high unemployment rates and a tight credit market. Together, these conditions lend support to a thorough review of conditions within the EAR-based amendment time frame.

The Department's continuous monitoring of residential land supply and demand will allow staff to assess conditions and proposed recommendation as warranted when market conditions stabilize.

An expansion of the UDB is not warranted to meet the needs for commercial and industrial lands. Countywide, the 2,942.9 acres of vacant commercially zoned or designated land available in 2010 would be depleted in the year 2034, at the average annual absorption rate of 124.00 acres. Countywide, the 3,522.9 acres of vacant industrially zoned or designated land available in 2010 would be dep-

leted in the year 2039, at the average annual absorption rate of 124.60 acres. However, the projected depletion year varies from Tier to Tier. For both commercial and industrial lands, only the South Central Miami-Dade Tier will deplete its supply before 2025. In this tier, both commercial and industrial lands will be depleted in 2022.

However, the Department is recommending the consideration of one revision to the current Urban Development Boundary by including the 521-acre hole-in-donut area north of the Dolphin Expressway and west of the Turnpike in the boundary and by redesignating this area from "Open Land" to "Restricted Industrial and Office". The area is primarily bordered by land designated as Industrial and Office on the north and west, the Dolphin Expressway to the south and the Homestead Extension to the Florida Turnpike (HEFT) to the east. This hole-in-donut area was created 2002 when areas to the north and west were brought into the UDB and redesignated from "Open Land" to "Restricted Industrial and Office" as the result of the Beacon Lakes DRI application and the Shoppyland application in the April 2001 Cycle of CDMP applications. Thus, the entire area is surrounded by urban development. If public service and environmental issues can be addressed and it is financially feasible, the area should be urbanized. Since the area is located within the Northwest Wellfield Protection area, the most appropriate industrial land use category for redesignation is 'Restricted Industrial and Office.' Industrial use at this location could allow other industrial land to be converted to residential development.

The County can, however, take action at this time to encourage compact development, which will reduce the pressure to expand the UDB and support efforts to restore the Everglades. The Department is proposing several measures to increase densities and intensities that will support compact development.

The specific recommendations for this issue and related issues are the following:

1. The CDMP planning horizons should be 2020 for short-term and 2030 for long-term.
2. Develop a new policy under Objective LU-8 with criteria for moving the UDB for urban uses.

The criteria could include a minimum acreage size, a minimum density requirement, a minimum intensity requirement for non-residential uses, limited impact on natural or agricultural resources, a positive or neutral net fiscal impact to the County generated by the proposed land use change, the land use change would not discourage or inhibit infill and redevelopment efforts in existing neighborhoods and communities, sustainability practices, and for developments containing residential uses participation in a Transfer of Development Rights (TDR) Program that would preserve agricultural or environmentally sensitive areas.

3. Policy LU-8G should be revised:
 - a. To include areas located in accident potential zones of Homestead Air Reserve Base as areas not to be considered when considering land areas to add to the UDB. This revision would help insure compatibility between Homestead Air Reserve Base and adjacent lands, which is required by Section 163.3175(1) of the Florida Statutes.
 - b. To make reference to the Urban Expansion Area (UEA) in Policy LU-8G (ii). Currently UEAs are not included as a factor in this policy for moving the UDB.
 - c. To replace the reference of Category 1 hurricane evacuation areas east of the Atlantic Coastal Ridge as areas to be avoided when considering lands to add to the UDB with a reference to Hurricane Evacuation Zones A and B east of the Atlantic Coastal Ridge. This revision would make this criterion consistent with the revisions made by Application No. 15 of the April 2007 Cycle of CDMP Amendments to the Coastal Management and Land Use Elements.
4. Modify the existing four UEAs. These areas contain limitations for urban development such as wetlands, wellfield protection areas, foot prints of CERP projects, EEL properties, prime agriculture, and accident potential zones associated with Homestead Air Reserve Base.

5. The following changes to the Adopted Land Use Plan (LUP) map for increasing capacity are proposed:
 - a. Locate a Community Urban Center at Palmetto Expressway and Bird Road.
 - b. If prior to the end of the filing period for the EAR-based CDMP Amendments funding is committed for the proposed commuter rail line using the FEC right-of-way between-Miami and Jupiter, potential commuter rail stations should be considered for urban center locations.
 - c. Review and modify the LUP map to encourage increased densities around existing and proposed transit stops; and along transit corridors; and identify where modest density increases may be feasible to properly maintain a balance between residential supply and absorption of units.
6. Expand the urban development boundary by including the 521-acre hole-in-donut area north of the Dolphin Expressway and west of the Turnpike by redesignating this area from "Open Land" to "Restricted Industrial and Office". The area is primarily bordered by land designated as Industrial and Office on the north and west, the Dolphin Expressway to the south and the Homestead Extension to the Florida Turnpike (HEFT) to the east. This hole-in-donut area was created 2002 when areas to the north and west were brought into the UDB and redesignated from "Open Land" to "Restricted Industrial and Office" as the result of the Beacon Lakes DRI application and the Shoppyland application in the April 2001 Cycle of CDMP applications. Thus, the entire area is surrounded by urban development. If public service and environmental issues can be addressed and it is financially feasible, the area should be urbanized. Since the area is located within the Northwest Well-field Protection area, the most appropriate industrial land use category for redesignation is 'Restricted Industrial and Office.' Industrial use at this location could allow other industrial land to be converted to residential development.

Additionally, in order to accommodate county-wide residential demand until 2026, proposed EAR-based amendments will first address ap-

propriately increasing residential densities and intensities inside the existing UDB; second, propose modifying the existing UEA's to realistically reflect future development potential; third, propose expanded or new UEA boundaries to accommodate future residential and non-residential demand, when warranted; and fourth, consider expanding the UDB into the land proposed for the modified and/or new UEA's, as warranted, to address any deficiency in the land supply not adequately addressed by the increased densities and intensities inside the existing UDB.

7. Optimizing the implementation of urban centers will require infrastructure upgrades and the availability of jobs. The County shall list priority areas in Policy CIE-3A where infrastructure upgrades are needed and will be programmed. These areas could include the urban infill area, urban centers and transit corridors.
8. The County needs to focus its efforts on locations and intensity of future development activity. Growth management tools such as parking studies, public investments, policies that would implement this assertion should be clearly identified in a new policy under Objective LU-1.
9. Add new policies under Objectives LU-11 and LU-12 to address incentives and the removal of barriers to infill and redevelopment.
10. Add a new section to the text of the Land Use Element addressing density and intensity bonuses or other measures that will facilitate green building, infill and transit-oriented development. These bonuses were recommended by the public at town hall meetings on the EAR.
11. Review the maximum floor area ratios (FARs) in the table entitled "Maximum Allowable Non-Residential Development Intensity" that is found in the section of the text entitled "Interpretation of the Land Use Plan Map: Policy of the Land Use Element" to determine if they can be increased.
12. The prime use of property designated as "Business and Office" or "Office/Residential" is

commercial or office. However, some properties with this designation are being developed only with residential uses. Require in the text of the Land Use Element properties being residentially developed in these land use categories to include a percentage mix of residential and business and/or office activities with minimum and/or maximum.

13. A new land use category, such as Commercial Recreation, needs to be created to cover major sporting facilities such as Sun Life Stadium, the new baseball park, horse racing tracks, and Homestead-Miami Speedway that are important to the County's economy and tourism. These major sporting facilities serve the South Florida region, cover large tracts of land and operate only during the season for the sport. The land use category needs to address characteristics of major sporting facilities. Currently, these facilities are included in the "Business and Office" category, which is oriented to service, retail, and wholesale activities that generally operate year-round in shopping centers, commercial strips and business nodes. The text of the "Business and Office" land use category is silent regarding major sporting facilities.
14. Guidelines for Urban Form. Create separate guidelines for suburban and urban areas. Areas that are estate and low density residential communities have different requirements for urban form than residential communities with higher densities. In addition, the Guidelines need to address neighborhoods where residents can walk or bicycle to carry on their daily needs.
15. The Interpretative Text should be updated to provide for horizontal mixed-use development that will facilitate the development of walkable and transit-supportive neighborhoods and corridors. This provision should provide the flexibility to create places that are diverse, sociable and reflective of business and technology.
16. Add a new policy under Objective LU-1 addressing the role that the UDB plays in the County's efforts to conserve energy and reduce green house gases.
17. The County recently instituted a Purchase of Development Rights (PDR) program, which holds great potential to protect sensitive land outside the UDB. A policy should be added under Objective LU-1 to encourage the use and expansion of the PDR program.
18. A new monitoring measure under LU-1 should be added to measure the success of TDR, PDR, SUR programs in the County designed to preserve land designated for Agriculture on LUP map.
19. Update the Ultimate Development Area section on pages I-75 and I-76 of the Land Use Element.
20. Develop a new policy under Objective LU-8 or LU-9 that would recommend changes to the County Code regarding amendments to the CDMP that would result in changing the land use designations for land located outside the Urban Development Boundary (UDB) or in moving the UDB or the Urban Expansion Area (UEA). Section 2-116.1 (2) (a) of the County Code currently authorizes these types of amendment applications to be filed as EAR-based amendments during either the April or October filing periods or during the April filing period in odd number years.

4.1.2 Climate Change/Sea Level Rise

Conclusions

The CDMP currently embodies numerous goals, objectives, and policies that promote the densification and intensification of the County's built environment supported by mass transit. Recommendations are made in the following section to modify certain objectives and policies and to add new policies addressing development in the context of climate change. Further recommendations will be made in the future to amend the CDMP as efforts to address climate change progress.

Recommendations

1. Add a new policy under the Land Use Element Objective LU-3 to require the County to initiate, by a date certain, an analysis on climate

change and its impacts on the built environment addressing development standards and regulations related to investments in infrastructure, development/redevelopment and public facilities in hazard prone areas. The analysis will evaluate, among others, property rights issues and municipal jurisdictional challenges and opportunities associated with the avoidance of areas prone to hazard due to sea level rise and other climate change impacts. The current land supply/demand methodology will also be evaluated to consider the risk associated with infrastructure investments in flood prone areas, and the CDMP long-term time horizon will be evaluated in relation to climate change impacts. Recommendations that result from this study would include, but not be limited to, changes to land use designations, development entitlements and zoning, and development standards.

This analysis is consistent with the intent of Land Use Element Policy LU-9B and would implement Climate Change Advisory Task Force (CCATF) Recommendation C.2: *Propose strategies that incorporate climate change into all public investment processes and decisions, including those concerning infrastructure and buildings.* This analysis would also implement CCATF Recommendation E.1 and D.4: *Create a plan to locate infrastructure and development outside coastal or flood hazard prone areas using projections of sea level rise to identify those areas. Describe a transitional zone between the hazard area and the built area to be protected and prohibit incompatible land uses that would convert open lands in the transitional zone. Establish a comprehensive planning and zoning policy, such as development setbacks and limits on density and infrastructure in coastal and transitional zones to consider vulnerability to sea level rise and saltwater intrusion.*

2. Add a new policy under the Land Use Element Objective LU-3 that requires the County to establish a Climate Change Analysis, subsequent to the deadline referenced in Recommendation No. 1, to be used to evaluate proposed new development and redevelopment to assess the suitability of proposed use(s), density and/or in-

tensity of use(s), and the level of risk of exposure to climate change impacts, among others. The Climate Change Analysis is to be based on the recommendations of the analysis discussed in number 1 above. The review of proposed development would include a statement of anticipated impacts on climate change.

The CCATF Recommendations C.2, C.7 and C.8, E.1 and F.10 coincide with this recommendation. The CCATF Recommendation C.2 emphasizes that climate change should be incorporated, "into all public investment processes and decisions, including those concerning infrastructure and buildings." Application of this type of climate change review or analysis may assist the County to achieve GreenPrint Draft Goal 2 ("Be an international model for climate change adaptation") that suggests the integration of climate change considerations into strategic and fiscal decision-making, and Goal 5: Responsible Land Use and Smart Transportation¹.

3. Add a new policy under the Land Use Element Objective LU-3 to create educational tools, such as a reader-friendly document and website that communicate existing and new climate change-related regulations and initiatives. The purpose of these educational tools would be to implement climate change policies through education and advocacy. Information would be presented clearly to explain projected climate change impacts at the personal level, and would link these risks with an explanation of how business today would have to shift to address these projected risks. The effects of everyday choices would also be discussed. The various elements of the CDMP would be explained including the various County departments that have developed the policies in the CDMP elements. The information collected would also explain how the public can help shape policies in the CDMP and in other County plans to ensure that Miami-Dade resources are protected as climate conditions change.

¹ Miami-Dade County GreenPrint. GreenPrint Milestones Two and Three. Accessed on the internet, July 15, 2010, http://www.miamidade.gov/GreenPrint/milestones_two_three.asp#land_use.

This task would contribute to the implementation of CCATF Recommendation E.7 that suggests development of a county-wide educational outreach program on climate change.

4. Add a new policy under the Intergovernmental Coordination Element Objective ICE-5 requiring the County to continue coordination with the various regional climate change organizations to develop initiatives and goals to address climate change mitigation and adaptation. Integrate evolving County and regional climate change mitigation and adaptation goals and recommendations into the CDMP as appropriate.

Guiding principles developed as a part of the County's sustainability planning process, GreenPrint, acknowledge that the County must coordinate with local municipalities, neighboring counties, and the private sector to achieve sustainability goals. The CCATF also emphasizes the importance of regional cooperation to address climate change conditions. Regional cooperation may include the following projects:

- Develop maps that depict storm surge and sea level rise projections, with overlays of infrastructure, population and building densities.
- Develop a regional growth and redevelopment plan to minimize losses to existing investment and consolidate new development on *transit-served high ground*. Amend the CDMP and other County documents to incorporate best management practices for climate change mitigation and adaptation and incorporate climate change planning maps as appropriate.
- In partnership with the Department of Emergency Management, assist the Local Mitigation Strategy (LMS) Working Group to incorporate climate change into ongoing hazard mitigation planning. The LMS system shall consider climate impacts when prioritizing hazard mitigation projects for potential funding.
- Add a new policy under the Conservation, Aquifer Recharge and Drainage Element Objective CON-1 requiring all County de-

partmental master plans and strategic business plans to be amended to include and prioritize climate change mitigation and adaptation strategies. All departmental recommendations related to climate change shall be monitored, and annual progress reports shall be published in a central location (such as a website) that encourages and facilitates public review and participation. This could be linked with the educational tools discussed under number 3 above.

- Each department shall research the implications of extended planning horizons (i.e. 30, 50, 75-year plans) and consult with other agencies and regulators to include projected long-term climate change impacts into resource allocation recommendations.
- The County shall determine the most efficient method to establish targets, track, and report progress toward implementation of climate change recommendations in all master planning documents.

To address the requirements of HB 697, it is recommended that the affected CDMP Elements be amended as follows, in addition to any new requirements resulting from the DCA's rule making process.

5. Modify the CDMP Land Use Element as follows:
 - Modify the Land Use Element Goal to include 'environmental' among the needs to be protected by land use and services distribution.
 - Modify Objective LU-1 and associated policies to address greenhouse gas emissions
 - Modify Objective LU-7 and associated policies to address greenhouse gas emissions, energy efficiency and conservation.
 - Add a new policy under Objective LU-7 (Policy LU-7J) requiring the County to formulate or adapt formula(s) or mechanism(s) to estimate greenhouse gas emissions, energy efficiency and conservation.

- Modify LU-8E to add criteria to be used in evaluating CDMP amendments that includes an assessment of greenhouse gas emissions estimates and energy efficiency in land use patterns.
 - Add a new map under the Interpretation of The Land Use Plan Map: Policy of The Land Use Element section to depict energy conservation.
6. Modify the CDMP Housing Element as follows:
- Modify Objective HO-7 to require energy efficiency and conservation and the use of renewable energy sources in housing design and development alternatives.
 - Modify Policy HO-7B to include energy efficiency and conservation and the use of renewable energy sources in the supported construction techniques, methods, and materials.
7. Modify the CDMP Transportation Element as follows:
- Traffic Circulation Subelement EAR Chapter 2 recommended modification to Objective TC-1 to remove the statement that it is desirable that all roadways in the County operate at level of service C or better. This desirable level of service is not being achieved and is not transit supportive.
 - Add a policy in the Mass Transit Subelement that requires cooperation between the DP&Z, MDT, MPO, MDX and other pertinent agencies to further the coordination and implementation of land use and mass transit planning.
8. Modify additional CDMP objectives and policies to address greenhouse gas emissions reduction, energy efficiency and conservation where appropriate.

4.1.3 Directing Growth and Employment

Identification of CDMP Elements Impacted and Assessment of Effect on Specific Objectives

This major issue impacts the following elements of the CDMP:

- Aviation
- Capital Improvements
- Economic

Within each element, certain objectives are more affected than others.

Aviation Subelement

Objective 8 refers to maximizing economic growth. Therefore, maintaining land for commercial and industrial uses in the vicinity of the airports enhances the achievement of this objective.

Capital Improvements

Objective 3 and the accompanying Schedule of Investments would be impacted by the prioritization of infrastructure expenditures for urban centers. Other areas of need would then have a lower priority.

Economic Element

Objective 3 would be affected by the identification of specific targeted industries.

Objective 4 and would require a prioritization of infrastructure needs.

Objective 8 is consistent with the emphasis on entrepreneurship.

Objective 11 should be rephrased to include removal of obstacles to business development.

Recommendations

The discussion of how to geographically distribute employment and create and expand employment centers was framed within the context of the broader issues of the existing conditions and trends of the Miami-Dade economy, the factors that drive its growth and industry diversification potential. Several important findings are: entrepreneurship is a key factor in driving economic growth; Media, Entertainment, Advertisement, and Communications industries appear to be candidates for industry diversification; a major obstacle to economic development of urban centers is lack of infrastructure; and two important moderately sized employment centers are located proximate to airports in the north and southern ends of the County.

Proposed Revisions

1. Reference to the priority of infrastructure needs in urban centers needs to be specified in the Capital Improvement under Objective 3 and in the Economic Element under Objective 4.
2. Maintenance of existing commercially designated land needs to be incorporated into the Aviation Subelement in Objective 8.
3. Industries that are good candidates for economic diversification should be specified in Objective 3 of the Economic Element.
4. The need for industry specific incubator programs and entrepreneurship centers should be included in Objective 8 of the Economic Element.
5. A new objective that deals with economic revitalization of neighborhoods, with priority to urban centers, should be included in the Economic Element.
6. Objective 9 should be reworded to place greater emphasis on workforce development necessary for job retention and creation.

4.1.4 Transportation/Mobility

Conclusions

On October 19, 2009, Miami-Dade County conducted the 2010 Evaluation and Appraisal Report (EAR) scoping meeting, via videoconference with the Florida Department of Community Affairs (DCA), members of state, regional and county agencies, local municipalities, and the public to identify major County Issues. Transportation Mobility was one of the major issues identified. The assessment of the Transportation Mobility issue addressed: the transportation component of House Bill 697; discussed how the County can more effectively achieve pedestrian friendly and walkable communities, explore the incorporation of mobility planning and the complete street concept into the CDMP to supplement existing objectives, policies and strategies to improve transportation facilities and services; and the consideration of additional funding sources for operation and maintenance of existing transportation infrastructures and planning and construction of capital improvements.

For the purpose of addressing this major issue, County staff reviewed existing and new state legislation addressing transportation mobility, land use and transportation best practices known to improve mobility, and the "Complete Street" concept; evaluated the Comprehensive Development Master Plan's (CDMP) goals, objectives and policies, specifically the Land Use Element, Transportation Element and Traffic Circulation and Mass Transit Subelements, to assess the degree to which the CDMP already addresses transportation mobility and the Complete Street concept; identified strengths and shortcomings of the plan; and make recommendations to strengthen the plan to fully address the transportation mobility requirements, the elements of Complete Streets, energy efficiency, and greenhouse gas emission reduction.

The assessment of the goals, objectives and policies of the Comprehensive Development Master Plan highlighted the strengths and shortcomings of the plan with regard to mobility planning and complete streets. Based on the results of this review, the County will consider the new requirements of the Growth Management Act; the elements of the Complete Street concept; and identify appropriate changes needed to enhance the goals, objectives and policies of the plan to ensure the plan addresses all elements of transportation mobility. Reasonable discretion was taken in assessing the comprehensive plan as appropriate mobility plan strategies vary according to the context and reality of the county. As an urbanized area, Miami-Dade County has more extensive multimodal needs involving a diversity of modes of transportation and strategies. Less dense areas may focus only on highway access management, local street connectivity, gaps in the sidewalk and bicycle networks, ridesharing programs, etc. The evaluation considered additional opportunities to advance coordination between land use and transportation planning objectives and to address as many elements and criteria as possible in the mobility planning process.

The evaluation indicates that the County's CDMP has many objectives and policies already in place to plan for, promote and develop a transportation mobility system. However, the evaluation also identifies some elements of mobility planning that need to be incorporated or enhanced in the CDMP. The follow-

ing mobility planning elements need to be added or strengthened in the comprehensive plan:

- Organization and Location. Focus non-residential development into activity centers rather than in strips along major roadways to create destinations that can be more efficiently served by transit; and locate shopping, services and employment centers in close proximity to each other and surrounding residential uses to facilitate walking, bicycling, transit use, and reduces auto trip lengths. Locating residential development at urban fringe and goods and services onto strips along arterials require residents to make longer and more auto trips.
- Multimodal Policy. One of the criteria of this element is the provision of transportation impact procedures to assess development impacts on all modes of transportation and minimize vehicular, transit, bicycle and pedestrian conflicts. The County currently assesses impacts of development on roadways and transit and should consider including in its comprehensive plan procedures to assess impacts on all modes of transportation.
- Network Improvement. Promote direct, efficient connections between employment centers and residential areas.
- Transit Operations/Safety. Provide for transit signal priority and/or queue jumpers; exclusive transit lanes; and for major residential, retail, office, or mixed use development to provide appropriate transit-supportive facilities and service.
- Pedestrian/Bicycle Operations/Safety. Include measures to increase pedestrian safety at intersections and mid-block crossings, and measures to include bicycle safety.
- Funding. Funding is the most crucial implementation element. One mechanism undergoing extensive evaluation in Florida is a mobility fee. However, the County should continue to search for funding sources that are sensitive to development location and vehicle miles of travel (VMT) generated by the development that could be spent on all transportation modes, system operations and transportation demand

management improvements. In addition, the County must focus the funding priority on transit service and non-motorized transportation options.

Recommendations

1. The County's Comprehensive Development Master Plan should be modified to specifically address mobility planning that promotes transit, pedestrian and bicycle friendly development; supports and encourages transit use; promotes mix of uses and enhances transportation strategies to help reduce vehicle miles traveled and, therefore, reduce Greenhouse Gas emissions; and increases the level of cross-jurisdiction coordination in providing transportation facilities and services.
2. Designate Multimodal Transportation Corridors as "Activity Corridors" on the Land Use Plan Map, Land Use Element and Transportation Element such as NW/SW 27, 42, 57, 87, 107 and 137 Avenues, and NW 103, 36/41 Streets, W. Flagler Street, Tamiami Trail (SW 8 St.), Coral Way (SW 24 St.), Bird Road Drive (SW 40/42 St.), Kendall Drive (SW 88 Street), Coral Reef Drive (SW 152 St.), and South Dixie Highway (US 1).
3. Provide for uses allowed, density and intensity of development and urban design guidelines in the CDMP for the Activity Corridors.
4. Develop a street classification based on the land use context of the adjacent land uses and modal priority and develop street design elements for each street typology.
5. Establish project priorities for funding for services and facilities within the Urban Infill Area, transportation concurrency exemption areas, urban centers, and activity corridors.
6. Research the legal possibility of Miami-Dade Expressway Authority spending or sharing part of its revenues on transit-related projects.
7. Allow Roadway Impact fees to be expended on transit related roadway improvements, pedestrian and bicycle facilities, transportation system management, and transportation demand management.

8. Add new text and/or policies in the CDMP on "Complete Streets" in order to integrate into the different elements of the plan strategies to accomplish the concept of complete streets and encourage planning.
9. As required by Rule 9J-5, local governments must conduct an analysis of existing land use and transportation conditions that reduce mobility so that this information can be used in developing appropriate mobility strategies.

4.2 ASSESSMENT OF CDMP ELEMENTS

4.2.1 Land Use Element

Conclusion and Revisions for Assessment of Preface, Introduction and Statement of Legislative Intent

Preface

The following change to the Preface is proposed:

1. The language on levels of service (LOS) needs to be revised to reflect the new LOS for schools.

Introduction

No change is needed

Statement of Legislative Intent to the CDMP

No change is needed

Conclusions

The overall philosophy of the Land Use Element should be maintained and does not require revising. However some updating of text and maps is required. This section of the element evaluation identifies needed actions to address or implement identified changes as discussed in the other sections of this report. Additional changes are made to update and clarify the Interpretative Text. Proposed revisions include the identification of the need to revise or add objectives, policies, monitoring measures, interpretative text, Land Use Plan map, and future conditions maps. While actual proposed amendment language is not included, the general nature or type of changes is clearly described. Although, not specifically described below in the Proposed Revision section, all references in the Land Use Element

goals, objectives, policies, Interpretative text and the Land Use Plan map to the short and long-term planning horizons of "2015" and "2025" should be changed to the new planning horizons.

Proposed Revisions to the Adopted Land Use Plan (LUP) Map

The following changes to the Adopted Land Use Plan (LUP) map are proposed:

1. Locate a Community Urban Center at Palmetto Expressway and Bird Road.
2. If prior to the end of the filing period for the EAR-based CDMP Amendments funding is committed for the proposed commuter rail line using the FEC right-of-way between Miami and Jupiter, potential commuter rail stations should be considered for urban center locations.
3. Review and modify the LUP map to encourage increase densities around existing and proposed transit stops, and along transit corridors.
4. Incorporate land use plan changes that are based on the land use designations in municipal comprehensive plans that are either new or been revised since 2003.
5. Identify as water features the large lakes, five or more acres, which were created or expanded since 2003.
6. Depict land acquired since 2003 by the County using the Environmentally Endangered Lands Program with a designation as "Environmentally Protected Parks."
7. Show lands acquired since 2003 by the state, federal and regional agencies for environmental purposes as "Environmental Protection."
8. Designate lands acquired since 2003 for community, district and metropolitan parks as "Parks and Recreation."
9. Show lands acquired by public agencies since 2003 for large institutional, utility, or communication purposes as "Institutions, Utilities and Communications."

10. Update the roadway and rapid transit networks to reflect the changes made in the Miami-Dade County Long Range Transportation Plan to Year 2035.

Proposed Revisions to the Introduction of Land Use Element

1. Page I-1, first paragraph- Expand the paragraph by discussing the physical limits to horizontal expansion placed on Miami-Dade's urbanizing area by national parks, wetlands, environmental preserves and unique agricultural land resources. Also, discuss the mandates to conserve water, use land efficiently, and prevent urban sprawl. In addition, replace the phrase "fifth major update" with "sixth major update."
2. Page I-1, fourth paragraph- Provide a figure showing the location of the Miami-Dade County portion of the Big Cypress Area of Critical State Concern. It would be better for the reader if a map illustrating the location of this area could be found on an adjacent or nearby page. Currently, the text states that the Big Cypress "critical boundaries" coincides with the boundaries of the Big Cypress National Preserve and refers the reader to a separate document, the LUP map, for the location of the Big Cypress National Preserve. In addition, delete the reference to existing land use map since there is no existing land use map in the current version of the Element.
3. Page I-2, first paragraph- Revise to include the 2010 Evaluation and Appraisal Report in the supporting material for this Element.
4. Page I-2, first paragraph- Replace the reference to "2003 EAR report" with "2010 EAR report"

Proposed Revisions to Objectives and Policies

The following changes to objectives and policies are proposed:

Objective LU-1. The year of 2025 in this objective needs to be updated to the new long-term planning horizon date of 2030.

Policy LU-1D. Policy needs to be revised to refer to planning of 'communities' without regard to use. Communities should be planned to include residential, employment, public facilities, etc.

Policy LU-1E. This policy should be modified so a mixture of uses can be promoted in neighborhoods but only those non-residential uses that are suitable for areas with dwellings. Some commercial and industrial uses are stationary sources of air pollutant emissions and would not be suitable for areas with residences.

Policy LU-1H. This policy should be modified to reflect Miami-Dade County's Recreation and Open Space System Master Plan which was approved by the Board of County Commissioners (BCC) on February 19, 2008 (Resolution No. R-171-08).

Policy LU-1J. This policy should be modified by deleting the reference to the Empowerment Zone program, which ended on December 31, 2009.

Policy LU-1N. The "Metro-Miami Action Plan" agency title in the policy should be changed to "Miami-Dade Economic Advocacy Trust."

Policy LU-1O. This policy should be revised to indicate that its focus is the area outside the UDB.

Policy LU-1P. Modify policy by adding agritourism as a consideration for alternative land uses in the South Dade agricultural area.

Policy LU-1Q. Modify policy on siting of public and private schools by replacing the reference to Objective EDU-2 with a reference to Objective EDU-3. When the Miami-Dade County Board of County Commissioners (Board) adopted in 2008 Ordinance No. 08-74 that amended the Educational Element, a new Objective EDU-2 that addressed school concurrency was added and the previous Objective EDU-2 addressing the siting of public and private schools was renumbered as Objective EDU-3. Section 9J-5.005(5)(a) of the Florida Administrative Code F.A.C. requires internal consistency between the elements. This policy serves to provide internal consistency by linking the Land Use and Education Elements.

Policy LU-1S. Modify policy to clarify that the County Strategic Plan should be consistent with the CDMP and update the policy to reflect new Strategic Plan goals and strategies.

New LU-1 Policy. Include a policy that discourages walled and/or gated subdivisions and encourages building design and orientation that enhances pedestrian accessibility and defensible space.

Objective LU-2. This objective should include a statement about limitations to future land use and urban expansion related to climate change adaptation, specifically sea level rise (increased flooding along the coast and in the western and southern parts of the County and near waterways). In addition, the target date in the Objective should be changed from 2015 to 2020.

Objective LU-3. The current version of the CDMP was adopted in 1988, thus, the phrase "Upon adoption of the CDMP," should be deleted from this objective.

Policy LU-3D. The policy needs to be revised to specifically include all areas on the barrier islands. Significant densification continues within municipalities along the coastline. The County's role or responsibility to restrict additional water/sewer service for all areas within the Coastal High Hazard Area should be acknowledged.

Policy LU-3E. The policy and Figure 1 "South Miami-Dade Watershed Plan" should be removed. The study was completed and the BCC accepted it by Resolution R-603-07 the South Dade Watershed Study and Plan in 2007 but did not adopt it.

Policy LU-3F. Expand the definition of direct agricultural production to include sales and agritourism activities.

Policy LU-3G. The policy needs to be revised to address the term "seasonal agriculture."

Policy LU-3I. This policy required the development of the Dredged Materials Management Plan, which was completed in 2004. To maintain internal consistency with the Port of Miami Subelement, this policy should be replaced with a new policy that requires

implementation of the plan as amended from time to time.

New LU-3 Policy. Include a policy that supports the Comprehensive Everglades Restoration Plan (CERP), and increased funding and resources for other regional and local habitat restoration and preservation efforts and initiatives.

Policy LU-4F: This policy needs to be updated by replacing the phrase "Homestead Air Force Base Air Installation Compatible Use Zone (AICUZ) report" with "Homestead Air Reserve Base Air Installation Compatible Use Zone (AICUZ) report." Also, a reference to the approved strategies in the Joint Land Use Study (JLUS) should be added to the policy. These reports address compatibility of the base with surrounding community. The Board of County Commissioners on April 6, 2010 accepted with Resolution R-357-10 both the 2007 Homestead Air Reserve Base AICUZ and JLUS reports plus approved certain strategies in the JLUS report.

Objective LU-5. The current version of the CDMP was adopted in 1988, thus, the phrase "Upon adoption of the CDMP," should be deleted from this objective.

Objective LU-6. The word "significantly" needs to be changed to "significant."

Policy LU-6B: The term "thematic groups" should be deleted from the policy. It could be replaced with a type of designation that the County currently allows in the Historic Preservation Ordinance.

Policy LU-6C: This policy can be expanded by stating that the Office of Historic and Archaeological Resources can provide assistance in identifying possible grants and other funding sources to assist County departments with the maintenance and management of their historic resources.

Policy LU-6G: The historic preservation ordinance sets a time limit that municipalities have to enact their own program. Therefore, this policy should clarify that the County will continue to act as the governing Historic Preservation Board and support staff for those municipalities that do not have their own historic preservation program or ordinance.

Policy LU-6H: Revise the title of the agency from "Office of Historic Preservation" to "Office of Historic and Archaeological Resources."

Policy LU-6J: Replace the reference to the "Miami-Dade County Public School System" with a reference to "Miami-Dade County Public Schools."

Policy LU-6K: Remove the term "tourist programs" from the policy. The County does not have the resources to provide these programs.

Policy LU-6L: Revise the title of the agency from "Office of Historic Preservation" to "Office of Historic and Archaeological Resources."

Objective LU-7

Add bicycle-friendly-environment.

Policy LU-7B: Add cross walks and pedestrian lights as pedestrian accommodations and add facilities for bicycles.

Policy LU-7D: Revise to include that when development is located within ½ mile of mass transit stations it must be developed with an interconnected network of blocks and streets that connect with existing streets.

Policy LU-7F: Revise minimum densities upward around transit stations based on a study of similar metropolitan areas with rapid transit services.

Policy LU-7G: Add a requirement for a phasing plan to initiate, prioritize and formulate updated or new station area plans based on the overall priority categories for urban centers established by the Board of County Commissioners.

Policy LU-7H: Add target date for comprehensive review of regulations

Policy LU-7I: Add target date for reviewing and creating development incentives to encourage higher density, mixed-use and transit-oriented development at or near existing and future transit stations and corridors.

Policy LU-8E: Replace the phrase "to consider" with "for" in the second line of the opening sentence.

Policy LU-9H: Revise policy by stating that the County shall continue its special area planning program.

Policy LU-9I: Expand policy to address coordination with and/or assistance to municipalities in improving land development regulations.

Policy LU-9J: Expand policy by stating that the principles of the Urban Design Manual should be implemented by updating the zoning code.

Policy LU-9K: Revise target date.

Policy LU-9N: Delete policy.

Policy LU-9O: Revise target date.

Policy LU-9P: Revise the second to last sentence by replacing the word "work-live" with "live-work."

Policy LU-9S: Delete policy since the RU-RH zoning district, which allows detached and townhouses together, was adopted in 2006.

Policy LU-9T: Revise target date.

New LU-9 Policy. A policy facilitating a systematic approach to identifying code deficiencies and preparing code amendments recommended by policies in the CDMP should be developed.

New LU-9 Policy. A study is needed to address minimum requirements for off-street parking and shared parking in transit corridors and areas with a mixture of uses.

Policy LU-10A: This policy outlines certain actions that shall be taken to achieve energy efficiency but does not indicate how these actions should be implemented or achieved. The policy should be strengthened by developing a targeted strategy to achieve infill of underutilized urban areas; including provisions for adequate infrastructure to be made available for the targeted infill areas.

Policy LU-10B: The target date needs to be revised to 2014.

Policy LU-10E: The policy should be strengthened to promote incentives for energy efficiency and conservation measures.

Policy LU-11A. Revise the policy to report annually the application of the models and delete the dissemination to a particular industry.

Policy LU-11B. Delete policy as it no longer makes sense to convene a study group given the redevelopment activity in Downtown Miami, Sunny Isles, Miami Beach and Aventura since the last EAR.

Objective LU-12. The areas listed for infill development other than the Urban Infill Area need to be revised. The geography chosen should focus on a more specific area. Reference to the CDBG eligible area should be deleted and consideration should be given to urban centers and Community Redevelopment Areas (CRAs).

Policy LU-12A. Revise by deleting the reference to underutilized sites as they are included in redevelopment. In addition, the reporting of the findings should be annually and directed to the general public not to a specific interest group.

New LU-12 Policy. Add to address incentives and the removal of barriers to infill development.

New LU-12 Policy. Add to promote infill development which supports transit for workforce communities.

New LU-12 Policy. Add to promote joint development incentives and opportunities for infill development adjacent or contiguous to existing and proposed transit service and transit stations.

New LU-12 Policy. Add to provide for the creation of flexible development standards to allow development on small, irregular or otherwise substandard parcels that may occur in older neighborhoods.

New Objectives. To address community design concerns, consider adding new objectives and associated policies. The topics addressed by these new objectives could include urban form, neighborhoods, urban centers, employment centers and mixed-use corridors.

Proposed Revisions to Land Use Monitoring Program and Evaluation and Appraisal Reporting Procedures

The following changes to Monitoring Program and Procedures are proposed:

Objective LU-1 Monitoring Measure A: This measure addresses the success of the Urban Development Boundary (UDB) to contain growth by measuring acreage of subdivisions not contiguous to other urban development and population density within the UDB of the LUP map. While information is available on population density within the UDB, no database exists for the acreage of subdivisions not contiguous to other urban development. The measure needs to be revised to address development activities occurring in urban centers.

Objective LU-1 Monitoring Measure B: The Department of Housing and Community Development in recent years has been using federal and state funds to provide revitalization assistance on a Commission District basis. This measure, which addresses the success of revitalization efforts, needs to be modified so only the distressed portions of Commission Districts, such as Neighborhood Revitalization Strategy Areas or Community Development Block Grant (CDBG)-eligible census block groups, are reported on. On February 2, 2010, Miami-Dade County Board of County Commissioners approved Resolution No. 137-10 requesting that the Mayor or his designee provide to the Board an annual report detailing the County's achievements in NRSAs. The monitoring measure needs to be revised to reflect the information that could be provided by the annual report on revitalization efforts in each of the eight NRSAs.

Objective LU-1 Monitoring Measure C: Delete the reference to "Office of Community and Economic Development (OCED)." Also, modify the measure so only the distressed portions of Commission Districts, such as Neighborhood Revitalization Strategy Areas or CDBG-eligible block groups, are reported on.

Objective LU-1 Monitoring Measure D: The Department of Planning and Zoning has over many years been devising policies to encourage or require "improved design of neighborhoods," but simply counting the number of new ordinances is not an adequate measure of the effectiveness of the

policies in this objective, this measure should be revised to track the results of implemented policy.

Objective LU-3 Monitoring Measures. The term “environmentally sensitive areas” needs to be clearly defined to facilitate accurate objective monitoring.

New Objective LU-7 Monitoring Measure. A monitoring measure should be added that tracks land uses of all types in the vicinity of transit stations to determine if there is an adequate level of pedestrian destinations in these areas.

New Objective LU-9 Monitoring Measure. Add a monitoring measure to this objective to track the ongoing use of Severable Use Rights (SURs).

Objective LU-10 Monitoring Measures. Replace the existing measures with the following:

- Monitor the number of ‘green buildings’ built by the public sector and by the County through General Services Administration (GSA).
- Monitor the number of vehicle miles travelled (VMT) against gas consumption on county vehicles through GSA and transit.
- Monitor the number of Mixed-use projects (vertical and horizontal) approved and built in the Urban Centers and other areas.
- Monitor the number of approved building applications that received an expedited review for green building.

Objective LU-11 Monitoring Measure. Revise by deleting reference to methodology. Add maintenance of annual records of redevelopment activity and potential.

Objective LU-12 Monitoring Measure. Replace the existing measure with one that would track building activity on vacant land. This information compiled annually by the Department of Planning and Zoning and reported in the subsequent EAR.

The following changes to EAR Contents and Formulation Procedure are proposed:

1. Revise text to reflect the current requirements for an EAR.
2. Replace references to 2003 EAR with 2010 EAR.
3. Update the date of the Letter of Understanding from January 23, 2003 to February 2, 2010.

Proposed Revisions to the “Interpretation of the Land Use Plan Map: Policy of the Land Use Element”

General

This should be rewritten and reorganized to make it more user-friendly to the general public. The text of the Interpretation of the Land Use Plan Map should be reviewed, reorganized and streamlined to the extent possible to make it less legalistic and easier to read while retaining the legal integrity of the CDMP. The possible use of graphics such as illustrations or pictures should be considered in the rewrite to help people understand some of the concepts in the text. Whenever a specific geographic area is mentioned for the first time in the narrative, a map showing its location should be added in the text.

In addition, two appendices should be added to the Element. One appendix would contain the table entitled “Restrictions Accepted by the Board of County Commissioners in Association with Land Use Plan Map Amendments”. This table, which currently occupies nine pages in the middle of the text, should be placed in an appendix to improve the readability of the Element. The other appendix would be a glossary that would define legal or jargon terms used in the text. This addition would make the plan more readable to the general public.

New Sections

1. A section on recreational and commercial working waterfronts should be added to the Land Use Element. Section 163.3177(6)(a) of the Florida Statutes requires that coastal counties include regulatory incentives and criteria that encourage the preservation of recreational and commercial working waterfronts as defined in

Section 342.07 of the Florida Statutes in the Land Use Element.

2. A new land use category, Commercial Recreation, needs to be created to cover major sporting facilities such as Sun Life Stadium, the new baseball park, horse racing tracks, and Homestead-Miami Speedway that are important to the County's economy. These major sporting facilities serve the South Florida region, cover large tracts of land and operate only during the season for the sport. The land use category needs to address characteristics of major sporting facilities. Currently, these facilities are included in the "Business and Office" category, which is oriented to service, retail, and wholesale activities that generally operate year-round in shopping centers, commercial strips and business nodes. The text of the "Business and Office" land use category is silent regarding major sporting facilities.
3. A section addressing density and intensity bonuses or other measures that will facilitate green building and transit-oriented development. These bonuses were recommended by the public at town hall meetings on the EAR.

Introduction

1. Clarify that that the LUP map is a general land use plan that identifies both land use designations and map features. Land use designations identify the uses for which properties may be developed. Map features are landmarks such as local roadways, rail lines, canals and man-made lakes or ponds that have been placed on the LUP map to assist the map reader but are not designations. A property shown as a feature may be developed for other uses based on the land use designation or designations surrounding it.
2. Review the maximum floor area ratios (FARs) in the table entitled "Maximum Allowable Non-Residential Development Intensity" to determine if they can be increased.
3. Revise the table entitled "Maximum Allowable Non-Residential Development Intensity" by ex-

plaining the acronyms, such as UDB and UIA. This revision will help make the table more readable to the general public. Also, a reference to the intensity standards in the section entitled "Mixed Use Development" is needed.

4. The text includes a discussion on the maximum FAR for the area bounded by NW 154 Street on the south, NW 97 Avenue on the east, and the Homestead Extension of the Florida Turnpike (HEFT) on the northwest. This discussion on a specific geographic area was added to the text as a result of the 2006 Remedial Amendment involving application No. 5 in the April 2005 amendment cycle. Narrative text (either in the introduction, as a sidebar or as a footnote) should be added to provide readers and policy makers with an understanding of why a specific geographic area has its own maximum FAR requirements.

Residential Communities

Guidelines for Urban Form

Create separate guidelines for suburban and urban areas. Areas that are estate and low density residential communities have different requirements for urban form than residential communities with higher densities. In addition, the Guidelines need to address neighborhoods where residents can walk or bicycle to carry on their daily needs.

Gross Residential Density

1. Delete or modify the text on work force housing and affordable housing since it is largely redundant with the material in another section of the Element entitled "Density Bonus Programs for Affordable Housing."
2. Revise the discussion on open space (pages I-30 and I-31) to be consistent with the 2007 *Miami-Dade County Parks and Open Space Master Plan (OSPM)*.

Density Increase with Urban Design

Revise the text on the eligibility of property for DI-1 (Density Increase 1) considerations. The text currently states "A property shall be eligible for a D-1 designation only if the development containing the designated property utilizes sound urban design

principles adopted by County ordinance pursuant to Land Use Policy LU-9K, or incorporated in the Urban Design Manual endorsed by Resolution R-1360-98, or addresses the urban design concerns listed in Policy LU-9K in another binding instrument approved by action of the Board of County Commissioners.” The references to Policy LU-9K should be deleted or modified since the current version of this policy only addresses urban design concerns regarding subdivision regulations but not other development regulations.

Congregate Living Facilities, Group Homes, Foster Homes, Nursing Homes, and Day Care Facilities.

1. Clarify that the density limitations apply only to congregate living facilities, group homes, foster homes and nursing homes but not to day care facilities. The intensity of use that may be approved for “daytime service uses” such as day care facilities shall be limited as necessary to be compatible with adjacent uses and to comply with water supply and sewage regulations contained in Chapter 24 of the Miami-Dade County Code.
2. Revise the first sentence of the last paragraph by changing “should locate only in activity nodes” to “shall locate only in activity nodes.”
3. Revise text to include rehabilitation facilities associated with nursing homes.

Hotels and Motels

Revise the text to include bed-and-breakfast establishments as an allowed use where compatible with adjacent uses.

Convenience retail facilities and neighborhood corner store

Merge the convenience retail facilities and neighborhood corner store sections into a new section titled “neighborhood commercial node” and eliminate the minimum requirements of 300 dwelling units for convenience retail facilities in multi-family developments and 600 dwelling units for neighborhood corner store in a residential development. The objective is to have pedestrian-oriented retail within walking distance of residences in South Florida (1/4

of a mile) that would not require an amendment to the adopted Land Use Plan map. To insure pedestrian-oriented retail, the criteria should include a limit to the size of establishments such as a maximum of 4,000 square feet of floor area (i.e., BU-1 criterion); a maximum property size of one acre, a prohibition regarding auto-related businesses, a location that is at the intersection of two half-section line roads or two collector roadways, or a section line and a half-section line road; and an area where there is excellent pedestrian access between the commercial area and residences (i.e., most of the streets in the area have sidewalks or multi-use paths). Having designations where people may walk to could help foster physically active neighborhoods.

Hospitals in Residential Communities

Revise by allowing where compatible new outpatient health facilities on Major roadways in all “Residential Communities” land use categories except for Estate Density and Low Density.

Traditional Neighborhood Developments (TNDs)

Limit the text to discussing allowed uses and densities. The criteria listed in the text that is already included in zoning code can be removed unless needed to demonstrate consistency of the zoning code with the adopted CDMP.

Business and Office

1. The prime use of property designated as “Business and Office” is commercial. However, some properties with this designation are being developed only with residential uses. Require properties being residentially developed in this land use category to include a mix of residential and business and/or office activities.
2. The text on residential development needs to delete the current reference to “inclusionary zoning program” in the last paragraph on Page I-42 and include a reference to the subsection on affordable housing bonuses. The text on affordable housing bonuses allows these bonuses in areas designated as “Business and Office.”

3. Delete the reference to the institutional category on the third and fourth lines of the first paragraph.

Office/Residential

1. The prime use of property designated as "Office/Residential" is office. However, some properties with this designation are being developed only with residential uses. Require properties being residentially developed in this land use category to include a mix of residential and office activities.
2. The text on residential development needs to be revised to include a reference to the subsection on affordable housing bonuses. The text on affordable housing bonuses allows these bonuses in areas designated as "Office/Residential."
3. Residentially developed properties with this designation should be identified as potential receiving areas for density increases associated with the Serverable Use Rights (SURS) and possibly, Transferred of Development Rights (TDRs) Programs. These density increases are already allowed in areas designated as "Business and Office" and should be allowed areas designated as "Office/Residential"

Mixed Use Development

1. Review the effectiveness of the mixed use requirements such as the percentage range of uses. Revise the text based on the results of the review.
2. The Interpretative Text should be updated to provide for horizontal mixed-use development that will facilitate the development of walkable and transit-supportive neighborhoods and corridors. This provision should provide the flexibility to create places that are diverse, sociable and reflective of business and technology.
3. Delete the third sentence in first paragraph stating according to Policy LU-9U that the County will at a later time make provisions for allowing horizontal mixed-use development in various land use categories

Urban Centers

Radius

Revise the requirement that the radius shall extend from the core of the center or central transit stop(s) to include extending the radius from each transit stop along an existing rapid transit line or future rapid transit line that is designated on the Adopted Land Use Plan map. This revision would address urban centers with linear cores.

Parks and Recreation

1. Modify this section to acknowledge the 2007 *Miami-Dade County Parks and Open Space Master Plan (OSPM)*.
2. Replace in the second paragraph on Page I-52 the reference to Article 6 of the Miami-Dade Charter with a reference to Article 7 of the Charter.

Environmentally Protected Parks

The Big Cypress National Preserve in the northwestern corner of the County is designated on the Adopted LUP map as "Environmental Protection." References to the Big Cypress National Preserve need to be deleted from the text on the Environmentally Protected Parks land use category since the preserve is not designated for this use. In addition, the text on uses permitted in the Big Cypress National Preserve area in this section needs to be transferred to the subsection entitled "Environmental Protection Subarea A".

Institutions, Utilities and Communications

1. Section 163.3208 of the Florida Statutes requires electric distribution substations in all land use categories on the Adopted Land Use Plan map except "Environmental Protection" or "Environmentally Protected Parks" and compatibility standards for these facilities. The CDMP already meets this requirement. For clarity purposes, the third paragraph on page 1-53, which allows neighborhood or community-severing institutional and utility uses when compatible in all urban land use categories, can be modified to identify electric distribution substations as a neighborhood or community-severing use.
2. Revise the text of this land use category by adding nursing homes as an allowed use.

Water

Man-made water bodies are not designated as “Water” on the LUP map but are features on the map. Clarify that man-made water bodies are features on the LUP map that may be filled in and developed for other uses based on the land use designation or designations surrounding them.

Urban Development Boundary.

Add a provision to allow community gardens, rooftop gardens, and other forms of urban gardening to occur within the UDB in all urban land use categories.

Agriculture

1. The reference to Policy EDU-2A in the discussion on schools needs to be replaced with a reference to Policy EDU-3A. When the Miami-Dade County Board of County Commissioners (Board) adopted in 2008 Ordinance No. 08-74 that amended the Educational Element, a new Policy EDU-2A that addressed the LOS for schools was added and the previous Policy EDU-2A addressing the siting of schools inside and outside the UDB was renumbered as Policy EDU-3A.
2. In the discussion on Thematic Resource Districts in the third paragraph on Page I-59, add the promotion of agri-tourism.

Open LandOpen Land Subarea 2.

Study the need for the seasonal agriculture provision and revise the text if necessary.

Open Land Subarea 3

Study the need for the seasonal agriculture provision and revise the text if necessary.

Open Land Subarea 5

Study the need for the seasonal agriculture provision and revise the text if necessary.

Environmental ProtectionGeneral

1. The Environmental Protection Subareas need to be relabeled. Currently, Environmental Protection Subarea B does not exist.
2. Update the material on environmental land acquisitions to include the Florida Forever program and also revise the references to

the Conservation and Recreation Lands (CARL) program.

Environmental Protection Subarea A (State Water Conservation Areas)

Expand the title of this subsection to include the Big Cypress National Preserve. In addition, the text on uses permitted in the Big Cypress National Preserve area in the section entitled Environmentally Protected Parks needs to be transferred to this subsection.

Environmental Protection Subarea C (Miami-Dade-Broward Levee Basin)

Study the need for the seasonal agriculture provision and revise the text if necessary.

Concepts and Limitations of the Land Use Plan Map

The following changes to the Concepts and Limitations of the Land Use Plan Map Text are proposed:

Population Distribution

Page I-70, second bullet: Remove the word “limited” from the phrase, “limited redevelopment potential”.

Limitations.

1. Update the 2003 acreage total for urban and agriculture uses with a total from the 2010 land use file.
2. Revise the discussion on the Countywide land use plan map by stating that the adopted map has a scale of one inch to a mile and is a generalized land use plan.
3. A reference to the note on the Adopted Land Use Plan (LUP) map needs to be provided. As stated in the note on the LUP map; various uses, zoning districts and housing types may be allowed under one map category. This plan map may be interpreted only as provided in the plan text entitled “Interpretation of The Land Use Plan Map: Policy of the Land Use Element.”

Wellfield Areas

1. Revise the text to include the correct figure number (Figure 10) for wellfield protection areas.
2. The text of the Land Use Element has two subsections discussing wellfields, this sub-

section on page I-74 and another subsection entitled "Future Waterwells and Cones of Influence" on page I-78. These two subsections should be merged so the reader needs only to go to one location in the text to obtain information on wellfields.

Wetlands

The text of the Land Use Element has two subsections discussing wetlands, this subsection on page I-75 and another subsection on page I-84. These two subsections should be merged so the reader needs only to go to one location in the text to obtain information on wetlands.

Proposed Revisions to the Future Historic and Natural Resources Text

Future Historic Resources

Update the text to reflect the new title of the historic resources agency, Office of Historic and Archaeological Resources.

Future Natural Resources

Introduction

Update this section to include reference to Figure 17 (i.e. Water Resources in Miami-Dade County).

Future Waterwells and Cones of Influence

1. Update the horizon for operational wells from 2015 to new short-term planning horizon of 2020.
2. The text of the Land Use Element has two subsections discussing wellfields, this subsection on page I-78 and another subsection entitled "Wellfield Areas" on page I-74. These two subsections should be merged so the reader needs only to go to one location in the text to obtain information on wellfields.

Floodplains

1. Update the text that currently states "These changes are reflected in a flood insurance re-study and attendant revised Flood Insurance Rate Maps that are expected to be published by 2008."
2. Update the text to describe how development in flood-prone areas is restricted. A brief description of the County's floodplain management could be provided. This is a recommen-

ation of the South Florida Water Management District.

Wetlands

1. This section should be revised to provide the reader with more information related to the "Future Wetlands and CERP Management Areas" map.
2. Reference to control of *Melaleuca* should be expanded to reference invasive exotics, not limited to *Melaleuca*.
3. Text should explain the need for restoration of publicly owned wetland areas and should explain why additional areas are needed for acquisition.
4. The text of the Land Use Element has two subsections discussing wetlands, this subsection on page I-84 and another subsection on page I-75. These two subsections should be merged so the reader needs only to go to one location in the text to obtain information on wetlands.

Mineral Resources

Update the horizon for mineral extraction activity from 2015 to the new short-term planning horizon of 2020.

Water Resource Summary

Update the discussion on saltwater intrusion in the aquifer. Current text is based on 1995 information.

Proposed Revisions to the Map Series

The following changes to the Map Series are proposed:

1. Delete Figure 1 (South Miami-Dade Watershed Plan)
2. Update information on Figures 4 (Environmentally Protected Parks), Figure 5: (Agricultural Subarea 1, East Everglades Agricultural Area), Figure 7 (Environmental Protection Subareas), 8 (Population Estimates and Projections), Figure 9 (Future Historic Districts and Archaeological Zones), Figure 10 (Future Wellfields and Wellfield Protection Areas), Figure 11 (Bays, River, Lakes, Harbors & Beaches), Figure 12 (Floodplains), Figure 13 (Areas Subject to Coastal Flooding), Figure 15 (Mineral Resources), Figure 16 (General

Soil Map) and Figure 17 (Water Resources in Miami-Dade County).

3. Figure 14 (Future Wetlands and CERP Water Management Areas) needs to be modified to include more comprehensive, useful information related to wetland protection in Miami-Dade County. This map should include the following features:

- The Lake Belt area
- Comprehensive Everglades Restoration Plan project areas
- Land acquired by the South Florida Water Management District
- Other government owned land including Environmentally Endangered Land program acquisitions
- Western Bird Drive area
- Wetlands within the UDB

4.2.2. Transportation Element

Conclusions

The overall goal of this Element of developing and maintaining an integrated multimodal transportation system has been achieved. The County has completed, programmed and planned transportation improvements that furthered the integration of the different modes of transportation for the circulation of motorized and non-motorized traffic. All the existing objectives and policies of this element were reviewed for continued relevance, were deemed relevant and, therefore, should be retained. However, certain changes and updates are necessary to continue to achieve the adopted goal.

Proposed Revisions

Objective TE-1. The target date to achieve the requirement that transit boarding should increase at a rate equal to or greater than the rate of the population growth during the EAR reporting period should be deleted since the goal of the County is to increase transit ridership in Miami-Dade County.

Policy TE-1D should be amended to delete the Miami Intermodal Center (MIC) from the list of intermodal facilities since the MIC is currently under construction and scheduled for completion in 2012.

Objective TE-2. The target date in this objective should be changed from "2008" to "2017".

Policy TE-2B. This policy should be modified to eliminate the target year since this policy is directive in nature, relevant and ongoing.

It should be pointed out that as a result of the evaluation of the major issues identified in the February 2, 2010 Letter of Understanding and the need to address adopted amendments to Chapter 163, Part 2, F.S., the department may need to proposed additional revisions to the existing objectives and policies of this Element or propose new ones.

4.2.2.1. Traffic Circulation Subelement

Conclusions

One major conclusion resulting from the evaluation of the Traffic Circulation Subelement's goal, objectives and policies is that Miami-Dade County has made progress toward achieving the Subelement's goal of developing and maintaining a safe and efficient traffic circulation system that provides ease of mobility for people and goods. Second, the County continues to strive to maintain its adopted Level of Service (LOS) standard that is targeted for achievement in the year 2010. And third, the County adopted a dedicated source of revenue to support current and future roadway and transit plans hoping to provide the residents and visitors with alternative modes of transportation. However, the results of the LOS analyses indicate that not all roadway segments in Miami-Dade County are operating within their adopted LOS standards. And as discussed in Section 2.2.1 of this report, Objective TC-1 has not been achieved and, therefore, must be modified since it is unrealistic to expect that all roadways in Miami-Dade County will ever operate at LOS C or better. Miami-Dade County must continue to seek funding to implement projects contained in the Needs Plan for the future operation and maintenance of the traffic circulation system and transit as an alternative mode of transportation.

Proposed Revisions

Objective TC-1. This objective must be modified to indicate that it is desirable that all roadways in Miami-Dade County operate at or above their adopted

LOS standards. Also, target date to achieve this objective should be eliminated since the intent of the objective is ongoing.

Policy TC-1B. This policy should be reviewed to make sure the adopted LOS standards meet the requirements of Chapter 163, F.S. and the State Minimum Level of Service Standards for the State Highway System (FIHS, SIS and TRIP funded facilities).

Policy TC-1I. The target date of this policy should be changed from "2005" to "2015".

As a result of the evaluation of the major issues identified in the February 2, 2010 Letter of Understanding and the need to address adopted amendments to Chapter 163, Part II, F.S., the department may need to proposed additional revisions to the existing objectives or policies of this Subelement or propose new ones.

Future Traffic Circulation Map Series

All future conditions maps should be revised and updated for consistency with the Miami-Dade County 2035 Long Range Transportation Plan and the proposed new planning horizon of the CDMP.

4.2.2.2. Mass Transit Subelement

Conclusions

One major conclusion resulting from the evaluation of the Mass Transit Subelement's goal, objectives and policies is that Miami-Dade County has made great progress toward achieving the Subelement's goal of maintaining, operating and developing a mass transit system that is efficient, convenient, accessible and affordable to all residents and tourist. Second, the County has maintained the Level of Service (LOS) standard that was targeted for achievement in the year 2007. And third, the County must continue to seek for alternative sources of funding for the future operation and maintenance of the transit system to supplement the dedicated People's Transportation Plan (PTP) source of revenue, the ½ cent sales tax.

Proposed Revisions

Objective MT-1. The objective should be modified to remove the specific target date and make the objective an ongoing effort. The objective requires the mass transit system to operate no lower than the adopted level of service standard by the year 2007.

Objective MT-2 Monitoring Measure. The monitoring measure should be revised to better link and evaluate the planning of future transit service and facilities consistent and concurrent with designated future land use patterns.

Objective MT-3. This objective should be modified to relate specifically to transit improvement projects and services rather than transportation improvement projects.

Objective MT-7. Since MDT has not investigated strategies to protect future mass transit rights-of-ways, the planning horizon of this objective should be changed from the year 2007 to 2014.

Policy MT-7B. This policy should be revised to include buses-on-shoulders as an additional highway improvement that needs to be further studied, or a new policy should be added under the objective to require the same.

Future Mass Transit Map Series: The map series will be updated to reflect changes to existing and planned transit facilities based on the most current information available.

4.2.2.3. Aviation Subelement

Conclusions

The overall goal of this subelement has been furthered since its adoption in 1996. As noted in Evaluation Section, the objectives of this subelement have been achieved and because of their nature continue to be relevant. All the existing objectives and most policies are deemed relevant and should be retained with certain changes and updates.

Proposed Revisions

Objective AV-1. This objective has been achieved, remains relevant and should be retained. Therefore, no change to the text of this objective is recom-

mended. However, it is recommended that the fourth monitoring measure be revised to indicate that the referenced facility improvements are to airports rather than aviation facilities.

Policies AV-1A and AV-1B. Policy AV-1A should be revised to make the policy specific to the passenger activity of the Miami International Airport (MIA) and be further modified along with Policy AV-1B to reflect the new MDAD forecast horizons of 2020 and 2030.

Policy AV-1C. This policy should be deleted as the heliports system plan was implemented as required.

Policy AV-2A. This policy should be revised to indicate that it applies only to the MIA.

Policy AV-2C. This policy should be revised to reflect the current name of the Miami-Dade/Collier Training and Transition Airport (TNT) and to make the policy specific to this airport.

Objective AV-3 Monitoring Measure. This measure should be amended to a measure easily verifiable by the County and not to require building permit information. This is in consideration of the fact that the County's airports are within and/or adjacent to several municipalities and building permit information is not readily available from all adjacent municipalities.

Objective AV-4. This objective should be modified to require that implementation of major airport improvements be based on an airport master plan rather than a threshold of capacity utilization. The monitoring measure should also be revised accordingly.

Policy AV-6A. This policy directs how aviation facility expansions shall occur and should be revised to condition the expansion of aviation facilities instead.

Objective AV-7. This objective should be a modified to specifically identify land use and air space compatibility. Additionally, the first of the two monitoring measures for this objective should be modified to change the year by which the required zoning ordinances are to be established, and it is recom-

mended that the second measure be deleted because its language is not clear.

Policies AV-7B and AV-7E. These policies should be modified to make general reference to applicable state and federal guidelines concerning airport land use and airspace compatibility rather than specific documents that may not be applicable.

Policy AV-7F. This policy should be revised to include all municipalities that are impacted by airport zoning.

Policy AV-9A. This policy should be revised to reflect the 2030 planning horizon.

Policy AV-9B. This policy should be revised to acknowledge other New Larger Aircrafts (NLA) other than the airbus 380.

Policy AV-9D. This policy should to be revised to indicate that system capacity enhancements that provide air traffic control systems such as dual arrival and departure streams are under the purview of the Federal Aviation Administration (FAA).

4.2.2.4. The Port of Miami River Subelement

Conclusions

The number one priority from the last EAR was the implementation of a dredging plan for the Miami River. This plan was implemented and the dredging of the entire Miami River was finally completed in 2008. Numerous agencies including, the Miami River Commission, the City, the County, and state and federal coordinated to accomplish this work in order to make the river economically stronger and environmentally sound. The next task is the dredging of the tributaries located along the Miami River. Another accomplishment since the last EAR is the Miami River Multi-modal Transportation Plan. The plan was commissioned by the Miami River Commission and the Metropolitan Planning Organization. It incorporates multiple modes of transportation along the Miami River, including pedestrian, bicycle, mass transit and roadway improvements.

In summary, the overall goal of this subelement has been furthered since its adoption in 1996. The ob-

jectives have been achieved, continue to be relevant and should be retained. All the existing policies are also deemed to be relevant and, therefore, should be retained. However, monitoring measures shall be reviewed and fine-tuned during the EAR-based plan amendment process.

Proposed Revisions

Policy PMR-1A This policy should be revised for the County to promote actions which maintain and enhance marine industrial activities along the banks of the entire Miami River and not just a marine/industrial district.

Policy PMR-2A This policy should be modified to acknowledge the existence of a multi-modal transportation plan and focus on implementation of the multi-modal transportation plan, which also incorporates the Miami River Greenway Action Plan and the relationship between the existing/proposed Greenway sections and multiple modes of transportation along the corridor.

Policy PMR-3A It is recommended that this policy be modified to include the dredging of the tributaries which impact the quality of the water in Miami River.

Objective 3 Monitoring Measures. The first monitoring measures should be revised to include the tributaries of the Miami River.

Future Land Use Map, Figure 1-Future Land Uses, Secondary Unincorporated Port of Miami River Area, should be modified to reflect changes to existing and planned facilities based on the most current information available.

4.2.2.5. The Port of Miami Master Plan Subelement

Conclusions

The overall goal of the updated Port of Miami Master Plan Subelement has been furthered since its adoption in March 2000. As noted in the Evaluation Section of this report, the goals, objectives and policies of this subelement have been achieved, most continue to be relevant, and should be retained with certain changes and updates. A re-ordering and

combining of the objectives as discussed earlier in Chapter 2 is recommended.

Proposed Revisions

Objective PM-1. The objective's specific time frame should be updated from 2015 to 2025.

Objective PM-1 Monitoring Measures. The time frame in the monitoring measures should be replaced with text that indicates since the latest EAR.

Policy PM-1A. The Port is no longer considering expansion into existing or planned public parkland. Therefore, it is recommended that this policy be revised to remove references to the off-island expansion of cruise terminals and expansion into public parkland, if the Port's draft 2035 Master Plan is approved (anticipated approval by December 2010).

Objective PM-2. The objective's specific time frame should be updated from 2015 to 2025 and the reference to cargo tonnages should be revised to reflect cargo volumes, consistent with the Port's use and maintenance of cargo volume data in TEUs (twenty-foot equivalent units or number of twenty-foot containers of cargo transited), which is considered a more accurate reflection of cargo volumes than cargo tonnages.

Objective PM-2 Monitoring Measures. The first monitoring measure should be revised to reference TEUs of cargo rather than cargo tonnages consistent with the Port's use and maintenance of TEU data. Additionally, the time frame in the second and third monitoring measures should be replaced with text that indicates since the latest EAR.

Objective PM-3. The time frame in the objective's monitoring measure should be replaced with text that indicates since the latest EAR.

New Policy: It is recommended that a new policy be added under this objective that directs the appropriate allocation of Port revenues into the continued implementation of the Port's preventative maintenance program and the continued improvement of necessary technologies, equipment and Port facilities as required by the existing Policies PM-3A through PM-3D.

Objective PM-4. It is recommended that this objective be combined with Objective PM-5 considering both objectives address environmental issues.

Policy PM-4C. This policy required the Port to explore the feasibility of mitigation banking as a long-range option for natural resource planning by 2006. A feasibility study was conducted that deemed coastal mitigation banking unfeasible at this time. Therefore, this policy should be revised to make exploration of mitigation banking an ongoing effort.

Policy PM-4D. This policy required the development of a Dredged Materials Management Plan, which was completed in 2004. Therefore, PM-4D is no longer relevant but should be replaced with a new policy that requires implementation of the plan as amended from time to time.

New Policy. Add a new policy or include policy amendments to support and implement the Port dredging project as approved by the Port Master Plan.

Objective PM-5. It is recommended that this objective be combined with Objective PM-4 considering both objectives address environmental issues.

New Policy. A new policy is recommended under this objective to direct the Port to explore sustainable projects both on-island and off-island consistent with County Ordinance 07-65 which promotes green design, construction and operation of buildings that are developed, constructed, and managed by the County.

Policy PM-6C. This policy calls for the Port to "...provide public access to the waterfront when appropriate and not in conflict with safety and operation practices. Expansion into parkland shall be consistent with Policy PM-1A." Therefore, Policy PM-6C should also be revised to remove references to expansion into public parkland, consistent with the recommended revision to Policy PM-1A if the draft 2035 Master Plan is approved.

Objective PM-7 Monitoring Measure. The monitoring measure should be revised to exclude the word 'environmental' as the objective does not pertain only to environmental permits and approvals but

relates to all required permits and approvals such as for planning, zoning, building, fire, etc.

Policy PM-7C. It is recommended that PM-7C be revised to include port compatible marinas and advertising among port compatible uses considered. It is also recommended that PM-7C be further revised to highlight the fact that the Port is owned and operated by the County and pursuant to Chapter 125.015, Florida Statutes, is under the sole jurisdiction of the County and not the municipality in which it is located. This is intended to clarify which agencies the Port must address during the permitting of Port facilities, activities, and related improvements.

Policy PM-8C. This policy should be revised to include cruise terminals among the list of Port facilities to be considered for multi-use options.

Objective PM-9. It is recommended that the objective be reworded to make it more concise.

Policies PM-9A and PM-9F. These policies require coordinated implementation of the dated Miami Downtown Transportation Master Plan (MDTMP) and should be combined and revised to include the most current plans.

Policy PM-9B. This policy should be revised to remove references to the MDTMP and to make the policy more succinct.

Policy PM-9C. This policy should be retained, but, it should be reworded to specifically reference the Port of Miami Tunnel instead of the port/interstate transportation link, currently referenced.

Policy PM-9E. This policy references the state's authorization to create the South Florida Regional Transportation Authority (SFRTA), which has since been created. Therefore, the policy should be updated to reflect the fact that the SFRTA and other agencies have been created, and reworded to be more succinct.

Objective PM-10 Monitoring Measure. This measure should be revised to make it specific to utilities and the timeframe replaced with text that indicates since the latest EAR.

Policy PM-10A. This policy should be revised to reference the NPDES Stormwater Pollution Prevention Plan as amended from time to time instead of the currently referenced November 2000 version.

Policy PM-10B. This policy required the Port's Stormwater Management Master Plan to be developed by 2006, which was achieved. This policy should therefore be revised to now require ongoing implementation of the plan as amended from time to time.

Policy PM-10C. This policy is no longer relevant and should be deleted. The policy requirement for construction projects related to the extension of sanitary sewer lines into the western portion of the Port to be completed by 2006 was achieved.

Policy PM-10D. This policy should be reworded to reflect coordination between the Port and the Miami-Dade Water and Sewer Department to relocate water lines that affect the dredge project.

New Policy. A new policy is recommended that requires the Port to work cooperatively with its utility providers to determine cost-saving sustainable projects to be implemented on-island.

Policy PM-11A. This policy should be revised to reflect the state and federally approved Facility Security Plan (FSP). The policy currently references the Port's Florida Department of Law Enforcement (FDLE) approved Security Plan, but the FSP is currently approved by the United States Coast Guard, the FDLE, and the Florida Office of Drug Control.

Policy PM-11B. It is recommended that Policy PM-11B be revised to remove the requirement to schedule security-related items in the CIE, because of life safety reasons and that scheduling security-related items in the CIE is not required for a finding of consistency with the CDMP. This policy requires the Port to schedule security-related items into the CIE at appropriate times, while recognizing the evolving nature and significance of security issues and indicating that inclusion of security-related items in the CIE shall not be a requirement for a finding of consistency with the CDMP.

Future Port of Miami Facilities. The list of Future Port of Miami Facilities will be updated to reflect currently planned Port facilities.

Port 2004 Master Development Plan. The Port of Miami 2004 Master Development Plan will be updated to reflect current Port conditions.

4.2.3 Housing Element

Conclusions

This section of the element evaluation presents a summary of general conclusions and identifies needed actions and/or proposed amendments to address or implement identified changes as discussed in other sections of this report. Proposed revisions include the identification of the need to revise some policies, and monitoring and evaluation procedures. While actual proposed amendment language is not included, the general nature or type of change is clearly described. All proposed revisions presented here have been carefully linked to the evaluation of current conditions within the County, objective achievement, issues and other sections of this report.

Proposed Revisions

Goals: In order to simplify the document there needs to be a reduction from three to two goals. This could be accomplished by eliminating Goal 3 that refers to employing least cost methods for the production of affordable housing units. This is self evident and is unnecessary to indicate in a goal. The existing Goal 1 should be modified to better reflect the intent of the goal and avoid redundancy, while Goal 2 is awkward and poorly expressed and needs more substantive change. All objectives could then be subsumed under these two goals.

Objective HO-1. This intent of this objective has been achieved and remains relevant. However, the objective should be reworded by removing reference to residential segregation indices.

Policy HO-1-C should be deleted from this Objective and moved to Objective 4 as this objective focuses on the communication of information about affordable housing.

Objective HO-2. This objective has not been achieved, and remains relevant. It should be amended by removing the reference to a specific amount of acres as providing a more accurate number would result from periodic analysis as suggested in the new policy recommended below.

Policy HO-2A should be eliminated because it was achieved.

A new policy should be added that calls for an analysis of the sufficiency of the supply of developable land on a periodic basis and projected population and housing market trends. This would result in a more accurate assessment of residential land needs and will allow for better planning and potential adjustments of implementation steps and policy.

In addition, a policy should be added that refers to the efficient use of infrastructure in the urbanized area as this would promote infill and redevelopment activities that are, in general, less land intensive.

Objective HO-3. This objective remains relevant subject to several modifications and additions. Objective 3 should be amended to delete reference to a specific number of units and a policy should be added that requires a periodic analysis of housing need in terms of number of units given market, population trends and related factors.

Policy HO-3A should be amended to include fiscal incentives that may include reduced real estate taxes for certain types of affordable housing, and other benefits.

Policy HO-3F should be rephrased to support the promotion and/or deepening of an adopted inclusionary zoning program that is currently on a voluntary basis.

A new policy should be added that aims to reduce barriers such as liens and other encumbrances, lack of public infrastructure, and environmental assessment and cleanup costs that create obstacles to the development of affordable housing.

A new policy should be added that specifically refers to the development of residential sites through infill and the expansion of redevelopment opportunities.

Objective HO-4. Although the objective has been indirectly achieved through the charrette planning process, it nevertheless remains relevant.

Objective HO-5. The objective remains relevant. A new policy should be added that would facilitate the process of refinancing of existing government assisted private affordable housing projects by providing the timely provision of supporting documentation required by financial institutions.

Objective HO-6. The objective remains relevant. A new policy should be added that would help mitigate known barriers to preservation of affordable housing by working proactively with property owners to identify soon-to-expire covenants.

A new policy should be added that refers to better record keeping for affordable housing units.

Modify Policy HO-6B to delete reference to programs that have been discontinued, such as the Federal Empowerment Zone and Urban Jobs Tax Credit Program. Consider a generic reference to government financial incentives as they change over time.

Objective HO-7. The objective is relevant and should be retained. A new policy that focuses on housing design that supports the conservation and enhancement of areas of with special historic, architectural or cultural value should be added.

Policy HO-7B should be modified deleting the mention of the structural quality of housing and should focus instead on innovative methods providing high quality affordable housing at lower costs. This objective is no longer relevant and should be eliminated.

Objective HO-8. Although there appears to be more than an adequate supply of housing for migrant farm workers, the objective remains relevant.

Objective HO-9 should be revised as the reference to orphaned children is archaic, it should be replaced with a more appropriate term.

Policy HO-9A should be revised as the reference to

institutionalized groups such as persons with AIDS should exclude the term institutionalized, as it is not correct.

Proposed Revisions to the Monitoring Program

The following changes to the Monitoring Measures as listed in the Evaluation Assessment Review are proposed:

Goal I, Objective HO-1. The current monitoring measure should be replaced with one that evaluates County efforts to enforce these policies related to housing choice. Residential segregation indices are not a good reflection of current actions Miami-Dade County can take to promote housing choice. A more appropriate monitoring would be a review of antidiscrimination compliance and monitoring measures by the local agencies and institutions administering affordable housing programs. These should be used to report on results achieved related to this objective

Goal I, Objective HO-2. The monitoring measure should refer to the "the most relevant ACS or decennial census data for the period under review", instead of specifying which decennial census is to be the data source for analysis.

Goal I, Objective HO-3. The monitoring measure should refer to "the most relevant ACS or decennial census data for the period under review", instead of specifying which decennial census is to be the data source for analysis.

The current monitoring measure does not provide for an adequate gauge of the effectiveness of the implementation actions. Therefore, a second measure should indicate the number of affordable housing units that, directly or indirectly, resulted from County funding and non-financial programs geared at increasing the number of affordable housing units.

4.2.4 Conservation, Aquifer Recharge and Drainage Element

Conclusions

This evaluation indicates that the County is successfully achieving many of the goals, objectives,

and policies in this element but must strive to improve achievement and monitoring in other areas. Examples are provided in the paragraphs that follow.

Surface and groundwater in the County continues to meet water quality standards for most monitored contaminants. Some exceedances in pollutant levels have been detected with respect to nutrients (nitrate/nitrite nitrogen) and bacterias in surface waters, including beach water, and in groundwater. New numeric nutrient standards for State of Florida waters may affect how the County works to protect surface waters from pollutants. Sodium, or saltwater, is a concern for groundwater supplies in Miami-Dade County and the County is working in conjunction with other agencies to attempt to minimize this problem. However, County water monitoring and public awareness could be enhanced. Additional support for public education would also help achieve non-point source water pollution goals; Miami-Dade residents and business owners need to understand how daily activities can affect surface and groundwater quality.

The County continues to protect underground sources of drinking water through regulatory programs, water monitoring, and inspection of facilities that handle and store hazardous materials. Water monitoring detected the pollutant benzene in 2005 and shut down wellfield pumps in the Northwest Wellfield as a result. The County continues to analyze the best options to prevent contaminants from affecting public wellfields in the future. The County continues with its air monitoring programs and has achieved its Objective CON-1, with minor changes to policies needed.

The County continues to invest in stormwater planning and projects and to apply drainage regulations to address drainage and flooding. These initiatives are critical for hazard minimization related to rainstorms and projected sea level rise and to minimize the release of pollutants carried by untreated stormwater. The County also continues to balance the demand for mined aggregate (often used to build roads) with other land uses.

Both the Land Use Element and the Conservation Element address the County's goal to preserve

agricultural land and support the agriculture industry in Miami-Dade County. However, a more comprehensive approach and more resources may be necessary to fully achieve these goals.

Separately, County and state land acquisition programs continue to work to protect land and water resources through land purchases, exotic species removal and management, and water resource projects. The South Florida Water Management District has acquired approximately 6,500 acres from 2002-2009 in Miami-Dade County and continues to invest, with partners, in projects related to the Comprehensive Everglades Restoration Plan. The County's Environmentally Endangered Lands (EEL) program continues to acquire upland and wetland areas that have habitats that support threatened and endangered plant and animal species. However, the EEL would benefit from additional long-term land management funding.

Although the final objective in this element proposes the preservation of habitat needed for threatened and endangered plant and animal species, the County does not have a comprehensive habitat protection program. Existing land acquisition programs are not specifically designed for species protection and existing lists of threatened and endangered County species are inadequate at this time. Species counts are not readily available and the County does not currently track populations of endangered species (although it is currently a monitoring measure for CON-9). The endangered species lists in the CDMP will be updated, but the County would need to design and implement comprehensive conservation plans to fully achieve Objective CON-9.

In addition, this element must be reviewed and amended to ensure that existing and new objectives and policies reflect the County's efforts to mitigate and adapt to climate change conditions. The element could be enhanced through addressing the importance of public education as a tool to help protect and conserve natural resources.

Proposed Revisions

Policy CON-1A: Reword policy to indicate the County's air compliance programs, and change wording

from "toxic air pollutants" to "hazardous air pollutants."

Policy CON-1D: Reword to indicate that the Miami-Dade Cooperative Extension Service will work with the Florida Department of Agriculture and Consumer Services to keep pesticide users informed about pesticide application, and modify second sentence to indicate that the County should encourage the usage of Integrated Pest Management (IPM), whenever practical.

Policy CON-1E: Remove specific reference to methyl bromide and retain the wording of volatile fumigants.

Policy CON-1F, CON-1G: To be consistent with CON-1A, the wording should also be changed from "toxic air pollutants" to "hazardous air pollutants."

Policy CON-1J: This policy should be reworded—or a new policy added—to address a climate change strategy to reduce greenhouse gas emissions, and that the County will comply with any existing or future state/federal/state rules applicable with reducing greenhouse gas emissions.

Policy CON-2A. The first round of basin stormwater master plans is complete. This policy should be updated to state that the stormwater master plans will continue to prioritize and recommend drainage projects to improve water quality and that the stormwater plans will be updated regularly.

Policy CON-2H. This policy should be deleted or reworded because the County is exempted by State and Federal regulations from primary oversight as to the use and application of fertilizers and pesticides. County oversight is limited to pesticide and fertilizer storage areas and illegal discharges of these substances to ground and surface waters. More appropriate wording may focus on augmenting the county's joint programs at the IFAS center to provide education on appropriate application of chemicals that have been found to be contaminants in surface water samples in the County.

Policy CON-2I. This policy has been implemented in terms of clean-ups and inspections being integrated into a GIS system. CON-2I should be reworded to reflect the scope of ongoing county-wide inspec-

tions and clean-up operations protecting the Biscayne Aquifer.

Policy CON-2J. This policy should be reworded to state that the County shall continue to enforce the 500-foot protection zone for non-community, non-transient water supplies that serve uses such as public or private schools and trailer parks. This protection zone is mandated by the state and is already enforced by DERM.

Policy CON-2K. This policy needs to be reviewed and possibly modified. Defining "Background Conditions" requires identifying 'non-impacted' sites for the various habitats or regions of the county. Reference may have to be to a 'reference condition', which would allow areas of least impact to serve as comparison sites.

Policy CON-3C. This policy should be cross-referenced or combined with a new policy focused on new or expanded county facilities that shall be located away from areas that will be impacted by sea level rise in the near future.

Policy CON-3H. This policy should be assessed as to feasibility or otherwise removed.

Policy CON-4A. This policy should be revised. DERM has explained that wetlands, with thick mats of periphyton and other dense hydric soils, filter standing surface water slowly. Wetlands should not be considered areas that quickly allow surface water to flow into the Biscayne Aquifer. This policy should be reworded. The term "wetland areas" should be replaced with the term undeveloped land. Add text relating to developments that occur in wetlands and require cut and fill criteria for all wetland developments.

Policy CON-4B. This policy should be revised. The requirement to retain runoff from a one in five year storm should be adjusted or clarified; depending on a site's location and other characteristics, other procedures may be required to address water quality and water quantity (runoff) regulations.

Policy CON-4D: This policy should be modified. The term "Xeriscape" should be replaced with the term "Florida Friendly landscaping".

Policy CON-4E: This policy should be revised. Text should address the quality of reuse water utilized to rehydrate wetlands.

Policy CON-5A. The Water Quality Level of Service (WQLOS) wording needs revision. The WQLOS assessment should be by the 'median', as per State of Florida rules used for assessing Impaired Waters, rather than by the 'average'. Values in the associated table (page IV-9 of the CDMP) need to be re-assessed for appropriateness, and to reflect state and federal water quality related rules and criteria changes.

Policy changes related to Policy CON-5A include:

- This policy should mandate a periodic update to the Public Works Manual (every 5 years), so the minimum LOS of a 10-year storm can be required for all permits and implemented for County roads.
- A policy should mandate the adoption of a water quality monitoring plan to document long-term conditions and trends in water quality.
- A policy should mandate the adoption of a Stormwater Management Program Manual (SWMP) to be updated every 5-years, which must include Best Management Practices (BMP's) for operation and maintenance of stormwater management systems and a Stormwater Pollution Prevention Plan (SWPPP), to achieve compliance with the National Pollutant Discharge Elimination System.

Policy CON-5F. Hydrologic basin maps should be inserted in this element.

Policy CON-5G. Analysis shows that moderate water impoundment areas (1-1.5 ft) may not need much of a buffer. This policy should be revised to include the evaluation for the need and extent of buffers to impoundment areas.

Policy CON-6A and 6C. These policies should be modified to more clearly define "premature encroachment" and "premature urban encroachment".

Policy CON-6D: This policy does not support the objective and should be removed. The building requirements may be addressed in the Florida Building Code.

Policy CON 7A: Modify this policy to include the word “degraded” in the last sentence to make it internally consistent with the first sentence. Replace the reference to critical habitat in this and other policies with the phrase significant habitat. The term “critical” has legal significance in U.S. Fish and Wildlife Service species recovery plans not intended in the CDMP. The policy should remain broad as initially intended to include all habitats identified by the County as well as the state or federal government as significant in the support of endangered and threatened flora and fauna.

Policy CON-7E: The reference to the Save Our Rivers program needs to be accompanied with a reference to the Florida Forever program.

Policy CON 7F: Modify language to allow for greater flexibility in selection of mitigation areas. This policy should mention a preference for creating corridors for connectivity. Remove the term, “adjacent to canals”.

Policy CON-7G. Stormwater managers are now beginning to collaborate with public land managers to understand ways in which hydrologic projects may be constructed on EEL lands. These projects would serve recharge and water quality functions and may also comply with and implement EEL ordinance requirements to enhance the ecology of these public lands. These projects may provide protection and relief from impacts, such as flooding and saltwater intrusion, that can be anticipated as sea level rises. Update policy language and remove reference to Save Our Rivers or replace with “Florida Forever fund”.

Policy CON 7G: See comment for Policy CON-7E.

Policy CON-7H. This policy should be reworded to modify the date. There is a dedicated funding source that is used for EEL program land management. This policy may be modified to suggest additional long-term funding.

Policy CON-7J. The language in the second sentence of this policy should be strengthened from ‘may’ to ‘shall’ to reflect the County’s commitment to avoid approval of amendments and development that are inconsistent with the preferred project options of the Comprehensive Everglades Restoration Plan.

Policy CON-8D, -8G and -8H: Destruction and disturbance of hammock and pineland understory is also critically important to the preservation of these rare and endangered habitats and the plant and animal species dependent upon them. The term “canopy” should be followed by the phrase “and understory”.

Policy CON-8I. This exotic pest plant list must be updated, a reference to the Exotic Pest Plant Council (EPPC) list should be added and should include Category 1 species and/or Category 2 species. These lists should be deleted once the County records them in the Code; the CDMP text would reference the adopted list in the Code. The text of this policy should include an acknowledgment that exotic species lists are updated from time to time.

Policy CON-8J: This policy should be broadened to include protection of listed animal species.

Policy CON-8M. This policy should include a time table for completion if it is to be a meaningful goal.

Policy CON-8N. This language should be updated to indicate that the County already implements such a program and that the program could be expanded.

Policy CON-9A: This policy should be modified and retained. Replace the reference to critical habitat with the phrase significant habitat. The term critical habitat has specific definitions in United States Fish and Wildlife Service (USFWS) species recovery plans. The policy should remain broad as initially intended to include all habitats identified by the County as well as the state or federal government as significant in the support of endangered and threatened flora and fauna. Appendix B must be updated regularly, at least yearly, to ensure that changes to state and federal lists are recorded by the County. As mentioned above, the list is currently out of date and includes several errors and omis-

sions; it will be updated according to County staff specifications as part of the 2010 EAR based amendments.

Policy CON-9B: This policy should be modified and retained. The phrase 'where necessary' should be removed to improve the document's internal consistency and to strengthen the policy.

Policy CON-9D: This policy should be revised; the multi-agency habitat mapping described was not accomplished by 2005.

Policy CON-9E: This policy should be revised to clarify and strengthen the phrase, "taken into consideration".

Recommended Modifications for all Objectives and Monitoring Measures

Objective CON-2: To record the progress of the County's multifaceted groundwater protection programs, a CON-2 objective could include efforts related to contaminated site identification and clean-up, enforcement of the wellfield protection areas, hazardous material permitting, and research and modeling of the aquifer and the isochlor line (saltwater intrusion line).

It is recommended the County prepare annual ground and surface water monitoring reports, to facilitate data collection for future EARs. Water managers note that the County should reassess whether this objective should reference "target criteria", Impaired Waters criteria, or other appropriate surface water standards and criteria. Additional CDMP monitoring measures for groundwater quality should report and describe completed and ongoing county-wide contamination inspections and clean-up operations that protect the Biscayne Aquifer. Monitoring could include annual reports on the density of contaminated sites for areas within and outside of wellfield protection areas. These program parameters are already being collected through DERM's departmental scorecard reporting process and include total contaminated sites, number of sites restored, and sites that have been closed.

The Miami-Dade County Department of Health samples beach water quality weekly at several beaches within the County. Information is provided

in this analysis regarding their findings. To more comprehensively protect surface water and natural resources in general in the County, it is advisable to add a new monitoring measure that would track or document the Department of Health's sampling and advisory activities.

Since water quality is a fundamental objective for the County, the CDMP should strive to suggest methods to better monitor and implement adopted water resource policies. For example, the CDMP could discuss how the County addresses water quality exceedances detected through sampling programs. With respect to land use, the CDMP could advance toward identifying development practices that, by design, minimize impact to surface and groundwater resources.

Objective CON-3: Some terminology updates have been recommended in Chapter 2. An additional monitoring measure could require reporting on the state of research on the management of water bodies in wellfield protection areas to, "ensure protection of water quality and maintenance of the groundwater classification of the wellfields."

Objective CON-4: Existing monitoring measures should be maintained, but should be clarified to more specifically describe what objective achievement entails. In addition, several policies within this objective focus on water conservation practices. The objective should be modified and broadened to better encompass water conservation initiatives.

Objective CON-5: The update on stormwater plans provided in the section above demonstrates that this objective needs to be revised. By 2007, all originally scheduled stormwater management master plans had been completed. The wording of the objective should reflect this milestone and should be replaced with a new measure ensuring timely revisions of those master plans.

The monitoring measure that tracks the number of stormwater system improvements is difficult to report due to multi-year projects. Sufficient funding for projects prioritized in the stormwater master plans is important for flood protection and stormwater quality. A modified monitoring measure for this objective may instead quantify how flooding and

water quality goals are being addressed through stormwater project implementation.

Objective CON-6: Monitoring measures could include analysis to show the extent of rezoning and the types of new non-agricultural land uses being established in agricultural areas.

Objective CON-7: The wording of this objective and its first monitoring measures should be modified as described in Chapter 2. A new monitoring measure should be included for this objective to assess wetland impacts and the success of wetland mitigation policies and programs as described in Chapter 2. A monitoring measure should also address whether wetlands in various drainage basins are being inspected annually, or as needed, to prevent and address unauthorized impacts.

Objective CON-8: Existing monitoring measures do not establish targets related to the protection of upland forests. This monitoring measure should be expanded to also capture the loss of significant upland habitat. In addition, some terminology modifications are recommended for Objective CON-8. The wording of the objective should be modified to clarify the term "maintained" with regard to Natural Forest Communities (NFC's); this term should be followed by the phrase, "through exotic plant control and in pine rocklands, prescribed burning".

Objective CON-9: The monitoring measure that relates to the number of listed threatened and endangered species is inappropriate and should be changed. State and federal species listing processes are independent from Miami-Dade County and do not necessarily reflect the County's initiatives to support or protect these species. A new monitoring measure will focus on habitat protection through land acquisition and voluntary incentive-based conservation programs for habitats within private land (such as the County's existing Environmentally Endangered Lands covenant program) or potential future programs such as a Transfer of Development Rights conservation program. An assessment of habitat lost versus habitat protected would be more appropriate for this objective. A second metric could monitor the progress and populations of selected species such as the Florida panther, and in the Coastal Management Element,

certain listed marine species. Some minor wording modifications are also recommended for Objective CON-9.

4.2.5 Water, Sewer, and Solid Waste Element

4.2.5.1 Water and Sewer Subelement

Conclusions

The County's Water and Sewer Department (WASD) is one of the largest public utilities in the country, and balances water and sewer demands of a growing population with significant challenges. The County has aging infrastructure and many new state and federal regulations require significant operational shifts in the way water and wastewater is handled. A constricted local economy complicates the rate and fee increases that would help address these capital project and program needs. In addition, the WASD infrastructure will need to be updated, and service planning will have to change to adapt to climate change conditions that will include rising groundwater and sea water.

Despite these challenges, the WASD has achieved many aspects of the CDMP's goals, objectives, and policies in the Water and Sewer Subelement. Water and sewer capacity has kept pace with demands, and services have remained focused within the Urban Development Boundary. The County provides very high quality tap water to about 420,000 retail water customers and twelve wholesale customers (cities with thousands of water users). The County complies with its 20-year Water Use Permit, issued by the South Florida Water Management District in 2007, that requires continued water conservation, eventual extensive reclamation of wastewater at sewage treatment plants, and aquifer recharge.

The County is working with the state and federal government to comply with new regulations. The County is collaborating with the Environmental Protection Agency to upgrade wastewater disposal/management methods to ensure that underground sources of drinking water are protected from deep injected wastewater. The County is developing an integrated water/wastewater master plan that will assist in planning for the capital facilities needed

to comply with legislation passed in 2008 that limits new wastewater discharges to the ocean. By 2018, disinfection processes will reduce the nutrient levels of the County's current ocean outfall discharges by approximately 80-90%. By 2025, the County's ocean sewage outfalls will be eliminated.

The EAR process highlights ways in which County programs, policies, and resources may be modified to better meet CDMP objectives. One objective is to protect environmental and public health by reducing the use of private wastewater treatment facilities or septic tanks in the County. Regulators inspect onsite sewage treatment and disposal systems (OSTDS) located on industrial and commercial properties. However, state and County offices need more and better data on the locations and functionality of existing OSTDS and must better track efforts to convert septic tank users to public sewer lines. It is recommended that the County track conversions from septic to sewer for all new sewer accounts and through the Notice of Required Connection Program. In addition, multiple unincorporated areas of the County (and areas in cities) do not have access to public sewer lines, and resources must be allocated to build this infrastructure.

Most challenges related to water and sewer in the County are reflected in conditions and projects required through the County's WUP and the aforementioned new state regulations. Aging infrastructure that causes water line breaks and sewage overflows affect services and cause water loss, and resources are needed to continue to update the County's expansive water distribution and sewage collection networks. Major new disinfection and reclamation projects, rerouting of sewage ocean outfalls, and research on adaptation for sea level rise will require careful allocation of County resources in the future to continue to meet high standards.

Proposed Revisions

Policy WS-2A 1(a). This policy needs to be modified to update the meaning of maximum daily flow criteria. At this time, DERM and WASD calculate maximum daily flow differently and the methodologies must be reconciled.

Policy WS-2F. This policy will be modified to incorporate a planning period through 2030, since projections are available for that planning horizon at this time.

Policy WS-3F. This policy should be modified to require regular updates for plans to address water and reclaimed water planning documents as well.

Objective WS-4. One of Miami-Dade County's Major Issues for the 2010 EAR process is climate change and expected incremental sea level rise. The Florida Department of Health's Onsite Sewage Treatment and Disposal Program estimates that in 2009, there were approximately 213,000 onsite sewage treatment and disposal systems ("OSTDS" include septic tank and drain field systems) in Miami-Dade County.² The state has done research on the effectiveness of septic systems installed in places that are flooded seasonally. They have written that there may be reduced functioning of septic systems when soils are inundated; effluent and pathogens may move more easily and quickly to surface water, causing public health and environmental problems.³ Policies that anticipate the impact of sea level rise on the numerous active septic systems in the County may be appropriate for this Subsection. (CDMP Policy WS-4C already states that septic tanks shall not be permitted where seasonally high water table will impair proper functioning.) Existing programs and funding sources intended to reduce the number of active OSTDS may be augmented and prioritized.

Policy WS-5E and WS-5F: These policies will be modified to include the dates of newly adopted ordinances/ and sections of the Miami-Dade County Code (Section 18A and 18B) that include water use efficiency requirements for new development and landscape and irrigation requirements. Reference to 1995 ordinance should be removed.

Policy WS-6E: This policy will be revised to be consistent with the reuse project requirements included in the County's Water Use Permit from the South

² Florida Department of Health. Onsite Sewage Programs Statistical Data, Onsite Sewage Treatment and Disposal Systems Statistical Data. 2009. Accessed online at <http://www.myfloridaeh.com/ostds/statistics/newInstallations.pdf>.

³ Brown, Mark; Annable, M; Delfino, A.; Jawitz, J.; Cohen, M.; Hall, E.; Harden, H.; Chanton, J.; Burnett, W.; Rose, J.; Paul, J.; Griffin, D.; Lipp, E.; David, J. August 2001. Final Report presented to the Florida Department of Health, "Determination of an Appropriate Onsite Sewage System Setback Distance to Seasonally Inundated Areas".

Florida Water Management District (2007-2027). This policy should be revised to acknowledge that wastewater reuse reduces withdrawals from the aquifer in addition to recharging the aquifer.

Policy WS-7A. This policy will be revised to reflect the adopted Water Supply Facilities Work Plan date of April 2008. Modifications are also needed to update "Table 1, Alternative Water Supply and Wastewater Reuse Projects 2007-2030", that are referenced in Policy WS-7A, and included on page V-11.1 and V-11.2. Any changes to the WUP should be reflected in Table 1.

Proposed Revisions to the Monitoring Program

The monitoring measure for Objective WS-6 should be modified to be consistent with the County's Water Use Permit.

2.5.2 Solid Waste Subelement

Policy SW-1A. The DSWM provides service to paying customers whether inside or outside the UDB. This policy, which refers to locations in the County receiving priority in the provision of solid waste management facilities and services, should be modified. The directive for avoiding provision of solid waste service to area outside of the UDB may be modified or eliminated, in that such service is not a capital expenditure. The provision of solid waste collection service is not generally recognized as one of the services that induces further development along the urban fringe, such as roads, water or sewer lines, or other infrastructure. Disposal services are Countywide, serving existing and future demand without the promotion of sprawl. Therefore, disposal facilities may be built outside UDB, in coordination with County guidelines to prohibit sprawl.

Objective SW-3: The objective and policies were reviewed for continued relevance. According to Administrative Rule 9J-5.011(2) (b)2, Objective SW-3 seeks to "Address coordinating the extension of, or increase in the capacity of, facilities to meet future needs" through the achievement of maintaining a minimum five year level of service capacity for existing facilities, in areas non-specific to capital improvements. Therefore, it is recom-

mended to delete Objective SW-3, and add to Objective SW-2 measures based on annual disposal tonnage trends that impact the level of service and need to be addressed through new capital projects. Once the Level of Service standard is explicitly defined under Objective SW-2, it is proposed that the objective be deleted but that the policies that further implement the Level of Service through capital projects be placed under a revised Objective SW-2.

Objective SW-4: The objective and policies were reviewed for continued relevance. It is recommended to add a measure to include quantity of waste product recycled by the Department through its procurement process. It is also recommended to add to Policy SW-4B that Miami-Dade County shall maintain a recycling rate consistent with the Energy, Climate Change and Economic Security Act of 2008. The Department of Environment Resources Management (DERM) and the Department of Procurement Management (DPM) addresses alternative packaging quantity of products purchased by the County containing recycled material, and therefore should not be included as a measure.

Objective SW-5: The policies were reviewed for continued relevance. It is still relevant, but similar to Objective SW-2. Objective SW-5 refers to providing for an integrated solid waste disposal system. A modification may be warranted to further clarify and expand on current language to place more emphasis upon "equitable and responsible financing" of the solid waste disposal system. The objective should refer to equitable and responsible financing of disposal system costs, to be met through a combination of user fees, environmental protection fees, and capacity-related fees, without County general fund subsidy.

Measures reliant on the Capital Improvement Element tend to fluctuate, therefore it is recommended that Objective SW-5 be deleted, and added to Objective SW-2 measures that rely more so on the impact the level of service and need to be addressed through new capital projects. Once the Level of Service standard is defined under Objective SW-2, it is proposed that Objective SW-5 be deleted and the policies that further implement the Level of Service through capital projects be placed under a revised Objective SW-2.

Objective SW-6 The policies of Objective SW-6 will be retained, although it may be possible to combine some of the policies. The monitoring measure should be revised to specifically focus on collection at the Permanent Center, as it the primary source of home chemical disposal for the County, and at special collection events with an alternative measure to include collection at the household hazardous collection centers. The measure should also be revised to address an 'alternate' measure as opposed to a 'surrogate' measure

4.2.6. Recreation and Open Space Element

Conclusions

According to the evaluation of the Goal, Objectives and Policies of the Recreation and Open Space Element, Miami-Dade County made excellent progress in providing and maintaining its parks and recreational open space system during the 2003-2009 reporting period. For example, the County's park system has provided quality recreational open space, facilities and services for current residents and visitors (see Pg. 2.6-1); the County maintained a surplus of parks and recreational open space in anticipation of population growth in the County; the adopted level-of-service standard for parks is being maintained (see Pg. 2.6-4); access to parks and recreational facilities were improved (see Pg. 2.6-5); the County identified public and private funding sources through its capital improvements program to maintain or expand its park system and acquired a number of sites for park development (see Pg. 2.6-7); implementation of the comprehensive resource management program for the acquisition and management of natural and historical resources and coastal areas would be continued (see Pg. 2.6-16). Furthermore, the County has maintained or improved communication between Park providers and visitors through its participation at public hearings and the completion of the leisure interest survey in 2008 (see Pg. 2.6-18).

Since adoption of the County's most recent Evaluation and Appraisal Report in 2003, the Park and Recreation Department repositioned the County's system of parks as a model park system in the 21st century, by preparing the *Miami-Dade County Parks*

and Open Space System Master Plan. Approved by the Board of County Commissioners in 2008, this *Parks and Open Space System Master Plan* 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. The new Objective ROS-8 and related policies incorporated this vision of the *Parks and Open Space System Master Plan* into the Goal, Objectives and Policies of the Recreation and Open Space Element of the CDMP. Realization of this vision will occur over time, requiring completion of the efforts described in the Goal, Objectives and Policies of the Recreation and Open Space Element (see Pg. 2.6-19).

In summary, all of the objectives in the Parks and Recreation Element were or are being achieved, continue to be relevant, and should be retained (with a revision to Objective ROS-6 to recognize the *Natural Areas Management Plan* as the primary guide for the management and restoration practices of natural areas in Miami-Dade County). New policies were recommended, and certain policies and monitoring measures should be deleted or revised during the EAR-based CDMP amendment process.

Proposed Revisions

Objective ROS-1. The 2010 target date should be replaced with 2017. The 2003 and 2010 target dates for the first monitoring measure should be replaced with 2010 and 2017 respectively. The 2010 target date in the second monitoring measure should be replaced with 2017.

The 2010 target date for Objective ROS-2, Policy ROS-2C, and Monitoring Measure No. 2 should be replaced with 2017.

Objective ROS-3. The 2010 target date should be replaced with 2017. The 2003 and 2010 target dates in Monitoring Measure Nos. 1 and 2 should be replaced with 2010 and 2017 respectively.

Policy ROS-3A. References to bicycles in this policy should be removed since they are not typically considered motorized transportation.

Policy ROS-3C. To be consistent with the April 2009 Cycle Application No. 8, this policy should be up-

dated to allow certain park sites to be designated as Heritage Parks.

Objective ROS-4. A new policy should be added directing the County to seek Federal, State, and private grants, such as the Florida Recreation Development Assistance Program (FRDAP), to assist with the acquisition and improvement of parkland.

Policy ROS-4E. The proceeds from the *1996 Safe Neighborhood Park Bond* were exhausted in 2005. Therefore, reference to this program should be removed.

Policy ROS-5B. Item (ii) identifies five acres as the minimum size and thirty acres as the preferred size for new local parks. Monitoring Measure No. 4 tracks the acquisition of park sites less than five acres or greater than thirty acres. This monitoring measure should be updated to monitor the County's acquisition of parks greater than 5 acres in size. Policy ROS-5B(ii) indicates that sites under five acres will be considered within TNDs. However, the Land Use Element (CDMP, pg. I-39) indicates that 'public open spaces within mixed use TNDs shall comprise a minimum of five acres'. This language in the Land Use Element of the CDMP should be amended to be consistent with Policy ROS-5B.

Policy ROS-5C. In item (iv), The reference to *The 1991 Americans with Disabilities Act* should include the phrase, "as may be amended from time to time". Furthermore, in order to be consistent with the April 2009 Cycle Application No. 8, this policy should be updated to allow certain park sites to be designated as Heritage Parks.

The 2003 date for Monitoring Measure Nos. 1, 2 and 9 should be replaced with 2010.

Objective ROS-6. This objective should be updated to recognize the *Natural Areas Management Plan* as the primary guide for the management and restoration practices of natural areas in Miami-Dade County.

The language in Monitoring Measure No. 1 should be revised to include the number of parks designated as heritage parks, or parks recognized for cultural or archaeological or historic significance, which

provide opportunities for access. Also, the 2003 target date in Monitoring Measure No. 2 should be replaced with 2010.

ROS-7: Monitoring Measures. The 2010 target date in Monitoring Measure No. 1 should be replaced with 2017.

4.2.7 Coastal Management Element

Conclusions

Many of the goals, objectives and policies of the Coastal Management Element have been achieved, as the County continues its stewardship of its coastal resources.

The County has accomplished Objectives CM-1 and CM-2 through monitoring of coastal wetlands, beach and dune restoration, and enhancements to the artificial reefs. However, additional monitoring measures are needed for CM-3 to more accurately describe water quality, with modifications to policies to reflect that the County will continue to work with state and federal authorities in developing antidegradation targets. Objective CM-4 should be broadened to show the County's acquisition of coastal lands, and the monitoring measure modified to reflect the County's activities in restoring coastal lands and the wildlife that utilize them.

What remains a challenge in Objectives CM-5 and CM-6 is public access to water; this needs strengthening both to address compliance with the Shoreline Development Review Committee's review of projects and new state requirements addressing public access to water and preservation of recreational and working waterfronts.

Objective CM-7 was attained, as the County maintains its strong public outreach efforts and activities to educate the public about coastal resources.

Objectives CM-8 through CM-12 pertaining to disaster planning, hazard mitigation and post-disaster recovery were accomplished, as the County continues its strong tradition of protecting its residents against disasters through extensive mitigation projects, providing surplus shelter capacity, and coordinating activities before, during, and after dis-

asters. Slight changes to policies are needed to reflect the County's programs to assist its residents, and other changes may be warranted upon completion of the SFRPC's hurricane evacuation study.

Proposed Revisions

The introduction to this element in the CDMP focuses on protection of human lives and property from natural disasters and the new definition of the coastal high hazard area. This should be reworded to include an overview of other important issues relating to coastal management, namely: protection of coastal habitat and natural resources; public access to and awareness of coastal areas; preservation of traditional shoreline uses; protection of human lives and property from natural disasters; limiting public infrastructure in the coastal area; and historic resources in coastal areas.

Figure 1: Pending completion of the SFRPC's regional evacuation study and DEM's review, revise map if any revisions are needed to the County's Hurricane Evacuation Zones.

Policy CM-1A: This policy should be expanded in regards to three Mangrove Protection Areas (MPAs) identified in specific sub-bullets. Under the first sub-bullet, the first MPA would include publicly owned mangrove wetlands within and adjacent to the Oleta River, including all mangroves within the Oleta River State Recreation Area. This expansion would extend protection to publically owned mangroves outside the Oleta River State Recreation Area. The second MPA to be expanded (under the thirteenth sub-bullet) would include nontidal mangrove and/or buttonwood forests within, adjacent, or landward of Biscayne and Everglades National Parks. The third MPA to be expanded (under the fourteenth sub-bullet) would also include nontidal mangrove and/or buttonwood forests within, adjacent, or landward of Card Sound, Barnes Sound, Manatee Bay and Florida Bay.

Policy CM-11: Revise to indicate that only those materials which are appropriate for reef construction (and in accordance with State guidelines and County artificial reef policies) shall be used, in permitted areas. Sub-bullet "i" should be deleted. Sub-bullet "iii" should be broadened to assisting in stabilizing

sediments in areas. The specific reference to "Dumfoundling Bay" should be removed.

Monitoring Measure: This measure should be expanded to include other metrics such as the total area of submerged aquatic vegetation and hard bottom communities impacted by permitted coastal construction projects versus the area created and the number of enforcement cases initiated that involved significant coastal wetland and marine resource impacts and how those violations were resolved through restoration, mitigation and/or penalties.

Policy CM-2C: This policy should be broadened to state that to the greatest extent possible offshore reefs and grass flats will not be impacted, and mitigated to the greatest extent possible. Add wording to qualify what can be used as borrow areas, such as areas having appropriate sand quality and sufficient buffer areas available for the protection of reef and seagrass resources.

Policy CM-2D: See previous comments regarding artificial reefs under Policy CM-11. Add stronger wording to show how artificial reefs are used in resource management and for habitat creation.

Policy CM-3B: This policy should be broadened to include not only funding but also enforcement actions in those areas that have problematic water quality. Revise to include other examples of areas that have problematic water quality such as Arch Creek, or a Verified Impaired Water--a state designation for impaired surface waters such as Biscayne Canal.

Policy CM-3F: Modify policy to clarify its purpose.

Policy CM-3N: Rewrite without specified times and in more general terms.

Policy CM-3P: Reword to indicate the County's continuing efforts to assist the state and federal authorities in developing antidegradation targets, and remove the deadline of 2010.

Objective CM-3 Monitoring Measure: Reword to indicate the County's continuing efforts to assist the state and federal authorities in developing antide-

gradation targets, and remove the deadline of 2010. Add other new monitoring measures such as algal blooms and chlorophyll.

Objective CM-4: Repword to be less specific to threatened and endangered species and expand to include restoration or enhancement of coastal habitat and wildlife. This rewording should also remove the 2010 deadline and goal of 100 acres, and state that the County will continue to acquire coastal lands and work with other agencies such as the SFWMD to do so.

Policy CM-4B: This policy should include the following coastal wetland areas for wildlife corridors, namely: between Matheson Hammock and Turkey Point; in the South Dade Wetlands and Southern Glades Wildlife and Environmental Area; and within the boundaries of Everglades National Park and Biscayne National Park.

A new policy should be added to include the County's efforts to restore coastal habitats, and refer to the protected species that may utilize these habitats.

Objective CM-4 Monitoring Measure: This monitoring measure should be modified to include areas of habitat restored, with reference to the protected species that may utilize them.

Policy CM-5D: The 2010 date needs to be changed or eliminated. Wording to provide for compliance and enforcement mechanisms should be added.

Policy CM-5E: Repword regarding expansion of causeways, road rights of way, and canal easements at shorelines to include existing and proposed boating-related launch and storage facilities.

Policy CM-5F: This policy, or a new policy under CM-10, could be repworded to require public and private marinas/water-dependent facilities to have a hurricane contingency plan, which could be required as a condition of the marina's yearly permit.

A new policy should be added to incorporate the new state requirement for section 163.3177(6)(a), F.S. requiring that coastal counties must encourage the preservation of recreational and working water-

fronts, and include strategies that will be used to preserve these working waterfronts.

Objective CM-5 Monitoring Measure: The monitoring measure could be modified to include better tracking for public access in projects reviewed by the SDRC.

Policy CM-6A: This policy should include a new deadline of 2017.

Policy CM-6G: This policy should be strengthened by rewording to include coordination with municipal zoning authorities, which can approve projects that have an effect on water-dependent or water-related issues within coastal areas.

Policy CM-7G: Repword to seek studies performed to support and sustain tourism, marina, and water-related uses.

Objective CM-8: As referenced throughout this element, the wording and acronym need to be updated, from the Office of Emergency Management (OEM) to the Department of Emergency Management (DEM).

Objective CM-8: Repword to include the County's existing programs assisting Miami-Dade County residents in emergency events (i.e. transport for special needs groups, shutter program). This objective could be divided into two objectives: evacuation times and shelter capacity, and DEM's programs to assist its residents.

Policy CM-8J: Concerning the requirement that all public shelters "should be wheelchair accessible," this should be repworded to state that all public shelters are ADA compliant.

Policy CM-8N: Eliminate requirement for mobile home parks without on-site shelters to submit their evacuation plans to DEM. Repword to indicate that in the event of a disaster, all mobile home park residents are advised to evacuate, regardless of their location.

Objective CM-8 Monitoring Measure: Revise to include DEM's other activities to help the public in the event of an emergency, such number of people

enrolled special population groups, and DEM's shutter program.

Policy CM-9H: If a new element/objective on climate change/sea level rise is added, include new wording that DEM may need to reevaluate their emergency management strategy, under a scenario that more areas may flood.

Policy CM-10G: Reword to include "and known archaeological sites" so those sites can be also be protected as well, and clarify that debris locations should be pre-approved by DERM and Florida Department of Environmental Protection prior to their use.

Policy CM-11B: Reword to create a Post-Disaster Redevelopment Committee to identify areas requiring redevelopment and implementing the post-disaster redevelopment plan, along with public input.

Policy CM-11E: This policy should be modified to address concerns that FEMA will not pay for reconstruction in the Coastal High Hazard Area (CHHA) but may pay to reconstruct the same facility if moved outside the CHHA. Also modify to address concerns regarding public acquisition of properties in the CHHA--there may be a problem with assigning a County agency responsibility for purchasing and maintaining the property.

4.2.8 Intergovernmental Coordination Element

Conclusions

The Florida Legislature in 2005 and 2009 revised Chapter 163 of the Florida Statutes, requiring amendments to the Intergovernmental Coordination Element. The 2005 revisions were adopted in the 2007 Special Application, which included revisions regarding the adoption and implementation of a level of service standard for public school facilities and the Interlocal Agreement for Public School Facility Planning. The 2009 revisions include requiring recognition of airport masters plans, and requiring using the dispute resolution process established by the South Florida Regional Planning Council and bringing to closure in a timely manner all intergovernmental disputes.

A review of Intergovernmental Coordination Element indicates that the objectives have been met and that Miami-Dade County has made significant strides in coordination between local, regional, state and federal agencies. The establishment of CERP has increased the need for coordination between the County and the participating agencies.

Proposed Revisions

A new policy should be added under Objective ICE-1 providing for the recognition of airport master plans pursuant to Section 163.3177, Florida Statutes.

Policy ICE-1H discusses the various coordination efforts between Miami-Dade County Board of County Commissioners (BCC) and Miami-Dade County Public Schools (M-DCPS). These include the Educational Element, The Joint M-DCPS/BCC School Overcrowding Working Group, the School Impact Fee, school site acquisition reviews and other appropriate means. With the exception of the M-DCPS/BCC School Overcrowding Working Group, these coordination efforts continue between the two entities, and should be retained in the policy. With regard to the M-DCPS/BCC School Overcrowding Working Group this should be removed from the policy as this group concluded its work in late 2004 and submitted its report and was accepted with some minor revisions by the Board of County Commissioners. Language should be added to this policy regarding the Education Compact between Miami-Dade County and Miami-Dade County Public Schools, as this is an ongoing effort.

Policy ICE-1I Policy should be revised to comply with Section 163.3177, Florida Statutes regarding dispute resolution process.

Policy ICE-2B Policy should be revised to reflect the correct title of the Interlocal Agreement for Public School Facility Planning.

Policy ICE-2D Policy should be revised to correctly identify Miami-Dade County Public Schools in the last bullet of the policy.

Objective 4 Monitoring Measure. Monitoring Measure should be revised from planning and manage-

ment studies and coordinating committees to planning and management review teams. The reason for this change is the review teams consist of inter-agency from three levels of government, local, state and federal.

ICE-6B Policy should be revised to reflect that if any disputes arise between a coastal local government and a public agency seeking a disposal site for dredged spoil, these disputes should be resolved at the time zoning or permitting through consistent requirements established by regulatory agencies.

4.2.9 Capital Improvements Element

Conclusions

In general, the CIE has served its purpose over the past seven years. It has caused the operating departments that are affected by its provisions to be more aware of CDMP planning objectives. The extra scrutiny afforded by the CIE has also probably made them more fiscally responsible and more attentive to priority setting. For the most part, all objectives have been met and all should be retained as they are with no changes in policies. Only two monitoring measures require modest changes for all objectives.

Proposed Revisions

Objective CIE-2: Monitoring Measure: This will still be monitored by checking development records, but the geographic area needs to be amended to reflect the new definition of the Coastal High Hazard Area (CHHA).

Objective CIE-3 Monitoring Measure: Concurrency records will still be utilized to monitor and evaluate Objective CIE-3, but the monitoring measure needs to be amended to include public school concurrency review.

Policy CIE-3C. The level of service standard for Traffic Circulation should be reviewed as indicated in the Traffic Circulation Subelement section of Chapter 2, Assessment of Comprehensive Development Master Plan Elements, to make sure the adopted LOS standards meet the provisions of Chapter 163, F.S., and the State Minimum Level of Service Standards for the State Highway System,

including the Strategic Intermodal System (SIS), Florida Intrastate Highway System (FIHS), and TRIP funded facilities.

Changes of Statutes and New Definitions

In 2005, Senate Bill 360 (SB 360) amended several sections of Chapter 163, F.S. In 2007, House Bill 7203 (HB 7203) additional modifications to Chapter 163, F.S. were adopted. Details regarding these changes are described in Chapter 3, Assessment of Special Topics, of this report.

CIE – Programs to Implement

Concurrency Management Program

The Concurrency Management program text contains the provisions and regulatory context for applying concurrency requirements to development orders in Miami-Dade County. Chapter 163 of the Florida Statutes governs growth management regulations including concurrency requirements for all local governments in the State. Recent revisions to Section 163.3180(4)(b) allow for public transit facilities to be exempt from concurrency requirements. Public transit facilities include transit stations and terminals; transit station parking; park-and-ride lots; intermodal public transit connection or transfer facilities; fixed bus, guideway, and rail stations; and airport passenger terminals and concourses, air cargo facilities, and hangars for the maintenance or storage of aircraft. The terms “terminals” and “transit facilities” do not include seaports or commercial or residential development constructed in conjunction with a public transit facility. This text section of the Concurrency Management Program should be revised to provide for the exemption from concurrency requirements for public transit facilities.

In addition, Section 3 (b) should be revised to reflect the correct names of the community redevelopment programs located in the concurrency exception areas.

Figure 2, Redevelopment Concurrency Exception Areas map should be revised to reflect changes in the boundaries of the redevelopment exception areas.

4.2.10 Educational Element

Conclusions

Since the last EAR, Miami-Dade County has adopted public school concurrency. The 2005 Florida Legislature amended Chapter 163, Florida Statutes requiring local governments to adopt a public school facilities element, school concurrency and updates to the Interlocal Agreement for Public School Planning. Miami-Dade County originally adopted its Educational Element in 1996. In July 2008, Miami-Dade County adopted a level of service standard for public school facilities through amendments to the Educational Element, Intergovernmental Coordination and Capital Improvements Elements of the Comprehensive Development Master Plan (CDMP), and revisions to the Interlocal Agreement for Public School Facility Planning. During the amendment process significant revisions were made to this Element therefore few revisions are necessary to this Element. .

Proposed Revisions

Proposed, Existing, and Ancillary Educational Facilities Map Series. All Maps must be updated to reflect changes to existing and future conditions.

EDU-6 Monitoring Measure: This monitoring measure needs to be amended to reflect other facility enhancements such as classroom renovations, systems replacement, computer laboratories, site improvements, etc.

4.2.11 Economic Element

Conclusions

This section of the element evaluation presents a summary of general conclusions and identifies needed actions and/or proposed amendments to address or implement identified changes as discussed in other sections of this report. The economy since 2004 has undergone significant change both cyclical and structural in nature, it is appropriate to restructure the element with a forward looking approach. While many of the objectives and policies remain sound, there is a need to delete, add and modify many of the current ones. Instead of having five goals, there will be one overarching goal that will drive the element. Some of themes that this

new element will likely incorporate are related to job creation, workforce development, infrastructure investment, innovation and business formation, diversification of the economy, small business and entrepreneurial development and economic development and sustainability

As the nature and degree of reorganization is not determined at the time, it should be borne in mind that even if a policy has continued relevance, it may be included in a significantly revised form or perhaps not at all in the amended version of the element.

Proposed Revisions

As was stated above, at this point in time, there are no proposed revisions that are specific in nature. The element as a whole will be restructured.

4.3 ASSESSMENT OF SPECIAL TOPICS

4.3.3 Effect of Statutory and Rule Changes Since 2003

An evaluation reveals that the County's CDMP is consistent with state and regional requirements and plans, namely: the state comprehensive plan; Chapter 9J-5, Florida Administrative Code; Chapter 163, F.S. and other chapters; and the SFRPC's Strategic Regional Policy Plan. However, recent growth management legislation enacted by the Florida legislature does warrant changes to the CDMP to incorporate the new requirements. Amendments to the CDMP are needed to conform to these new regulations, which can be done during the EAR-based amendment process. The following EAR-based revisions are proposed. Each CDMP element and subelement requiring modification is listed, with a general description of changes needed.

Land Use Element

- Include state Comprehensive Plan requirements to encourage siting requirements for low-carbon-emitting electric power plants.
- Add incentives and criteria that encourage recreational and commercial working waterfronts.

- Include energy-efficient land use patterns accounting for electric power generation and transmission systems.
- Add greenhouse gas reduction strategies.
- Include energy conservation in the future land use map or as a new map.

Transportation Element

- Inclusion of strategies to reduce greenhouse gas emissions from the transportation sector.

Traffic Circulation Subelement

- LOS standards for roadway facilities on the Strategic Intermodal System must be consistent with FDOT standards and consider compatibility with adjacent jurisdictions.
- Inclusion of strategies to reduce greenhouse gas emissions from the transportation sector.
- Except in transportation concurrency exception areas, for Strategic Intermodal System roadway facilities adopt the level-of-service standard established by FDOT.

Housing

- Include standards, plans and principles for energy efficiency and renewable energy resources used in design and construction of new housing.

Conservation, Aquifer Recharge and Drainage Element

- Add in factors that affect energy conservation.

Recreation and Open Space Element

- Include waterways to the system of public/private sites for recreation.

Coastal Management Element

- Incorporate strategies used to preserve recreational and commercial working waterfronts.
- Adoption of a LOS standard for out-of-county evacuation no greater than 16 hours for a category 5 storm event.

Intergovernmental Coordination Element

- Recognition of airport master plans.

- Change requirements from a voluntary to a mandatory dispute resolution process.
- Provide for interlocal agreements between adjacent local governments regarding airport zoning regulations.

Capital Improvements Element

- LOS standards for roadway facilities on the Strategic Intermodal System must be consistent with FDOT standards and consider compatibility with adjacent jurisdictions.
- Expand transportation concurrency exceptions to include airport facilities.
- Except in transportation concurrency exception areas, for Strategic Intermodal System roadway facilities adopt the level-of-service standard established by FDOT.

4.3.6 Evaluation of Roadway Impact Methodology

Conclusions

At this time there does not appear to be a need to modify the County's roadway concurrency management program or its traffic impact methodology in general. The County's Metropolitan Planning Organization has approved a study to evaluate the County's current methodology to assess impacts on transportation facilities and determine traffic concurrency. The Department of Planning and Zoning will take advantage of this opportunity to evaluate the municipalities' methodologies for measuring impacts on transportation facilities and consider proposing a common methodology.

ICE Objective 2 and its Policies focus on coordinating with local, regional and State entities with the responsibility for establishing LOS standards. While these policies encourage opportunities for the municipalities and County to coordinate and provide comments on LOS standards, the policies could be strengthened to formalize an ongoing analysis and assessment of all roadway impact assessment methodologies.

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