

**ADOPTED
2010 EVALUATION AND APPRAISAL
REPORT**

**COMPREHENSIVE DEVELOPMENT
MASTER PLAN**

FOR MIAMI-DADE COUNTY, FLORIDA

Adopted by the Board of County Commissioners on March 23, 2011



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Miami-Dade County provides equal access and equal opportunity in employment and services and does not discriminate on the basis of disability. "It is the policy of Miami-Dade County to comply with all of the requirements of the Americans with Disabilities Act."

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2010 EVALUATION AND APPRAISAL REPORT

Adopted by the Board of County Commissioners on March 23, 2011

Miami-Dade County
Department of Planning and Zoning
111 NW First Street, Suite 1210
Miami, Florida 33128-1972
Telephone: (305) 375-2835

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EVALUATION AND APPRAISAL REPORT

INTRODUCTION

The State of Florida's local government comprehensive planning law, Chapter 163, Part II, Florida Statutes (F.S.), requires that all counties and municipalities in Florida maintain long-range comprehensive planning programs, and that comprehensive planning should be a continuous and ongoing process. As a part of this process, local governments are required to monitor numerous community characteristics relating to development, provision of services, environmental protection, and governmental activities, and prepare an Evaluation and Appraisal Report (EAR) every seven years addressing the progress in implementation of the comprehensive plan. The purpose of the EAR is to evaluate and assess the effectiveness, successes and failures of the local adopted comprehensive plan in accomplishing its adopted objectives, and to suggest changes or amendments needed to update the comprehensive plan, including, reformulated objectives, policies or standards. Moreover, the law provides that the EAR process shall be the principal process for updating local comprehensive plans to respond to changes in state, regional, and local policies on planning and growth management, and changing conditions and trends, to ensure effective intergovernmental coordination, and to identify major issues regarding the community's achievement of its goals.

As required by Section 163.3191(2), F.S., the EAR must contain information addressing the following:

- Population growth and changes in land area, including annexation, since the adoption of the original plan or the most recent update amendments;
- The extent of vacant and developable land;
- The financial feasibility of implementing the comprehensive plan and of providing needed infrastructure to achieve and maintain adopted level-of-service standards and sustain concurrency management systems through the capital improvements element, as well as the ability to address infrastructure backlogs and meet the demands of growth on public services and facilities;
- The location of existing development in relation to the location of development as anticipated in the original plan, or in the plan as amended by the most recent evaluation and appraisal report update amendments, such as within areas designated for urban growth;
- Identification of major issues as identified by the local government with input from state agencies, regional agencies, adjacent local governments, and the public, and where pertinent, the potential social, economic, and environmental impacts;
- Effect on the comprehensive plan from changes to the State Comprehensive Plan; Chapter 9J-5, Florida Administrative Code; Chapter 163, F.S.; and the South Florida Regional Planning Council's Strategic Regional Policy Plan, which occurred since the adoption of the most recent EAR;
- An assessment of whether comprehensive plan objectives within each element, as they relate to major issues, have been achieved. The report shall include, as appropriate, an identification as to whether unforeseen or unanticipated changes in circumstances have resulted in problems or opportunities with respect to major issues identified in each element and the social, economic, and environmental impacts of the issue;
- A brief assessment of successes and shortcomings related to each element of the plan;

- The identification of any actions or corrective measures, including whether plan amendments are anticipated to address the major issues identified and analyzed in the report. Such identification shall include, as appropriate, new population projections, new revised planning timeframes, a revised future conditions map or map series, an updated capital improvements element, and any new and revised goals, objectives, and policies for major issues identified within each element;
- A summary of the public participation program and activities undertaken by the local government in preparing the report;
- The coordination of the comprehensive plan with existing public schools and those identified in the applicable educational facilities plan adopted pursuant to Section 1013.35, F.S., The assessment shall address, where relevant, the success or failure of the coordination of the future land use map and associated planned residential development with public schools and their capacities, as well as the joint decision-making processes engaged in by the local government and the school board in regard to establishing appropriate population projections and the planning and siting of public school facilities;
- Extent to which the County has been successful in identifying alternative water supply projects and traditional water supply projects, including conservation and reuse, necessary to meet the water needs, including the degree to which the local government has implemented the work plan for building public, private, and regional water supply facilities, including development of alternative water supplies, identified in the Water and Sewer Element as necessary to serve existing and new development;
- Evaluation of whether any past reduction in land use density within the coastal high-hazard area impairs the property rights of current residents when redevelopment occurs, including redevelopment activities following a natural disaster;
- An assessment of whether the criteria adopted pursuant to Section 163.3177(6)(a), F.S., were successful in achieving compatibility with military installations;
- The extent to which a concurrency exception area designated pursuant to Section 163.3180(5), F.S., a concurrency management area designated pursuant to Section 163.3180(7), F.S., or a multimodal transportation district designated pursuant to Section 163.3180(15), F.S., has achieved the purpose for which it was created and otherwise complies with the provisions of Section 163.3180, F.S.; and
- An assessment of the extent to which changes are needed to develop a common methodology for measuring impacts on transportation facilities for the purpose of implementing its concurrency management system in coordination with the municipalities and counties, as appropriate pursuant to Section 163.3180(10), F.S.

Section 163.3191, F.S., further specifies the procedures and criteria for the preparation, transmittal, adoption, and sufficiency review of local government EARs and EAR-based comprehensive plan amendments. Miami-Dade County is among the first group of local governments required to prepare and adopt an EAR with new requirements instituted since the 2003 EAR was completed. Upon conclusion of Miami-Dade County's Scoping meeting, a summary of issues was compiled and incorporated into a Letter of Understanding dated February 2, 2010, executed between Miami-Dade County and the DCA. The Department of Community Affairs, in a letter dated March 10, 2010, concurred with the County's Letter of Understanding. The scope and contents of the Adopted EAR reflect the Department of Planning and Zoning's best interpretation of the major issues to be addressed and the scope of work as

contained in the County's Letter of Understanding, as well as Florida Statutes, Administrative Rules, and other guidance documents issued by DCA.

Organization and Format of the EAR

The Adopted 2010 EAR addressing the Miami-Dade County Comprehensive Development Master Plan (CDMP) is organized into one bound report and subdivided into four Chapters as follows:

- Chapter 1 – Evaluation of Major CDMP Issues
- Chapter 2 – Assessment of the CDMP Elements
- Chapter 3 – Assessment of Special Topics
- Chapter 4 – Conclusions and Proposed Revisions

Chapter 1 evaluates the four major identified issues as agreed upon by Miami-Dade County and the DCA in the County's Letter of Understanding dated February 2, 2010. Chapter 2 evaluates each of the eleven adopted Elements of the CDMP, from the Land Use Element through the Economic Element. Seven of the requirements of Chapter 163.3191, F.S., which are not reflected in the major issues, are contained in Chapter 3 titled, "Assessment of Special Topics". Finally, Chapter 4 of the document summarizes all conclusions and proposed revisions to the CDMP whether the revision originated from a major issue, an evaluation of the CDMP elements, or an evaluation of an additional requirement.

Pages in each of the Chapters are numbered first with the Chapter reference number and then the appropriate page number for that Chapter. Similarly, all figure and table numbering begin with the Chapter reference number followed by the Element and Subelement reference number. This should aid in the public review process as commentators may refer to page, table or figure numbers.

EAR Review and Adoption Process

The Miami-Dade Board of County Commissioners (Commission) adopted the Draft 2010 Evaluation and Appraisal Report (EAR) with changes at its March 23, 2011 hearing. The Draft 2010 EAR was published by the Department of Planning and Zoning (DP&Z) in July 2010 and was finalized by the Planning Advisory Board (acting as the Local Planning Agency) at its August 2, 2010 hearing that was continued on August 10, 2010, and includes an Errata dated August 16, 2010. The adopted changes to the Draft 2010 EAR include recommended revisions of the DP&Z published in a January 10, 2011 document titled "Proposed Revisions to the Draft 2010 Evaluation and Appraisal Report"; as further recommended to be revised by a DP&Z March 22, 2011 document titled "Changes to the Proposed Revisions to the Draft 2010 Evaluation and Appraisal Report"; and as further revised by Commission actions at the March 23, 2011 hearing.

Schedule for Adopting EAR-Based CDMP Amendments

State law provides for the comprehensive plan to be amended consistent with the findings and recommendations contained in the adopted EAR. Miami-Dade County will use its standard October 2011-2012 CDMP amendment cycle process to propose, refine and conduct public hearings to consider the adoption of EAR-based amendments to the CDMP. EAR-based plan

amendment applications will be filed during the April 2012 amendment cycle and follow the schedule listed below. Chapter 163, Part 2, F.S. requires EAR-based plan amendments to be adopted within eighteen months after the EAR is determined to be sufficient by DCA.

Activity	Date
EAR Adoption	March 23, 2011
Staff filing of EAR-Based Plan Amendment Applications	April 2012
Community Council Public Hearings	September 2012
Local Planning Agency Transmittal Public Hearing	October 2012
Board of County Commissioners Transmittal Public Hearing	November 2012
Transmittal of EAR-Based Amendments to State Agencies for Comments	December 2012
DCA to issue Objections, Recommendations and Comments (ORC) Report	February 2013
Local Planning Agency Public Hearing and Final Recommendations	March 2013
Board of County Commissioners Public Hearing and Final Action on EAR-Based Amendments	April 2013

Legislative Intent of Report

Notwithstanding anything to the contrary contained herein, all changes that can only be approved or implemented after public hearings are merely recommendations that the matters be considered for adoption by the Board of County Commissioners. This report is not intended to pre-judge the outcome of any future hearings. The authority and duty of the Board of County Commissioners and other County agencies to act only after considering all matters presented at a public hearing is expressly recognized and preserved.