Urban Expansion Areas
UEA Task Force April 6, 2018
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.
Buffering

LU-8H(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.
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TND – Traditional Neighborhood
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Transit
Transit
COMPREHENSIVE DEVELOPMENT
MASTER PLAN
FOR METROPOLITAN DADE COUNTY, FLORIDA
PLANNING PROPOSALS: GUIDELINES

This chapter contains plan recommendations in the form of written guidelines. These guidelines are to be used in conjunction with the Plan's mapped proposals. Neither the written guidelines nor the illustrated plan proposals should be used separately in making day-to-day planning decisions. Combined, they constitute the major recommendations for the management of Dade County's growth and development.

Written guidelines are necessary to complement mapped proposals because there are many recommendations which cannot or should not be graphically displayed in a metropolitan scale plan. For example, it is not desirable to show the locations of neighborhood parks proposed for the undeveloped sections of Dade County for 1985 and 2000. Such facilities should not be located until the layout of each residential area is initiated. The location of neighborhood parks should be determined on a project-by-project basis, and at the neighborhood planning level, using the appropriate guidelines for determining location, size and design. Similarly, it would not be possible to show in a mapped form all of the many guidelines for the protection of Dade County's environment. These guidelines, which relate to factors of development other than location, must be presented in written form as well as graphically.
The scope and depth of the guidelines depend on the urban system being discussed. For example, the guidelines for activity centers are, for the most part, quite broad. They are concerned with such matters as the relationship of the centers with the entire metropolitan area. On the other hand, specific source zones, parks, plazas, and police stations, but their metropolitan-wide significance is minimized because of their locally-impact. Many of the guidelines are highly general, yet can be translated into physical reality after subjective analysis. Others are quite specific, in terms of the facilities that should be provided, and where they should be placed in relation to other factors and existing land uses. Although many are non-technical in nature, they serve as the basic for the ordinances, codes, and administrative procedures which will be needed to translate these guidelines into working reality.

Guidelines have been developed for intergovernmental coordination plus the following major urban systems: new communities; community services; public transit, design and aesthetics; residential development; housing and community development; commercial and business development; industrial development; public and institutional facilities; local utilities; and the environment (presented in the previous Part). These concepts are not seen as separate systems which, when grouped together, make up Dade County’s urban area. The purpose of the guidelines is to establish parameters for each of these systems, while the purpose of the mapped proposals is, in part, to establish the relationships among the systems themselves. In this respect, the guidelines are a “second level” detail to be used in guiding Dade County’s growth and development. Without these written guidelines, the mapped proposals would have only limited value in managing Dade County’s future. Similarly, the guidelines themselves cannot function in a vacuum; they must be connected together with the mapped proposals in order to be effective. Because these are only preliminary guidelines, they will be less subject to change than the mapped proposals.

All public and private development actions and orders must be made only after they have been considered and evaluated with regard to the guidelines included in the Plan. The Plan is intended to translate the goals, objectives, and policies of the Plan into the detail required for day-to-day growth management.

New Communities

New communities, as used in this Plan, mean that form of large-scale new development which is more than a planned subdivision but less than a developed city. It is assumed that new communities are developed for people and must aim to satisfy the people’s needs, both physical and social, in addition to good physical design principles. The concept of new communities is regarded as a “tool” for providing a viable living environment for those who have been structuring the growth pattern of Dade County. It should be emphasized that the range of uses and services to be provided in such communities is important since these proposed new communities have more extensive development needs than those existing within an urban area. The desirability of each new community is determined by the existing demand, which is a checklist of evaluating proposals or when planning a plan concept for a particular location. Following are descriptions of five types of new communities.

Accelerated Growth Center (AGC). An accelerated growth center (AGC) is located on or near the urban area or is located at a point where a number of new companies and services will be used to bring public services to areas in small essential facilities that are already developed. To overcome this objection or simply to give priority to these projects, many of which are in already-urbanized areas, the following general guidelines should be observed.

The developer should provide or finance all required public facilities in new developments at least until the community area of the County has been adequately served and there are sufficient public resources to extend the services to the new area.

Special tax districts should be established for the community to provide capital improvements for the services and facilities not provided by the developer and which could not be provided by the developer unless it shifted resources from already developed areas.

New development should be encouraged in places that would enhance the metropolitan area. For example, in the path of proposed rapid transit lines or in areas if these areas if it would provide the community near an employment center.

Types of Communities

A new community can be defined as a group of people who have a common identity and living in a newly-constructed area which is often designed and shaped to meet the physical needs. This community contains housing, employment, services, and amenities commensurate with population size and needs.

Guidelines for New Communities

The development of a series of guidelines for the selection of new communities requires a framework which relates the needs of Dade County to the potential of existing land. This framework will allow only a small number of community uses to be developed along with standard services daily needs.

Satellite Communities (SC). Developed on the fringe of existing urban areas, these communities have a small residential development pattern of a period of 10 to 15 years. The satellite communities should be located in areas which are not well served by existing services and which have a strongly developed area. These areas are not fully developed and one or more satellite communities might be expected to have a population density of 1,000 to 3,000 persons per square mile. The satellite communities should be related to the core cities or other centers of population.

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To minimize environmental impact, development should not disturb the natural flow of surface water.

New communities should be located in areas which will not use quality agricultural land.

The fresh water and sewage treatment demands of a new community should not be out of scale with the size of the community.

New communities should be located to provide a mix of housing types.

New communities should be located in existing urban areas.

New communities should not be built on existing utilities.

Social

New communities which do not provide a comprehensive service should be located to assist communities where these services are already provided.

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Residential

If a new community provides a complete range of housing types, then the mix of types should reflect the needs of the community.

Residential areas in new communities should not be located within a 3-mile buffer of existing areas.

New communities should be designed to minimize travel by vehicle.

Transportation

New communities should be designed to minimize travel by vehicle.

If a new community is to be self-sufficient, then its public services should be able to support the community.

NTT = New Town In-Town; PRC = Planned Residential Community; SC = Satellite Community; AGC = Accelerated Growth Center.
Mixed Land Use

The spatial distribution and interaction of land uses and activities in a neighborhood or community, sometimes referred to as the "grain" of an area, has varied considerably over time and is reflective of society's perceptions towards urban form as well as the available technologies and modes of transportation. Until fairly recently, one of the prime objectives in urban and regional development was to segregate all types of land uses into homogeneous zones by identifying a hierarchy of land use types and subtypes and forbidding the intrusion of a "lesser" type into the zone of "higher" type. This notion originated during the industrial revolution when factories were charged with fouling the air with smoke and odors. Once factories were isolated in industrial zones, other land use types were also developed in an isolated and sometimes monotonous manner. As new residential areas have been increasingly built at the urban fringe, the perception of the "grain" of land use has increased, and urban and suburban areas that are disjointed, fragmented, and wasteful are often created. Numerous federal programs which encouraged and subsidized this inefficient pattern of development are currently undergoing re-examination and recodification.

Activity Centers

Activity centers are concentrations of similar or related uses which have a marked impact on adjoining land use, transportation facilities, and services. Activity centers include such things as shopping centers, central business districts, office parks, medical complexes, government buildings, cultural or recreational complexes, educational campus, and industrial areas. There are two basic types of activity centers: "determined" activity centers are those which are pre-conceived and planned for a specific purpose; "determined" activity centers are those which develop over time due to the natural evolution of demand for certain types of uses. A"determined" activity center is an area of concentrated one major function. Office parks, industrial areas, civic centers, and the like, are examples of this type of activity center. "Deterministic" activity centers are concentrations of different functions which complement each other. Although different uses might be present such as business offices and industrial uses; residential areas; educational or medical facilities; and shopping areas, these diversified activity centers are usually characterized by physical coherence and intensive land use.

Both specialized and diversified activity centers generally have economies of scale by reducing service, maintenance and other overhead as the size of the facility increases. Also, the grouping of similar or complementary activities together minimizes the number of each activity within the center through the presence of others like it. Stores are more functional when open in groups together than when separated and scattered; hence the general success of the shopping center concept. The idea of "strength in numbers" is readily applied to both specialized and diversified activity centers.

Specialized Activity Centers

Although specialized activity centers may contain more than one activity, these additional uses are usually supporting activities. An industrial park may contain a railroad terminal or a restaurant or a health clinic. However, these ancillary uses are entirely dependent upon the major activity — the industries — for their existence.

A specialized activity center may be free-standing, or even incorporated into a diversified activity center. It may start out as having only one major function, but later evolve into a diversified activity center. For example, a shopping center may begin with only retail stores, but later grow to include offices, recreational facilities, and even residential areas. Since this type of evolution presupposes diversification, it is common for a dynamic, specialized activity center to develop into a diversified activity center, although its initial main character may be preserved. A vital specialized activity center, whatever its function, tends to incorporate or attract supporting or complementary activities.

Although all activity centers favor economies of scale, there is a special financial burden that accrues to specialized activity centers. Peak hours of automobile traffic for the uses within a specialized activity center tend to occur at the same time, thus making it necessary for each use to provide the maximum number of spaces required; the sharing of parking areas is not feasible. The same thing applies to service areas for each use — it is not often possible to share servicing facilities, such as garbage and trash removal, and delivery space, because each use within the center has need for its own service area. These service areas are likely to all be in use at the same time, making shared facilities impossible. This is one reason for favoring diversified activity centers over specialized activity centers. The parking lot that serves the supermarket during the day can also serve the bowling alley next door at night, thus lessening the overall costs for each use.

The following guidelines apply not only to specialized activity centers, but to diversified activity centers as well. Additional guidelines for diversified activity centers will be discussed later.
The site of the activity center should be accessible by major thoroughfares and should be served by public transportation, including a mass or rapid transit system.

The public road network should be connected with an inner transportation loop which itself connects all the major centers of activity. This inner loop should allow access from this inner transportation loop to all directions through the region. This network should be facilitated by the connections with the public road network.

Special rights-of-way for public transportation should be provided, and mass or rapid transit stations should be located immediately adjoining the central core of the center.

Appropriate buffer elements should be provided between the periphery of the activity center and the surrounding development.

Conflicts between pedestrians and service and delivery operations should be resolved.

The open spaces between buildings should be shaped in such a way as to lead the pedestrian from the major activity areas (and residential areas, where allowed) into the areas of streets and plazas, around which the buildings are clustered. Each square or plaza should be of a different size and character, and be large enough for tree groups, ponds, flower beds, sculpture, and other forms of enrichment.

All of those amenities compatible with the nature of the center should be generously provided in public areas. These include drinking fountains, telephones, letter boxes, rest benches, sun and rain pavilions, and rich vegetation. There should be a great variety in the design and unity of design inherent in these amenities and in the streets, plazas, and street and store signs within the activity centers.

**Diversified Activity Centers**

The major difference between a specialized activity center and a diversified activity center is that the latter, to some extent, possesses different types of activities, including residential, occurring in a concentration of activities within the area, whereas the use of such a center can be extremely varied, they complement one another, thus enhancing the overall attractiveness of the center.

Diversified activity centers provide for a more efficient use of their parking, servicing and delivery facilities than specialized activity centers. Diversified centers are more flexible, and can accommodate a larger number of activities, whereas the use of such centers can be extremely varied, with the result that they are more efficient in the use of space and land.

**Landscape**

The community landscape is comprised of all those elements that give form to the exterior environment. One of the major elements of the exterior environment is trees. Although several communities within Dade County have extensive tree canopy, community-wide coverage is minimal. It is estimated that nineteen percent of the urbanized area of the County is presently covered with trees and three-fourths of the residents of Dade County live in areas with less than the fifteen percent average canopy coverages.

Trees are probably the most effective urban design improvement, particularly in the sub-tropical environment of South Florida. Trees cool not only by providing shade but also through evaporation, and adsorption of solar radiation. They remove pollutants, reduce noise, provide scale to the roadway, act as barriers and screens, provide color and texture generally contribute to the urban landscape.

Of all the urban design programs that could be instituted for Dade County, a comprehensive program of tree planting in public rights-of-way would result in more benefits over a shorter period of time. Before such a program is implemented, a comprehensive plan for tree planting which addresses design, maintenance, funding and coordination should be prepared.

**Urban Design and Aesthetics**

The concept of "urban design" can be defined as a thoughtful and rational process of giving physical form to urban development that is responsive to urban social needs and aspirations. Urban design has meaning both as a process and a product. As a process, urban design tends to arrange the many urban systems, e.g., residential development, parks and streets, together in a manner that is both functional and aesthetically pleasing. Secondly, as a product, urban design can be viewed as the built urban environment and as a responsive setting for societal activities.

To be relevant, urban design must involve varied disciplines and techniques. This need for a broad range of information on natural systems, functional considerations, and humanistic considerations of urban design, urban design, and urban environment combined with the social sciences and economics are to be employed in the design of urban design. Citizen involvement and a response to community needs is paramount.

A noteworthy characteristic of urban design is its ultimate relationship to public purpose and policy. It is concerned with the establishment of both an urban design form, and with rationalizing the interplay between public and private development process for maximum public benefit.

Certain feasible urban design guidelines can be established to meet the total impact of such developments on the natural and non-manufactured environment.

**Climate and Energy**

Since the use of air conditioning became prevalent, few buildings have been designed to respond to the unique South Florida environment or to conserve energy. Most larger structures are designed with windows that cannot be opened. Because of energy shortages, the need for energy conscious design must be addressed at the local level.

Buildings are arranged in a pattern that responds to prevailing breezes and sun angles in such a way as to result in energy savings.

Buildings should be designed to provide natural ventilation, wherever possible.

Arcades, awnings and trellises should be used to provide shade and shelter from rain; and rooftop gardens and terraces should be incorporated for both passive and active recreational uses.

A comprehensive system of interconnected open spaces should be developed throughout the com-
Architecture

The modern movement in architecture has had a profound influence on designers and has resulted in many buildings of significant architectural quality. However, as a total effect on the urban environment, the results of modern urban form have in many instances fallen short of the aspirations of this period. While architecture needs to be functional, it must also respect the existing urban pattern and humanistic and environmental needs.

Diminishing energy supplies, concern for the environment, and a renewed interest in humanistic considerations is providing the impetus for creating design solutions that will result in an improved urban environment. Following are guidelines that should be utilized in the design of new structures in the urban environment.

Design solutions must be based on comprehensive analysis in order to respond to the physical, social, and environmental characteristics of the urban area. An interdisciplinary team of design and planning professionals should be utilized in the development of new urban projects.

Historic Preservation

Landmarks and significant areas of historic and architectural value give a sense of permanence and pleasant contrast. They are links with past history, and with early styles of development and living. Older buildings provide a richness of character, texture and human scale that is not found in much of the more recent development. In addition, they help characterize many areas of the County and establish landmarks and focal points that contribute to the order of the urban pattern.

Although Miami's history is relatively recent and varied, there is a great deal of citizen interest as evidenced by the many historical groups in the area, the Dade Heritage Trust, The Historical Museum of Southern Florida and numerous community historical groups are actively involved in researching Miami's past.

A recent U.S. Supreme Court decision (Penn Central Transportation Company vs. the City of New York, 1978) has provided the legal basis for local ordinances that are designed to protect historical sites and buildings. In order to ensure the protection of Dade County's historical resources, an ordinance addressing this need will have to be adopted.

Historical identification and preservation should be an integral part of the comprehensive planning process. Stronger effort should be made to preserve Dade County's historical heritage.

New development in the vicinity of historic structures or spaces should be designed to respect the historic character and scale of the area.

If appropriate, historic structures should be utilized for purposes other than that originally intended, particularly if such reuse will be an incentive towards their preservation.

As with historic architecture, newer buildings of significant architectural quality should be preserved.

Urban Graphics

Street graphics can serve an essential function as an informational system in the outdoor urban environment. In an aes-

metic sense, they can provide the accents of color and variety in urban areas. With the exception of a few local communities, the signage system of Dade County is generally of poor quality. It also tends to be characterized by an overabundance of signs which are aesthetically uncoordinated. With little urban design consideration or coordination, the competition by commercial developments to gain attention from automobile occupants, combined with a plethora of traffic directional signs which can be confusing. The problems associated with urban graphics can be best be addressed by ordinance which would regulate their quality and quantity.

Water Features

Water features in the form of fountains and pools can provide interest and orientation in the urban environment, act as cooling devices, and muffle urban noise. The following guidelines address the need for water features.

Water features such as fountains and pools should be encouraged in urban corridors, commercial thoroughfares, residential areas, and in other appropriate places throughout the urban area.

Art in Public Spaces

Public art can provide variety and interest to the visual experience of a community. Art in public spaces gives the opportunity for community-wide viewing, appreciation, and enrichment. A considerable amount of art is now on display throughout the County as a result of an ordinance requiring that 1 1/2 percent of the cost of any new County building be spent on art. In the first four years of the program, some 81 pieces of art were commissioned and placed on public view in Dade County. This effort has been a success and should receive continued support.

All levels of government should provide art in public places.
On streets designed for both automobile and pedestrian use, human scale at the street level is an important aspect of design. The human scale factor deals with the relationship of individual to the physical forms which make up the street and the buildings on it. The designer is much concerned with the pedestrian scale. The design of many of the recent urban areas in South Florida has not been responsive to pedestrianism at the street level. Many of the newer buildings have been designed without a transition of form from the sidewalk to the structure.

Street furniture such as bus benches, lighting standards, and other similar urban fixtures should be designed to enhance the visual image of all streets. The provision of attractive street furniture should be undertaken throughout the County on a continuous basis.

Land uses that provide a reason for pedestrianism to use the street should be encouraged on concepts which have developed as major pedestrian type streets. Restaurants, including outdoor cafes, shops, persons' services, and similar activities should be encouraged where pedestrian activity is desired.

Regardless of the size of a structure, the first and possibly the second floor facing the sidewalk along auto/pedestrian streets should be designed to respond to activity at the street level. Those elements that give the feeling of comfort, security, scale, and diversity to the street user include: arcades, awnings, and pavement patterns that relate to pedestrian movement; small-scale refinement of architectural details; continuity, and selected variations in form.

Residential Developments

A large proportion of new development in Dade County, particularly in the unincorporated areas, is residential in nature. It is important that the site designer recognize the interest levels of community design.

At the neighborhood scale, the site design should incorporate those physical design elements that help establish neighborhood design unity including such elements as unique natural features, shopping, and parks. All of these elements should act either as focal points or linkages in the total design of the project. Flexibility in the design of the community should be considered for possible adaptation to future neighborhood needs.

At the sub-neighborhood scale, the grouping or clustering of housing units, associated parking, walkways, and landscaping should be developed into a form that is sensitive to the environmental characteristics of the site and gives identity to the individual clusters.

Transition spaces, in the form of private exterior spaces, should be designed to provide linkage be- tween the totally private interior spaces and the common neighborhood spaces. Design considerations should be given to incorporating within these spaces such environmental characteristics of the site as prevailing breezes, sun angles, and landscape to improve the livability of the indoor and outdoor spaces.

The interior layout of housing units should respond to the microclimatic conditions of the site. Where feasible, cross ventilation of units should be provided. Adaptability of unit design for meeting changing family composition and needs should be considered.

Integration of Land Uses

The mixing of various land uses can be a positive alternative to the rigid segregation of uses more commonly found in most of Dade County. There are two basic administrative methods of mixing land uses: by zoning adjacent parcels for varied land uses and by the use of "planned unit development" (PUD) ordinances. Inherent in the first method is the likelihood of insufficient planning and design cohesiveness and the potential for conflicts between uses. The "PUD" approach offers an exciting alternative. Strong urban form with varied living environments integrated with commercial facilities both horizontally and vertically, can result from the use of a "PUD" approach. The convenience of retail facilities, the availability of various activities and the creation of exciting forms and spaces can result from innovative design solutions.

Where multiple land uses are integrated, architectural components must be compatible. This does not suggest that all elements be homogeneous or repetitious in nature, but rather that a careful balancing of dominant and sub-dominant forms be employed.

Integrated land uses should be designed and spatially arranged in a manner that provides for transition and compatibility.

Pedestrian linkages should be provided among integrated land uses and pedestrian vehicular circulation should be separated where feasible.

A system of plazas with art displays, trees, awnings, arcades, and other similar design features should be used to integrate structures where mixed land uses prevail.

Residential Development

A major responsibility of local governments is to plan for and maintain residential areas. Such areas generally constitute most of the developed land within major metropolitan areas.
DISCOURAGE

- Separate Uses
- Discontinuous sparse street pattern
- Walled developments
- Auto dependant
- Pedestrian and transit prohibitive
- Arterial and intersection congestion

PROMOTE

- Mixed Uses
- Interconnected streets
- Pedestrian and transit accommodating
- Provide mode and route choice
- Minimize arterial congestion
Recent Examples

Parkland (2008 DRI)
- 961 acres
- 1,257 single-family units
- 2,436 townhouse units
- 3,248 multi-family units
- 6,941 total residential units
- 7.2 units/acre gross density
- 200,000 sq. ft retail
- 100,000 sq. ft office
- 550,000 sq. ft industrial
- Schools and community facilities
- 194 acres (20%) parks/water

Green City (2015 Cycle App. No. 7)
- 859 acres
- 0 single-family units
- 1,780 townhouse units
- 9,621 multi-family units
- 11,401 total residential units
- 13.3 units/acre gross density
- 1,308,000 sq. ft retail
- 614,300 sq. ft office
- 350,000 sq. ft industrial
- Schools and community facilities
- 200 acres (23%) parks/water
Recent Examples

Parkland (2008 DRI)

Requested land uses:

- Low-Density Residential (439 acres)
- Low-Medium Density Residential (428 acres)
- Business and Office (37 acres)
- Office/Residential (18 acres)
- Industrial and Office (39 acres)

Green City (2015 Cycle App. No. 7)

Requested land uses:

- Green City Miami (new land use category)
Charrette Master Plan I

This master plan shows the 859 acres within the study area. The master plan is divided into six distinct neighborhoods: The Downtown District located off Kendall Drive with high-density mixed-use residential, the Central District located off Sunset Drive with Medium Density mixed-use residential, the Park District located off 6th Street with low-density mixed-use residential, the Preserve with a mix of business and residential uses, the East Village with low-density residential and the Health and Wellness Village off Krome Avenue.

The diagrams in the next page show the land uses, the six distinct neighborhoods, the green network, the water network, the street network and the transportation network as well as how certain CDMP policies and goals are illustrated by this proposal.
End
Miami-Dade County

Suggested Amendments to Urban Expansion Areas and Policy LU-8H
Existing UEAs
UEA No. 1
UEA No. 3
Summary of Residentially-Developable Area

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<th>EXISTING ACREAGE</th>
<th>RESIDENTIALLY DEVELOPABLE LAND</th>
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<tr>
<td>UEA 1</td>
<td>309 acres</td>
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<tr>
<td>UEA 2</td>
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<tr>
<td>UEA 4</td>
<td>460 acres</td>
<td>222 acres</td>
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<td>TOTAL</td>
<td>6,748 acres</td>
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Areas that May Not be Considered

Policy LU-8G (i)
Areas that Shall be Avoided

Policy LU-8G (ii)
Areas that Shall be Given Priority for Inclusion: Policy LU-8G (iii)

- Planning Analysis Tiers with the earliest projected supply depletion year;
- In a UEA and contiguous to the UDB; and
- Within 1 mile of planned urban center or extraordinary transit service; and
- Locations having projected surplus service capacity or where necessary facilities and services can be readily extended.
Depletion of Residential Supply

- The South Central Tier has the earliest projected residential depletion date of the County’s Planning Analysis Tiers: 2024.

- The supply of single-family land in the South Central Tier will deplete by the end of 2018.

- The western half of the South Central Tier will deplete its supply of all residential land in 2019.
Proposed UEA No. 2

Based on Policies LU-8G (i), LU-8G (ii) and CM-9A (v)
## Summary of Proposed UEA Changes

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<th>EXISTING ACREAGE</th>
<th>PROPOSED ACREAGE</th>
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<tr>
<td>UEA 1</td>
<td>309 acres</td>
<td>309 acres — No realistic residential capacity.</td>
</tr>
<tr>
<td>UEA 2</td>
<td>2,825 acres</td>
<td>5,900 acres — Remove 880 acres north of S.W. 64 Street, extend south to S.W. 168 Street.</td>
</tr>
<tr>
<td>UEA 3</td>
<td>3,124 acres</td>
<td>1,407 acres — Remove 1,693 acres of land within CHHA.</td>
</tr>
<tr>
<td>UEA 4</td>
<td>490 acres</td>
<td>222 acres — Remove all land within accident potential zone.</td>
</tr>
<tr>
<td>TOTAL</td>
<td>6,748 acres</td>
<td>7,529 acres</td>
</tr>
</tbody>
</table>
Proposed UEAs

Based on Policies LU-8G (i), LU-8G (ii) and CM-9A(v)
Suggested Additions to Policy LU-8H

• Minimum size of 500 acres for residential development proposals

• Priority for developments with minimal environmental impacts

• Require expansions with residential component to incorporate smart planning/urban design concepts
Miami-Dade County

Suggested Amendments to Urban Expansion Areas and Policy LU-8H