

Miami-Dade County Urban Expansion Area Task Force



Briefing Book

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I.

Rules of Conduct

RULES FOR THE CONDUCT OF THE URBAN EXPANSION AREA TASK FORCE

1. GROUND RULES:

- Treat fellow task force members with respect.
- Do not interrupt another member while he or she has the floor. If you wish to speak on an issue, raise your hand and wait to be recognized by the Secretary. Limit remarks to 15 minutes to accommodate the input of all member.
- Be prompt to meetings.
- Keep to the topic being discussed.
- Please try to explain your reasoning for supporting or opposing a motion. This can help to foster consensus by identifying areas of common ground.

2. **MEETINGS:** The meeting agenda shall be prepared by the Department of Regulatory and Economic Resources and distributed to members. Meetings will begin promptly at the advertised time once quorum is established. All members are requested to provide prior notice to the Secretary of the Board in writing if unable to attend a specific meeting.

3. **PRESIDING OFFICER:** The Secretary of the Task Force shall preserve strict order and decorum at all meetings of the Board. He or she shall state every question coming before the Task Force and announce the decision of the Board on all matters coming before it.

4. **QUORUM:** A majority of the appointed members shall constitute a quorum. No motion shall be adopted by the Task Force without the affirmative vote of a majority of the appointed members present and voting. The names of the members present and their action at such meeting shall be recorded by the Secretary. Should no quorum attend within 30 minutes after the hour appointed for the meeting of the Task Force, the Secretary may adjourn the meeting to a date as determined by the Director.

5. **DECORUM:** Any person making impertinent or slanderous remarks or who becomes boisterous while addressing the Task Force, shall be banned from further audience before the Task Force by the presiding officer, unless permission to continue or again address the Task Force be granted by the majority vote of the members present. No clapping, applauding, heckling or verbal outbursts in support or opposition to a speaker or his or her remarks shall be permitted. No signs or placards shall be allowed in the meeting room. Persons exiting the-meeting room shall do so quietly.

6. **RULES OF DEBATE:** When a motion is presented and seconded, it is under consideration and no other motion shall be received thereafter, except to adjourn, to defer, or to amend, until the question is decided. These motions shall have preference in the order in which they are made.

Every member desiring to speak for any purpose shall confine discussion and comments to the question under debate, avoiding all personalities and indecorous language. A member once recognized shall not be interrupted when speaking unless it is to call the member to order. To accommodate the input of all members, each member will be asked to limit remarks to no more than 15 minutes before ceding the floor to fellow members.

RULES FOR THE CONDUCT OF THE URBAN EXPANSION AREA TASK FORCE

When a vote is taken by roll call, there shall be no discussion by any member prior to voting, and the members shall either vote yes or no. Any member, upon voting, may give a brief statement to explain his or her vote. The vote upon every motion shall be either by voice vote, by a show of hands, or the request of any members, by roll call in progressive alphabetical order.

7. PRESENTATIONS: Each person addressing the Task Force shall give his or her name and address in an audible tone so that the same may be part of the record; all remarks shall be brief and to the point and non-repetitious. All remarks shall be addressed to the Task Force as a group and not to any individual member. No person, other than a Board Member or Staff Member and the person having the floor, shall be permitted to enter into any discussion, either directly or through a member of the Board. No question shall be asked unless the same is addressed through the presiding officer.

II.

Summary of the Florida Sunshine Law

THE FLORIDA SUNSHINE LAW

The Sunshine Law (Section 286.011, Florida Statutes) requires:

- All meetings must be open to the public
- That reasonable notice of such meeting must be given; and
- Written minutes of the meetings must be taken. A tape recording can be used to supplement the written minutes, but is not a substitute.

The Sunshine Law strictly prohibits any meeting, whether formal or causal, between two or more board members to discuss some matter on which foreseeable action that will be taken by the board. There is no requirement that a quorum be present for a meeting of members of a public board to be subject to s. 286.011. The consequences of a Sunshine Law violation may be a criminal penalty against the individual violator(s) and it may cause the action taken by the board to be set aside. Such violation may also subject the individual or the board to civil liability, and attorney's fees

A. Types of Covered Communication

The following are types of communications that may be covered by the Sunshine Law. This list is not meant to be exhaustive.

- Written correspondence between board members
- Telephone conversations and meetings
- Computers, e-mails and other technology
- Informal discussions, workshops

B. Types of Communication Not Covered

The following are types of communication that may not be covered by the Sunshine Law:

- Meetings between board members of different boards
- Meetings between a board member and his or her alternate
- Meetings between government officials and a board member

C. Reasonable Notice

The rule of thumb is that all meetings, including meetings that are continued, shall be reasonably noticed. There is no mandate that the notice provide information regarding every item to be discussed via a published agenda. However, an agenda should be prepared for each meeting.

D. Public Right to Participate

The following is a list of dos and don'ts regarding public participation. This list is not meant to be exhaustive.

- Do ensure that the facility used for meetings is adequate in size to accommodate the public.
- Do ensure that the facility and the meetings are accessible to persons with disabilities.
- Don't have inaudible or off-the-record conversations concerning board matters.

- Don't exclude members from the public, including the media.
- Don't exclude non-disruptive tape recording of meetings.
- Do allow the public to participate.
- Do establish reasonable rules for public participation.
- Don't vote by secret ballot.
- Don't abstain from voting unless, you have a conflict of interest (as discussed in more detail below).
- Do take written minutes (tape recording is permissible but not mandatory).

PUBLIC RECORDS LAW

Any documents, including all papers, letters, maps, books, tapes, photographs, films, sound recording, data processing software, or other material regardless of physical form, characteristics, or means of transmission, made or received produced by or for the Board are open to public inspection under the Public Records Act. In the age of technology the Public Records Act has also been interpreted to extend to computer records and e-mail, excluding private e-mails stored on a government computer. Notwithstanding this requirement, the Public Records Act establishes a number of exemptions which a governmental entity may claim. These exemptions are too numerous to list herein, as to whether a record is or is not exempt should be directed to the records custodian for the Board and/or the County Attorney's Office.

III.

Overview of the UEA Task Force

Purpose of the Task Force

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

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

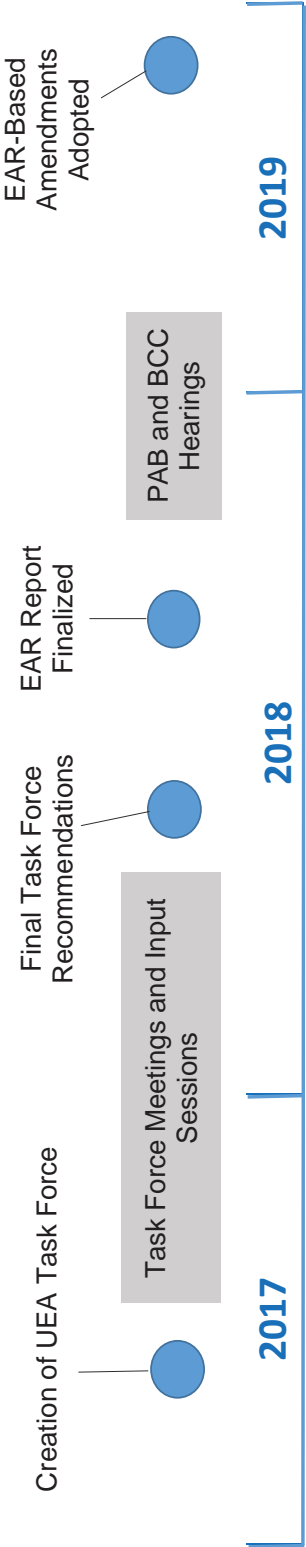
“The County remains committed to promoting infill development to reduce pressure to expand the UDB. Changes to the Urban Expansion Areas must be contemplated together with updates that strengthen policies to support the creation of compact, pedestrian-oriented communities centered on multi-modal transportation corridors within the UDB. The work of this Task Force is not an endorsement of immediate expansion in this area but rather a visioning effort to ensure that, when its development is called for, it is in synch with the overall planning goals of the County to balance environmental preservation, resiliency, transportation/land use planning, and economic development.”

~ Mayor Carlos A. Gimenez

UEA Task Force Membership

ENTITY	REPRESENTATIVE	ALTERNATE
1000 Friends of Florida	Thomas Hawkins	Ryan Smart
Tropical Audubon Society	Erin Clancy	
Urban Environment League	Paul Schweip	
Nova Southeastern Shepard Broad Law Center	Richard Grosso	
Sierra Club	Elizabeth Bonnell	
Agricultural Practices Advisory Board	James Humble	
Redland Citizens Association	Mike Hatcher	
Rock mining representative	Kerri Barsh, Esq.	
Builders Association of South Florida	Maria Lievano-Cruz, Esq	
Latin Builders Association	Erick Valderrama	
FL East Coast Chapter of Associated Builders and Contractors, Inc.	Carol Bowen, J.D.	
Florida Home Builders Association	Richard Gomez	
Homestead Air Reserve Base Representative	Lawrence Ventura Jr.	
Property Owners' Representative – Eastern Urban Expansion Area	Nick Diaz	
Property Owners' Representative – Western Urban Expansion Area	Francisco Pines	
Community Council 11	Alex Diaz	
Community Council 14	Yesenia Fatima Lara	
Community Council 15	Enid Washington Demps	
Florida Nursery Growers & Landscape Association	Barney Rutzke Jr.	Peggy Machin
Tropical Fruit Growers of South Florida	Dr. Steve Green	
Dade County Farm Bureau	Bill Losner	Ivonne Alexander
Latin American Business Association	William Delgado	
Biscayne National Park	Matt Johnson	
Everglades National Park	Superintendent Pedro Ramos	Robert Johnson
Urban Land Institute (Southeast Florida/Caribbean Chapter)	John Renne, Ph.D	
Friends of the Everglades	Laura Reynolds	Nancy Lee
Miccosukee Tribe of Florida	(Vacant)	

UEA Task Force Anticipated Timeline



IV.

Urban Development Boundary Overview

URBAN DEVELOPMENT BOUNDARY BACKGROUND

What is the Urban Development Boundary (UDB)?

- 1) The UDB is a line included on the CDMP Land Use Plan (LUP) map to distinguish the area where urban development may occur through the year 2020 from areas where it should not occur.
- 2) Urban infrastructure is discouraged outside the UDB.

What is an Urban Expansion Area (UEA)?

- 1) The UEA boundary denotes the area outside of the UDB where urban development may be warranted some time in the future.

History:

- 1) **1975** - Implied through the LUP map and CDMP policies
- 2) **1983** - UDB was first denoted by an explicit line on the LUP map

Major Objectives of Having the UDB:

- 1) Protect agriculture as an economically viable industry
- 2) Protect environmental resources, wellfields (drinking water supply) and wetlands
- 3) Protect areas designated for limestone and mineral extraction (Rockmining Overlay Area)
- 4) Works in conjunction with other CDMP growth policies to conserve natural resources and prevent sprawl development
 - a) Promotes infill and urban center development
- 5) Facilitate efficient delivery of public services and infrastructure

Jurisdiction:

- 1) Pursuant to Sec. 2-116.1.2, Code of Miami-Dade County:
 - a) The location of the UDB and permitted land uses outside the UDB are governed by the CDMP notwithstanding the fact that the UDB may lie within a municipality.
 - i. Any changes are processed by the County.
 - b) All municipal land use decisions outside the UDB shall be consistent with the CDMP.
- 2) Two municipalities currently include land outside of the UDB (Homestead and Florida City).

Land Area:

- 1) Miami-Dade County Total Land Area: 1,965 sq. miles
- 2) Land Currently Inside UDB: 419 sq. miles

UDB Amendment Procedures:

- 1) The County Code requires an affirmative supermajority vote (two-thirds of the total membership of the BCC then in office) to approve a UDB amendment.
- 2) In 2012, the supermajority vote requirement for UDB amendments was incorporated into the County's Home Rule Charter.
- 3) UDB/UEA amendment applications can be filed once every 2 years (every odd numbered year in the May CDMP amendment cycle); or any time if filed in association with changes to an existing Development of Regional Impact (DRI) or with a new DRI
- 4) Applications may be filed by any person/entity including the BCC.
- 5) Amendment process takes approximately nine months to complete from application filing through BCC final action and includes up to 4 public hearings:
 - a) Community Council,
 - b) Planning Advisory Board,

- c) BCC transmittal (sent to Florida Department of Economic Opportunity for review and comment)
- d) BCC final action

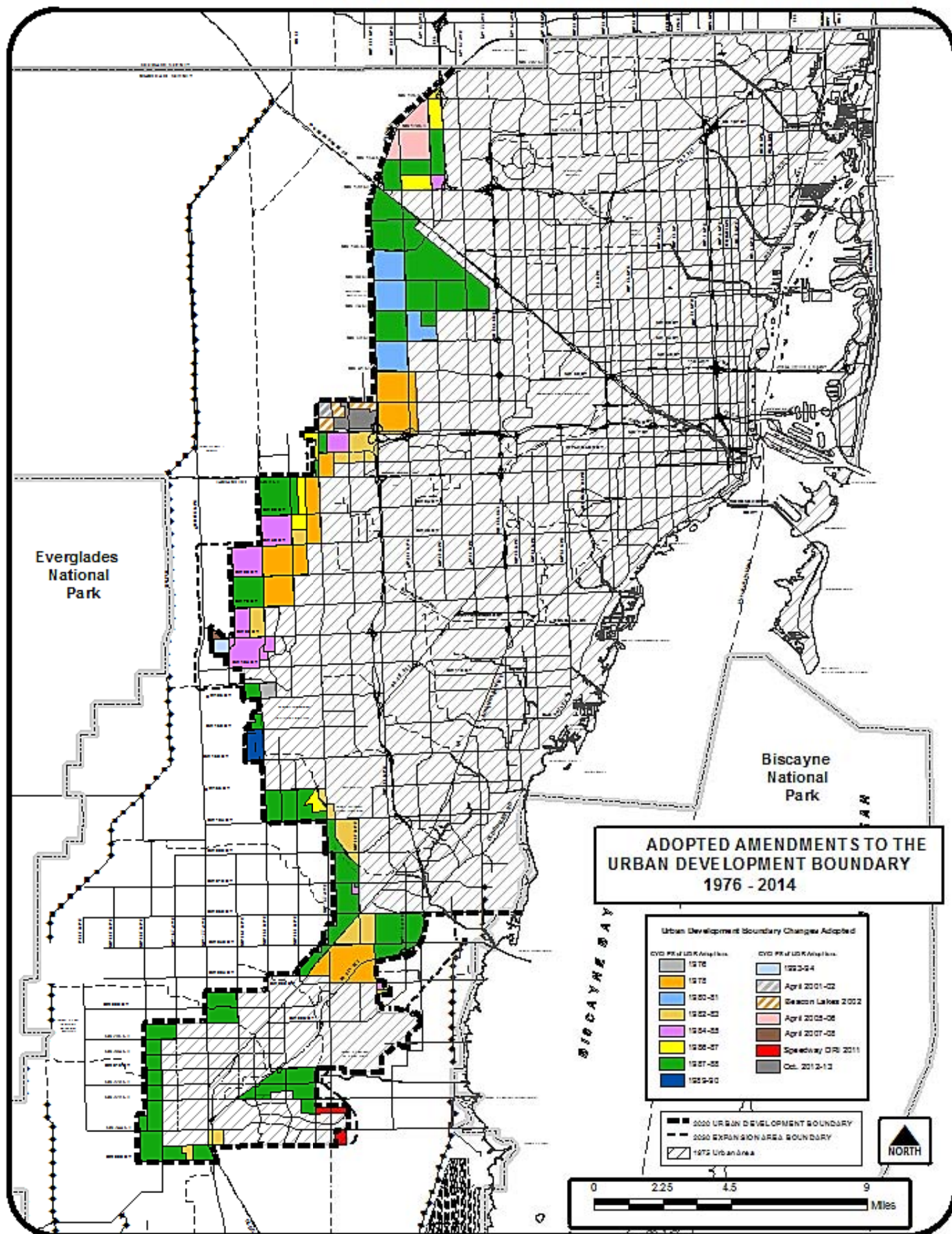
UDB Amendment Criteria:

- 1) Applicant must demonstrate that a need exists - insufficient capacity available inside the UDB based on 15 years projected growth beyond the adoption of the Evaluation and Appraisal Report.
- 2) Once need is demonstrated, the following provisions apply (CDMP Policy LU-8G):
 - i) Areas that shall not be considered for inclusion inside the UDB:
 - a) The Northwest Wellfield Protection Area;
 - b) Water Conservation Areas, Biscayne Aquifer Recharge Areas, and Everglades Buffer Areas designated by the SFWMD;
 - c) The Redland area south of Eureka Drive; and
 - d) Areas within the accident potential zones of the Homestead Air Reserve Base
 - ii) Areas that shall be avoided for inclusion inside the UDB:
 - a) Delineated Future Wetlands and Agriculture designated lands, not located in UEAs;
 - b) Coastal High Hazard Areas;
 - c) Delineated CERP project areas
 - iii) The following areas shall be given priority for inclusion inside the UDB:
 - a) Land in Planning Analysis Tiers having the earliest projected supply depletion year; and
 - b) Land within the UEAs and contiguous to the UDB; and
 - c) Locations within one mile of a planned urban center or extraordinary transit service; and
 - d) Locations having projected surplus service capacity or where necessary facilities and services can be readily extended.
 - iv) Land may be included to expand an existing unique regional facility if:
 - a) Land is in the UEA, contiguous to the UDB, and contiguous to a unique regional facility;
 - b) Land limited to expansion of the unique regional facility; and
 - c) Results in positive economic impact, as increased economic development and tourism.
- 3) Pursuant to Section 2-116.1(2)(a) of the Code, proposed UDB amendments may not result in the creation of an enclave outside of the UDB (surrounded on more than seventy-five percent (75%) by land that is within the UDB).

History of UDB Amendments:

- 1) A total of ±53 square miles have been added to the UDB since 1976 (see attached map).

AMENDMENTS TO THE URBAN DEVELOPMENT BOUNDARY 1976 - 2014



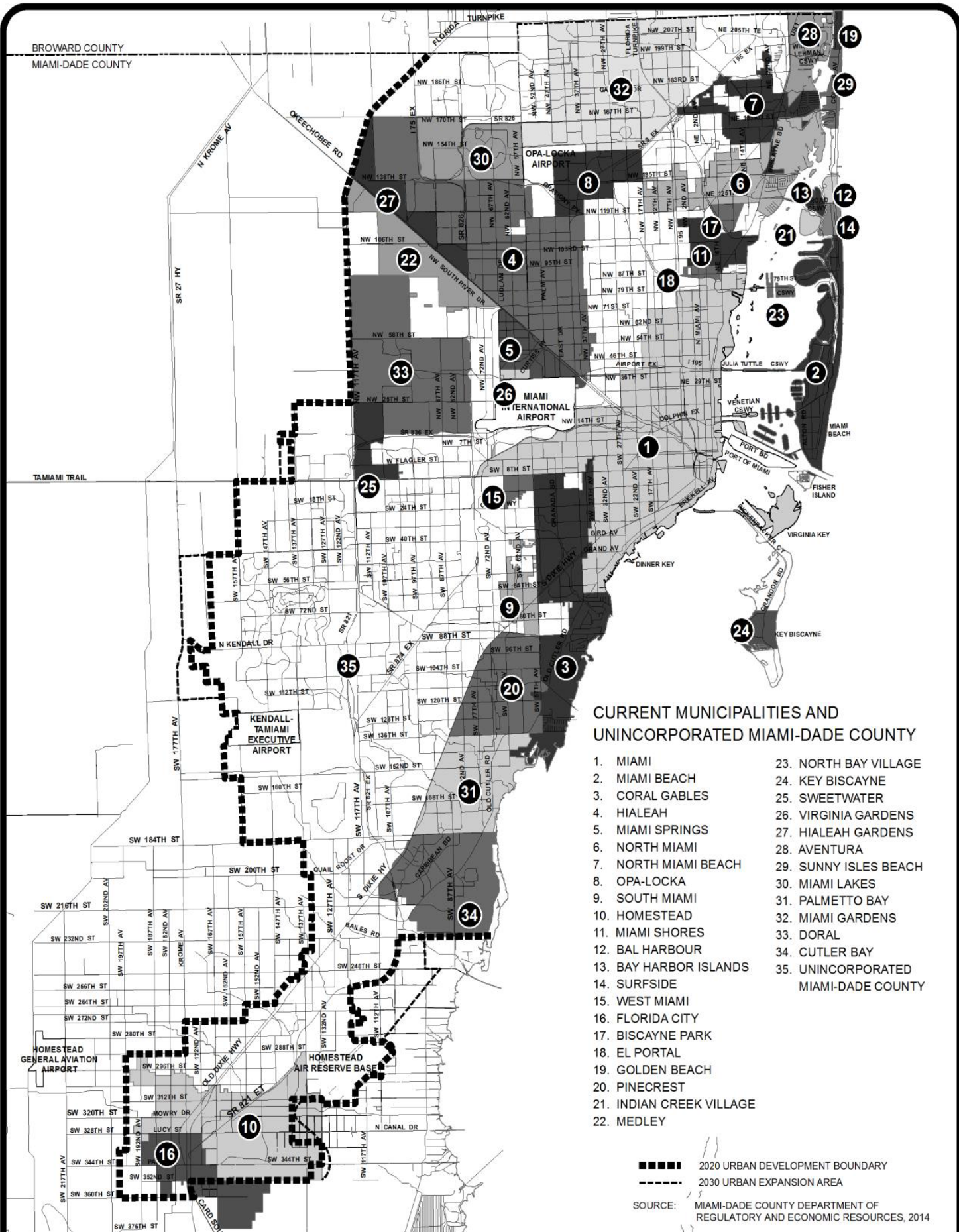


Figure i
CURRENT MUNICIPALITIES AND UNINCORPORATED MIAMI-DADE COUNTY, FEBRUARY 2013

V.

Urban Expansion Area Maps





Urban Expansion Area No. 1

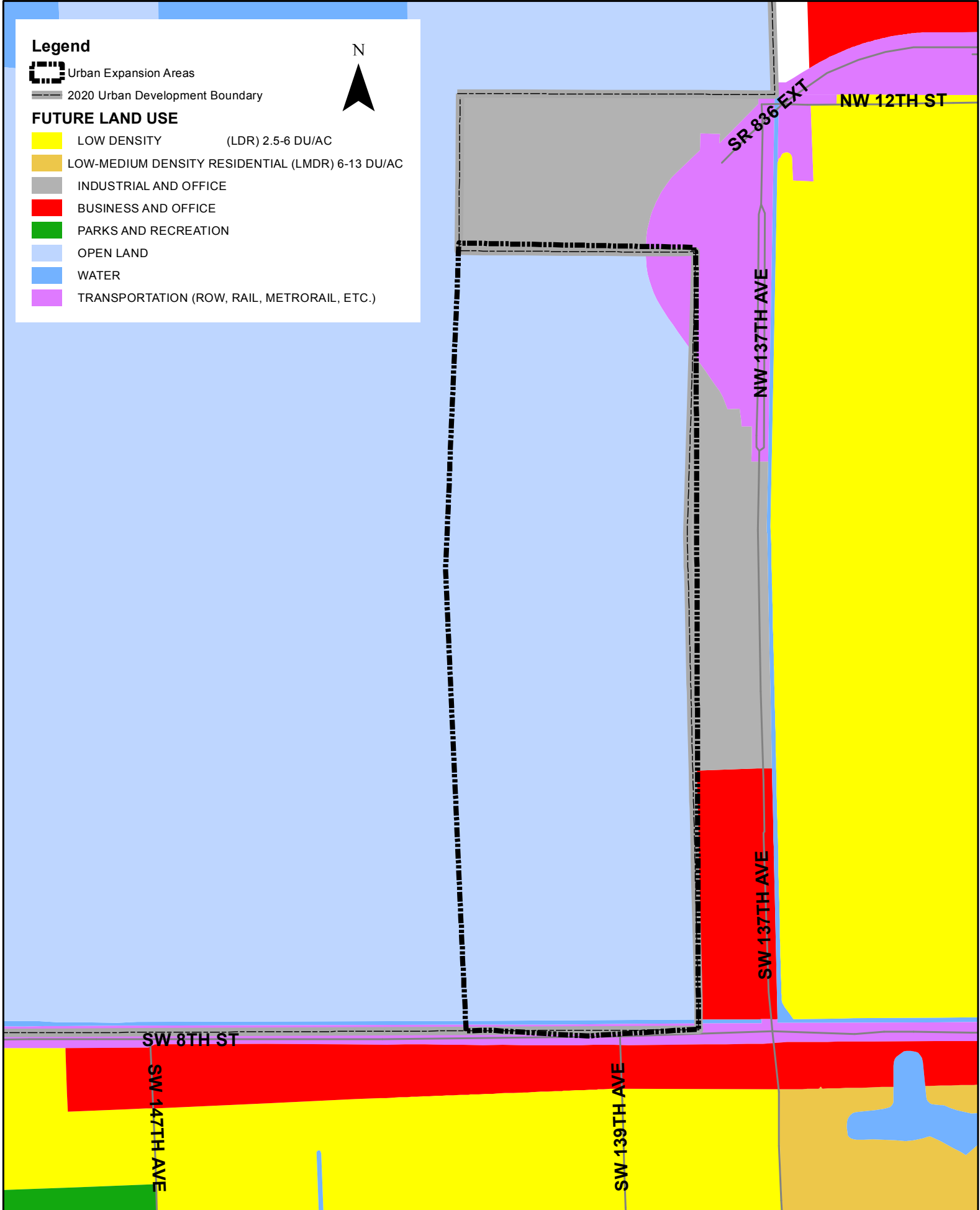
Legend

- Urban Expansion Areas
- 2020 Urban Development Boundary

FUTURE LAND USE

- LOW DENSITY (LDR) 2.5-6 DU/AC
- LOW-MEDIUM DENSITY RESIDENTIAL (LMDR) 6-13 DU/AC
- INDUSTRIAL AND OFFICE
- BUSINESS AND OFFICE
- PARKS AND RECREATION
- OPEN LAND
- WATER
- TRANSPORTATION (ROW, RAIL, METRORAIL, ETC.)

N



Prepared By: Department of Regulatory and Economic Resources, August 2017

Urban Expansion Area No. 1: CDMP Land Use

0 500 1,000
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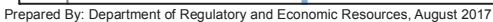
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Miles

1 in = 231 ft

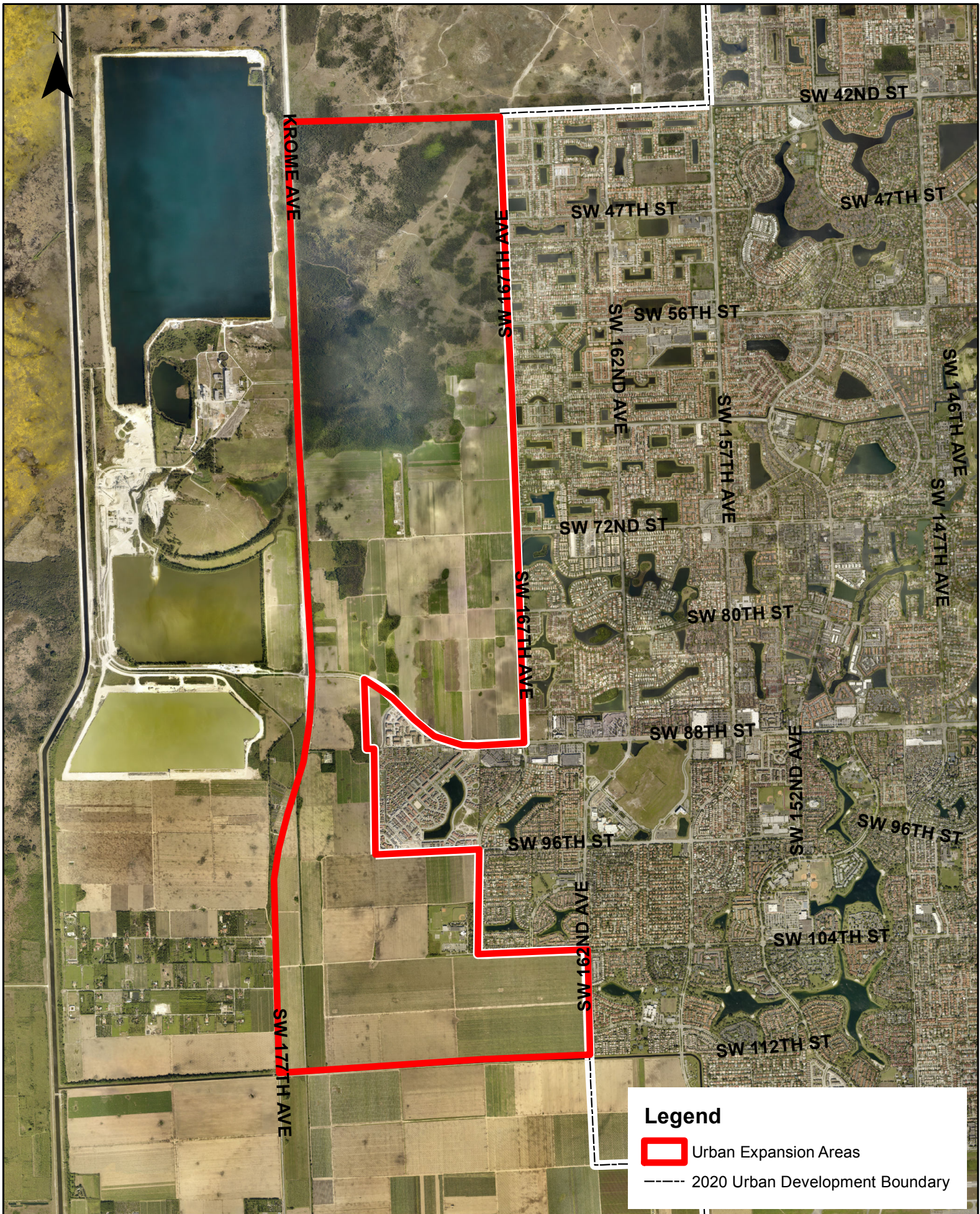


Regulatory and Economic Resources Department (RER)
Planning Research and Economic Analysis Section
August 2017



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SCALE IN FEET



Legend



Urban Expansion Areas

2020 Urban Development Boundary

FUTURE LAND USE

- LOW DENSITY (LDR) 2.5-6 DU/AC
- LOW-MEDIUM DENSITY RESIDENTIAL (LMDR) 6-13 DU/AC
- MEDIUM DENSITY (MDR) 13-25 DU/AC
- INSTITUTIONS, UTILITIES AND COMMUNICATION
- BUSINESS AND OFFICE
- OFFICE/RESIDENTIAL
- PARKS AND RECREATION
- AGRICULTURE
- OPEN LAND
- ENVIRONMENTAL PROTECTION
- ENVIRONMENTALLY PROTECTED PARKS
- WATER
- TRANSPORTATION (ROW, RAIL, METRORAIL, ETC.)
- TERMINALS

N



Everglades
National
Park

SW 42ND ST

SW 47TH ST

SW 56TH ST

SW 72ND ST

SW 80TH ST

SW 88TH ST

SW 96TH ST

SW 104TH ST

SW 112TH ST

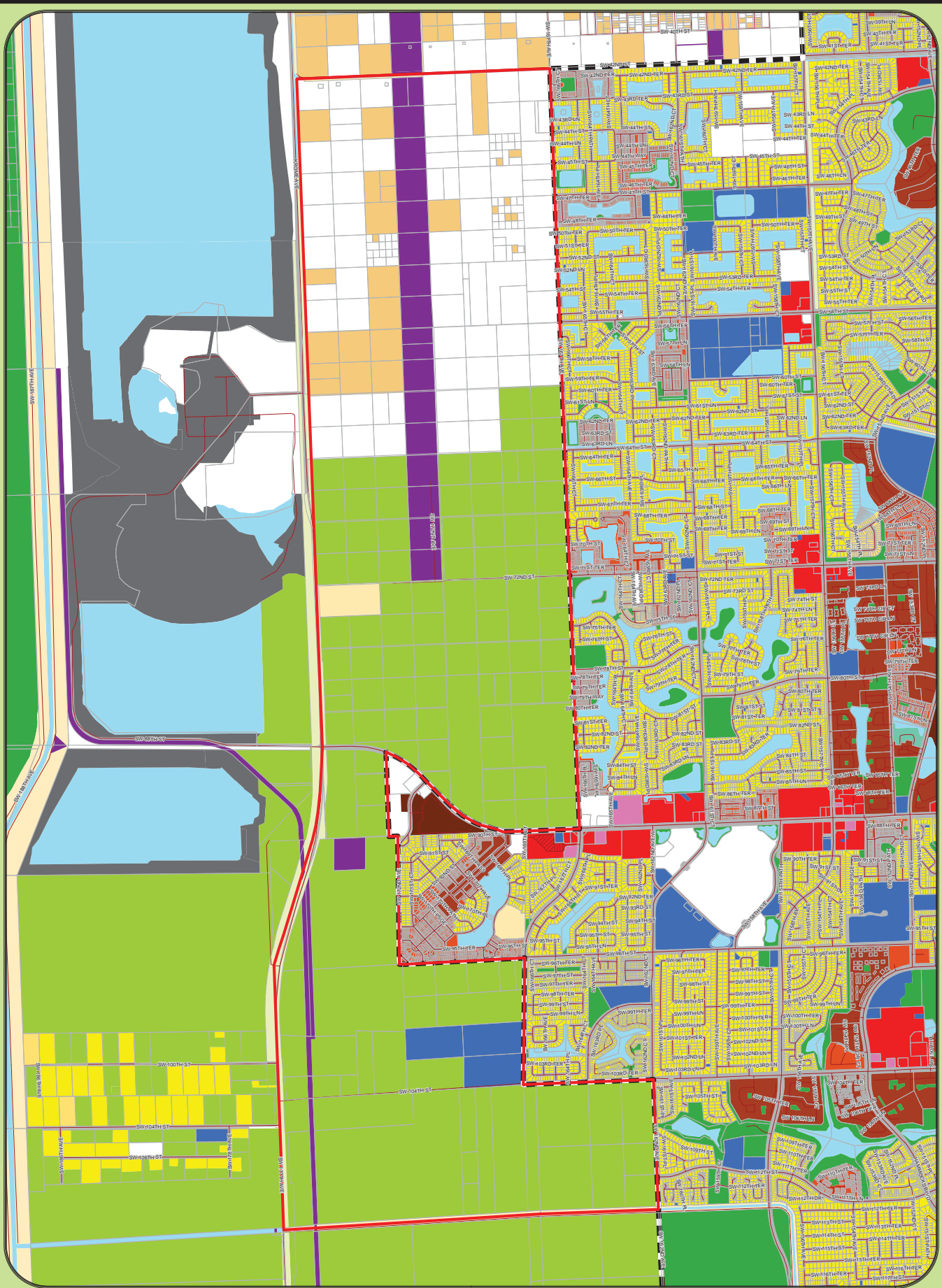
SW 157TH AVE

SW 162ND AVE

SW 162TH AVE

SW 172TH AVE

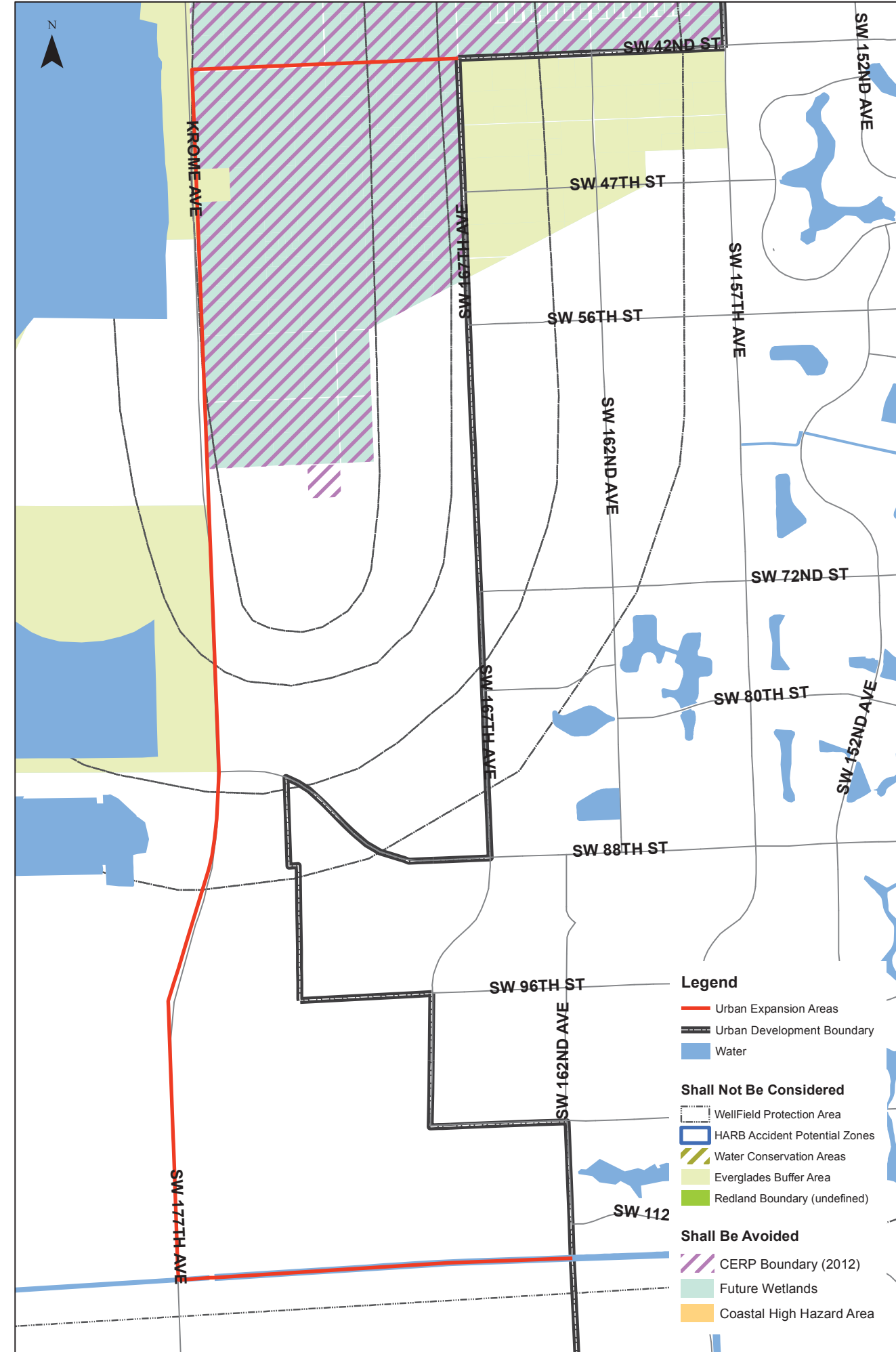
SW 172TH AVE

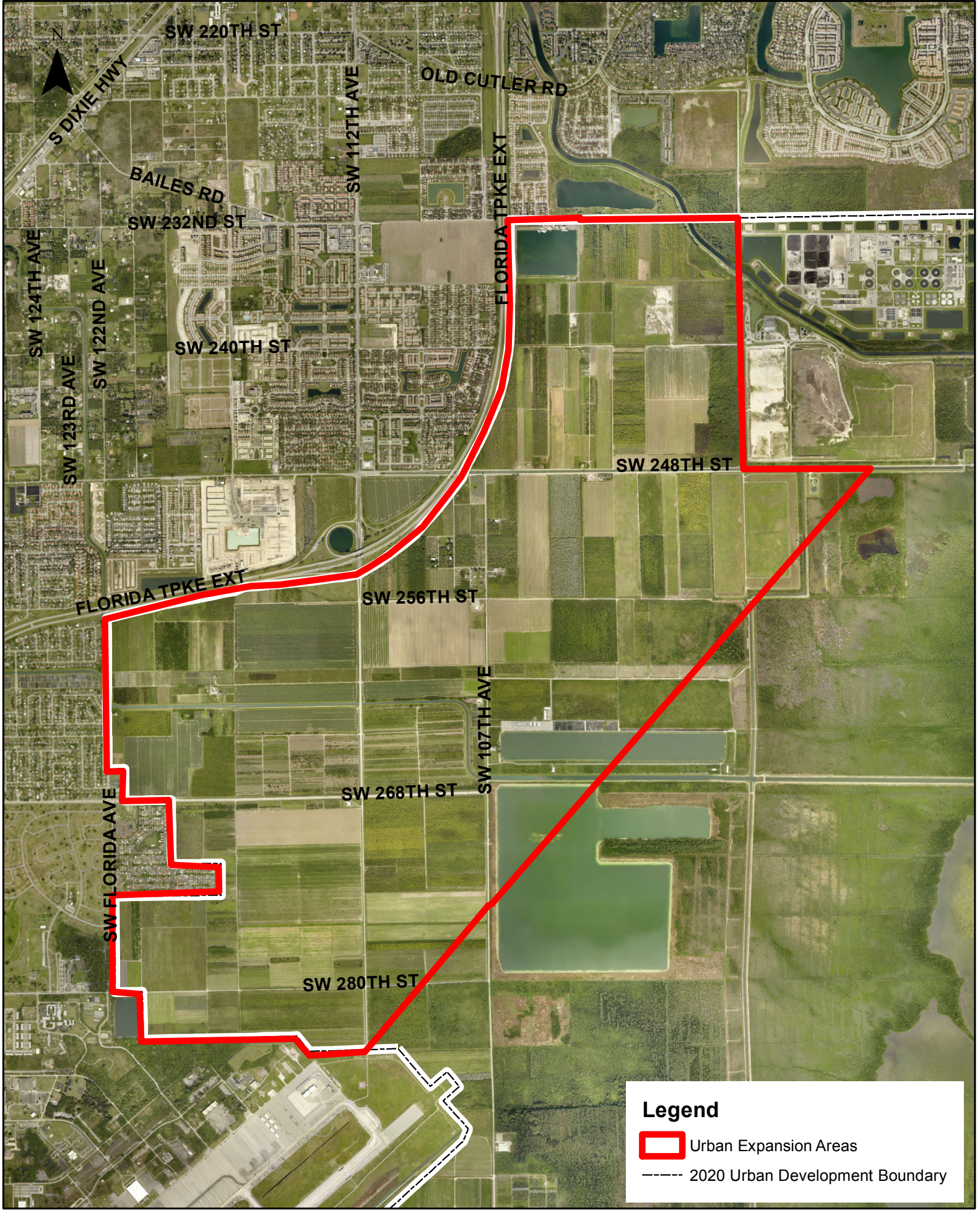


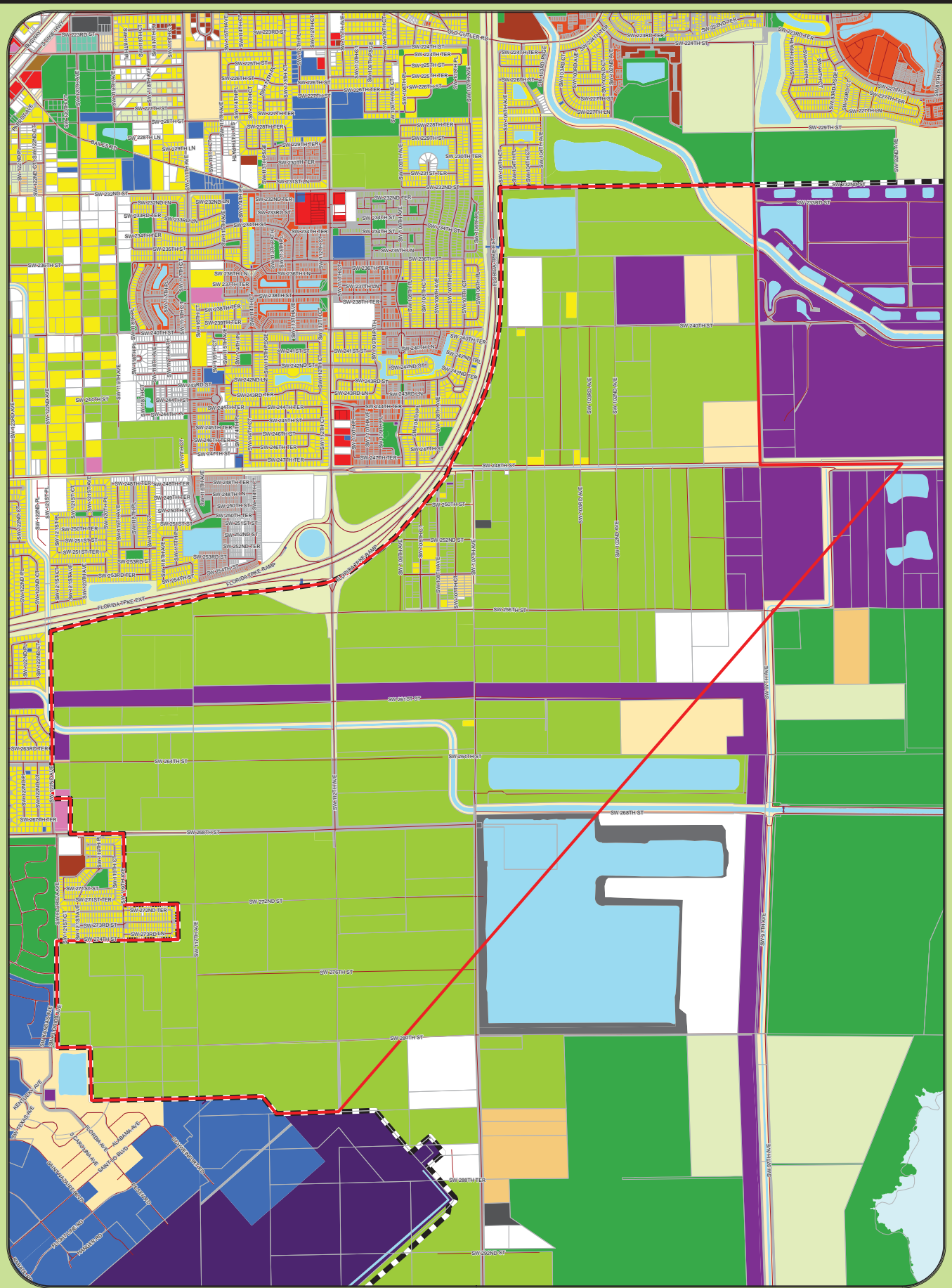
- Legend**
- Urban Expansion Area - 2
 - Single-Family
 - Two-Family Duplexes
 - Townhouses
 - Low-Density Multi-Family
 - High-Density Multi-Family
 - Residential-Government Owned Housing
 - Commercial, Shopping Centers, Stadiums
 - Office
 - Institutional
 - Industrial Extraction
 - Communications, Utilities, Terminals
 - Streets, Roads, Expressways, Ramps
 - Streets, Expressway R/W
 - Agriculture
 - Parks, Preserves, Conservation Areas
 - Vacant Government Owned, Unprotected
 - Vacant, Protected, Government Owned
 - Vacant Privately Owned, Unprotected
 - Canal right-of-way
 - Inland Waters
 - Properties
 - Streets
 - Urban Development Boundary (LDB)

LAND USE IN THE URBAN EXPANSION AREA (UEA) AREA 2





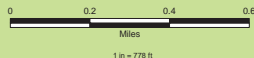


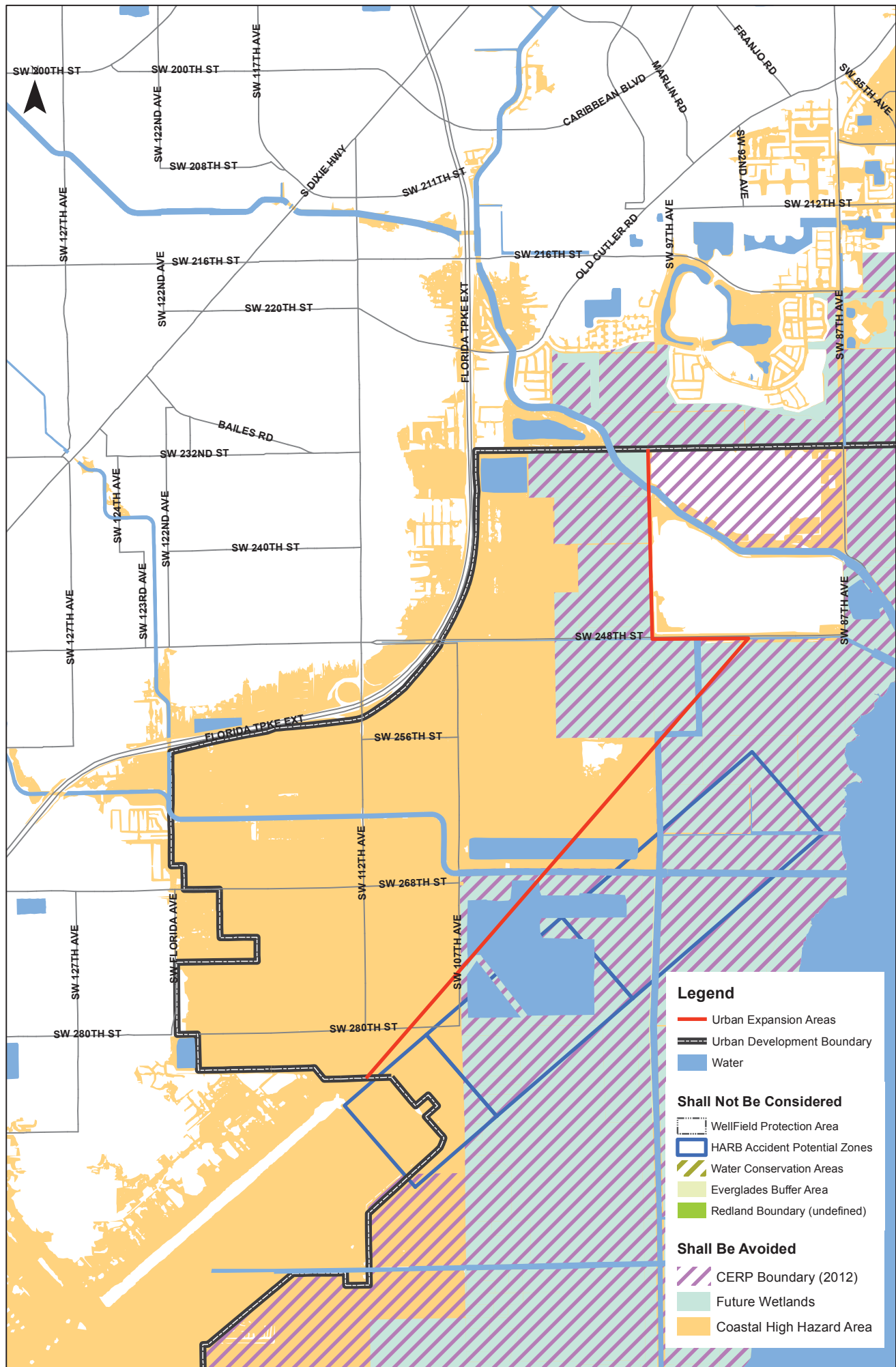


LAND USE IN THE URBAN EXPANSION AREA (UEA) **AREA 3**

Legend

- Urban Expansion Area - 3
- Single-Family
- Two-Family Duplexes
- Townhouses
- Low-Density Multi-Family
- Residential-Government Owned Housing
- Transient-Residential (Hotels, Motels)
- Commercial, Shopping Centers, Stadiums
- Office
- Mixed Use-Business/Residential
- Institutional
- Industrial Extraction
- Industrial
- Airports, Ports
- Communications, Utilities, Terminals
- Streets, Roads, Expressways, Ramps
- Streets, Expressway R/W
- Agriculture
- Parks, Preserves, Conservation Areas
- Vacant Government Owned, Unprotected
- Vacant, Protected, Privately Owned
- Vacant, Protected, Government Owned
- Vacant Privately Owned, Unprotected
- Canal Right-of-way
- Inland Waters
- Ocean, Bay Waters
- Properties
- Streets
- Urban Development Boundary (UDB)

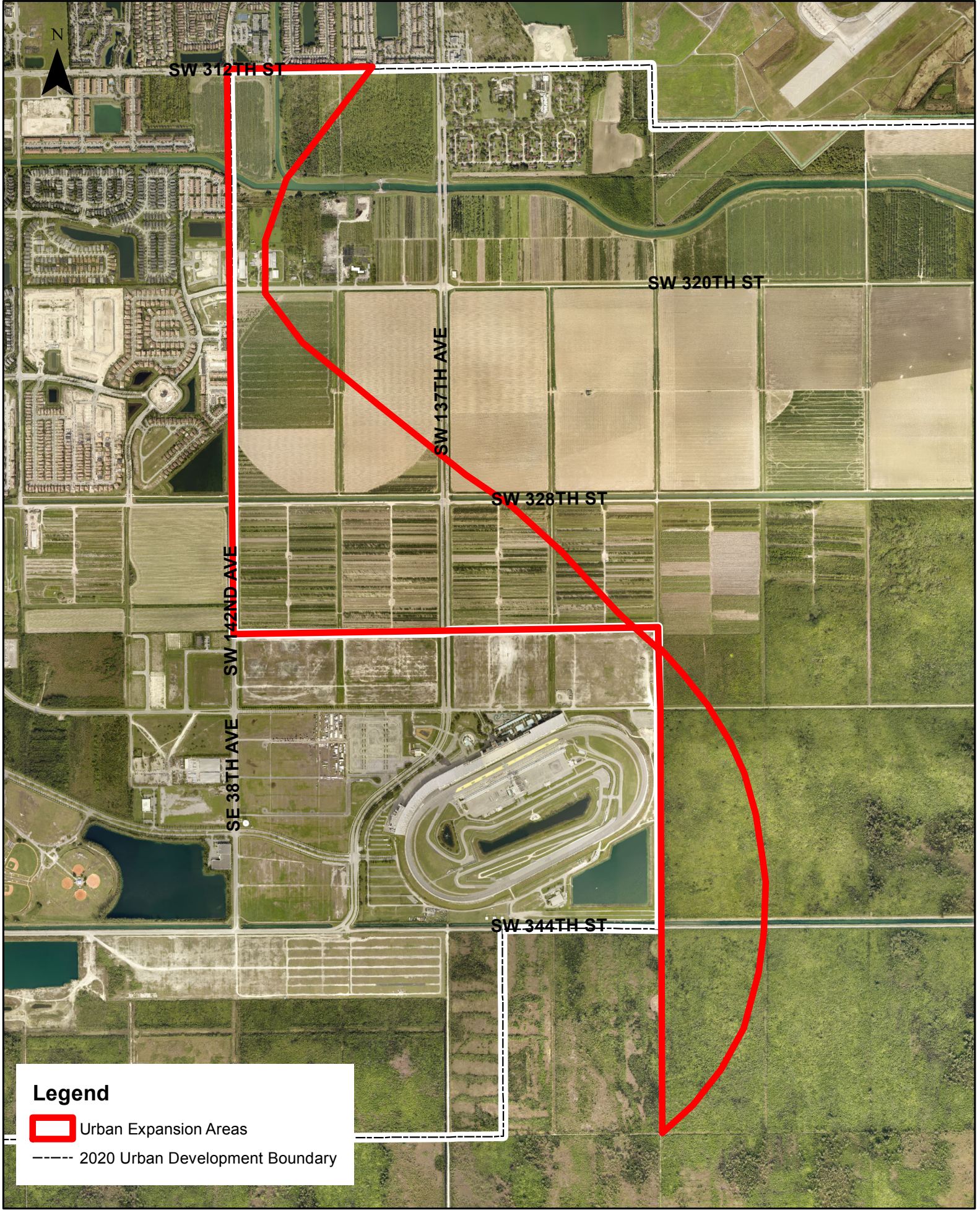




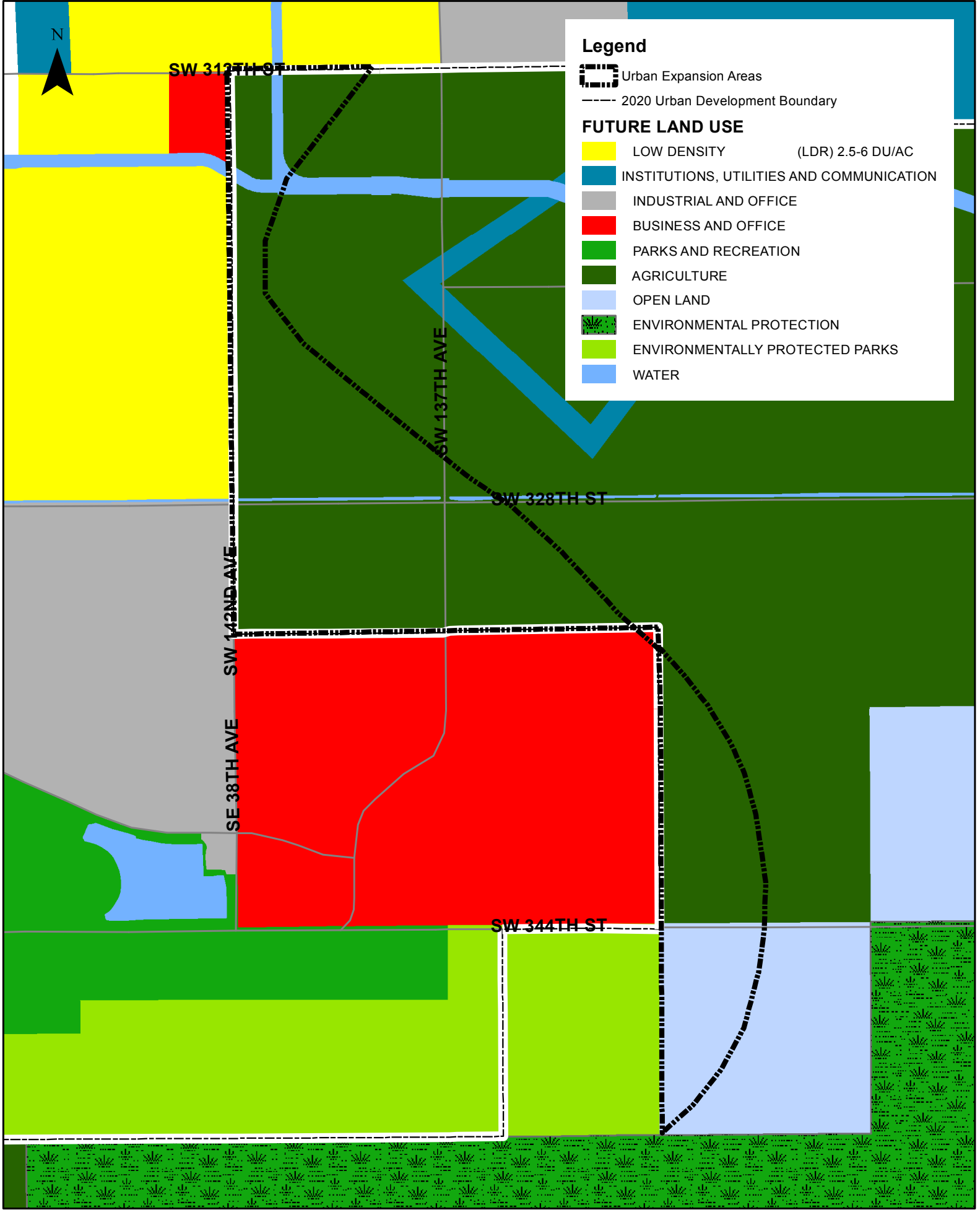
Prepared By: Department of Regulatory and Economic Resources, August 2017

Urban Expansion Area No. 3: Policy Constraints Map

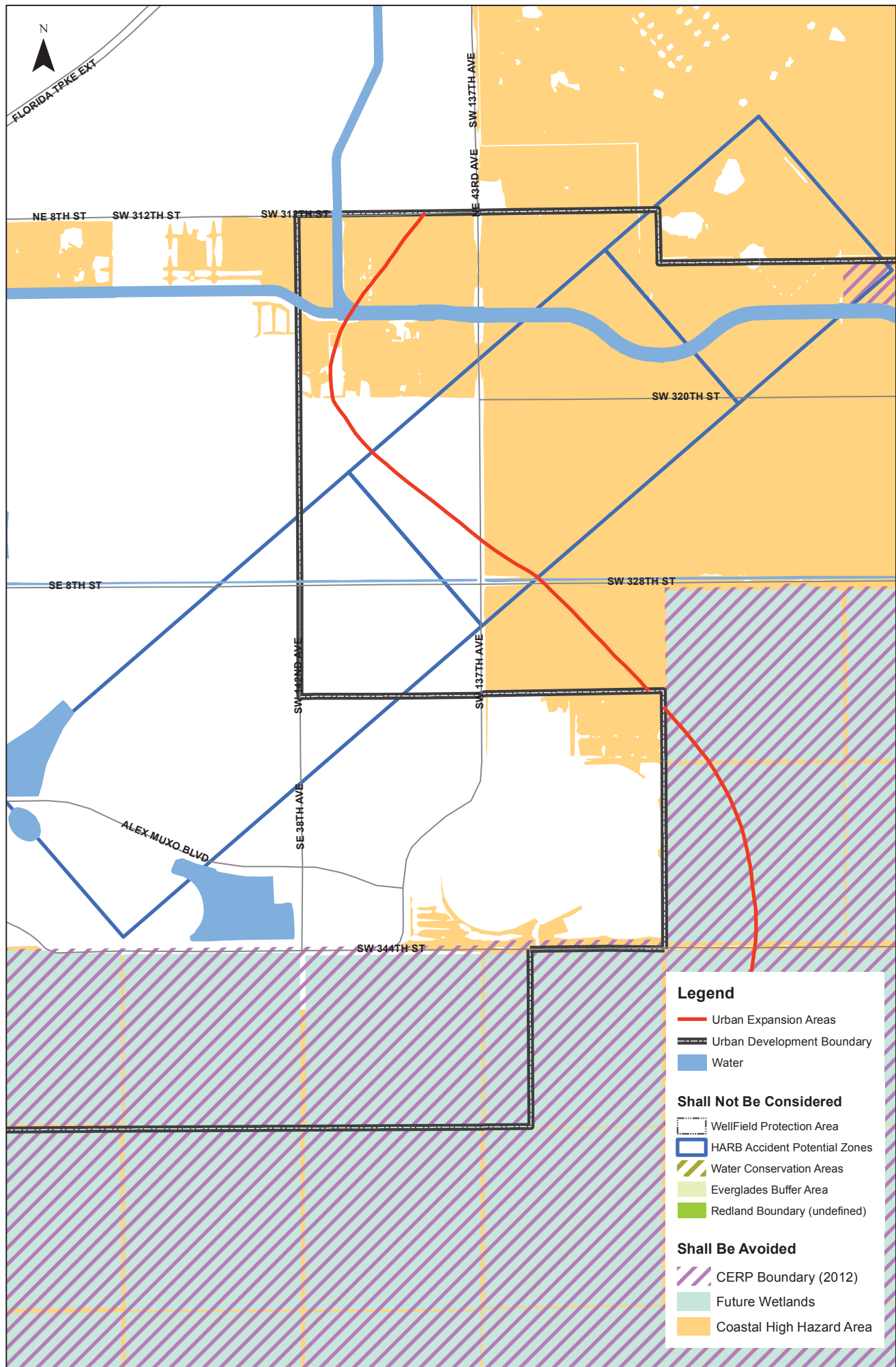
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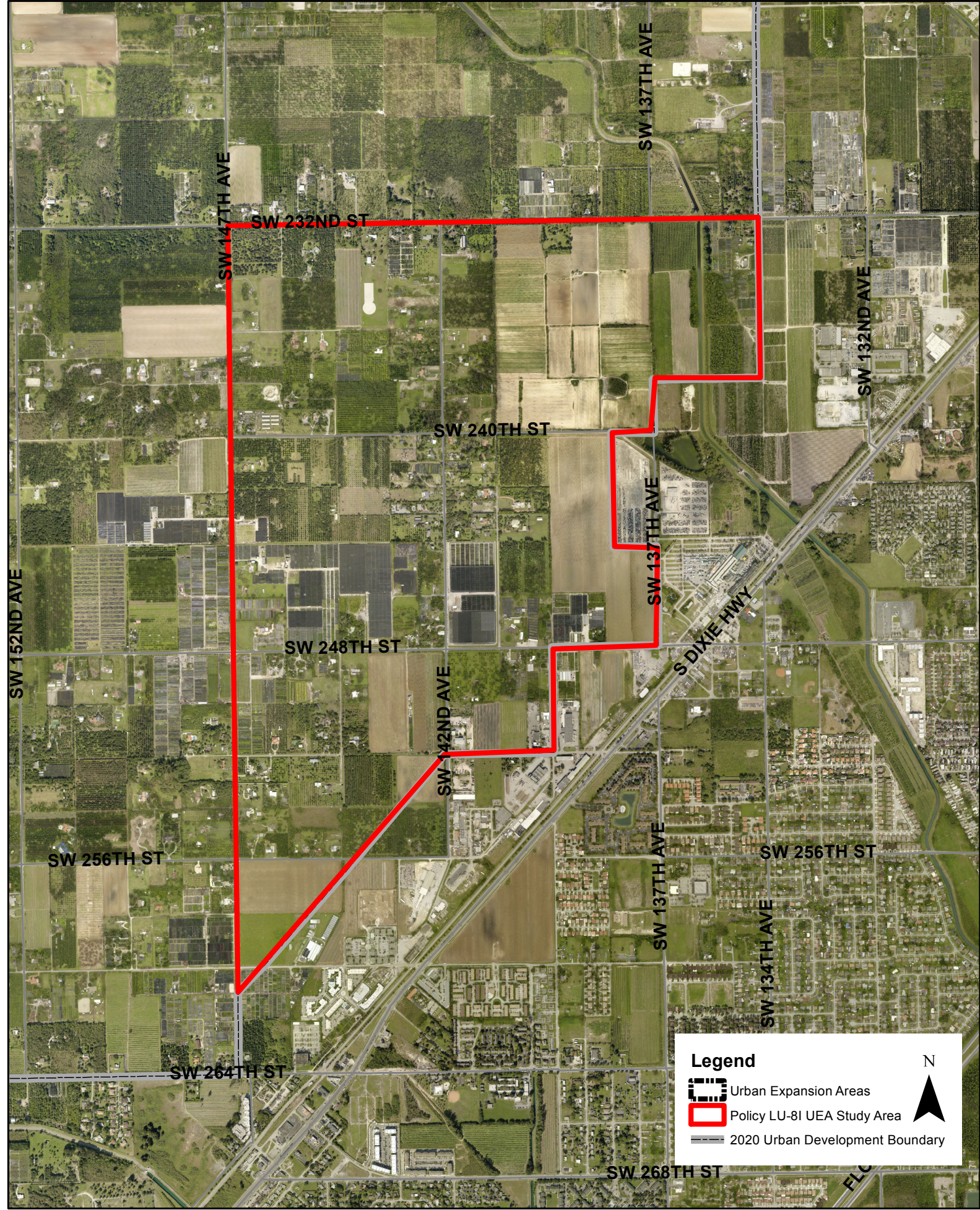


Urban Expansion Area No. 4



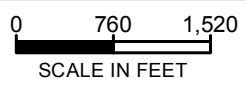


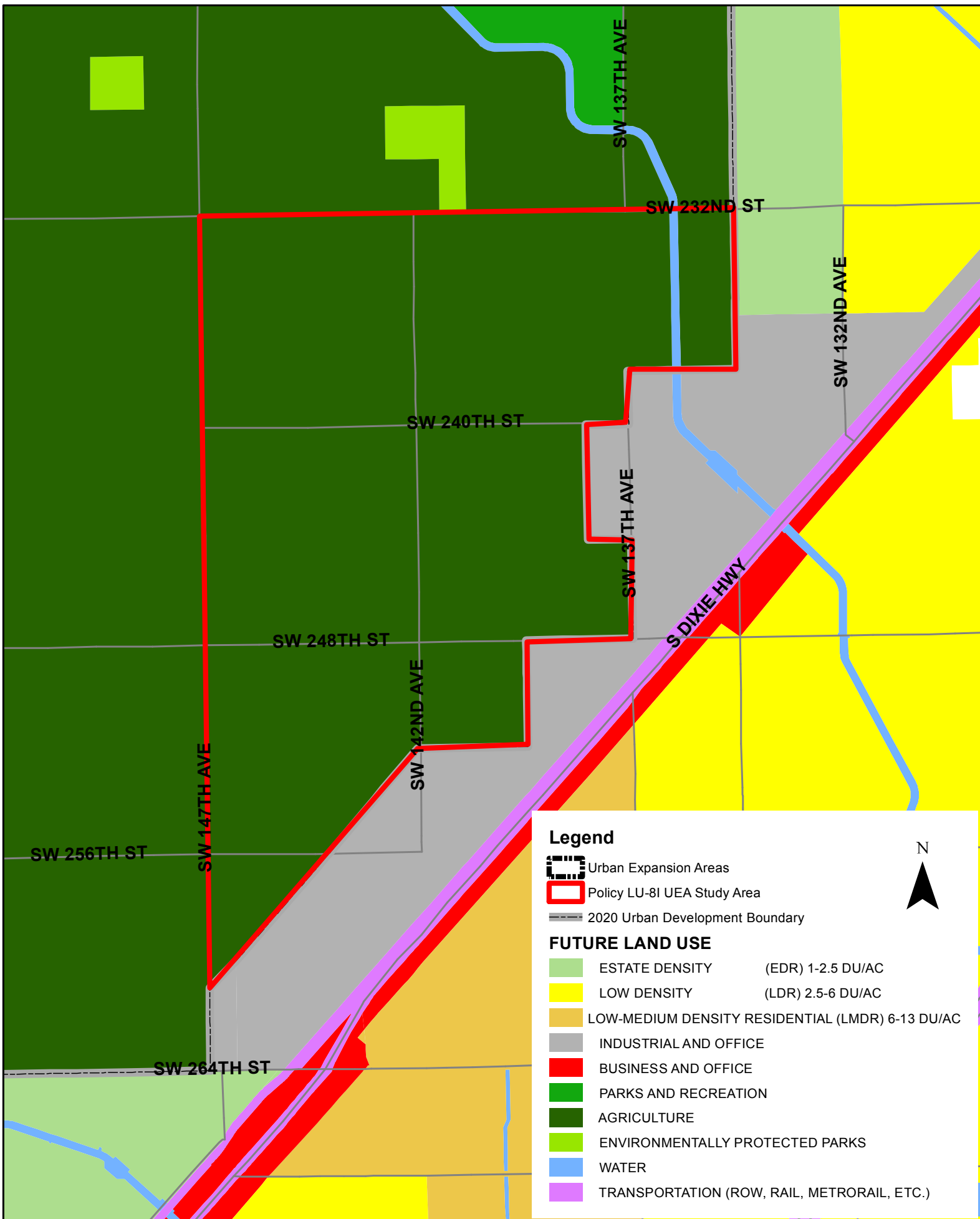




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Potential UEA Study Area

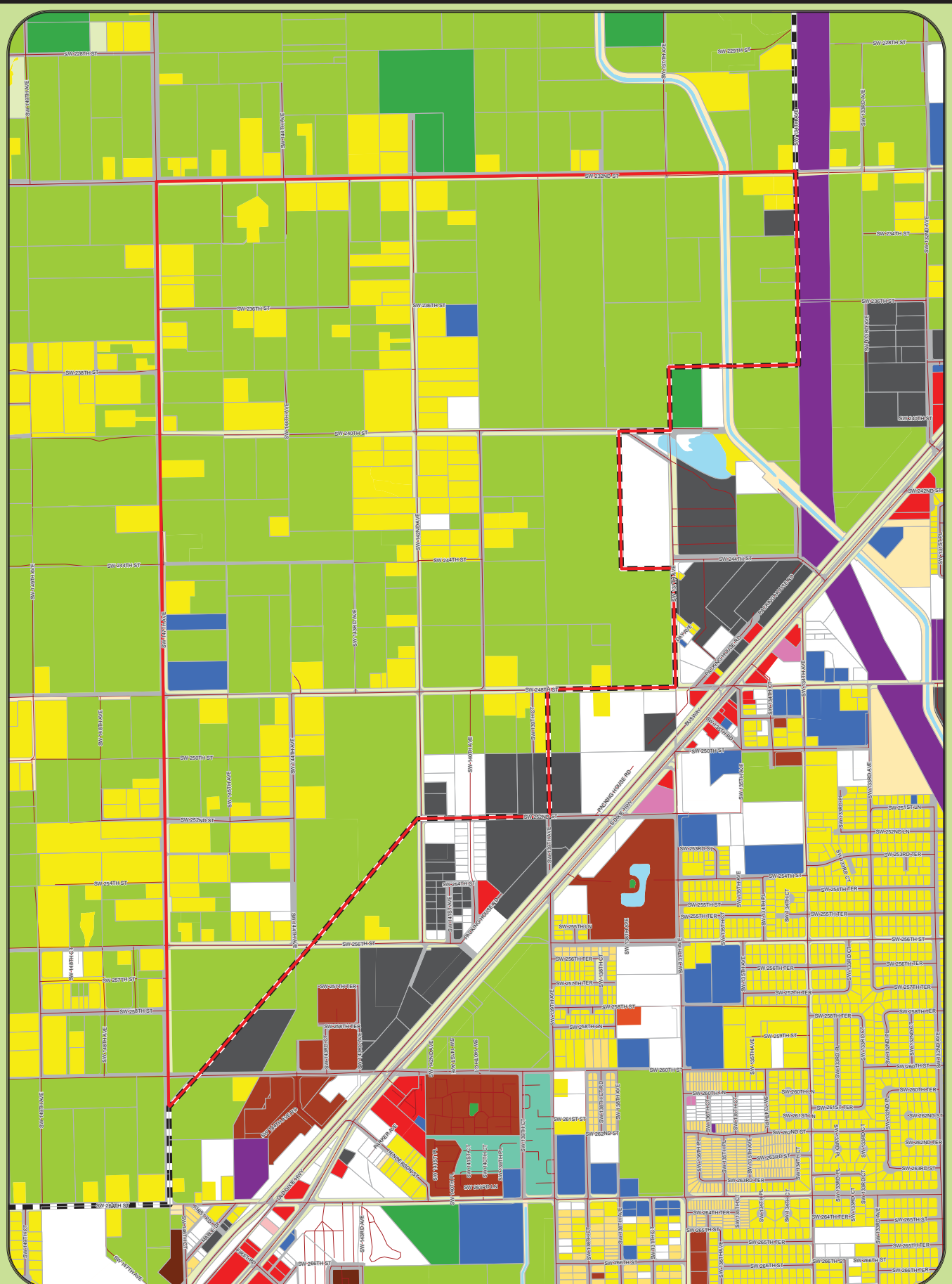

























Prepared By: Department of Regulatory and Economic Resources, August 2017

Potential UEA Study Area: CDMP Land Use

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SCALE IN FEET



LAND USE IN THE URBAN EXPANSION AREA (UEA)

- | Legend | |
|---|--|
|  | Study Area Boundary |
|  | Single-Family |
|  | Two-Family Duplicates |
|  | Low-Density Multi-Family |
|  | High-Density Multi-Family |
|  | Residential-Government Owned Housing |
|  | Transient-Residential (Hotels, Motels) |
|  | Commercial, Shopping Centers, Stadiums |
|  | Office |
|  | Institutional |
|  | Industrial |
|  | Communications, Utilities, Terminals |
|  | Streets, Roads, Expressways, Tunnels |
|  | Streets, Expressway R/W |
|  | Agriculture |
|  | Parks, Preserves, Conservation Areas |
|  | Public Government Owned, Unprotected |
|  | Vacant, Protected, Privately Owned |
|  | Vacant Privately Owned, Unprotected |
|  | Canal right-of-way |
|  | Inland Waters |

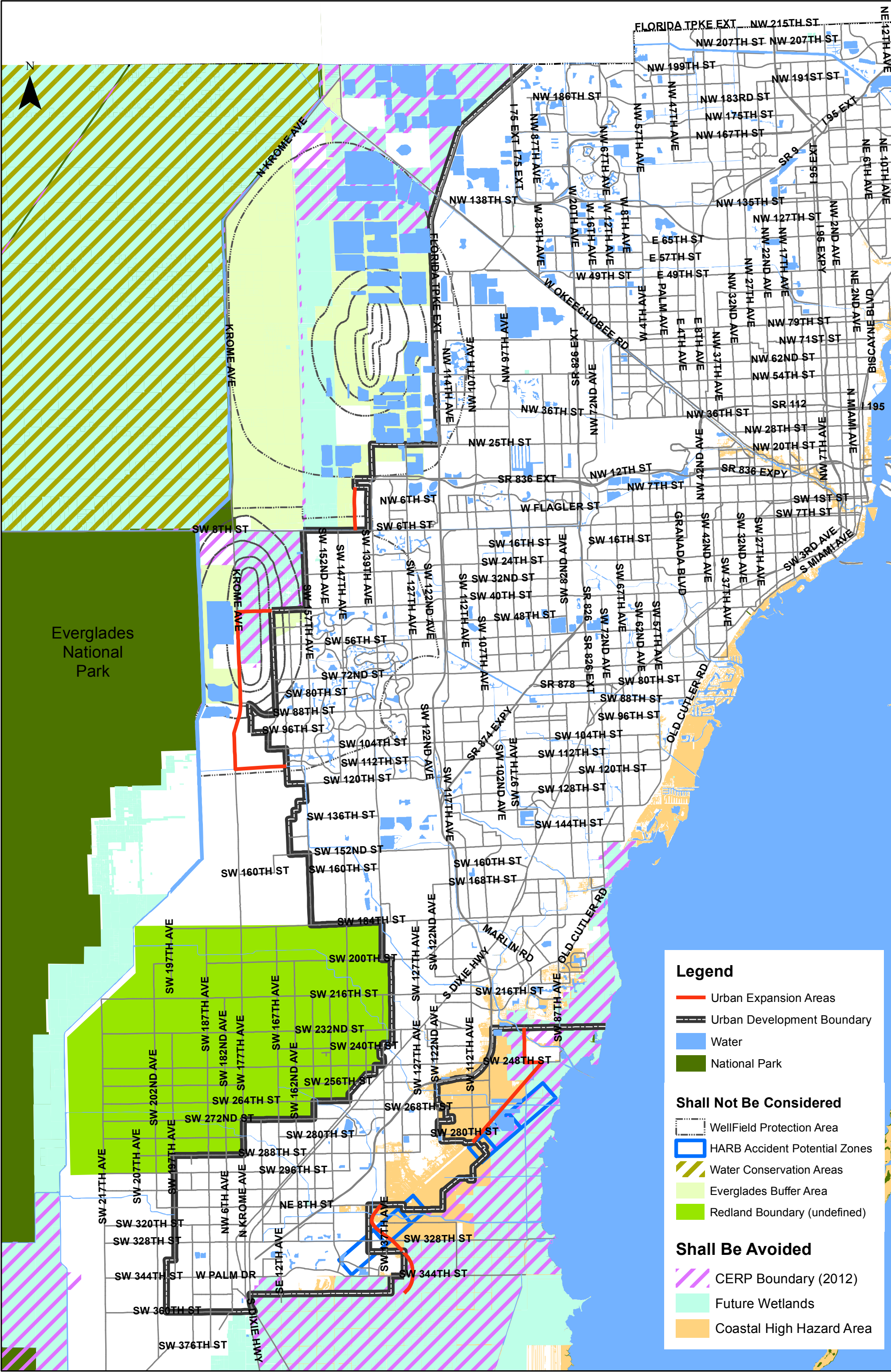


Streets

Urban Development Boundary (UDB)



Regulatory and Economic Resources Department (RER)
Planning Research and Economic Analysis Section
August 2017



Completely Inundated



Sea Level Rise Vulnerability Map

VI.

Relevant Comprehensive Development Master Plan Policies

Urban Expansion Area Task Force
Selected CDMP Text and Policies

A. Urban Development Boundary/Urban Expansion Area

(CDMP, Page I-60) Urban Development Boundary. The Urban Development Boundary (UDB) is included on the LUP map to distinguish the area where urban development may occur through the year 2020 from areas where it should not occur. Development orders permitting urban development will generally be approved within the UDB at some time through the year 2020 provided that level-of-service standards for necessary public facilities will be met. Adequate countywide development capacity will be maintained within the UDB by increasing development densities or intensities inside the UDB, or by expanding the UDB, when the need for such change is determined to be necessary through the Plan review and amendment process.

The CDMP seeks to facilitate the necessary service improvements within the UDB to accommodate the land uses indicated on the LUP map within the year 2020 time frame. Accordingly, public expenditures for urban service and infrastructure improvements shall be focused on the area within the UDB, and urban infrastructure is discouraged outside the UDB. In particular, the construction of new roads, or the extension, widening and paving of existing arterial or collector roadways to serve areas outside the UDB at public expense will be permitted only if such roadways are shown on the LUP map and in the Transportation Element.

(CDMP, Page I-61) Urban Expansion Area. The Land Use Plan map also contains a year 2030 Urban Expansion Area (UEA) Boundary. The UEA is comprised of that area located between the 2020 UDB and the 2030 UEA Boundary. The Urban Expansion Area is the area where current projections indicate that further urban development beyond the 2020 UDB is likely to be warranted some time between the year 2020 and 2030. Until these areas are brought within the year 2020 UDB through the Plan review and amendment process, they are allowed to be used in a manner consistent with the provisions set forth for lands designated as "Agriculture" or the applicable "Open Land" area.

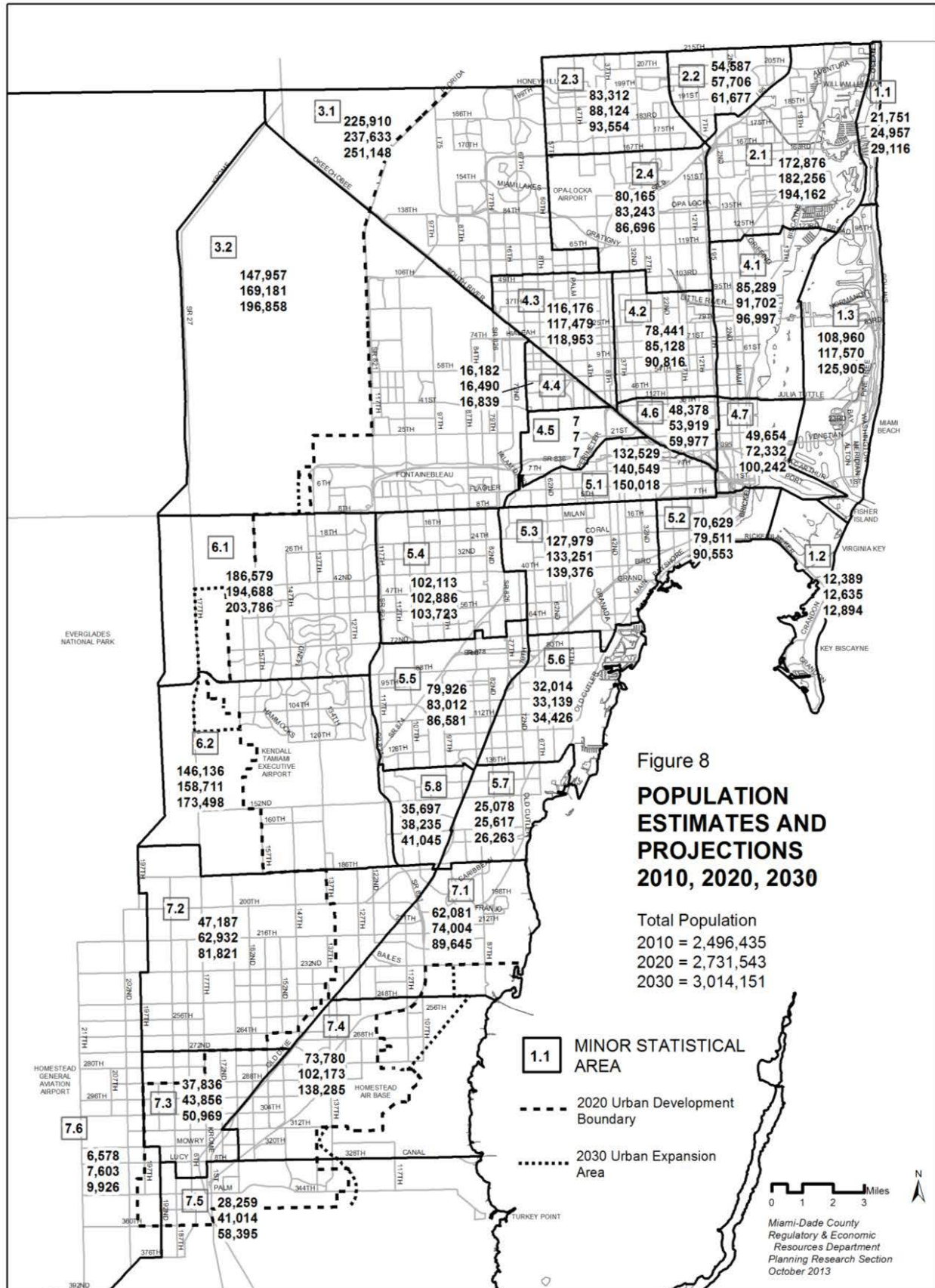
Urban infrastructure and services should be planned for eventual extension into the UEA, sometime between the years 2020 and 2030. However, if water or sewer lines or major roadway improvements are extended beyond the UEA in order to serve a necessary public facility that has been approved consistent with the Comprehensive Development Master Plan, these improvements should be sized or restricted to accommodate only the needs of the public facility.

(CDMP, Page I-73) Population Distribution. The concepts above have been considered not only as a basis for delineating areawide patterns of development, but also to develop a time-phased distribution of population within Miami-Dade County. Accordingly, the projected distribution of population for the years 2020 and 2030 (Figure 8) reflects the following factors:

- Existing conditions (land uses; densities; distribution of vacant land suitable or available for residential, commercial, or industrial development; approved projects and existing zoning);
- Emerging demographic and economic trends (housing markets, household sizes, limited redevelopment potential, and mobility patterns);
- Planning studies (municipal master plans, area studies and other special studies such as rapid transit station area plans); and

- Existing, programmed and planned public improvements (roads, sewers, water, fire protection, parks and schools).

The subarea populations shown on the Population Estimates and Projections map are those for which Miami-Dade County will strive to provide urban services. These numbers will be used by public agencies to plan for the range of public facilities and services including roads, parks, schools and sewers. The numbers reflect a middle course of action between planning for the minimum projected growth and planning for the maximum population projection.



(CDMP, Page I-74) Coordinated-Managed Growth. The Land Use Plan map, the Population Estimates and Projections map and this interpretive text all help translate the goals, objectives and policies of the Comprehensive Development Master Plan into a more specific course of action. They are intended to be used in directing public and private developmental activities. Actions that must be consistent with these maps and related text include functional service plans and amendments, capital improvements programs, public facilities site approvals, subdivision plat and zoning actions, and federal grant application reviews. Before any decision is made in connection with any of these or other developmental processes, a determination will be made as to the consistency of the proposed developmental action with the goals, objectives and policies of the CDMP, including the Land Use Plan map, the Estimated Population Distribution map, and this text. Proposed developmental actions and orders should be evaluated to determine the extent to which they are consistent with these Plan components, which embody the essence of the County's development policy. Vested rights and legal non-conformity shall be given consideration in all determinations of developmental action or order approval. Developmental actions or orders that preceded the official adoption of this Plan shall not be deemed inconsistent with the Plan until so determined through one of the several developmental decision processes.

Critical in achieving the desired pattern of development is the adherence to the 2020 Urban Development Boundary (UDB) and 2030 Urban Expansion Area (UEA) Boundary. Given the fundamental influences of infrastructure and service availability on land markets and development activities, the CDMP has since its inception provided that the UDB serve as an envelope within which public expenditures for urban infrastructure will be confined. In this regard the UDB serves as an urban services boundary in addition to a land use boundary.

Consistency with the CDMP will ensure that the actions of one single-purpose agency does not foster development that could cause other agencies to subsequently respond in kind and provide facilities in unanticipated locations. Such uncoordinated single-purpose decision making can be fiscally damaging to government and can undermine other comprehensive plan objectives.

(CDMP, Page I-76) Plan Amendments. It is recognized that the development capacity of the area within the UDB and UEA will vary with time. Part of the supply will be utilized and additional supply will be added from time-to-time through the approval of Plan amendments. Some land will be built upon at densities, which are higher than permitted by existing zoning because rezonings will occur in the future, and some development will occur at densities lower than that permitted by zoning. Moreover, impediments can arise to the maximum utilization of all lands within the boundaries. In some urbanized areas, it may be difficult to acquire sufficiently large parcels of land. In other areas, neighborhood opposition to proposed developments could alter the assumed density or character of a particular area. Because the development capacity of the LUP map fluctuates with time, it will be reevaluated on a periodic basis as part of the Plan review and amendment process.

(CDMP, Page I-78) Ultimate Development Area. The 2020 and 2030 Land Use Plan map identifies the areas that will be urbanized within those time frames. As indicated throughout this Plan, these are the areas of the County where resources should be directed for the construction and maintenance of urban infrastructure and provision of services. Growth of Miami-Dade County, however, is not projected to cease after the year 2030. Therefore, prudent long-term planning for infrastructure may need to anticipate locations for possible future extension. For example, it may be desirable to reserve rights-of-way in certain growth corridors as well as on section, half-section, and quarter-section lines, well in advance of need so that opportunities to eventually provide necessary roadways are not irrevocably lost.

It is difficult to specify where and how much of Miami-Dade County's total area may ultimately be converted to urban development. This is due to uncertainty regarding long-term rates of population and economic growth; housing and community preferences; availability and price of energy, water, agricultural and mineral resources; and State, federal and international influences. It is reasonably safe to assume, however, that the areas least suitable for urban development today will remain least suitable in the future. These areas include the remaining high-quality coastal and Everglades wetland areas in the County, the coastal high hazard areas, and the Northwest Wellfield protection area. The areas more appropriate for, and more likely to experience sustained urban pressure are the heavily impacted, partially drained wetlands in the Biscayne-Snake Creek and Bird-Trail Canal Basins, the agricultural areas of southwestern and southeast Miami-Dade, and the impacted wetlands south of Homestead and Florida City. When the need for additional urban expansion is demonstrated after the year 2030, such expansion should be carefully managed to minimize the loss of agricultural land and to maximize the economic life of that valuable industry. Accordingly, urban expansion after the year 2030 in the South Dade area should be managed to progress westerly from the Metrozoo area to Krome Avenue north of Eureka Drive, and on the west side of the US 1 corridor southerly to Homestead only when the clear need is demonstrated.

Development-inducing infrastructure shall not be built by the year 2020 in areas designated Agriculture or Open Land. The 2030 Urban Expansion Area is projected for development by the year 2030 contingent upon those areas being brought into the UDB by plan amendment; therefore, facilities may be planned for provision to those areas during the long term.

Reservation of corridors and right-of-way outside of the 2020 UDB and 2030 UEA is not precluded by the adoption of this Plan. This may be necessary to ensure that a strategic grid pattern and supplemental corridors are available for future highway, transit or other infrastructure. However, the planning, design, programming and financing of infrastructure shall be focused on the area within the UDB and UEA. Until the needs of these areas have been satisfactorily met, financial resources shall not be diverted to non-urban areas. Moreover, Environmental Protection areas designated by this plan shall be specifically avoided in all planning and design of development-inducing infrastructure and services.

LU-10. Miami-Dade County shall seek to prevent discontinuous, scattered development at the urban fringe in the Agriculture Areas outside the Urban Development Boundary, through its CDMP amendment process, regulatory and capital improvements programs and intergovernmental coordination activities.

LU-1R. Miami-Dade County shall take steps to reserve the amount of land necessary to maintain an economically viable agricultural industry. Miami-Dade County shall adopt and develop a transfer of developments rights (TDR) program to preserve agricultural land that will be supplemented by a purchase of development rights program to preserve agricultural land and environmentally sensitive property...

LU-2B. Priority in the provision of services and facilities and the allocation of financial resources for services and facilities in Miami-Dade County shall be given first to serve the area within the Urban Infill Area and Transportation Concurrency Exception Areas. Second priority shall be given to serve the area between the Urban Infill Area and the Urban Development Boundary. And third priority shall support the staged development of the Urban Expansion Area (UEA). Urban services and facilities which support or encourage urban development in Agriculture and Open Land areas shall be avoided, except for those improvements necessary to protect public health and safety and which

service the localized needs of these non-urban areas. Areas designated Environmental Protection shall be particularly avoided.

LU-8F. The Urban Development Boundary (UDB) should contain developable land having capacity to sustain projected countywide residential demand for a period of 10 years after adoption of the most recent Evaluation and Appraisal Report (EAR) plus a 5-year surplus (a total 15-year Countywide supply beyond the date of EAR adoption). The estimation of this capacity shall include the capacity to develop and redevelop around transit stations at the densities recommended in policy LU-7F. The adequacy of non-residential land supplies shall be determined on the basis of land supplies in subareas of the County appropriate to the type of use, as well as the Countywide supply within the UDB. The adequacy of land supplies for neighborhood- and community-oriented business and office uses shall be determined on the basis of localized subarea geography such as Census Tracts, Minor Statistical Areas (MSAs) and combinations thereof. Tiers, Half-Tiers and combinations thereof shall be considered along with the Countywide supply when evaluating the adequacy of land supplies for regional commercial and industrial activities.

LU-8G. When considering land areas to add to the UDB, after demonstrating that a need exists, in accordance with the foregoing Policy LU-8F:

- i) The following areas shall not be considered:
 - a) The Northwest Wellfield Protection Area located west of the Turnpike Extension between Okeechobee Road and NW 25 Street and the West Wellfield Protection Area west of SW 157 Avenue between SW 8 Street and SW 42 Street;
 - b) Water Conservation Areas, Biscayne Aquifer Recharge Areas, and Everglades Buffer Areas designated by the South Florida Water Management District;
 - c) The Redland area south of Eureka Drive; and
 - d) Areas within the accident potential zones of the Homestead Air Reserve Base
- ii) The following areas shall be avoided:
 - a) Future Wetlands delineated in the Conservation and Land Use Element and land designated Agriculture on the Land Use Plan map, except where located in designated Urban Expansion Areas (UEAs);
 - b) Coastal High Hazard Areas east of the Atlantic Coastal Ridge;
 - c) Comprehensive Everglades Restoration Plan project footprints delineated in Tentatively Selected Plans and/or Project Implementation Reports; and
- iii) The following areas shall be given priority for inclusion, subject to conformance with Policy LU-8F and the foregoing provision of this policy:
 - a) Land within Planning Analysis Tiers having the earliest projected supply depletion year; and
 - b) Land within the UEAs and contiguous to the UDB; and
 - c) Locations within one mile of a planned urban center or extraordinary transit service; and
 - d) Locations having projected surplus service capacity or where necessary facilities and services can be readily extended.

LU-8H. Applications requesting expansion of the UDB shall be in accordance with the foregoing Policies LU-8F and LU-8G, and must meet the following criteria to be considered for approval:

- a) Residential development proposals shall provide for the non-residential needs of the future residents of such proposed developments including but not limited to places of

- employment, shopping, schools, recreational and other public facilities, and shall demonstrate that such needs are addressed;
- b) Residential development shall be at an average minimum density of ten (10) dwelling units per gross acre;
 - c) Residential development must participate in the Purchase of Development Rights, Transfer of Development Rights (TDR) or other County established program(s) geared to protecting agricultural lands and/or environmentally sensitive lands;
 - d) Non-residential development, excluding public facilities, shall be developed at a minimum intensity of 0.25 FAR; and
 - e) The proposed development shall be planned to provide adequate buffering to adjacent agricultural lands and shall incorporate and promote bicycle and pedestrian accessibility throughout the development.
 - f) The proposed development must be demonstrated not to discourage or inhibit infill and redevelopment efforts within the UDB;
 - g) The proposed development will not leave intervening parcels of property between the proposed development and any portion of the UDB; and
 - h) It must be demonstrated that the proposed development will have a positive net fiscal impact to Miami-Dade County.

LU-8I. By 2015, Miami-Dade County shall conduct a study of the area east of SW 147 Avenue and south of SW 232 Street for its possible consideration as a designated Urban Expansion Area (UEA) with community input and after it is demonstrated through a study accepted by the Board of County Commissioners.

B. Future Natural Resources

(CDMP, I-81) Future Natural Resources. Map series Figures 10 through 17 identify certain future natural resources in Miami-Dade County. Background information on topography, soils, mineral resources, freshwater wetlands, lakes, floodplains, flood prone areas, public wellfields and cones of influence is found in the Conservation, Aquifer Recharge and Drainage Element. Additional information on public wellfields and activities permitted within cones of influence is presented in the Water, Sewer and Solid Waste Element. Background information on bays, estuaries, rivers, harbors, beaches and shores, coastal wetlands, and areas subject to coastal flooding is contained in the Coastal Management Element.

The *Land Use Element Support Components* report and Evaluation and Appraisal Report address existing topography, soils, wetland conditions and functions, historic resources in undeveloped areas of the County, and development in floodplains. The information that is summarized below, together with the extensive information contained in the Conservation, Aquifer Recharge and Drainage, and Coastal Management Elements, are reflected in the delineation of Future Open Land and Environmental Protection Sub-areas as shown on Figures 6 and 7.

Future Waterwells and Cones of Influence. The public water supply wellfields in Miami-Dade County that are expected to be operational in the year 2020 and their respective protection area boundaries are shown on Figure 10. The protection area boundaries identified herein will be periodically reviewed and revised, when appropriate, to maintain consistency with wellfield protection area boundaries established pursuant to Chapter 24 of the Miami-Dade County Code. Also included on this figure are the general locations of two future wellfield study areas. One future wellfield study area is located in south Miami-Dade County and the other is in northwest Miami-

Dade. Miami-Dade County shall continue to maintain and enforce its wellfield protection regulations, which restrict the use, handling, storage, transport or disposal of hazardous materials; excavations; and non-residential uses served by septic tanks.

Beaches, Shores, Estuaries, Rivers, Bays, Lakes and Harbors. Figure 11 shows these natural features. The only lakes shown on this figure are the natural lakes that occur within Everglades National Park. Many of the former rock pits and lakes that have been dredged to provide fill during developments appear on the LUP map (or will appear on the color version printed after readoption of the Plan). Estuaries have not been mapped, per se, because their extent varies depending on the season and the amount of rainfall. In the very flat coastal glades in south Miami-Dade County, the freshwater/saltwater ecotone may migrate as much as a mile or more landward or bayward depending upon antecedent climatic conditions. Extensive background information on these resources is presented in the Coastal Management Element.

Floodplains. As shown on Figure 12, a very large percentage of the land within Miami-Dade County is considered to be a floodplain, or Special Flood Hazard Area (SFHA). An SFHA is defined as an area that will flood to varying depths during the 100-year flood, which is defined as an event that has a 1% chance to occur in any one year. Within the urban area, all of the former sloughs and transverse glades and the barrier islands are floodplains or SFHAs under this definition. For purposes of clarification, an additional map (Figure 13) is presented to show the areas that are subject to coastal flooding during hurricanes of varying intensity. Due to issues such as continued development and improvements to the water management system in the County, there have been changes to the floodplains and areas subject to coastal flooding. These changes are reflected in a flood insurance re-study and attendant revised Flood Insurance Rate Maps adopted by the Board of County Commissioners in July 2009 (Ordinance 09-66). Another factor is that, by the year 2020 the area subject to coastal flooding may increase if current predictions about the rate of sea level rise prove to be true. Additional information on floodplains and drainage issues is presented in the Conservation, Aquifer Recharge and Drainage Element (Objective CON-5 and associated policies in particular) and the evaluation of the element contained in the adopted 2010 Evaluation and Appraisal Report. Development within floodplains shall be subject to flood criteria requirements of the Miami-Dade County Code and the Florida Building Code.

Wetlands. Future Wetlands and Comprehensive Everglades Restoration Plan (CERP) Water Management Areas are shown on Figure 14. These wetlands and water management areas serve to filter and purify surface and groundwater, provide habitat for wildlife, provide direct recharge of water to the Biscayne Aquifer (the County's source of drinking water), and provide natural flood protection. Extensive information on these systems is presented in the Conservation, Aquifer Recharge and Drainage Element, and the Coastal Management Element, and the Evaluation and Appraisal Reports addressing those elements. There are several factors that will determine the future of the wetland communities in Miami-Dade County. Among the most important will be the ability of Miami-Dade County and the South Florida Water Management District to maintain more natural water table levels or hydroperiods in these areas; the ability of the U.S. Army Corps of Engineers to recreate a more natural flow of water into the NE Shark River Slough, Everglades National Park and Biscayne National Park; the speed with which biological or other controls for the spread of invasive exotic plant species such as *Melaleuca* can be found, tested and implemented; and the commitment to wetland management and restoration efforts including the Comprehensive Everglades Restoration Plan. The current CERP plan represents the single

greatest opportunity to dramatically improve the ecological health and function of the greater Everglades in south Florida. The future wetland areas designated as publicly owned and managed are areas that are in public acquisition programs. The areas designated as privately owned are not in public acquisition programs but which possessed wetland qualities and functions and which could warrant public acquisition as part of the ongoing ecosystem or water supply protection, restoration and management programs.

Mineral Resources. Most of Miami-Dade County is underlain by Miami limestone. The general extent of Miami Limestone and mineral extraction areas is shown on Figure 15. The Conservation Element presents the locations of existing rock quarries in Miami-Dade County. The "lake belt" region in northwestern Miami-Dade north of Tamiami Trail, west of the turnpike extension, including the NW Wellfield Area, is expected to continue to be the area of greatest mineral extraction activity in the County through the year 2020.

Soils. The soils that overlay the limestone in the County can generally be grouped into five broad categories: peats and mucks, marls, sands, rocky lands and man-made soils. These are shown on Figure 16. In general, the peats and mucks are unsuitable foundations for buildings or roadways and must be removed prior to development. Marls also frequently require special treatment prior to construction. This map presents a very generalized summary of soils in the County. Detailed soil surveys of Miami-Dade County produced by the Soil Conservation Service, U.S. Department of Agriculture, should be consulted for more specific information.

Water Resource Summary. Water resource characteristics and the County's subtle variations in topography are significant features which must be recognized in the formulation of land use, as well as water supply and management policies and plans, for Miami-Dade County. The water resource summary map presented at the conclusion of this section (Figure 17) is a composite of water resource features presented on previous maps in this series and discussed at length in the Conservation and Potable Water Element Support Documents and Evaluation and Appraisal Reports. The Major Canals presented are primary canals and levees of the South Florida Water Management District and significant secondary canals of the County. These serve both to recharge the aquifer at the coast and at water supply wellfields, and to provide flood protection by draining surplus stormwater to tide. The Wellfield Protection Areas were described in a preceding paragraph. The Aquifer Recharge Areas depicted include the Everglades, Everglades buffer areas and other areas which are poorly drained by the canal system and which provide prolonged recharge of the Biscayne Aquifer after rainfall events.

The extent of saltwater intrusion into the Biscayne Aquifer is shown by a line near the coast as a reminder that it is essential to maintain water table elevations in the Biscayne Aquifer that are high enough to prevent further contamination by encroachment of denser saltwater. Adequate freshwater levels must be maintained both at the coast and inland to continually replenish freshwater which flows through the transmissive aquifer and canals to the coast. Excessive drainage of inland areas would jeopardize invaluable public and private water supplies, as well as regional ecological systems.

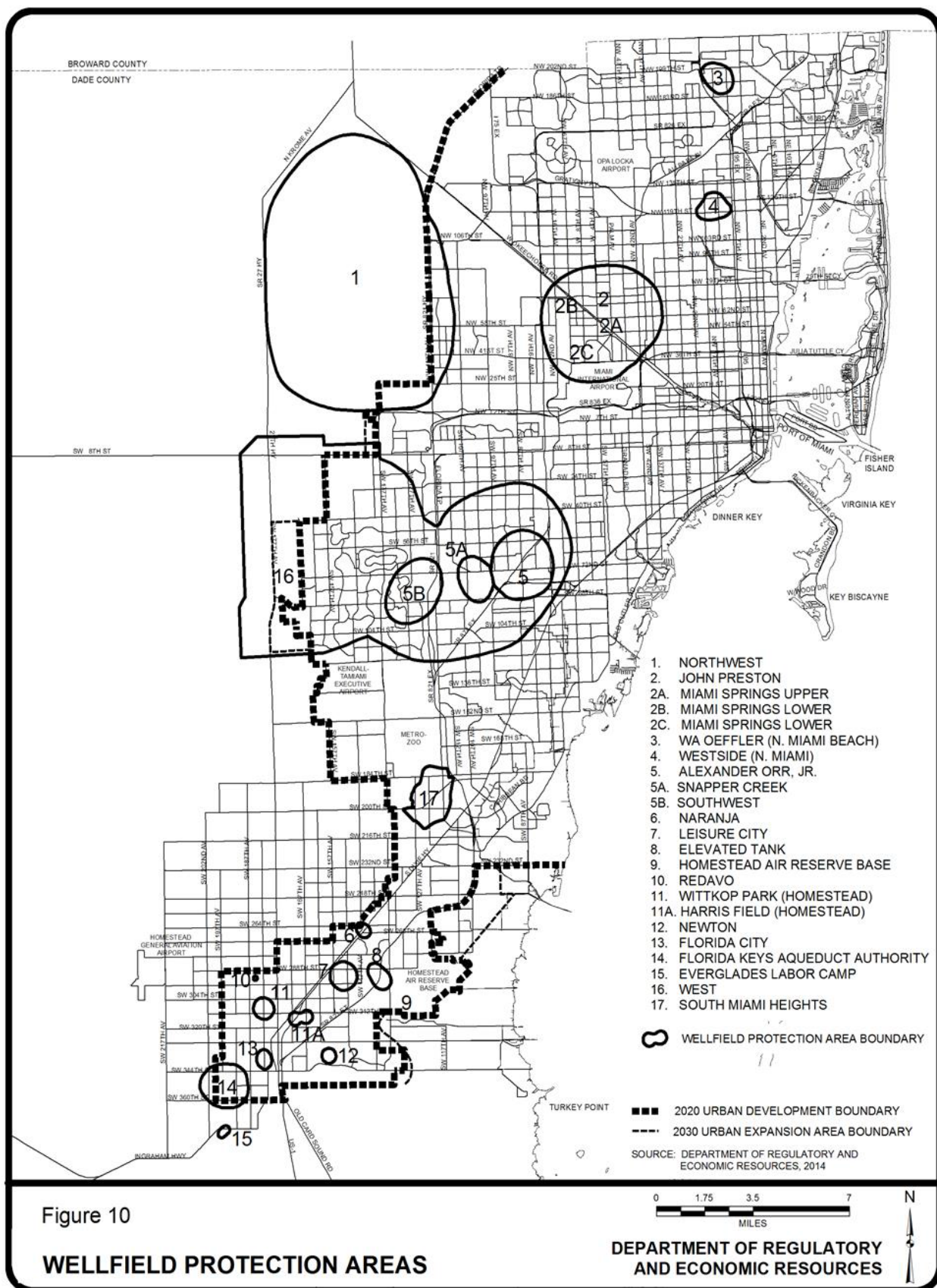
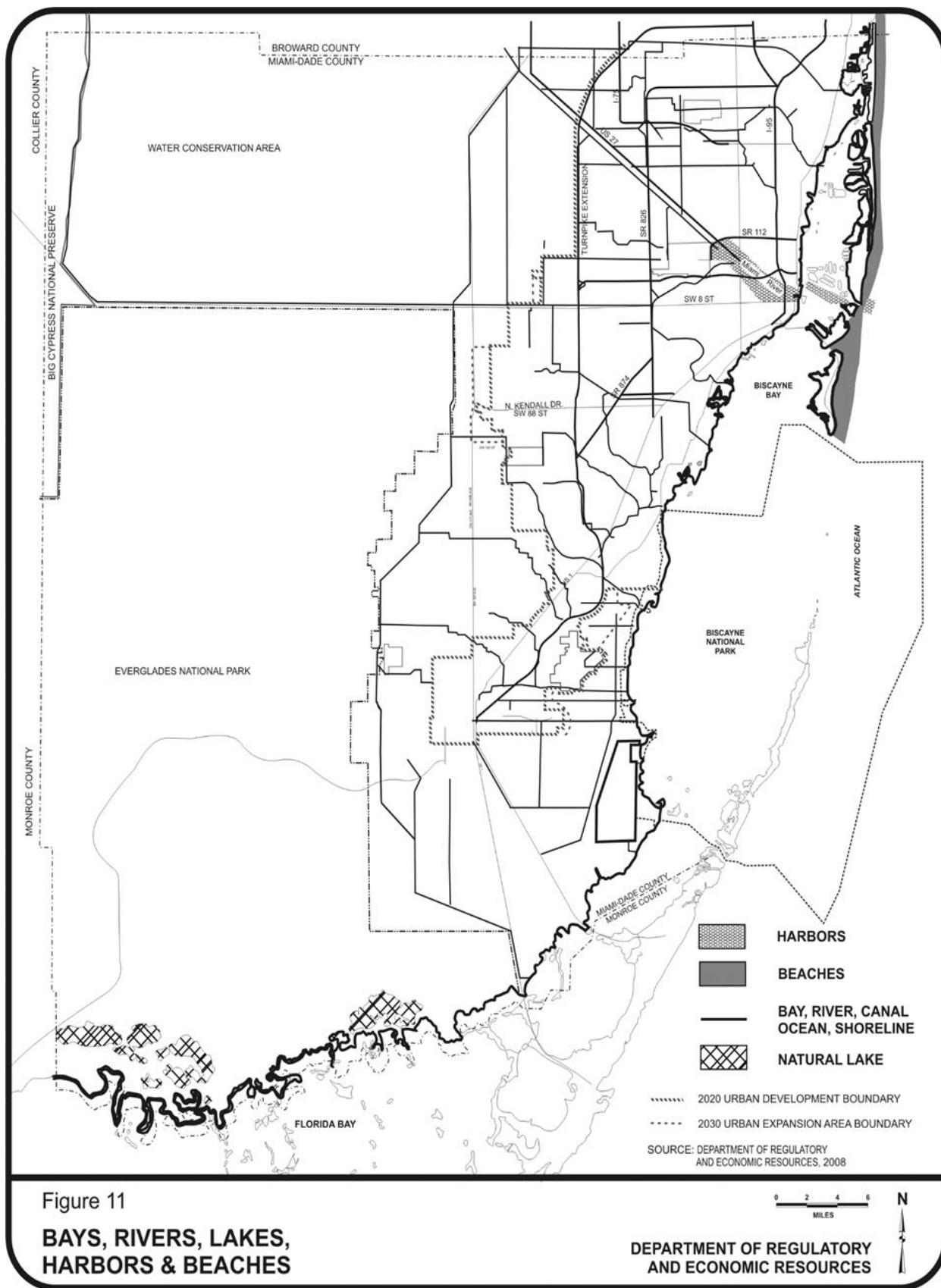
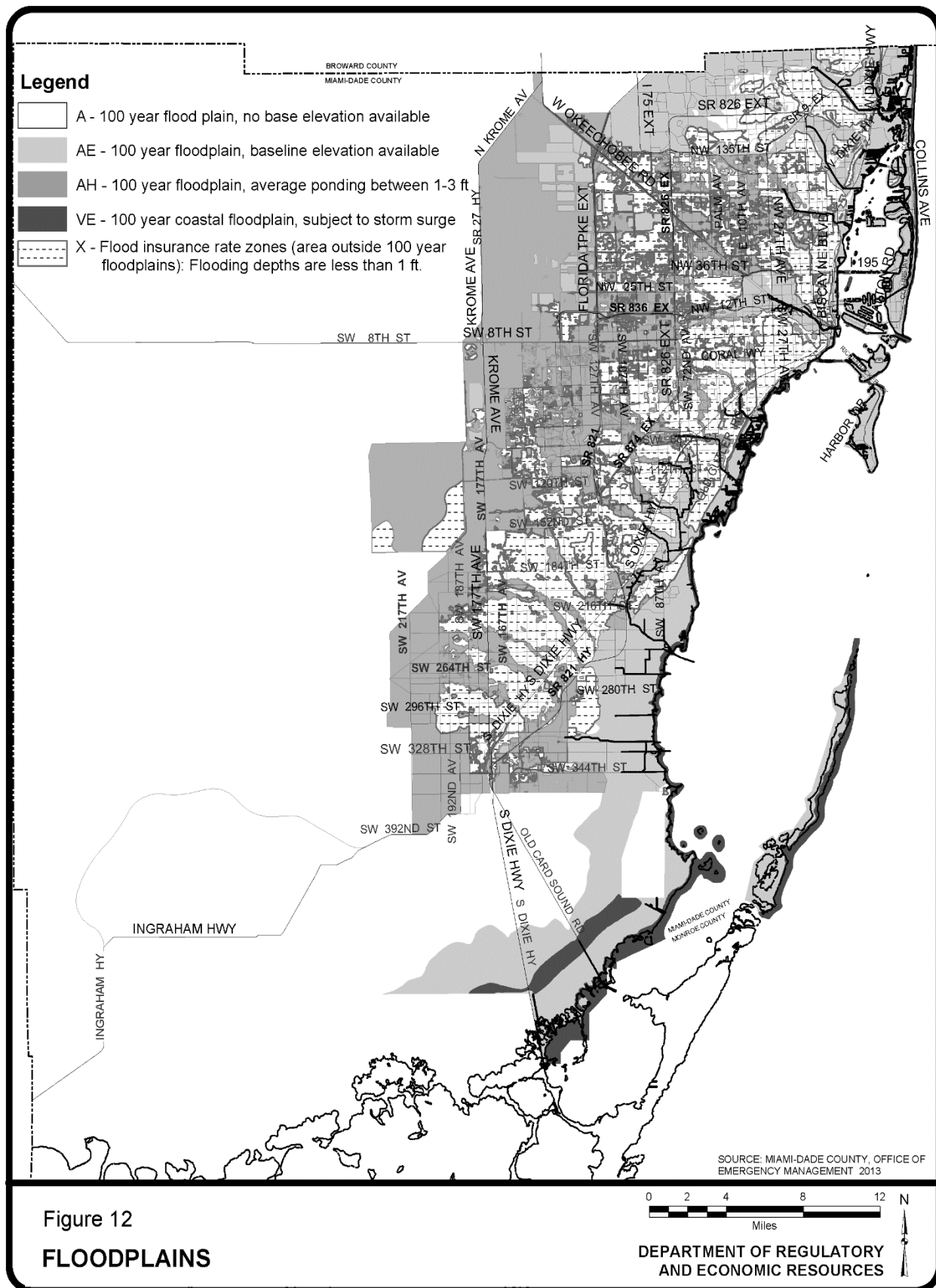
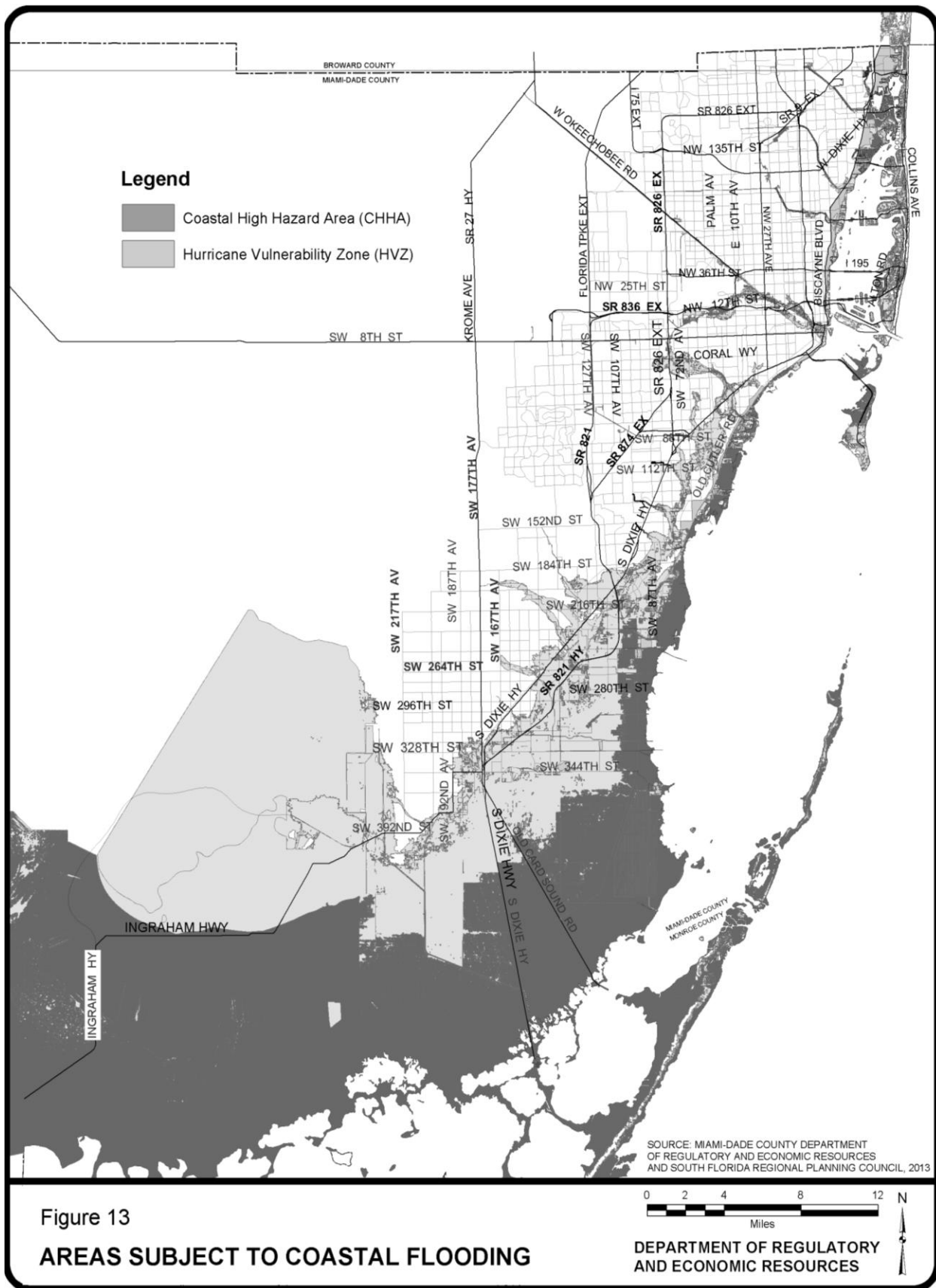


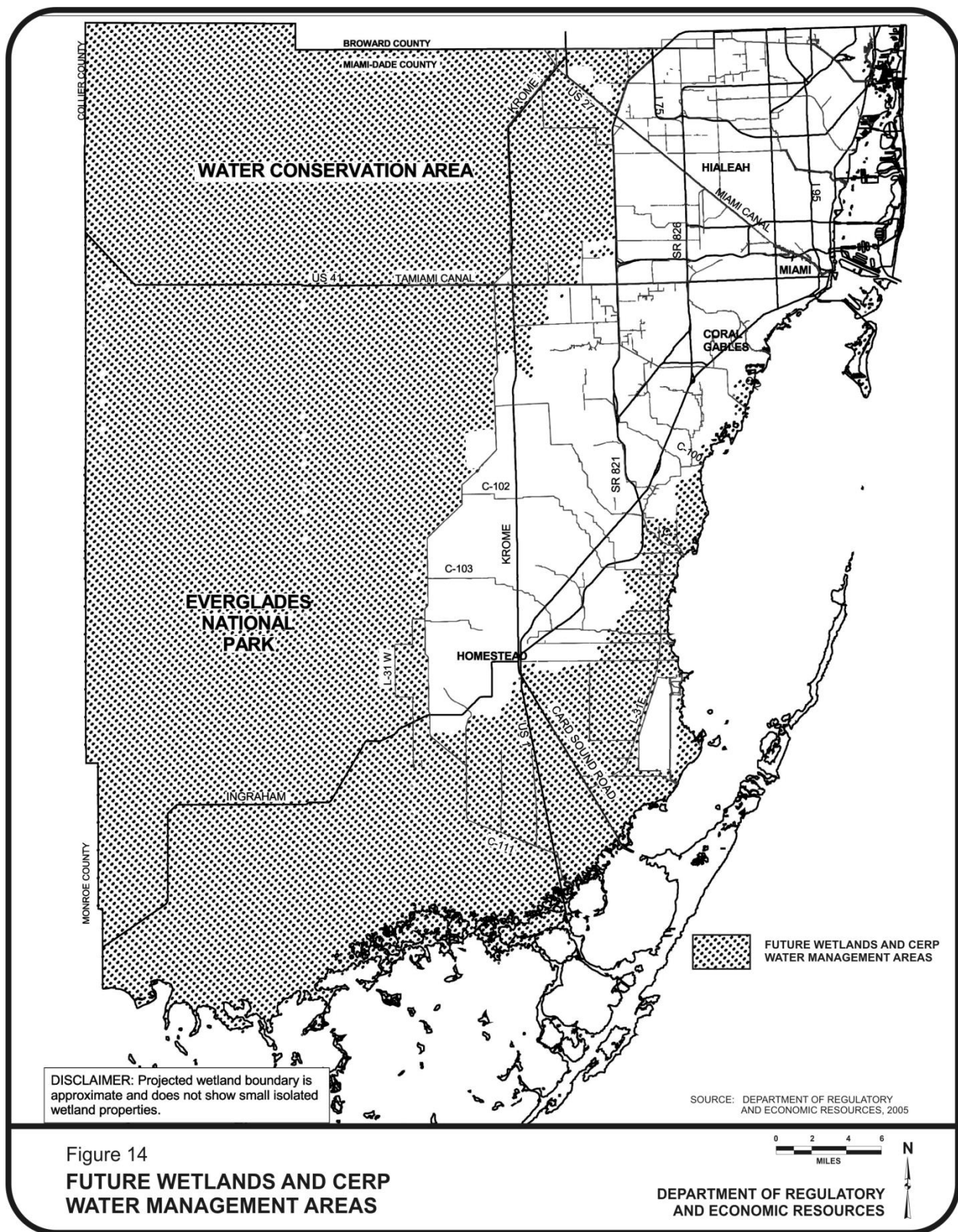
Figure 10

WELLFIELD PROTECTION AREAS









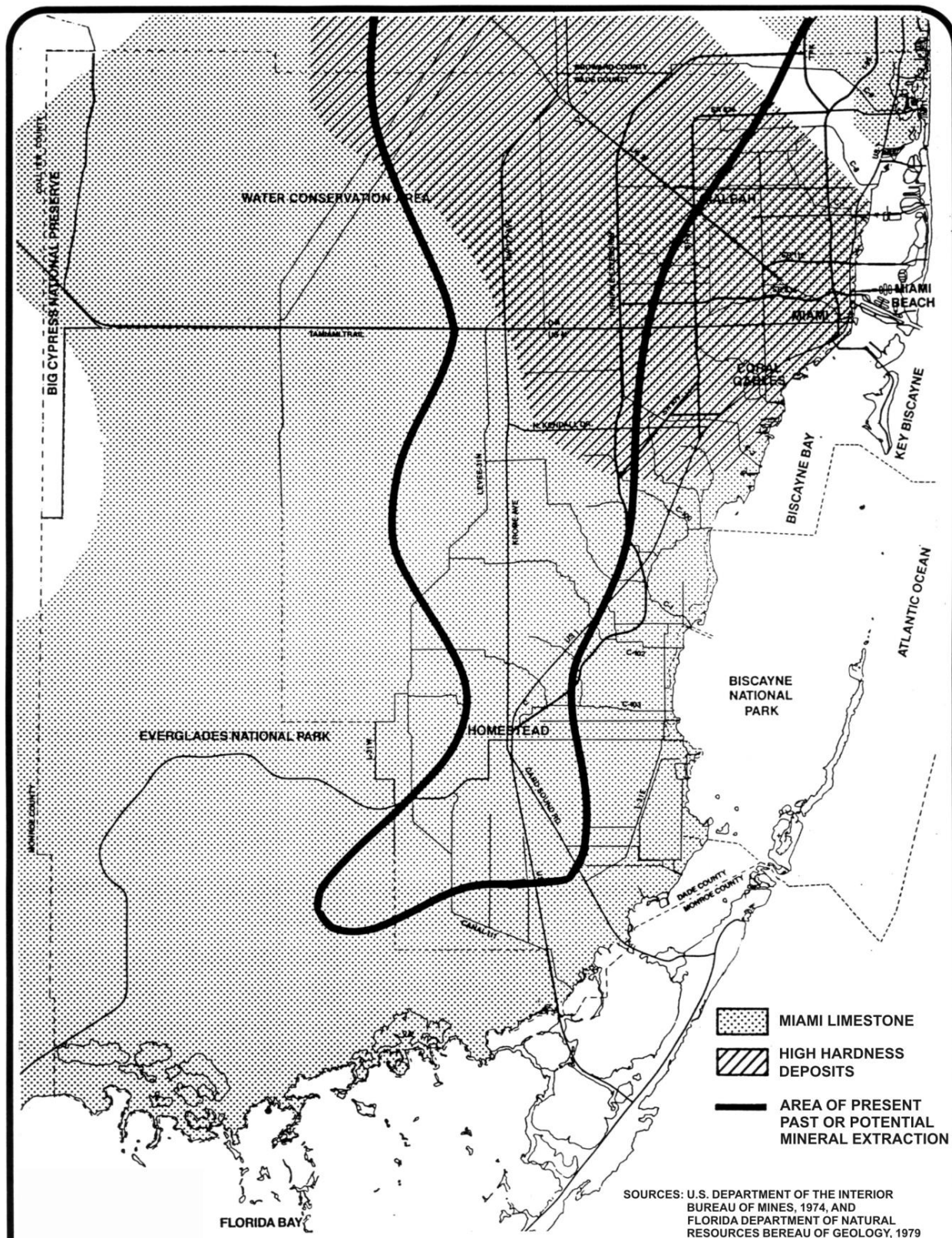


Figure 15

MINERAL RESOURCES

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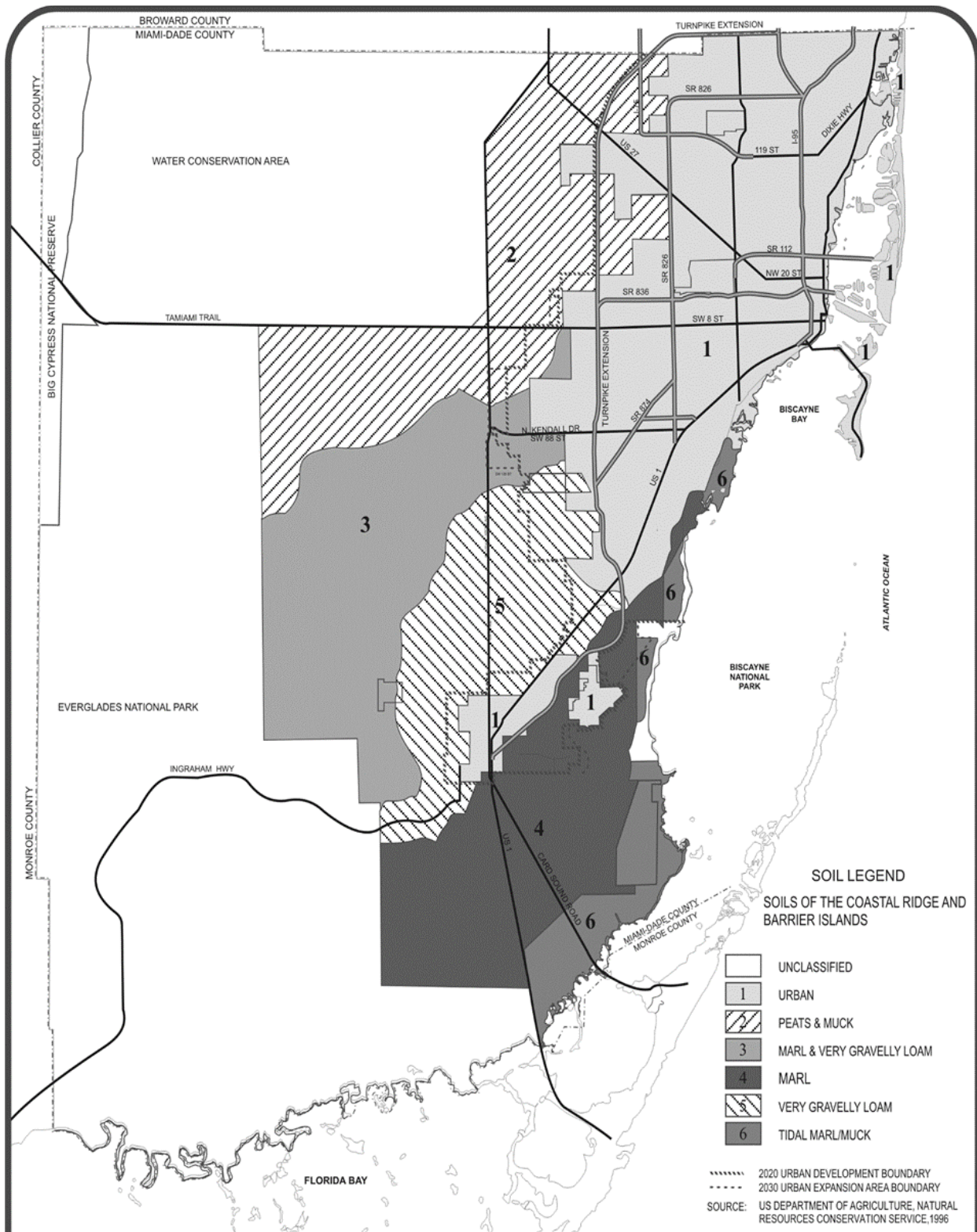
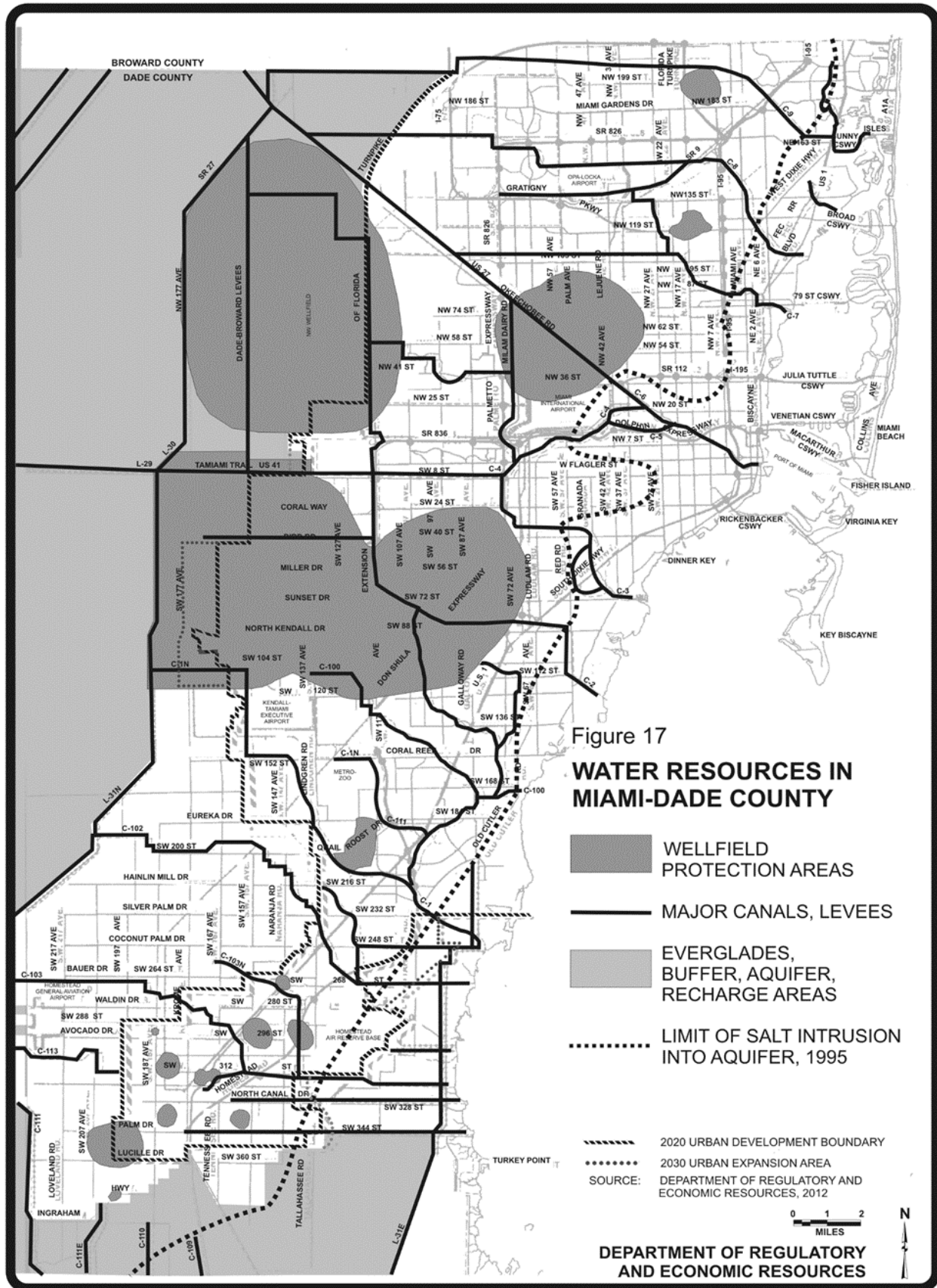


Figure 16
GENERAL SOIL MAP

DEPARTMENT OF REGULATORY
AND ECONOMIC RESOURCES



(CMDP, Page VII-1) In accordance with Chapter 163, Florida Statutes, coastal high hazard areas (CHHA) are areas that are seaward of the elevation of a category one storm surge line and is depicted in Figure 13 in the Land Use Element.

C. Description of Land Uses outside the UDB

Agriculture

The area designated as "Agriculture" contains the best agricultural land remaining in Miami-Dade County. As stated in the Miami-Dade County Strategic Plan, approved by the Board of County Commissioners, protection of viable agriculture is a priority. The principal uses in this area should be agriculture, uses ancillary to and directly supportive of agriculture and farm residences. Uses ancillary to and directly supportive of agriculture are defined as those uses related to preserving, processing, packaging or selling of agricultural products from Florida (except that wineries may utilize imported products for winemaking), and farm supplies, as well as sale and service of farm machinery and implements, subject to the requirements of Chapter 24 of the County Code. Uses ancillary to, and necessary to support the rural residential community of the agricultural area may also be approved, including houses of worship. However, schools shall not be approved in Agriculture areas but should be located inside the UDB in accordance with Policy EDU-3A.

In order to protect the agricultural industry, uses incompatible with agriculture, and uses and facilities that support or encourage urban development are not allowed in this area. Residential development that occurs in this area is allowed at a density of no more than one unit per five acres. Creation of new parcels smaller than five acres for residential use may be approved in the Agriculture area only if the immediate area surrounding the subject parcel on three or more contiguous sides is predominantly and lawfully parcelized in a similar manner, and if a division of the subject parcel would not precipitate additional land division in the area. No business or industrial use should be approved in the area designated Agriculture unless the use is directly supportive of local agricultural production, and is located on an existing arterial roadway, and has adequate water supply and sewage disposal in accordance with Chapter 24 of the County Code, and the development order specifies the approved use(s); however, agricultural processing facilities for produce grown in Florida and uses that promote ecotourism and agritourism consistent with Policy LU-1P are not restricted to locating on an existing arterial roadway. Other uses, including utility uses compatible with agriculture and with the rural residential character may be approved in the Agriculture area only if deemed to be a public necessity, or if deemed to be in the public interest and the applicant demonstrates that no suitable site for the use exists outside the Agriculture area.

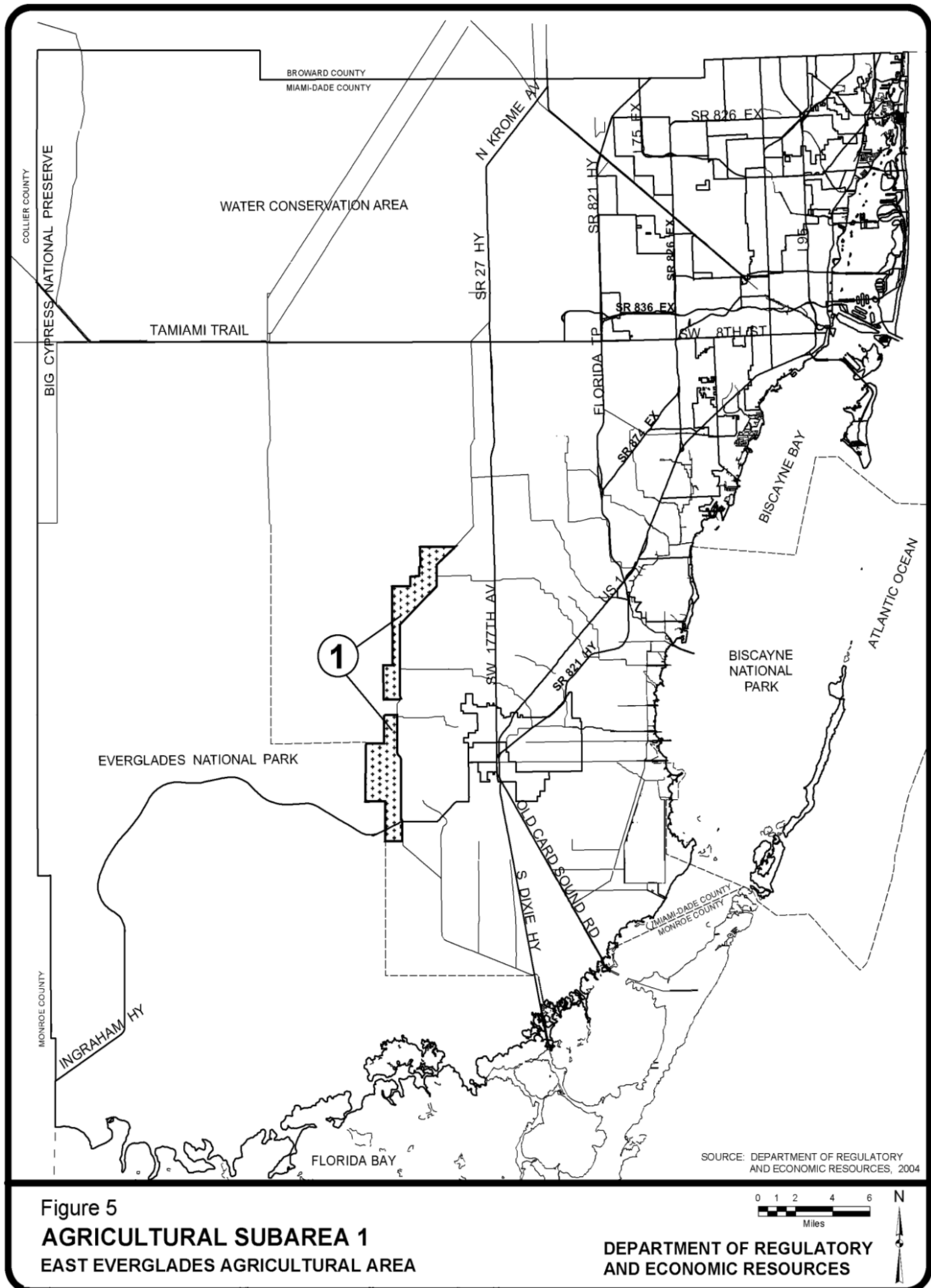
Existing quarrying and ancillary uses in the Agriculture area may continue operation and be considered for approval of expansion.

A Bed and Breakfast establishment that is owner-occupied, owner-operated, and located on a parcel with a current agricultural classification, as determined by the Property Appraiser's Office, may be allowed. A designated historic structure that is owner-occupied and owner-operated may be converted to a Bed and Breakfast use. An agricultural classification is not needed for a Bed and Breakfast use designated as a historic structure.

In an effort to enable compatible diversification of the economy of Agriculture areas and provide additional land use options for owners of properties that surround structures having historical significance, after such time as the County adopts procedures for the establishment of Thematic Resource Districts (TRDs) pursuant to Policy LU-6L, and a TRD including architectural and landscape design guidelines is established in an area designated Agriculture, additional uses may be authorized in such TRDs established in Agriculture areas. Such additional uses must be designed and developed in accordance with TRD standards, must promote ecotourism or agritourism activities in the Agriculture area, and must not be incompatible with nearby agricultural activities.

Also included in the Agriculture area are enclaves of estate density residential use approved and grandfathered by zoning, ownership patterns and platting activities which predate this Plan. The grandfather provisions of the Miami-Dade County Zoning Code shall continue to apply in this area except that lots smaller than 15,000 square feet in area are not grandfathered hereby. Moreover, all existing lawful uses and zoning are deemed to be consistent with this Plan unless such a use or zoning: (a) is found through a subsequent planning study, as provided in Policy LU-4E, to be inconsistent with the foregoing grandfather provisions or with the CDMP as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map". This paragraph does not, however, authorize the approval or expansion of any use inconsistent with this plan. To the contrary, it is the intent of this Plan to contain and prevent the expansion of inconsistent development in the Agriculture area.

Agricultural Subarea 1 (East Everglades Agricultural Area). This Subarea is bounded on the north by SW 168 Street; on the east by Levee 31N and Canal 111; on the south by Environmental Protection Subarea C and Everglades National Park; and on the west by Everglades National Park (See Figure 5). Notwithstanding any uses otherwise permitted in the Agriculture area, uses in Agricultural Subarea 1 are limited solely to: (1) lawful agricultural uses; (2) rural residences at a maximum density of one dwelling unit per 40 acres, or one dwelling unit per 20 acres if ancillary to a lawfully established agricultural use; and (3) uses permitted under the vested rights provisions of Section 33B-29, Code of Miami-Dade County, Florida.

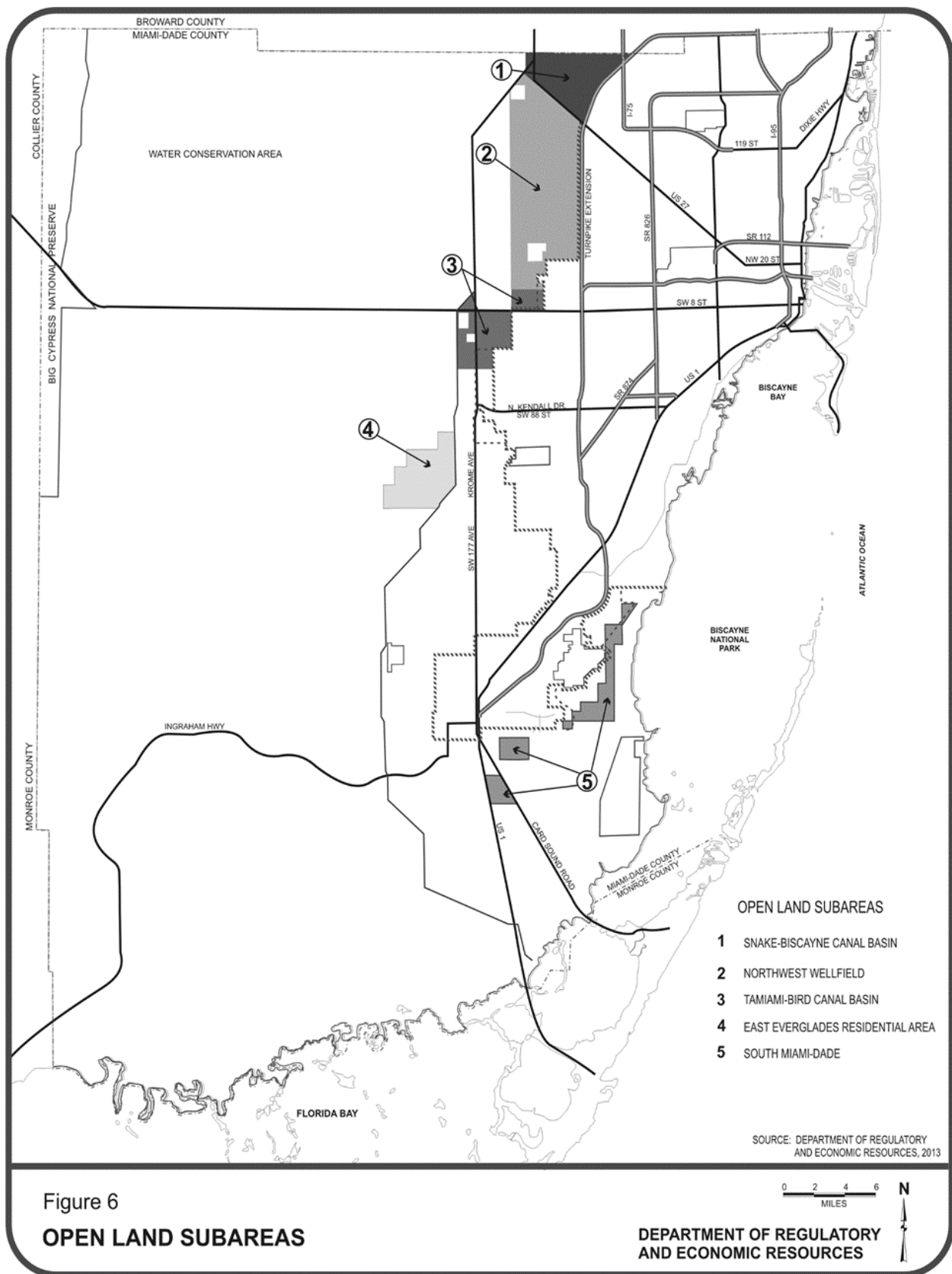


Open Land

The land designated as "Open Land" is not needed for urban uses between now and the year 2020 and has been set aside for uses other than urban development. It is not simply surplus undeveloped land, but rather it is land that is intended to serve one or more of the following functions: production such as agriculture, limestone extraction or other resource-based activity such as development of potable water supplies; rural residential development at a maximum density indicated for the specific Open Land subarea, but no greater than one unit per five acres; recreation; commercial vehicle storage as indicated for the specific Open Land Subarea; compatible utility and public facilities as indicated for the specific Open Land Subarea, and conservation, maintenance or enhancement of environmental character. Lower residential densities may be required in some areas for purposes of avoiding flood conditions or to avoid degradation of environmental systems or features. Because of the water supply-related or other environmental functions of those areas, they may also be considered for acquisition by federal, State, regional, County or private institutions that would manage these areas to optimize environmental functions, and for location of project features such as reservoirs, stormwater treatment areas, canals, and flow-ways constructed pursuant to the Comprehensive Everglades Restoration Plan.

Also included in some Open Land areas are some existing year-round agricultural activities, and some enclaves of estate density residential use approved and grandfathered by zoning, ownership patterns and platting activities, which predate this Plan. The grandfather provisions of the Miami-Dade County Zoning Code shall continue to apply in Subareas 1, 2, 3 and 5, except that residential lots smaller than 15,000 square feet in area are not grandfathered hereby. Moreover, all existing lawful uses and zoning are deemed to be consistent with this Plan unless a use or zoning: (a) is found through a subsequent planning study, as provided in Policy LU-4E, to be inconsistent with the foregoing grandfather provisions or inconsistent with the CDMP as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map". This paragraph does not, however, authorize the expansion of any use inconsistent with the specific provisions for the applicable Open Land subarea. To the contrary, it is the intent of this plan to contain and prevent the expansion of such inconsistent development in Open Land areas.

Because Open Land areas primarily consist of wetlands, all proposed uses will be reviewed on a case-by-case basis. No particular use, other than rural residential use at specified densities is definitively allowed. Following is an indication of the uses and residential densities that are likely to be permitted in each of five Open Land Subareas, subject to conformity with the pertinent goals, objectives, and policies of this Plan. The Land Use Plan map depicts the precise boundary of the entire Open Land area. The map titled "Open Land Subareas" (Figure 6) and the following text indicate the boundaries between Open Land Subareas.



Open Land Subarea 1 (Snake-Biscayne Canal Basin). This subarea is located north of the Miami Canal (Canal-6) in northwestern Miami-Dade County. Rural residential use at 1 dwelling unit per 5 acres, limestone quarrying and ancillary uses, compatible institutional uses, public facilities, utility facilities, and communications facilities, recreational uses, nurseries and tree farms, agriculture production¹ and the limited raising of livestock may be considered for approval in this subarea. The following uses may also be considered for approval in this subarea: parking and storage of operable, non-disabled commercial motor vehicles, including construction equipment and agricultural equipment, as defined in section 320.01, Florida Statutes, and incidental temporary parking and storage of operable, non-disabled passenger automobiles to serve such allowable uses on the same parcel (but not to include stand-alone automobile parking and storage uses such as car rental facilities). It is provided that such parking and storage uses shall be allowed only on properties larger than 20 acres, under a single ownership, and located within the area of an arc no more than 7000 lineal feet from the intersection of Okeechobee Road and the Turnpike Extension so long as the property is not located within 1,400 feet of a body of water, canal, or lake as measured from the top of bank. Such parking and storage of vehicles and equipment shall be subject to the following requirements: (a) commercial vehicle storage facilities shall obtain an annual operating permit from the Division of Environmental Resources Management in the Department of Regulatory and Economic Resources and be subject to required quarterly groundwater quality monitoring; (b) all vehicles and equipment shall be stored or parked only on paved impervious surfaces with county-approved drainage systems; (c) mechanical repair or maintenance of any kind, , shall be prohibited; (d) the storage, handling, use, discharge and disposal of liquid wastes or hazardous wastes shall be prohibited; and (e) truck washing shall be permitted as an ancillary use at commercial vehicle storage facilities provided that the truck washing shall be done with 100% recyclable water systems as approved by the Division of Environmental Resources Management in The Department of Regulatory and Economic Resources; truck washing services shall only be provided for trucks stored at the commercial vehicle storage facilities for at least 4 hours; truck washing shall be conducted only in fully enclosed buildings as approved by the Division of Environmental Resources Management in the Department of Regulatory and Economic Resources; facilities shall allow inspections at any time during operating hours; facilities shall provide secondary containment surrounding all storage tanks; and be subject to required quarterly groundwater quality monitoring. In addition, if a violation of these provisions related to truck parking and truck washing or the operating conditions is found on a property on three separate occasions within a three year period, truck washing shall no longer be permitted on the subject property. The County, by ordinance, shall provide a process to reestablish the use, taking into account any change in ownership, the nature of the violation, and a period of repose for the property. Uses that could compromise groundwater quality shall not occur west of the Turnpike Extension.

Open Land Subarea 2 (Northwest Wellfield). This Open Land subarea is bounded on the north by the Miami Canal, on the east by the Turnpike Extension, on the west by the Dade-Broward Levee, and on the south by NW 25 Street between the Turnpike Extension and NW 137 Avenue and by NW 12 Street and its hypothetical extension between NW 137 Avenue and the Dade-Broward Levee. Limestone quarrying and ancillary uses including the continued operation of

¹ Miami-Dade County shall formulate and adopt a zoning overlay or other land development regulations specific for land designated Open Land Subarea 1 (Snake-Biscayne Canal Basin) on the CDMP Land Use Plan map to specifically address the type of agriculture production uses, and the limited raising of livestock uses that are permitted; that also considers the limited flood protection that is provided in this subarea.

existing cement plants, necessary and compatible institutional uses, public facilities, utility facilities, and communications facilities, recreational uses, rural residences at a maximum density of 1 dwelling unit per 5 acres and seasonal agriculture² may be considered for approval in this area, in keeping with the Northwest Wellfield Protection Plan (Board of County Commissioners Resolution R-1541-85) and Chapters 24 and 33 of the Miami-Dade County Code, and wetland protection requirements. Uses that could compromise groundwater quality shall not occur in this area. In furtherance of Board of County Commissioners Resolution R-1098-88, the creation of a State Protection Area in this subarea is also supported.

Open Land Subarea 3 (Tamiami-Bird Canal Basins). This subarea is bounded on its north by hypothetical NW 12 Street and SW 8 Street, on the east by the year 2020 UDB, on the south by the year 2020 UDB and hypothetical SW 56 Street, and on the west by SW/NW 147 Avenue and Levee 31N. The subarea includes the eastern portion of the North Trail basin and the Bird Drive Everglades basin. Uses that can be considered for approval in this subarea include rural residences at a maximum density of 1 dwelling unit per 5 acres, compatible institutional uses, public facilities, utility and communications facilities, seasonal agricultural use, recreational use, or limestone quarrying and ancillary uses.

Uses that could compromise groundwater quality shall not occur in this area. Any land alteration and development in the Bird Drive or North Trail basins shall conform to the wetland basin plans adopted for those basins pursuant to policies of the CDMP.

Open Land Subarea 4 (East Everglades Residential Areas). This subarea is bounded on the north, west and southwest by Everglades National Park, on the east by Levee 31N, and on the south by SW 168 Street. Uses which may be considered for approval in this area are agriculture production and raising of livestock³ and rural residences at a density of 1 dwelling unit per 40 acres, or 1 dwelling unit per 20 acres if ancillary to an established agricultural operation, or 1 dwelling unit per 5 acres, after such time as drainage facilities become available to protect this area from a one-in-ten-year flood event in keeping with the adopted East Everglades zoning overlay regulation (Section 33B, Code of Miami-Dade County) and compatible and necessary utility facilities. Uses that could compromise groundwater quality shall not occur in this area.

Open Land Subarea 5 (South Miami-Dade). This Open Land subarea lies south and east of Homestead and Florida City. It is bounded on the north and west by the Agriculture area, and on the south and east by Environmental Protection areas. Future uses which may be considered for approval in this area include seasonal agriculture, limestone quarrying and ancillary uses, compatible institutional uses, public facilities, utility facilities, and communications facilities, recreational uses and rural residences at a maximum density of 1 dwelling unit per 5 acres. Uses that could compromise groundwater quality shall not occur within three miles of Biscayne Bay.

² For purposes of this chapter, seasonal agriculture means those agricultural activities which occur during the months November through April on land at natural elevation, or which occur during the months May through October on land that is, or has been bedded or filled to an elevation at or above Miami-Dade County flood criteria, and given that no additional off-site drainage will occur.

³ Miami-Dade County shall formulate and adopt amendments to Miami-Dade County Code Section 33B Areas of Critical Environmental Concern, Article II. - East Everglades, and adopt land development regulations applicable to land designated Open Land Subarea 4 (East Everglades Residential Areas) to specifically address the type of agriculture production uses and the limited raising of livestock uses that may be allowed; that considers water quality and that there is no flood protection provided in this Subarea.

VII.

List of Relevant Documents and Studies

Relevant Documents and Studies

- Miami-Dade County Comprehensive Development Master Plan:
<http://www.miamidade.gov/planning/cdmp-adopted.asp>
- Code of Miami-Dade County:
https://library.municode.com/fl/miami_-_dade_county/codes/code_of_ordinances
- Section 163.3177, Florida Statutes:
http://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&Search_String=&URL=0100-0199/0163/Sections/0163.3177.html
- South Dade Watershed Study and Plan, March 2007:
<http://www.miamidade.gov/mayor/library/memos-and-reports/2012/03/03.30.12-Watershed-Study.pdf>
- West Kendall Corridor Charrette Report:
<http://www.miamidade.gov/zoning/library/reports/west-kendall-corridor-planning-report.pdf>
- Comprehensive Everglades Restoration Plan Overview:
http://141.232.10.32/about/about_cerp_brief.aspx
- Growing for a Sustainable Future: Miami-Dade County Urban Development Boundary Assessment (US Environmental Protection Agency):
https://www.epa.gov/sites/production/files/2014-04/documents/miami-dade_final_report_12-12-12.pdf)
- Agricultural Land Retention Study: <http://ufdc.ufl.edu/AA00000395/00001/1j>
- Compact SLR Projections Report:
<http://www.southeastfloridaclimatecompact.org/wp-content/uploads/2015/10/2015-Compact-Unified-Sea-Level-Rise-Projection.pdf>