Urban Expansion Area Task Force
February 26, 2018
Survey Results

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Priorities

• Proactively plan for the UEAs
• Ensure adequate infrastructure and services to support growth
• Protect agricultural areas
• Promote urban infill within the current UDB
• Protect wellfields and environmental resources including habitat for flora and fauna
• Prevent urban sprawl
• Ensure compatibility with Homestead Air Reserve Base
• Consider flood risk including sea level rise
• Ensure accurate Land Supply/Demand methodology and UEA mapping
• Consider housing affordability
General Issues

- Do not move the UDB!

- Misconception that UEAs will be brought inside of the UDB within the long-term planning horizon
Policy LU-8F. The UDB should contain developable land having capacity to sustain countywide residential demand for a period of 10 years after adoption of the most recent evaluation and appraisal report plus a five year surplus. The estimation of this capacity shall include the capacity to develop and redevelop around transit stations at the densities recommended in Policy LU-7F.

- Four surveys recommend retaining policy as is.
- Nine surveys recommend amendments including:
  - Two surveys recommend requiring 15 year supply and 5 year surplus.
  - Three surveys recommend deleting the 5 year surplus.
  - Consider changes to capacity calculation.
  - Determine need for UMSA.
  - Delete reference to development around transit stations.
  - Do not extend the UDB.
  - Define developable land.
**Policy LU-8F.** The adequacy of non-residential land supplies shall be based on land 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 local subarea geography such as census tracts, minor statistical areas 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.

Other Comments:
- Reevaluate supply methodology, consider non-linear stats
- Replace "be determined" with "consider", add "not intent that each subarea must continually increase development capacity..."
- Amend definition of land supplies to account for ability for vertical infill development.
- Recognize the need for unique non-residential categories
- Amend absorption methodology.
- Allow planned regional centers, modify absorption methodology.
- Delete consideration of countywide supply
Policy LU-8G(i)(a). The following areas shall not be considered: The northwest wellfield protection area located west of the turnpike extension between Okeechobee road and NW 25th street.

- 100% agreement to retain policy as is.
**Policy LU-8G(i)(a).** The following areas shall not be considered:
The West Wellfield protection area west of SW 157 Avenue between SW 8th Street and SW 42nd Street

- Nine surveys recommend retaining policy.
- One survey recommends deleting policy.
- Other comments:
  - Amend to reflect USGS analysis
  - Retain while awaiting final delineation of the area
  - Use more conservative USGS boundary for 210-day capture zone.
**Policy LU-8G(i)(b).** The following areas shall not be considered: Water conservation areas, Biscayne aquifer recharge areas, and Everglades buffer areas designated by the SFWMD

- Ten surveys recommend retaining policy.
- One survey recommends deleting policy.
- Other comments:
  - Clarification is needed on Bird Drive Basin project
  - Expand to account for SLR
  - Need accurate information from SFWMD on viability of projects
  - Move CERP to area that “shall not be considered”
**Policy LU-8G(i)(c).** The following areas shall not be considered:
The Redland area south of Eureka Drive

- Ten surveys recommend retaining policy.
- One survey recommends deleting policy.
- Other Comments:
  - Move to area that “shall be avoided”
  - Need to define boundaries
  - Add “except the UEA Study Area”
**Policy LU-8G(i)(d).** The following areas shall not be considered: Areas within the accident potential zones of the Homestead Air Reserve Base

- Twelve surveys recommended retaining policy.
- One survey recommended deleting policy.
- Other Comments:
  - Expand to include noise contours and explosive safety arcs to address current safety concerns and future mission incompatibilities.
Policy LU-8G(ii)(a). The following areas shall be avoided:
Future wetlands delineated in the Conservation and Land Use Element

- Twelve surveys recommend retaining policy (three surveys recommend moving to area that “shall not be considered”).
- One survey recommends deleting policy.
Policy LU-8G(ii)(a). The following areas shall be avoided:
Land designated Agriculture on the land use plan map, except where located in designated urban expansion areas

- Nine surveys recommend maintaining policy (two surveys recommend moving to area that “shall not be considered”).
- Three surveys recommend deleting policy.
- One survey recommends amending to specify “unless Agricultural land deemed to be lower quality or viability or included in future UEA”
Policy LU-8G(ii)(b). The following areas shall be avoided: Coastal High Hazard Areas east of the Atlantic Coastal Ridge

- Ten surveys recommend retaining policy (three recommend moving to area that “shall not be considered”).
- One survey recommends deleting policy.
- Other Comments:
  - Better define boundaries
  - Expand to account for SLR
  - Also exclude areas below 7’ NAVD
  - Include low-lying areas west of the Atlantic Coastal Ridge
Policy LU-8G(ii)(c). The following areas shall be avoided: Comprehensive everglades restoration plan project footprints delineated in tentatively selected plans and/or project implementation reports

- Ten surveys recommend retaining policy (Two surveys recommend moving to area that “shall not be considered”).
- One survey recommends deleting policy.
- Other Comments:
  - Expand to account for SLR
  - Limit to CERP project footprints delineated in approved, feasible and funded Plans and/or PIRs

![](chart.png)
**Policy LU-8G(iii)(a).** The following areas shall be given priority for inclusion: Land within planning analysis tiers having the earliest projected supply depletion year

- Three surveys recommend retaining policy as is.
- Five surveys recommend deleting policy.
- Five surveys recommend amending the policy with the following suggested amendments:
  - First determine UMSA need
  - Account for ability to build up rather than out
  - Include requirement for availability of infrastructure
  - Account for upzoning and 100% of permitted projects in capacity analysis
  - Improve capacity of tiers with earliest depletion through amended land use policy.
**Policy LU-8G(iii)(b). The following areas shall be given priority for inclusion:**

*Land within the UEA*s and contiguous to the UDB

- Eight surveys recommend retaining policy (several referenced recommended amendments to UEA boundaries).
- Four surveys recommend deleting policy.
- One survey recommends not moving the UDB.

![Policy LU-8G(iii)(b) Pie Chart](chart.png)
**Policy LU-8G(iii)(c).** The following areas shall be given priority for inclusion: Locations within one mile of a planned urban center or extraordinary transit service

- Five surveys recommend retaining policy.
- One survey recommends deleting policy.
- Other comments:
  - Require urban center or transit service to be in place
  - Exclude transit service added after 2018
  - Exclude transit service added after 2017 except the SMART Plan
  - Change to ½ mile and exclude areas “not to be considered”
  - Expand to two miles
  - Do not move UDB
  - Except outside of UDB
Policy LU-8G(iii)(d). The following areas shall be given priority for inclusion: Locations having projected surplus service capacity or where necessary facilities and services can be readily extended.

- Six surveys recommend retaining policy.
- Five surveys recommend deleting policy.
- Other Comments:
  - Unless within an area that “shall not be considered”
  - Do not move UDB
Identify areas not listed above, if any, that you feel should not be considered for expansion of the UDB

- Flood prone areas
- Low-lying areas less than 3’ above sea level
- Areas vulnerable to Cat 1 storm surge accounting for SLR
- Do not expand UDB, increase capacity inside UDB
- Need greater buffer between residential areas and active rock mines.
Identify additional areas, not listed above, if any that you feel should be avoided for expansion of the UDB

- Areas adjacent to or near HARIB, its flight paths and hazard areas
- Redlands Agricultural Sanctuary
- Construction of highway outside UDB should be subject to the same restrictions as moving the UDB
- All areas not currently within the UDB.
- Areas near rock mining facilities, wellfields, and aviation high traffic areas.
Identify additional areas, if any, that you feel should be given priority for inclusion in the UDB

- Developable land outside the UDB identified by Planning Staff
- The area south of UEA No. 2 to SW 152 Street
UEA No. 1

• ±309 acres

• Located in the Lake Belt area (373.4149, F.S.) – County shall “strongly consider” limestone mining activities.

• Designated “Open Land” on the CDMP Land Use Plan Map

• Primary uses – agriculture and vacant, privately-owned land

• No policy constraints per Policy LU-8G
Which alternative do you recommend for UEA NO.1?

- Seven surveys recommend maintaining UEA as is.
- Five surveys recommend eliminating UEA No. 1
- Other Comments:
  - Consider eliminating the areas within the West Wellfield Protection Area or those areas below 7’ NAVD.
UEA No. 2

- ±2,825 acres
- Designated “Open Land” and “Agriculture” and “Institutions, Utilities, Comm”
- Primary uses include agriculture, utilities, vacant private land and vacant government land.
- ±950 acres in “shall not be considered” or “shall be avoided” areas (per Policy LU-8G)
  - Shall not be considered:
    - Everglades Buffer Areas
  - Shall be avoided:
    - Future Wetlands
    - CERP project footprints
Which alternative do you recommend for UEA no. 2?

- Five surveys recommend eliminating UEA
- Three surveys recommend excluding "shall not consider and shall be avoided"
- Two surveys recommend excluding "shall not consider"
- Three surveys recommend maintaining UEA
- Other Comments:
  - Extend south to SW 184 Street
  - Extend south to SW 152 Street
UEA No. 3

- ±3,124 acres
- Located NE of Homestead Air Reserve Base.
- Designated “Agriculture” and “Open Land” on the CDMP Future Land Use Plan Map
- Primary use is agriculture
- Shall be avoided:
  - Future Wetlands;
  - Coastal High Hazard Areas east of the Atlantic Coastal Ridge;
  - CERP project footprints
Which alternative do you recommend for UEA no.3?

- Six surveys recommend adjusting to exclude "shall be avoided" in policy LU-8G (6–46%)
- Five surveys recommend eliminating UEA (5–38.4%)
- Two surveys recommend maintaining UEA as is (2–15.3%)

- Six surveys recommend contracting to exclude areas that “shall be avoided”
- Five surveys recommend eliminating UEA.
- Two surveys recommend maintaining UEA as is.
UEA No. 4

- ±460 acres near Homestead Speedway
- Portion north of Speedway located in City of Homestead
- ±400 acres in “shall not be considered” or “shall be avoided” (per Policy LU-8G)
  - Shall not be considered:
    - HARB accident potential zones
  - Shall be avoided:
    - Future Wetlands;
    - Coastal High Hazard Areas east of the Atlantic Coastal Ridge;
    - CERP project footprints
Which alternative do you recommend for UEA No.4?

- Six surveys recommend eliminating UEA.
- Four recommend excluding areas that “shall be avoided” and “shall not be considered”.
- One survey recommended only eliminating “shall not be considered”.
- Two recommend maintaining UEA.

Bar chart showing the percentage of surveys recommending each alternative:

- Eliminate UEA: 46%
- Adjust boundary to exclude "shall not be considered" and "shall be avoided": 30.7%
- Maintain UEA: 15.3%
- Adjust boundary to only exclude "shall not be considered": 7.6%
**Recommended new Urban Expansion Areas**

- Six responses for no new UEAs
- Three for locations within one mile of premium transit,
- Two for the UEA Study Area
- One for all areas outside the UDB except “shall not be considered” or “shall be avoided” areas

**Other Comments:**
- Continue study of UEA Study Area – do not include if below 7’ NAVD
- Include area south of UEA No. 2 to 184th Street and west to Krome Avenue.
  - only after original area brought into UDB.
  - Include area south to SW 152nd Street
- Include all areas in a phased approach.