

**INITIAL
RECOMMENDATIONS**

**OCTOBER 2004
APPLICATIONS TO AMEND THE
COMPREHENSIVE DEVELOPMENT
MASTER PLAN**

FOR MIAMI-DADE COUNTY, FLORIDA



March 30, 2005

Carlos Alvarez
Mayor

Board of County Commissioners

Joe A. Martinez
Chairman

Dennis C. Moss
Vice Chair

Barbara J. Jordan
District 1

Dorrin D. Rolle
District 2

Dr. Barbara Carey-Shuler
District 3

Sally A. Heyman
District 4

Bruno A. Barreiro
District 5

Rebeca Sosa
District 6

Carlos A. Gimenez
District 7

Katy Sorenson
District 8

Dennis C. Moss
District 9

Sen. Javier D. Souto
District 10

Joe A. Martinez
District 11

Jose “Pepe” Diaz
District 12

Natacha Seijas
District 13

George M. Burgess
County Manager

Robert A. Ginsburg
County Attorney

Harvey Ruvin
Clerk of Courts

Miami-Dade County Planning Advisory Board

Wayne Rinehart
Chair

Tim Hyman
Vice-Chair

Reginald J. Clyne

Antonio Fraga

Julio A. Garuz

Rod Jude

Al Maloof

Gonzalo Sanabria

Christi Sherouse

Jay Sosna

Patricia Good
Non-voting Member

Diane O’Quinn Williams

Executive Secretary

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

INTRODUCTION

This report presents the Department of Planning and Zoning's initial recommendations addressing applications to amend the Comprehensive Development Master Plan (CDMP), which were filed for consideration during the October 2004 Plan amendment review cycle. Eleven element-based applications (from Land Use Element to Economic Element), were filed by the Department of Planning and Zoning (D&PZ) to implement the recommendations of the October 2003 Evaluation and Appraisal Report (EAR). The report also contains necessary background information and analyses on which the recommendations are based.

Chapter 1 of the report contains the summary and recommendations on each application, including the LUP map parcel applications associated with the Land Use Element, the tables summarizing characteristics of the applications and their surroundings, and the principal reasons for the recommendations. Chapter 2 of the report provides information addressing the countywide conditions and the general planning considerations on which the recommendations are based. Chapter 3 contains the listing of CDMP policies and provisions utilized in the required review of each application's consistency with CDMP policies. Chapter 4 contains an evaluation of fiscal impacts of the applications from the agencies responsible for supplying and maintaining infrastructure services addressed in the CDMP.

Application Review Process and Schedule of Activities

Following is a summary of the Plan review and amendment activities and schedule that will be followed in this cycle to comply with requirements of Section 2-116.1, Code of Miami-Dade County, and with State law. Table 1 on page iii lists the principal activities, which will occur under this process and presents the time frames for those activities in accord with the State requirements and County Code.

The CDMP amendment process involves two phases. The first phase occurs between the time applications are filed and the time the Board of County Commissioners (BCC) conducts its first hearing and takes action to transmit applications to the Florida Department of Community affairs (DCA) and associated state agencies for possible review and comment. During this first phase, affected and neighboring property owners are notified of nearby Land Use Plan map amendment requests. Section 2-116.1 authorizes Community Councils to conduct public hearings and issue recommendations on applications that directly affect their areas, before the PAB acting as the County's LPA and the BCC conduct their first required public hearings.

For this amendment cycle, no filing period was open for private applications, which normally would have extended from October 1 through October 30, 2004. The DP&Z will submit its initial recommendations to the PAB regarding each requested change in March. Several Community Councils in which a proposed amendment to the Land Use Plan map is located are scheduled to hold a public hearing to discuss the Land Use Plan map application(s) and may formulate recommendation(s) regarding the request(s) in March and April 2005. The PAB is scheduled to hold a workshop on April 18, 2005 and a public hearing on April 20, 2005. The purposes of this PAB hearing will be to receive comments and recommendations on the proposed

amendments, and to formulate its recommendations to the BCC regarding transmittal to DCA of all other requested amendments that the PAB recommends be considered further through the regular procedure. The BCC is scheduled to hold a public hearing on May 23, 2005 to consider transmittal of the all requested amendments to DCA. Transmittal does not constitute adoption of requested amendments.

A second phase of the review addressing the standard applications begins after transmittal of the applications to the DCA and associated state agencies. The CDMP amendment procedures in Section 2-116.1 of the County Code provide that the DCA will be requested by the County to review and comment on all transmitted amendment proposals. This is done to provide certainty about the timing of the State's reply, as the State procedure could otherwise make it very difficult to schedule necessary final reports and hearings. The time frame indicated in Table 1 reflects this County procedure. Accordingly, the DCA is expected to return comments addressing all transmitted amendment proposals by August 2005. The PAB will then conduct its final public hearing during November 2005, and the BCC could conduct a public hearing and take final action in December 2005. During the DCA review period, the DP&Z will also review comments received at the transmittal hearings and any additional submitted material and may issue a Revised Recommendations report reflecting any new information prior to the final public hearings. Final action by the BCC will be to adopt, adopt with change, or not adopt each of the transmitted applications.

Outside this regular CDMP amendment process, requests to amend the CDMP can be requested only by the County Commission under a "Special" amendment process, or by an applicant for approval or amendment of a Development of Regional Impact (DRI). Procedures for processing such "Special" or DRI or military base-related amendments are established in Section 2-116.1 of the Miami-Dade County Code.

Additional Information

Anyone having questions regarding any aspect of the Comprehensive Plan review and amendment process should visit or call the Metropolitan Planning Section of the Miami-Dade County DP&Z at 111 NW 1st Street, Suite 1220; Miami, Florida 33128-1972; telephone (305) 375-2835.

Table 1
Schedule of Activities
October 2004 CDMP Amendment Cycle

Application Filing Period	October 1 - 31, 2004
Applications Report Published by DP&Z	March 8, 2005
Initial Recommendations Report Released by DP&Z	March 30, 2005
Community Council(s) Public Hearing(s) To Formulate Recommendations on Applications Impacting Specific Council's Area:*	Specific date(s)
South Bay Community Council (15)	7:00 P.M. Thursday, March 31, 2005 South Dade Government Center 10710 SW 211 Street
Northeast Community Council (2)	7:00 P.M. Wednesday, April 6, 2005 Highland Oaks Middle School 2375 NE 203 Street
North Central Community Council (8)	7:00 P.M. Wednesday, April 6, 2005 MLK Office Building 2525 NW 62 Street
Kendall Community Council (12)	6:30 P.M. Wednesday, April 6, 2005 Kendall Village Center - Civic Pavilion 8625 SW 124 Avenue
West Kendall Community Council (11)	6:30 P.M. Wednesday, April 13, 2005 West Kendall Regional Library 10201 Hammocks Boulevard
Redland Community Council (14)	6:30 P.M. Thursday, April 14, 2005 South Dade Government Center 10710 SW 211 Street
Planning Advisory Board acting as Local Planning Agency Hearing to Formulate Recommendations Regarding Transmittal of Standard Amendment Requests to DCA	2:00 A.M., Monday, April 18, 2005 (Workshop)* 11:00A.M. Wednesday, April 20, 2005 (Public Hearing) County Commission Chamber 111 NW 1st Street
Board of County Commissioners Hearing and Action on Transmittal of Standard Amendment Requests to DCA	9:30 A.M., Monday, May 23, 2005 County Commission Chamber 111 NW 1 Street
Transmittal to DCA for Comment	Tuesday, June 2, 2005**
Deadline for Filing Supplementary Reports by the Public	Forty-five (45) days after Commission transmittal hearing
Receipt of DCA Objections, Recommendations and Comments	August, 2005** (Approximately 75 days after transmittal)
Public Hearing and Final Recommendations: Planning Advisory Board (Local Planning Agency)	Date TBA for PAB November 2005 Cycle Specific date(s) to be set in 2005** (Within 95days after DCA comments received)
Public Hearing and Final Action on Applications: Board of County Commissioners	9:30 A.M., Monday, December 12, 2005 ** No later than 120days after receipt of DCA comments

* Estimate date. Date is currently scheduled but subject to change. All hearings will be noticed by newspaper advertisement.

** These approximate dates would apply if the BCC requests the DCA to review and comment on all the transmitted applications. Different dates may apply under different DCA review scenarios.

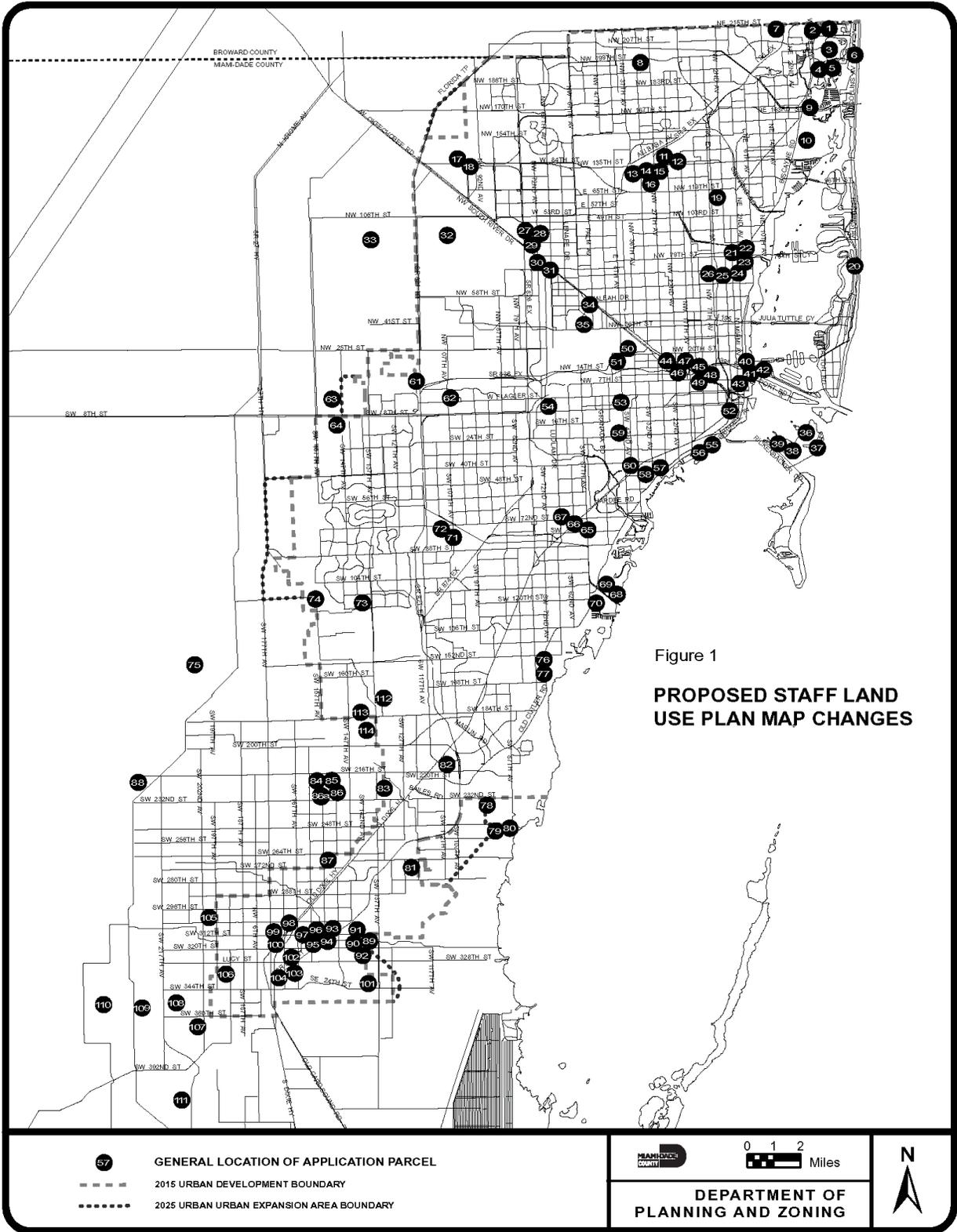


TABLE OF CONTENTS

	INTRODUCTION -----	i
	SCHEDULE OF ACTIVITIES -----	iii
	LIST OF FIGURES -----	vi
	LIST OF TABLES -----	viii
	RECOMMENDATIONS AND ANALYSIS -----	1-1
	Types of Recommendations-----	1-1
	Summary of Parcel Characteristics-----	1-3
	Summary of Initial Recommendations: Parcel Nos. 1 through 114-----	1-12
	Application No. 1	
	Land Use Element, and CDMP Statement of Legislative Intent, Preface and Introduction -----	1-141
	Application No. 2	
	Transportation Element -----	1-141
	Application No. 3	
	Housing Element-----	1-141
	Application No. 4	
	Conservation, Aquifer Recharge and Drainage Element-----	1-141
	Application No. 5	
	Water, Sewer, and Solid Waste Element-----	1-142
	Application No. 6	
	Recreation and Open Space Element -----	1-142
	Application No. 7	
	Coastal Management Element-----	1-142
	Application No. 8	
	Intergovernmental Coordination Element -----	1-142
	Application No. 9	
	Capital Improvements Element -----	1-143
	Application No. 10	
	Educational Element-----	1-143
	Application No. 11	
	Economic Element -----	1-143
2	Planning Considerations-----	2-1
3	Consistency Review Applications with CDMP Policies -----	3-1
4	Fiscal Impacts -----	4-1

LIST OF FIGURES

Proposed Land Use Plan Map Changes	Page
Figure No. 1 -----	1-62
Figure No. 2 [Parcel Nos. 1 and 2] -----	1-63
Figure No. 3 [Parcel No. 3] -----	1-64
Figure No. 4 [Parcel Nos. 4 and 5] -----	1-65
Figure No. 5 [Parcel No. 6] -----	1-66
Figure No. 6 [Parcel No. 7] -----	1-67
Figure No. 7 [Parcel No. 8] -----	1-68
Figure No. 8 [Parcel No. 9] -----	1-69
Figure No. 9 [Parcel No. 10] -----	1-70
Figure No. 10 [Parcel Nos. 11 and 12] -----	1-71
Figure No. 11 [Parcel No. 13] -----	1-72
Figure No. 12 [Parcel Nos. 14 – 16] -----	1-73
Figure No. 13 [Parcel Nos. 17 and 18] -----	1-74
Figure No. 14 [Parcel No. 19] -----	1-75
Figure No. 15 [Parcel No. 20] -----	1-76
Figure No. 16 [Parcel Nos. 21 and 22] -----	1-77
Figure No. 17 [Parcel Nos. 23-26] -----	1-78
Figure No. 18 [Parcel No. 27] -----	1-79
Figure No. 19 [Parcel Nos. 28 and 29] -----	1-80
Figure No. 20 [Parcel Nos. 30 and 31] -----	1-81
Figure No. 21 [Parcel No. 32] -----	1-82
Figure No. 22 [Parcel No. 33] -----	1-83
Figure No. 23 [Parcel Nos. 34 and 35] -----	1-83
Figure No. 24 [Parcel Nos. 36 and 37] -----	1-84
Figure No. 25 [Parcel Nos. 38 and 39] -----	1-85
Figure No. 26 [Parcel Nos. 40 and 41] -----	1-86
Figure No. 27 [Parcel No. 42] -----	1-87
Figure No. 28 [Parcel No. 43] -----	1-88
Figure No. 29 [Parcel No. 44] -----	1-89
Figure No. 30 [Parcel Nos. 45-47] -----	1-90
Figure No. 31 [Parcel Nos. 48 and 49] -----	1-91
Figure No. 32 [Parcel Nos. 50 and 51] -----	1-92
Figure No. 33 [Parcel No. 52] -----	1-93
Figure No. 34 [Parcel No. 53] -----	1-94
Figure No. 35 [Parcel No. 54] -----	1-95
Figure No. 36 [Parcel No. 55] -----	1-96
Figure No. 37 [Parcel No. 56] -----	1-97
Figure No. 38 [Parcel No. 57] -----	1-98
Figure No. 39 [Parcel No. 58] -----	1-99
Figure No. 40 [Parcel No. 59] -----	1-100
Figure No. 41 [Parcel No. 60] -----	1-101
Figure No. 42 [Parcel No. 61] -----	1-102
Figure No. 43 [Parcel No. 62] -----	1-103
Figure No. 44 [Parcel No. 63] -----	1-104
Figure No. 45 [Parcel No. 64] -----	1-105

	Page
Figure No. 46 [Parcel No. 65]-----	1-106
Figure No. 47 [Parcel No. 66]-----	1-107
Figure No. 48 [Parcel No. 67]-----	1-108
Figure No. 49 [Parcel Nos. 68 and 69]-----	1-109
Figure No. 50 [Parcel No. 70]-----	1-110
Figure No. 51 [Parcel Nos. 71 and 72]-----	1-111
Figure No. 52 [Parcel No. 73]-----	1-112
Figure No. 53 [Parcel No. 74]-----	1-113
Figure No. 54 [Parcel No. 75]-----	1-114
Figure No. 55 [Parcel Nos. 76 and 77]-----	1-115
Figure No. 56 [Parcel No. 78]-----	1-116
Figure No. 57 [Parcel Nos. 79 and 80]-----	1-117
Figure No. 58 [Parcel No. 81]-----	1-118
Figure No. 59 [Parcel No. 82]-----	1-119
Figure No. 60 [Parcel No. 83]-----	1-120
Figure No. 61 [Parcel Nos. 84-86]-----	1-121
Figure No. 61a [Parcel No. 86a]-----	1-122
Figure No. 62 [Parcel No. 87]-----	1-123
Figure No. 63 [Parcel No. 88]-----	1-124
Figure No. 64 [Parcel Nos. 89-92]-----	1-125
Figure No. 65 [Parcel Nos. 93-95]-----	1-126
Figure No. 66 [Parcel Nos. 96 and 97]-----	1-127
Figure No. 67 [Parcel No. 98]-----	1-128
Figure No. 68 [Parcel Nos. 99 and 100]-----	1-129
Figure No. 69 [Parcel No. 101]-----	1-130
Figure No. 70 [Parcel Nos. 102-104]-----	1-131
Figure No. 71 [Parcel No. 105]-----	1-132
Figure No. 72 [Parcel No. 106]-----	1-133
Figure No. 73 [Parcel No. 107]-----	1-134
Figure No. 74 [Parcel No. 108]-----	1-135
Figure No. 75 [Parcel No. 109]-----	1-136
Figure No. 76 [Parcel No. 110]-----	1-137
Figure No. 77 [Parcel No. 111]-----	1-138
Figure No. 78 [Parcel No. 112]-----	1-139
Figure No. 79 [Parcel Nos. 113 and 114]-----	1-140

Figure 2-1-----	2-3
Figure 2-2-----	2-4
Figure 2-3-----	2-5
Figure 2-4-----	2-9
Figure 2-5-----	2-13
Figure 2-6-----	2-35
Figure 2-7-----	2-38
Figure 2-8-----	2-42
Figure 2-8a-----	2-43
Figure 2-8b-----	2-44
Figure 2-9-----	2-51

Figure 2-10-----	Page
Figure 2-11-----	2-56
Figure 2-12-----	2-57
	2-58

LIST OF TABLES

1	Schedule of Activities -----	iii
1-1	Summary of Land Use Plan Map Parcel Characteristics -----	1-3
1-2	Summary of Initial Recommendations: Parcel Nos. 1 through 114 -----	1-12
1-3	Existing Traffic Conditions in the MIC area -----	1-42
1-4	Traffic Concurrency Conditions in the MIC area -----	1-43
1-5	Estimated Peak Hour Trip Generation by Current CDMP and Requested Use Designations for the MIC Area -----	1-44
1-6	Metrobus Route Service for the MIC Area -----	1-45
1-7	Existing Land Uses Within and Adjacent to Parcels -----	1-47
1-8	CDMP Land Use Map Designations Within and Adjacent to Parcels -----	1-55
2-1	Urban Wellfield Land Use Restrictions and Prohibitions for New Construction -	2-10
2-2	Northwest and West Wellfield Protection Area Land Use Restrictions and Prohibitions for New Constructions -----	2-11
2-3	Residential land Supply/Demand Miami-Dade County Total 2004 to 2025 -----	2-15
2-4	Residential Land Supply/Demand, North Miami-Dade Tier, 2004 to 2025 -----	2-16
2-5	Residential Land Supply/Demand, North-Central Tier, 2004 to 2025 -----	2-17
2-6	Residential Land Supply/Demand, South-Central Tier, 2004 to 2025 -----	2-18
2-7	Residential Land Supply/Demand, South-Dade Tier, 2004 to 2025 -----	2-19
2-8	Projected Absorption of Commercial Land, Miami-Dade County, Florida 2003 to 2025 -----	2-21
2-9	Projected Absorption of Industrial Land, Miami-Dade County, Florida 2003 to 2025 -----	2-24
2-10	Traffic Circulation Peak Period * LOS Standards -----	2-27
2-11	Capacity of County and Municipal Water Treatment Plants -----	2-31
2-12	Water Distribution Level of Service Standard for Minimum Fire Flows -----	2-32
2-13	Capacity of County and Municipal Waste Water Treatment Plants -----	2-36
2-14	2005 Countywide Recreation and Open Space Inventory -----	2-46
2-15	Miami-Dade County Recreation and Open Space Classification -----	2-47
2-16	2005 Countywide Recreation and Open Space Inventory -----	2-48
2-17	2005 Local Parkland Inventory Summary -----	2-49
2-18	2005 Local Recreation Open Space Level of Service -----	2-50
2-19	2005-2010 Projected Local Recreation Open Space Additions -----	2-52
2-20	Projected 2005-2010 Local Recreation Open Space Level of Service -----	2-52
2-21	2005-2006 Programmed Recreation Open Space Acquisitions -----	2-53
2-22	School Facility Utilization Rates Countywide and By Planning Analysis Tiers --	2-55

Chapter 1

RECOMMENDATIONS

The Comprehensive Development Master Plan (CDMP) is Miami-Dade County's policy guide for countywide growth management. The Plan contains components such as goals, objectives and policies, which are countywide in scope, and components including the Land Use Plan map and schedules of capital improvements which express policy for localized areas. First and foremost, the CDMP is a metropolitan-scale plan for long-range countywide development. While most applications filed for review during this amendment cycle are localized in scope, achievement of long-term CDMP objectives is affected by cumulative small-scale amendment decisions.

The active applications filed during the October 2004 Plan amendment cycle can be categorized into the following two types of requests based on recommendations in the "Adopted 2003 Evaluation and Appraisal Report":

1. Land Use Plan map amendments seeking to redesignate certain parcels on the Plan's year 2005 and 2015 Land Use Plan (LUP) map (See Figure 1); and
2. Staff amendments to amend the CDMP Elements.

Types of Recommendations

This chapter contains the DP&Z's initial recommendations addressing the applications filed for review during the October 2004 CDMP amendment cycle. The following two types of recommendations are issued:

1. DISPOSITION. Recommendations issued addressing final disposition of the applications may be for approval, approval with changes, or denial. Accordingly, the DP&Z for all staff applications in the October 2004 CDMP amendment cycle will recommend a disposition for approval or approval with change. In some instances an application may be withdrawn from consideration.
2. TRANSMITTAL TO DCA. Transmittal to DCA is a required action to continue the eligibility of any amendment. Failure to transmit a standard amendment to the Florida Department of Community Affairs (DCA) effectively denies an application from further consideration during the cycle. Accordingly, the Department will recommend transmittal to the DCA of all applications.

When proposed amendments are transmitted to DCA, the County will request DCA to conduct a review of the transmitted amendment proposals, after which, the DCA may issue an "Objections Recommendations and Comments" (ORC) report. The Board of County Commissioners must schedule a specially advertised public hearing and take final action on applications not later than 120 days after receiving DCA's reply addressing an application. The Miami-Dade County Code

provides that Commission action must also be preceded by an opportunity for a second PAB public hearing, except when DCA does not review a proposed amendment.

Summary of Land Use Characteristics

For convenience of the reader, the Summary of Land Use Plan Map Application Characteristics (Table 1-1) presented on the following page summarizes essential facts about the parcel application. Facts about Applications Nos. 1 through 114 are listed in columns under the application number with the factors listed in the left margin. The text in Chapter 2 fully explains what each factor means and how the numbers were derived. These factors were considered by the Department of Planning and Zoning in formulating its recommendations. However, only the factors deemed most significant to the Department's recommendations are cited in the principal reasons for the recommendations presented in this chapter following each recommendation.

Table No. 1-1
Summary of Land Use Plan Map Parcel Characteristics

PLANNING ANALYSIS TIER	North	North Central	North Central	North Central
PARCEL NUMBER	7	33	50	61
REQUESTED REDESIGNATION	Industrial and Office to Parks and Recreation	Open Land to Inst. and Public Fac. (Wellfield)	Business & Office, Industrial & Office to Transp. Term.	Industrial and Office to Transp.
RESIDENTIAL LAND				
Impact on Res. Devel. Cap.	NA	NA	NA	NA
Planning Analysis Tier Depletion Yr.	NA	NA	NA	NA
COMMERCIAL LAND				
Planning Analysis Tier Depletion Yr.	NA	NA	2025	NA
(MSA) Depletion Year	NA	NA	2012	NA
MSA 2015 Ac./1000 pop.	NA	NA	4.5	NA
INDUSTRIAL LAND				
Planning Analysis Tier Depletion Yr.	2025+	NA	2025+	2025+
(MSA) Depletion Year	2025+	NA	2025+	2025+
EXISTING USES	Parks	Vac., Inland Waters	Vacant	Exprwy.
ADJACENT USES	Broward Co. line, Expressway, Park, Institutional, Industrial, Comm., Util., Term.	Vacant govt-owned, Mineral Extraction, Communications, Utilities & Terminals	Commercial, Industrial, Residential, and Comm., Util., Term.	Exprwys, Comm., Utilities and Term., and Agriculture
ENVIRONMENT				
Flood Zone	X	AH-7	X	AE-8
Wetlands Basin	No	Trans. Northeast Everglades	No	Trans. Northeast Everglades
Wellfield Protection Area	NA	NA	NA	NA
Hurricane Evacuation	B	NA	NA	NA
ROADWAYS				
Trip Generation (C/P)	NA	NA		NA
Adjacent Road(s)	NA	NA	LeJeune Road	NA
Existing/Concurrency	NA	NA	C/	NA
TRANSIT				
Closest Route No.	NA	NA	7, 37, 42, J, East/West Connector	NA
Headway (min.)Peak/Offpk	NA	NA	30/40, 30/30, 30/30, 15/30, 30/60	NA
Distance (feet)	NA	NA	Adj.	NA
WATER				
At Site or Distance (ft.)	Adj.	NA	Adj.	Adj.
Change in Demand (gpd)	-	NA	-8,682	NA
SEWER				
At Site or Distance (ft.)	Adj.	NA	Adj.	NA
FIRE				
Response (minutes)	5-8/10+	NA/NA	5-8/10+	NA/10+
Fire Flow Adequate	NA	NA		NA
SCHOOLS				
Elem. EPC/FISH	NA	NA	NA	NA
Mid. EPC/FISH	NA	NA	NA	NA
Sen. EPC/FISH	NA	NA	NA	NA
Impact ± Students	NA	NA	NA	NA
LOCAL PARKS				
Park Benefit District	1	1	1	1
Surplus (Acres) Existing/Impact	547.33/NA	547.33/NA	547.33/NA	547.33/NA
Closest Park (Miles)	0	1.5	2.0	1.5

NOTES: Many of the proposed Land Use Plan map changes do not provide impacts on the indicated categories. This is due to the nature of the changes to reflect existing or planned changes or public land purchases. In many instances, NA (not applicable) is listed, in other instances, a positive (+) or negative (-) symbol is utilized to indicate expected but non-quantified impacts, such as change in water demand.

C = Current Potential Development P = Proposed Potential Development

Fire Response first number is for Fire, second number is for Life Threatening Emergency (rescue response)

Under Water and Sewer, numbers and letters in parentheses refer to size of main connecting to and whether Gravity or Force sewer main.

Table No. 1-1
Summary of Land Use Plan Map Parcel Characteristics

PLANNING ANALYSIS TIER	North Central	North Central	South Central	South Central
PARCEL NUMBER	62	63	64	71
REQUESTED REDESIGNATION	Office/ Residential to Institutional and Facility	Open Land to Environmental Protection and UEA Deleted	Low Density Res. to Env. Protected Parks (EEL) and Parks and Recreation	Parks and Recreation to Institutional and Public Facility
RESIDENTIAL LAND				
Impact on Res. Devel. Cap.	NA	-182	NA	NA
Planning Analysis Tier Depletion Yr.	NA	2023	NA	NA
COMMERCIAL LAND				
Planning Analysis Tier Depletion Yr.	2025	NA	NA	NA
(MSA) Depletion Year	2025+	NA	NA	NA
MSA 2015 Ac./1000 pop.	12.1	NA	NA	NA
INDUSTRIAL LAND				
Planning Analysis Tier Depletion Yr.	NA	NA	NA	NA
(MSA) Depletion Year	NA	NA	NA	NA
EXISTING USES	Institutional	C-4 Basin	Env. Prot, Parks	Vacant, Utilities
ADJACENT USES	Multi-family res., Parks, Commercial, Institutional	Vac. govt.-owned, Vac. unprot., Inland Waters, Comm. Util. and Term., and Parks and Conservation	SF and Low-dens. res., Parks and Cons., Vac. unprot., Inland Waters	Comm., Util. and Term., Low-dens. and Multi-family res., Parks and Cons.
ENVIRONMENT				
Flood Zone	AH	X	AH-7	AH-8
Wetlands Basin	No	North Trail	Bird Drive Basin	No
Wellfield Protection Area	No	West Wellfield	West Wellfield	Snapper Creek
Hurricane Evacuation	NA	NA	NA	NA
ROADWAYS				
Trip Generation (C/P)	NA	NA	NA	NA
Adjacent Road(s)	NA	NA	NA	NA
Existing/Concurrency	NA	NA	NA	NA
TRANSIT				
Closest Route No.	NA	NA	NA	NA
Headway (min.)Peak/Offpk	NA	NA	NA	NA
Distance (feet)	NA	NA	NA	NA
WATER				
At Site or Distance (ft.)	Adj.	50'	Adj.	Adj.
Change in Demand (gpd)	NA	NA	NA	NA
SEWER				
At Site or Distance (ft.)	Adj.	50'	Adj.	Adj.
FIRE				
Response (minutes)	<5/8-10	NA/NA	NA/10+	>5/5-8
Fire Flow Adequate	NA	NA	NA	NA
SCHOOLS				
Elem. EPC/FISH	NA	NA	108 %	NA
Mid. EPC/FISH	NA	NA	69 %	NA
Sen. EPC/FISH	NA	NA	12 %	NA
Impact ± Students	NA	NA	-403	NA
LOCAL PARKS				
Park Benefit District	1	1	2	2
Surplus (Acres) Existing/Impact	547.33/NA	547.33/NA	662.16/NA	662.16/NA
Closest Park (Miles)	.5	.25	0	0

NOTES: Many of the proposed Land Use Plan map changes do not provide impacts on the indicated categories. This is due to the nature of the changes to reflect existing or planned changes or public land purchases. In many instances, NA (not applicable) is listed, in other instances, a positive (+) or negative (-) symbol is utilized to indicate expected but non-quantified impacts, such as change in water demand.

C = Current Potential Development P = Proposed Potential Development

Fire Response first number is for Fire, second number is for Life Threatening Emergency (rescue response)

Under Water and Sewer, numbers and letters in parentheses refer to size of main connecting to and whether Gravity or Force sewer main.

Table No. 1-1
Summary of Land Use Plan Map Parcel Characteristics

PLANNING ANALYSIS TIER	South Central	South Central	South Central	South
PARCEL NUMBER	72	73	74	75
REQUESTED REDESIGNATION	Inst. and Public Facility to Parks and Recreation	Ind. and Office and Office/ Residential to Parks and Rec.	Industrial and Office to Parks and Recreation	Open Land to Env. Protection (west portion 8.5 SMA)
RESIDENTIAL LAND				
Impact on Res. Devel. Cap.	NA	NA	NA	NA
Planning Analysis Tier Depletion Yr.	NA	NA	NA	NA
COMMERCIAL LAND				
Planning Analysis Tier Depletion Yr.	NA	2018	NA	NA
(MSA) Depletion Year	NA	2025+	NA	NA
MSA 2015 Ac./1000 pop.	NA	4.0	NA	NA
INDUSTRIAL LAND				
Planning Analysis Tier Depletion Yr.	NA	2025+	2025+	NA
(MSA) Depletion Year	NA	2025+	2025+	NA
EXISTING USES	Parks	Env. Prot. Land	Env. Prot. Land	Vacant
ADJACENT USES	Low-dens. res, Parks and Cons., Comm., Util. and Term.,	Vac. unprot., Parks and Cons., Low-dens., MF res., Inl. Waters, Airport	Parks and Cons., Agriculture, SF housing	Vacant govt. owned, Vac. Unprotected, Parks, SF res.
ENVIRONMENT				
Flood Zone	AE-8/X	X	AH-9	AH-9
Wetlands Basin	No	No	No	East Everglades
Wellfield Protection Area	Snapper Creek	NA	NA	NA
Hurricane Evacuation	NA	NA	NA	NA
ROADWAYS				
Trip Generation (C/P)	NA	NA	NA	NA
Adjacent Road(s)	NA	NA	NA	NA
Existing/Concurrency	NA	NA	NA	NA
TRANSIT				
Closest Route No.	NA	NA	NA	NA
Headway (min.)Peak/Offpk	NA	NA	NA	NA
Distance (feet)	NA	NA	NA	NA
WATER				
At Site or Distance (ft.)	Adj.	Adj.	600'	NA
Change in Demand (gpd)	NA	-	-	NA
SEWER				
At Site or Distance (ft.)	Adj.	Adj.	5,280'	NA
FIRE				
Response (minutes)	>5/5-8	5-8/8-10	NA/10+	NA/10+
Fire Flow Adequate	NA	NA	NA	NA
SCHOOLS				
Elem. EPC/FISH	NA	NA	NA	NA
Mid. EPC/FISH	NA	NA	NA	NA
Sen. EPC/FISH	NA	NA	NA	NA
Impact ± Students	NA	NA	NA	NA
LOCAL PARKS				
Park Benefit District	2	2	2	2
Surplus (Acres) Existing/Impact	662.16/NA	662.16/NA	662.16/NA	662.16/NA
Closest Park (Miles)	0	0	0	NA

NOTES: Many of the proposed Land Use Plan map changes do not provide impacts on the indicated categories. This is due to the nature of the changes to reflect existing or planned changes or public land purchases. In many instances, NA (not applicable) is listed, in other instances, a positive (+) or negative (-) symbol is utilized to indicate expected but non-quantified impacts, such as change in water demand.

C = Current Potential Development P = Proposed Potential Development

Fire Response first number is for Fire, second number is for Life Threatening Emergency (rescue response)

Under Water and Sewer, numbers and letters in parentheses refer to size of main connecting to and whether Gravity or Force sewer main.

Table No. 1-1
Summary of Land Use Plan Map Parcel Characteristics

PLANNING ANALYSIS TIER	South	South	South	South
PARCEL NUMBER	78	79	80	81
REQUESTED REDESIGNATION	Agriculture to Institutional and Public Facility	Open Land and Env. Prot. to Inst. and Public Facility	Open Land to Environmental Protection	Inst. and Public Facility to Parks and Recreation
RESIDENTIAL LAND				
Impact on Res. Devel. Cap.	NA	NA	NA	NA
Planning Analysis Tier Depletion Yr.	NA	NA	NA	NA
COMMERCIAL LAND				
Planning Analysis Tier Depletion Yr.	NA	NA	NA	NA
(MSA) Depletion Year	NA	NA	NA	NA
MSA 2015 Ac./1000 pop.	NA	NA	NA	NA
INDUSTRIAL LAND				
Planning Analysis Tier Depletion Yr.	NA	NA	NA	NA
(MSA) Depletion Year	NA	NA	NA	NA
EXISTING USES	Utilities	Utilities	Vacant	Parks
ADJACENT USES	Vac. govt-owned, Utility, Inland Waters, Vac. unprot., Agr.	Landfill, Utility, Vac. private-owned protected	Landfill, Parks and Cons., Vac. private-owned protected, Util.	Agriculture, Vac. unprotected, SF res.
ENVIRONMENT				
Flood Zone	AE-10	AE-12	AE-12, VE-15	AE-10
Wetlands Basin	South West Biscayne Bay	South West Biscayne Bay	No	No
Wellfield Protection Area	NA	NA	NA	NA
Hurricane Evacuation	B	B	B	B
ROADWAYS				
Trip Generation (C/P)	NA	NA	NA	NA
Adjacent Road(s)	NA	NA	NA	NA
Existing/Concurrency	NA	NA	NA	NA
TRANSIT				
Closest Route No.	NA	NA	NA	NA
Headway (min.)Peak/Offpk	NA	NA	NA	NA
Distance (feet)	NA	NA	NA	NA
WATER				
At Site or Distance (ft.)	Adj.	650'	NA	Adj.
Change in Demand (gpd)	NA	NA	NA	-
SEWER				
At Site or Distance (ft.)	Adj.	Adj.	NA	Adj.
FIRE				
Response (minutes)	NA/10+	NA/NA	NA/NA	10+/10+
Fire Flow Adequate	NA	NA	NA	NA
SCHOOLS				
Elem. EPC/FISH	NA	NA	NA	NA
Mid. EPC/FISH	NA	NA	NA	NA
Sen. EPC/FISH	NA	NA	NA	NA
Impact ± Students	NA	NA	NA	NA
LOCAL PARKS				
Park Benefit District	3	3	3	3
Surplus (Acres) Existing/Impact	280.10/NA	280.10/NA	280.10/NA	280.10/NA
Closest Park (Miles)	0	.5	.25	0

NOTES: Many of the proposed Land Use Plan map changes do not provide impacts on the indicated categories. This is due to the nature of the changes to reflect existing or planned changes or public land purchases. In many instances, NA (not applicable) is listed, in other instances, a positive (+) or negative (-) symbol is utilized to indicate expected but non-quantified impacts, such as change in water demand.

C = Current Potential Development P = Proposed Potential Development

Fire Response first number is for Fire, second number is for Life Threatening Emergency (rescue response)

Under Water and Sewer, numbers and letters in parentheses refer to size of main connecting to and whether Gravity or Force sewer main.

Table No. 1-1
Summary of Land Use Plan Map Parcel Characteristics

PLANNING ANALYSIS TIER	South	South	South	South
PARCEL NUMBER	82	83	84	85
REQUESTED REDESIGNATION	Med. Density Res. to Env. Protected Parks (EEL)	Estate Density Res. to Inst. and Public Facility (Wellfield)	Parks and Rec. to Env. Protected Parks (EEL)	Agriculture to Env. Protected Parks (EEL)
RESIDENTIAL LAND				
Impact on Res. Devel. Cap.	NA	-82	NA	NA
Planning Analysis Tier Depletion Yr.	NA	2023	NA	NA
COMMERCIAL LAND				
Planning Analysis Tier Depletion Yr.	NA	NA	NA	NA
(MSA) Depletion Year	NA	NA	NA	NA
MSA 2015 Ac./1000 pop.	NA	NA	NA	NA
INDUSTRIAL LAND				
Planning Analysis Tier Depletion Yr.	NA	NA	NA	NA
(MSA) Depletion Year	NA	NA	NA	NA
EXISTING USES	Env. Prot. Land	Vacant/Agr.	Env. Prot. Land	Env. Prot. Land
ADJACENT USES	Vac. unprot., Vac. priv.-owned and prot., SF res.	Comm., Util. Term., and Ag.	SF res., Vac. unprot., Parks and Cons., Ag.	Ag., Parks and Cons.
ENVIRONMENT				
Flood Zone	X	X	X	X
Wetlands Basin	No	No	No	No
Wellfield Protection Area	NA	NA	NA	NA
Hurricane Evacuation	C	NA	NA	NA
ROADWAYS				
Trip Generation (C/P)	NA	NA	NA	NA
Adjacent Road(s)	NA	NA	NA	NA
Existing/Concurrency	NA	NA	NA	NA
TRANSIT				
Closest Route No.	NA	NA	NA	NA
Headway (min.)Peak/Offpk	NA	NA	NA	NA
Distance (feet)	NA	NA	NA	NA
WATER				
At Site or Distance (ft.)	NA	NA	NA	NA
Change in Demand (gpd)	-	-	-	NA
SEWER				
At Site or Distance (ft.)	NA	NA	NA	NA
FIRE				
Response (minutes)	>5/1-5	NA/NA	NA/10+	NA/10+
Fire Flow Adequate	NA	NA	NA	NA
SCHOOLS				
Elem. EPC/FISH	110 %	110 %	NA	NA
Mid. EPC/FISH	125 %	97 %	NA	NA
Sen. EPC/FISH	130 %	130 %	NA	NA
Impact ± Students	-62	-47	NA	NA
LOCAL PARKS				
Park Benefit District	3	3	3	3
Surplus (Acres) Existing/Impact	280.10/NA	280.10/NA	280.10/NA	280.10/NA
Closest Park (Miles)	0	0	0	.25

NOTES: Many of the proposed Land Use Plan map changes do not provide impacts on the indicated categories. This is due to the nature of the changes to reflect existing or planned changes or public land purchases. In many instances, NA (not applicable) is listed, in other instances, a positive (+) or negative (-) symbol is utilized to indicate expected but non-quantified impacts, such as change in water demand.

C = Current Potential Development P = Proposed Potential Development

Fire Response first number is for Fire, second number is for Life Threatening Emergency (rescue response)

Under Water and Sewer, numbers and letters in parentheses refer to size of main connecting to and whether Gravity or Force sewer main.

Table No. 1-1
Summary of Land Use Plan Map Parcel Characteristics

PLANNING ANALYSIS TIER	South	South	South	South
PARCEL NUMBER	86	87	88	105
REQUESTED REDESIGNATION	Agriculture to Env. Protected Parks (EEL)	Estate Density Res. to Env. Protected Parks (EEL)	Agriculture to Environmental Protection	Agriculture to Env. Protected Parks (EEL)
RESIDENTIAL LAND				
Impact on Res. Devel. Cap.	NA	NA	NA	NA
Planning Analysis Tier Depletion Yr.	NA	NA	NA	NA
COMMERCIAL LAND				
Planning Analysis Tier Depletion Yr.	NA	NA	NA	NA
(MSA) Depletion Year	NA	NA	NA	NA
MSA 2015 Ac./1000 pop.	NA	NA	NA	NA
INDUSTRIAL LAND				
Planning Analysis Tier Depletion Yr.	NA	NA	NA	NA
(MSA) Depletion Year	NA	NA	NA	NA
EXISTING USES	Env. Prot. Land	Env. Prot. Land	Agriculture	Env. Prot. Land
ADJACENT USES	Vac. priv.-owned prot., Parks and Cons., SF res.	Ag., SF res., Inland Waters, Parks and Cons., Inst., Vac. unprot.	SF res., Ag., Inland Waters, Comm. Util., and Term., Vac. govt-owned, Vac. unprot.,	Ag., Parks and Cons., Vac. unprot., SF res.
ENVIRONMENT				
Flood Zone	X	AH, X	AH	A
Wetlands Basin	No	No	East Everglades	No
Wellfield Protection Area	NA	Naranja	NA	NA
Hurricane Evacuation	NA	NA	NA	C
ROADWAYS				
Trip Generation (C/P)	NA	NA	NA	NA
Adjacent Road(s)	NA	NA	NA	NA
Existing/Concurrency	NA	NA	NA	NA
TRANSIT				
Closest Route No.	NA	NA	NA	NA
Headway (min.)Peak/Offpk	NA	NA	NA	NA
Distance (feet)	NA	NA	NA	NA
WATER				
At Site or Distance (ft.)	NA	NA	NA	NA
Change in Demand (gpd)	NA	-	NA	NA
SEWER				
At Site or Distance (ft.)	NA	NA	NA	NA
FIRE				
Response (minutes)	NA/10+	5-8/10+	NA/10+	NA/10+
Fire Flow Adequate	NA	NA	NA	NA
SCHOOLS				
Elem. EPC/FISH	NA	161 %	NA	NA
Mid. EPC/FISH	NA	168 %	NA	NA
Sen. EPC/FISH	NA	131 %	NA	NA
Impact ± Students	NA	-19	NA	NA
LOCAL PARKS				
Park Benefit District	3	3	3	3
Surplus (Acres) Existing/Impact	280.10/NA	280.10/NA	280.10/NA	280.10/NA
Closest Park (Miles)	.25	0	0	0

NOTES: Many of the proposed Land Use Plan map changes do not provide impacts on the indicated categories. This is due to the nature of the changes to reflect existing or planned changes or public land purchases. In many instances, NA (not applicable) is listed, in other instances, a positive (+) or negative (-) symbol is utilized to indicate expected but non-quantified impacts, such as change in water demand.

C = Current Potential Development P = Proposed Potential Development

Fire Response first number is for Fire, second number is for Life Threatening Emergency (rescue response)

Under Water and Sewer, numbers and letters in parentheses refer to size of main connecting to and whether Gravity or Force sewer main.

Table No. 1-1
Summary of Land Use Plan Map Parcel Characteristics

PLANNING ANALYSIS TIER	South	South	South	South
PARCEL NUMBER	106	107	108	109
REQUESTED REDESIGNATION	Estate Density Res. to Env. Protected Parks (EEL)	Agriculture to Env. Protected Parks (EEL)	Agriculture to Env. Protected Parks (EEL)	Agriculture to Env. Protected Parks (EEL)
RESIDENTIAL LAND				
Impact on Res. Devel. Cap.	NA	NA	NA	NA
Planning Analysis Tier Depletion Yr.	NA	NA	NA	NA
COMMERCIAL LAND				
Planning Analysis Tier Depletion Yr.	NA	NA	NA	NA
(MSA) Depletion Year	NA	NA	NA	NA
MSA 2015 Ac./1000 pop.	NA	NA	NA	NA
INDUSTRIAL LAND				
Planning Analysis Tier Depletion Yr.	NA	NA	NA	NA
(MSA) Depletion Year	NA	NA	NA	NA
EXISTING USES	Env. Prot. Land	Env. Prot. Land	Env. Prot. Land	Env. Prot. Land
ADJACENT USES	SF res., Ag., Vac. govt. owned, Vac. priv. prot.	Ag., Comm., Util. and Term.	Ag., Parks and Cons.	Ag., Vac. unprot.
ENVIRONMENT				
Flood Zone	AE-6	AH-9	AH-9	A
Wetlands Basin	No	No	No	NA
Wellfield Protection Area	NA	NA	NA	NA
Hurricane Evacuation	C	C	C	C
ROADWAYS				
Trip Generation (C/P)	NA	NA	NA	NA
Adjacent Road(s)	NA	NA	NA	NA
Existing/Concurrency	NA	NA	NA	NA
TRANSIT				
Closest Route No.	NA	NA	NA	NA
Headway (min.)Peak/Offpk	NA	NA	NA	NA
Distance (feet)	NA	NA	NA	NA
WATER				
At Site or Distance (ft.)	NA	NA	NA	NA
Change in Demand (gpd)	-	NA	NA	NA
SEWER				
At Site or Distance (ft.)	NA	NA	NA	NA
FIRE				
Response (minutes)	NA/NA	NA/10+	NA/10+	NA/10+
Fire Flow Adequate	NA	NA	NA	NA
SCHOOLS				
Elem. EPC/FISH	124 %	NA	NA	NA
Mid. EPC/FISH	142 %	NA	NA	NA
Sen. EPC/FISH	109 %	NA	NA	NA
Impact ± Students	-13	NA	NA	NA
LOCAL PARKS				
Park Benefit District	3	3	3	3
Surplus (Acres) Existing/Impact	280.10/NA	280.10/NA	280.10/NA	280.10/NA
Closest Park (Miles)	.5	.5	1.0	2.0

NOTES: Many of the proposed Land Use Plan map changes do not provide impacts on the indicated categories. This is due to the nature of the changes to reflect existing or planned changes or public land purchases. In many instances, NA (not applicable) is listed, in other instances, a positive (+) or negative (-) symbol is utilized to indicate expected but non-quantified impacts, such as change in water demand.

C = Current Potential Development P = Proposed Potential Development

Fire Response first number is for Fire, second number is for Life Threatening Emergency (rescue response)

Under Water and Sewer, numbers and letters in parentheses refer to size of main connecting to and whether Gravity or Force sewer main.

Table No. 1-1
Summary of Land Use Plan Map Parcel Characteristics

PLANNING ANALYSIS TIER	South	South	South Central
PARCEL NUMBER	110	111	112
REQUESTED REDESIGNATION	Agriculture to Env. Protection	Agriculture to Env. Protected Parks (EEL)	Inst. and Public Facility to Parks and Recreation
RESIDENTIAL LAND			
Impact on Res. Devel. Cap.	NA	NA	NA
Planning Analysis Tier Depletion Yr.	NA	NA	NA
COMMERCIAL LAND			
Planning Analysis Tier Depletion Yr.	NA	NA	NA
(MSA) Depletion Year	NA	NA	NA
MSA 2015 Ac./1000 pop.	NA	NA	NA
INDUSTRIAL LAND			
Planning Analysis Tier Depletion Yr.	NA	NA	NA
(MSA) Depletion Year	NA	NA	NA
EXISTING USES	Agriculture	Env. Prot. Land	Parks, Vacant
ADJACENT USES	Ag., Vac. unprot., Parks and Cons., Vac. priv. prot., Vac. govt. owned	Vac. govt. owned, Vac. unprot., Parks and Cons.	Inst., Ag., Parks and Cons., SF res.
ENVIRONMENT			
Flood Zone	A	A	X
Wetlands Basin	East Everglades	South Dade Wetlands	No
Wellfield Protection Area	NA	NA	NA
Hurricane Evacuation	C	B	NA
ROADWAYS			
Trip Generation (C/P)	NA	NA	NA
Adjacent Road(s)	NA	NA	NA
Existing/Concurrency	NA	NA	NA
TRANSIT			
Closest Route No.	NA	NA	NA
Headway (min.)Peak/Offpk	NA	NA	NA
Distance (feet)	NA	NA	NA
WATER			
At Site or Distance (ft.)	NA	NA	Adj.
Change in Demand (gpd)	NA	NA	-
SEWER			
At Site or Distance (ft.)	NA	NA	Adj.
FIRE			
Response (minutes)	NA/NA	NA/NA	5-8/<5
Fire Flow Adequate	NA	NA	NA
SCHOOLS			
Elem. EPC/FISH	NA	NA	NA
Mid. EPC/FISH	NA	NA	NA
Sen. EPC/FISH	NA	NA	NA
Impact ± Students	NA	NA	NA
LOCAL PARKS			
Park Benefit District	3	3	2
Surplus (Acres) Existing/Impact	280.10/NA	280.10/NA	662.16/NA
Closest Park (Miles)	0	2.5	0

NOTES: Many of the proposed Land Use Plan map changes do not provide impacts on the indicated categories. This is due to the nature of the changes to reflect existing or planned changes or public land purchases. In many instances, NA (not applicable) is listed, in other instances, a positive (+) or negative (-) symbol is utilized to indicate expected but non-quantified impacts, such as change in water demand.

C = Current Potential Development P = Proposed Potential Development

Fire Response first number is for Fire, second number is for Life Threatening Emergency (rescue response)

Under Water and Sewer, numbers and letters in parentheses refer to size of main connecting to and whether Gravity or Force sewer main.

Table No. 1-1
Summary of Land Use Plan Map Parcel Characteristics

PLANNING ANALYSIS TIER	South Central	South
PARCEL NUMBER	113	114
REQUESTED REDESIGNATION	Low Density Res. to Env. Protected Parks (EEL)	Agriculture to Inst. and Public Facility (Wellfield)
RESIDENTIAL LAND		
Impact on Res. Devel. Cap.	NA	NA
Planning Analysis Tier Depletion Yr.	NA	NA
COMMERCIAL LAND		
Planning Analysis Tier Depletion Yr.	NA	NA
(MSA) Depletion Year	NA	NA
MSA 2015 Ac./1000 pop.	NA	NA
INDUSTRIAL LAND		
Planning Analysis Tier Depletion Yr.	NA	NA
(MSA) Depletion Year	NA	NA
EXISTING USES		
ADJACENT USES	SF res., Ag., Vac. unprot.	Comm., Util. and Term., Ag.
ENVIRONMENT		
Flood Zone	AH-9, X	AH-9, X
Wetlands Basin	No	No
Wellfield Protection Area	NA	NA
Hurricane Evacuation	NA	NA
ROADWAYS		
Trip Generation (C/P)	NA	NA
Adjacent Road(s)	NA	NA
Existing/Concurrency	NA	NA
TRANSIT		
Closest Route No.	NA	NA
Headway (min.)Peak/Offpk	NA	NA
Distance (feet)	NA	NA
WATER		
At Site or Distance (ft.)	Adj.	Adj.
Change in Demand (gpd)	-	NA
SEWER		
At Site or Distance (ft.)	Adj.	100'
FIRE		
Response (minutes)	5-8/10+	NA/NA
Fire Flow Adequate	NA	NA
SCHOOLS		
Elem. EPC/FISH	141 %	NA
Mid. EPC/FISH	168 %	NA
Sen. EPC/FISH	131 %	NA
Impact ± Students	-66	NA
LOCAL PARKS		
Park Benefit District	2	3
Surplus (Acres) Existing/Impact	662.16/NA	280.10/NA
Closest Park (Miles)	.5	.5

NOTES: Many of the proposed Land Use Plan map changes do not provide impacts on the indicated categories. This is due to the nature of the changes to reflect existing or planned changes or public land purchases. In many instances, NA (not applicable) is listed, in other instances, a positive (+) or negative (-) symbol is utilized to indicate expected but non-quantified impacts, such as change in water demand.

C = Current Potential Development P = Proposed Potential Development

Fire Response first number is for Fire, second number is for Life Threatening Emergency (rescue response)

Under Water and Sewer, numbers and letters in parentheses refer to size of main connecting to and whether Gravity or Force sewer main.

Summary of Recommendations Table 1-2

Parcel Number	Location (Approximate Size in Acres) REQUESTED CHANGE TO THE LAND USE PLAN MAP	Recommendations for all Applications are to Adopt and Transmit Unless Noted Below
1	Aventura North and South sides of NE 213 Street East of NE 30 Court (23 acres) From: Medium Density Residential (13-25 DU/Ac.) To: Business and Office	
2	Aventura SE corner of NE 213 Street and NE 27 Court (14 acres) From: Low-Medium Density Residential (5-13 DU/Ac.) To: Business and Office	
3	Aventura East side of Country Club Drive West, south of Aventura Blvd. (17 acres) From: Parks and Recreation To: Business and Office	
4	Aventura North of NE 187 Street, East and West of NE 29 Avenue (15 acres) From: Industrial and Office To: Business and Office	
5	Aventura North and South sides of NE 188 Street, East of NE 30 Avenue (32 acres) From: Industrial and Office To: Medium-High Density Residential (25-60 DU/Ac.) and Business and Office <u>Principal Reasons for Recommendation:</u> The proposed redesignation of parcels No. 1, 2, 3, 4 and 5 is based on Revision No. 10 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans. The adopted 1998 comprehensive plan for the City of Aventura designates parcels No. 1 and 2 for Mixed Use, Parcel No. 4 for Town Center, Parcel No. 5 for several uses including Medium-High Density (25-60 DU/gross Acre), Mixed Use and a Proposed Park. An amendment to the City's comprehensive plan in 2000 redesignated Parcel No. 3 to Business and Office.	
6	Sunny Isles NW corner of Ocean Blvd. and NE 193 Street (18 acres) Beach From: Medium-High Density Residential (25-60 DU/Ac.) and Business and Office To: Low Density Residential (2.5-6.0 DU/Ac.) <u>Principal Reasons for Recommendation:</u> The proposed redesignation of parcel(s) No. 6 from Medium-High Density Residential (13-25 DU/Ac.) to Low Density Residential (2.5-6.0 DU/Ac.) is based on Revision No. 10 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. The City of Sunny Isles Beach Comprehensive Plan that was adopted in September 2000 designates Parcel No. 6 for Low Density Residential (2.5-6 DU/Ac.).	
7	North East West of I-95, between NE 215 Street and NE 207 Street (94 acres) Dade Community Council (2) From: Industrial and Office To: Parks and Recreation	

Parcel Number	Applicant: Miami-Dade County Department of Planning and Zoning Representative Diane O'Quinn Williams Application: No. 1, Part A Location (Approximate Size in Acres) REQUESTED CHANGE TO THE LAND USE PLAN MAP	Recommendations for all Applications are to Adopt and Transmit Unless Noted Below
------------------	--	---

Principal Reasons for Recommendation:

The proposed redesignation of this parcel from Industrial and Office to Parks and Recreation is based on Revision No. 14 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to designate lands acquired since 1995 for community and regional parks as Parks and Recreation. Parcel No. 7, Ives Estates Park, was acquired with impact fees.

- 8 Miami Gardens SE corner of NW 199 Street and NW 32 Avenue (29 acres)
 From: Office and Residential and Business and Office
 To: Parks and Recreation

Principal Reasons for Recommendation:

The proposed redesignation of this parcel from "Office and Residential" and "Business and Office" to "Parks and Recreation" is based on Revision No. 14 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to designate lands acquired by the Parks and Recreation Department since 1995 for community and regional parks as "Parks and Recreation." Safe Neighborhood Parks (SNP) funds, the \$200 million 1996 general obligation bond, was utilized to purchase Parcel No. 8, Carol City Community Park in the City of Miami Gardens.

- 9 North Miami Beach North side of Sunny Isles Blvd west of Oleta River (3 acres)
 From: Business and Office
 To: Environmentally Protected Parks

Principal Reasons for Recommendation:

The proposed redesignation of this parcel from Business and Office to Environmentally Protected Parks is based on Revision No. 12 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to depict land acquired since 1995 by the County using the Environmentally Endangered Lands Program (EEL) with a designation as Environmentally Protected Parks. Management of this site by the County will help ensure continued environmental viability and preservation of these environmentally significant lands. Oleta River Tract C is a 2.5-acre coastal wetland that has been more than 50 percent acquired by the EEL program.

- 10 North Miami SE corner of NE 151 Street and Biscayne Blvd. (188 acres)
 From: Parks and Recreation
 To: Medium Density Residential (13-25 DU/Ac.) / Metro. Ctr.

Principal Reasons for Recommendation:

The proposed redesignation of parcel No. 10 from Parks and Recreation to Medium Density Residential (13-25 DU/Ac.) and Metropolitan Urban Center is based on Revision No. 10 to the Land Use Plan (LUP) map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or have been revised since 1995. An amendment to the City of North Miami Comprehensive Plan in 2003 redesignated Parcel No. 10 from Parks, Open Space, Recreational Facilities to Public Use-Planned Unit Development District. (PU-PUD) as a residential land use category. The PU-PUD category provides for residential density up to 40 DU per net acre, which corresponds to less than the 25 DU per gross acre specified in the Miami-Dade County CDMP. An additional 2003 amendment to the city's Comprehensive Plan designated the 188-acre area of Parcel No. 10 as a Chapter 380 Regional Activity Center, which would correspond to Miami-Dade County's CDMP designation as a Metropolitan Urban Center on the LUP map.

Parcel Number	Applicant: Miami-Dade County Department of Planning and Zoning Representative Diane O'Quinn Williams Application: No. 1, Part A Location (Approximate Size in Acres) REQUESTED CHANGE TO THE LAND USE PLAN MAP	Recommendations for all Applications are to Adopt and Transmit Unless Noted Below
11	Opa Locka NE corner of NW 22 Avenue and NW 139 Street (10 acres) From: Business and Office & Industrial and Office To: Medium Density Residential (13-25 DU/Ac.)	
	<p><u>Principal Reasons for Recommendation:</u> The proposed redesignation of parcel No. 11 from Industrial and Office to Medium Density Residential (13-25 DU/Ac.) is based on Revision No. 10 to the Land Use Plan (LUP) map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or have been revised since 1995. The City of Opa-Locka Comprehensive Master Plan designates parcel No. 11 as Moderate Density Residential (15-18 DU/Ac.), which corresponds to the LUP map category of Medium Density Residential.</p>	
12	Opa Locka NW corner of NW 17 Avenue and Opa Locka Blvd (10 acres) From: Low Density Residential (2.5-6.0 DU/Ac.) To: Industrial and Office	
	<p><u>Principal Reasons for Recommendation:</u> The proposed redesignation of parcel(s) No. 12 from Low Density Residential (2.5-6.0 DU/Ac.) to Industrial and Office is based on Revision No. 10 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. The adopted comprehensive plan for the City of Opa-Locka designates parcel No. 12 for Limited Industrial, which corresponds to the LUP map category of Industrial and Office.</p>	
13	Opa Locka SW corner of NW 32 Avenue and SW 132 Street (11 acres) From: Industrial and Office To: Low-Medium Density Residential (5-13 DU/Ac.)	
14	Opa Locka SW corner of NW 28 Avenue and NW 132 Street (11 acres) From: Industrial and Office To: Low-Medium Density Residential (5-13 DU/Ac.)	
15	Opa Locka SW corner of NW 27 Avenue and NW 132 Street (18 acres) From: Industrial and Office To: Business and Office	
16	Opa Locka NW corner of NW 27 Avenue and SW 127 Street (5 acres) From: Industrial and Office To: Low-Medium Density Residential (5-13 DU/Ac.)	
	<p><u>Principal Reasons for Recommendation:</u> The proposed redesignation of parcel No. 13, from Industrial and Office to Office/Residential, parcel Nos. 14 and 16 from Industrial and Office to Low-Medium Density Residential (5-13 DU/Ac.), and parcel No. 15 from Industrial and Office to Business and Office, is based on Revision No. 10 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. The adopted comprehensive plan for the City of Opa-Locka designates parcel No. 13 for Low Moderate Density Residential (9-13 DU/Ac.), parcel Nos. 14 and 16 for Low Moderate Density Residential (9-13 Du/Ac.), and parcel No. 15 for Liberal Commercial, which correspond, respectively, to the LUP map categories of Low-Medium Density Residential (5-13 DU/Ac.) and Business and Office.</p>	

Parcel Number	Location (Approximate Size in Acres) REQUESTED CHANGE TO THE LAND USE PLAN MAP	Applicant: Miami-Dade County Department of Planning and Zoning Representative Diane O'Quinn Williams Application: No. 1, Part A Recommendations for all Applications are to Adopt and Transmit Unless Noted Below
17	Hialeah NE corner of NW 102 Avenue and NW 138 Street (72 acres) From: Estate Density Residential w/ DI-1 To: Business and Office	<p><u>Principal Reasons for Recommendation:</u> The proposed redesignation of parcel(s) No. 17 from Estate Density Residential with a One-Density Increase with Urban Design to Business and Office is based on Revision No. 10 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. The area of parcel No. 17 was annexed by the City of Hialeah in 2003. The adopted comprehensive plan for the City of Hialeah designates parcel No. 17 for Mixed Use, which is in accordance with an Interlocal Agreement between Miami-Dade County and the City of Hialeah approved by the County in Resolution No. R-1177-03. The Interlocal Agreement provides that Hialeah would exclude residential land use classifications west of NW 97 Avenue in creating land use designations for the annexed territory. The LUP map category of Business and Office most closely accommodates mixed uses.</p>
18	Hialeah NE corner of NW 97 Avenue and West 80 Street (10 acres) From: Industrial and Office To: Medium Density Residential (13-25 DU/Ac.)	<p><u>Principal Reasons for Recommendation:</u> The proposed redesignation of parcel(s) No. 18 from Industrial and Office to Medium Density Residential (13-25 DU/Ac.) is based on Revision No. 10 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. The adopted 2003-2015 comprehensive plan for the City of Hialeah designates parcel 18 for Medium Density Residential (up to 24 units per net acre), which corresponds to the LUP map category of Medium Density Residential (13-25 DU/Ac.).</p>
19	Miami Shores South side of NW 115 Street between NW 2 Avenue and I-95 (34 acres) From: Low-Medium Density Residential (5-13 DU/Ac.) To: Institutional and Public Facility	<p><u>Principal Reasons for Recommendation:</u> The proposed redesignation of parcel No. 19 from Low-Medium Density Residential to Institutional and Public Facility is based on Revision No. 10 to the Land Use Plan (LUP) map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. The adopted comprehensive plan for the Village of Miami Shores designates parcel No. 19 for Mixed Use Residential/Institutional in an area previously occupied by the Biscayne Kennel Club and owned by and intended for expansion of Barry University.</p>
20	Miami Beach South side of West 63 Street, West between Inter Coastal Waterway (9 acres) From: Low Density Residential (2.5-6.0 DU/Ac.) To: Medium Density Residential (13-25 DU/Ac.)	

Parcel Number	Applicant: Miami-Dade County Department of Planning and Zoning Representative Diane O'Quinn Williams Application: No. 1, Part A Location (Approximate Size in Acres) REQUESTED CHANGE TO THE LAND USE PLAN MAP	Recommendations for all Applications are to Adopt and Transmit Unless Noted Below
	<p><u>Principal Reasons for Recommendation:</u> The proposed redesignation of parcel No. 20 from Low Density Residential (2.5-6.0 DU/Ac.) to Medium Density Residential (13-25 DU/Ac.) is on Revision No. 10 to the Land Use Plan (LUP) map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. A 1999 amendment to the adopted comprehensive plan for the City of Miami Beach designates parcel No. 20 for RM-PRD, Residential Multi-Family Planned Residential Development, and limiting development to 188 dwelling units, in an area previously occupied by St. Francis Hospital. The corresponding LUP map category is Medium Density Residential (13-25 DU/Ac.).</p>	
21	<p>Miami NE corner of NE 80 Street and NE 1 Avenue (17 acres) From: Business and Office To: Office/Residential</p> <p><u>Principal Reasons for Recommendation:</u> The proposed redesignation of Parcel No. 21 from Business and Office to Office/Residential is based on Revision No. 10 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. The subject parcel is currently designated as Office in the City of Miami's adopted Neighborhood Comprehensive Plan.</p>	
22	<p>Miami NW corner NE 4 Avenue and NE 80 Terrace (8 acres) From: Business and Office To: Office / Residential</p> <p><u>Principal Reasons for Recommendation:</u> The proposed redesignation of Parcel No. 22 from Business and Office to Office/Residential is based on Revision No. 10 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. The subject parcel is currently designated as Office in the City of Miami's adopted Neighborhood Comprehensive Plan.</p>	
23	<p>Miami Between NE 75 Street and NE 78 Street, Between NE 2 Court and NE 3 Place (19 acres) From: Industrial and Office To: Medium Density Residential (13-25 DU/Ac.)</p> <p><u>Principal Reasons for Recommendation:</u> The proposed redesignation of Parcel No. 23 from Business and Office to Office/Residential is based on Revision No. 10 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. The subject parcel is currently designated as Multi-Family High Density Residential in the City of Miami's adopted Neighborhood Comprehensive Plan.</p>	
24	<p>Miami NE Miami Court to NE 2 Avenue, Between 71 Street and 72 Street (12 acres) From: Industrial and Office To: Medium Density Residential (13-25 DU/Ac.)</p>	

Parcel Number	Applicant: Miami-Dade County Department of Planning and Zoning Representative Diane O'Quinn Williams Application: No. 1, Part A Location (Approximate Size in Acres) REQUESTED CHANGE TO THE LAND USE PLAN MAP	Recommendations for all Applications are to Adopt and Transmit Unless Noted Below
------------------	--	---

Principal Reasons for Recommendation:

The proposed redesignation of Parcel No. 24 from Business and Office to Office/Residential is based on Revision No. 10 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995.

The subject parcel is currently designated as Multi-Family High Density Residential in the City of Miami's adopted Neighborhood Comprehensive Plan

25	Miami Between I-95 and NE Miami Court, Between 71 Street and 72 Street (45 acres) From: Industrial and Office To: Business and Office <u>Principal Reasons for Recommendation:</u> The proposed redesignation of Parcel No. 25 from Business and Office to Office/Residential is based on Revision No. 10 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. The subject parcel is currently designated as Central Business District in the City of Miami's adopted Neighborhood Comprehensive Plan.
26	Miami Between NW 7 Avenue and I-95, Between NW 71 Street and NW 72 Street (11 acres) From: Industrial and Office To: Business and Office <u>Principal Reasons for Recommendation:</u> The proposed redesignation of Parcel No. 26 from Business and Office to Office/Residential is based on Revision No. 10 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. The subject parcel is currently designated as Central Business District in the City of Miami's adopted Neighborhood Comprehensive Plan.
27	Hialeah NE Corner West 20 Avenue and West 41 Street (12 acres) From: Medium Density Residential (13-25 DU/Ac.), Medium-High Density Residential (13-25 DU/Ac.) and Industrial and Office To: Business and Office
28	Hialeah East and West side of West 16 Avenue from West 41 Street to 42 Street (6 acres) From: Medium Density Residential (13-25 DU/Ac.) To: Business and Office <u>Principal Reasons for Recommendation:</u> The proposed redesignation of parcel Nos. 27 and 28 from Medium Density Residential, Medium-High Residential, and Industrial and Office, and Medium Density Residential, respectively, to Business and Office is based on Revision No. 10 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. The adopted 2003-2015 comprehensive plan for the City of Hialeah designates parcel Nos. 27 and 28 for Commercial land use category, which corresponds to the LUP map category of Business and Office.

Parcel Number	Applicant: Miami-Dade County Department of Planning and Zoning Representative Diane O'Quinn Williams Application: No. 1, Part A Location (Approximate Size in Acres) REQUESTED CHANGE TO THE LAND USE PLAN MAP	Recommendations for all Applications are to Adopt and Transmit Unless Noted Below
29	<p>Hialeah SW corner of West 16 Avenue and West 37 Street (20 acres) From: Industrial and Office To: Business and Office</p> <p><u>Principal Reasons for Recommendation:</u> The proposed redesignation of parcel No. 29 from Industrial and Office to Business and Office is based on Revision No. 10 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. The adopted 2003-2015 comprehensive plan for the City of Hialeah designates parcel 29 for Commercial, which corresponds to the LUP map category of Business and Office.</p>	
30	<p>Medley Between NW 74 Avenue and NW South River Drive North of NW 78 Terrace (0 acres) From: Low-Medium Density Residential (5-13 DU/Ac.) To: Industrial and Office and Restricted Industrial and Office</p>	WITHDRAWN BY APPLICANT
31	<p>Medley NE corner of NW 74 Street and NW 69 Avenue (0 acres) From: Low-Medium Density Residential (5-13 DU/Ac.) To: Industrial and Office</p> <p><u>Reason for withdrawal:</u> Upon closer examination, Parcel Nos. 30 and 31 are being withdrawn due to the correct representation on the Land Use Plan (LUP) map of the designations of the adopted Town of Medley Comprehensive Plan.</p>	WITHDRAWN BY APPLICANT
32	<p>Medley Northeast corner of NW 107 Avenue and NW 90 Street (88 acres) From: Medium Density Residential (13-25 DU/Ac.) To: Industrial and Office</p> <p><u>Principal Reasons for Recommendation:</u> The proposed redesignation of parcel No. 32 from Medium Density Residential to Industrial and Office is based on Revision No. 10 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. The area of parcel No. 32 was part of Medley Amendment No. 95-3 and redesignated from Residential to Industrial.</p>	
33	<p>Country Club Only the Boundary changes, West: NW 142 Avenue, North: NW 100 Street, of Miami East NW 127 Avenue to NW 90 Street, Then East is theo. NW 137 Avenue Community (1431 acres) Council (5) From: Open Land To: Open Land with an Institutional and Public Facility Border Delineating Boundary Expansion of Wellfield</p> <p><u>Principal Reasons for Recommendation:</u> Parcel No.33 reflects the addition of 1,431 acres of land acquired by Miami-Dade Water Sewer Department for the Northwest Wellfield.</p>	
34	<p>Miami Springs East and West side of Curtiss Parkway south of the circle (23 acres) From: Low Density Residential (2.5-6.0 DU/Ac.) To: Low-Medium Density Residential (5-13 DU/Ac.)</p>	

Parcel Number	Applicant: Miami-Dade County Department of Planning and Zoning Representative Diane O'Quinn Williams Application: No. 1, Part A Location (Approximate Size in Acres) REQUESTED CHANGE TO THE LAND USE PLAN MAP	Recommendations for all Applications are to Adopt and Transmit Unless Noted Below
---------------	--	---

Principal Reasons for Recommendation:

The proposed redesignation of parcel No. 34 from Low Density Residential to Low-Medium Density Residential is based on Revision No. 10 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. The adopted comprehensive plan for the City of Miami Springs designates the area that encompasses parcel No. 34 for Multi Family Residential (up to 20 dwelling units per net acre). The corresponding LUP map category of Low-Medium Density Residential allows from 5 to 13 dwelling units per gross acre, which incorporates 20 units per net acre.

-
- | | |
|----|--|
| 35 | Miami Springs NE corner of Curtiss Parkway and NW 38 Street (15 acres)
From: Medium Density Residential (13-25 DU/Ac.)
To: Business and Office |
|----|--|

Principal Reasons for Recommendation:

The proposed redesignation of parcel No. 35 from Medium Density Residential to Business and Office is based on Revision No. 10 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. The adopted comprehensive plan for the City of Miami Springs designates the area encompassing parcel No. 35 for Airport Highway Marine Business, which is intended to foster large scale commercial uses on large sites with a limited number of highway access driveways. The corresponding Miami-Dade LUP map category that matches the Miami Springs category is Business and Office.

-
- | | |
|----|---|
| 36 | Miami North side of Virginia Key: Waste Water Treatment Plant (29 acres)
From: Environmentally Protected Park
To: Institutional and Public Facility |
|----|---|

Principal Reasons for Recommendation:

The proposed redesignation of Parcel No. 36 from Environmentally Protected Park to Institutional and Public Facility is based on Revision No. 10 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. The subject parcel is currently designated as Major Institutional Public Facilities, Trans. & Utilities on the Future Land Use Map of the adopted Miami Neighborhood Comprehensive Plan.

-
- | | |
|----|--|
| 37 | Miami Southeast of Virginia Key Treatment Plant (31 acres)
From: Environmentally Protected Park
To: Parks and Recreation |
|----|--|

Parcel Number	Applicant: Miami-Dade County Department of Planning and Zoning Representative Diane O'Quinn Williams Application: No. 1, Part A Location (Approximate Size in Acres) REQUESTED CHANGE TO THE LAND USE PLAN MAP	Recommendations for all Applications are to Adopt and Transmit Unless Noted Below
	<p><u>Principal Reasons for Recommendation:</u> The proposed redesignation of this parcel from Environmentally Protected Park to Parks and Recreation is based on Revision No. 14 to the Land Use Plan Map (See Page 4-17 of the adopted 2003 Evaluation and Appraisal Report), which is to designate lands acquired since 1995 for community and regional parks as Parks and Recreation. Parcel No. 37 on Virginia Key in the City of Miami is proposed for redesignation from "Environmentally Protected Parks" to "Parks and Recreation" to reflect the adopted Miami Neighborhood Comprehensive Plan. The subject parcel is currently designated as Recreational on the Future Land Use Map of the adopted Miami Neighborhood Comprehensive Plan.</p>	
38	Miami North side of entrance road into Virginia Key Park (11 acres) From: Institutional and Public Facility To: Environmentally Protected Park	
	<p><u>Principal Reasons for Recommendation:</u> Parcel No. 38 on Virginia Key in the City of Miami is proposed for redesignation from "Institutional and Public Facility" to "Environmentally Protected Parks" to reflect the adopted Miami Neighborhood Comprehensive Plan. The subject parcel is currently designated as Conservation on the Future Land Use Map of the adopted Miami Neighborhood Comprehensive Plan.</p>	
39	Miami NE of Rickenbacker Causeway and Virginia Key Road (64 acres) From: Parks and Recreation To: Business and Office	
	<p><u>Principal Reasons for Recommendation:</u> The proposed redesignation of Parcel No. 39 from Parks and Recreation to Business and Office is based on Revision No. 10 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. The subject parcel is currently designated as Restricted Commercial on the Future Land Use Map of the adopted Miami Neighborhood Comprehensive Plan.</p>	
40	Miami SE corner of Biscayne Blvd. and NE 14 Street (8 acres) From: Business and Office To: Institutional and Public Facility	
	<p><u>Principal Reasons for Recommendation:</u> The proposed redesignation of Parcel No. 40 from Business and Office to Institutional and Public Facility is based on Revision No. 10 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. The subject parcel is currently designated as General Commercial (west portion) and Restricted Commercial on the Future Land Use Map of the adopted Miami Neighborhood Comprehensive Plan.</p>	
41	Miami NE corner of NE 9 Street and Biscayne Blvd. (North Bay Front Park) (35 acres) From: Transportation Terminals To: Institutional and Public Facility	

Parcel Number	Applicant: Miami-Dade County Department of Planning and Zoning Representative Diane O'Quinn Williams Application: No. 1, Part A Location (Approximate Size in Acres) REQUESTED CHANGE TO THE LAND USE PLAN MAP	Recommendations for all Applications are to Adopt and Transmit Unless Noted Below
	<p><u>Principal Reasons for Recommendation:</u> The proposed redesignation of Parcel No. 41 from Transportation Terminals to Institutional and Public Facility is based on Revision No. 10 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. The subject parcel is currently designated as Recreational on the Future Land Use Map of the adopted Miami Neighborhood Comprehensive Plan.</p>	
42	<p>Miami NW corner of Watson Island (7 acres) From: Parks and Recreation To: Business and Office</p> <p><u>Principal Reasons for Recommendation:</u> The proposed redesignation of Parcel No. 42 from Parks and Recreation to Business and Office based on Revision No. 10 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. The subject parcel is currently designated as Restricted Commercial on the Future Land Use Map of the adopted Miami Neighborhood Comprehensive Plan.</p>	
43	<p>Miami Between NW 1 Avenue and NE 2 Avenue, Between NW 3 Street and NW 5 Street (29 acres) From: Business and Office To: Institutional and Public Facility</p> <p><u>Principal Reasons for Recommendation:</u>The proposed redesignation of Parcel No. 43 from Business and Office to Institutional and Public Facility is based on Revision No. 10 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. The subject parcel is currently designated as Major Institutional Public Facilities, Trans. & Utilities on the Future Land Use Map of the adopted Miami Neighborhood Comprehensive Plan.</p>	
44	<p>Miami North side of Miami River between NW 22 Avenue to NW 26 Avenue (16 acres) From: Industrial and Office To: Medium Density Residential (13-25 DU/Ac.)</p> <p><u>Principal Reasons for Recommendation:</u>The proposed redesignation of Parcel No. 44 from Industrial and Office to Medium Density Residential is based on Revision No. 10 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. The subject parcel is currently designated as Medium Density Multi-Family Residential on the Future Land Use Map of the adopted Miami Neighborhood Comprehensive Plan.</p>	
45	<p>Miami From Miami River to NW 16 Street between NW 13 Avenue and NW 17 Avenue (47 acres) From: Medium-High Density Residential (13-25 DU/Ac.) and Institutional and Public Facility To: Office/Residential</p>	

Parcel Number	Applicant: Miami-Dade County Department of Planning and Zoning Representative Diane O'Quinn Williams Application: No. 1, Part A Location (Approximate Size in Acres) REQUESTED CHANGE TO THE LAND USE PLAN MAP	Recommendations for all Applications are to Adopt and Transmit Unless Noted Below
	<p><u>Principal Reasons for Recommendation:</u> The proposed redesignation of Parcel No. 45 from Medium-High Density Residential and Institutional and Public Facility to Office/Residential is based on Revision No. 10 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. The subject parcel is currently designated as Office on the Future Land Use Map of the adopted Miami Neighborhood Comprehensive Plan.</p>	
46	<p>Miami Between Miami River and NW South River Drive between NW 18 Court and NW 19 Court (7 acres) From: Industrial and Office To: Medium-High Density Residential (13-25 DU/Ac.)</p>	
	<p><u>Principal Reasons for Recommendation:</u> The proposed redesignation of Parcel No. 46 from Industrial and Office to Medium-High Density Residential is based on Revision No. 10 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. The subject parcel is currently designated as High Density Multi-Family Residential on the Future Land Use Map of the adopted Miami Neighborhood Comprehensive Plan.</p>	
47	<p>Miami SE corner of NW North River Drive and NW 18 Avenue (8 acres) From: Industrial and Office To: Medium-High Density Residential (13-25 DU/Ac.)</p>	
	<p><u>Principal Reasons for Recommendation:</u> The proposed redesignation of Parcel No. 47 from Industrial and Office to Medium-High Density Residential is based on Revision No. 10 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. The subject parcel is currently designated as High Density Multi-Family Residential on the Future Land Use Map of the adopted Miami Neighborhood Comprehensive Plan.</p>	
48	<p>Miami NW corner of NW 7 Street and NW 13th Avenue (20 acres) From: Business and Office To: Medium-High Density Residential (13-25 DU/Ac.)</p>	
	<p><u>Principal Reasons for Recommendation:</u> The proposed redesignation of Parcel No. 48 from Business and Office to Medium-High Density Residential is based on Revision No. 10 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. The subject parcel is currently designated as High Density Multi-Family Residential on the Future Land Use Map of the adopted Miami Neighborhood Comprehensive Plan.</p>	
49	<p>Miami SE corner of NW 7 Street and NW 17 Avenue (Orange Bowl) (47 acres) From: Business and Office To: Institutional and Public Facility</p>	

Parcel Number	Applicant: Miami-Dade County Department of Planning and Zoning Representative Diane O'Quinn Williams Application: No. 1, Part A Location (Approximate Size in Acres) REQUESTED CHANGE TO THE LAND USE PLAN MAP	Recommendations for all Applications are to Adopt and Transmit Unless Noted Below
---------------	--	---

Principal Reasons for Recommendation:

The proposed redesignation of Parcel No. 49 from Business and Office to Institutional and Public Facility is based on Revision No. 10 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. The subject parcel is currently designated as Major Institutional Public Facilities, Trans. & Utilities on the Future Land Use Map of the adopted Miami Neighborhood Comprehensive Plan.

50 North Central Area bounded by NW 21 Street, NW 37 Avenue, NW 25 Street and NW 42 Avenue (approx. 58 acres)
Community Council (8)

From: Business and Office and Industrial and Office
To: Transportation Terminals

Principal Reasons for Recommendation:

Parcel No. 50 is the site of the Miami Intermodal Center (MIC), which will serve as a transportation hub for the greater Miami area by providing facilities that will enable connections and transfers between air, rail, bus and automobile modes. The term "intermodal" describes the connectivity between transportation options. The MIC is anticipated to be served by rail service such as Metrorail (both the programmed Earlington Heights Extension and the proposed East-West rapid transit line), Tri-Rail, Amtrak and a people mover to the airport; a bus depot for Greyhound, Miami-Dade Transit and courtesy buses; Airport-Seaport cruise line ground transportation; and private vehicular parking.

This facility, which is under construction east of Miami International Airport (MIA), includes a consolidated Rental Car Facility and the Central Station, also known as the MIC Core, where local and regional means of transportation will be connected via the MIC/MIA Connector or automated people mover to the airport. The Florida Department of Transportation is responsible for major portions of this project including the roadway improvements, the MIC Core, the Rental Car Facility and land acquisition. The Rental Car Facility, which will be located on the western portion of the site, will have a "ready/return" vehicle capacity of 6,500, a "fleet storage" capacity (vehicles not in use) of 1,800 vehicles and a "quick turnaround" (facilities for fueling and washing) capacity of 1,280 vehicles. The MIC Core, situated on the eastern portion of the site, could have the potential for Joint Development of 500,000 sq. ft. of office space, a 700-room hotel, 100,000 sq. ft. of retail, and parking based on demand, for a total of 1.4 million sq. ft on the site. Joint Development is a public/private program to develop publicly owned lands at transit stations with uses that are supportive of transit and provide revenue.

Parcel Number	Applicant: Miami-Dade County Department of Planning and Zoning Representative Diane O'Quinn Williams Application: No. 1, Part A Location (Approximate Size in Acres) REQUESTED CHANGE TO THE LAND USE PLAN MAP	Recommendations for all Applications are to Adopt and Transmit Unless Noted Below
	<p>The redesignation of the parcel from "Business and Office" and "Industrial and Office" to "Transportation Terminals" reflects the proposed use of the parcel. Redesignation of this parcel to "Transportation Terminals" will not impact any potential Joint Development activity since the MIC is located in a Metropolitan Urban Center, which allows for mixed-use developments. In addition, new text is being proposed for the Transportation section of the Land Use Element that would permit at railroad terminals "...uses designed to serve the traveling public and on-site employees, such as offices, personal services, retail activities, restaurants, auto rental business, and lodging establishments."</p>	
51	<p>Miami West of NW 42 Avenue between State Road 836 and NW 20 Street (24 acres) From: Business and Office To: Transportation</p> <p><u>Principal Reasons for Recommendation:</u> The proposed redesignation of Parcel No. 51 from Business and Office to Transportation is based on Revision No. 10 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. The subject parcel is currently designated as General Commercial on the Future Land Use Map of the adopted Miami Neighborhood Comprehensive Plan.</p>	
52	<p>Miami Between I-95 and SW 15 Road, Between SW 1 Avenue and Coral Way (18 acres) From: Low Density Residential (2.5-6.0 DU/Ac.) To: Office/ Residential</p> <p><u>Principal Reasons for Recommendation:</u> The proposed redesignation of Parcel No. 52 from Low Density Residential to Office/ Residential is based on Revision No. 10 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. The subject parcel is currently designated as Office on the Future Land Use Map of the adopted Miami Neighborhood Comprehensive Plan.</p>	
53	<p>Miami Between SW 7 Street and SW 2 Street on both sides of SW 42 Avenue (15 acres) From: Low Density Residential (2.5-6.0 DU/Ac.) To: Office/Residential</p> <p><u>Principal Reasons for Recommendation:</u> The proposed redesignation of Parcel No. 53 from Low Density Residential to Office/Residential is based on Revision No. 10 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. The subject parcel is currently designated as Office on the Future Land Use Map of the adopted Miami Neighborhood Comprehensive Plan.</p>	
54	<p>Miami West Flagler to SW 8 Street between 2 FEC RR ROW (27 acres) From: Industrial and Office To: Business and Office</p>	

Parcel Number	Applicant: Miami-Dade County Department of Planning and Zoning Representative Diane O'Quinn Williams Application: No. 1, Part A Location (Approximate Size in Acres) REQUESTED CHANGE TO THE LAND USE PLAN MAP	Recommendations for all Applications are to Adopt and Transmit Unless Noted Below
	<p><u>Principal Reasons for Recommendation:</u> The proposed redesignation of Parcel No. 54 from Industrial and Office to Business and Office is based on Revision No. 10 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. The subject parcel is currently designated as General Commercial on the Future Land Use Map of the adopted Miami Neighborhood Comprehensive Plan.</p>	
55	Miami SE corner of Brickell Avenue and SW 32 Road (11 acres) From: Institutional and Public Facility To: Low Density Residential (2.5-6.0 DU/Ac.)	
	<p><u>Principal Reasons for Recommendation:</u> The proposed redesignation of Parcel No. 55 from Institutional and Public Facility to Low Density Residential is based on Revision No. 10 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. The subject parcel is currently designated as Single Family Residential on the Future Land Use Map of the adopted Miami Neighborhood Comprehensive Plan.</p>	
56	Miami North side of Biscayne Bay between East Glencoe Street and West Fairview Street (6 acres) From: Low-Medium Density Residential (5-13 DU/Ac.) To: High Density Residential (50-125 DU/Ac.)	
	<p><u>Principal Reasons for Recommendation:</u> The proposed redesignation of Parcel No. 56 from Low-Medium Density Residential to High Density Residential is based on Revision No. 10 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. The subject parcel is currently designated as Medium Density Multi-Family Residential on the Future Land Use Map of the adopted Miami Neighborhood Comprehensive Plan.</p>	
57	Miami SE corner of Virginia Avenue and Day Avenue (6 acres) From: Business and Office To: Medium Density Residential (13-25 DU/Ac.)	
	<p><u>Principal Reasons for Recommendation:</u> The proposed redesignation of Parcel No. 57 from Business and Office to Medium Density Residential is based on Revision No. 10 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. The subject parcel is currently designated as Medium Density Multi-Family Residential on the Future Land Use Map of the adopted Miami Neighborhood Comprehensive Plan.</p>	
58	Miami SW corner Florida Avenue and Margaret Street (10 acres) From: Low-Medium Density Residential (5-13 DU/Ac.) To: Office/Residential	

Parcel Number	Applicant: Miami-Dade County Department of Planning and Zoning Representative Diane O'Quinn Williams Application: No. 1, Part A Location (Approximate Size in Acres) REQUESTED CHANGE TO THE LAND USE PLAN MAP	Recommendations for all Applications are to Adopt and Transmit Unless Noted Below
59	Coral Gables North side of Coral Way from SW 42 Avenue to Segovia Street (6 acres) From: Low Density Residential (2.5-6.0 DU/Ac.) To: Medium Density Residential (13-25 DU/Ac.)	<p><u>Principal Reasons for Recommendation:</u> The proposed redesignation of Parcel No. 58 from Low-Medium Density Residential to Office/Residential is based on Revision No. 10 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. The subject parcel is currently designated as Office on the Future Land Use Map of the adopted Miami Neighborhood Comprehensive Plan.</p>
59	Coral Gables North side of Coral Way from SW 42 Avenue to Segovia Street (6 acres) From: Low Density Residential (2.5-6.0 DU/Ac.) To: Medium Density Residential (13-25 DU/Ac.)	<p><u>Principal Reasons for Recommendation:</u> The proposed redesignation of parcel No. 59 from Low Density Residential to Medium Density Residential is based on Revision No. 10 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. The adopted comprehensive plan for the City of Coral Gables designates parcel No. 59 Low Density Residential Use (Multi Family), which allows 20 dwelling units per gross acre. The corresponding Miami-Dade LUP map category is Medium Density Residential that allows from 13 to 25 dwelling units per gross acre.</p>
60	Coral Gables/ SE corner of SW 42 Avenue and SW 40 Street (78 acres: 51 acres Coral Gables, 27 acres Miami) From: Industrial and Office To: Business and Office	<p><u>Principal Reasons for Recommendation:</u> The proposed redesignation of parcel No. 60 from Industrial and Office to Business and Office is based on Revision No. 10 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or have been revised since 1995. Amendments in 2003 and 2004 to the adopted comprehensive plan for the City of Coral Gables permit Mixed Uses including residential and commercial use in the parcel area, which is the site of the Village of Merrick Park. The City of Miami Future Land Use Map designates the parcel area for General Commercial, Office, and compatible Industrial uses. The Miami-Dade LUP map designation of Business and Office is compatible with the designations of the Coral Gables Comprehensive Plan and the City of Miami Future Land Use Map.</p>
61	Country Club North of NW 12 Street, west of the turnpike, under the overpass (24 acres) of Miami Community Council (5) Industrial and Office From: Transportation To:	

Parcel Number	Applicant: Miami-Dade County Department of Planning and Zoning Representative Diane O'Quinn Williams Application: No. 1, Part A Location (Approximate Size in Acres) REQUESTED CHANGE TO THE LAND USE PLAN MAP	Recommendations for all Applications are to Adopt and Transmit Unless Noted Below
---------------	--	---

Principal Reasons for Recommendation:

Parcel No. 61 is being proposed to be redesignated from "Industrial and Office" to "Transportation" to reflect the right-of-way of the extension for State Road 836 (Dolphin Expressway) west of the Homestead Extension of the Florida Turnpike.

- 62 Westchester NE corner of NW 107 Avenue and West Flagler Street, between NW 107 east
Community to approx. SW 105 place (39 acres)
Council (10)
From: Office/ Residential
To: Institutional and Public Facility

Principal Reasons for Recommendation:

The proposed redesignation of Parcel No. 62 from "Office/ Residential" to "Institutional and Public Facility" is based on Revision No. 15 to the Land Use Plan Map (See page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to designate large properties acquired since 1995 for institutional uses as "Institutional and Public Facility." This parcel is the location of Florida International University's Center for Engineering and Applied Sciences.

- 63 Country Club Between SW 8 Street and NW 12th Street and between 147 Avenue and 157
of Miami Avenue (910 acres)
Community Open Land
Council (5) Environmental Protection
From: Open Land Environmental Protection and UEA moved back to SW 147
To: Avenue between NW 12 Street and SW 8 Street.

Principal Reasons for Recommendation:

Two actions, deletion of land from the Urban Expansion Area (UEA) and a land use redesignation, are recommended for this 910-acre parcel that is adjacent to the C-4 Canal. Deletion of this parcel from the UEA is based on Revision No. 1 to the Land Use Plan Map (See Page 4-16 of the Adopted 2003 Evaluation and Appraisal Report). The proposed redesignation of this parcel from "Open Land" to "Environmental Protection" is based on Revision No. 13 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to designate lands acquired since 1995 by the state, federal and regional agencies for environmental purposes as Environmental Protection.

This parcel, known as the C-4 Emergency Detention Basin, has been acquired by the South Florida Water Management District to address flooding in the cities of Sweetwater and West Miami and the Flagami neighborhood. The C-4 Emergency Detention Basin project was initiated in response to severe flooding from hurricane Irene in 1999 and the "No Name Storm" in 2000. The flood-control structures are designed to move excess stormwater and to reduce flooding in urban areas. Phase I of the project, which has been completed, is designed to capture and store 450 acre-feet of water when the levels in the canal rise. Phase II, which is scheduled to be completed in the spring of 2005 will provide an additional 450 acre-feet of water storage. The total storage capacity of the C-4 Emergency Detention Basin will exceed one billion gallons.

Parcel Number	Applicant: Miami-Dade County Department of Planning and Zoning Representative Diane O'Quinn Williams Application: No. 1, Part A	Recommendations for all Applications are to Adopt and Transmit Unless Noted Below
	Location (Approximate Size in Acres) REQUESTED CHANGE TO THE LAND USE PLAN MAP	
64	<p>Westchester Community Council (10)</p> <p>Between SW 10 Street and theo. SW 22 Street and between SW 147 Avenue and theo SW 149 Avenue (122 acres)</p> <p>From: Low Density Residential (2.5-6.0 DU/Ac.) To: Environmentally Protected Parks and Recreation</p>	
	<p><u>Principal Reasons for Recommendation:</u></p> <p>The proposed redesignation of this parcel from “Low Density Residential” (2.5-6.0 DU/Ac.) to “Environmentally Protected Parks” and “Parks and Recreation” is based on Revisions No. 12 and 14 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report). Revision No. 12 is to depict land acquired since 1995 by the County using the Environmentally Endangered Lands Program (EEL) with a designation as Environmentally Protected Parks. This parcel, Trees Island Park, contains a hammock and slough. Management of this site by the County will help ensure continued environmental viability and preservation of these environmentally significant lands.</p> <p>Revision No. 14 is to designate lands acquired by the Parks and Recreation Department since 1995 for community and regional parks as “Parks and Recreation.” This park property was acquired with EEL funds and with other park funding such as impact fees, Bird Drive Special Area Management Plan and Florida Communities Trust (FCT).</p>	
65	<p>South Miami</p> <p>West side of SW 57 Avenue between SW 76 Street and SW 80 Street (7 acres)</p> <p>From: Low Density Residential (2.5-6.0 DU/Ac.) To: Office/Residential</p>	
66	<p>South Miami</p> <p>SE corner of SW 62 Avenue and SW 76 Street (5 acres)</p> <p>From: Business and Office and Medium Density Residential (13-25 DU/Ac.) To: Office/Residential</p> <p>The proposed redesignation of parcel Nos. 65 and 66 from Low Density Residential, and Business and Office and Medium Density Residential, respectively, to Office/Residential is based on Revision No. 10 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. The adopted comprehensive plan for the City of South Miami designates parcel Nos. 65 and 66 for Residential Office (Two Story). The corresponding Miami-Dade LUP map category is Office/Residential.</p>	
67	<p>South Miami</p> <p>NE corner of SW 64 Court and SW 72 Street (8 acres)</p> <p>From: Office/Residential To: Low Density Residential (2.5-6.0 DU/Ac.)</p>	
	<p><u>Principal Reasons for Recommendation:</u></p> <p>The proposed redesignation of parcel No. 67 from Office/Residential to Low Density Residential is based on Revision No. 10 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. The adopted comprehensive plan for the City of South Miami designates parcel No. 67 for Single Family (2 Stories), which permits one dwelling unit per 10,000 square feet of land. The corresponding Miami-Dade LUP map category is Low Density Residential (2.5-6.0 DU/Ac.).</p>	

Parcel Number	Applicant: Miami-Dade County Department of Planning and Zoning Representative Diane O'Quinn Williams Application: No. 1, Part A Location (Approximate Size in Acres) REQUESTED CHANGE TO THE LAND USE PLAN MAP	Recommendations for all Applications are to Adopt and Transmit Unless Noted Below
68	<p>Coral Gables SE corner of Neda Avenue and Monfero Street (21 acres) From: Environmentally Protected Park To: Low Density Residential (2.5-6.0 DU/Ac.)</p> <p><u>Principal Reasons for Recommendation:</u> The proposed redesignation of parcel No. 68 from Environmentally Protected Park to Low Density Residential is based on Revision No. 10 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. The adopted comprehensive plan for the City of Coral Gables designates parcel No. for Low (Single Family) Residential Use (up to 6 units per gross acre). The corresponding Miami-Dade LUP map category encompassing that density range is Low Density Residential (2.5-6.0 DU/Ac.).</p>	
69	<p>Coral Gables SW corner of Neda Avenue and Monfero Street (10 acres) From: Estate Density Residential (1-2.5 DU/Ac.) To: Environmentally Protected Parks</p> <p><u>Principal Reasons for Recommendation:</u> The proposed redesignation of this parcel from Estate Density Residential (1-2.5 DU/Ac.) to Environmentally Protected Parks is based on Revision No. 12 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to depict land acquired since 1995 by the County using the Environmentally Endangered Lands Program (EEL) with a designation as Environmentally Protected Parks. Management of this site by the County will help ensure continued environmental viability and preservation of these environmentally significant lands.</p>	
70	<p>Coral Gables SE corner of SW 120 Street and SW 57 Avenue (30 acres) From: Estate Density Residential (1-2.5 DU/Ac.) To: Institutional and Public Facility</p> <p><u>Principal Reasons for Recommendation:</u> The proposed redesignation of parcel No. 70 from Estate Density Residential to Institutional and Public Facility is based on Revision No. 10 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. The adopted comprehensive plan for the City of Coral Gables designate(s) parcel No. 70 Religious/Institutional Use, which the Miami-Dade LUP map designation of Institutional and Public Facility would be in accordance with.</p>	
71	<p>Kendall NW corner of SW 80 Terrace and SW 107 Avenue, an area between SW 107 Community Avenue and SW 109 Avenue (21 acres) Council (12) From: Parks and Recreation To: Institutional and Public Facility</p> <p><u>Principal Reasons for Recommendation:</u> The proposed redesignation of Parcel No. 71 from "Parks and Recreation" to "Institutional and Public Facility" is because this parcel was incorrectly identified on the 1997 Land Use Plan as part of Kendall Indian Hammocks Park. This parcel contains fire training facilities and the Sunset Kendall Neighborhood Trash and Recycling Center.</p>	

Parcel Number	Applicant: Miami-Dade County Department of Planning and Zoning Representative Diane O'Quinn Williams Application: No. 1, Part A Location (Approximate Size in Acres) REQUESTED CHANGE TO THE LAND USE PLAN MAP	Recommendations for all Applications are to Adopt and Transmit Unless Noted Below
72	Kendall SE corner of SW 76 Street and SW 110 Avenue, an area between SW 110 Avenue and SW 109 Avenue (8 acres) Community Avenue and SW 109 Avenue (8 acres) Council (12) From: Institutional and Public Facility To: Parks and Recreation <u>Principal Reasons for Recommendation:</u> The proposed redesignation of Parcel No. 72 from "Institutional and Public Facility" to "Parks and Recreation" is because this parcel was incorrectly identified on the 1997 Land Use Plan as an institutional use. This parcel is located within the boundaries of Kendall Indian Hammocks Park.	
73	West Kendall North of SW 120 Street, an area between SW 142 Avenue and SW 137 Avenue (22 acres) Community Avenue (22 acres) Council (11) From: Industrial and Office and Office/ Residential To: Parks and Recreation <u>Principal Reasons for Recommendation:</u> The proposed redesignation of Parcel No. 73 from "Industrial and Office" and "Office/ Residential" to "Parks and Recreation" is based on Revision No. 14 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to designate lands acquired by the Parks and Recreation Department since 1995 for community and regional parks as "Parks and Recreation." This parcel, a 22-acre portion of Camp Matecumbe, was acquired with funds from impact fees, Environmentally Endangered Lands Program and Florida Communities Trust. In 2003, the Miami-Dade Park and Recreation Department purchased this land at the former Boystown property from the Archdiocese of Miami, adjacent to the 76-acre County-owned Boystown Pineland, thereby expanding the Camp Matecumbe site to 98 acres. Camp Matecumbe, which became the "Ellis Island" for many Cuban children that were fleeing communism in the 1960's, has potential historic significance. The Office of Historic Preservation considers this site as eligible for County historic designation, of local significance, and potentially eligible for inclusion in the National Register of Historic Places.	
74	West Kendall West side of SW 157 Avenue between SW 157 Avenue and SW 162 Avenue and between SW 120 Street and SW 112 Terrace (162 acres) Community and between SW 120 Street and SW 112 Terrace (162 acres) Council (11) From: Industrial and Office To: Parks and Recreation <u>Principal Reasons for Recommendation:</u> The proposed redesignation of Parcel No. 74 from "Industrial and Office" to "Parks and Recreation" is based on Revision No. 14 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to designate lands acquired by the Parks and Recreation Department since 1995 for community and regional parks as "Parks and Recreation." This parcel, West Kendall District Park, was purchased with funds from impact fees, Quality Neighborhoods Improvement Program, Safe Neighborhood Parks Proceeds, Florida Communities Trust and Capital Outlay Reserve. Resolution No. R-408-00 of the Board of County Commissioners authorized the construction and operation of this park.	

Parcel Number	Applicant: Miami-Dade County Department of Planning and Zoning Representative Diane O'Quinn Williams Application: No. 1, Part A Location (Approximate Size in Acres) REQUESTED CHANGE TO THE LAND USE PLAN MAP	Recommendations for all Applications are to Adopt and Transmit Unless Noted Below
75	<p>Redland SW corner of SW 104 Street and SW 187 Avenue, an area between SW 104 Community Street and SW 168 Street and an area between SW 187 Avenue and SW 221 Council (14) Avenue (2119 acres)</p> <p>From: Open Land To: Environmental Protection (western portion of 8 1/2 Sq. Mi.)</p> <p><u>Principal Reasons for Recommendation:</u> The proposed redesignation of Parcel No. 75 from "Open Land" to "Environmental Protection" is based on Revision No. 13 to the Land Use Plan Map (See page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to designate lands acquired since 1995 by governmental agencies for environmental purposes as "Environmental Protection." This parcel, also known as the Shark River Slough Flow-way, is located in the western portion of the 8.5 Square Mile Area. The Shark River Slough Flow-way is a project of the US Army Corps of Engineers that is design to provide flood mitigation to the 8.5 Square Mile Area and will include a perimeter levee, a seepage canal, an interior levee and a pump station. The federal government, which has already acquired a large portion of this 2,119-acre parcel, will purchase or acquire through condemnation proceedings the remainder.</p>	
76	<p>Village of West of Old Cutler Road and south of SW 157 Terrace (10 acres) Palmetto Bay</p> <p>From: Estate Density Residential (1-2.5 DU/Ac.) To: Environmentally Protected Parks</p> <p><u>Principal Reasons for Recommendation:</u> The proposed redesignation of this parcel from Estate Density Residential (1-2.5 DU/Ac.) to Environmentally Protected Parks is based on Revision No. 12 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to depict land acquired since 1995 by the County using the Environmentally Endangered Lands Program (EEL) with a designation as Environmentally Protected Parks. Management of this site by the County will help ensure continued environmental viability and preservation of these environmentally significant lands.</p>	
77	<p>Palmetto Bay NW corner of Old Cutler Road and SW 164 Street (10 acres)</p> <p>From: Estate Density Residential (1-2.5 DU/Ac.) To: Environmentally Protected Parks</p> <p><u>Principal Reasons for Recommendation:</u> The proposed redesignation of this parcel from Estate Density Residential (1-2.5 DU/Ac.) to Environmentally Protected Parks is based on Revision No. 12 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to depict land acquired since 1995 by the County using the Environmentally Endangered Lands Program (EEL) with a designation as Environmentally Protected Parks. Management of this site by the County will help ensure continued environmental viability and preservation of these environmentally significant lands.</p>	
78	<p>South Bay SW corner of SW 232 Street and SW 97 Avenue, an area between SW 232 Community Street and SW 236 Street (13 acres) Council (15)</p> <p>From: Agriculture To: Institutional and Public Facility</p>	

Parcel Number	Applicant: Miami-Dade County Department of Planning and Zoning Representative Diane O'Quinn Williams Application: No. 1, Part A Location (Approximate Size in Acres) REQUESTED CHANGE TO THE LAND USE PLAN MAP	Recommendations for all Applications are to Adopt and Transmit Unless Noted Below
	<p><u>Principal Reasons for Recommendation:</u> The proposed redesignation of Parcel No. 78 from "Agriculture" to "Institutional and Public Facility" is based on Revision No. 15 to the Land Use Plan Map (See page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to designate large properties acquired since 1995 for institutional uses as "Institutional and Public Facility." Miami-Dade Water and Sewer Department acquired this parcel for the expansion of the South District Wastewater Treatment Plant.</p>	
79	<p>South Bay Community Council (15) SE corner of SW 97 Avenue and SW 248 Street (80 acres) From: Open Land and Environmental Protection To: Institutional and Public Facility</p>	
	<p><u>Principal Reasons for Recommendation:</u> The proposed redesignation of Parcel No. 79 from "Open Land" and "Environmental Protection" to "Institutional and Public Facility" is based on Revision No. 15 to the Land Use Plan Map (See page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to designate large properties acquired since 1995 for institutional uses as "Institutional and Public Facility." Parcel No. 79 is a solid waste landfill site, which combined with the wetlands restoration activity on Parcel No. 80, is part of a closure enhancement project of the Department of Solid Waste Management that will halt the migration of ammonia nitrogen concentrations in the groundwater. These concentrations exceed the County's groundwater standards and the groundwater was migrating toward Biscayne Bay.</p>	
80	<p>South Bay Community Council (15) SE corner of SW 248 Street and theo. SW 95 Avenue (124 acres) From: Open Land To: Environmental Protection</p>	
	<p><u>Principal Reasons for Recommendation:</u> The proposed redesignation of Parcel No. 80 from "Open Land" to "Environmental Protection" is based on Revision No. 13 to the Land Use Plan Map (See page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to designate lands acquired since 1995 by governmental agencies for environmental purposes as "Environmental Protection." This parcel is a wetlands restoration project of Miami-Dade County for 124 acres.</p>	
81	<p>South Bay Community Council (15) SW corner of SW 268 Street and SW 121 Court (Florida Avenue), an area between SW 268 Street and SW 280 Street (222 acres) From: Institutional and Public Facility To: Parks and Recreation</p>	
	<p><u>Principal Reasons for Recommendation:</u> The proposed redesignation of Parcel No. 81, Homestead Air Reserve Base Park, from "Institutional and Public Facility" to "Parks and Recreation" is based on Revision No. 14 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to designate lands acquired by the Parks and Recreation Department since 1995 for community and regional parks as "Parks and Recreation." This parcel is located at the north end of the Base was acquired by the County as federal surplus property.</p>	

Parcel Number	Applicant: Representative Application:	Location (Approximate Size in Acres) REQUESTED CHANGE TO THE LAND USE PLAN MAP	Recommendations for all Applications are to Adopt and Transmit Unless Noted Below
82	South Bay Community Council (15)	NE corner of SW 112 Avenue and theo. SW 214 Street (8 acres) From: Medium Density Residential (13-25 DU/Ac.) To: Environmentally Protected Parks <u>Principal Reasons for Recommendation:</u> The proposed redesignation of Parcel No. 82 from "Medium Density Residential" (13-25 DU/Ac.) to "Environmentally Protected Parks" is based on Revision No. 12 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to depict land acquired since 1995 by the County using the Environmentally Endangered Lands Program (EEL) with a designation as "Environmentally Protected Parks." This parcel is part of Black Creek Forest, a pineland and hammock. Management of this site by the County will help ensure continued environmental viability and preservation of these environmentally significant lands.	
83	Redland Community Council (14)	West of SW 133 Avenue between SW 220 Street and SW 232 Street (33 acres) From: Estate Density Residential (1-2.5 DU/Ac.) To: Institutional and Public Facility (Wellfield) The proposed redesignation of Parcel No. 83 from "Estate Density Residential" to "Institutional and Public Facility" is based on Revision No. 15 to the Land Use Plan Map (See page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to designate large properties acquired since 1995 for institutional uses as "Institutional and Public Facility." The Miami-Dade Water and Sewer Department have acquired parcel No. 83 for the Future South Wellfield Complex.	
84	Redland Community Council (14)	South of SW 218 Street, between SW 157 Avenue and theo. SW 160 Avenue (21 acres) From: Parks and Recreation To: Environmentally Protected Parks	WITHDRAWN BY APPLICANT
85	Redland Community Council (14)	North of SW 224 Street between SW 154 Avenue and SW 157 Avenue (5 acres) From: Agriculture To: Environmentally Protected Parks	WITHDRAWN BY APPLICANT
86	Redland Community Council (14)	Opposite of SW 224 Street between SW 154 Avenue and SW 157 Avenue (8 acres) From: Agriculture To: Environmentally Protected Parks	WITHDRAWN BY APPLICANT
86a	Redland Community Council (14)	SE corner of Newton Road (SW 157 Avenue) and SW 224 Street (5 acres) From: Agriculture To: Environmentally Protected Parks	

Parcel Number	Applicant: Miami-Dade County Department of Planning and Zoning Representative Diane O'Quinn Williams Application: No. 1, Part A Location (Approximate Size in Acres) REQUESTED CHANGE TO THE LAND USE PLAN MAP	Recommendations for all Applications are to Adopt and Transmit Unless Noted Below
---------------	--	---

Reasons for withdrawal and recommendation:

To correctly reflect the configuration of the properties acquired since 1995 by using funds from the Environmentally Endangered Lands Program (EEL) for the Castellow/Ross Complex of hammocks, Parcels No. 84, 85 and 86 are being withdrawn as a proposed land use changes and Parcel No. 86a is recommended as a proposed land use change from "Agriculture" to "Environmentally Protected Parks." This recommendation is based on Revision No. 12 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to depict land acquired since 1995 by the County using the Environmentally Endangered Lands Program (EEL) with a designation as "Environmentally Protected Parks." Management of this site by the County will help ensure continued environmental viability and preservation of these environmentally significant lands

87	<p>Redland NE and SE corners of SW 157 Avenue (Newton Road) and SW 268 Street Community (Moody Drive) (15 acres) Council (14)</p> <p>From: Estate Density Residential (1-2.5 DU/Ac.) To: Environmentally Protected Parks</p> <p><u>Principal Reasons for Recommendation:</u> The proposed redesignation of Parcel No. 87 from "Estate Density Residential" (1-2.5 DU/Ac.) to "Environmentally Protected Parks" is based on Revision No. 12 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to depict land acquired since 1995 by the County using the Environmentally Endangered Lands Program (EEL) with a designation as "Environmentally Protected Parks." This parcel is the Hattie Bauer Hammock. Management of this site by the County will help ensure continued environmental viability and preservation of these environmentally significant lands.</p>	
88	<p>Redland SW corner of SW 197 Avenue and SW 168 Street, an area between SW 168 Community Street and SW 292 Street (4971 acres) Council (14)</p> <p>From: Agriculture To: Environmental Protection</p> <p><u>Principal Reasons for Recommendation:</u> The proposed redesignation of Parcel No. 88 from "Agriculture" to "Environmental Protection" is based on Revision No. 13 to the Land Use Plan Map (See page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to designate lands acquired since 1995 by governmental agencies for environmental purposes as "Environmental Protection." Parcel No. 88, known as the Rocky Glades Transition Zone, is approximately 95 percent acquired by the South Florida Water Management District. Environmental restoration of this 4,971-acre parcel is scheduled to begin during the 2006-07 dry season.</p>	
89	<p>Homestead SE corner of Campbell Drive (SW 312 Street) and SW 142 Avenue (17 acres) From: Industrial and Office To: Business and Office</p>	
90	<p>Homestead SW corner of SW 142 Avenue and Campbell Drive (SW 312 Street) (44 acres) From: Industrial and Office To: Low Density Residential (2.5-6.0 DU/Ac.)</p>	
91	<p>Homestead NE corner of Campbell Drive and SW 147 Avenue (21 acres) From: Low Density Residential (2.5-6.0 DU/Ac.) To: Institutional and Public Facility</p>	

Parcel Number	Location (Approximate Size in Acres) REQUESTED CHANGE TO THE LAND USE PLAN MAP	Applicant: Miami-Dade County Department of Planning and Zoning Representative Diane O'Quinn Williams Application: No. 1, Part A	Recommendations for all Applications are to Adopt and Transmit Unless Noted Below
92	Homestead Between North Canal Drive (SW 328 Street) and C-103 Canal along Three Mile Road (275 acres) From: Industrial and Office To: Low Density Residential (2.5-6.0 DU/Ac.)		
93	Homestead SE corner of SW 157 Avenue and SW 308 Street (39 acres) From: Low Density Residential (2.5-6.0 DU/Ac.) To: Business and Office		
94	Homestead South side of Campbell Drive and East of the Canal (14 acres) From: Low Density Residential (2.5-6.0 DU/Ac.) and Office/ Residential To: Business and Office		
95	Homestead South side of Campbell Drive and West of Canal (19 acres) From: Low-Medium Density Residential (5-13 DU/Ac.) To: Business and Office		
96	Homestead Between NE 16 Avenue and NE 20 Avenue and Between NE 9 Court and NE 5 Street (32 acres) From: Low Density Residential (5-13 DU/Ac.) and Office/ Residential To: Business and Office		
97	Homestead Between NE 12 Avenue and NE 16 Avenue and Between NE 9 Street and NE 5 Street (42 acres) From: Low-Medium Density Residential (5-13 DU/Ac.) and Office / Residential To: Business and Office		
98	Homestead SE corner of SW 169 Avenue and SW 304 Street (Kings Highway) (11 acres) From: Low Density Residential (2.5-6.0 DU/Ac.) To: Business and Office		
99	Homestead SE corner of NE Washington Avenue and NE 9 Street east of Krome Avenue (6 acres) From: Low-Medium Density Residential (5-13 DU/Ac.) To: Business and Office		
100	Homestead NE corner of Park Place and English Avenue (6 acres) From: Business and Office To: Institutional and Public Facility		
101	Homestead NW corner of Palm Drive And SW 142 Avenue (7 acres) From: Business and Office To: Parks and Recreation		
	<u>Principal Reasons for Recommendation:</u> The proposed redesignation of this parcel from Business and Office to Parks and Recreation is based on Revision No. 14 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to designate lands acquired since 1995 for community and regional parks as Parks and Recreation.		
	Parcel No. 101 in the City of Homestead is proposed for redesignation from "Business and Office" to "Parks and Recreation" to reflect the eastern boundary of the Homestead Sports Complex.		
102	Homestead/ Florida City North side of SR 821 Ext. (HEFT) approx. between US 1 and NE 12th Avenue (199 acres) From: Low-Medium Density Residential (5-13 DU/Ac.) To: Business and Office		

Parcel Number	Location (Approximate Size in Acres) REQUESTED CHANGE TO THE LAND USE PLAN MAP	Applicant: Miami-Dade County Department of Planning and Zoning Representative Diane O'Quinn Williams Application: No. 1, Part A Recommendations for all Applications are to Adopt and Transmit Unless Noted Below
103	<p>Homestead NW corner of SW 169 Avenue and East Palm Drive (69 acres) Low-Medium Density Residential (5-13 DU/Ac.) and Low Density Residential From: (2.5-6.0 DU/Ac.) To: Business and Office</p> <p><u>Principal Reasons for Recommendations:</u> The proposed redesignation of Parcels Nos. 89 through 101 and 103 is based on Revision No. 10 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. The changes recommended to Parcel Nos. 89 through 103 are intended to better reflect the adopted comprehensive plan Future Land Use map for the City of Homestead.</p>	
104	<p>Florida City NE corner of Factory Shops Blvd and East Palm Drive (SW 344 St.) (20 acres) From: Low-Medium Density Residential (5-13 DU/Ac.) To: Business and Office</p> <p><u>Principal Reasons for Recommendation:</u> The proposed redesignation of Parcel No. 104 is based on Revision No. 10 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. The changes recommended to Parcel No. 104 is intended to better reflect the adopted comprehensive plan Future Land Use map for the City of Florida City. The area contains the eastern portion of the Florida.</p> <p><u>Principal Reasons for Recommendation:</u> To proposed redesignation of Parcel No. 104 is based on Revision No. 10 to Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to incorporate land use plan changes that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. The change recommended to Parcel No. 104 is intended to better reflect the adopted comprehensive plan Future Land Use map for the City of Florida City. The area contains the eastern portion of the Florida Keys Factory Shops development.</p>	
105	<p>Redland South side of SW 300 Street between theo. SW 199 Avenue and SW 202 Avenue (10 acres) Community Council (14) From: Agriculture To: Environmentally Protected Parks</p> <p><u>Reason for withdrawal</u> Parcel No. 105, Messiner Hammock, is being withdrawn as a proposed land use change because it is already designated on the 1997 Land Use Plan map as "Environmentally Protected Parks."</p>	WITHDRAWN BY APPLICANT
106	<p>Redland SW corner of SW 192 Avenue (Tower Road) and SW 336 Street (10 acres) Community Council (14) From: Estate Density Residential (1-2.5 DU/Ac.) To: Environmentally Protected Parks</p>	

Parcel Number	Applicant: Miami-Dade County Department of Planning and Zoning Representative Diane O'Quinn Williams Application: No. 1, Part A	Recommendations for all Applications are to Adopt and Transmit Unless Noted Below
Location (Approximate Size in Acres) REQUESTED CHANGE TO THE LAND USE PLAN MAP	<p><u>Principal Reasons for Recommendation:</u> The proposed redesignation of Parcel No. 106 from "Estate Density Residential" (1-2.5 DU/Ac.) to "Environmentally Protected Parks" is based on Revision No. 12 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to depict land acquired since 1995 by the County using the Environmentally Endangered Lands Program (EEL) with a designation as "Environmentally Protected Parks." This parcel, also known as Rockpit No. 39, is a pineland. Management of this site by the County will help ensure continued environmental viability and preservation of these environmentally significant lands.</p>	
107 Redland Community Council (14)	<p>West of SW 202 Avenue from SW 364 Street to SW 368 Street (40 acres) From: Agriculture To: Environmentally Protected Parks</p> <p><u>Principal Reasons for Recommendation:</u> The proposed redesignation of Parcel No. 107 from "Agriculture" to "Environmentally Protected Parks" is based on Revision No. 12 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to depict land acquired since 1995 by the County using the Environmentally Endangered Lands Program (EEL) with a designation as "Environmentally Protected Parks." This parcel, also known as Sunny Palms, is a pineland. Management of this site by the County will help ensure continued environmental viability and preservation of these environmentally significant lands.</p>	
108 Redland Community Council (14)	<p>South of SW 354 Street between SW 210 Avenue and SW 209 Avenue (21 acres) From: Agriculture To: Environmentally Protected Parks</p> <p><u>Principal Reasons for Recommendation:</u> The proposed redesignation of Parcel No. 108 from "Agriculture" to "Environmentally Protected Parks" is based on Revision No. 12 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to depict land acquired since 1995 by the County using the Environmentally Endangered Lands Program (EEL) with a designation as "Environmentally Protected Parks." This parcel, known as Navy Wells No. 39, is a pineland. Management of this site by the County will help ensure continued environmental viability and preservation of these environmentally significant lands.</p>	
109 Redland Community Council (14)	<p>SW corner of theo. SW 355 Street and theo. SW 223 Avenue (21 acres) From: Agriculture To: Environmentally Protected Parks</p> <p><u>Reason for withdrawal:</u> Parcel No. 109 is being withdrawn as a proposed land use change because it represents a scrivener's error on the 1997 Land Use Plan (LUP) map rather than a land use change. The 1997 LUP map has an inaccurate shape for this parcel, also known as the Lucille Hammock.</p>	WITHDRAWN BY APPLICANT

Parcel Number	Applicant: Miami-Dade County Department of Planning and Zoning Representative Diane O'Quinn Williams Application: No. 1, Part A Location (Approximate Size in Acres) REQUESTED CHANGE TO THE LAND USE PLAN MAP	Recommendations for all Applications to Adopt and Transmit Unless Noted Below
110	Redland North: theo. SW 304 Street, South: theo SW 408 Street, East: theo SW 227 Avenue, West: theo. SW 247 Avenue (5432 acres) Community Council (14) From: Agriculture To: Environmental Protection	
	<p><u>Principal Reasons for Recommendation:</u> The proposed redesignation of Parcel No. 110 from "Agriculture" to "Environmental Protection" is based on Revision No. 13 to the Land Use Plan Map (See page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to designate lands acquired since 1995 by governmental agencies for environmental purposes as "Environmental Protection." Parcel No. 110, known as the Frog Pond, has been fully acquired by the South Florida Water Management District. Environmental restoration of this 5432-acre parcel is scheduled to begin during the 2005-06 dry season.</p>	
111	South Bay South of theo. SW 408 St. and east of SW 212 Avenue (20 acres) Community Council (15) From: Agriculture To: Environmentally Protected Parks	
	<p><u>Principal Reasons for Recommendation:</u> The proposed redesignation of Parcel No. 111, which is a part of Holiday Hammock, from "Agriculture" to "Environmentally Protected Parks" is based on Revision No. 12 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to depict land acquired since 1995 by the County using the Environmentally Endangered Lands Program (EEL) with a designation as Environmentally Protected Parks. Management of this site by the County will help ensure continued environmental viability and preservation of these environmentally significant lands.</p>	
112	Redland East of SW 137th Avenue, an area between theo SW 176 Street and theo SW 168 Street (134 acres) Community Council (14) From: Institutional and Public Facility To: Parks and Recreation	
	<p><u>Principal Reasons for Recommendation:</u> The proposed redesignation of Parcel No. 112 from "Institutional and Public Facility" to "Parks and Recreation" is based on Revision No. 14 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to designate lands acquired by the Parks and Recreation Department since 1995 for community and regional parks as "Parks and Recreation." This parcel of 134 acres, known as the Martinez property, was acquired by the County as federal surplus property in 2005 to provide an addition to Larry and Penny Thompson Park.</p>	
113	Redland SE corner of SW 180 Street and SW 142 Avenue (19 acres) Community Council (14) From: Low Density Residential (2.5-6.0 DU/Ac.) To: Environmentally Protected Parks	

Parcel Number	Applicant: Miami-Dade County Department of Planning and Zoning Representative Diane O'Quinn Williams Application: No. 1, Part A Location (Approximate Size in Acres) REQUESTED CHANGE TO THE LAND USE PLAN MAP	Recommendations for all Applications are to Adopt and Transmit Unless Noted Below
<p><u>Principal Reasons for Recommendation:</u> The proposed redesignation of Parcel No. 113, also known as the Martinez Pineland, from "Low Density Residential" (2.5-6.0 DU/Ac.) to "Environmentally Protected Parks" is based on Revision No. 12 to the Land Use Plan Map (See Page 4-17 of the Adopted 2003 Evaluation and Appraisal Report), which is to depict land acquired since 1995 by the County using the Environmentally Endangered Lands Program (EEL) with a designation as "Environmentally Protected Parks." Management of this site by the County will help ensure continued environmental viability and preservation of these environmentally significant lands.</p>		
114	<p>Redland East of SW 139 Avenue, Between SW 184 Street (Eureka Drive) and SW 200 Community Street (Quail Roost Drive) (89 acres) Council (14) From: Agriculture To: Institutional and Public Facility (Wellfield)</p>	WITHDRAWN BY APPLICANT
<p><u>Reason for withdrawal:</u> Parcel No. 114 is being withdrawn as a proposed land use change because Miami-Dade Water and Sewer Department, which is studying the general area for a wellfield location, has not acquired this site.</p>		

Areawide Land Use Plan Map Changes

Application No. 1: Part A – Land Use Plan Map:

Request Amendments:

Change No. 115: Figure S “Recommended Rapid Transit and Urban Centers” (Page I-11)

Change No. 116: Figure T “Proposed Changes to the Transportation Network” (Page I-12)

Change No. 117: Figure U “Revised Land Use Plan Map Legend” (Page I-15)

Recommendations:

APPROVE
TRANSMIT TO DCA
REQUEST DCA REVIEW

Principal Reasons for Recommendations:

- The reasons for the changes to the Land Use Map and Legend through U in this application are presented in the Staff Applications Report.

Analysis of Proposed Land Use Changes

The Department of Planning and Zoning has submitted as part of the application for the Land Use Element 114 parcels to be redesignated on the Adopted 2005 and 2005 Land Use Plan (LUP) map in order to implement findings and recommendations contained in the Adopted 2003 Evaluation and Appraisal Report (EAR). These land use changes are submitted by the Department of Planning and Zoning to reflect the current land use designations on the land use plans of adopted comprehensive municipal plans, to depict lands acquired for environmental purposes as “Environmentally Protected Parks” or “Environmental Protection”, to show large parcels (generally 40 acres or more) acquired for park purposes as “Parks and Recreation” and to delineate large properties acquired and/or developed since 1995 for institutional purposes as “Institutional and Public Facility.” The Department has also included two redesignations of parcels to “Transportation” or “Transportation Terminals” that reflect adopted transportation plans.

Except for Parcel No. 50 (Miami Intermodal Center), all the proposals for land use change in the unincorporated area on the LUP map will, by their very nature, not result in any additional demand for public services beyond the level of service required by the current land use designation. Redesignations to “Environmental Protection,” “Environmental Protected Parks” and “Parks and Recreation” are basically for open space uses with little or no demand for services. Even the proposed redesignations to “Institutional and Public Facility” will not result in additional demands for public services because these parcels are already developed with institutional buildings or will be used for such activities as water supply wellfields, a landfill, and wastewater treatment facilities that will house equipment but not personnel. Parcel No. 50, however, will have transportation impacts as described in a section below.

The supply of land for residential, office, commercial and industrial uses in Miami-Dade County will only be impacted marginally by the proposed redesignations. Most of these redesignations in unincorporated Miami-Dade County involve properties that do not have an assigned development capacity. In the Department’s calculations of development capacity for the above uses, properties located outside the current Urban Development Boundary or the Urban Expansion Area are not included. Lands acquired for public purposes are not assigned a development capacity for the above uses in the inventory of vacant land.

Of the unincorporated proposals, only Parcels No. 8, 61, 63 and 83 were assigned a development capacity in the inventory of vacant land. Parcel No. 8, which is located in Minor Statistical Area (MSA) 2.3, will result in the reduction of vacant commercial land from 302 to 273 acres in this area (See Figure 2-3 in Chapter 2 for a map delineating the MSAs). With a projected annual absorption rate of 1.04 acres, the remaining supply of vacant commercial land will not be exhausted until well beyond 2025. Except for approximately two acres of vacant industrial land, Parcel No. 61 (24 acres of Right-of-Way for the interchange of the Dolphin Expressway and Homestead Extension of Florida’s Turnpike) does not have an assigned development capacity. These two acres are located in MSA 3.2, an area where the supply of vacant industrial land is not projected to be exhausted until 2024. Parcel No. 63 (C-4 Emergency Detention Basin), which is also located in MSA 3.2, would result in a loss of land supply for 182 dwelling units in an area with a projected annual demand of 1031 units between 2004 and 2010. This loss of residential

vacant land will not lower the projected depletion year below 2010. The proposed change for Parcel No. 83 (a site in the South Wellfield Complex), which is located MSA 7.2, would reduce the supply of land by 82 single-family dwelling units. The depletion year for single-family dwelling units in this MSA is 2020 and this loss will have minimal effect.

The Department has also proposed changes in the CDMP LUP map that are based on the land use designations in adopted municipal comprehensive plans that are either new or been revised since 1995. The Miami-Dade LUP map does not attempt to replicate the detail contained in the local land use plans of the 34 municipalities in the County. The range of residential densities, the uses permitted within the various land use plan categories and the levels of detail portrayed in the plans differ among the various adopted plans, and the County's plan is, appropriately, more general due to the extent of the area covered, and in recognition of municipal self governance. The adopted municipal plans and subsequent amendments have been previously reviewed by Miami-Dade County, the South Florida Regional Planning Council (SFRPC), and the Florida Department of Community Affairs (DCA) to determine conformity with County, regional and state policies and state law. The proposed changes to the LUP map are recommended to make the CDMP more informative to the reader of the Plan but these changes will not affect the County's development capacity, as these designations on the municipal plans are already reflected in the County's calculations of development capacity within municipalities.

Table No.1-1 contains information on land use characteristics for the unincorporated parcels. Information on existing land use and CDMP designations for all 114 parcels and surrounding properties are provided in Tables No 1-7 and 1-8.

Transportation Analysis of Parcel No. 50

Roadways

Existing Conditions

Parcel No. 50 of CDMP Amendment Application No. 1 is the location of the future Miami Intermodal Center (MIC), which is currently under construction. The parcel is located between NW 21 Street and NW 25 Street and between NW 42 Avenue/LeJeune Road and NW 37 Avenue. Major east-west arterials that provide accessibility to the MIC include the following roadways: State Road (SR) 112 (Airport Expressway), NW 36 Street, NW 25 Street, NW 21 Street and SR 836 (Dolphin Expressway). Major north-south arterials include: US 27 (Okeechobee Road), NW South River Drive, NW 42 Avenue (LeJeune Road), and NW 37 Avenue. Access to SR 112, which located north of the MIC, and to SR 836, which is located south of the MIC, is provided via interchanges located at NW 42 Avenue.

The current operating peak-period Levels-of-Service (LOS) for roadways adjacent and nearby the MIC parcel are shown in Table 1. Traffic conditions are relatively acceptable on many roadways including Okeechobee Road, LeJeune Road, the Airport Expressway and NW 36 Street. Table 1 also shows that the segment of SR 836, between NW 57 Avenue and NW 42

Avenue, is extremely congested (LOS F), while the segment from NW 42 Avenue to NW 37 Avenue is operating at LOS D, the adopted LOS standard for SR 836.

Table 1-3
Existing Traffic Conditions in the MIC Area
Roadway Lanes and Peak Period Operating Level of Service (LOS)

Roadway	Location/Link	Lanes	LOS Std.*	LOS
Okeechobee Road (US 27)	NW 52 Avenue to NW 42 Avenue	6 UD	E+20%	C (00)
NW 42 Avenue/LeJeune Road	NW 79 Street and NW 36 Street	6 DV	E	C (01)
	NW 36 Street to Airport Entrance	8 DV	E+20%	C (01)
	Airport Entrance to SR 836	8 DV	E+20%	C (00)
	SR 836 to W. Flagler St.	6 DV	E+20%	B (00)
Airport Expwy. (SR 112)	NW 42 Avenue to NW 27 Avenue	6 LA	D	C (01)
NW 36 Street (SR 948)	NW 57 Avenue to NW 42 Avenue	6 UD	E+20%	C (00)
	NW 42 Avenue to NW 27 Avenue	4 UD	E+20%	C (00)
Dolphin Expwy. (SR 836)	NW 57 Avenue to NW 42 Avenue	6 LA	D	F (01)
	NW 42 Avenue to NW 37 Avenue	6 LA	D	D (01)

Source: Miami-Dade Department of Planning and Zoning; Miami-Dade Public Works Department; and Florida Department of Transportation, July 2004

Note: () in LOS column identifies year traffic count was revised/updated

DV= Divided Roadway, UD= Undivided Roadway, LA= Limited Access, OW= One Way

LOS Std. means the adopted minimum acceptable peak period Level of Service standard for all State and County roadways.

* LOS Std. Means the adopted minimum acceptable peak-period level of service standard for all State and County roadways.

Traffic Concurrence Evaluation

Concurrence Level-of-Service conditions are an expression of the conditions that are estimated to result when the trips associated with all platted or permitted development are added to existing trips on existing roadways plus new roadways and lanes programmed to be built within three years.

Plans for the development of the subject site call for the construction of a consolidated Rental Car Facility, and the Central Station, also known as the MIC Core, where local and regional means of transportation to Miami International Airport (MIA) will be connected via the MIC/MIA Connector, or automated people mover. The Rental Car Facility will have a “ready/return” vehicle capacity of 6,500, a fleet storage capacity (vehicles not in use) of 1,800 vehicles and “quick turnaround”(facilities for fueling and washing) capacity of 1,280 vehicles. The MIC Core could have the potential for Joint Development of 500,000 sq. ft. of office space, a 700-room hotel, 100,000 sq. ft. of retail, and parking based on demand, for a total of 1.4 million sq. ft.

An evaluation of peak-period traffic concurrence conditions, based on planned development of the site, projects that LeJeune Road, between NW 36 Street and the entrance to Miami

International Airport (MIA) and from the MIA entrance to SR 836, will operate below LOS E 20% (103% and 113%, respectively); however, the segments will still meet the County’s adopted LOS standard of LOS E+20% for this corridor. The other roadway segment expected to operate at LOS F (117%) is the segment of SR 836 from NW 57 Avenue and NW 42 Avenue. This roadway segment is currently operating at LOS F (103%) and, therefore, fails to meet the adopted LOS standard of LOS D (see Table 1-4 below). However, it should be pointed out that Parcel No. 50, the site of the future MIC, is located within the County's Urban Infill Area (UIA), a designated transportation concurrency exception area.

Table 1-4
Traffic Concurrency Conditions in the MIC Area
Peak Period Operating Level of Service (LOS)

Roadway	Location/Link	LOS Std	LOS With Existing Land Uses	LOS With Future Land Use
NW 42 Avenue/LeJeune Road	NW 36 Street to Airport Entrance	E+20%	C	F (103%)
	Airport Entrance to SR 836	E+20%	C	F (113%)
Dolphin Expwy. (SR 836)	NW 57 Avenue to NW 42 Avenue	D	F (105%)	F (117%)
	NW 42 Avenue to NW 37 Avenue	D	D	E

Source: Miami-Dade Department of Planning and Zoning; Miami-Dade Public Works Department; and Florida Department of Transportation, July 2004.

Future Conditions

The only road improvements programmed for fiscal years 2004-2009 in the vicinity of Parcel No. 50 is the construction of auxiliary lanes on SR 836 from SR 826 to NW 57 Avenue; the construction of a new ramp on SR 112 at NW 21 Street; and the reconstruction of the SR 112/NW 36 Street interchange. According to the Metropolitan Planning Organization’s (MPO) Transportation Improvement Program 2005, these projects are programmed for construction in fiscal years 2005-2006 and 2008-2009, respectively.

According to the MPO’s Transportation Plan to the Year 2030, three roadway projects are planned for in the vicinity of Parcel No. 50. The construction of access improvements to LeJeune Road both southbound and northbound to the Miami Intermodal Center is listed in the Plan as a Priority I project, meaning that construction should occur sometime between now and the year 2009. Also, the construction of the high level NW 21 Street/NW 32 Avenue bridge and the widening from two to four lanes of Perimeter Road, between NW 72 Avenue and NW 20 Street, are listed as Priority IV projects. Priority IV projects are improvements planned to be funded between 2021 and 2030.

Impacts

Located between NW 25 and NW 21 Streets and between NW 42 Avenue and NW 37 Avenue, the primary access to Parcel No. 50 would be from NW 42 Avenue. Currently, no roadway

section adjacent to the application site violates the adopted LOS traffic standards required for those roadways.

The current CDMP land use designations of Business and Office and Industrial and Office for the subject parcel would allow commercial development along the NW 42 Avenue and NW 21 Street frontages, and industrial (warehouses and offices) uses on the remainder of the site for a combined total estimated 1,766 peak-hour trips. The requested Transportation Terminal use for the entire site results in an estimated 10,678 peak-hour trips, with a net increase of 8,912 peak-hour trips between the current and requested CDMP designations. Table 1-5 below identifies the estimated number of PM peak hour trips generated by land uses expected under the current and requested plan map designations.

Table 1-5
Estimated Peak Hour Trip Generation
by Current CDMP and Requested
Use Designations for the MIC Area

Parcel Number	Assumed Use for Current CDMP Designation/ Estimated No. Of Trips	Assumed Use for Requested Designation/ Estimated No. of Trips	Estimated Trip Difference Between Current and Requested CDMP Use Designation
50	Business & Office (Commercial) – 1,092* Industrial & Office (Warehouses and Office) 674 Total = 1,766 Trips	Consolidated Rental Car Facility – 8,854 Central Station Joint Development – 1,824 Total = 10,678 Trips	8,912

Source: Institute of Transportation Engineers, Trip Generation, 7th Edition, 1997.

*Includes pass-by trips adjustment factor, Trip Generation, 7th Edition, 1997.

As noted above, the impact of the Consolidated Rental Car Facility (RCF) and the Central Station Joint Development on the surrounding roadway network is projected to cause NW 42 Avenue, between NW 36 street and SR 836, to operate at LOS F, but not to violate the concurrency LOS standard; and SR 836 from NW 57 Avenue to NW 37 is expected to further deteriorate its operating conditions to LOS F in violation of its concurrency LOS standard. However, the subject parcel is located within the County’s Urban Infill Area, a designated transportation concurrency exception area, and therefore is exempt from concurrency.

Transit Service

Existing Service

Metrobus Route Nos. 7, 37, 42, J, East-West Connection, Miami International Airport Shuttle and Airport Night Owl directly serve the site of Parcel No. 50 (see Table 4).

Table 1-6
Metrobus Route Service for the MIC Area

Route	Headway (in minutes)		Proximity to Bus Route in Miles	Service Type
	Peak	Off-Peak		
7	15	20	Adjacent	M
37	30	30	Adjacent	M
42	30	30	Adjacent	M
J	20	30	Adjacent	M
MIA-TriRail Shuttle	30	60	Adjacent	L
East-West Conn.	30	60	Adjacent	M/E
NIGHT OWL**	0	60	Adjacent	L

Source: Miami-Dade Transit Agency, 2004

Notes: M means Metrorail feeder service

M/E means Express service to Metrorail or Tri-Rail

N/A means none available

L means local service only

** Night Service Only

Metrobus routes connecting to four Metrorail Stations (Earlington Heights, Government Center, Allapattah and Douglas Road Stations) and a Tri-rail station currently serve the MIC area. Routes 37, 42 and J all feed into Douglas Road Metrorail Station, Route 7 feeds into the Government Center Station, the East-West Connection feeds into Earlington Heights Station and the Airport Night Owl feeds into the Allapattah Station.

Access to Tri-Rail service is via the Tri-Rail Metrorail Station. Tri-Rail has headways of approximately 60 minutes during peak service hours. Tri-Rail also provides service on Saturday, Sundays and for special events, when warranted.

Future Conditions

The 2005 Transit Development Program (TDP) identifies the following transit improvements to the existing transit service over the next five years.

- Route 37 will improve peak period headways from 30 to 15 minutes and will extend its weekday service to the Miami Lakes Technical Education Center by 2006. In addition, this route will serve all night, every 60 minutes, the South Miami and Douglas Road Stations by 2007.
- Route 42 will improve peak headways from 30 to 15 minutes by 2006.
- East-West Connection will improve midday headways from 60 to 30 minutes and weekend headways from 60 to 30 minutes by 2006.

Also, the 2005 TDP has proposed the extension of the Metrorail from the existing Earlington Heights station to the Miami Intermodal Center (MIC). Construction of this extension is

expected to be completed by 2010. Also, the MIC/MIA Connector People Mover is expected to be completed in 2008.

In addition, the People's Transportation Plan (PTP) lists the construction of new Rapid Transit Lines (RTL) that will serve directly the MIC, the East-West Corridor and the Douglas Road Extension. The East-West Corridor has completed the planning phase and is ready to enter into final design and construction phase. This corridor consists of two segments, one from the Florida Turnpike to the Palmetto Expressway (SR 826) and the other from the Palmetto through the MIC and Downtown Miami to the Port of Miami. The Douglas Road Metrorail extension will connect the Douglas Road Metrorail station with the MIC. The MPO's Year 2030 Transportation Plan lists these two projects as Priority II and Priority IV projects, respectively. Priority II projects are improvements planned to be funded between 2010 and 2015, and Priority IV projects are improvements planned to be funded between 2016 and 2020.

Parcel Impacts

Parcel No. 50 is located in an area currently served by transit, and although the planned use of the subject parcel will impact transit, no additional service adjustments beyond those already planned by Miami-Dade Transit for the area would be warranted.

Table No. 1-7
Existing Land Uses Within and Adjacent to Parcels

Parcel No.	Parcel Area	Adjacent to Parcels on the:			
		North	East	South	West
1	Single-Family/ Vacant Land	Commercial	Single-Family	Single-Family	Commercial
2	Vacant Land/ Institutional	Commercial	Commercial/Office	Commercial	Commercial/ Institutional
3	Parks	Parks, Preserves, Conservation	Parks, Preserves, Conservation	Parks, Preserves, Conservation/ Water Conservation Areas	Commercial
4	Office/Commercial / Industrial	Low-Density Multi- Family	Low-Density Multi- Family	Low-Density Multi- Family/ Communications, Utilities, Terminals	Vacant Unprotected
5	Institutional/ Industrial /Office	Low-Density Multi- Family/ Commercial/Parks, Preserves, Conservation	Ocean, Bay Waters	Low-Density Multi- Family /Vacant Unprotected	Vacant Unprotected
6	Single-Family	Single-Family	High-Density Multi-Family	High-Density Multi-Family	Ocean, Bay Waters
7	Parks	County Line	Streets, Expressway ROW	Parks, Preserves, Conservation/ Industrial/ Communications, Utilities, Terminals	Institutional
8	Vacant Land	Two-Family Duplexes	Townhouses	Townhouses	Single-Family
9	Environmentally Protected Land	Communications, Utilities, Terminals	Ocean, Bay Waters	Parks, Preserves, Conservation	Commercial
10	Vacant Land	Vacant, Government Owned /Parks, Preserves, Conservation/ Communications, Utilities, Terminals	Parks, Preserves, Conservation	Mobile Home Parks	Commercial/ Office/ Institutional
11	Medium-Density Multi-Family Residential	Vacant Unprotected/ Industrial	Industrial	Industrial	Vacant Unprotected
12	Industrial	Commercial/ Vacant, Government Owned	Institutional	Single-Family	Industrial
13	Office/Commercial/ Single-Family/ Vacant Land /High- Density Multi Family Residential	Vacant Unprotected/ Industrial	Vacant Unprotected	Industrial	Industrial
14	Vacant Land /Low- Density Multi Family Residential	Single-Family	Vacant Unprotected	Industrial	Industrial
15	Commercial/Vacant Land /Industrial	Single-Family/ Commercial	Commercial	Industrial	Industrial/Vacant Unprotected
16	Low-Density Multi Family Residential /Industrial	Vacant Unprotected	Commercial	Commercial	Commercial/ Industrial/ Communications, Utilities, Terminals

Existing Land Uses Within and Adjacent to Parcels (continued)					
Parcel No.	Parcel Area	Adjacent to Parcels on the:			
		North	East	South	West
17	Utilities/Vacant Land/Agriculture	Single-Family/ Vacant Unprotected	Agriculture	Agriculture/ Vacant Unprotected	Vacant Unprotected
18	Vacant Land	Vacant Unprotected	Single-Family	Low-Density Multi-Family	Single-Family/ Vacant Unprotected
19	Vacant Land	Single-Family/ Institutional	Institutional	Single-Family/ Institutional	Streets, Expressway R/W
20	Vacant Land / Institutional/High-Density Multi Family Residential	Single-Family	Ocean, Bay Waters	Ocean, Bay Waters	Ocean, Bay Waters
21	Utilities/Institutional/ Vacant Land / Single-Family/ Office/Low-Density Multi Family Residential /Two-Family Duplexes	Single-Family/ Institutional	Commercial/ Institutional	Commercial/ Institutional/ Office	Single-Family/ Commercial
22	Low-Density Multi Family Residential / Vacant Land/ Utilities/Single-Family/Office	Single-Family	Inland Waters	Low-Density Multi-Family	Office
23	Single-Family/Two-Family Duplexes/ Low-Density Multi Family Residential/ Vacant Land/ Institutional	Commercial/ Vacant Unprotected/ High-Density Multi-Family	Communications, Utilities, Terminals	Commercial/ Communications, Utilities, Terminals	Commercial/ Institutional
24	Townhouses /Low-Density Multi Family Residential/ Institutional	Commercial/ Institutional/ Single-Family/ Industrial	Communications, Utilities, Terminals/ Vacant Unprotected	Single-Family/ Commercial	Institutional/ Industrial
25	Industrial/ Commercial/Two-Family Duplexes/ Utilities/Single-Family/Vacant Land	Commercial/ Institutional/ Industrial	Institutional/ Commercial	Single-Family/ Commercial	Streets, Expressway ROW
26	Commercial / Utilities/Industrial/ Commercial	Low-Density Multi-Family	Streets, Expressway R/W	Single-Family /Commercial	Industrial
27	Institutional/ Commercial /Vacant Land	High-Density Multi-Family	Commercial/ Vacant Unprotected	Commercial	High-Density Multi-Family/ Commercial
28	Commercial/Office	High-Density Multi-Family	Low-Density Multi-Family	Low-Density Multi-Family/ Commercial	Low-Density Multi-Family
29	Commercial/Vacant Land	High-Density Multi-Family/ Commercial/Office	High-Density Multi-Family /Commercial	Commercial	Commercial
30	Industrial	Industrial	Mobile Home Parks/Commercial	Commercial/Office Industrial	Industrial
31	Industrial	Mobile Home Parks/Institutional	Commercial /Industrial /Office	Industrial	Industrial/ Communications, Utilities, Terminals

Existing Land Uses Within and Adjacent to Parcels (continued)					
Parcel No.	Parcel Area	Adjacent to Parcels on the:			
		North	East	South	West
32	Vacant Land	Vacant, Government Owned/Single-Family	Communications, Utilities, Terminals	Vacant Unprotected	Vacant, Government Owned
33	Vacant Land/Inland Waters	Vacant, Government Owned	Vacant, Government Owned/Communications, Utilities, Terminals	Vacant, Government Owned/Single-Family/Industrial Extraction/Communications, Utilities, Terminals	Communications, Utilities, Terminals
34	Institutional/Single-Family/Two-Family Duplexes /Low-Density Multi Family Residential	Commercial/Single-Family/Institutional	Commercial	Single-Family/Institutional/Parks, Preserves, Conservation	Single-Family/Low-Density Multi-Family/Institutional
35	Vacant Land/Institutional/Low-Density Multi Family Residential	Parks, Preserves, Conservation	Parks, Preserves, Conservation	Office	Commercial/Institutional
36	Utilities	Communications, Utilities, Terminals	Communications, Utilities, Terminals	Communications, Utilities, Terminals	Communications, Utilities, Terminals/Parks, Preserves, Conservation
37	Parks	Communications, Utilities, Terminals	Parks, Preserves, Conservation	Vacant, Government Owned	Communications, Utilities, Terminals/Vacant, Government Owned
38	Agriculture	Parks, Preserves, Conservation/Ocean, Bay Waters	Parks, Preserves, Conservation	Parks, Preserves, Conservation/Institutional	Commercial
39	Institutional/Vacant Land /Commercial	Ocean, Bay Waters	Ocean, Bay Waters/Parks, Preserves, Conservation	Institutional/ Parks, Preserves, Conservation	Parks, Preserves, Conservation
40	Institutional	Commercial	Communications, Utilities, Terminals	Commercial	Commercial/Communications, Utilities, Terminals
41	Vacant Land	Single-Family/Low-Density Multi-Family	Ocean, Bay Waters	Ocean, Bay Waters	Commercial
42	Vacant Land/Commercial	Airports, Ports	Streets, Expressway ROW	Institutional	Commercial
43	Institutional	Institutional	Institutional	Institutional	Institutional
44	High-Density Multi Family Residential /Medium-Density Multi-Family Residential /Single-Family/Vacant Land /Low-Density Multi Family Residential/High-Density Multi Family Residential	Single-Family/Parks, Preserves, Conservation	Low-Density Multi-Family	Ocean, Bay Waters	Ocean, Bay Waters

Existing Land Uses Within and Adjacent to Parcels (continued)					
Parcel No.	Parcel Area	Adjacent to Parcels on the:			
		North	East	South	West
45	Vacant Land/ Commercial/ Institutional/Low-Density Multi Family Residential/ Two-Family Duplexes /Office	Single-Family/ Commercial/ Institutional/Office	Institutional	Ocean, Bay Waters	Ocean, Bay Waters/ Institutional
46	Institutional/High-Density Multi Family Residential/ Vacant Land	Ocean, Bay Waters	Parks, Preserves, Conservation	Single-Family /Low-Density Multi-Family	Single-Family/ Communications, Utilities, Terminals
47	High-Density Multi Family Residential/ Commercial	Low-Density Multi-Family	Low-Density Multi-Family/ Vacant Unprotected	Ocean, Bay Waters	Commercial
48	High-Density Multi Family Residential/ Medium-Density Multi-Family Residential	Ocean, Bay Waters	Low-Density Multi-Family/ High-Density Multi Family/Parks, Preserves, Conservation	Commercial/ Office/Institutional	Single-Family
49	Commercial/Vacant Land	Single-Family	Single-Family/ Low-Density Multi-Family	Single-Family/ Low-Density Multi-Family	Single-Family/ Low-Density Multi-Family
50	Vacant Land	Commercial/ Industrial	Commercial/ Industrial/ Townhouses	Single-Family/ Low-Density Multi-Family	Communications, Utilities, Terminals
51	Vacant Land	Communications, Utilities, Terminals/ Single-Family Low-Density Multi-Family	Parks, Preserves, Conservation	Single-Family/ Low-Density Multi-Family	Communications, Utilities, Terminals/ Airports, Ports
52	Vacant Land /Low-Density Multi Family Residential/ Commercial/ Office/Single-Family	Commercial/ Low-Density Multi-Family	Commercial/ Parks, Preserves, Conservation	Commercial	Streets, Expressway ROW
53	Low-Density Multi Family Residential/ Office/Commercial/ Low-Density Multi Family Residential/ Institutional	Office	Single-Family	Commercial	Single-Family
54	Institutional/ Industrial/ Commercial	Parks, Preserves, Conservation	Single-Family	Office/Institutional	Single-Family
55	Single-Family	Parks, Preserves, Conservation	Single-Family	Ocean, Bay Waters	Institutional/Parks, Preserves, Conservation
56	High-Density Multi Family Residential/ Medium-Density Multi-Family Residential	Single-Family/ Parks, Preserves, Conservation	Single-Family/ Low-Density Multi-Family	Ocean, Bay Waters	Single-Family

Existing Land Uses Within and Adjacent to Parcels (continued)					
Parcel No.	Parcel Area	Adjacent to Parcels on the:			
		North	East	South	West
57	Medium-Density Multi-Family Residential	Low-Density Multi-Family/ Two-Family Duplexes / Single-Family	Townhouses/Low-Density Multi-Family/ Transient-Residential (Hotels, Motels)	Low-Density Multi-Family/ Office	Institutional/ Low-Density Multi-Family
58	Commercial/Office/Single-Family/Low-Density Multi Family Residential/Vacant Land /Institutional	Single-Family	Commercial/ Vacant Unprotected	Vacant Unprotected/ Commercial/ Single-Family	Single-Family
59	Medium-Density Multi-Family Residential/Office	Single-Family	Commercial	Institutional/ Communications, Utilities, Terminals	Single-Family
60	High-Density Multi Family Residential/ Commercial/ Industrial /Office	Low-Density Multi-Family/ Two-Family Duplexes/Single-Family/Office/ Commercial/ Communications, Utilities, Terminals	Commercial/ Low-Density Multi-Family/ Communications, Utilities, Terminals/ Industrial	Commercial/ Office/ Institutional/ Industrial/ Communications, Utilities, Terminals	Institutional
61	Streets, Expressway R/W	Streets, Expressway ROW	Streets, Expressway ROW	Communications, Utilities, Terminals	Agriculture
62	Institutional	High-Density Multi-Family	High-Density Multi-Family/Parks, Preserves, Conservation	Commercial/ Institutional	Commercial/ Office/Low-Density Multi-Family
63	C-4 Basin	Vacant, Government Owned /Inland Waters	Vacant Unprotected/ Inland Waters	Vacant Unprotected/ Inland Waters/ Communications, Utilities, Terminals/ Vacant, Government Owned/Parks, Preserves, Conservation	Vacant, Government Owned /Vacant, Protected Privately Owned
64	Environmentally Protected Land/Parks	Townhouses/ Parks, Preserves, Conservation/ Inland Waters	Vacant Unprotected/ Single-Family	Single-Family/ Vacant Unprotected	Vacant Unprotected/ Inland Waters
65	Office/Commercial/ Single-Family	Office	Low-Density Multi-Family/ Parks, Preserves, Conservation	Single-Family	Single-Family/ Commercial
66	Office/Single-Family/Institutional/ Vacant Land	Vacant Unprotected/ Commercial	Single-Family	Single-Family	Commercial/ Low-Density Multi-Family
67	Single-Family/Vacant Land	Single-Family	Low-Density Multi-Family/ Office	Single-Family	Single-Family/ Parks, Preserves, Conservation/ Inland Waters
68	Vacant Land	Single-Family/ Inland Waters /Vacant Unprotected	Parks, Preserves, Conservation/ Inland Waters	Ocean, Bay Waters	Parks, Preserves, Conservation

Existing Land Uses Within and Adjacent to Parcels (continued)					
Parcel No.	Parcel Area	Adjacent to Parcels on the:			
		North	East	South	West
69	Vacant Land	Single-Family/ Vacant Unprotected	Vacant, Protected Privately Owned	Parks, Preserves, Conservation	Single-Family
70	Institutional	Institutional	Parks, Preserves, Conservation	Institutional	Single-Family
71	Vacant Land/ Utilities	Communications, Utilities, Terminals/ Vacant Unprotected	Townhouses/ Low-Density Multi- Family/ Parks, Preserves, Conservation	Parks, Preserves, Conservation	Parks, Preserves, Conservation
72	Parks	Townhouses/ Parks, Preserves, Conservation	Communications, Utilities, Terminals	Parks, Preserves, Conservation	Parks, Preserves, Conservation
73	Environmentally Protected Land	Parks, Preserves, Conservation/ Vacant Unprotected/ Low-Density Multi- Family	Inland Waters/ Vacant Unprotected	Airports, Ports	Parks, Preserves, Conservation
74	Environmentally Protected Land	Parks, Preserves, Conservation/ Single-Family	Single-Family/ Agriculture	Agriculture	Agriculture
75	Vacant Land	Vacant, Government Owned Land	Vacant, Government Owned Land/ Inland Waters/ Agriculture/ Single-Family/ Vacant Unprotected	Vacant, Government Owned Land/ Parks, Preserves, Conservation	Parks, Preserves, Conservation/ Vacant Government Owned/ Single- Family
76	Environmentally Protected Land	Single-Family	Parks, Preserves, Conservation	Single-Family	Single-Family
77	Environmentally Protected Land	Single-Family	Parks, Preserves, Conservation	Single-Family	Single-Family
78	Utilities	Vacant, Government Owned	Communications, Utilities, Terminals	Vacant Unprotected/ Agriculture	Inland Waters/ Agriculture
79	Utilities	Communications, Utilities, Terminals	Communications, Utilities, Terminals	Vacant, Protected Privately Owned	Communications, Utilities, Terminals
80	Vacant Land	Communications, Utilities, Terminals	Parks, Preserves, Conservation	Parks, Preserves, Conservation / Communications, Utilities, Terminals/Vacant, Protected Privately Owned	Communications, Utilities, Terminals
81	Parks	Agriculture	Agriculture	Vacant Unprotected	Single-Family
82	Environmentally Protected Land	Vacant Unprotected	Vacant Unprotected/ Vacant, Protected, Privately Owned	Vacant, Protected, Privately Owned	Vacant, Protected, Privately Owned/ Single-Family
83	Vacant Land/ Agriculture	Communications, Utilities, Terminals	Agriculture	Communications, Utilities, Terminals	Agriculture
84	Environmentally Protected Land	Single-Family/ Vacant Unprotected	Agriculture	Single- Family/Parks, Preserves, Conservation	Agriculture
85	Environmentally Protected Land	Agriculture	Parks, Preserves, Conservation/ Agriculture	Agriculture	Parks, Preserves, Conservation

Existing Land Uses Within and Adjacent to Parcels (continued)					
Parcel No.	Parcel Area	Adjacent to Parcels on the:			
		North	East	South	West
86	Environmentally Protected Land	Vacant, Protected, Privately Owned	Vacant, Protected, Privately Owned/ Single-Family/ Parks, Preserves, Conservation	Parks, Preserves, Conservation	Parks, Preserves, Conservation
87	Environmentally Protected Land	Agriculture/ Single-Family	Inland Waters	Parks, Preserves, Conservation/ Institutional	Single-Family/ Vacant Unprotected
88	Agriculture	Single-Family/ Agriculture/ Communications, Utilities, Terminals	Inland Waters/ Agriculture/ Single-Family/ Communications, Utilities, Terminals/ Vacant, Government Owned/ Vacant Unprotected	Communications, Utilities, Terminals/ Vacant, Government Owned/ Agriculture	Vacant, Government Owned/ Communications, Utilities, Terminals/ Vacant Unprotected/ Agriculture/ Single-Family
89	Vacant Land	Agriculture	Agriculture	Vacant, Government Owned /Inland Waters/ Agriculture	Agriculture
90	Vacant Land/Single-Family	Agriculture	Agriculture	Inland Waters/ Agriculture	Agriculture
91	Institutional	Agriculture	Agriculture	Agriculture	Agriculture
92	Vacant Land/ Agriculture	Agriculture/Inland Waters/Vacant, Government Owned	Industrial/ Agriculture	Agriculture	Agriculture/Inland Waters
93	Vacant Land	Single-Family	Fla. Turnpike	Fla. Turnpike Right-of-Way/ Agriculture	Institutional
94	Agriculture/Vacant Land	Inland Waters/ Agriculture	Streets, Roads, Expressways/ Vacant, Government Owned	Inland Waters/Vacant, Government Owned	Inland Waters/Vacant, Government Owned/ Agriculture
95	Agriculture/Vacant Land	Institutional	Inland Waters/Vacant, Government Owned/ Agriculture	Inland Waters/ Streets, Roads, Expressways	Commercial/ Agriculture/Vacant, Unprotected
96	Agriculture/ Commercial/ Office/Vacant Land/ Utilities	Single-Family/Low-Density Multi-Family/Vacant, Unprotected	Institutional/ Vacant, Unprotected/ Townhouses	Commercial/ Agriculture/Vacant, Unprotected/ Single-Family	Agriculture/ Commercial/ Vacant, Unprotected
97	Commercial /Low-Density Multi Family Residential/ Agriculture	Single-Family/Low-Density Multi-Family/ Agriculture/ Single-Family	Agriculture/ Commercial/ Vacant, Unprotected	Vacant, Unprotected/Low-Density Multi-Family/ Agriculture	Townhouses /Low-Density Multi-Family/ Agriculture
98	Commercial /Vacant Land/Two-Family Duplexes	Commercial/ Institutional/Single-Family	Streets, Roads, Expressways/ Vacant, Government Owned/ Commercial	Vacant, Unprotected/ Single-Family	Single-Family
99	Office/Low-Density Multi Family Residential/Vacant Land /Institutional	Two-Family Duplexes/Low-Density Multi-Family	Low-Density Multi-Family	Low-Density Multi-Family/Office	Low-Density Multi-Family/Office

Existing Land Uses Within and Adjacent to Parcels (continued)					
Parcel No.	Parcel Area	Adjacent to Parcels on the:			
		North	East	South	West
100	Institutional	Institutional	Institutional/ Commercial	Commercial/ Vacant, Unprotected	Commercial
101	Parks	Vacant, Government Owned	Commercial	Mobile Home Parks/Institutional	Inland Waters
102	Agriculture/ Commercial/Vacant Land	Low-Density Multi- Family/Inland Waters	Agriculture/Vacant Unprotected/Single- Family	Fla. Turnpike	Inland Waters/ Institutional/Low- Density Multi- Family/ Communications, Utilities, Terminals
103	Agriculture/Vacant Land	Fla. Turnpike/ Townhouses/ Vacant Unprotected	Institutional/ Townhouses	Vacant Unprotected/ Vacant, Protected, Privately Owned/ Inland Waters	Vacant Unprotected/ Agriculture
104	Commercial	Vacant Unprotected/Fla. Turnpike	Agriculture/Vacant Unprotected	Vacant Unprotected/ Vacant, Protected Privately Owned /Inland Waters	Commercial/ Vacant Unprotected
105	Environmentally Protected Land	Agriculture	Parks, Preserves, Conservation Areas	Agriculture/ Vacant, Unprotected/Single- Family	Single-Family
106	Environmentally Protected Land	Single- Family/Vacant, Protected, Privately Owned/Vacant, Government Owned	Agriculture	Single-Family/ Agriculture	Agriculture
107	Environmentally Protected Land	Communications, Utilities, Terminals	Agriculture	Agriculture	Agriculture
108	Environmentally Protected Land	Agriculture	Agriculture	Parks, Preserves, Conservation	Agriculture
109	Environmentally Protected Land	Vacant Unprotected	Agriculture	Agriculture	Agriculture
110	Agriculture	Parks, Preserves, Conservation	Agriculture/ Vacant Unprotected	Vacant, Protected, Private	Park, Preserves Conservation
111	Environmentally Protected Land	Parks, Preserves, Conservation Areas/ Vacant Government Owned	Vacant Government Owned	Vacant Government Owned	Vacant Unprotected
112	Parks/ Vacant Land	Institutional	Parks, Preserves, Conservation Areas	Agriculture/Parks, Preserves, Conservation Areas	Single-Family
113	Environmentally Protected Land	Single-Family	Single- Family/Vacant, Unprotected	Agriculture	Single-Family
114	Agriculture/Single- Family	Communications, Utilities, Terminals	Agriculture	Communications, Utilities, Terminals	Agriculture

Table 1-8
CDMP Land Use Plan Map Designations Within and Adjacent to Parcels

Parcel No.	Parcel Area	Adjacent to Parcel on the:			
		North	East	South	West
1	Medium Density Residential	Business and Office	Medium-High Density Residential/ Medium Density Residential	Medium-High Density Residential	Business and Office
2	Low-Medium Density Residential	Low-Medium Density Residential	Business and Office	Business and Office	Low-Medium Density Residential
3	Parks and Recreation	Parks and Recreation	Parks and Recreation	Parks and Recreation	Business and Office
4	Industrial and Office	Medium Density Residential	Industrial and Office	Medium-High Density Residential	Business and Office
5	Industrial and Office	Medium-High Density Residential/ Medium Density Residential	Water (Biscayne Bay)	Medium-High Density Residential	Industrial and Office
6	Medium-High Density Residential	Low Density Residential	Business and Office	Medium-High Density Residential	Medium-High Density Residential
7	Industrial and Office	Low-Medium Density Residential (Broward Co.)	Expressway (I-95)	Industrial and Office/Low Density Residential	Low Density Residential
8	Office/Residential and Business and Office	Low-Medium Density Residential	Low-Medium Density Residential	Low-Medium Density Residential	Low Density Residential
9	Business and Office	Business and Office	Business and Office	Business and Office	Business and Office
10	Parks and Recreation	Parks and Recreation	Environmentally Protected Parks and Parks and Recreation	Medium Density Residential	Medium Density Residential
11	Business and Office & Industrial and Office	Industrial and Office	Low Density Residential	Business and Office	Business and Office
12	Low Density Residential	Low Density Residential	Low Density Residential	Low Density Residential	Industrial and Office and Business and Office
13	Industrial and Office	Industrial and Office	Industrial and Office	Industrial and Office	Industrial and Office
14	Industrial and Office	Medium Density Residential	Business and Office	Industrial and Office	Industrial and Office
15	Industrial and Office	Industrial and Office	Business and Office	Industrial and Office	Industrial and Office
16	Industrial and Office	Industrial and Office	Medium Density Residential	Industrial and Office	Industrial and Office

CDMP Land Use Plan Map Designations Within and Adjacent to Parcels (continued)					
Parcel No.	Parcel Area	Adjacent to Parcel on the:			
		North	East	South	West
17	Estate Density Residential w/DI-1	Industrial and Office	Low-Medium Density Residential/ Business and Office	Business and Office/Estate Density Residential	Industrial and Office
18	Industrial and Office	Business and Office	Industrial and Office/Low-Medium Density Residential	Business and Office	Estate Density Residential
19	Low-Medium Density Residential	Low Density Residential	Institutional and Public Facility	Low Density Residential	Expressway (I-95)
20	Low Density Residential	Low Density Residential	Water (Intracoastal Waterway)	Water (Intracoastal Waterway)	Water (Intracoastal Waterway)
21	Business and Office	Business and Office	Business and Office	Business and Office	Office/ Residential
22	Business and Office	Business and Office and Low Density Residential	Business and Office and Medium-High Density Residential	Business and Office	Business and Office
23	Industrial and Office	Business and Office	Industrial and Office	Industrial and Office	Industrial and Office
24	Industrial and Office	Industrial and Office	Industrial and Office	Medium Density Residential	Industrial and Office
25	Industrial and Office	Medium-High Density Residential	Industrial and Office	Medium Density Residential	Industrial and Office
26	Industrial and Office	Business and Office	Industrial and Office	Business and Office	Industrial and Office
27	Medium Density Residential, Medium-High Density Residential and Industrial and Office	Medium-High Density Residential	Medium Density Residential	Industrial and Office	Industrial and Office
28	Medium Density Residential	Business and Office	Medium Density Residential	Industrial and Office	Industrial and Office
29	Low-Medium Density Residential	Industrial and Office	Industrial and Office	Industrial and Office	Industrial and Office
30	Low-Medium Density Residential	Low-Medium Density Residential and Industrial and Office	Low-Medium Density Residential and Business and Office	Industrial and Office and Restricted Industrial and Office	Industrial and Office
31	Low-Medium Density Residential	Low-Medium Density Residential and Industrial and Office	Restricted Industrial and Office	Restricted Industrial and Office	Restricted Industrial and Office

CDMP Land Use Plan Map Designations Within and Adjacent to Parcels (continued)					
Parcel No.	Parcel Area	Adjacent to Parcel on the:			
		North	East	South	West
32	Medium Density Residential	Industrial and Office	Industrial and Office	Industrial and Office and Business and Office	Industrial and Office
33	Open Land	Open Land	Open Land	Open Land	Open Land
34	Low Density Residential	Business and Office	Low Density Residential	Low Density Residential	Low Density Residential
35	Medium Density Residential	Parks and Recreation	Parks and Recreation	Business and Office	Low Density Residential/ Business and Office
36	Environmentally Protected Parks	Parks and Recreation	Environmentally Protected Parks and Institutional and Public Facility	Institutional and Public Facility and Environmentally Protected Parks	Environmentally Protected Parks
37	Environmentally Protected Parks	Environmentally Protected Parks	Water (Atlantic Ocean)	Parks and Recreation	Institutional and Public Facility/Parks and Recreation
38	Institutional and Public Facility	Water	Environmentally Protected Parks /Parks and Recreation	Parks and Recreation	Parks and Recreation
39	Parks and Recreation	Parks and Recreation	Institutional and Public Facility	Parks and Recreation	Parks and Recreation
40	Business and Office	Business and Office	Business and Office	Business and Office	Industrial and Office
41	Transportation Terminals	Business and Office	Water (Biscayne Bay)	Transportation Terminals	Business and Office
42	Parks and Recreation	Parks and Recreation	Parks and Recreation	Parks and Recreation	Water (Intracoastal Waterway)
43	Business and Office	Business and Office	Business and Office	Business and Office	Institutional and Public Facility
44	Industrial and Office	Medium Density Residential	Medium-High Density Residential	Water (Miami River)	Business and Office
45	Medium-High Density Residential and Institutional and Public Facility	Medium-High Density Residential and Institutional and Public Facility	Institutional and Public Facility	Water (Miami River) and Institutional and Public Facility	Medium-High Density Residential
46	Industrial and Office	Medium Density Residential	Industrial and Office	Low-Medium Density Residential	Industrial and Office
47	Industrial and Office	Medium Density Residential	Medium-High Density Residential	Water (Miami River)	Industrial and Office

CDMP Land Use Plan Map Designations Within and Adjacent to Parcels (continued)					
Parcel No.	Parcel Area	Adjacent to Parcel on the:			
		North	East	South	West
48	Business and Office	Water (Miami River)	Business and Office and Industrial and Office	Business and Office	Low-Medium Density Residential and Business and Office
49	Business and Office	Business and Office	Medium-High Density Residential	Medium-High Density Residential	Medium-High Density Residential and Business and Office
50	Business and Office and Industrial and Office	Industrial and Office	Industrial and Office	Parks and Recreation and Business and Office	Transportation Terminals
51	Business and Office	Transportation Terminals	Parks and Recreation	Business and Office	Transportation Terminals
52	Low Density Residential	Business and Office	Business and Office	Low Density Residential	Office/ Residential
53	Low Density Residential	Business and Office	Low Density Residential	Business and Office	Low Density Residential
54	Industrial and Office	Parks and Recreation	Low Density Residential and Business and Office	Industrial and Office	Low Density Residential and Business and Office
55	Institutional and Public Facility	Institutional and Public Facility	Low Density Residential	Water (Intracoastal Waterway)	Institutional and Public Facility
56	Low-Medium Density Residential	Low-Medium Density Residential	Institutional and Public Facility	Water (Intracoastal Waterway)	Low-Medium Density Residential
57	Business and Office	Medium Density Residential	Business and Office	Business and Office	Medium Density Residential
58	Low-Medium Density Residential	Low-Medium Density Residential	Business and Office	Low-Medium Density Residential	Business and Office
59	Low Density Residential	Low Density Residential	Business and Office	High Density Residential	Low-Medium Density Residential/ Parks and Recreation
60	Industrial and Office	Low-Medium Density Residential/ Low-Medium Density Residential	Business and Office	Business and Office/Low-Medium Density Residential	Low Density Residential
61	Industrial and Office	Open Land/ Transportation	Business and Office/ Expressways (Turnpike)	Expressways (SR 836)	Open Land

CDMP Land Use Plan Map Designations Within and Adjacent to Parcels (continued)					
Parcel No.	Parcel Area	Adjacent to Parcel on the:			
		North	East	South	West
62	Office/Residential	Low-Medium Density Residential	Low-Medium Density Residential	Business and Office	Medium Density Residential and Business and Office
63	Open Land	Open Land	Open Land	Low Density Residential and Business and Office	Environmental Protection
64	Low Density Residential	Low Density Residential	Low Density Residential	Low Density Residential	Low Density Residential
65	Low Density Residential	Business and Office	Medium Density Residential	Low Density Residential	Low Density Residential
66	Business and Office and Medium Density Residential	Business and Office	Medium Density Residential and Business and Office	Medium Density Residential	Medium Density Residential and Business and Office
67	Office/Residential	Low Density Residential	Office/Residential	Office/Residential and Low Density Residential	Low Density Residential
68	Environmentally Protected Parks	Estate Density Residential	Environmentally Protected Parks	Environmentally Protected Parks	Environmentally Protected Parks & Estate Density Residential
69	Estate Density Residential	Estate Density Residential	Environmentally Protected Parks	Environmentally Protected Parks	Estate Density Residential
70	Estate Density Residential	Institutional and Public Facility	Estate Density Residential	Estate Density Residential	Estate Density Residential
71	Parks and Recreation	Institutional and Public Facility	Low-Medium Density Residential/ Medium Density Residential	Parks and Recreation	Parks and Recreation
72	Institutional and Public Facility	Low-Medium Density Residential	Institutional and Public Facility	Parks and Recreation	Parks and Recreation
73	Industrial and Office and Office/Residential	Office/Residential and Environmentally Protected Parks	Office/Residential and Business and Office	Transportation Terminals	Environmentally Protected Parks
74	Industrial and Office	Low-Medium Density Residential	Low Density Residential/ Industrial and Office	Agriculture	Agriculture
75	Open Land	Environmentally Protected Parks	Open Land	Environmentally Protected Parks/Agriculture	Environmentally Protected Parks
76	Estate Density Residential	Estate Density Residential	Environmentally Protected Parks	Estate Density Residential	Estate Density Residential
77	Estate Density Residential	Estate Density Residential	Environmentally Protected Parks	Estate Density Residential	Estate Density Residential

CDMP Land Use Plan Map Designations Within and Adjacent to Parcels (continued)					
Parcel No.	Parcel Area	Adjacent to Parcel on the:			
		North	East	South	West
78	Agriculture	Low Density Residential	Institutional and Public Facility	Agriculture	Agriculture
79	Open Land and Environmental Protection	Institutional and Public Facility	Open Land	Open Land	Agriculture
80	Open Land	Institutional and Public Facility	Environmental Protection	Open Land/ Environmental Protection	Open Land
81	Institutional and Public Facility	Low Density Residential	Low Density Residential, Agriculture, and Business and Office	Institutional and Public Facility	Low Density Residential, Business and Office, and Institutional and Public Facility
82	Medium Density Residential	Business and Office	Medium Density Residential	Medium Density Residential	Medium Density Residential
83	Estate Density Residential	Estate Density Residential	Low Density Residential	Estate Density Residential	Estate Density Residential
84	Parks and Recreation	Agriculture	Agriculture	Parks and Recreation	Agriculture
85	Agriculture	Environmentally Protected Parks	Environmentally Protected Parks	Agriculture	Environmentally Protected Parks
86	Agriculture	Agriculture and Environmentally Protected Parks	Agriculture and Environmentally Protected Parks	Agriculture	Environmentally Protected Parks
87	Estate Density Residential	Estate Density Residential	Estate Density Residential	Estate Density Residential	Agriculture
88	Agriculture	Open Land and Environmentally Protected Parks	Agriculture	Environmentally Protected Parks	Environmentally Protected Parks
89	Industrial and Office	Low Density Residential	Agriculture	Industrial and Office	Industrial and Office
90	Industrial and Office	Low Density Residential	Industrial and Office	Industrial and Office	Low-Medium Density Residential
91	Low Density Residential	Low Density Residential	Low Density Residential	Industrial and Office	Low-Medium Density Residential
92	Industrial and Office	Industrial and Office	Agriculture	Industrial and Office	Low Density Residential and Industrial and Office
93	Low Density Residential	Low Density Residential	Low Density Residential	Business and Office	Low Density Residential
94	Low Density Residential and Office/Residential	Office/ Residential	Low Density Residential and Low-Medium Density Residential	Low Density Residential	Low Density Residential
95	Low-Medium Density Residential	Office/ Residential	Low Density Residential	Low Density Residential	Low Density Residential

CDMP Land Use Plan Map Designations Within and Adjacent to Parcels (continued)					
Parcel No.	Parcel Area	Adjacent to Parcel on the:			
		North	East	South	West
96	Low Density Residential and Office/Residential	Office/Residential	Office/Residential	Low Density Residential and Office/Residential	Office/Residential
97	Low-Medium Density Residential and Office/Residential	Business and Office and Parks and Recreation			
98	Low Density Residential	Business and Office and Low Density Residential	Business and Office	Business and Office	Low Density Residential
99	Low-Medium Density Residential	Low-Medium Density Residential	Low-Medium Density Residential	Business and Office	Business and Office
100	Business and Office	Business and Office	Business and Office	Business and Office	Business and Office
101	Business, and Office	Business and Office	Business and Office	Low-Medium Density Residential	Parks and Recreation
102	Low-Medium Density Residential	Business and Office and Low-Medium Density Residential	Low-Medium Density Residential	Low-Medium Density Residential	Business and Office and Low-Medium Density Residential
103	Low-Medium Density Residential and Low Density Residential	Low-Medium Density Residential and Low Density Residential	Low-Medium Density Residential and Low Density Residential	Low Density Residential and Low-Medium Density Residential	Low-Medium Density Residential
104	Low-Medium Density Residential	Low-Medium Density Residential	Low-Medium Density Residential	Industrial and Office	Business and Office
105	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
106	Estate Density Residential	Estate Density Residential	Low Density Residential	Estate Density Residential	Estate Density Residential
107	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
108	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
109	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
110	Agriculture	Environmentally Protected Parks	Agriculture	Environmental Protection	Environmentally Protected Parks
111	Agriculture	Agriculture and Environmentally Protected Parks	Environmental Protection	Environmental Protection	Agriculture
112	Institutional and Public Facility	Parks and Recreation and Institutional and Public Facility	Parks and Recreation	Low Density Residential and Parks and Recreation	Industrial and Office
113	Low Density Residential	Low Density Residential	Low Density Residential	Agriculture	Low Density Residential
114	Agriculture	Low Density Residential	Agriculture	Agriculture	Agriculture



Parcel No.	Parcel General Location	Requested Category Change		Acres
		From:	To:	
1	Aventura: North and South sides of NE 213 Street East of NE 30 Court	Medium Density Residential	Business and Office	23
2	Aventura: SE corner of NE 213 Street and NE 27 Court	Low-Medium Density Residential	Business and Office	14

 14 PARCEL BOUNDARY AND NUMBER

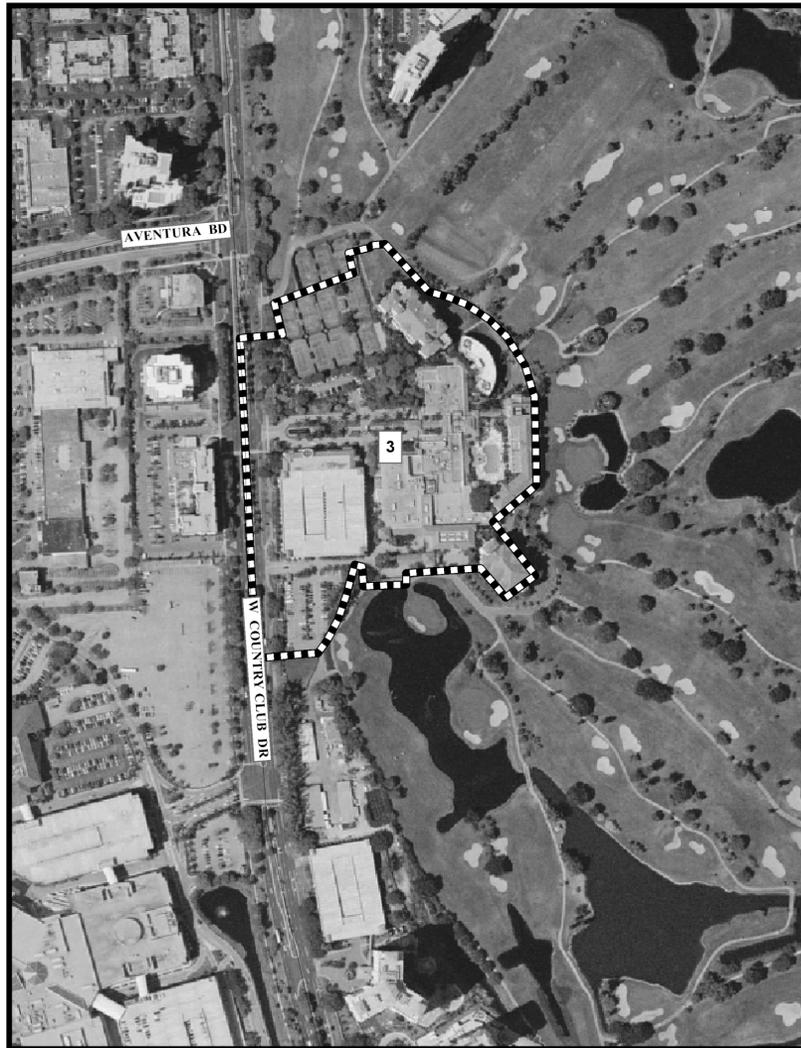
Figure 2
PROPOSED LAND USE PLAN MAP CHANGES



AERIAL
NOT TO SCALE

DEPARTMENT OF
PLANNING AND ZONING





Parcel No.	Parcel General Location	Requested Category Change		Acres
		From:	To:	
3	Aventura: East side of Country Club Drive West, south of Aventura Blvd.	Parks and Recreation	Business and Office	17

 14 PARCEL BOUNDARY AND NUMBER

Figure 3
PROPOSED LAND USE PLAN MAP CHANGES

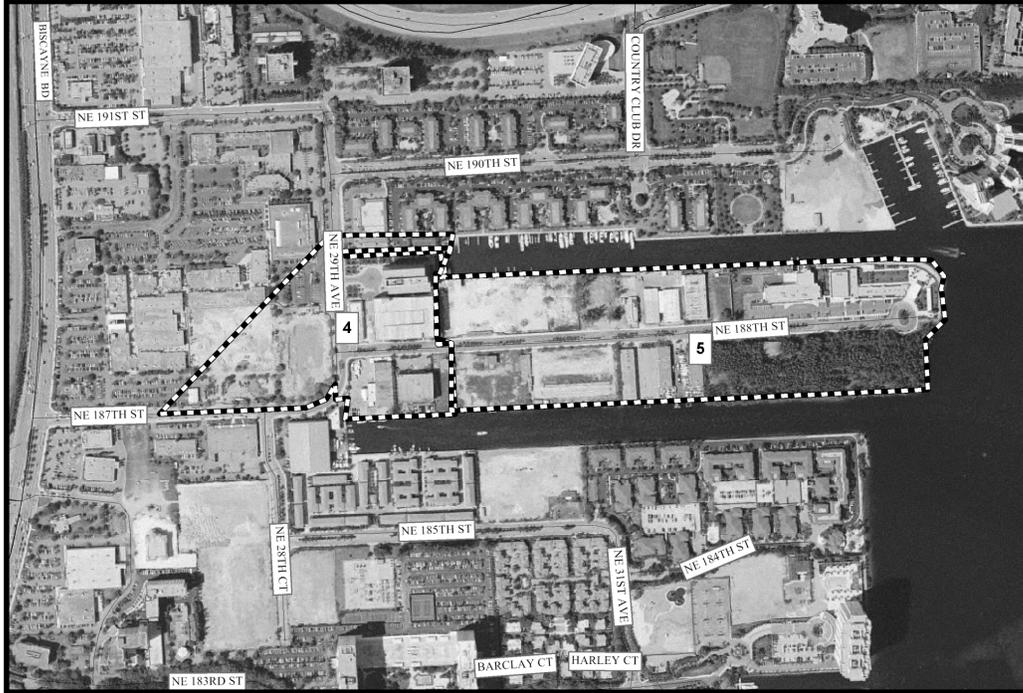


AERIAL
NOT TO SCALE

DEPARTMENT OF
PLANNING AND ZONING



METROPLAN/EAR BASED MAPS\IN REC\IN REC.PNG\APP.3\05



Parcel No.	Parcel General Location	Requested Category Change		Acres
		From:	To:	
4	Aventura: North of NE 187 Street, East and West of NE 29 Avenue	Industrial and Office	Business and Office	15
5	Aventura: North and South sides of NE 188 Street, East of NE 30 Avenue	Industrial and Office	Medium Density Residential and Business and Office	32

 14 PARCEL BOUNDARY AND NUMBER

Figure 4
PROPOSED LAND USE PLAN MAP CHANGES



AERIAL
NOT TO SCALE

DEPARTMENT OF
PLANNING AND ZONING





Parcel No.	Parcel General Location	Requested Category Change		Acres
		From:	To:	
6	Sunny Isles Beach: NW corner of Ocean Blvd. and NE 193 Street	Medium-High Density Residential	Low Density Residential	18

 14 PARCEL BOUNDARY AND NUMBER

Figure 5
PROPOSED LAND USE PLAN MAP CHANGES



AERIAL
NOT TO SCALE

DEPARTMENT OF
PLANNING AND ZONING





Parcel No.	Parcel General Location	Requested Category Change		Acres
		From:	To:	
7	West of I-95, between NE 215 Street and NE 207 Street	Industrial and Office	Parks and Recreation	94

 14 PARCEL BOUNDARY AND NUMBER

Figure 6
PROPOSED LAND USE PLAN MAP CHANGES

 **AERIAL NOT TO SCALE**
DEPARTMENT OF PLANNING AND ZONING



METROPOLITAN/EAR BASED MAPS\IN REC\IN REC.PNG\APP.3\05



Parcel No.	Parcel General Location	Requested Category Change		Acres
		From:	To:	
8	Miami Gardens: SE Corner of NW 199 Street and NW 32 Avenue	Office and Residential and Business and Office	Parks and Recreation	29

 14 PARCEL BOUNDARY AND NUMBER

Figure 7

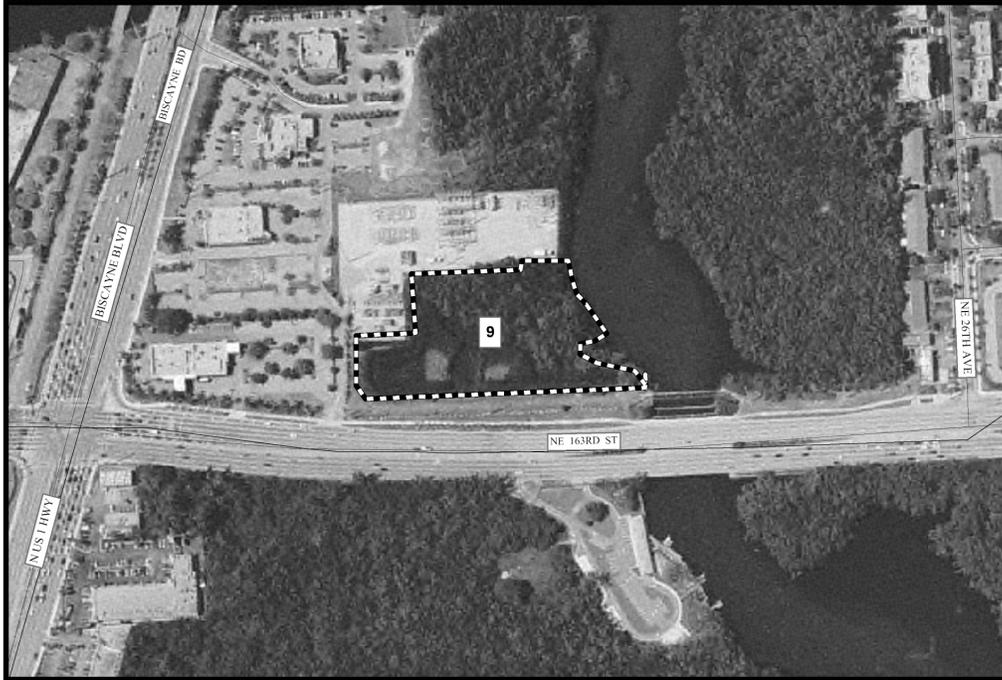
PROPOSED LAND USE PLAN MAP CHANGES



**AERIAL
NOT TO SCALE**

**DEPARTMENT OF
PLANNING AND ZONING**





Parcel No.	Parcel General Location	Requested Category Change		Acres
		From:	To:	
9	North Miami Beach: North side of Sunny Isles Blvd west of Oleta River	Business and Office	Environmentally Protected Parks	3

 14 PARCEL BOUNDARY AND NUMBER

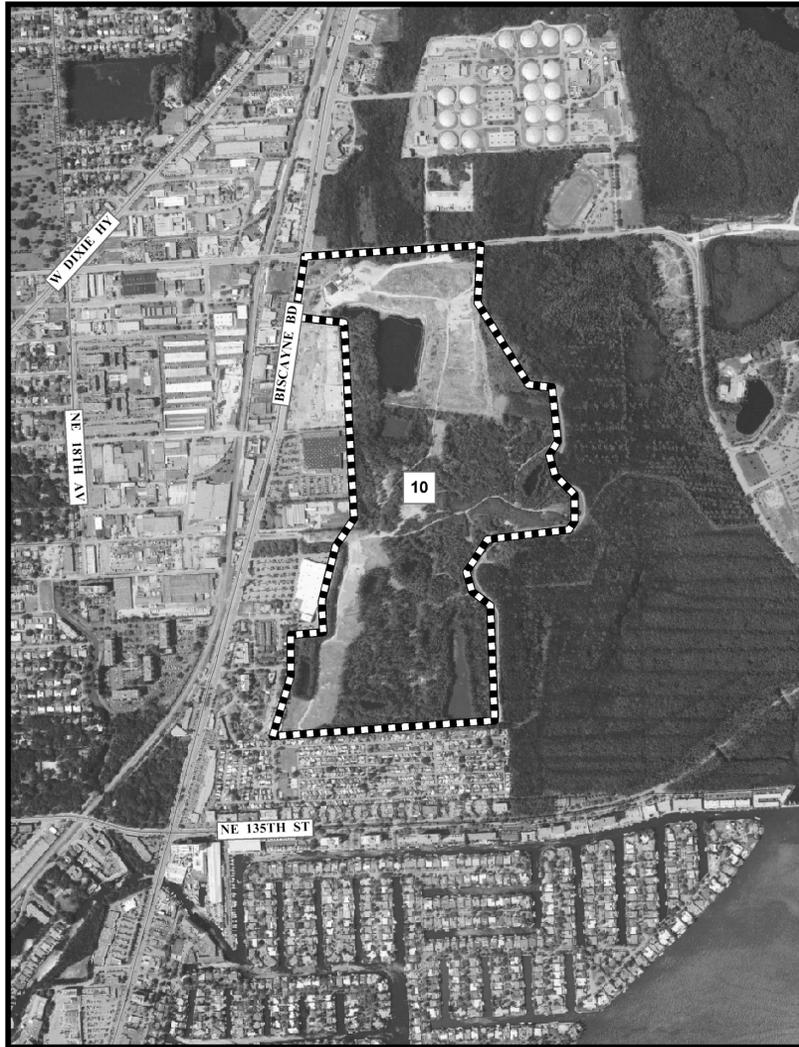
Figure 8
PROPOSED LAND USE PLAN MAP CHANGES



AERIAL
NOT TO SCALE

DEPARTMENT OF
PLANNING AND ZONING





Parcel No.	Parcel General Location	Requested Category Change		Acres
		From:	To:	
10	North Miami: SE Corner of NE 151 Street and Biscayne Blvd.	Parks and Recreation	Medium Density Residential / Metro. Ctr.	188

 14 PARCEL BOUNDARY AND NUMBER

Figure 9
PROPOSED LAND USE PLAN MAP CHANGES



AERIAL
NOT TO SCALE

DEPARTMENT OF
PLANNING AND ZONING





Parcel No.	Parcel General Location	Requested Category Change		Acres
		From:	To:	
11	Opa-Locka: NE corner of NW 22 Avenue and NW 139 Street	Industrial and Office	Medium Density Residential	10
12	Opa-Locka: NW corner of NW 17 Avenue and Opa-Locka Blvd	Low Density Residential	Industrial and Office	10

 14 PARCEL BOUNDARY AND NUMBER

Figure 10
PROPOSED LAND USE PLAN MAP CHANGES



AERIAL
NOT TO SCALE

DEPARTMENT OF
PLANNING AND ZONING





Parcel No.	Parcel General Location	Requested Category Change		Acres
		From:	To:	
13	Opa-Locka: SW corner of NW 32 Avenue and SW 132 Street	Industrial and Office	Office /Residential	11

 14 PARCEL BOUNDARY AND NUMBER

Figure 11
PROPOSED LAND USE PLAN MAP CHANGES

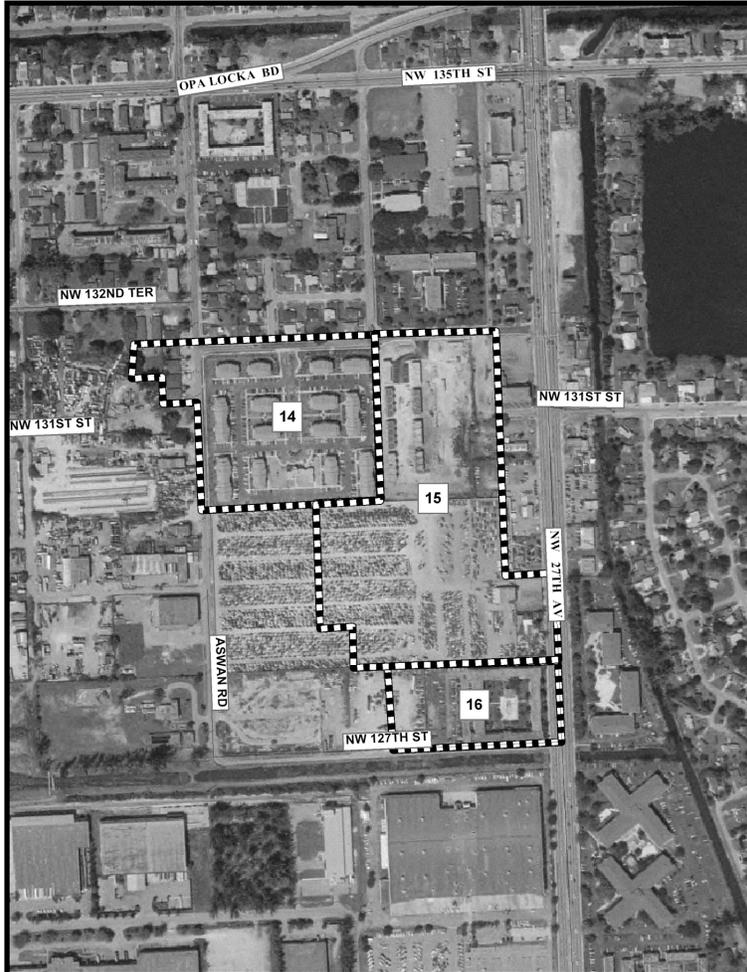


AERIAL
 NOT TO SCALE

DEPARTMENT OF
 PLANNING AND ZONING



METROPLAN2\EAR BASED MAPS\IN REC\1\N REC.PNG\APP.305



Parcel No.	Parcel General Location	Requested Category Change		Acres
		From:	To:	
14	Opa-Locka: SW corner of NW 28 Avenue and NW 132 Street	Industrial and Office	Medium Density Residential	11
15	Opa-Locka: SW corner of NW 27 Avenue and NW 132 Street	Industrial and Office	Business and Office	18
16	Opa-Locka: NW corner of NW 27 Avenue and NW 127 Street	Industrial and Office	Medium Density Residential	5

 14 PARCEL BOUNDARY AND NUMBER

Figure 12
PROPOSED LAND USE PLAN MAP CHANGES



AERIAL
NOT TO SCALE

DEPARTMENT OF
PLANNING AND ZONING





Parcel No.	Parcel General Location	Requested Category Change		Acres
		From:	To:	
17	Hialeah: NE Corner of NW 102 Avenue and NW 138 Street	Estate Density Residential w/ DI-1	Business and Office	72
18	Hialeah: NE Corner of NW 97 Avenue and West 80 Street	Industrial and Office	Medium Density Residential	10

 14 PARCEL BOUNDARY AND NUMBER

Figure 13

PROPOSED LAND USE PLAN MAP CHANGES

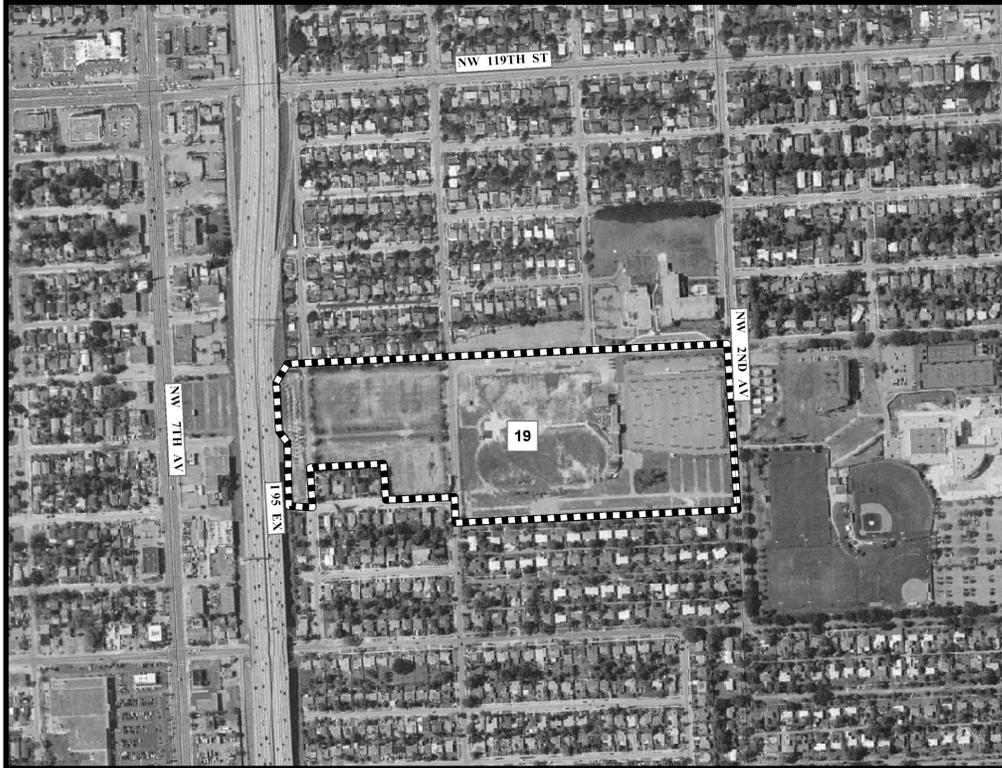


AERIAL
NOT TO SCALE

DEPARTMENT OF
PLANNING AND ZONING



METROPLAN2\EAR BASED MAPS\IN REC\IN REC.PNG\APP3\05



Parcel No.	Parcel General Location	Requested Category Change		Acres
		From:	To:	
19	Miami Shores: South side of NW 115 Street between NW 2 Avenue and I-95	Low-Medium Density Residential	Institutional and Public Facility	34

 14 PARCEL BOUNDARY AND NUMBER

Figure 14
PROPOSED LAND USE PLAN MAP CHANGES

 AERIAL
NOT TO SCALE

**DEPARTMENT OF
PLANNING AND ZONING**



METROPLAN2/EAR BASED MAPS\IN REC\IN REC.PNG\APP.3\05



Parcel No.	Parcel General Location	Requested Category Change		Acres
		From:	To:	
20	Miami Beach: South side of West 63 Street West between Inter Coastal Waterway	Low Density Residential	Medium Density Residential	9

 14 PARCEL BOUNDARY AND NUMBER

Figure 15
PROPOSED LAND USE PLAN MAP CHANGES

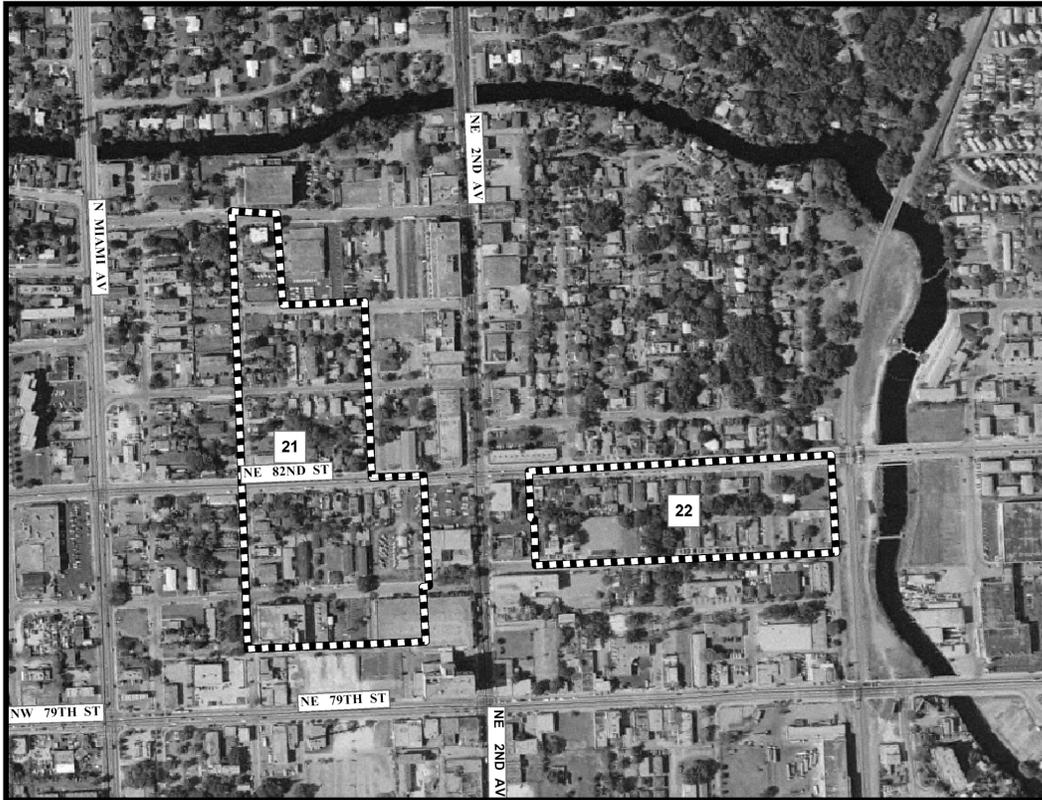


AERIAL
NOT TO SCALE

DEPARTMENT OF
PLANNING AND ZONING



METROPLAN2/EAR BASED MAPS\IN REC\IN REC PNG\APP3\05



Parcel No.	Parcel General Location	Requested Category Change		Acres
		From:	To:	
21	Miami: NE corner of NE 80 Street and NE 1 Avenue	Business and Office	Office/Residential	17
22	Miami: NW corner NE 4 Avenue and NE 80 Terrace	Business and Office	Office / Residential	8

 14 PARCEL BOUNDARY AND NUMBER

Figure 16
PROPOSED LAND USE PLAN MAP CHANGES

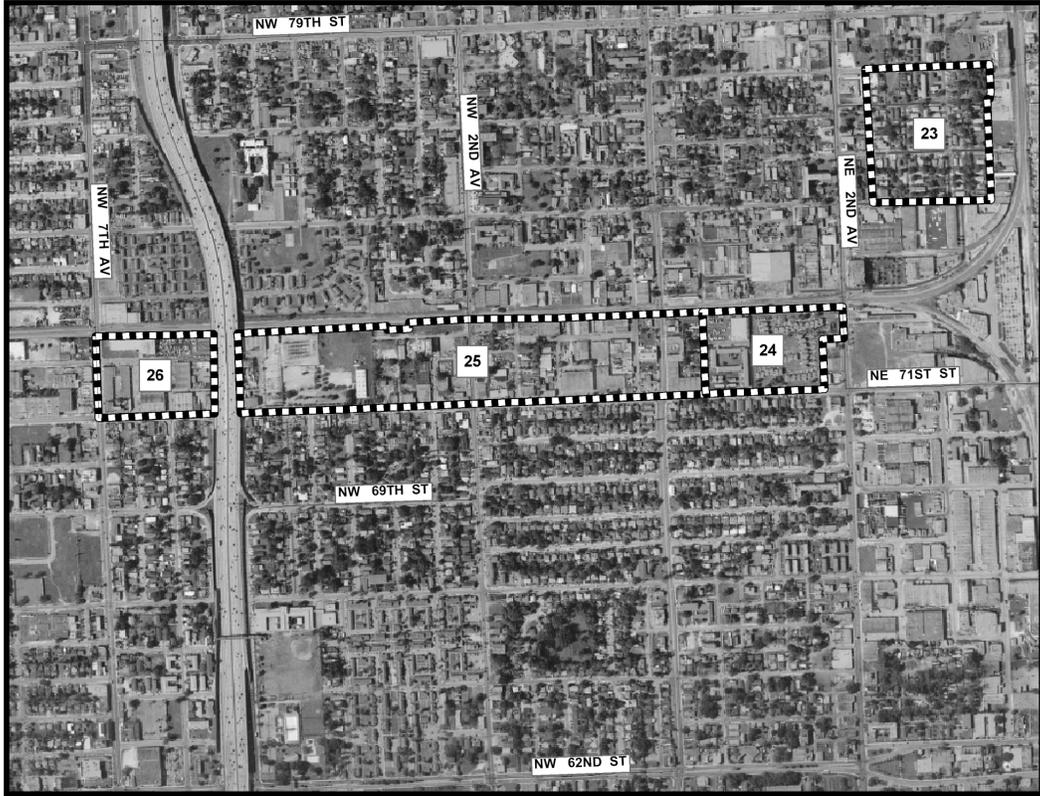


AERIAL
NOT TO SCALE

DEPARTMENT OF
PLANNING AND ZONING



METROPLAN2\EAR BASED MAPS\IN REC\FIG\APP\3\05



Parcel No.	Parcel General Location	Requested Category Change		Acres
		From:	To:	
23	Miami: Between NE 75 Street and NE 78 Street, Between NE 2 Court and NE 3 Place	Industrial and Office	Medium Density Residential	19
24	Miami: NE Miami Court to NE 2 Avenue, Between 71 Street and 72 Street	Industrial and Office	Medium Density Residential	12
25	Miami: Between I-95 and NE Miami Court, Between 71 Street and 72 Street	Industrial and Office	Business and Office	45
26	Miami: Between NW 7 Avenue and I-95, Between NW 71 Street and NW 72 Street	Industrial and Office	Business and Office	11

 14 PARCEL BOUNDARY AND NUMBER

Figure 17
PROPOSED LAND USE PLAN MAP CHANGES



AERIAL
NOT TO SCALE

DEPARTMENT OF
PLANNING AND ZONING



METROPLAN2\EAR BASED MAPS\IN REC\IN REC.PNG\APP.3\05



Parcel No.	Parcel General Location	Requested Category Change		Acres
		From:	To:	
27	Hialeah: NE Corner West 20 Avenue and West 41 Street	Medium Density Residential, Medium-High Density Residential and Industrial and Office	Business and Office	12

 14 PARCEL BOUNDARY AND NUMBER

Figure 18
PROPOSED LAND USE PLAN MAP CHANGES



AERIAL
NOT TO SCALE

DEPARTMENT OF
PLANNING AND ZONING





Parcel No.	Parcel General Location	Requested Category Change		Acres
		From:	To:	
28	Hialeah: East and West side of West 16 Avenue from West 41 Street to 42 Street	Medium Density Residential	Business and Office	6
29	Hialeah: SW corner of West 16 Avenue and West 37 Street	Low-Medium Density Residential	Business and Office	20

 14 PARCEL BOUNDARY AND NUMBER

Figure 19
PROPOSED LAND USE PLAN MAP CHANGES



AERIAL
NOT TO SCALE

DEPARTMENT OF
PLANNING AND ZONING



METROPLAN\ZEAR BASED MAPS\IN REC\IN REC.PNG\APP.305



Parcel No.	Parcel General Location	Requested Category Change		Acres
		From:	To:	
30	Medley: Between NW 74 Avenue and NW South River Drive North of NW 78 Terrace	Low-Medium Density Residential	Industrial and Office and Restricted Industrial and Office	25
31	Medley: NE Corner of NW 74 Street and NW 69 Avenue	Low-Medium Density Residential	Industrial and Office	16

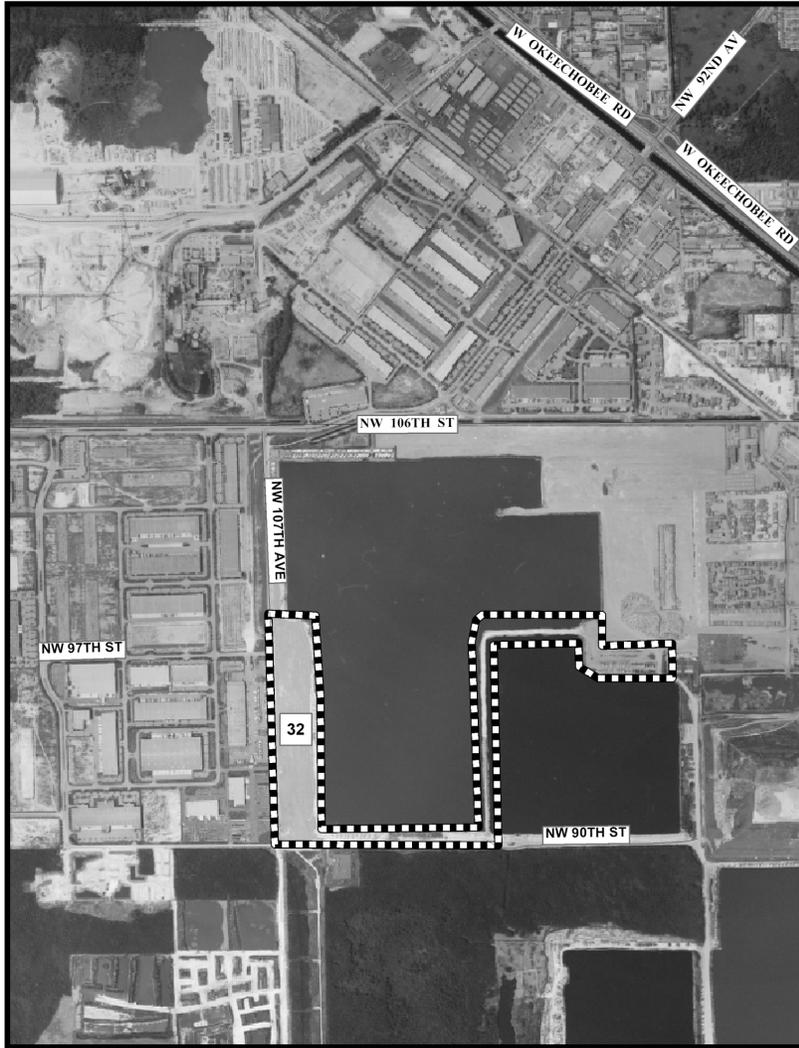
 14 PARCEL BOUNDARY AND NUMBER

Figure 20
PROPOSED LAND USE PLAN MAP CHANGES

 **AERIAL**
NOT TO SCALE

DEPARTMENT OF
PLANNING AND ZONING





Parcel No.	Parcel General Location	Requested Category Change		Acres
		From:	To:	
32	Medley: Northeast corner of NW 107 Avenue and NW 90 Street	Medium Density Residential	Industrial and Office	88

 14 PARCEL BOUNDARY AND NUMBER

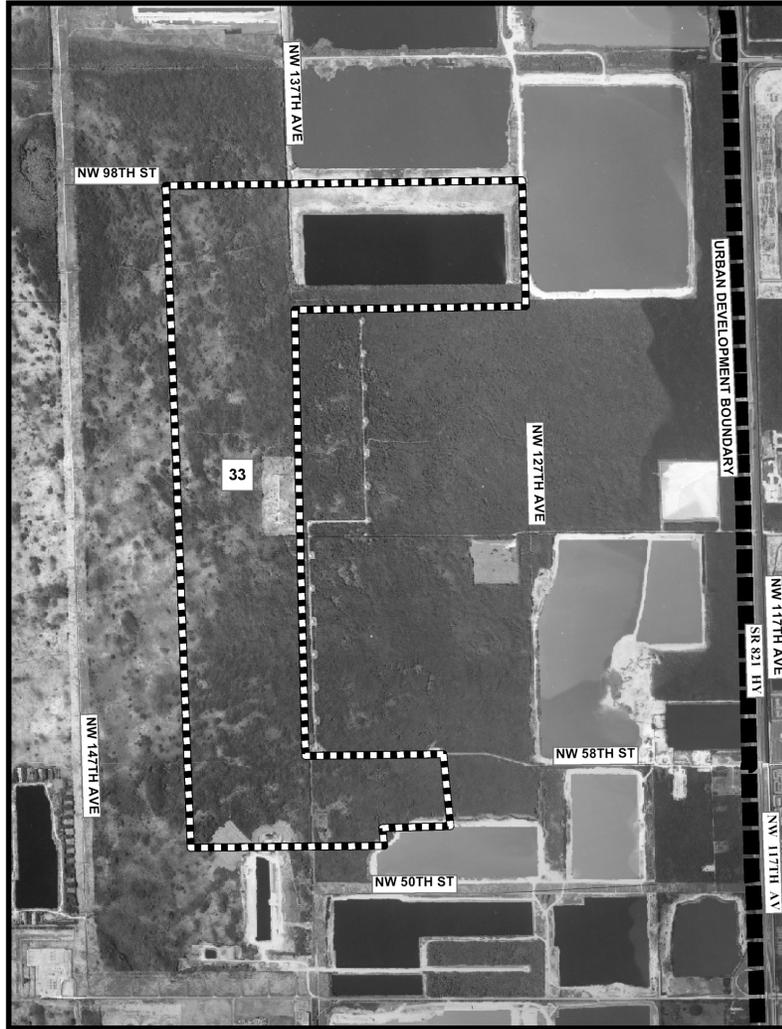
Figure 21
PROPOSED LAND USE PLAN MAP CHANGES



AERIAL
NOT TO SCALE

DEPARTMENT OF
PLANNING AND ZONING





Parcel No.	Parcel General Location	Requested Category Change		Acres
		From:	To:	
33	Only the Boundary changes, extending west to NW 142 Avenue, north to NW 100 Street, and south to theo. NW 52 Street.	Open Land	Open land with an Institutional and Public Facility border delineating boundary expansion of Wellfield	1431

 14 PARCEL BOUNDARY AND NUMBER

Figure 22
PROPOSED LAND USE PLAN MAP CHANGES



AERIAL
NOT TO SCALE

DEPARTMENT OF
PLANNING AND ZONING





Parcel No.	Parcel General Location	Requested Category Change		Acres
		From:	To:	
34	Miami Springs: East and West side of Curtiss Parkway south of the circle	Low Density Residential	Low-Medium Density Residential	23
35	Miami Springs: NE Corner of Curtiss Parkway and NW 38 Street	Medium Density Residential	Business and Office	15

 14 PARCEL BOUNDARY AND NUMBER

Figure 23
PROPOSED LAND USE PLAN MAP CHANGES



AERIAL
NOT TO SCALE

DEPARTMENT OF
PLANNING AND ZONING



METROPLAN/EAR BASED MAPS\IN REC\VIN REC.PNG\APP.3\05



Parcel No.	Parcel General Location	Requested Category Change		Acres
		From:	To:	
36	Miami: North side of Virginia Key: Waste Water Treatment Plant	Environmentally Protected Park	Institutional and Public Facility	29
37	Miami: Southeast of Virginia Key Treatment Plant	Environmentally Protected Park	Parks and Recreation	31

 14 PARCEL BOUNDARY AND NUMBER

Figure 24

PROPOSED LAND USE PLAN MAP CHANGES



**AERIAL
NOT TO SCALE**

**DEPARTMENT OF
PLANNING AND ZONING**



METROPLAN2\YEAR BASED MAPS\IN REC\IN REC.PNG\APP.305



Parcel No.	Parcel General Location	Requested Category Change		Acres
		From:	To:	
38	Miami: North side of entrance road into Virginia Key Park	Institutional and Public Facility	Environmentally Protected Park	11
39	Miami: NE of Rickenbacker Causeway and Virginia Key Road	Parks and Recreation	Business and Office	64

 14 PARCEL BOUNDARY AND NUMBER

Figure 25
PROPOSED LAND USE PLAN MAP CHANGES



AERIAL
NOT TO SCALE

DEPARTMENT OF
PLANNING AND ZONING





Parcel No.	Parcel General Location	Requested Category Change		Acres
		From:	To:	
40	Miami: SE Corner of Biscayne Blvd. and NE 14 Street	Business and Office	Institutional and Public Facility	8
41	Miami: NE Corner of NE 9 Street and Biscayne Blvd. (North Bay Front Park)	Transportation Terminals	Institutional and Public Facility	35

 14 PARCEL BOUNDARY AND NUMBER

Figure 26
PROPOSED LAND USE PLAN MAP CHANGES



AERIAL
NOT TO SCALE

DEPARTMENT OF
PLANNING AND ZONING





Parcel No.	Parcel General Location	Requested Category Change		Acres
		From:	To:	
42	Miami: NW Corner of Watson Island	Parks and Recreation	Business and Office	7

 14 PARCEL BOUNDARY AND NUMBER

Figure 27
PROPOSED LAND USE PLAN MAP CHANGES



AERIAL
NOT TO SCALE

DEPARTMENT OF
PLANNING AND ZONING



METROPLAN2\EAR BASED MAPS\IN REC\IN REC.PNG\APP.3\05



Parcel No.	Parcel General Location	Requested Category Change		Acres
		From:	To:	
43	Miami: Between NW 1 Avenue and NE 2 Avenue, Between NW 3 Street and NW 5 Street	Business and Office	Institutional and Public Facility	29

 14 PARCEL BOUNDARY AND NUMBER

Figure 28
PROPOSED LAND USE PLAN MAP CHANGES

 **AERIAL**
NOT TO SCALE

DEPARTMENT OF
PLANNING AND ZONING



METROPLAN2\EAR BASED MAPS\IN REC\1N REC.PNG\APP.3\05



Parcel No.	Parcel General Location	Requested Category Change		Acres
		From:	To:	
44	Miami: North side of Miami River between NW 22 Avenue to NW 26 Avenue	Industrial and Office	Medium Density Residential	16

 14 PARCEL BOUNDARY AND NUMBER

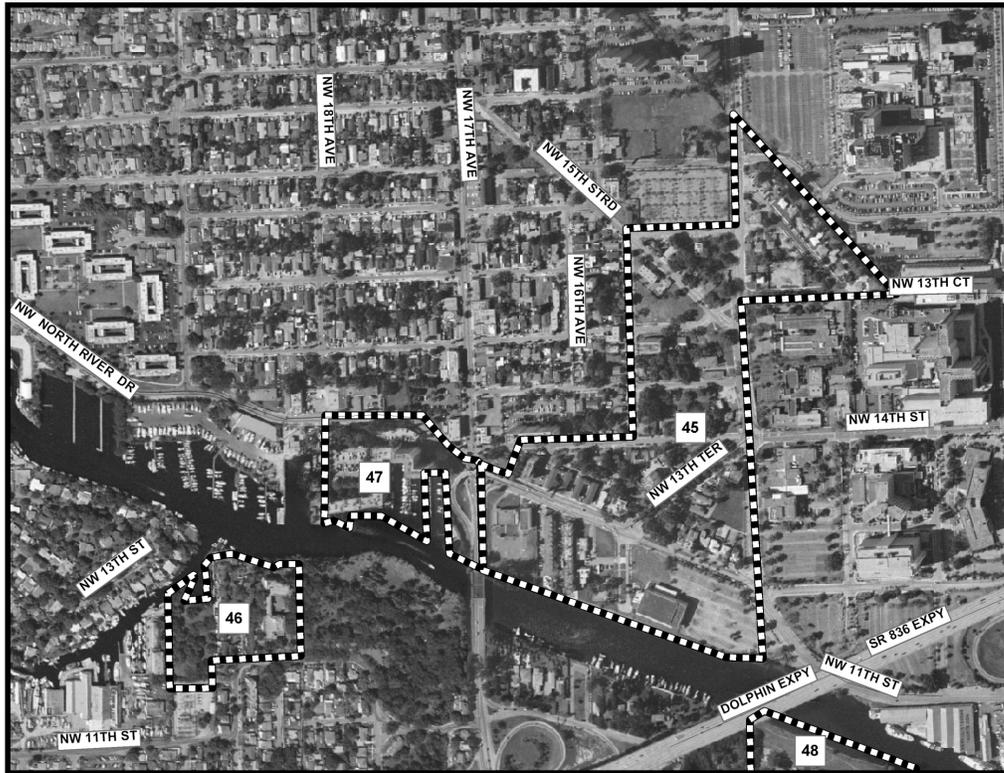
Figure 29
PROPOSED LAND USE PLAN MAP CHANGES



AERIAL
NOT TO SCALE

DEPARTMENT OF
PLANNING AND ZONING





Parcel No.	Parcel General Location	Requested Category Change		Acres
		From:	To:	
45	Miami: From Miami River to NW 16 Street between NW 13 Avenue and NW 17 Avenue	Medium-High Density Residential and Institutional and Public Facility	Office/Residential	47
46	Miami: Between Miami River and NW South River Drive between NW 18 Court and NW 19 Court	Industrial and Office	Medium-High Density Residential	7
47	Miami: SE Corner of NW North River Drive and NW 18 Avenue	Industrial and Office	Medium-High Density Residential	8

 14 PARCEL BOUNDARY AND NUMBER

Figure 30
PROPOSED LAND USE PLAN MAP CHANGES

 **AERIAL**
NOT TO SCALE

DEPARTMENT OF
PLANNING AND ZONING



METROPLAN2/EAR BASED MAPS\IN REC\1\IN REC.PNG\APP.3\05



Parcel No.	Parcel General Location	Requested Category Change		Acres
		From:	To:	
48	Miami: NW Corner of NW 7 Street and NW 13 th Avenue	Business and Office	Medium-High Density Residential	20
49	Miami: SE Corner of NW 7 Street and NW 17 Avenue (Orange Bowl)	Business and Office	Institutional and Public Facility	47

 14 PARCEL BOUNDARY AND NUMBER

Figure 31
PROPOSED LAND USE PLAN MAP CHANGES

 **AERIAL**
NOT TO SCALE

DEPARTMENT OF
PLANNING AND ZONING



METROPLAN/EAR BASED MAP/SIN REC./IN REC. PNG/APP/3/05



Parcel No.	Parcel General Location	Requested Category Change		Acres
		From:	To:	
50	Area bounded by NW 21 Street, NW 37 Avenue, NW 25th Street and NW 42 Avenue	Business and Office and Industrial and Office	Transportation Terminals	Approx. 77
51	Miami: West of NW 42 Avenue between State Road 836 and NW 20 Street	Business and Office	Transportation	24

 14 PARCEL BOUNDARY AND NUMBER

Figure 32
PROPOSED LAND USE PLAN MAP CHANGES

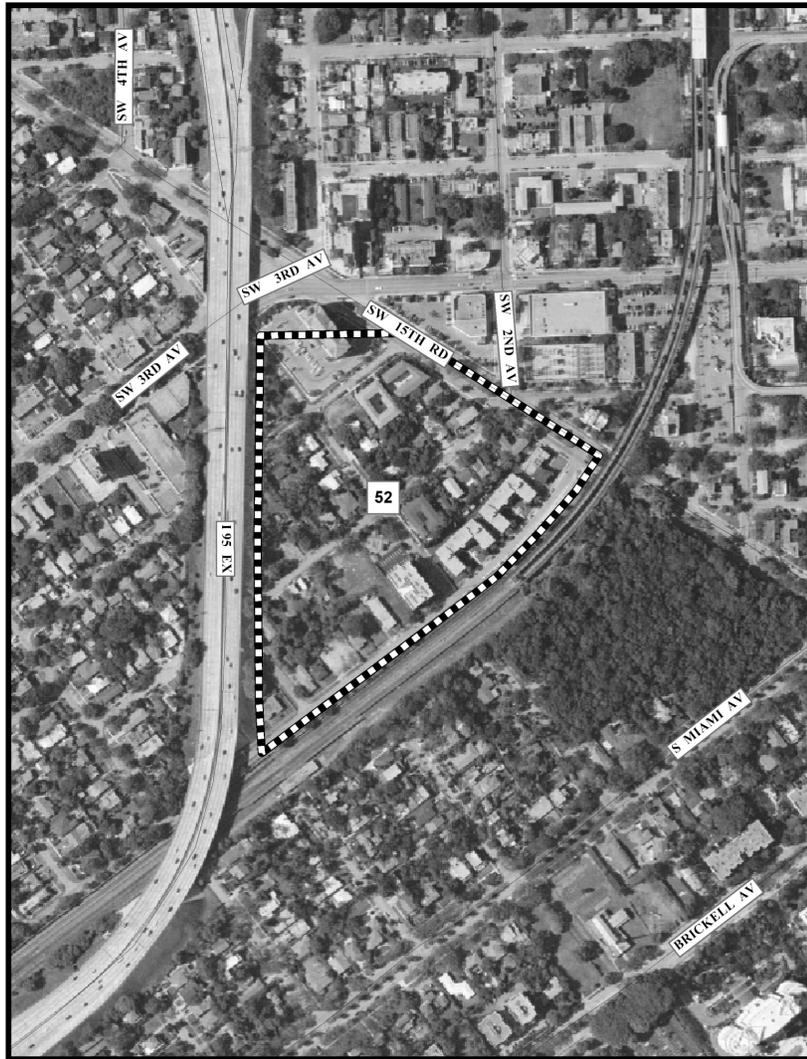


AERIAL
NOT TO SCALE

DEPARTMENT OF
PLANNING AND ZONING



METROPLAN2/EAR BASED MAPS\IN REC\IN REC.PNG\APP\3\05



Parcel No.	Parcel General Location	Requested Category Change		Acres
		From:	To:	
52	Miami: Between I-95 and SW 15 Road, Between SW 1 Avenue and Coral Way	Low Density Residential	Office/ Residential	18

 14 PARCEL BOUNDARY AND NUMBER

Figure 33
PROPOSED LAND USE PLAN MAP CHANGES



AERIAL
NOT TO SCALE

DEPARTMENT OF
PLANNING AND ZONING





Parcel No.	Parcel General Location	Requested Category Change		Acres
		From:	To:	
53	Miami: Between SW 7 Street and SW 2 Street on both sides of SW 42 Avenue	Low Density Residential	Office/Residential	15

 14 PARCEL BOUNDARY AND NUMBER

Figure 34
PROPOSED LAND USE PLAN MAP CHANGES



AERIAL
NOT TO SCALE

DEPARTMENT OF
PLANNING AND ZONING



METROPLAN2\EAR BASED MAPS\IN REC.\IN REC.PNG\APP.3\05



Parcel No.	Parcel General Location	Requested Category Change		Acres
		From:	To:	
54	Miami: West Flagler to SW 8 Street between 2 FEC RR ROW	Industrial and Office	Business and Office	27

 14 PARCEL BOUNDARY AND NUMBER

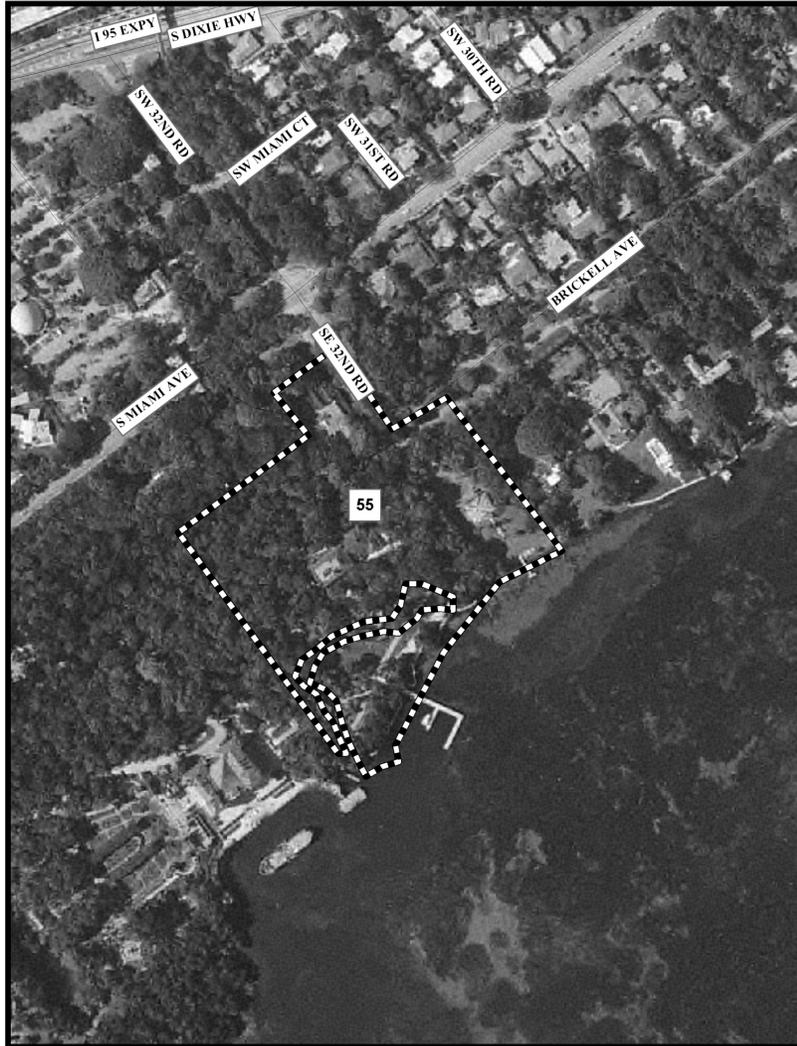
Figure 35
PROPOSED LAND USE PLAN MAP CHANGES



AERIAL
NOT TO SCALE

DEPARTMENT OF
PLANNING AND ZONING





Parcel No.	Parcel General Location	Requested Category Change		Acres
		From:	To:	
55	Miami: SE corner of Brickell Avenue and SW 32 Road	Institutional and Public Facility	Low Density Residential	11

 14 PARCEL BOUNDARY AND NUMBER

Figure 36
PROPOSED LAND USE PLAN MAP CHANGES



AERIAL
NOT TO SCALE

DEPARTMENT OF
PLANNING AND ZONING



METROPLAN2/EAR BASED MAPS\IN REC\IN REC.PNG\APP3\05



Parcel No.	Parcel General Location	Requested Category Change		Acres
		From:	To:	
56	Miami: North side of Biscayne Bay between East Glencoe Street and West Fairview Street	Low-Medium Density Residential	High Density Residential	6

 14 PARCEL BOUNDARY AND NUMBER

Figure 37
PROPOSED LAND USE PLAN MAP CHANGES

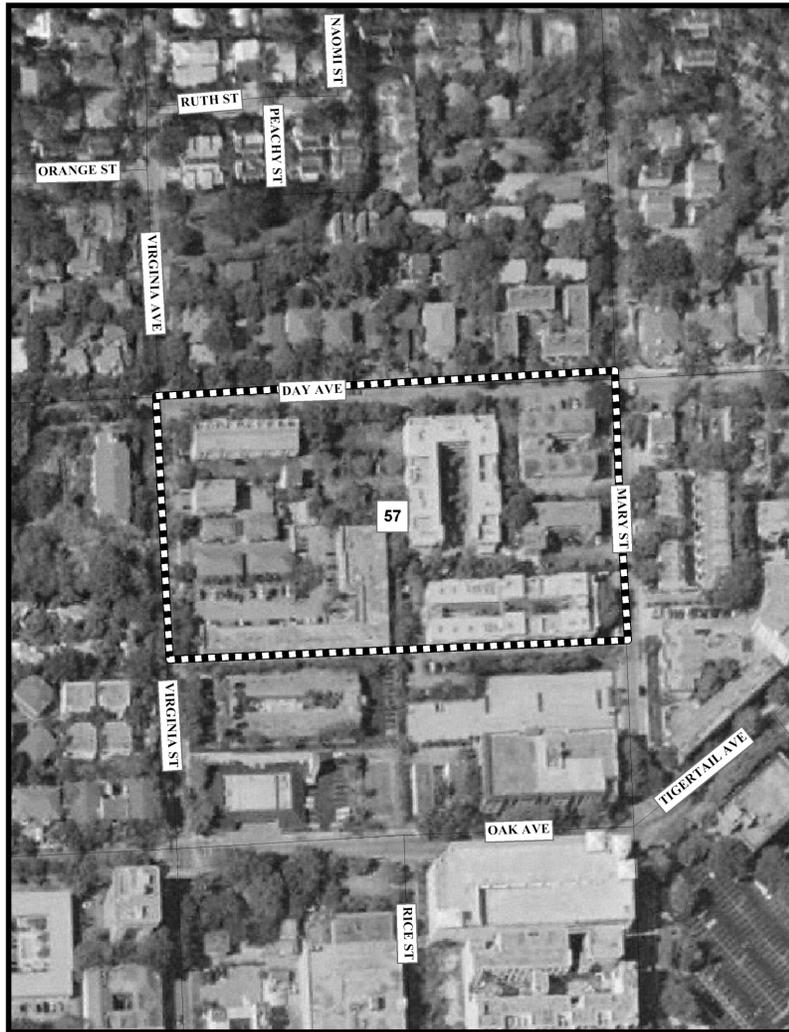


AERIAL
NOT TO SCALE

DEPARTMENT OF
PLANNING AND ZONING



METROPLAN2\EAR BASED MAPS\IN REC.\IN REC.PNG\APP\3\05



Parcel No.	Parcel General Location	Requested Category Change		Acres
		From:	To:	
57	Miami: SE Corner of Virginia Avenue and Day Avenue	Business and Office	Medium Density Residential	6

 14 PARCEL BOUNDARY AND NUMBER

Figure 38
PROPOSED LAND USE PLAN MAP CHANGES



AERIAL
 NOT TO SCALE

DEPARTMENT OF
 PLANNING AND ZONING



METROPLAN2\EAR BASED MAPS\IN REC\IN REC.PNG\APP\3\05



Parcel No.	Parcel General Location	Requested Category Change		Acres
		From:	To:	
58	Miami: SW Corner Florida Avenue and Margaret Street	Low-Medium Density Residential	Office/Residential	10

 14 PARCEL BOUNDARY AND NUMBER

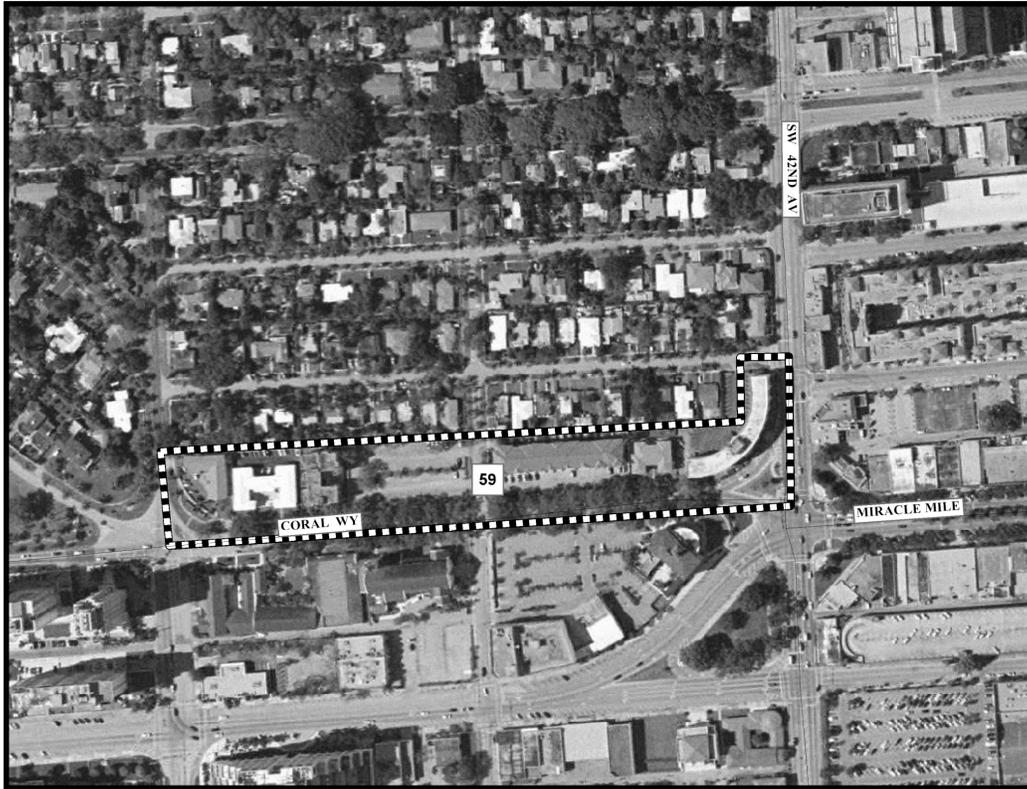
Figure 39
PROPOSED LAND USE PLAN MAP CHANGES

 **AERIAL**
NOT TO SCALE

DEPARTMENT OF
PLANNING AND ZONING



METROPLAN2/EAR BASED MAPS\IN REC\IN REC.PNG\APP\3\05



Parcel No.	Parcel General Location	Requested Category Change		Acres
		From:	To:	
59	Coral Gables: North side of Coral Way from SW 42 Avenue to Segovia Street	Low Density Residential	Medium Density Residential	6

 14 PARCEL BOUNDARY AND NUMBER

Figure 40
PROPOSED LAND USE PLAN MAP CHANGES



AERIAL
NOT TO SCALE

DEPARTMENT OF
PLANNING AND ZONING





Parcel No.	Parcel General Location	Requested Category Change		Acres
		From:	To:	
60	Coral Gables and Miami: SE corner of SW 42 Avenue and SW 40 Street; a portion of Parcel No. 60, approx. 27 acres east of SW 39 Avenue and north of Orange Street, is located in Miami while the remaining 51 acres are in Coral Gables	Industrial and Office	Business and Office	78

 14 PARCEL BOUNDARY AND NUMBER

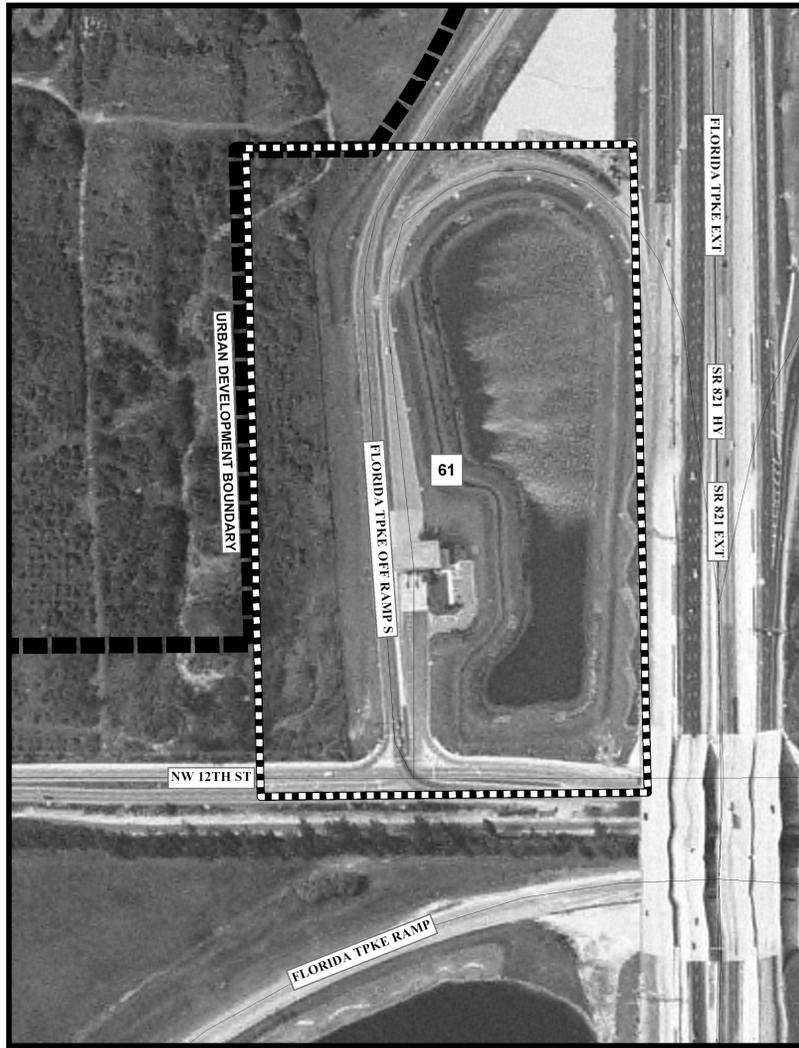
Figure 41
PROPOSED LAND USE PLAN MAP CHANGES



AERIAL
NOT TO SCALE

DEPARTMENT OF
PLANNING AND ZONING





Parcel No.	Parcel General Location	Requested Category Change		Acres
		From:	To:	
61	North of NW 12 Street, west of the turnpike, under the overpass	Industrial and Office	Transportation	24

 14 PARCEL BOUNDARY AND NUMBER

Figure 42
PROPOSED LAND USE PLAN MAP CHANGES



AERIAL
NOT TO SCALE

DEPARTMENT OF
PLANNING AND ZONING



METROPLAN2\YEAR BASED MAPS\IN REC\IN REC.PNG\APP3\05



Parcel No.	Parcel General Location	Requested Category Change		Acres
		From:	To:	
62	NE corner of NW 107 Avenue and West Flagler Street, between NW 107 east to approx. SW 105 place	Office/Residential	Institutional and Public Facility	39

 14 PARCEL BOUNDARY AND NUMBER

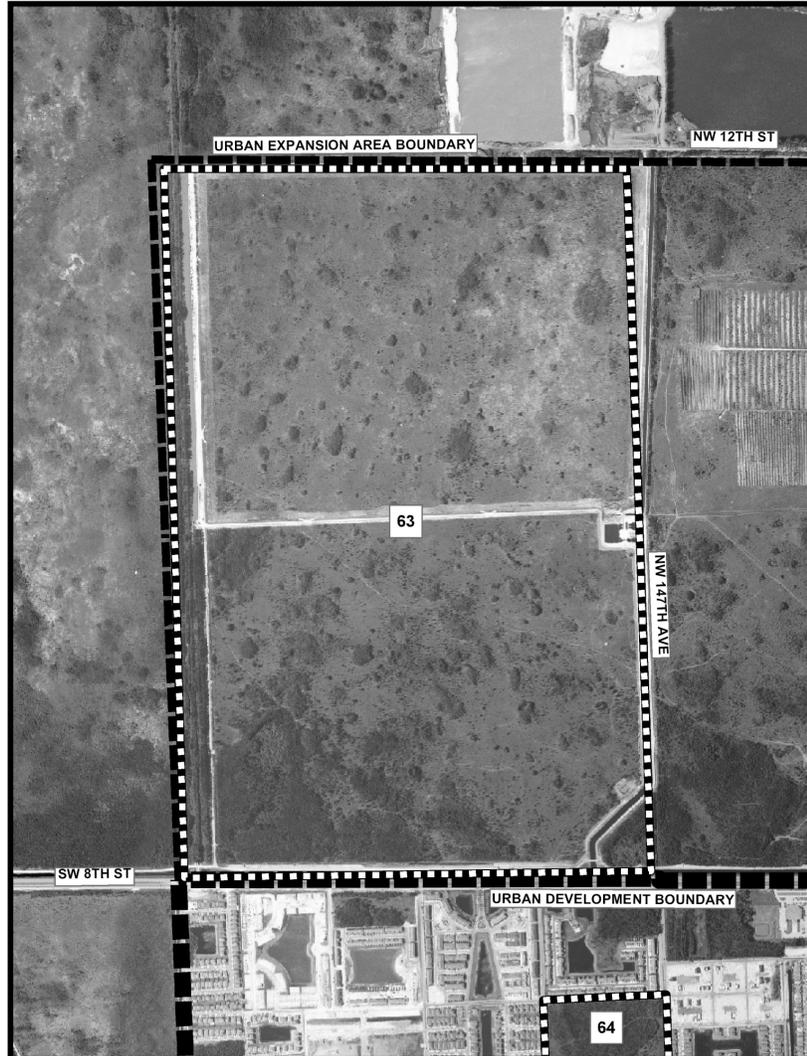
Figure 43
PROPOSED LAND USE PLAN MAP CHANGES

 **AERIAL**
NOT TO SCALE

DEPARTMENT OF
PLANNING AND ZONING



METROPLAN/EAR BASED MAPS\IN REC\IN REC.PNG\APP.305



Parcel No.	Parcel General Location	Requested Category Change		Acres
		From:	To:	
63	Between SW 8 Street and NW 12 th Street and between 147 Avenue and 157 Avenue	Open Land	Environmental Protection	910

 14 PARCEL BOUNDARY AND NUMBER

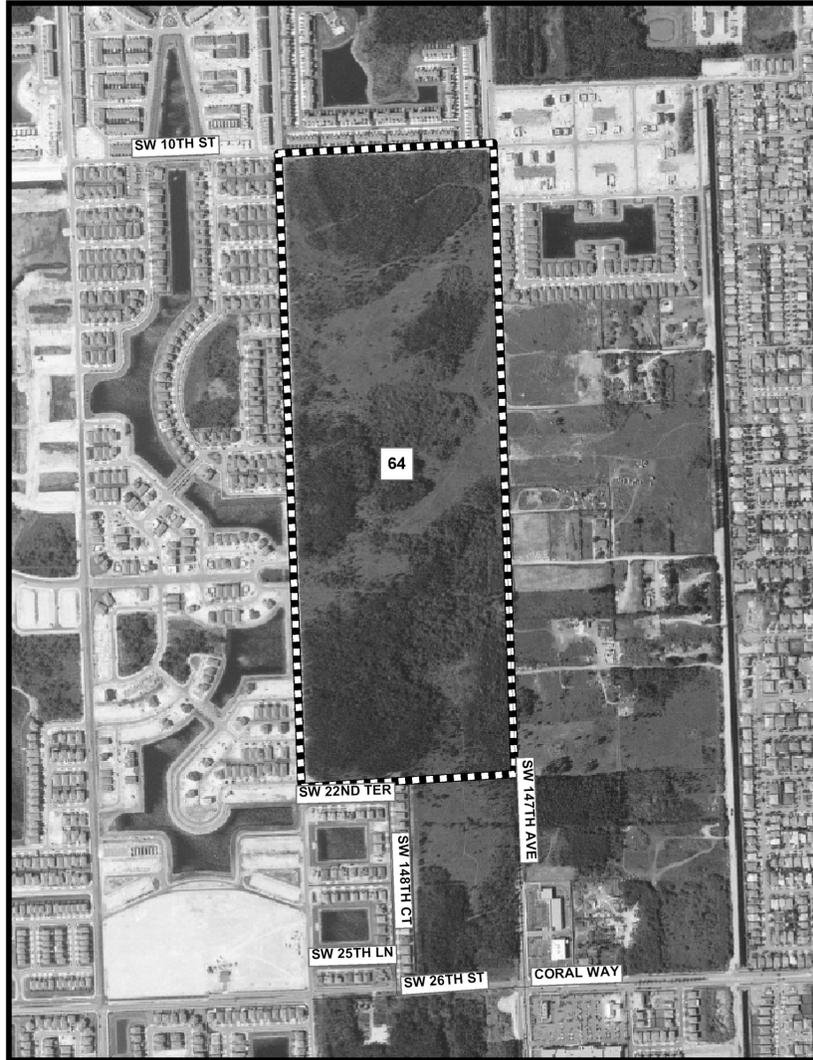
Figure 44
PROPOSED LAND USE PLAN MAP CHANGES

 **AERIAL**
NOT TO SCALE

DEPARTMENT OF
PLANNING AND ZONING



METROPLAN2/EAR BASED MAPS\IN REC\IN REC.PNG\APP\3\05



Parcel No.	Parcel General Location	Requested Category Change		Acres
		From:	To:	
64	Between SW 10 Street and theo. SW 22 Street and between SW 147 Avenue and theo SW 149 Avenue	Low Density Residential	Environmentally Protected Parks and Parks and Recreation	122

 14 PARCEL BOUNDARY AND NUMBER

Figure 45
PROPOSED LAND USE PLAN MAP CHANGES



AERIAL
NOT TO SCALE

DEPARTMENT OF
PLANNING AND ZONING





Parcel No.	Parcel General Location	Requested Category Change		Acres
		From:	To:	
65	South Miami: West side of SW 57 Avenue between SW 76 Street and SW 80 Street	Low Density Residential	Office/Residential	7

 14 PARCEL BOUNDARY AND NUMBER

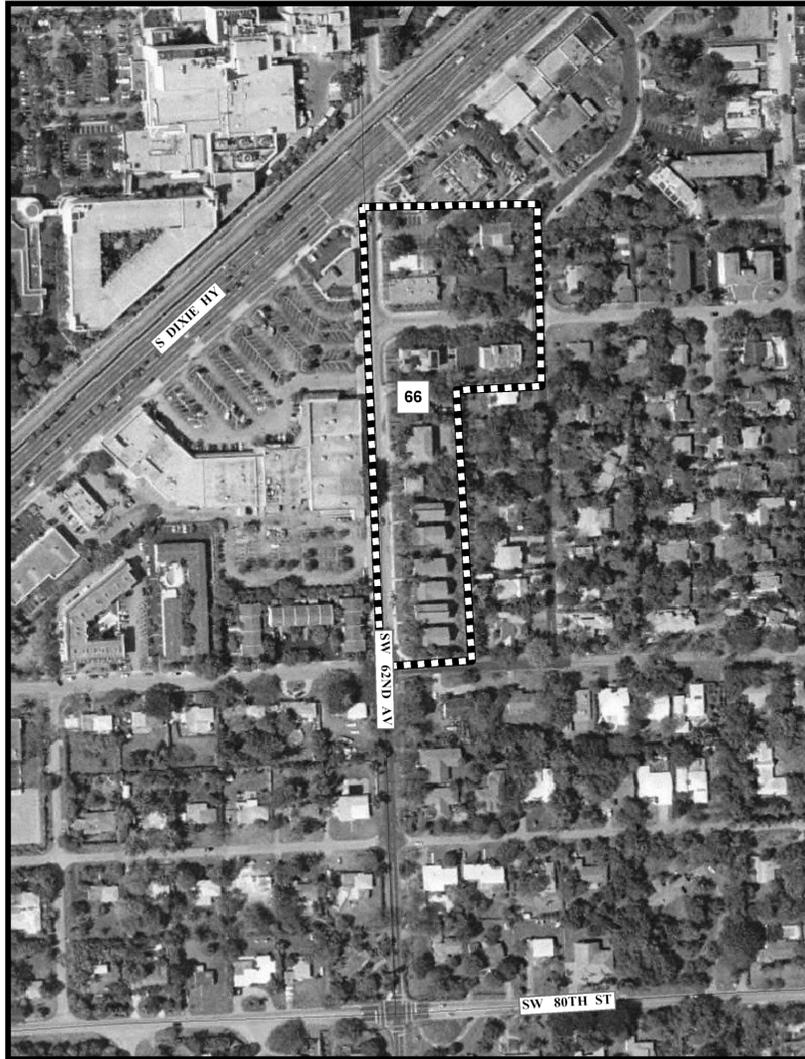
**Figure 46
PROPOSED LAND USE PLAN MAP CHANGES**

 **AERIAL
NOT TO SCALE**

**DEPARTMENT OF
PLANNING AND ZONING**



METROPLAN/EAR BASED MAPS\IN REC\IN REC.PNG\APP.3\05



Parcel No.	Parcel General Location	Requested Category Change		Acres
		From:	To:	
66	South Miami: SE Corner of SW 62 Avenue and SW 76 Street	Business and Office and Medium Density Residential	Office/Residential	5

 14 PARCEL BOUNDARY AND NUMBER

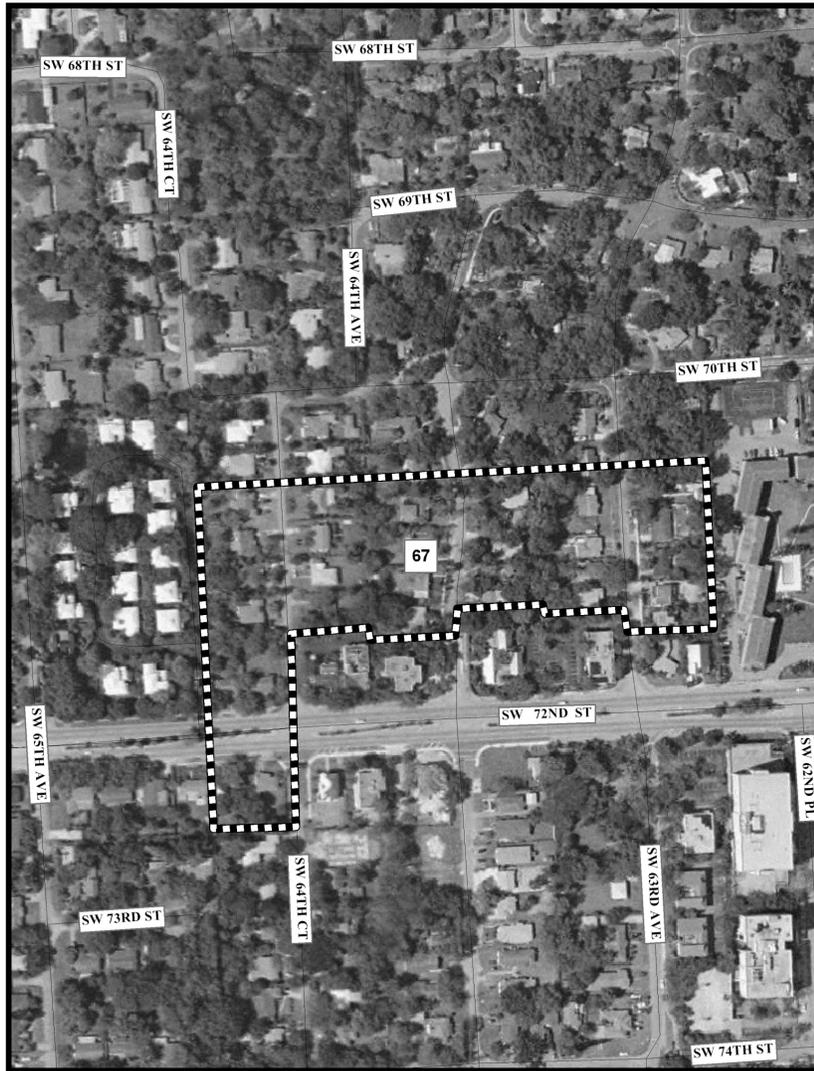
Figure 47
PROPOSED LAND USE PLAN MAP CHANGES



AERIAL
NOT TO SCALE

DEPARTMENT OF
PLANNING AND ZONING





Parcel No.	Parcel General Location	Requested Category Change		Acres
		From:	To:	
67	South Miami: NE Corner of SW 64 Court and SW 72 Street	Office/Residential	Low Density Residential	8

 14 PARCEL BOUNDARY AND NUMBER

Figure 48
PROPOSED LAND USE PLAN MAP CHANGES

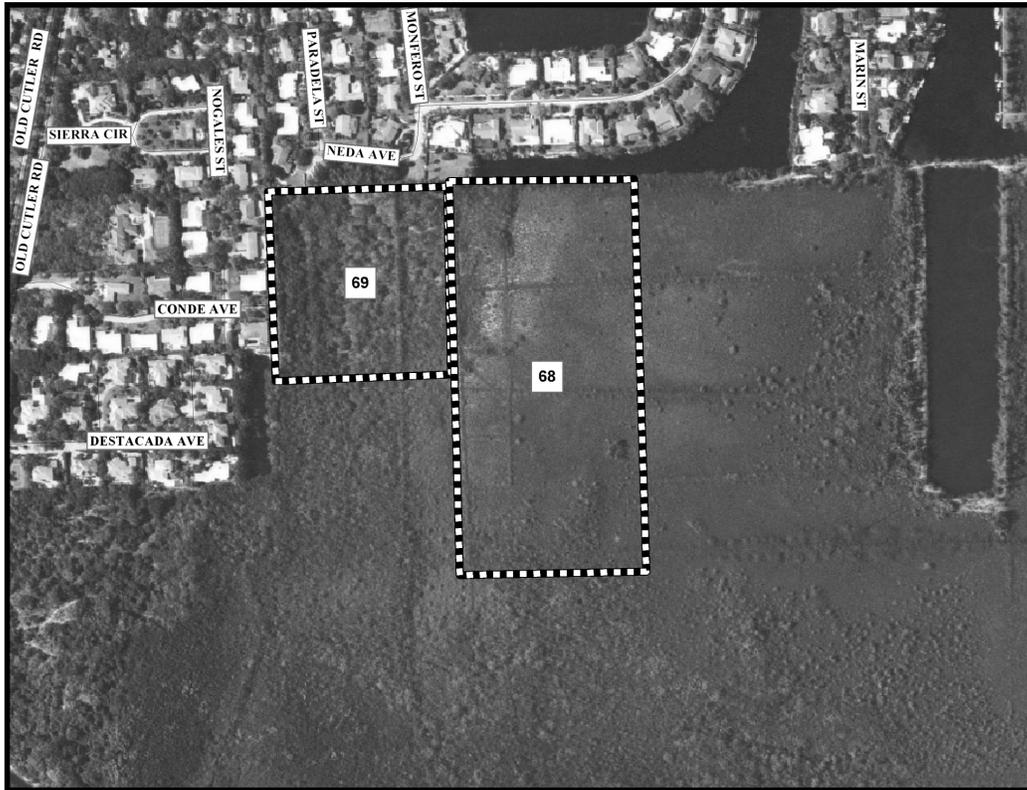


AERIAL
NOT TO SCALE

DEPARTMENT OF
PLANNING AND ZONING



METROPOLITAN2/EAR BASED MAPS\IN REC\IN REC.PNG\APP3\05



Parcel No.	Parcel General Location	Requested Category Change		Acres
		From:	To:	
68	Coral Gables: SE Corner of Neda Avenue and Monfero Street	Environmentally Protected Park	Low Density Residential	21
69	Coral Gables: SW Corner of Neda Avenue and Monfero Street	Estate Density Residential	Environmentally Protected Parks	10

 14 PARCEL BOUNDARY AND NUMBER

Figure 49
PROPOSED LAND USE PLAN MAP CHANGES

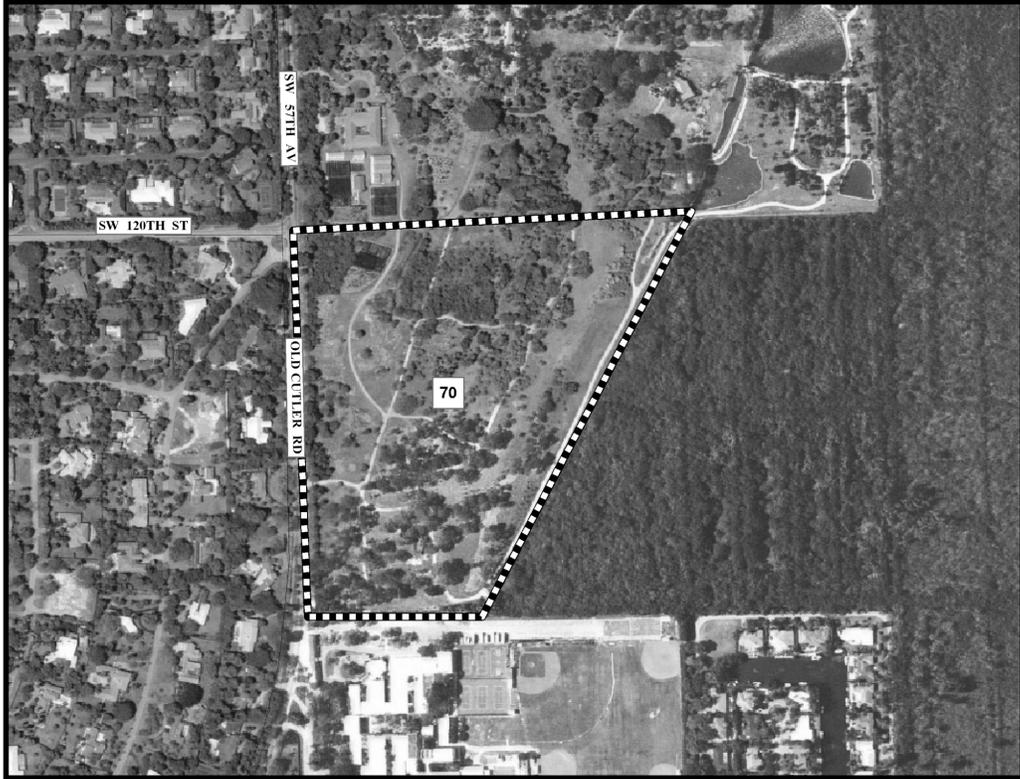


AERIAL
NOT TO SCALE

DEPARTMENT OF
PLANNING AND ZONING



METROPLAN2/EAR BASED MAPS\IN REC\IN REC.PNG\APP.3\05



Parcel No.	Parcel General Location	Requested Category Change		Acres
		From:	To:	
70	Coral Gables: SE Corner of SW 120 Street and SW 57 Avenue	Estate Density Residential	Institutional and Public Facility	30

 14 PARCEL BOUNDARY AND NUMBER

Figure 50
PROPOSED LAND USE PLAN MAP CHANGES



AERIAL
NOT TO SCALE

DEPARTMENT OF
PLANNING AND ZONING



METROPLAN\YEAR BASED MAPS\IN REC\IN REC.PNG\APP.3\05



Parcel No.	Parcel General Location	Requested Category Change		Acres
		From:	To:	
71	NW corner of SW 80 Terrace and SW 107 Avenue, an area between SW 107 Avenue and SW 109 Avenue	Parks and Recreation	Institutional and Public Facility	21
72	SE corner of SW 76 Street and SW 110 Avenue, an area between SW 110 Avenue and SW 109 Avenue	Institutional and Public Facility	Parks and Recreation	8

 14 PARCEL BOUNDARY AND NUMBER

Figure 51
PROPOSED LAND USE PLAN MAP CHANGES

 **AERIAL**
NOT TO SCALE

DEPARTMENT OF
PLANNING AND ZONING



METROPLAN/EAR BASED MAPS\IN REC\IN REC.PNG\APP.305



Parcel No.	Parcel General Location	Requested Category Change		Acres
		From:	To:	
73	North of SW 120 Street, an area between SW 142 Avenue and SW 137 Avenue	Industrial and Office and Office/ Residential	Parks and Recreation	22

 14 PARCEL BOUNDARY AND NUMBER

Figure 52
PROPOSED LAND USE PLAN MAP CHANGES



AERIAL
NOT TO SCALE

DEPARTMENT OF
PLANNING AND ZONING



METROPLAN2\EAR BASED MAPS\IN REC\1\N REC.PNG\APP3\05



Parcel No.	Parcel General Location	Requested Category Change		Acres
		From:	To:	
74	West side of SW 157 Avenue between SW 157 Avenue and SW 162 Avenue and between SW 120 Street and SW 112 Terrace	Industrial and Office	Parks and Recreation	162

 14 PARCEL BOUNDARY AND NUMBER

Figure 53
PROPOSED LAND USE PLAN MAP CHANGES



AERIAL
NOT TO SCALE

DEPARTMENT OF
PLANNING AND ZONING





Parcel No.	Parcel General Location	Requested Category Change		Acres
		From:	To:	
75	SW corner of SW 104 Street and SW 187 Avenue, an area between SW 104 Street and SW 168 Street and an area between SW 187 Avenue and SW 221 Avenue	Open Land	Environmental Protection (western portion of 8 1/2 Sq. Mi.)	2,119

 14 PARCEL BOUNDARY AND NUMBER

Figure 54
PROPOSED LAND USE PLAN MAP CHANGES

 **AERIAL**
NOT TO SCALE

DEPARTMENT OF
PLANNING AND ZONING





Parcel No.	Parcel General Location	Requested Category Change		Acres
		From:	To:	
76	Palmetto Bay: West of Old Cutler Road and south of SW 157 Terrace	Estate Density Residential	Environmentally Protected Parks	10
77	Palmetto Bay: NW Corner of Old Cutler Road and SW 164 Street	Estate Density Residential	Environmentally Protected Parks	10

 14 PARCEL BOUNDARY AND NUMBER

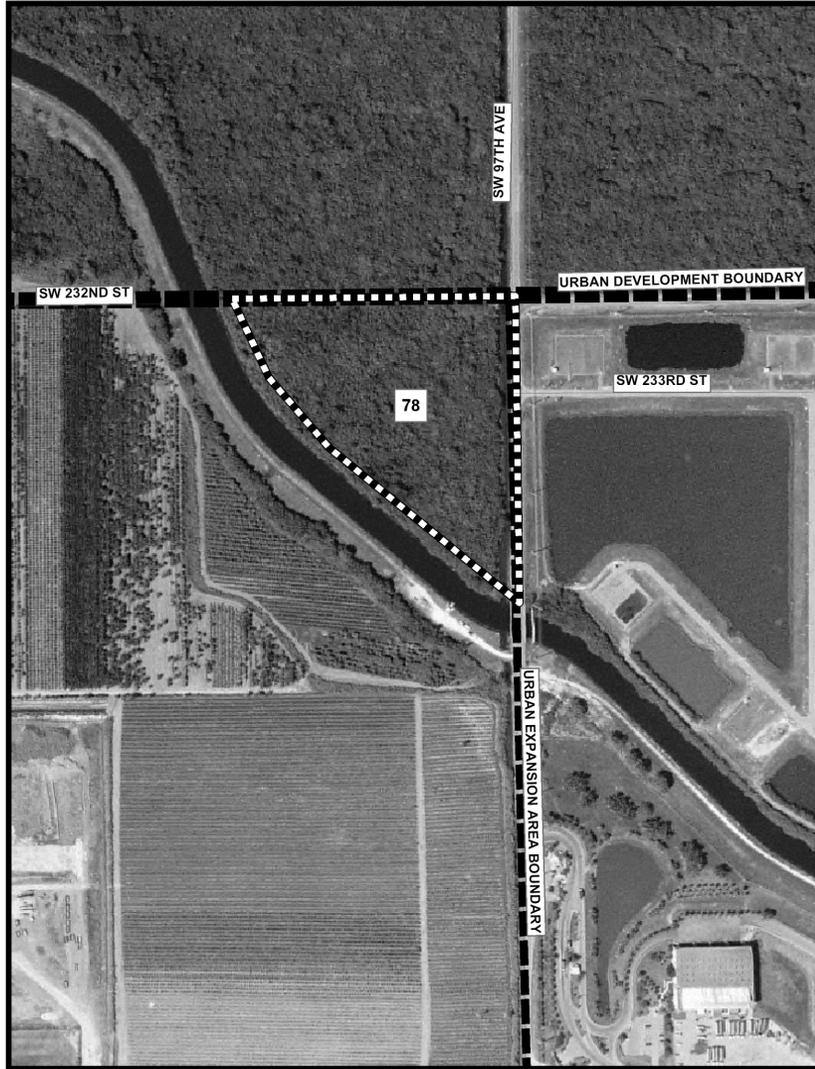
Figure 55
PROPOSED LAND USE PLAN MAP CHANGES



AERIAL
NOT TO SCALE

DEPARTMENT OF
PLANNING AND ZONING





Parcel No.	Parcel General Location	Requested Category Change		Acres
		From:	To:	
78	SW corner of SW 232 Street and SW 97 Avenue, an area between SW 232 Street and SW 236 Street	Agriculture	Institutional and Public Facility	13

 14 PARCEL BOUNDARY AND NUMBER

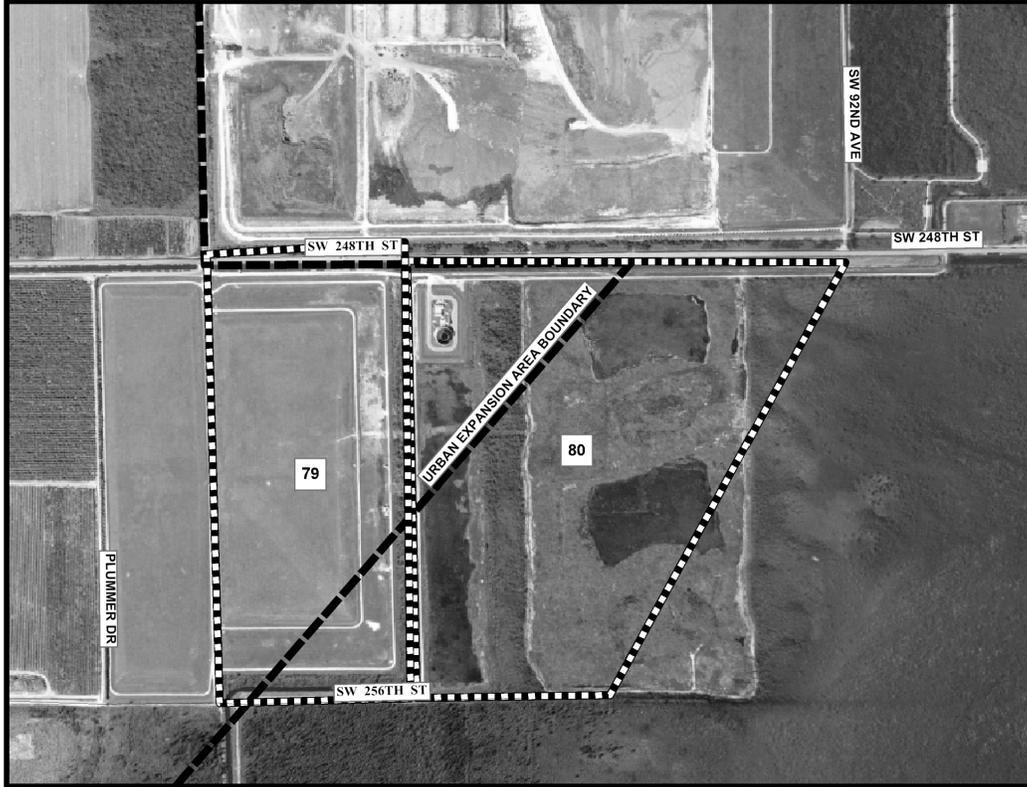
Figure 56
PROPOSED LAND USE PLAN MAP CHANGES



AERIAL
NOT TO SCALE

DEPARTMENT OF
PLANNING AND ZONING





Parcel No.	Parcel General Location	Requested Category Change		Acres
		From:	To:	
79	SE corner of SW 97 Avenue and SW 248 Street	Open Land and Environmental Protection	Institutional and Public Facility	80
80	SE corner of SW 248 Street and theo. SW 95 Avenue	Open Land	Environmental Protection	124

 14 PARCEL BOUNDARY AND NUMBER

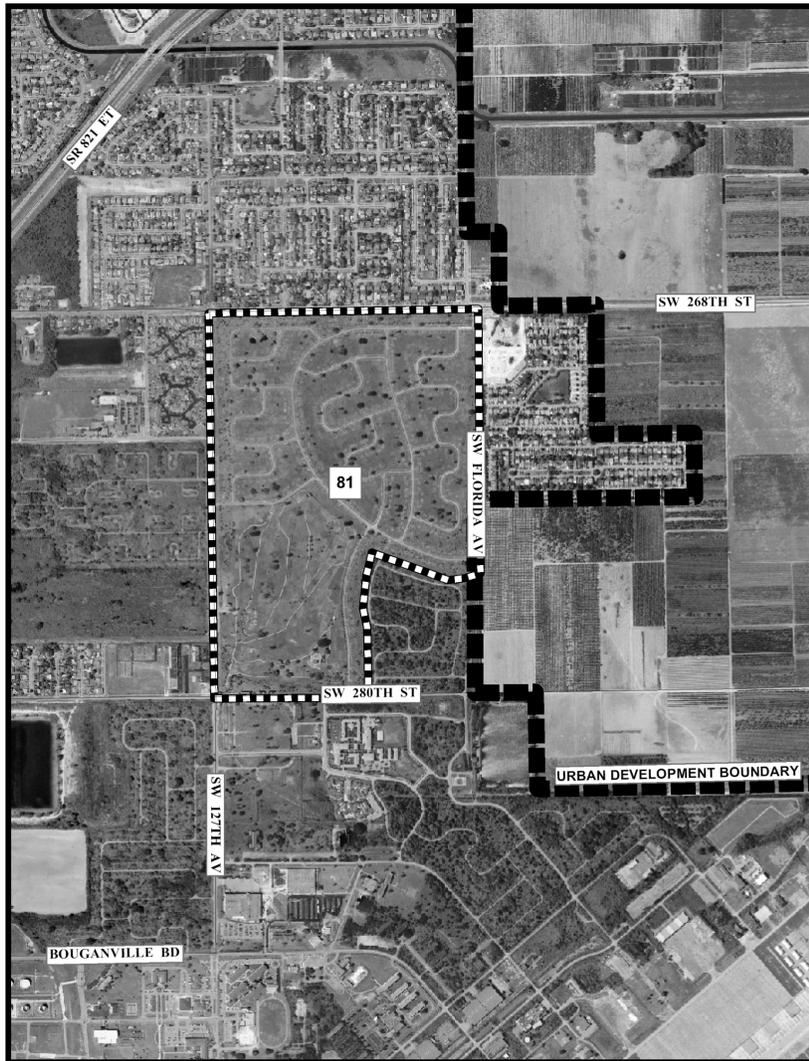
Figure 57
PROPOSED LAND USE PLAN MAP CHANGES



AERIAL
NOT TO SCALE

DEPARTMENT OF
PLANNING AND ZONING





Parcel No.	Parcel General Location	Requested Category Change		Acres
		From:	To:	
81	SW corner of SW 268 Street and SW 121 Court (Florida Avenue), an area between SW 268 Street and SW 280 Street	Institutional and Public Facility	Parks and Recreation	222

 14 PARCEL BOUNDARY AND NUMBER

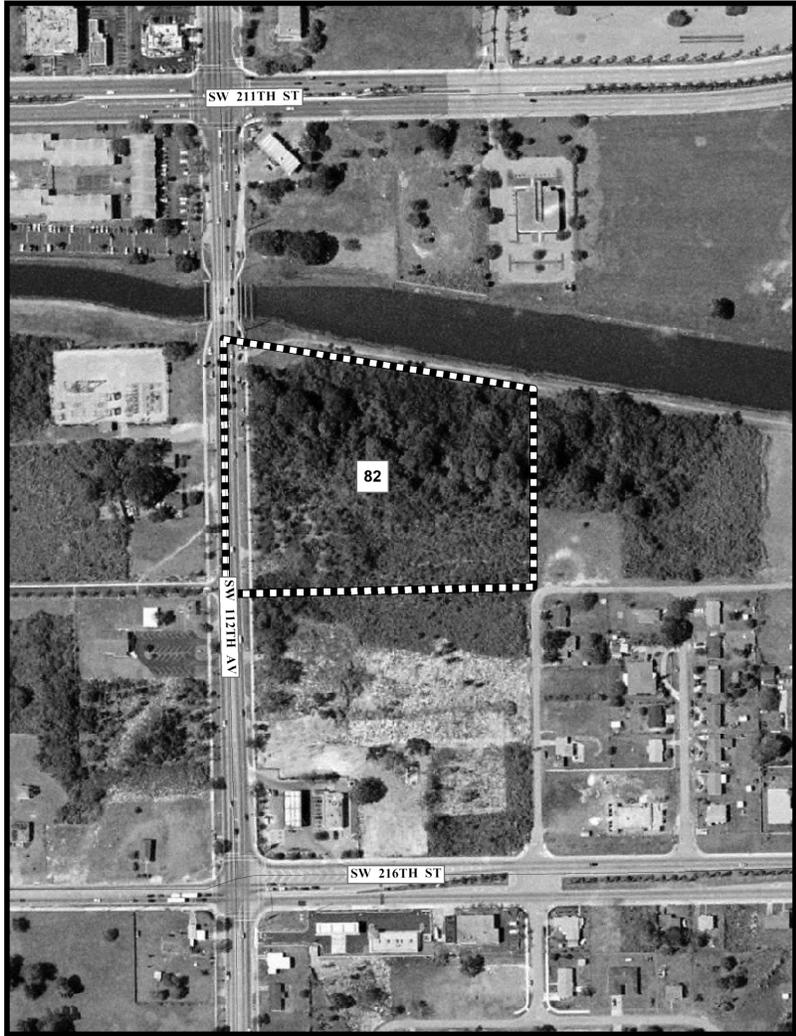
Figure 58
PROPOSED LAND USE PLAN MAP CHANGES

 **AERIAL NOT TO SCALE**

DEPARTMENT OF PLANNING AND ZONING



METROPLAN2/EAR BASED MAPS\IN REC\UN REC.PNG\APP.3\05



Parcel No.	Parcel General Location	Requested Category Change		Acres
		From:	To:	
82	NE corner of SW 112 Avenue and theo. SW 214 Street	Medium Density Residential	Environmentally Protected Parks	8

 14 PARCEL BOUNDARY AND NUMBER

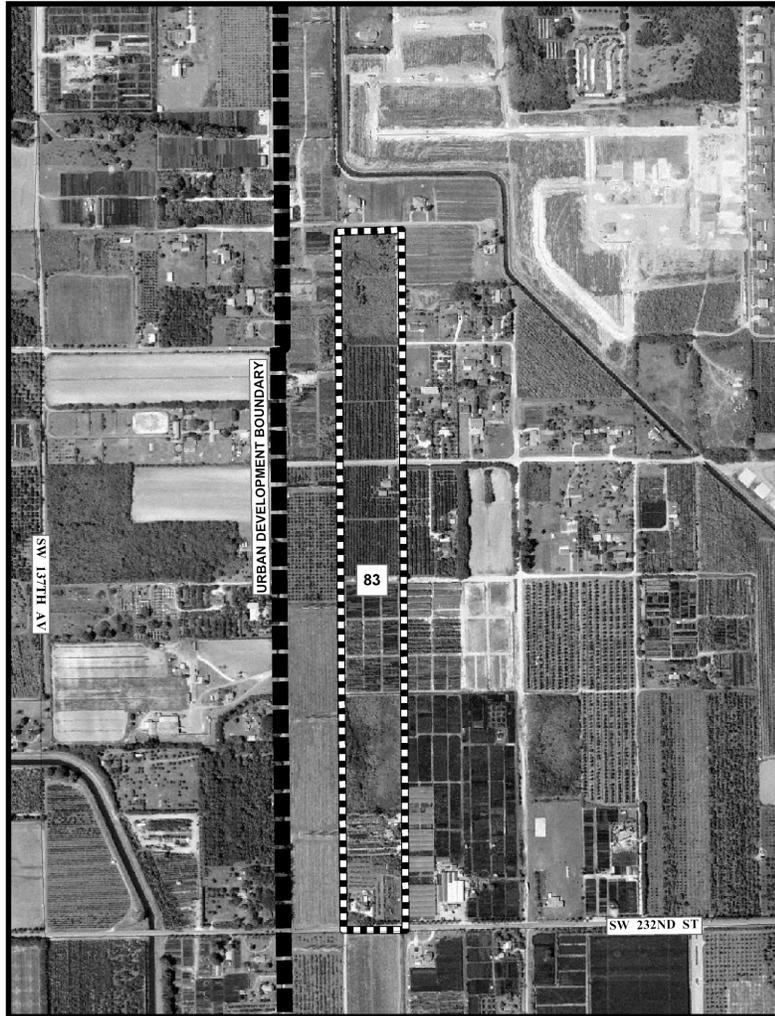
Figure 59
PROPOSED LAND USE PLAN MAP CHANGES

 **AERIAL**
NOT TO SCALE

DEPARTMENT OF
PLANNING AND ZONING



METROPLAN/EAR BASED MAPS\IN REC\IN REC.PNG\APP\3\05



Parcel No.	Parcel General Location	Requested Category Change		Acres
		From:	To:	
83	West of SW 133 Avenue between SW 220 Street and SW 232 Street	Estate Density Residential	Institutional and Public Facility (Wellfield)	33

 14 PARCEL BOUNDARY AND NUMBER

Figure 60
PROPOSED LAND USE PLAN MAP CHANGES

 **AERIAL**
NOT TO SCALE

DEPARTMENT OF
PLANNING AND ZONING



METROPLAN2\YEAR BASED MAPS\IN REC\IN REC.PNG\APP3\05



Parcel No.	Parcel General Location	Requested Category Change		Acres
		From:	To:	
84	South of SW 218 Street, between SW 157 Avenue and theoretical SW 160 Avenue	Parks and Recreation	Environmentally Protected Parks	21
85	North of SW 224 Street between SW 154 Avenue and SW 157 Avenue	Agriculture	Environmentally Protected Parks	5
86	Opposite SW 224 Street between SW 154 Avenue and SW 157 Avenue	Agriculture	Environmentally Protected Parks	8

 14 PARCEL BOUNDARY AND NUMBER

Figure 61
PROPOSED LAND USE PLAN MAP CHANGES



AERIAL
NOT TO SCALE

DEPARTMENT OF
PLANNING AND ZONING



METROPLAN2/EAR BASED MAPS\IN REC\IN REC.PNG\APP3\05



Parcel No.	Parcel General Location	Requested Category Change		Acres
		From:	To:	
86a	SE corner of Newton Road (SW 157 Avenue) and SW 224 Street	Agriculture	Environmentally Protected Parks	5

 14 PARCEL BOUNDARY AND NUMBER

Figure 61a
PROPOSED LAND USE PLAN MAP CHANGES

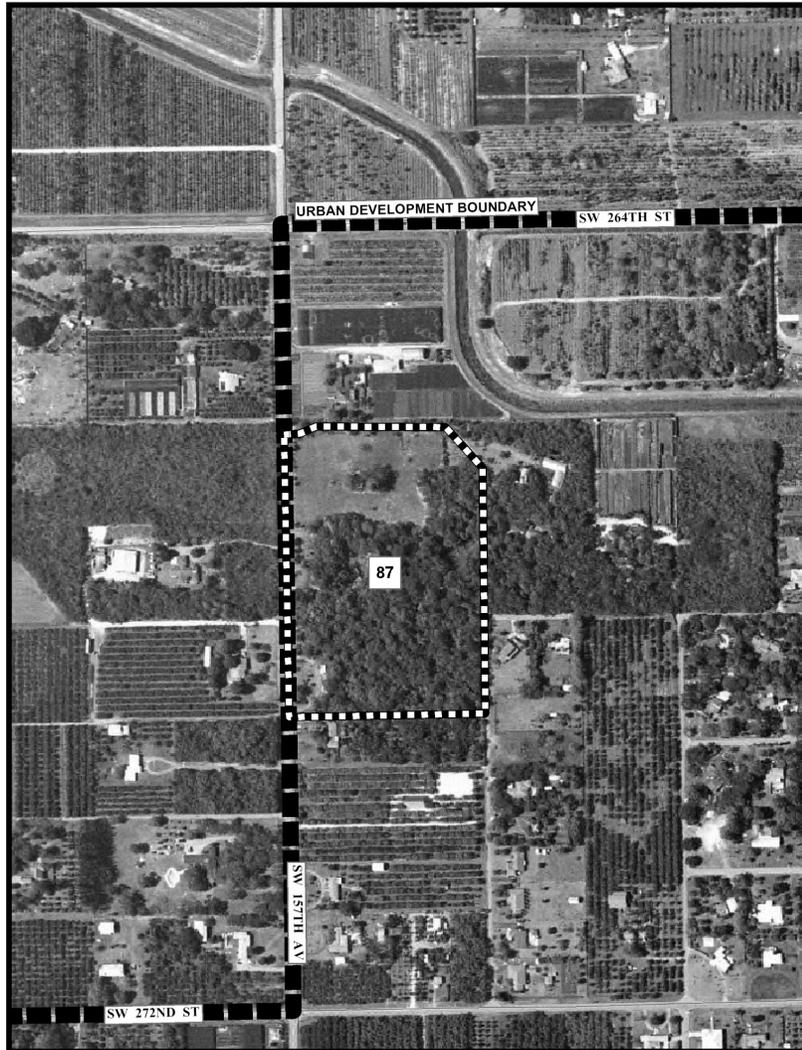


AERIAL
NOT TO SCALE

DEPARTMENT OF
PLANNING AND ZONING



METROPLAN/EAR BASED MAPS\IN REC\IN REC.PNG\APP.3\05



Parcel No.	Parcel General Location	Requested Category Change		Acres
		From:	To:	
87	NE and SE corners of SW 157 Avenue (Newton Road) and SW 268 Street (Moody Drive)	Estate Density Residential	Environmentally Protected Parks	15

 14 PARCEL BOUNDARY AND NUMBER

Figure 62
PROPOSED LAND USE PLAN MAP CHANGES

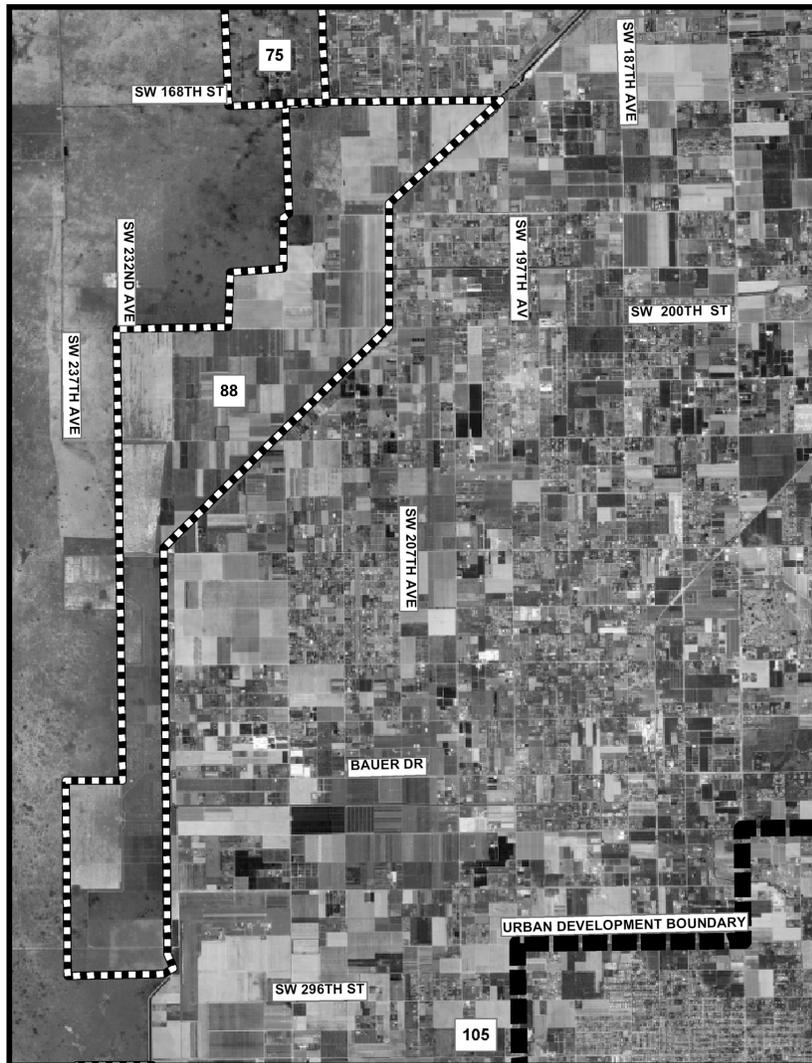


AERIAL
NOT TO SCALE

DEPARTMENT OF
PLANNING AND ZONING



METROPLAN2:EAR BASED MAPS\IN REC\IN REC.PNG\APP3\05



Parcel No.	Parcel General Location	Requested Category Change		Acres
		From:	To:	
88	SW corner of SW 197 Avenue and SW 168 Street, an area between SW 168 Street and SW 292 Street	Agriculture	Environmental Protection	4,971

 14 PARCEL BOUNDARY AND NUMBER

Figure 63
PROPOSED LAND USE PLAN MAP CHANGES

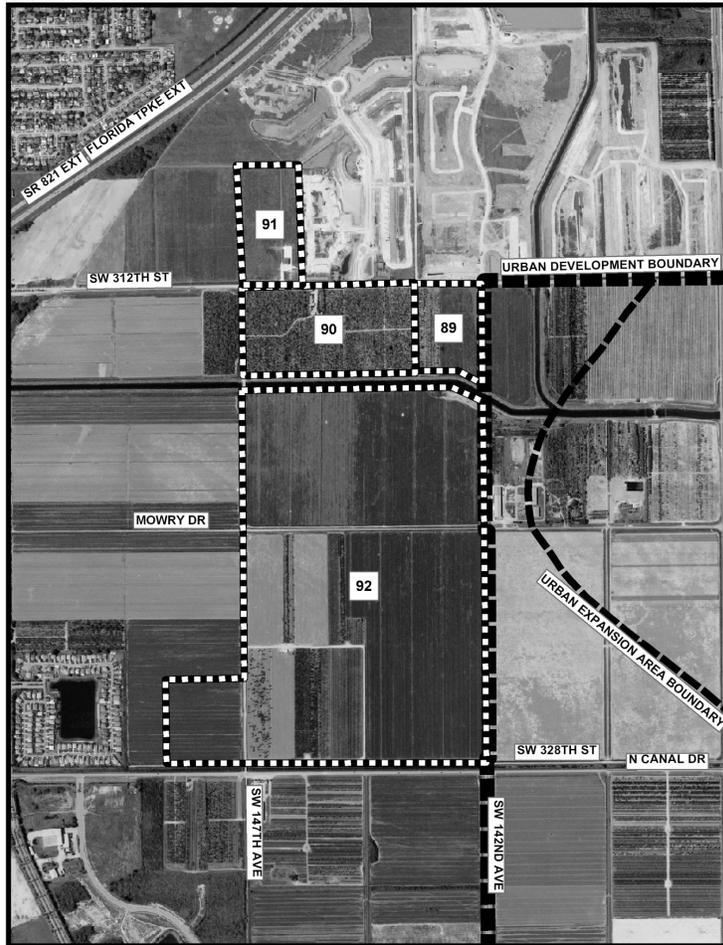


AERIAL
NOT TO SCALE

DEPARTMENT OF
PLANNING AND ZONING



METROPLAN2\YEAR BASED MAPS\IN REC\IN REC.PNG\APP.305



Parcel No.	Parcel General Location	Requested Category Change		Acres
		From:	To:	
89	Homestead: SE corner of Campbell Drive (SW 312 Street) and SW 142 Avenue	Industrial and Office	Business and Office	17
90	Homestead: SW corner of SW 142 Avenue and Campbell Drive (SW 312 Street)	Industrial and Office	Low Density Residential	44
91	Homestead: NE corner of Campbell Drive and SW 147 Avenue	Low Density Residential	Institutional and Public Facility	21
92	Homestead: Between North Canal Drive (SW 328 Street) and C-103 Canal along Three Mile Road	Industrial and Office	Low Density Residential	275

 14 PARCEL BOUNDARY AND NUMBER



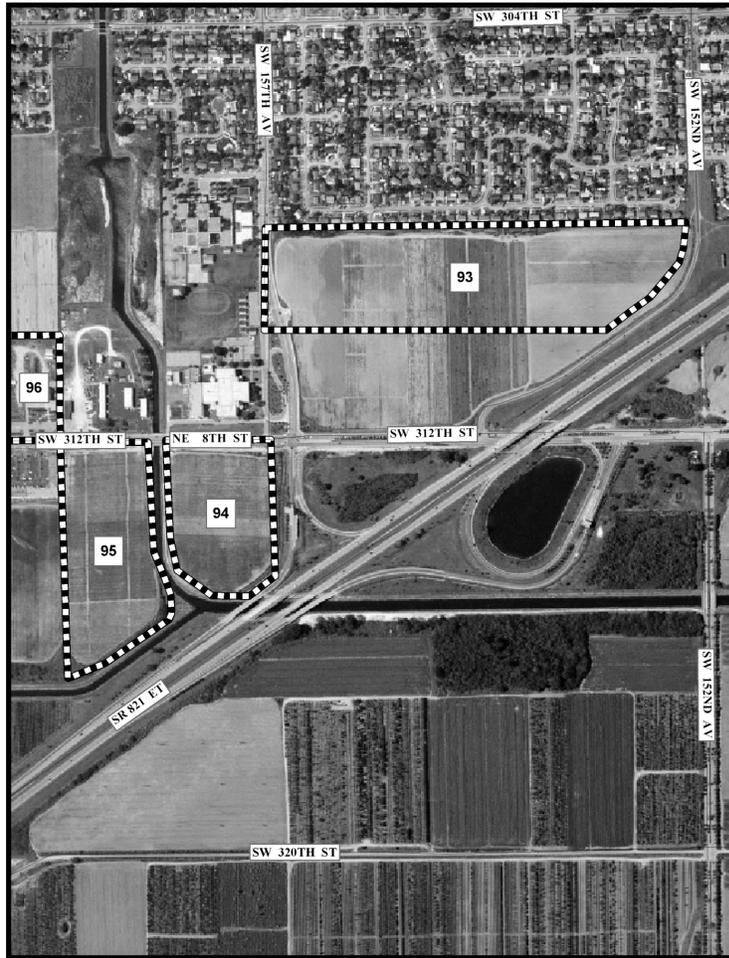
AERIAL
NOT TO SCALE



Figure 64
PROPOSED LAND USE PLAN MAP CHANGES

**DEPARTMENT OF
PLANNING AND ZONING**

METROPLAN2/EAR BASED MAPS\IN REC\IN REC PNG\APP.3\05



Parcel No.	Parcel General Location	Requested Category Change		Acres
		From:	To:	
93	Homestead: SE Corner of SW 157 Avenue and SW 308 Street	Low Density Residential	Business and Office	39
94	Homestead: South side of Campbell Drive and East of the Canal	Low Density Residential and Office/ Residential	Business and Office	14
95	Homestead: South side of Campbell Drive and West of Canal	Low-Medium Density Residential	Business and Office	19

 14 PARCEL BOUNDARY AND NUMBER

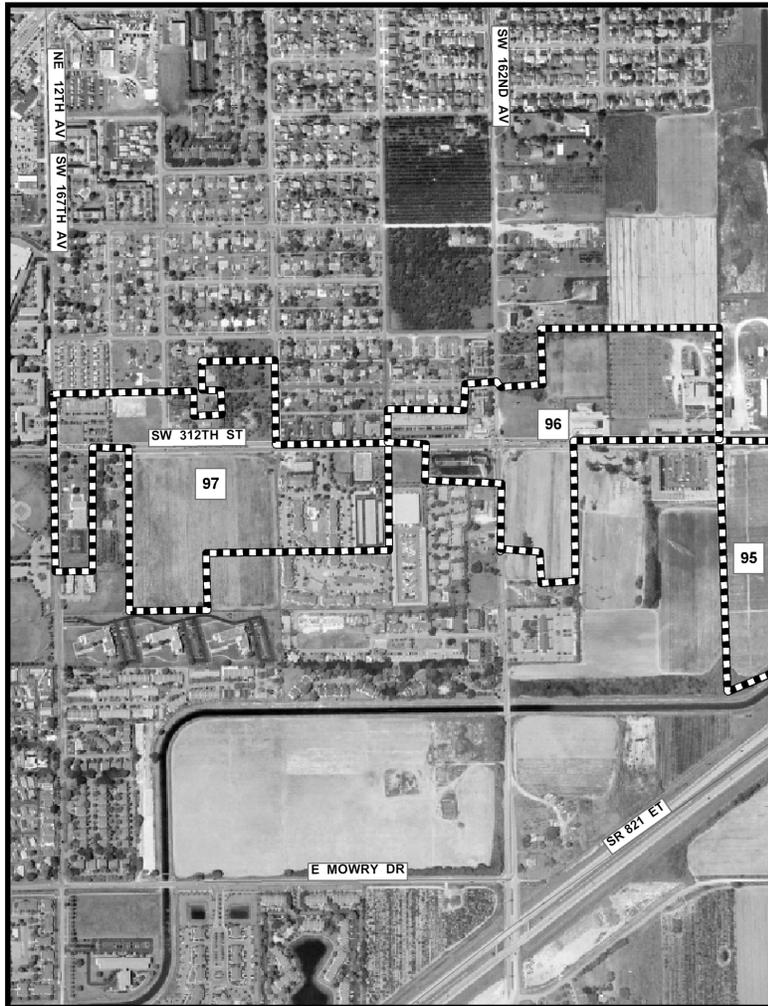
Figure 65
PROPOSED LAND USE PLAN MAP CHANGES

 **AERIAL**
NOT TO SCALE

DEPARTMENT OF
PLANNING AND ZONING



METROPLAN2/EAR BASED MAPS\IN REC\IN REC.PNG\APP305



Parcel No.	Parcel General Location	Requested Category Change		Acres
		From:	To:	
96	Homestead: Between NE 16 Avenue and NE 20 Avenue and Between NE 9 Court and NE 5 Street	Low Density Residential and Office/ Residential	Business and Office	32
97	Homestead: Between NE 12 Avenue and NE 16 Avenue and Between NE 9 Street and NE 5 Street	Low-Medium Density Residential and Office / Residential	Business and Office	42

 14 PARCEL BOUNDARY AND NUMBER

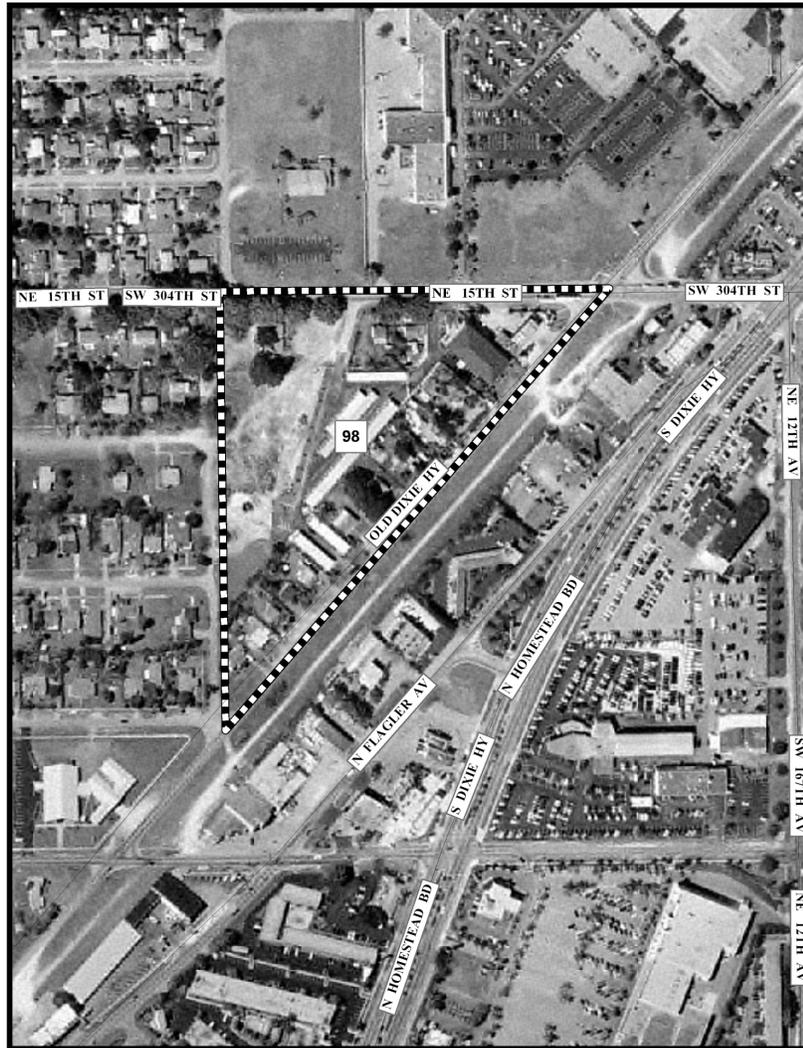
Figure 66
PROPOSED LAND USE PLAN MAP CHANGES



AERIAL
NOT TO SCALE

DEPARTMENT OF
PLANNING AND ZONING





Parcel No.	Parcel General Location	Requested Category Change		Acres
		From:	To:	
98	Homestead: SE Corner of SW 169 Avenue and SW 304 Street (Kings Highway)	Low Density Residential	Business and Office	11

 14 PARCEL BOUNDARY AND NUMBER

Figure 67
PROPOSED LAND USE PLAN MAP CHANGES



AERIAL
NOT TO SCALE

DEPARTMENT OF
PLANNING AND ZONING



METROPLAN2\EAR BASED MAPS\IN REC\IN REC.PNG\APP3\05



Parcel No.	Parcel General Location	Requested Category Change		Acres
		From:	To:	
99	Homestead: SE corner of NE Washington Avenue and NE 9 Street east of Krome Avenue	Low-Medium Density Residential	Business and Office	6
100	Homestead: NE Corner of Park Place and English Avenue	Business and Office	Institutional and Public Facility	6

 14 PARCEL BOUNDARY AND NUMBER

Figure 28
PROPOSED LAND USE PLAN MAP CHANGES

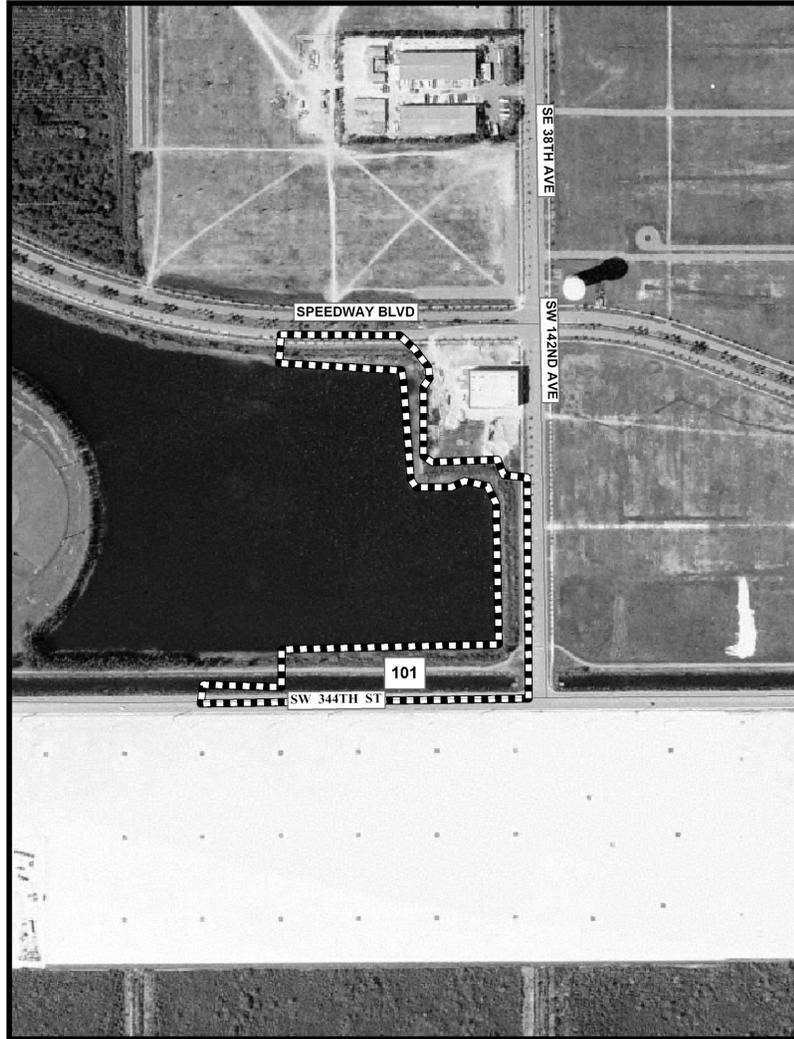


AERIAL
NOT TO SCALE

DEPARTMENT OF
PLANNING AND ZONING



METROPLAN2/EAR BASED MAPS\IN REC\IN REC\FNG\APP3\05



Parcel No.	Parcel General Location	Requested Category Change		Acres
		From:	To:	
101	Homestead: NW corner of Palm Drive And SW 142 Avenue	Business, and Office	Parks and Recreation	7

 14 PARCEL BOUNDARY AND NUMBER

Figure 69
PROPOSED LAND USE PLAN MAP CHANGES

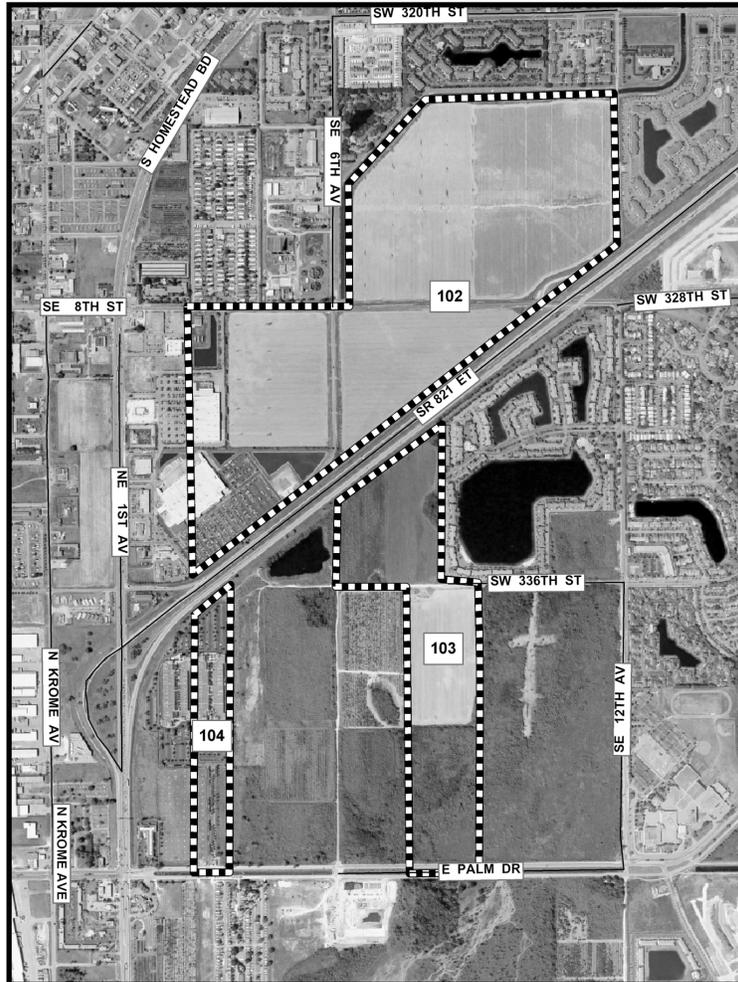


AERIAL
NOT TO SCALE

DEPARTMENT OF
PLANNING AND ZONING



METROPLAN\ZEAR BASED MAPS\IN REC\IN REC\FNG\APP\3\05



Parcel No.	Parcel General Location	Requested Category Change		Acres
		From:	To:	
102	Homestead/Florida City: North side of SR 821 Ext. (HEFT) approx. between US 1 and NE 12 Avenue	Low-Medium Density Residential	Business and Office	199
103	Homestead: NW corner of SW 169 Avenue and East Palm Drive	Low-Medium Density Residential and Low Density Residential	Business and Office	69
104	Florida City: NE corner of Factory Shops Blvd. and East Palm Drive (SW 344 Street)	Low-Medium Density Residential	Business and Office	20

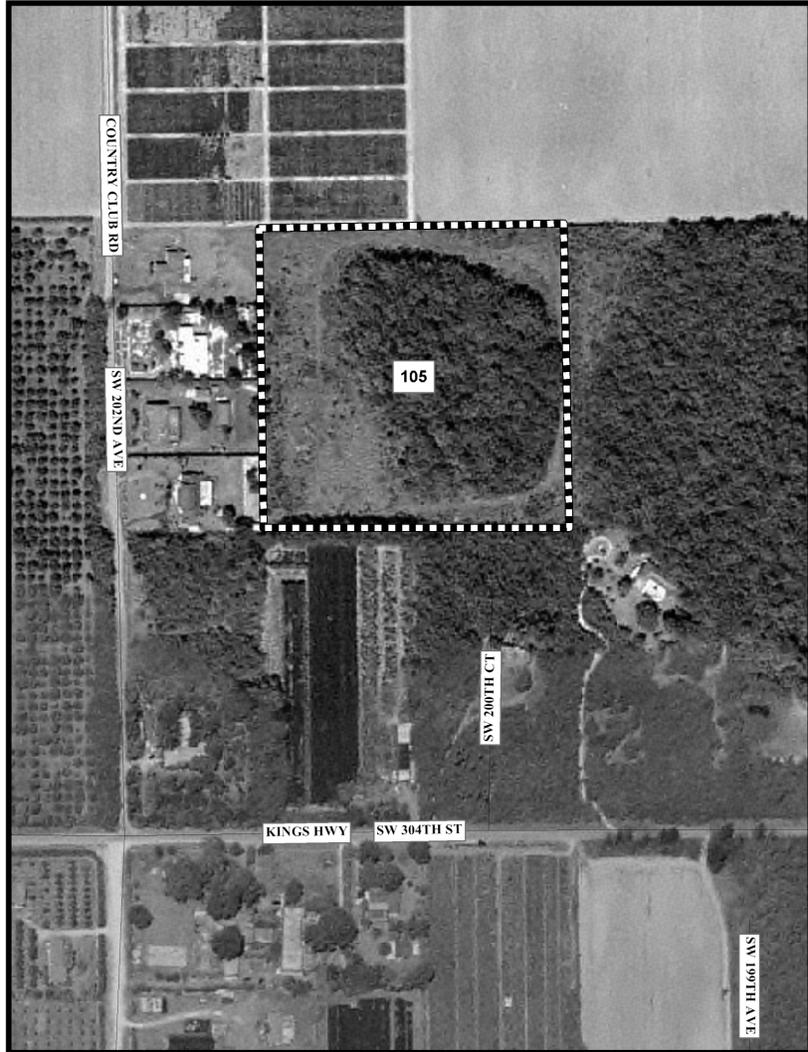
 14 PARCEL BOUNDARY AND NUMBER

 AERIAL NOT TO SCALE



Figure 70
PROPOSED LAND USE PLAN MAP CHANGES

DEPARTMENT OF PLANNING AND ZONING



Parcel No.	Parcel General Location	Requested Category Change		Acres
		From:	To:	
105	South side of SW 300 Street between theo. SW 199 Avenue and SW 202 Avenue	Agriculture	Environmentally Protected Parks	10

 14 PARCEL BOUNDARY AND NUMBER

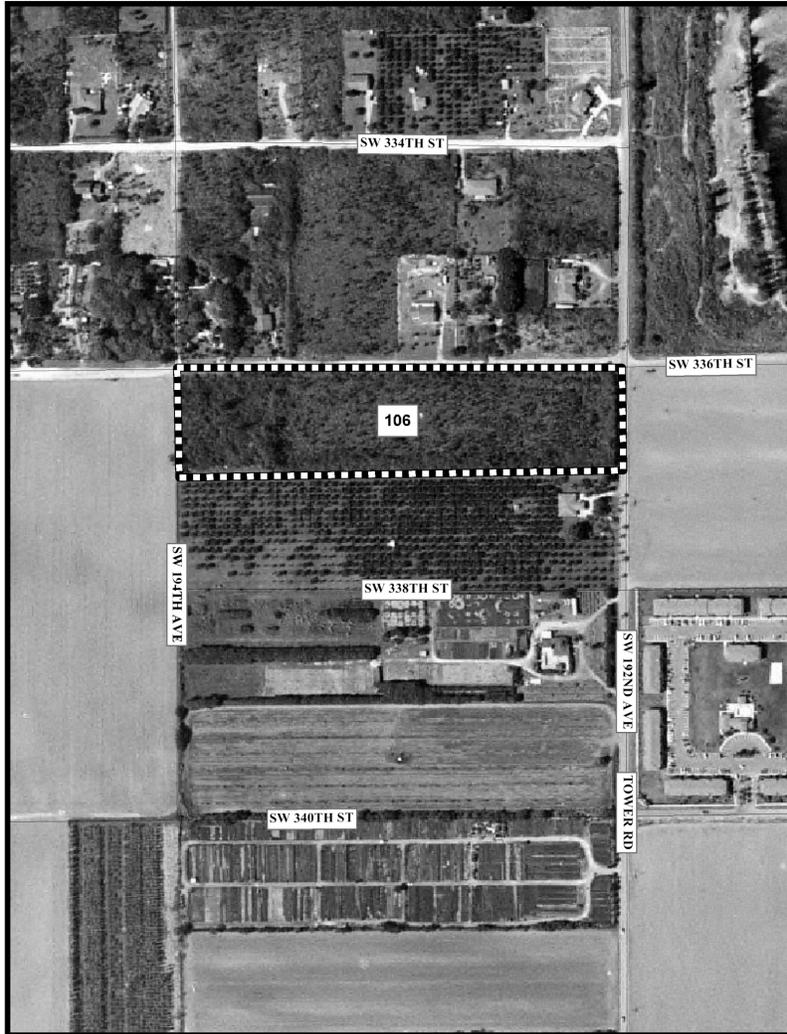
Figure 71
PROPOSED LAND USE PLAN MAP CHANGES



AERIAL
NOT TO SCALE

DEPARTMENT OF
PLANNING AND ZONING





Parcel No.	Parcel General Location	Requested Category Change		Acres
		From:	To:	
106	SW corner of SW 192 Avenue (Tower Road) and SW 336 Street	Estate Density Residential	Environmentally Protected Parks	10

 14 PARCEL BOUNDARY AND NUMBER

Figure 72
PROPOSED LAND USE PLAN MAP CHANGES



AERIAL
NOT TO SCALE

DEPARTMENT OF
PLANNING AND ZONING



METROPLAN\Z\EAR BASED MAPS\IN REC\IN REC PNG\APP\3\05



Parcel No.	Parcel General Location	Requested Category Change		Acres
		From:	To:	
107	West of SW 202 Avenue from SW 364 Street to SW 368 Street	Agriculture	Environmentally Protected Parks	40

 14 PARCEL BOUNDARY AND NUMBER

Figure 73
PROPOSED LAND USE PLAN MAP CHANGES



AERIAL
 NOT TO SCALE

DEPARTMENT OF
 PLANNING AND ZONING



METROPLAN2/EAR BASED MAPS\IN REC\IN REC\FNG\APP3\05



Parcel No.	Parcel General Location	Requested Category Change		Acres
		From:	To:	
108	South of SW 354 Street between SW 210 Avenue and SW 209 Avenue	Agriculture	Environmentally Protected Parks	21

 14 PARCEL BOUNDARY AND NUMBER

Figure 74
PROPOSED LAND USE PLAN MAP CHANGES



AERIAL
NOT TO SCALE

DEPARTMENT OF
PLANNING AND ZONING



METROPLAN/EAR BASED MAPS\IN REC\IN REC.PNG\APP.3\05



Parcel No.	Parcel General Location	Requested Category Change		Acres
		From:	To:	
109	SW corner of theo. SW 355 Street and theo. SW 223 Avenue	Agriculture	Environmentally Protected Parks	21

 14 PARCEL BOUNDARY AND NUMBER

Figure 75
PROPOSED LAND USE PLAN MAP CHANGES

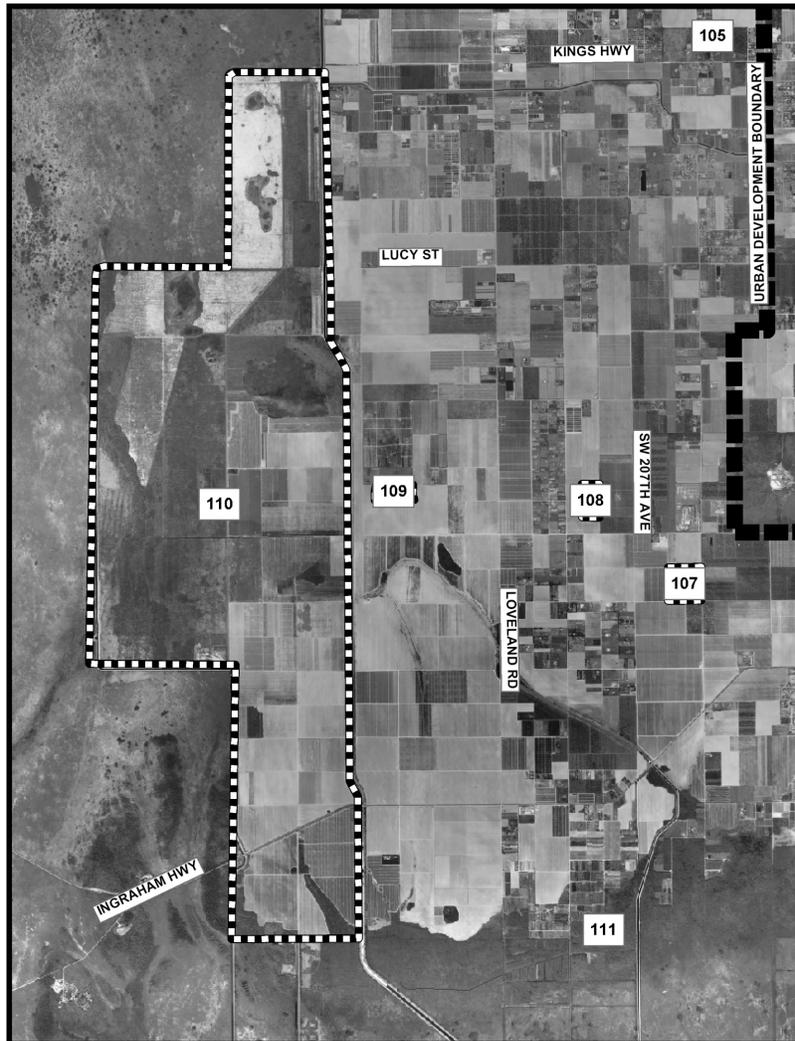


AERIAL
NOT TO SCALE

DEPARTMENT OF
PLANNING AND ZONING



METROPOLITAN AREA BASED MAPS\IN REC\IN REC PNG\APP\3\05



Parcel No.	Parcel General Location	Requested Category Change		Acres
		From:	To:	
110	North: theo. SW 304 Street, South: theo SW 408 Street, East: theo SW 227 Avenue, West: theo. SW 247 Avenue	Agriculture	Environmental Protection	5,432

 14 PARCEL BOUNDARY AND NUMBER

Figure 76
PROPOSED LAND USE PLAN MAP CHANGES



AERIAL
NOT TO SCALE

DEPARTMENT OF
PLANNING AND ZONING



METROPLAN2\EAR BASED MAPS\IN REC\IN REC.PNG\APP.305



Parcel No.	Parcel General Location	Requested Category Change		Acres
		From:	To:	
111	South of theo. SW 408 St. and east of SW 212 Avenue	Agriculture	Environmentally Protected Parks	20

 14 PARCEL BOUNDARY AND NUMBER

Figure 77
PROPOSED LAND USE PLAN MAP CHANGES



AERIAL
NOT TO SCALE

DEPARTMENT OF
PLANNING AND ZONING



METROPLAN/EAIR BASED MAPS/IN REC/IN REC PNG/APP 3/05



Parcel No.	Parcel General Location	Requested Category Change		Acres
		From:	To:	
112	East of SW 137 Avenue, an area between theo. SW 176 Street and theo. SW 168 Street	Institutional and Public Facility	Parks and Recreation	134

 14 PARCEL BOUNDARY AND NUMBER

Figure 78
PROPOSED LAND USE PLAN MAP CHANGES



AERIAL
NOT TO SCALE

DEPARTMENT OF
PLANNING AND ZONING



METROPLAN2/EAR BASED MAPS\IN REC\IN REC.PNG\APP3\05



Parcel No.	Parcel General Location	Requested Category Change		Acres
		From:	To:	
113	SE corner of SW 180 Street and SW 142 Avenue	Low Density Residential	Environmentally Protected Parks	19
114	East of SW 139 Avenue, Between SW 184 Street (Eureka Drive) and SW 200 Street (Quail Roost Drive)	Agriculture	Institutional and Public Facility (Wellfield)	89

 14 PARCEL BOUNDARY AND NUMBER

Figure 79
PROPOSED LAND USE PLAN MAP CHANGES



AERIAL
NOT TO SCALE

DEPARTMENT OF
PLANNING AND ZONING



METROPLAN/EAR BASED MAPS\IN REC\IN REC.PNG\APP.3\05

**STAFF APPLICATIONS TO IMPLEMENT
ADOPTED 2003 EVALUATION AND APPRAISAL REPORT**

APPLICATION NO. 1 (Future Land Use Element)

Requested Amendments: Numerous changes to the Future Land Use Element, and CDMP Statement of Legislative Intent and Introduction are proposed as presented in the Staff Applications” report dated March 8, 2005. This Application is organized as follows:

- Part A: Future Land Use Plan Map;
- Part B: Future Land Use Element Goals, Objectives, Policies and Text;
- Part C: Statement of Legislative Intent; and
- Part D: CDMP Preface and Introduction.

Recommendations: Approve and Transmit to DCA (All Parts)

Principal Reasons for Recommendations and/or Changes: The reasons for the proposals in this application are presented in the “Staff Applications” report.

APPLICATION NO. 2 (Transportation Element)

Requested Amendments: Numerous changes to the Transportation Element, which includes the Traffic Circulation Subelement; Mass Transit Subelement; Aviation Subelement; Port of Miami River Subelement; Port of Miami Master Plan Subelement, are proposed as presented in the “Staff Applications” report dated March 8, 2005.

Recommendations: Approve and Transmit to DCA

Principal Reasons for Recommendations and/or Changes: The reasons for the proposals in this application are presented in the “Staff Applications” report.

APPLICATION NO. 3 (Housing Element)

Requested Amendments: Numerous changes to the Housing are proposed as presented in the “Staff Applications” report dated March 8, 2005.

Recommendations: Approve and Transmit to DCA

Principal Reasons for Recommendations and/or Changes: The reasons for the proposals in this application are presented in the “Staff Applications” report.

APPLICATION NO. 4 (Conservation, Aquifer Recharge and Drainage Element)

Requested Amendments: Numerous changes to the Conservation, Aquifer Recharge and Drainage are proposed as presented in the “Staff Applications” report dated March 8, 2005.

Recommendations: Approve and Transmit to DCA

Principal Reasons for Recommendations and/or Changes: The reasons for the proposals in this application are presented in the “Staff Applications” report.

APPLICATION NO. 5 (Water, Sewer, and Solid Waste Element)

Requested Amendments: Numerous changes to the Water, Sewer, and Solid Waste are proposed as presented in the Staff Applications” report dated March 8, 2005. Water and Sewer Subelement; (Solid Waste Subelement)

Recommendations: Approve and Transmit to DCA

Principal Reasons for Recommendations and/or Changes: The reasons for the proposals in this application are presented in the “Staff Applications” report.

APPLICATION NO. 6 (Recreation and Open Space Element)

Requested Amendments: Numerous changes to the Recreation and Open Space Element are proposed as presented in the “Staff Applications” report dated March 8, 2005.

Recommendations: Approve; Transmit to DCA; and Request DCA Review

Principal Reasons for Recommendations and/or Changes: The reasons for the proposals in this application are presented in the “Staff Applications” report.

APPLICATION NO. 7 (Coastal Management Element)

Requested Amendments: Numerous changes to the Coastal Management Element are proposed as presented in the “Staff Applications” report dated March 8, 2005.

Recommendations: Approve and Transmit to DCA

Principal Reasons for Recommendations and/or Changes: The reasons for the proposals in this application are presented in the “Staff Applications” report.

APPLICATION NO. 8 (Intergovernmental Coordination Element)

Requested Amendments: Numerous changes to the Intergovernmental Coordination Element are proposed as presented in the “Staff Applications” report dated March 8, 2005.

Recommendations: Approve and Transmit to DCA

Principal Reasons for Recommendations and/or Changes: The reasons for the proposals in this application are presented in the “Staff Applications” report.

APPLICATION NO. 9 (Capital Improvements Element)

Requested Amendments: Numerous changes to the capital Improvements Element are proposed as presented in the “Staff Applications” report dated March 8, 2005.

Recommendations: Approve and Transmit to DCA

Principal Reasons for Recommendations and/or Changes: The reasons for the proposals in this application are presented in the “Staff Applications” report.

APPLICATION NO. 10 (Educational Element)

Requested Amendments: Numerous changes to the Educational Element are proposed as presented in the “Staff Applications” report dated March 8, 2005.

Recommendations: Approve and Transmit to DCA

Principal Reasons for Recommendations and/or Changes: The reasons for the proposals in this application are presented in the “Staff Applications” report.

APPLICATION NO. 11 (Economic Element)

Requested Amendments: Numerous changes to the Economic Element are proposed as presented in the Staff Applications” report dated March 8, 2005.

Recommendations: Approve and Transmit to DCA

Principal Reasons for Recommendations and/or Changes: The reasons for the proposals in this application are presented in the “Staff Applications” report.

Chapter 2

PLANNING CONSIDERATIONS

This chapter outlines the factors that are considered in evaluating applications to amend the CDMP. It also contains descriptions of the methods of analysis typically used by the Department of Planning and Zoning (DP&Z) in evaluating CDMP amendment applications. The chapter contains an overview followed by a discussion of countywide planning factors, and the factors that are typically evaluated for the geographic study areas around the application areas, and for the application sites themselves. These factors include environmental considerations; land use patterns; supply and demand for residential, commercial and industrial land; and urban services.

Growth Management

Miami-Dade's CDMP is a metropolitan guide for growth management. The Plan is countywide in scale and comprehensive in scope. It establishes the County's policy framework within which specific development decisions are made daily. Among its key growth management objectives, the CDMP seeks to ensure that physical expansion of the urban area is managed to occur 1) at a rate commensurate with projected population and economic growth; 2) in a contiguous pattern centered around a network of high-intensity activity centers well-connected by multimodal intra-urban transportation facilities; and 3) in locations which optimize efficiency in public service delivery and conservation of valuable natural resources. The foregoing objectives are encouraged by the State's comprehensive planning laws and the Strategic Regional Policy Plan for South Florida. The State Comprehensive Plan is a policy plan containing goals and policies addressing a broad range of subjects, from social services to environmental protection. It establishes common long-range direction for all State, regional and local governments so that they will not be working at cross purposes. Chapter 9J-5 of the Florida Administrative Code (FAC) establishes minimum criteria for the contents of local comprehensive plans adopted pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act (Chapter 163, Part II, Florida Statutes). The adopted Strategic Regional Policy Plan for South Florida establishes policy direction by way of regional goal and policy statements which derive from the State Comprehensive Plan but relate more specifically to South Florida's conditions and circumstances.

The State government reviews proposed and adopted local comprehensive plans for compliance with State law and policies. The Florida Department of Community Affairs (DCA) also reviews and may comment on proposed amendments prior to adoption. Following local adoption, DCA will issue a notice finding compliance or non-compliance of the adopted amendments with State law and policies. Challenges can be expected from DCA on amendments to a local Plan which deviate from State law or adopted State, regional or County Plan policies.

Plan Implementation

Chapter 163, Florida Statutes provides that after a local government Plan has been adopted, all development and development orders by governmental agencies shall be consistent with the plan (Ch. 163.3194[1][a], F.S.). In addition, Chapter 163 requires that each local government must adopt and enforce land development regulations that are consistent with and implement its comprehensive plan (Ch 163.3202, F.S.). At a minimum, all local governments must enforce regulations which: regulate the subdivision of land; regulate the use of land and water and ensure the compatibility of adjacent uses; provide for open space; provide for protection of potable water wellfields; regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management; ensure the protection of environmentally sensitive lands; regulate signage; provide that public facilities and services meet or exceed the standards established in the comprehensive plan and are available when needed for the development, or that development orders and permits are conditioned on the availability of these public facilities and services; provide that development orders or permits shall not be issued which would result in a reduction in the level of services for the affected public facilities below the level of services provided in the comprehensive plan; and ensure safe and convenient on-site traffic flow, considering needed vehicle parking.

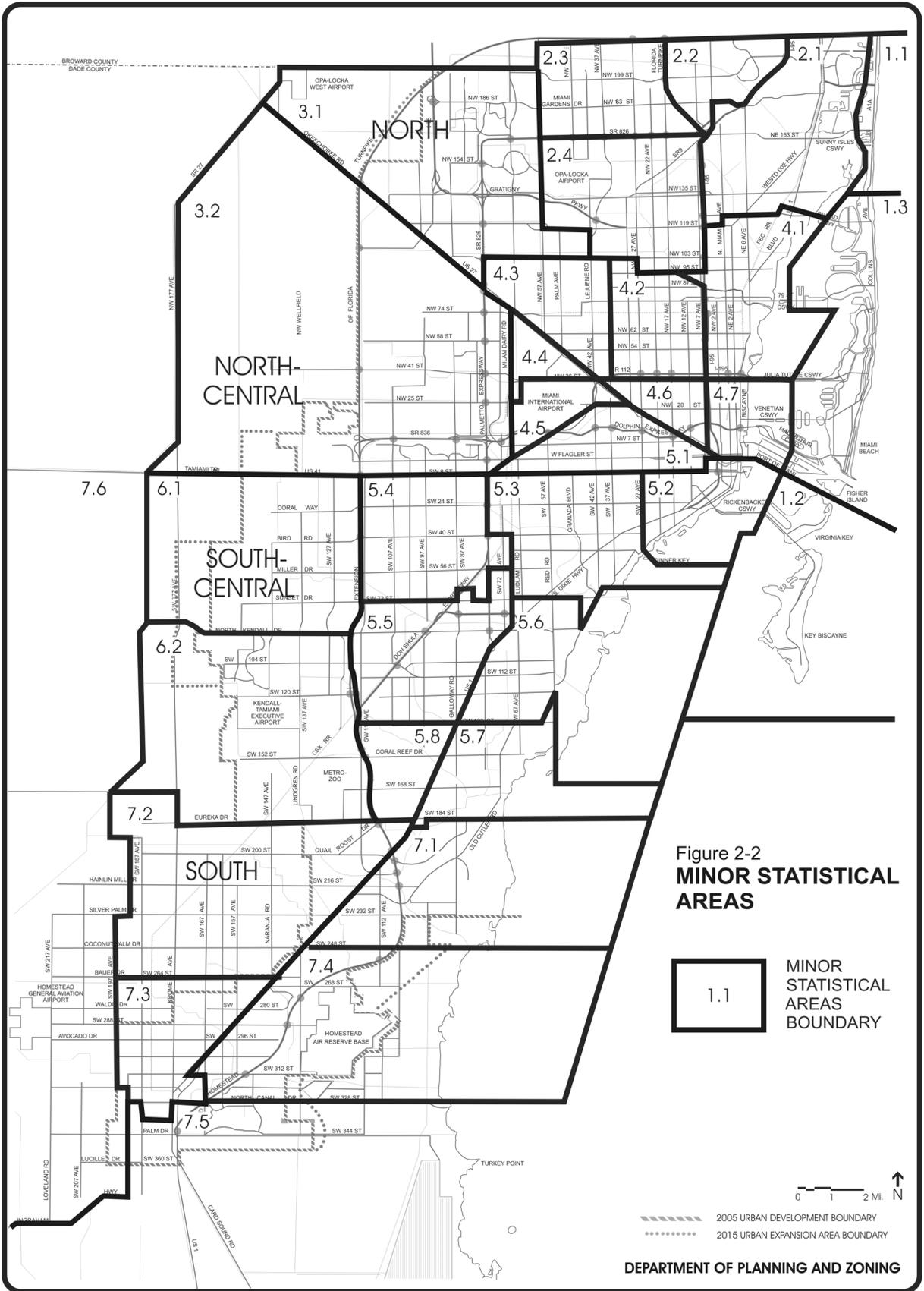
The DCA is authorized to review a local government's development regulations to determine its compliance with these requirements. Chapter 163 also provides that affected parties may challenge actions of local government which are not consistent with the locally adopted plan or development regulations.

Areas of Analysis

To facilitate the evaluation of applications requesting amendments to the Land Use Plan (LUP) map, Study Areas are typically established, encompassing an application or group of applications. The boundaries of such Study Areas coincide with enumeration areas previously established for other planning or analysis purposes, and for which data on factors such as housing or population already exist. (See Figure 2-1).

The basic geographic unit used in many analyses conducted by the Department of Planning and Zoning is the minor statistical areas (MSAs) shown in Figure 2-2. The MSA boundaries are based on census tracts which are a component of the United States Census geography. An MSA may contain one large census tract or an aggregation of census tracts. The MSAs were established as planning areas by the DP&Z to facilitate small-area analyses and to standardize areas for the development of statistical data and projections.

In order to provide a broader picture than the MSA, larger planning areas called Tiers were established as standard analysis areas in the CDMP Land Use Element (See Figure 2-3). These two planning subareas - Tiers and MSAs - provide continuity in the analyses



Environmental Conditions and Considerations

General environmental conditions are described for each parcel area in unincorporated Miami-Dade County in Table 1-1. Environmental conditions addressed include County and federal flood criteria, County wellfield protection criteria, hurricane evacuation areas, and wetlands. Other conditions for all parcels are addressed in the CDMP's Land Use Element and within the proposed changes to the Land Use Element contained in Application No. 1 of the Staff Applications Report. Additional conditions include the following: natural ground elevations, soils, drainage characteristics, stormwater management, upland forests, endangered species and habitats, exotic pest plant and animal species, historical and archaeological resources, and other relevant issues or concerns.

Several sources of information have been used in compiling these descriptions. These include the CDMP Conservation and Coastal Management Elements; U.S.D.A. Natural Resources Conservation Service, Soil Survey of Dade County Area (1996); Miami-Dade County Public Works Department Topographical Maps (revised 1954-56); Miami-Dade County Flood Criteria Maps (1995); Federal Emergency Management Agency, National Flood Insurance Program Flood Insurance Rate Maps for Dade County, Florida (Mar. 1994); Wellfield Protection Areas (2003); Miami-Dade County Office of Emergency Management, Hurricane Evacuation Map (2003); and support data provided by the Miami-Dade County Department of Environmental Resources Management (DERM). DERM assisted in the evaluation of site conditions relative to County Code and other governmental requirements.

Drainage and Flood Protection

DERM reviewed each of the proposed Applications for consistency with flood protection requirements contained in Chapter 24 of the Code of Miami-Dade County. For each application site, information on the natural ground elevation, flood criteria and the type of drainage required is presented both in narrative form and tables included in each Study Area appendix.

Types of soil and drainage characteristics are listed for each site. Where organic soils exist, they must be removed prior to filling to meet County flood criteria. Soils range from those that drain well, such as Dade sand, to those that are very poorly drained, such as muck and clay. Since Miami-Dade County has been developing for decades, much of the urban area has been previously filled. This soil is referred to as Urban land and has moderate drainage characteristics.

The adopted CDMP LOS standard for flood protection requires that urban development in Miami-Dade County shall be provided with protection from the degree of flooding that would result for a duration of one day from a five-year storm, with exceptions provided where new development to this base standard would pose a risk to existing development. Further, the lowest habitable floor of all structures must be elevated above the federal flood criteria described below.

In areas having drainage limitations where site conditions prevent on-site retention of the applicable design storm, a minimum of one inch of runoff must be retained on site prior to

discharge into surface waters. For commercial and industrial land uses, site conditions must retain the applicable design storm, or a minimum of one inch of runoff or 2.5 inches times the percentage of the site's impervious area must be retained in either a dry retention or exfiltration trench before discharge into surface waters. In addition, stormwater conveyance structures (e.g. catch basins) located in paved parking areas must be fitted with oil and grease interceptors prior to entering an exfiltration or infiltration system. Other environmental requirements that may limit development of particular sites are outlined in the following paragraphs.

Drainage Basins

There are two types of hydrologic basins indicated in the environmental conditions summary tables. These are canal drainage basins, such as C-2 (Snapper Creek Canal), and secondly, wetland basins such as the Bird Drive Basin. Based upon information provided by the South Florida Water Management District (SFWMD), the primary canal system generally drains the portions of the County that lie east of the Turnpike north of Kendall Drive, east of levee L-31N between Kendall and Eureka Drives, and south of Eureka Drive between L-31N and the Turnpike. The remaining portions of the County receive little or no flood protection from the primary canal system.

Areas generally north of Kendall Drive and west of the Florida Turnpike have drainage limitations and are subject to frequent flooding. Therefore, the SFWMD and the County have established special fill criteria for certain basins in this region, such as the Western C-9 Basin, the Bird Drive Basin, the North Trail Basin, and Basin "B". These basins serve to conserve water, recharge the aquifer, and mitigate impacts of floodwater loading on the canal systems.

The 1995 federal flood criteria, which established 100-year base flood elevations for structures in Miami-Dade County, have been used to evaluate each application site. These criteria are based on assumed land use patterns in the various basins that could be altered by CDMP amendments. Federal flood criteria are used primarily for development and insurance purposes to protect property in flood-prone areas. Special Flood Hazard Areas (zone series A and V) are those inundated by a 100-year flood. The Federal Flood AE or AH Zone designations indicate areas where base flood elevation has been determined. Inundation to flood elevation can be expected in a 100-year flood in the AE designated areas, and one to three feet of ponding can be expected in AH zones. The V Zone indicates Coastal High Hazard Areas subject to high-velocity wave action. Areas designated as X Zone are outside the 100-year flood zone but may be within the 500-year flood area. Chapter 11C of the County Code regulates development within Special Flood Hazard Areas, including stricter regulations in Coastal High Hazard Areas.

Wellfield Protection Areas

The locations of all existing water supply wellfields in Miami-Dade County and the protection areas around the wellfields are depicted in Figure 2-4. For all wellfields, the Wellfield Protection Boundary is the 210-day groundwater travel distance from the wellheads, except around the Northwest (1), Hialeah-Preston group (which includes Hialeah-Preston and Miami Springs Upper and Lower Wellfields) (2A-C), and the Alexander Orr complex (which includes

Alexander Orr, Snapper Creek, Southwest and West Wellfields) (5, 5A, 5B and 16). Development restrictions are increasingly more stringent the closer the proximity to a wellfield.

The current average-day pumpage wellfield protection area boundary for the Hialeah-Preston group and the Alexander Orr complex is delineated by the 1.0 foot drawdown contour under daily average permitted pumping rates. The maximum day boundary is also delineated by a 1.0-foot drawdown contour but under the maximum permitted pumping rate. A drawdown is defined as the difference between the existing or projected water table elevation that occurs without the wellfield withdrawal, contrasted with the groundwater level that occurs when the wellfield is pumping.

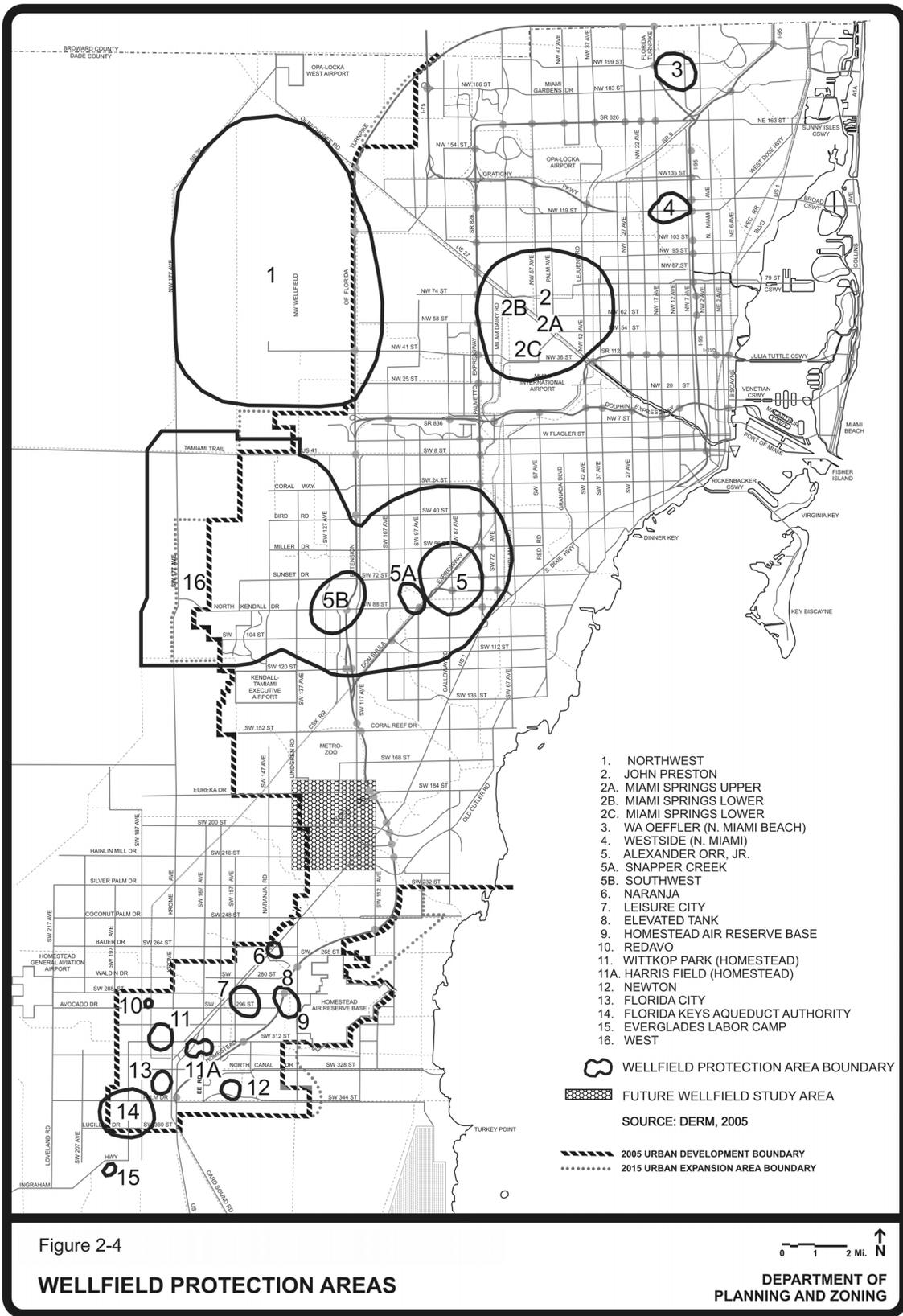
The current protection area established for the County's West Wellfield is also shown on Figure 2-4. That protection area boundary is delineated by the 0.1-foot drawdown contour. The Northwest Wellfield Protection Area west of the Florida Turnpike Extension is delineated by the 0.25-foot drawdown contour. A safety buffer has been established east of the Turnpike to ensure protection of Northwest Wellfield groundwater during drought periods.

Table 2-1 summarizes the land use restrictions and regulations that apply within all urban wellfield protection areas except the Northwest and the West Wellfield Protection Areas, which are subject to the special protection regulations governing land use activities outlined in Table 2-2.

Wetlands and Upland Forests

DERM delineates wetlands based on Chapter 24 criteria, and vegetation, soils and hydrology consistent with the State methodology described in Chapter 62-340, FAC. If there are native wetlands on site, preservation and mitigation criteria may also apply. As stated in the CDMP, Miami-Dade County has established policies to protect, restore, and enhance wetlands. An environmental summary in each Study Area chapter indicates which sites are or may be subject to wetland permit requirements.

DERM also reviewed each application site for the presence of environmentally sensitive areas, protected specimen trees and Natural Forest Communities. The Board of County Commissioners, per Resolution R-1764-84 and Ordinance 84-34, designated approximately 230 environmentally sensitive pinelands and hammocks totaling 3,645 acres in Miami-Dade County as Natural Forest Communities (NFC). The Miami-Dade County Code regulates development in these areas and provides preservation standards for these forests during development. A permit is required prior to the removal or relocation of any trees or understory vegetation in a NFC. The Code also provides protection standards for Specimen Trees (trees which are 18 inches or greater in diameter) during development. Regardless of whether a site contains a NFC or sensitive tree resources, a permit review by DERM is required prior to the removal or relocation of trees on any site. Potential and controlled exotic pest plants are addressed through permitting, enforcement and public outreach programs administered by DERM and the Building Department.



1. NORTHWEST
2. JOHN PRESTON
- 2A. MIAMI SPRINGS UPPER
- 2B. MIAMI SPRINGS LOWER
- 2C. MIAMI SPRINGS LOWER
3. WA OEFFLER (N. MIAMI BEACH)
4. WESTSIDE (N. MIAMI)
5. ALEXANDER ORR, JR.
- 5A. SNAPPER CREEK
- 5B. SOUTHWEST
6. NARANJA
7. LEISURE CITY
8. ELEVATED TANK
9. HOMESTEAD AIR RESERVE BASE
10. REDAVO
11. WITTKOP PARK (HOMESTEAD)
- 11A. HARRIS FIELD (HOMESTEAD)
12. NEWTON
13. FLORIDA CITY
14. FLORIDA KEYS AQUEDUCT AUTHORITY
15. EVERGLADES LABOR CAMP
16. WEST

WELLFIELD PROTECTION AREA BOUNDARY

FUTURE WELLFIELD STUDY AREA

SOURCE: DERM, 2005

2005 URBAN DEVELOPMENT BOUNDARY

2015 URBAN EXPANSION AREA BOUNDARY

Table 2-1
Urban Wellfield Land Use Restrictions and
Prohibitions for New Construction

ACTIVITY	PROTECTION ZONES						
	100'	10 Day	30 Day	100 Day	210 Day	Avg. Day	Max. Day
RESIDENTIAL USES SERVED BY SEPTIC TANKS	P	R	R	R	R	NR	NR
NON-RESIDENTIAL USES SERVED BY SEPTIC TANKS	P	R	R	R	R	NR	NR
RESIDENTIAL AND NON-RESIDENTIAL USES SERVED BY SEWERS	P	R	R	NR	NR	NR	NR
STRINGENT SEWER CONSTRUCTION CRITERIA	Req.	Req.	Req.	Req.	Req.	Req.	Req.
ROCKMINING	P	P	P	40 ft. max depth or 30 day travel time buffer, land dedication, security required		R	NR
NON-RESIDENTIAL USES HANDLING HAZARDOUS MATERIALS	P	P	P	P	P	R	NR
EXISTING USES HANDLING HAZ. MAT. MUST REDUCE RISK UPON EXPANSION	Req.	Req.	Req.	Req.	Req.	NR	NR
STORMWATER DISPOSAL	P	Infiltration only	Infiltration & seepage	Infiltration, seepage or over flow outfall		NR	NR
UNDERGROUND STORAGE TANKS FOR HAZARDOUS MATERIALS	P	P	P	P	P	R	R
PIPELINES TRANSPORTING HAZARDOUS MATERIALS	P	P	P	P	P	P	P
LIQUID WASTE STORAGE, TREATMENT OR DISPOSAL METHODS OTHER THAN SEPTIC TANKS & PUBLIC SANITARY SEWERS	P	P	P	P	P	P	NR
RESOURCE RECOVERY AND MANAGEMENT FACILITIES	P	P	P	P	P	P	P
P=Prohibited NR=Not Restricted Req.=Required R=Restricted							

Table 2-2
Northwest and West Wellfield Protection Area Land Use Restrictions and
Prohibitions for New Construction

ACTIVITY	PROTECTION ZONES					
	100'	10 Day	30 Day	100 Day	210 Day	Outer
RESIDENTIAL USES SERVED BY SEPTIC TANKS	P	R	R	R	R	NR
NON-RESIDENTIAL USES SERVED BY SEPTIC TANKS	P	P	P P P P Excluding Rockmining & Ancillary Uses			
RESIDENTIAL AND NON- RESIDENTIAL USES SERVED BY SEWERS	P	R	R	NR	NR	NR
STRINGENT SEWER CONSTRUCTION CRITERIA	Req.	Req.	Req.	Req.	Req.	Req.
BU-3 AND IU ZONING	P	P	P	P	P	P
ROCKMINING	P	P	P	40 ft. max depth or 30 day travel time buffer, land dedication, security required		NR
NON-RESIDENTIAL USES HANDLING HAZARDOUS MATERIALS	P	P	P	P	P	P
EXISTING USES HANDLING HAZ. MAT. MUST REDUCE RISK UPON EXPANSION	Req.	Req.	Req.	Req.	Req.	Req.
STORMWATER DISPOSAL	P	Infiltration	Infiltration & Seepage	Infiltration, seepage or overflow outfall		NR
UNDERGROUND STORAGE TANKS FOR HAZARDOUS MATERIALS	P	P	P	P	P	P
PIPELINES TRANSPORTING HAZARDOUS MATERIALS	P	P	P	P	P	P
LIQUID WASTE STORAGE, TREATMENT OR DISPOSAL METHODS OTHER THAN SEPTIC TANKS & PUBLIC SANITARY SEWERS	P	P	P	P	P	P
RESOURCE RECOVERY AND MANAGEMENT FACILITIES	P	P	P	P	P	P
P=Prohibited NR=Not Restricted Req.=Required R=Restricted						

On December 5, 1995, the Board of County Commissioners adopted a revised Landscape Ordinance as Chapter 18A of the County Code, and on February 6, 1996 adopted a Landscape Manual, per Resolution R-90-96. The Landscape Ordinance applies countywide to both unincorporated areas and municipalities. All new development must meet the standards of this code. The purpose of the Landscape Manual is to illustrate the standards adopted in the Ordinance and provide recommendations for landscaping, including xeriscaping with native species to conserve water and reduce the potential for invasive exotic plants to threaten natural areas. Prohibited and controlled exotic pest plants are addressed through the permitting process by the Department of Planning and Zoning.

Historic and Archaeological Sites

Miami-Dade County contains a significant number of historic and archaeological sites and zones under both municipal and County jurisdictions. These sites and zones are identified for their significance and preserved when merited because they represent distinctive elements of the County's cultural, social, economic, political, scientific, religious, prehistoric and architectural history. The Miami-Dade County Office of Historic Preservation performs site reviews for historical and archaeological elements for properties located countywide. Within the County, a number of properties containing exceptional historical and archaeological elements are designated by the County's Historic Preservation Board for their unique attributes. Once designated, County Ordinance 81.13 (Chapter 16A-1 et seq.), the Historic Preservation Ordinance, requires that Certificates to Dig and Certificates of Appropriateness are required prior to any site work. Designated properties may also be eligible for certain local, State or federal tax incentives for approved restoration, renovation or rehabilitation work. Federal grants may be available for certain designated sites.

Emergency Management

South Florida, including Miami-Dade County, is highly vulnerable to severe tropical storms and hurricanes. (See Figure 2-5 for Hurricane Evacuation Areas.) Upon making landfall on August 24, 1992, Hurricane Andrew caused tremendous physical, emotional, and economic damage to Miami-Dade County. In order to reduce the risk of major storms to lives and property in the future, the County reviews proposed development to determine if property lies within hurricane evacuation zones and storm surge areas. Proximity to evacuation routes is also noted for high-risk coastal areas.

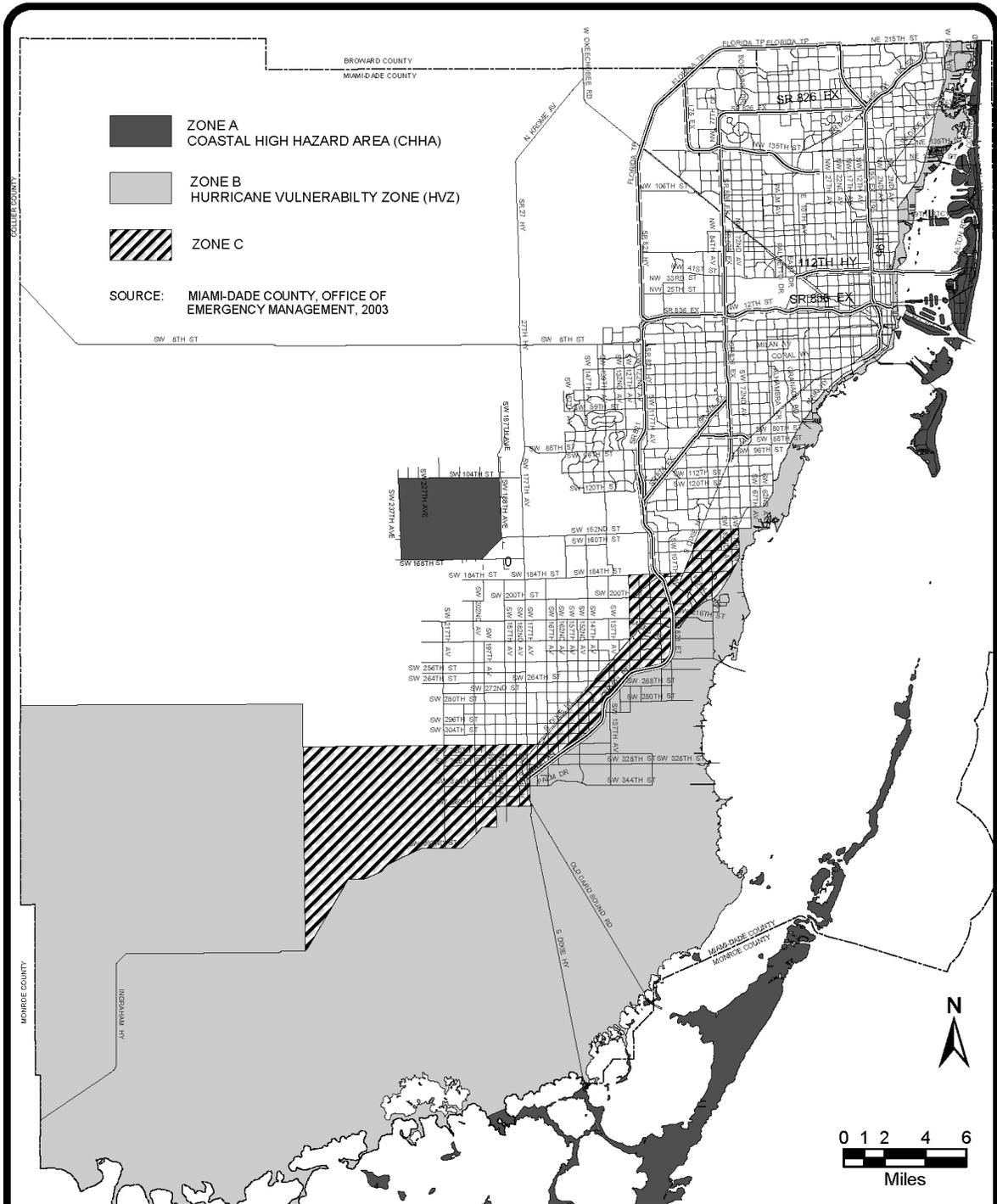


Figure 2-5

2003 HURRICANE EVACUATION ZONES

DEPARTMENT OF
PLANNING AND ZONING

RETRO LANDMARK BASES MAR/2007/04/05/FAP/PJDS

Residential Land

The total residential capacity of the County is the sum of existing units at the end of 2003 and an estimate of new units that can be built on vacant, residentially zoned or designated land. There was no attempt to estimate the redevelopment potential of inner city areas except for those areas in close proximity to transit stations along the Metrorail line and the South Dade Busway. There was no provision made for new capacity arising from the demolition of existing housing units.

There was provision made for additional capacity in four areas where substantial redevelopment is under way. These areas are

- 1.1 – The Sunny Isles Beach Area (+3,000 units)
- 4.7 – The Downtown Miami Area (+3,000 units)
- 5.2 – The Brickell Area (+3,000 units)
- 5.6 – The Downtown Kendall Area (+5,000 units).

In Area 7.4, near Homestead Air Base, an additional capacity of 1,000 units was assigned on the basis of the higher density of recent new development in the Area.

The first component of residential capacity is the number of housing units existing at the beginning of 2004. This was derived from Census 2000 housing counts plus estimated new units constructed in the 2000 to 2003 period from the Property Appraiser's Real Property File. This file was accessed in mid-2004 when most new 2003 residential units would be included.

The second component of residential capacity (the available capacity) is the estimate of the number of new housing units that can be built on vacant developable land within the Urban Development Boundary. The mid-year 2003 available residential capacity within the Urban Development Boundary was 189,526 housing units after an allowance (3 percent) was made for lands that are typically not developed.

Countywide Supply and Demand

Table 2-3 compares the projected demand and the supply of land for urban residential development Countywide. This is an aggregation of studies done in the 32 Minor Statistical Areas (MSAs) across the County. Gross capacity was reduced by 3 percent to reflect the fact that even in mature urban residential areas in Miami-Dade County, approximately 3 percent of the land base typically remains undeveloped.

It is important to note that the residential development capacity of vacant land within the Urban Development Boundary is not fixed. It is established and reestablished by the planning and zoning activities of the County and municipal governments.

The estimated countywide capacity at the beginning of 2004 was 189,526 units. The projected demand for housing is 10,309 units per year in the 2004 through 2010 period, 10,313 units per year in the 2010-2015, and about 11,180 units per year in the 2015-2025 period. These figures reflect the projected net increase in units required. New construction will be higher because housing will also be required to replace units that are demolished or converted to other uses.

These replacement units generally do not result in net increases of any significance, and it is assumed that these can be accommodated by redevelopment of currently developed land.

In 2021 the remaining residential capacity of vacant land within the current Urban Development Boundary is projected to be depleted. The single-family supply is projected to be exhausted in 2015, the multi-family in 2039. The single-family capacity is smaller than the multi-family and the projected demand for single-family units is much higher than that for multi-family.

This is a pro-forma analysis where single-family type units are analyzed first (Column 1), and then multi-family separately (Column 2). In the third column, all units, without distinction, are analyzed.

**Table 2-3
Residential Land Supply/Demand
Miami-Dade County Total, 2004 to 2025**

Analysis Done Separately for Each Type, i.e. No Shifting of Demand between Single & Multifamily Type	Structure Type		
	Single Family	Multi-Family	Both Types
Capacity in 2004	89,963	99,564	189,527
Demand in 2004-2010	7,492	2,817	10,309
Capacity in 2010	45,011	82,662	127,673
Demand 2010-2015	7,501	2,812	10,313
Capacity in 2015	7,506	68,602	76,108
Demand 2015-2020	8,123	3,057	11,180
Capacity in 2020	0	53,317	20,208
Demand 2020-2025	8,426	2,756	11,183
Capacity in 2025	0	39,537	0
Depletion Year	2015	2039	2021

Source: Miami-Dade County Department of Planning and Zoning, Research Section, 2004.

Note: Residential capacity is expressed in terms of housing units. Projected housing demand is an annual average figure derived from 2004 updated population projections.

Supply and Demand Within Tiers of the County

Tables 2-4, 2-5, 2-6, and 2-7 present supply and demand data for four tiers and for the eastern and western portions of these areas. These areas are called "Planning Analysis Tiers" and span the County from north to south -- North Miami-Dade, North-Central, South-Central, and South Miami-Dade.

In general, the undeveloped residential land supply patterns are similar to those seen in previous years. There was an increase in the multifamily residential capacity of land in the eastern halves of the tiers, which almost offset the decline in single-family capacity. In the western halves there was a smaller increase in multifamily capacity but a continued decline in single-family capacity. It is important to note that for the purpose of the tier-specific supply/demand analyses, each tier is treated independently. Thus, if supply of a housing type is exhausted in a particular tier, it is

not assumed that demand will shift to another tier in the County. It is not possible to project where housing demand might surge if the supply of land in a single tier is exhausted. One effect of this is that it would appear that the remaining capacity for the sum of the individual tiers in 2025 is higher than the Countywide figure because demand in the latter is assumed to shift around among the tiers.

Table 2-4
Residential Land Supply/Demand
North Miami-Dade Tier, 2004 to 2025

Analysis Done Separately for Each Type, i.e. No Shifting of Demand between Single & Multifamily Type	Subtier								
	Eastern Part			Western Part -- MSA 3.1			North Miami-Dade Total		
	Single Family	Multi- Family	Both Types	Single Family	Multi- Family	Both Types	Single Family	Multi- Family	Both Types
Capacity in 2004	3,247	13,927	17,174	3,638	6,828	10,466	6,885	20,755	27,640
Demand 2004-2010	884	651	1,535	989	305	1,294	1,873	956	2,829
Capacity in 2010	0	10,021	7,964	0	4,998	2,702	0	15,019	10,666
Demand 2010-2015	621	429	1,050	875	270	1,145	1,496	699	2,195
Capacity in 2015	0	7,876	2,714	0	3,648	0	0	9,384	0
Demand 2015-2020	630	411	1,041	53	17	70	683	428	1,111
Capacity in 2020	0	5,821	0	0	3,563	0	0	9,384	0
Demand 2020-2025	23	16	39	0	0	0	23	16	39
Capacity in 2025	0	5,741	0	0	3,563	0	0	9,304	0
Depletion Year	2007	>2025	2017	2007	>2025	2012	2007	>2025	2014

Source: Miami-Dade County Department of Planning and Zoning, Research Section, 2004.

Note: Residential capacity is expressed in terms of housing units. Projected housing demand is an annual average figure derived from 2004 updated population projections

The North Tier has sufficient capacity to accommodate projected demand through 2014. The single-family supply is projected to be exhausted by 2007, whereas the multifamily supply is depleted beyond 2025. Depletion year is set to >2025 when capacity remains, but there is no demand projected. The projected demand for housing is slightly higher in the eastern half where the capacity is also higher. The capacity there is projected to be used up by 2017. In the western half the projected depletion year is 2012.

**Table 2-5
Residential Land Supply/Demand
North Central Tier, 2004 to 2025**

Analysis Done Separately for Each Type, i.e. No Shifting of Demand between Single & Multifamily Type	Subtier								
	Eastern Part			Western Part -- MSA 3.2			North Central Total		
	Single Family	Multi- Family	Both Types	Single Family	Multi- Family	Both Types	Single Family	Multi- Family	Both Types
Capacity in 2004	9,288	31,079	40,367	3,725	3,401	7,126	13,013	34,480	47,493
Demand 2004-2010	756	788	1,544	786	245	1,031	1,542	1,033	2,575
Capacity in 2010	4,752	26,351	31,103	0	1,931	940	3,761	28,282	32,043
Demand 2010-2015	926	923	1,849	738	231	969	1,664	1,154	2,818
Capacity in 2015	122	21,736	21,858	0	776	0	0	22,512	17,953
Demand 2015-2020	1,136	888	2,024	82	25	107	1,218	913	2,131
Capacity in 2020	0	17,296	11,738	0	651	0	0	17,947	7,298
Demand 2020-2025	1,430	778	2,208	0	0	0	1,430	778	2,208
Capacity in 2025	0	13,406	698	0	651	0	0	14,057	0
Depletion Year	2015	>2025	2025	2008	>2025	2010	2012	>2025	2023

Source: Miami-Dade County Department of Planning and Zoning, Research Section, 2004.

Note: Residential capacity is expressed in terms of housing units. Projected housing demand is an annual average figure derived from 2004 updated population projections.

The North Central Tier has sufficient capacity to accommodate projected demand through 2023. The single-family supply is projected to be exhausted by 2012, whereas the multi-family supply is depleted in 2043. The projected demand for housing is higher in the eastern half where the capacity is also higher and the land there is projected to be used up by 2025. In the western half the projected depletion year is 2010.

**Table 2-6
Residential Land Supply/Demand
South Central Tier, 2004 to 2025**

Analysis Done Separately for Each Type, i.e. No Shifting of Demand between Single & Multifamily Type	Subtier								
	East of Turnpike			West of Turnpike			South Central Total		
	Single Family	Multi- Family	Both Types	Single Family	Multi- Family	Both Types	Single Family	Multi- Family	Both Types
Capacity in 2004	8,990	22,968	31,958	12,248	322	12,570	21,238	23,290	44,528
Demand 2004-2010	678	274	952	2,081	249	2,330	2,759	523	3,282
Capacity in 2010	4,922	21,324	26,246	0	0	0	4,684	20,152	24,836
Demand 2010-2015	818	341	1,159	1,772	215	1,987	2,590	556	3,146
Capacity in 2015	832	19,619	20,451	0	0	0	0	17,372	9,106
Demand 2015-2020	1,401	677	2,078	464	60	524	1,865	737	2,602
Capacity in 2020	0	16,234	10,061	0	0	0	0	13,687	0
Demand 2020-2025	1,274	684	1,958	0	0	0	1,274	684	1,958
Capacity in 2025	0	12,814	271	0	0	0	0	10,267	0
Depletion Year	2015	>2025	2025	2009	2005	2009	2011	>2025	2018

Source: Miami-Dade County Department of Planning and Zoning, Research Section, 2004.

Note: Residential capacity is expressed in terms of housing units. Projected housing demand is an annual average figure derived from 2004 updated population projections.

The South Central Tier has sufficient capacity to accommodate projected demand through 2018. The single-family supply is projected to be exhausted by 2011, whereas the multi-family supply is depleted beyond 2025. The projected demand for housing is higher in the western half and the capacity there is lower. This capacity is projected to be used up by 2009. In the eastern half the projected depletion year is 2025.

**Table 2-7
Residential Land Supply/Demand
South Dade Tier, 2004 to 2025**

Analysis Done Separately for Each Type, i.e. No Shifting of Demand between Single & Multifamily Type	Subtier								
	East of US-1			West of US-1			South Miami-Dade Total		
	Single Family	Multi-Family	Both Types	Single Family	Multi-Family	Both Types	Single Family	Multi-Family	Both Types
Capacity in 2003	34,896	14,932	49,828	13,931	6,107	20,038	48,827	21,039	69,866
Demand 2004-2010	1,013	271	1,284	305	34	339	1,318	305	1,623
Capacity in 2010	28,818	13,306	42,124	12,101	5,903	18,004	40,919	19,209	60,128
Demand 2010-2015	1,324	354	1,678	427	49	476	1,751	403	2,154
Capacity in 2015	22,198	11,536	33,734	9,966	5,658	15,624	32,164	17,194	49,358
Demand 2015-2020	2,967	790	3,757	1,390	189	1,579	4,357	979	5,336
Capacity in 2020	7,363	7,586	14,949	3,016	4,713	7,729	10,379	12,299	22,678
Demand 2020-2025	3,815	1,001	4,816	1,884	277	2,161	5,699	1,278	6,977
Capacity in 2025	0	2,581	0	0	3,328	0	0	5,909	0
Depletion Year	2021	>2025	2023	2021	>2025	2023	2021	>2025	2023

Source: Miami-Dade County Department of Planning and Zoning, Research Section, 2004.

Note: Residential capacity is expressed in terms of housing units. Projected housing demand is an annual average figure derived from 2004 updated population projections.

The South Tier has sufficient capacity to accommodate projected demand to 2023, more than any of the other three tiers. The large capacity for single-family unit is projected to be depleted in 2021, and multifamily capacity extends to 2029. The projected demand for housing increases rapidly from 1,623 units per year in the 2004-2010 period to about 7,000 units a year in the 2020 to 2025 period. This is about 60 percent of the projected demand for the entire County in that period and is a reflection of the availability of residential land for development. The demand is higher in the eastern half where the capacity is also larger.

Commercial, Office and Industrial Land Needs

The Department's most recent assessment of commercial and industrial land availability is presented below. This will provide the reader with a picture of the existing land use character and development rates throughout the County for these types of uses.

The adequacy of the Plan's existing capacities to accommodate projected commercial and office development is evaluated both on a countywide basis, and for smaller areas of the County, namely the Planning Analysis Tiers and Minor Statistical Areas (MSAs). Absorption tables are presented for Commercial and Office and Industrial land.

Projected Commercial and Industrial Land Supply and Demand

The Research Section of the Department of Planning and Zoning has conducted an inventory (2003) of the supply, and assessed the use of land for industrial and commercial development in Miami-Dade County to determine whether it can sustain projected commercial and industrial demand through the years 2015 and 2025. Following are estimates and projections of commercial and industrial absorption in Miami-Dade County.

Commercial Land

The first step in deriving countywide control totals was to obtain existing commercial acreage, commercial employment, and total population for the years 1994, 1998, 2000, 2001, and 2003. Secondly, a linear regression was run with commercial acres being the dependent variable and commercial employment and population as the independent variable. The regression coefficient was then applied to independently projected population and commercial employment to arrive at projected commercial land.

The next step consisted in the allocation of projected countywide demand for commercial land to each MSA. To obtain the MSA's share of the countywide demand for commercial land, the following procedures were followed: The annual change in "in-use" commercial land between the 1994-2001, 1998-2001, 2000-2001, and 2001-2003 periods was calculated. Then the average of these four periods, by MSA, was computed. If the average was negative, the MSA's share was put as zero. Next, the population projection from 2003 to 2025, for each MSA, was calculated. The final step involved averaging the annual growth in commercial land and the population growth for each MSA. This was done to better take into account the historical demand for commercial land and the projected growth in population by MSA and represents a refinement of the method as previously applied. Lastly, the countywide demand was distributed proportionately to the MSA's share of the total average growth (average of historical growth in "in-use" commercial land and projected population growth) for all MSAs. The end result is an annual absorption rate for the 2003-2025 period.

Table 2-8 presents countywide projections of commercial land absorption. For purposes of this analysis, the only vacant land considered to be commercial supply is land that is specifically zoned for business, professional office, office park, or designated "Business and Office" on the CDMP Land Use Plan (LUP) map. While vacant industrially zoned or designated land may be and often is used for commercial use, particularly office development but including retail uses such as hotels and restaurants, for purposes of this analysis none was included in the commercial land supply.

The first four columns of Table 2-8 summarize the result of applying the method described. Countywide, the 3,229 acres of vacant commercially zoned or designated land available in 2003 would be depleted in the year 2023, at the average annual absorption rate of 159.98 acres. However, the projected depletion year varies from Tier to Tier. No Tier will deplete its supply before 2015. Individual MSAs reveal more variability. MSAs 1.1, 1.2, 1.3, 4.3, 4.6, 4.7, 5.1, 5.2, 5.3, 5.4, 5.5, 5.6, 7.2 and 7.6 all will have depleted their supply of commercial land before 2015.

Table 2-8
 Projected Absorption of Commercial Land
 Miami-Dade County, Florida 2003 – 2025

Tier and Minor Statistical Area	Vacant Commercial Land 2003 (Acres)	Commercial Acres in Use 2003 (Acres)	Avg. Annual Absorption Rate 2003-2025 (Acres)	Projected Year of Depletion	Commercial Acres per Thousand Persons	
					2015	2025
<u>North Tier</u>						
1.1	8	67	0.79	2013	3.2	3.1
2.1	101	1,071	5.75	2021	6.4	6.2
2.2	62	236	0.63	2025+	5.6	5.4
2.3	302	582	1.04	2025+	9.7	9.5
2.4	57	542	4.05	2017	7.0	6.6
3.1	<u>231</u>	<u>826</u>	<u>19.86</u>	<u>2015</u>	<u>4.1</u>	<u>4.0</u>
Total	761	3,324	32.12	2025+	5.9	5.7
<u>North Central Tier</u>						
1.3	12	251	1.22	2013	2.2	2.2
3.2	552	1,491	19.52	2025+	12.1	12.0
4.1	46	407	0.58	2025+	5.1	4.8
4.2	104	435	2.21	2025+	6.4	5.3
4.3	21	888	2.33	2012	7.2	6.7
4.4	3	70	0.14	2024	4.4	4.2
4.5	50	205	1.74	2025+	--	--
4.6	13	328	3.79	2006	6.3	5.3
4.7	68	344	7.08	2013	7.2	6.0
5.1	<u>16</u>	<u>576</u>	<u>1.08</u>	<u>2012</u>	<u>4.5</u>	<u>4.4</u>
Total	879	4,995	39.69	2025	6.9	6.5
<u>South-Central Tier</u>						
1.2	1	97	0.31	2006	8.3	8.3
5.2	12	251	3.20	2007	3.9	3.0
5.3	17	611	2.25	2011	4.9	4.5
5.4	8	574	3.82	2005	5.5	5.5
5.5	21	569	2.13	2013	6.5	5.9
5.6	2	246	0.75	2006	6.8	6.2
5.7	23	254	0.64	2025+	9.3	8.7
5.8	30	82	1.01	2025+	2.9	2.5
6.1	170	422	13.24	2016	2.8	2.7
6.2	<u>298</u>	<u>405</u>	<u>12.27</u>	<u>2025+</u>	<u>4.0</u>	<u>4.0</u>
Total	582	3,511	39.62	2018	4.6	4.3
<u>South Tier</u>						
7.1	140	313	6.48	2025	7.6	4.9
7.2	32	173	4.39	2010	4.0	2.8
7.3	114	199	2.89	2025+	8.2	5.3
7.4	446	244	10.81	2025+	8.9	5.1
7.5	275	419	22.32	2015	23.9	10.7
7.6	<u>0</u>	<u>0</u>	<u>1.67</u>	<u>2003</u>	<u>0.0</u>	<u>0.0</u>
Total	1,007	1,348	48.56	2024	9.0	5.3
Grand Total	3,229	13,178	159.98	2023	6.1	5.4

-- Insignificant population.

Source: Miami-Dade County Department of Planning & Zoning, Planning Division, Research Section, March 2005.

At this point, it is necessary to point out that the projected year of depletion provides only one indication of the areas of the County where additional land for commercial use may be warranted. However, it cannot be concluded that land for commercial use should automatically be added in the specific MSAs where the numbers indicate depletion before the year 2015. Because of the dual purposes of commercial land use, the land allocation process and planning for future land availability are more complex than the case of residential or industrial land use.

It is worth noting that by redeveloping or adding additional uses to existing sites, the existing supply would accommodate significant growth. A second consideration is that some commercial uses are “population serving” and should be distributed throughout the community with consideration for convenience to the residential population, while some commercial uses can be categorized as “export” uses which may be better located in areas having good transportation access to larger areas, and where other similar or complementary uses can agglomerate into commercial or employment centers. In this regard, “export” oriented commercial centers - like regional centers, industrial centers, and transportation facilities - can help give structure to the urban pattern and should be fostered by comprehensive planning.

In an effort to gauge what is an appropriate amount of commercial land to be allocated to “population serving” commercial uses, the ratio of commercial acres per 1,000 population by MSA, Tier, and countywide was analyzed. The final two columns of Table 2-8 indicate commercial acres per 1,000 for each MSA, Tier and the countywide average. The countywide ratio for 2015 is projected to be 6.1 acres per 1,000 population declining to 5.4 per 1,000 population by the year 2025 if no industrial land is used and no further supply is added. While 6.1 acres per 1,000 population is the County average, this includes regional centers, racetracks, commercial stadiums and other such commercial uses. If a local area registers a commercial land/population ratio below average, it does not necessarily indicate an undesirable condition. However, those MSAs or Tiers showing ratios significantly below the Tier or Countywide ratio should warrant closer review to determine whether the commercial needs of the area’s population would be adequately met.

Where both measures – projected commercial land depletion year and the commercial acres per 1,000 population ratio – indicate a future need for additional commercial land, it is probable that this need will become apparent during the projection period if no additional land is designated on the LUP map for Commercial or Office use. Thus, both the vacancy condition and the adequacy of the commercial land to population ratio need to be considered when determining locations where additional commercial land should or need not be added.

Another factor that must be considered is the existence of vacant industrial land. There has been a continuing pattern in which there is much crossover in the use of industrial land for commercial purposes. The Research Section of the Planning and Zoning Department analyzed a sample (5,614 acres) of vacant industrially zoned or designated land for the period between 1985-2000. It found that only 20.9 percent was developed for industrial uses and that 18.6 percent was still vacant and zoned or designated for industrial uses. Of the 5,614 vacant industrial land analyzed, 17 percent went to residential capacity, 4.4 percent was built residential, and 13 percent was built for transportation and utilities. Some 7.3 percent was built for commercial uses and 7.1 percent was rezoned to commercial uses. Only 39 percent of the sample of vacant industrially zoned

acres in 1985 remained either vacant industrial or in industrial use in 2000. Hence, the availability of vacant industrial land must be appraised before the final determination is made to add more commercial land.

Industrial Land

Table 2-9 presents countywide projections of industrial land absorption. The first step in projecting Miami-Dade County's future industrial land use was to develop control totals for countywide use of this type of land in each projection year. Historical land use data for 1994, 1998, 2000, 2001, and 2003 was divided by relevant employment data to obtain employees per acre ratios for each year. The average ratio was applied to employment projections to obtain projected industrial land. Using historical land use data, the share of industrial land was projected and applied to the total for each projection year.

Before drawing conclusions from Table 2-9, the reader must consider the assumptions and methods used in developing the information presented, the high potential for cross-over among the land uses which may occur on industrially designated land, and the spatial distribution of uses and sites in the area. Much cross-over over can occur among business, office, and industrial uses, with commercial uses occurring in industrially designated land and, in particular, office developments occurring on land zoned or designated either for industrial use or for business use.

It is inappropriate to draw conclusions regarding the adequacy or inadequacy of supply in any individual MSA solely from the information provided in Table 2-9, as well as the projected supply and demand in a single MSA; it is necessary to consider all types of land supply and also land in adjoining MSAs.

In projecting future demand for industrial land, historical consumption data available for such land countywide and in each MSA were used. On this basis, average consumption of industrial land during the periods 1994-2003, 1998-2003, 2000-2003, and 2001-2003 was used to project the annual absorption rate for the next twenty-seven years. In MSAs where definitional or data compatibility issues are encountered, appropriate adjustments have been made. The demand for industrial land conversion through 2025 was calculated reflecting the foregoing time period.

Referring to Table 2-9, the situation with respect to industrial land supply/demand can be readily assessed. In the North Tier, again MSA 1.1 has no industrial land available, but it is not considered an industrial area. Likewise, in the North-Central Tier, except MSAs 1.3 and 4.4, there appears to be no candidate for additional designations of industrial land. The MSAs in the South-Central Tier mostly have small or no amounts of industrial land, but correspondingly low absorption rates. In particular, MSA 5.2, 5.5, 5.7, and 6.1 have no vacant industrial land available, but the areas exhibit low absorption rates. Thus, none indicate a need for supplementary supply. The large supply in MSA 6.2 can meet the needs in this Tier. Similarly, no MSA in the South Tier, except 7.6, shows deficient industrial land, and this far western MSA is unique in that it is almost totally outside the UDB, and is not a good industrial location. However, as mentioned in the section on commercial land, only about 39 percent of vacant-industrially zoned land is left for industrial use. If this were to continue, the countywide depletion year for industrial land would be 2019 instead of 2045.

Table 2-9
 Projected Absorption of Industrial Land
 Miami-Dade County, Florida 2003 – 2025

Tier and Minor Statistical Area	Vacant Industrial Land 2003 (Acres)	Industrial Acres in Use 2003 (acres)	Avg. Annual Absorption Rate 2003-2025 (Acres)	Projected Year of Depletion
<u>North Tier</u>				
1.1	0.0	0.0	0.00	--
2.1	3.8	326.1	0.00	--
2.2	48.3	159.6	0.54	2025+
2.3	99.5	35.2	1.48	2025+
2.4	157.2	1,407.0	9.40	2020
3.1	<u>516.1</u>	<u>909.0</u>	<u>9.74</u>	<u>2025+</u>
Total	824.9	2,836.9	21.16	2025+
<u>North Central Tier</u>				
1.3	0.4	6.9	0.02	2023
3.2	2,338.4	4,829.6	68.71	2025+
4.1	9.8	157.5	0.0	--
4.2	64.8	738.2	1.59	2025+
4.3	23.4	517.2	0.00	--
4.4	0.0	3.9	0.00	--
4.5	67.0	127.2	0.00	--
4.6	5.8	307.0	2.72	2005
4.7	11.9	215.3	2.20	2008
5.1	<u>3.6</u>	<u>53.1</u>	<u>0.07</u>	<u>2025+</u>
Total	2,525.1	6,955.9	75.31	2025+
<u>South-Central Tier</u>				
1.2	0.0	0.0	0.00	--
5.2	0.0	11.0	0.02	2003
5.3	22.1	70.8	0.00	--
5.4	10.5	135.7	0.00	--
5.5	0.0	91.0	0.12	2003
5.6	0.2	13.1	0.20	2004
5.7	0.0	0.0	0.00	--
5.8	6.0	25.5	0.00	--
6.1	0.0	0.0	0.00	--
6.2	<u>635.6</u>	<u>389.3</u>	<u>10.94</u>	<u>2025+</u>
Total	674.4	736.4	11.28	2025+
<u>South Tier</u>				
7.1	16.8	18.8	0.00	--
7.2	256.7	237.6	2.17	2025+
7.3	74.9	112.3	0.91	2025+
7.4	93.1	23.6	0.27	2025+
7.5	213.7	103.7	0.73	2025+
7.6	<u>0.0</u>	<u>0.0</u>	<u>0.00</u>	<u>--</u>
Total	655.2	496.0	4.08	2025+
Grand Total	4,679.6	11,025.2	111.83	2025+

-- Insignificant demand.

Source: Miami-Dade County Department of Planning & Zoning, Planning Division, Research Section, March 2005.

Services

The public services addressed in this section of the report are roadways, transit, water and sewer, solid waste, fire and rescue, parks and schools. Drainage is addressed in the Environmental Conditions section. Each of the services has been evaluated for current and future conditions within the parcel areas. The time horizons for the assessment of future conditions vary somewhat among the different services because of the variability in planning time frames used by the service agencies in their functional planning and programming of capital improvements. Applications were evaluated for the application's impact on the various services as compared with the impact of the currently planned use of the site, or the adequacy of existing and future service levels in meeting the demand generated by the application.

In accord with the State requirements, the CDMP now includes level of service (LOS) standards for roadways, transit, parks, water, sewer, solid waste, and stormwater drainage. These standards are used proactively by service and facility agencies as objectives to be met by their facility planning and service delivery programs. The County in its administration of the State-mandated service "concurrency" program also uses them reactively. The concurrency program mandates that development orders not be issued unless the necessary services are in place, or will be in place and operating at or above all adopted LOS, around the time the development will begin occupancy. In the evaluation of the merits or drawbacks of proposed amendments to the land use plan, each of the noted services is evaluated in terms of the adopted LOS standards using the most current information available.

Miami-Dade County's concurrency management procedures took effect in July 1989. The affected County service agencies have developed methods for determining LOS. The DP&Z coordinates the administration and implementation of those methods. The methods used by DP&Z are parallel to those developed for concurrency regulatory determinations but are not identical in all cases. In some cases, concurrency review agencies are using relatively short-term time horizons for concurrency determinations because they are responding to immediate development permit requests and are interested in immediate conditions, or because a full update of a complex data base is not yet complete. Geographic sub-areas used for concurrency may not be identical to those used in this report for long-range Countywide planning. Consequently, the evaluations of LOS made for this report are not a substitute for official concurrency determinations. In keeping with the function of long-range comprehensive planning, this report endeavors to address anticipated long-range conditions.

The LOS conditions for stormwater drainage are discussed in conjunction with flood protection in the "Environmental Considerations" section of this chapter. The LOS conditions pertaining to each of the other services, and the methods that were used in developing the analysis for each Study Area, are described below.

A final note on services is that the CDMP is a body of broad policy adopted as a legislative, not regulatory, act of the Board of County Commissioners. The array of CDMP elements and policies reflects consideration of a host of social and physical responsibilities of County government, including housing, economic growth, prudent environmental resource management, as well as service delivery policies and their fiscal implications. Accordingly, broad service

implications may be considered when evaluating proposals to amend the CDMP, in addition to whether or not a proposed Land Use Plan map amendment would meet LOS standards.

Roadways

Estimates of traffic conditions for each Study Area and Application Area were developed using standard transportation analysis methods. For each Study Area an analysis was performed to determine:

1. Current traffic conditions within the Area (i.e. existing number of lanes and operating level of service);
2. Projected roadway concurrency conditions (i.e. level of service considering reserved trips from approved developments and programmed roadway capacity improvements) with and without impact of the CDMP amendment applications; and
3. Estimated impacts generated by each application, if approved, in terms of the number of potential peak-period trips projected for both the current CDMP land use designation and the proposed designation, and the difference.

Key sources of information used in conducting these analyses include the Transportation Element Adopted Components (May 1997 Edition as amended through April 12, 2001, Printed October 2001) and Support Components (April 1988); the Miami-Dade County Transportation Improvement Program, 2005 (May 2004); the Miami-Dade Transportation Plan Update to 2030, Minimum Revenue Plan (November 2004); and the most recent available traffic count data published monthly by the Miami-Dade County Public Works Department (MDPWD) and the Florida Department of Transportation (FDOT).

Level of Service

The roadway LOS concept is applied nationwide as a qualitative assessment of the road user's perception of the quality of traffic flow, and, therefore, the degree of traffic congestion. The LOS is represented by one of the letters "A" through "F", with "A" generally representing the most favorable driving conditions and "F" representing the least favorable. The LOS reflects the quality of flow as measured by a scale of driver satisfaction. The definitions and measures of LOS reflect a national consensus of driver quality of flow. Measures of effectiveness such as average travel speed or volume to capacity ratio have been developed to approximate these qualitative representations quantitatively. The measures used by Miami-Dade County are described below.

The LOS standard adopted by the County requires that LOS conditions be measured during the "peak period". The peak period is defined in the Traffic Circulation Subelement of the CDMP as the average of the two highest consecutive hours of traffic volume during a weekday. Current peak period LOS conditions were measured based on FDOT's ART-TAB Model, which is designed to replicate the procedures of the 1997 Highway Capacity Manual Update prepared by the Federal Highway Administration. Many different roadway and traffic characteristics are taken into consideration when using this model in order to produce roadway segment specific

measures of LOS. A summary of the adopted long-term LOS standard for roadways in Miami-Dade County is shown in Table 2-10.

Table 2-10
Traffic Circulation Peak Period* LOS Standard

Non-FIHS Roadways					
Location	Transit Availability				
	No Transit Service	20 Min. Headway Transit Service Within 1/2 Mile	Extraordinary Transit Service (Commuter Rail or Express Bus)		
Outside UDB	LOS D-State Minor Arterials LOS C-County Roads and State Principal Arterials				
Between UIA and UDB	LOS D (90% of Capacity); or LOS E on SUMAs (100% Capacity)	LOS E (100% of Capacity)	120% of Capacity		
Inside UIA	LOS E (100% of Capacity)	120% of Capacity	150% of Capacity		
FIHS Roadways					
FIHS Facility	Location				
	Outside UDB	Inside UDB	Roadways Parallel to Exclusive Transit Facilities	Inside Transportation Concurrency Management Areas	Constrained or Backlogged Roadways
Limited Access Facilities	B	D [E]	D [E]	D [E]	Manage
Controlled Access Facilities	B	D [E]	E	E	Manage
NOTE: LOS inside of [brackets] applies to general use lanes only when exclusive through lanes exist.					

Source: Miami-Dade County Comprehensive Development Master Plan, May 1997, as amended.

Notes: Constrained FIHS facilities are roadways that FDOT has determined will not be expanded by the addition of two or more through lanes because of physical, environmental or policy constraints.

FIHS= Florida Intrastate Highway System

UIA= Urban Infill Area--Area east of, and including NW/SW 77 Avenue and SR 826 (Palmetto Expressway), excluding the City of Islandia, and excluding the area north of SR 826 and west of I-95.

UDB= Urban Development Boundary

SUMA= State Urban Minor Arterial

*Peak-period means the average of the two highest consecutive hours of traffic volume during a weekday.

Levels of service for 2030¹ were projected using a transportation planning computer model and are expressed as a volume-to-capacity (v/c) ratio, which is the ratio of the number of vehicles using the road to the road capacity. The 2030 v/c ratio model output is expressed using daily volumes. Roadways for the 2030 highway network are rated as follows:

¹ The projected levels of service are for the year 2030 instead the year 2025, the County's proposed long range planning horizon. The reason is because the Priority IV projects listed in the Cost Feasible Plan are to be funded between 2021 and 2030, making it difficult to specify which projects will be funded by 2025.

V/C Ratio	Level of Service
0.70 or less	LOS B or better
0.71 to 0.80	LOS C
0.81 to 0.90	LOS D
0.91 to 1.0	LOS E
Greater than 1.0	LOS F

Analysis Method and Assumptions

The Miami-Dade County Metropolitan Planning Organization (MPO) adopted the Miami-Dade County Year 2030 Transportation Plan, Minimum Revenue Plan, in November 2004. The 2030 Plan was developed to guide federal, State, and local transportation expenditures through the 25-year period. Improvements and extensions to the transportation system throughout the County will be governed by this Plan. Significant rapid transit facility improvements listed in the 2030 Minimum Revenue Plan include: North Corridor along NW 27 Avenue; Kendall Corridor along SW 88 Street (east-west leg) and the Homestead Extension of the Florida Turnpike (north-south leg); Northeast Corridor along Biscayne Boulevard; East-West Corridor from the HEFT to Miami Intermodal Center (MIC) and from the MIC to the Port of Miami; Douglas Road Extension from Douglas Road Metrorail Station to the MIC; and South-Miami Dade Corridor from Dadeland South Metrorail Station to Florida City. Light rail transit is planned for a downtown Miami to Miami Beach connection in the MacArthur Causeway corridor. And one heavy rail extension to the existing Metrorail system is currently planned, the Earlington Heights extension, from Earlington Heights Metrorail Station to the MIC. Non-motorized facilities (on-road bicycle lanes, off-road greenways and trails, and sidewalks are included in Minimum Revenue Plan, as well.

The County's planned year 2030-roadway network was used to portray background traffic conditions within each Study Area without considering the impacts of the CDMP amendment applications based on the model outputs of the MPO's 2030 Transportation Plan. The transportation model used is called the Florida Standard Urban Transportation Modeling Structure (FSUTMS). The 2030 highway network includes all the proposed priorities, Priority 1 thru 4 highway capacity improvements for both State and County roadways. These roadway improvements are anticipated to be completed by 2030.

It is important to note that the FSUTMS model used for these analyses is the best available tool for conducting these impact assessments. However, the model was designed for large-area analyses; it uses traffic analysis zones (TAZs) as the smallest geographic units; and it uses a schematic roadway network. Because of its schematic characteristics, it will not yield the same results, as would a site- or area-specific traffic model or impact analysis when evaluating specific development proposals.

The analysis also includes the estimated total PM peak hour trip generation impacts of those large-scale applications. The land use designation requested for the application is the basis for estimating the number of peak hour trips that could be generated. This is then compared to the number of peak hour trips projected for a probable use consistent with the current CDMP land use designation of the subject property. The particular use chosen is based on the most recent use of the property, or if it is vacant, the most intense use allowed for each designation or the

most likely use given the current development trend in the area. Trips generated by the proposed amendment applications are estimated from the trip generation rates published in the Institute of Transportation Engineers' Trip Generation, 6th Edition (1997).

A near-term trip distribution and traffic concurrency impact analysis is prepared for the subject application with the assistance of the MDPWD. These analyses reveal any potential impacts the applications may have on near-term traffic conditions in the vicinity of the application areas, accounting for current traffic conditions, programmed near-term road improvements, and the calculated impact of other pending developments in the vicinity for which development orders have been issued. In some instances, an anticipated near term concurrency problem to be solved by Long Range Transportation Plan improvements would be reported as well as satisfactory near-term conditions projected to deteriorate without regard for the requested CDMP amendment.

Transit Service

Transit service analyzes were conducted for each CDMP Application Area with assistance from Miami-Dade Transit (MDT). The current transit service characteristics of each route that travels through each Study Area are described. Transit service is measured in terms of route capacity, that is, service headways and seating capacity. The transit service characteristics attributed to each area are based on the distance the route travels through the Study Area.

Projected transit service improvements for 2009 are based on:

1. Projections of the additional transit trips that would be generated from the growth of each Study Area;
2. Characteristics of each CDMP amendment application;
3. Miami-Dade Transit's Service Planning Guidelines for transit vehicle loading;
4. Planned improvements included in MDT's 2004 Five-Year Transit Development Program (TDP); and
5. Adopted CDMP Level of Service (LOS) standard for transit.

The adopted CDMP LOS standard for transit states that the minimum peak-hour mass transit LOS shall be that all areas within the Urban Development Boundary (UDB) which have a combined resident and work force population of more than 10,000 persons per square mile shall be provided with public transit service having 60-minute headways and an average route spacing of one mile provided that:

1. The average combined population and employment density along the corridor between the existing transit network and the area of expansion exceeds 4,000 per square mile, and the corridor is 0.5 miles on either side of any necessary new routes or route extensions to the area of expansion;
2. It is estimated that there is sufficient demand to warrant the service;
3. The service is economically feasible; and

4. The expansion of transit service into new areas is not provided at the detriment of existing or planned services in higher density areas with greater need.

Relevant transit related characteristics of the applications are reported, such as proximity of each application area to existing or anticipated routes, and connections of said routes with Metrorail. Regarding the CDMP-adopted LOS standard and criteria outlined above, if the future impact of the Application in each Study Area is found to result in a combined population and employment of less than 10,000 persons per square mile, or the area already has transit service with minimum headways of 60 minutes and is projected to continue to have such service, no new transit service would be required to meet the transit LOS standard.

MDT annually updates its Five-Year Transit Development Program (TDP). This document analyzes existing transit network conditions and identifies short-term future transit needs. The current adopted 2004 TDP addresses the 2005-2009 time frame. A Recommended Service Plan (RSP) for 2009 has been developed to provide a guideline for replacement, expansion and improvement of the transit system. The RSP improvements are prioritized and assigned cost estimates for implementation.

Each study area is reviewed for planned transit improvements identified for implementation in the TDP based on projected needs. Descriptions of such improvements, as relevant to each study area, are provided along with cost estimates for implementation. Estimates of costs for service improvements were based on the entire route and then distributed according to the percentage of actual distance that each route traveled through a given Study Area.

Water and Sewer

Virtually all water and sewer service in Miami-Dade County is provided by either a municipal utility or the Miami-Dade Water and Sewer Department (WASD). Under long-standing County policy, water and sewer service is provided to developed areas within the year 2005 UDB and is discouraged outside the UDB. WASD, the major utility in the County, operates regional water supply and sewage disposal systems, which serve both incorporated and unincorporated areas. WASD's water treatment plants produce 87 percent of the County's public potable water supply. The regional sewage plants treat and dispose of over 99 percent of the wastewater treated by public utilities in the County. Programmed improvements to the WASD systems are ongoing in accordance with the Miami-Dade County Water Facilities Master Plan (2003), Wastewater Facilities Master Plan (2003), sanitary sewer Settlement Agreement with the Florida Department of Environmental Protection (FDEP), a First Partial Consent Decree and a Second Partial Final Consent Decree with the U.S. Environmental Protection Agency (EPA), and a Consent Order with the FDEP. Evaluation of sewer system capacity is based on criteria established in the first consent decree and may change after the Peak Flow Study that is required by the Second and Final Partial Consent Decree is completed in 2007.

In addition to WASD's regional system, fifteen municipalities are franchised to operate a water distribution system, and twelve municipalities to operate a sewage collection system within specified service areas. Within a franchised service area, the designated utility has the responsibility of providing service which meets the adopted LOS within the time frame of the CDMP.

Potable Water

The rated capacity, average daily flow, and maximum daily flow for municipal and WASD's water treatment plants are shown in Table 2-11. In addition, the Florida Keys Aqueduct Authority operates ten wells that provide potable water for the Florida Keys. These wells, located southwest of Florida City, have a 15.2 million gallons/day (mgd) average day and 17.4 mgd maximum day capacity.

Table 2-11
Capacity of County and Municipal
Water Treatment Plants

Water Treatment Plant	Maximum Permitted Raw Water Withdrawal (mgd)	Permitted Treatment Capacity (mgd)	Average Plant Production (mgd) (1)	Maximum Plant Production (mgd) (1)	Treatment Capacity Available (mgd)	Treatment Capacity Percentage Available (a)(2)
<u>COUNTY (WASD)</u>						
REGIONAL SYSTEM TOTAL (3)	452.7	442.7	332.6	387.8	54.9	12.4%
Hialeah/Preston	235.0	225.0	155.6	185.4	39.6	17.6%
Alexander Orr	217.7*	217.7	177.0	202.4	15.3	7.0%
SO. DADE SYSTEM TOTAL	15.9	12.03	6.7	9.5	2.5	21.0%
Leisure City		6.48	2.6			
Newton		2.01	2.0			
Naranja		1.38	0.05			
Elevated Tank		1.44	1.3			
Everglades LC		0.72	0.7			
WASD TOTAL	468.6	454.7	339.3	397.3	57.4	12.6%
<u>MUNICIPAL</u>						
Florida City	3.6	2.70	2.97	4.31	-1.61	-59.6%
Homestead	15.2	14.11	8.71	10.63	3.48	24.7%
North Miami TOTAL	9.3	18.10	12.93	14.10	4.00	22.1%
Winson Plant		9.00	8.42	9.33		
WASD Delivery (4)		9.10	4.51			
North Miami Beach TOTAL	17.7	39.9	27.62	29.43	10.47	26.2%
Norwood-Oeffler		17.7	15.62	17.12		
WASD Delivery (4)		22.3	12.00			
MUNICIPAL TOTAL (5)	45.8	74.8	52.23	41.39	17.95	

(1) Production based on average flow data for a 12-month period, ending December 31, 2004.

(2) Percent Capacity Available is calculated as Treatment Capacity Available/Permitted Treatment Capacity.

(3) Maximum day for regional system is not sum of individual max. days, it is the actual combined max. day (since the individual max. days do not necessarily occur on the same day.)

(4) Treated potable water is purchased wholesale from WASD and combined with water produced by the municipal plants.

(5) Includes treatment plants and interconnections

* Only 217.0 mgd can be withdrawn from the Biscayne Aquifer. The balance, 24 mgd, must be withdrawn on Maximum days from ASR.

Source: Water Treatment Plant Monthly Operation Reports submitted to Department of Environmental Resources Management, 2004.

Miami-Dade Water and Sewer Department, 2005.

Water LOS. The adopted LOS standard for the potable water supply requires that all federal, State, and County primary water quality standards for potable water must be met; that countywide storage capacity for finished water shall be no less than 15 percent of the countywide average daily demand; that the regional system shall operate with a rated capacity no less than two percent above the maximum day flow for the preceding year and an average daily capacity 2 percent above the average daily demand for the preceding 5 years. In addition, the LOS standard mandates that water will be delivered to users at a pressure no less than 20 pounds per square inch (psi). Unless otherwise approved by the Miami-Dade Fire Department, minimum fire flows must be maintained for specified land uses as shown in Table 2-12. All public water systems are currently meeting the adopted LOS for potable water.

Table 2-12
Water Distribution
Level of Service Standard for Minimum Fire Flows

Land Use	Fire Flow Delivered at 20 PSI (gallons per minute)
Business and Industry	3,000
Hospitals, Schools	2,000
Multi-family Residential; Semiprofessional Offices	1,500
Single Family and Duplex; Residential on minimum lots of 7,500 square feet	750
Single Family Residential; Estate Density	500

Source: CDMP Adopted Components, Water, Sewer, and Solid Waste Element.

Status. The Hialeah-Preston Water Treatment complex serves the area north of Flagler Street and the Alexander Orr Water Treatment Plant serves the area south of Flagler Street to SW 248 Street. WASD's regional network of water mains currently runs from the Broward County line on the north to approximately SW 248 Street on the south. The network connects the regional plants to all of the municipal systems between these boundaries. South of SW 248 Street, the unincorporated area is served by the South Dade Water Supply System, which consists of several small plants formerly operated by Rex Utilities.

In February 1999, the South Florida Water Management District (SFWMD) issued a new water use permit for the Hialeah-Preston Water Treatment complex increasing the average day allocation to 199.19 mgd and the maximum day allocation to 235 mgd. In February 2004, the WASD submitted an application to renew the Hialeah-Preston Water Use Permit to the existing allocation of 199.19 mgd and to modify the maximum day allocation from 235.04 mgd to a maximum month allocation of 7,050 million gallons, in accordance with new SFWMD regulations.

An issue being addressed by the County is the upgrading of the Alexander Orr Treatment Plant's permitted rated capacity. The facility is permitted to treat 217.7 mgd, but is pending completion of a new line between the chlorine contact tanks and the filters, and a plant performance demonstration. It is anticipated that upon completion of this performance demonstration in 2005, DERM and the Miami-Dade County Public Health Department will issue a new plant treatment capacity for 248 mgd. In addition, the Water Facilities Master Plan includes a rerating of Alexander Orr Water Treatment Plant to 278 mgd by 2014 after the completion of filtration improvements and additions to softening and filtration capacities.

In May 2004, the WASD submitted a request to the SFWMD to consolidate its three water use permits into a single permit. The consolidation request was made for a 20-year permit that included the permit application for Hialeah-Preston, the outstanding permit modification for the Alexander Orr plant, and the active permit for the South Miami-Dade Water Supply System. WASD is proceeding with the permit process of this application request.

In order to meet projected demands, the County began planning for a new potable water wellfield in western Miami-Dade County in the mid-1980s. At this time, the County has completed the first phase of the new West Wellfield, which includes three Biscayne Aquifer wells with a capacity to deliver 15 mgd and three upper Floridan Aquifer wells, drilled to about 1,700 feet. The upper Floridan Aquifer wells are used to inject freshwater from the Biscayne Aquifer during the wet season for recovery and use during the dry season, in a process called Aquifer Storage and Recovery (ASR). The water recovered from the ASR wells is blended with water from the Biscayne wells and sent to the plant for treatment. The ASR wells are currently under operational testing to determine the injection capacity and recovery efficiency. At the Southwest wellfield, three Biscayne Aquifer wells have been constructed and two ASR wells have been completed and are awaiting operational testing approval. At the Northwest Wellfield, two ASR wells are anticipated to be designed and constructed.

The need for increased raw water supply for the Alexander Orr Water Treatment Plant has implications that extend beyond the area currently served by this facility. The Hialeah-Preston Water Treatment Plan is limited in its ability to expand because of the lack of vacant land in its vicinity. This plant will be expanded to 235 mgd. A new 13-mgd membrane water treatment plant is included in the WASD's Water Facilities Master Plan. The revised construction completion of the membrane plant is now scheduled for the end of 2016. This plant will be constructed provided that a water treatment expansion is needed. The anticipated location for this plant will be on MDWASD property at the Northwest Wellfield. While WASD has improved interconnections between the southern and northern portions of the treated water distribution system now under construction, the same degree of interconnection is not feasible for the raw water system. In addition, master planning for the South Miami-Dade service area (formerly served by Rex Utilities) has resulted in a plan to construct a 20 mgd regional facility in southwest Miami-Dade near US 1 and SW 208 Street to serve the present South Miami-Dade service area and part of the Orr service area. The South Miami-Dade service area will cover approximately the unincorporated area south of SW 208 Street. According to this plan, three of the present South Miami-Dade service area wellfields and plants will be abandoned on the completion of the new regional facility. Three new wellfields will be constructed at Roberta Hunter Park, Caribbean Park, and the former South Miami Heights Water Treatment Plant. The

wells anticipated for Rock Pit Park will be part of the Phase II construction of the plant. The new treatment plant and wellfields are projected to be in service in 2009. The Newton and Everglades Labor Camp wellfields and plants will remain in service.

Water Resource Management. Allocation of water resources among environmental, agricultural and urban interests is a serious issue in South Florida. Miami-Dade County has initiated several programs aimed at water conservation and at evaluating alternative water resource technologies. WASD has implemented a water conservation program which includes: public education, the use of low-volume water-conserving fixtures in all new developments, prohibition of landscape irrigation between the hours of 9 AM and 5 PM, an inclined block rate structure, and, when necessary, reduced water pressure in the system to curtail use. WASD had established an aggressive program to reduce its "unaccounted for" water and is exploring several ways of implementing wastewater re-use. At the present time 16.2 mgd of treated wastewater is used at the three regional sewage treatment plants instead of potable water, and a public access reuse project has been built at FIU North Campus that uses 95,000 gallons per day of treated wastewater for landscape irrigation purposes. WASD has completed construction of facilities to reduce potable water usage and to treat effluent to levels making it suitable for irrigation water at the North and South District wastewater treatment plants. In addition, the Water and Sewer Department is in the process of issuing a Request For Proposal (RFP) to update the systemwide 1998 Reuse Feasibility Study. It is anticipated that the RFP will be issued by March 2005.

The County worked with the South Florida Water Management District (SFWMD) on a water supply plan for the Lower East Coast, which includes Palm Beach, Broward, Miami-Dade and Monroe Counties, and a plan for the Lake Belt area in northern Miami-Dade County. Water supply for urban and agricultural use in Miami-Dade County was analyzed in the context of the entire South Florida water management system. Several potential water management and water storage options were evaluated.

Wastewater

The County's adopted LOS standard for wastewater treatment and disposal requires that the regional wastewater treatment and disposal system operate with a capacity which is two percent above the average daily flow for the preceding five years and a physical capacity of no less than the annual average daily sewer flow. The wastewater effluent must also meet all applicable federal, State, and County standards and all treatment plants must maintain the capacity to treat peak flows without overflow.

Status. WASD operates three regional wastewater treatment plants in the North, Central and South Districts. Because the system is interconnected, the service districts, shown in Figure 2-6, have flexible boundaries, and some flows from one district can be diverted to other plants in the system. In Fiscal Year 2003-2004, the total WASD regional system capacity was increased from 352.5 mgd to 368 mgd. The increase in capacity was a result of provisions in the South District Consent Order with the FDEP which became effective on April 29, 2004. The annual average daily flow treated at the three plants for the period ending in December 2004 totaled 275.4 mgd, or 75 percent of the design capacity of the regional system. (See Table 2-13) There has been a

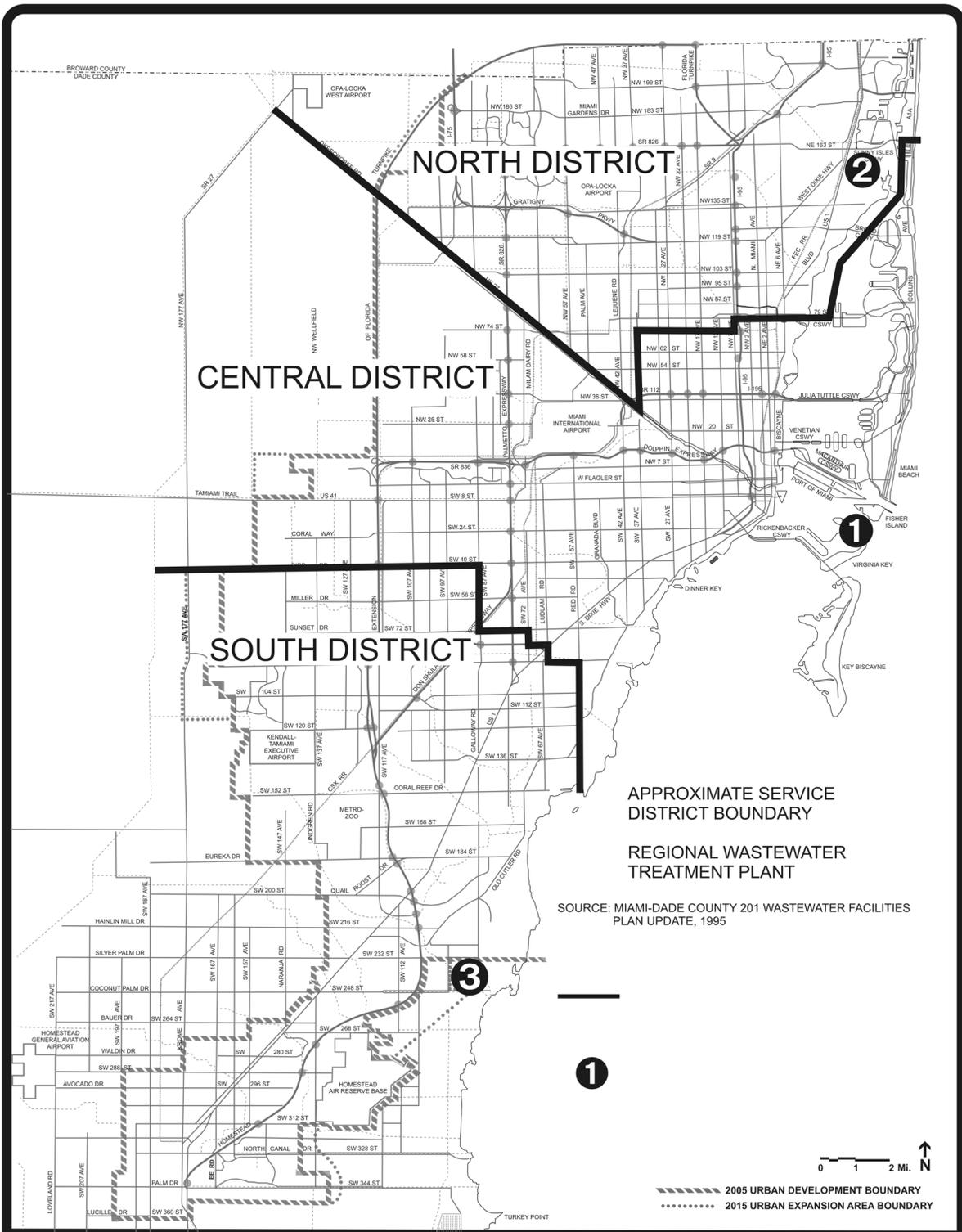


Figure 2-6

SERVICE DISTRICTS REGIONAL WASTEWATER TREATMENTS PLANTS 2000-2015

DEPARTMENT OF PLANNING AND ZONING

significant reduction in average flow into the regional system as the result of extensive infiltration and inflow prevention work.

As the result of enforcement actions brought against Miami-Dade County by the FDEP and the EPA, Miami-Dade County agreed to construct more than \$1.169 billion worth of improvements to its wastewater treatment plants, transmission mains and sewage collection system. Major improvements included construction of a new Biscayne Bay sewer line, a force main interceptor in Flagler Street, a South Miami-Dade transmission main and new mains in North Miami-Dade. The County is subject to fines of \$10,000 per day if it fails to complete the needed improvements on schedule. Construction of the Biscayne Bay sewer line was completed in August 1994.

Table 2-13
Capacity of County and Municipal Wastewater Treatment Plants

Sewage Treatment Plant	Average Flow Design Capacity (mgd)	12 Month Average* (mgd)	Flow as Percent of Design Capacity	Long-Term Programmed Capacity (mgd)	Planned Capacity (mgd)	Effluent Disposal
MDWASD						
Central District WWTP	143.0	113.1	79%	143.0	143.0	Ocean Outfall
North District WWTP	112.5	74.7	66%	120.0	135.0	Ocean Outfall & Deep Well Injection
South District WWTP	112.5	87.6	78%	112.5	131.25	Deep Well Injection
Regional System Total	368	275.4	75%	375.5	409.25	
Municipal Plants						
Homestead	6.00	4.03	67%	6.00	6.00	Ponds & Trenches

* Twelve month period ending December 2004

** Provisional capacity rating as per April 29, 2004 Consent Order with Florida Department of Environmental Protection (FDEP) pending issuance of new state permits.

Source: Department of Environmental Resources Management, 2005.
Miami-Dade Water and Sewer Department, 2005.

Current Restrictions. Some of WASD's collection/transmission facilities have limited available capacity; consequently, approval of development orders which will generate additional wastewater flows are being evaluated by DERM on a case-by-case basis. Approvals are only granted if the application for any proposed development order is certified by DERM so as to be in compliance with the provisions and requirements of the Settlement Agreement between Miami-Dade County and the FDEP and with the provisions of the EPA Consent Decree. Furthermore, in light of the fact that the County's sanitary sewer system has limited sewer collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for new construction may not be granted unless adequate capacity in the sanitary sewer

collection/transmission and treatment systems is available at the point in time when the project will be contributing sewage to the system or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity. Miami-Dade County has completed treatment plant expansion projects which will ultimately increase total treatment plant capacity to 375.5 mgd. A total of 851 wastewater transmission system projects, consisting of 628 pumping stations and 223 force mains, have been identified for compliance with the Consent Decree between the county and the Environmental Protection Agency. As of December 31, 2004, 776 projects have been completed, consisting of 577 pumping stations and 199 force mains.

Evaluation of Application Impacts

In evaluating proposals to amend the Land Use Plan map, expected changes in water demand and wastewater generation which would result from the different land uses are estimated. This can be done only in a general way because each of the CDMP Land Use Plan map categories allows a variety of land uses to be approved. For example, the Industrial and Office category allows warehousing which creates little demand, office buildings and restaurants, and manufactures which could be large water users. When evaluating each proposed amendment, typical uses in the area are assumed. The water and sewer demands for each unincorporated-area application are summarized in Chapter 1, Table 1-1.

Solid Waste

The Miami-Dade Department of Solid Waste Management (DSWM) oversees the proper collection and disposal of solid waste generated within the County through direct operations, contractual arrangements and regulations. In addition, the department directs the Countywide effort to comply with State regulations concerning recycling, household hazardous waste management and the closure/maintenance of solid waste sites no longer in use.

Collection Services

The DSWM provides collection services to residential units in the unincorporated service area and several municipalities. The Department also operates 14 Neighborhood Trash and Recycling Centers for the residents of the waste collection service area to drop off yard trash, bulky items, and recyclable materials such as used oil and white goods. (See Figure 2-7)

Residents in sparsely developed areas of the County outside of the waste collection service area are responsible for either delivering their waste to a proper disposal site or for contracting with a private hauler for waste collection service. Although the County offers commercial collection services, private haulers are usually employed by most commercial and multi-family establishments throughout the incorporated and unincorporated portions of the County and the department manages the licensing of these entities.

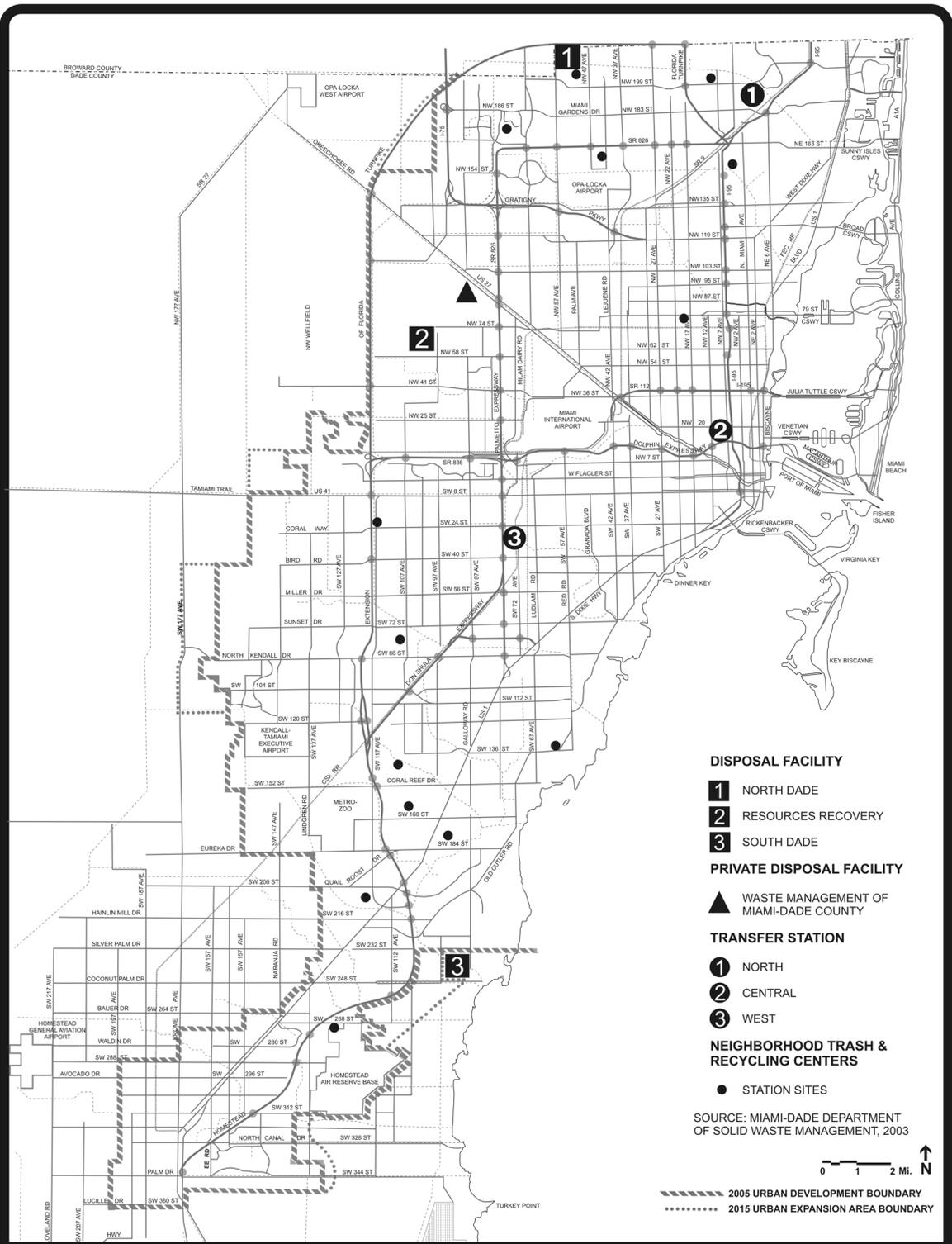


Figure 2-7
MIAMI-DADE COUNTY SOLID WASTE DISPOSAL SYSTEM

DEPARTMENT OF PLANNING AND ZONING

The majority of municipalities either operate their own collection departments or contract with private haulers for single-family residential waste collection service. The department does, however, provide waste collection service to the municipalities of Aventura, Doral, Miami Gardens, Miami Lakes, Palmetto Bay, Pinecrest, Sunny Isles Beach, and Sweetwater.

Disposal System

The County maintains three major disposal sites including the Resources Recovery Facility, the South Miami-Dade Landfill, the North Miami-Dade Landfill, and three regional transfer stations at 18701 NE 6 Avenue, 1150 NW 20 Street, and 2900 SW 72 Avenue, where waste is received from County collection operations as well as municipal and licensed private haulers. The County also has contracts with private disposal facilities for disposal of a share of the County's disposal tonnage. The waste that is received at the transfer stations is compacted and transported to disposal sites in larger vehicles, thus reducing the number of trips to the more remote disposal sites and enabling the County to coordinate waste deliveries in order to meet the tonnage commitments to its various disposal contractors. The Miami-Dade DSWM projected disposing of 1.78 million tons in Fiscal Year (FY) 03-04.

The Resources Recovery Facility at 6990 NW 97 Avenue was projected to receive 1,206,000 tons of waste in FY 03-04. This facility includes a waste processing plant that produces Refuse Derived Fuel (RDF) for onsite combustion and Biomass Fuel for offsite combustion. The RDF is burned to generate high-pressure, superheated steam that runs turbine generators for the production of electricity. Approximately 199,000 tons of recyclable material including Biomass Fuel, ferrous metal, and aluminum is currently being recovered from this facility annually.

The South Dade Landfill is located on a 230-acre site near Black Point. Currently Cells 1 and 2 are closed, Cell 3 is in the final stages of closure, and Cell 4 is being used. Approximately 464,000 tons of waste were projected to be disposed of at this facility in FY 03-04. In total, South Dade provides approximately 7.9 million tons (currently permitted and anticipated in the future) of remaining disposal capacity.

The North Dade Landfill is located on a 268-acre site near the Broward County line at NW 47 Avenue. Approximately 314,000 tons of trash were projected to be disposed of at this landfill during FY 03-04. There is approximately 2.5 million tons of additional disposal capacity remaining at this site.

In addition to these County facilities, the County maintains a disposal service contract with Waste Management Inc. of Florida [100,000 to 500,000 tons per year (tpy) for 20 years with two five-year options to renew]. This arrangement allows for some flexibility in the amount delivered, permitting the County to maintain adequate capacity and meet concurrency requirements even as demand varies.

Recycling

Curbside recycling for single-family residences in unincorporated Miami-Dade County was implemented in FY 90-91. The current contract with a private hauler expires in 2006. In addition, fifteen area municipalities have elected to participate in this joint contract, bringing the current total households served to approximately 324,000. Most of the remaining municipalities in Miami-Dade County offer recycling services to their residents either through municipal service or contracts with private haulers. Also, as of 1992, commercial and multi-family establishments are required by County ordinance to provide for a recycling program. The DSWM has been active in the educational and enforcement aspects of implementation of this requirement. Through these and other recycling programs, the DSWM seeks to achieve compliance with the State's recycling goals.

Level of Service Standard

The adopted level of service standard for the County Solid Waste Management System is as follows: to maintain sufficient waste disposal capacity to accommodate waste flows committed to the System through long term contracts or interlocal agreements with municipalities and private waste haulers, and anticipated uncommitted waste flows, for a period of five years. At the present time, the DSWM is projecting remaining available capacity in excess of the five-year standard. Establishments are required by County ordinance to provide for a recycling program. The DSWM has been active in the educational and enforcement aspects of implementation of this requirement. Through these and other recycling programs, the DSWM seeks to achieve compliance with the State's recycling goals.

Fire Rescue

The Miami-Dade Fire Rescue Department (MDFR) along with the Coral Gables, Hialeah, Miami, Miami Beach, and Key Biscayne municipal fire departments provide fire protection and emergency medical services to the residents of Miami-Dade County. During 2004, the population of MDFR's service area was comprised of approximately 1.6 million residents, while the service area for the five municipal fire departments collectively was comprised of about 750,000 residents.

Demand for fire and rescue services continues to increase. In the Miami-Dade Fire Rescue service area alarms have increased by 166.9 percent from 77,035 in 1980 to 205,600 in fiscal year 2003-2004. In contrast, the population of the service area has increased 61 percent over the same period. Notwithstanding, the County has over 500,000 uninsured residents. This coupled with the County's diverse demographics explain why medical emergencies account for 75 percent of alarms. Structure fires have decreased slightly over the years, even as other service demands and area construction soars. Heightened awareness of prevention techniques, increased inspections, installation of early warning systems, and improved construction practices contribute to the decrease in structure fires.

Service Level Factors

One of the most critical factors in any emergency incident is response time, which is measured from the time an alarm is received by 911 to the time the first unit arrives. Major variables affecting response time are station alarm activity and travel time from the station to the incident. Because MDFR's existing Computer Aided Dispatch System (CAD) does not capture turnout time, travel time encompasses both time en route to an incident and turnout time. The busier a local station, the less likely those units will be available to respond, increasing the probability that a unit from a surrounding station will be dispatched. As a result, travel time to the incident will likely be increased. Location is another major factor affecting travel time. Distance from the station, as well as poor, congested or discontinuous roads will increase travel time. These factors adversely impact the travel time of the first arriving unit, as well as those of other units responding on multiple-unit assignments, such as structure fire alarms. In areas of intensive land use, the location of stations should facilitate several units working in tandem. The use of traffic calming devices such as barricades, speed humps, and lane narrowing obstructions also increases travel times.

Many factors, including existing alarm volumes, infrastructure development and other demographic changes are considered in planning new station locations. Figures 2-8, 2-8a, and 2-8b contain maps depicting travel times in increments of 5-, 8-, and greater than 10-minute intervals to life-threatening emergencies and structure fires. In 1994, MDFR revised targeted travel times from the traditional 3 and 6 minutes, based primarily on response to structure fires, to 6 and 8 minutes within and outside the UDB, respectively. This change correlated with a shift in service demand for medical emergencies. This standard is also in compliance with response time objectives for critical medical calls outlined in National Fire Protection Association (NFPA) standard 1710.

Service Enhancements

MDFR continues its aggressive expansion in meeting the service demands as a result of development and population growth within the Fire District. In April 2003, the West Kendall Station 57 was placed in service with a rescue unit. Two Advanced Life Support (ALS) suppression units were also placed in service at neighboring stations pending future construction of permanent facilities for Palmetto Bay Station 62 and Highland Oaks Station 63. In March 2004, an ALS Suppression Unit was placed in service at the Palm Springs North Station 44 pending construction of the West Miami Lakes Station 64. This service was relocated to a temporary location on Commerce Way in August 2004. In July 2004, a rescue unit was placed in service at the West Sunset Station 57. In August 2004, an ALS suppression unit was placed in service at the Bunche Park Station 54 as well as at Sweetwater Station 29 pending relocation to the new Tamiami Station 58 by March 2005.

In January 2005, MDFR accelerated the deployment of a rescue unit to serve the East Homestead area, placing the unit temporarily at the Homestead Station 16. MDFR also placed an ALS Suppression unit at Station 59 to serve Miami International Airport and a rescue unit at the Palms Springs North Station 44. During 2005, MDFR also plans to deploy another four new units at

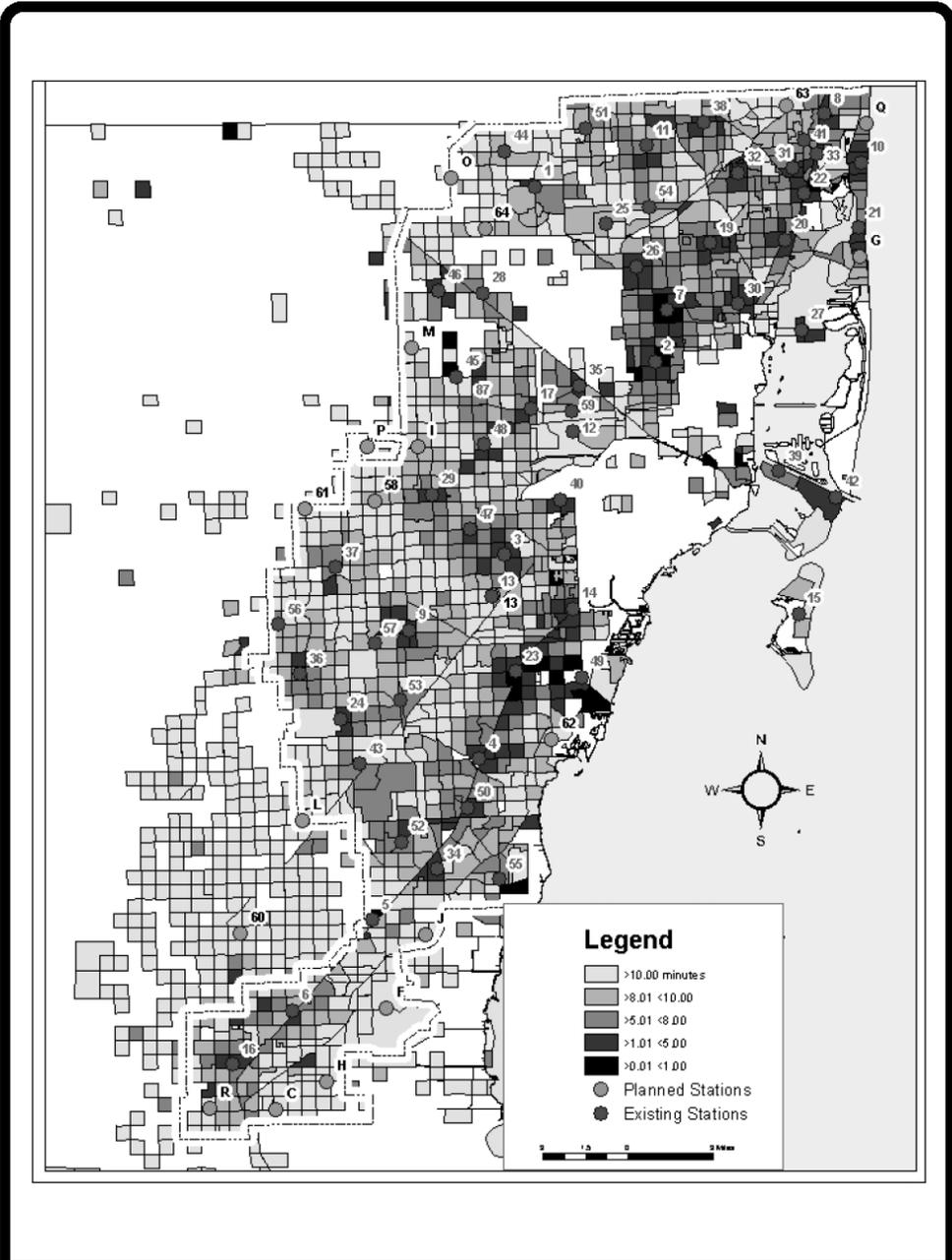


Figure 2-8
**MIAMI-DADE COUNTY FIRE RESCUE TRAVEL
 TIME TO LIFE EMERGENCIES, FISCAL YEAR 2003-2004**

0 1 2 MI. N
 DEPARTMENT OF
 PLANNING AND ZONING

METROPLW02YEARBASED.MAPSIN.REC.IP.D\FAPP.305

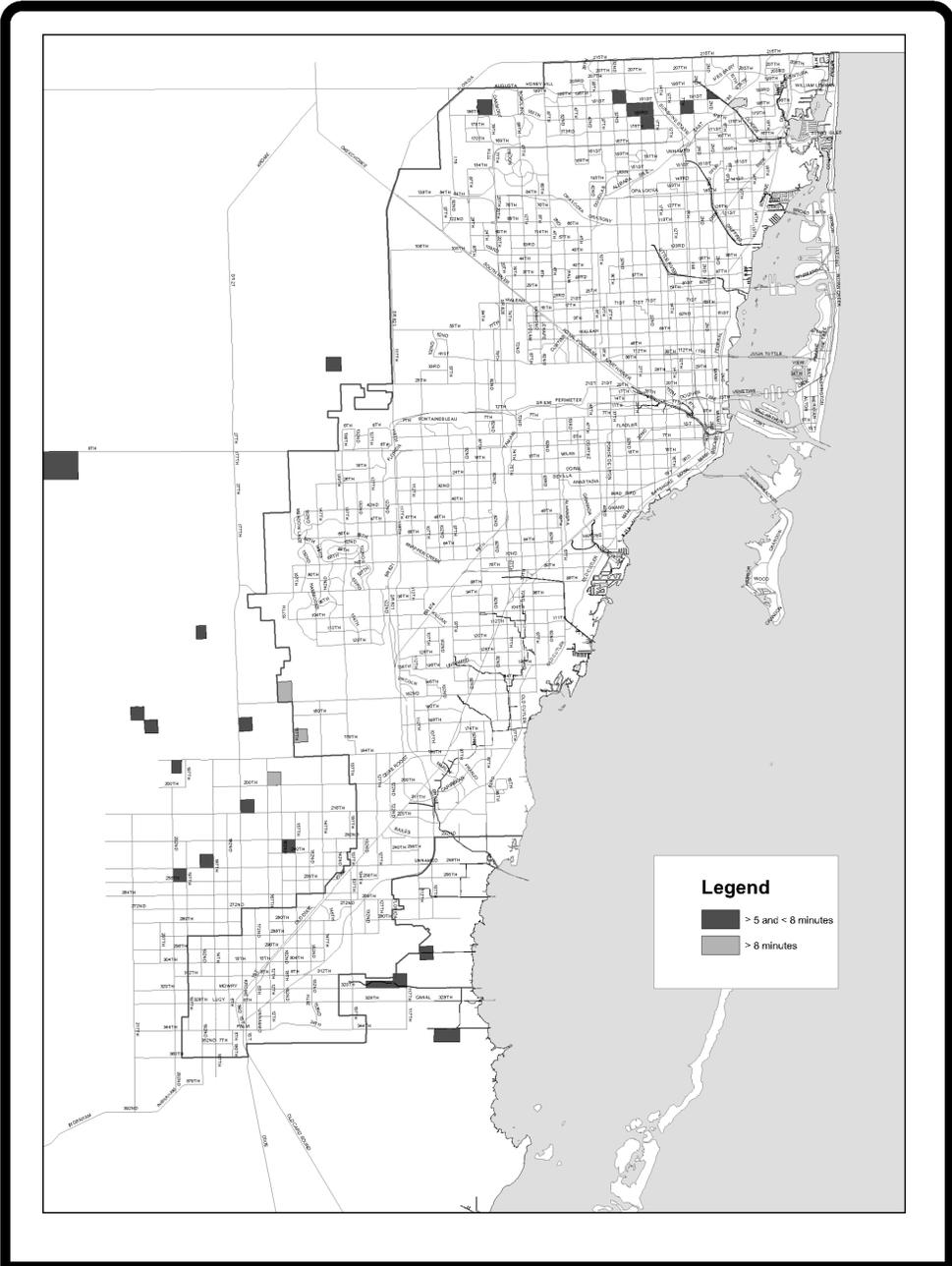


Figure 2-8a
**MIAMI-DADE COUNTY FIRE RESCUE STRUCTURE
 FIRES OUTSIDE THE UDB, FISCAL YEAR 2003-2004**

0 1 2 Mi. ↑ N
 DEPARTMENT OF
 PLANNING AND ZONING

METROPLAN/GEAR BASED MAPS IN REG. PDF APP. 3/05

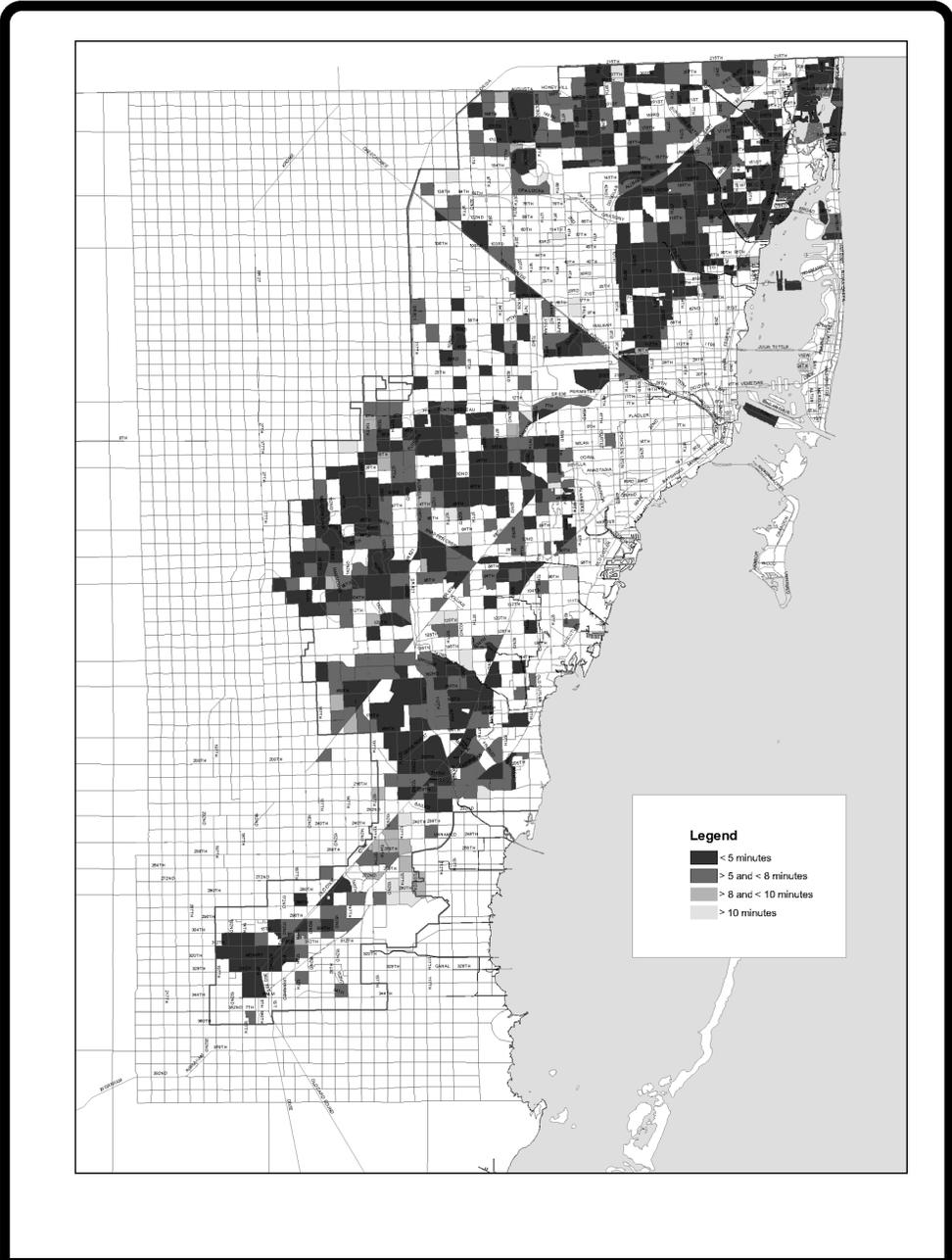
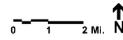


Figure 2-8b

**MIAMI-DADE COUNTY FIRE RESCUE STRUCTURE
FIRES INSIDE THE UDB, FISCAL YEAR 2003-2004**



DEPARTMENT OF
PLANNING AND ZONING

METROPLAN/EAR BASED MAPS/IN REC UPT/APP: 3/05

existing stations and inaugurate Redland Station 60 with an ALS tanker. ALS Suppression units will be added to Fountainbleau Station 48, Aventura Station 8 and Honey Hill Station 51. MDFR also anticipates relocating the ALS suppression unit temporarily placed in service at the Aventura Station 8 to the new Highland Oak Station 63.

In 2006, MDFR expects to add three new stations: East Kendall Station 13, the Trail Station 61 and the East Homestead Station 65. The East Kendall Station 13 will be manned by several specialized units plus an ALS suppression unit. This unit will enhance suppression response in the Downtown Kendall area.

During the past 10 years, 16 new stations were built and 24 units were placed in service. By the end of fiscal year 2005, MDFR will have in excess of 108 full-time firefighting and rescue response units will be in service. The 1994 Special Obligation Bond program funded nine of the 16 stations. The one remaining Bond station, East Homestead Station 65, is expected to be completed in 2006. With the exception of the proposed Training Complex all other 1994 Special Obligation Bond programs are complete. Construction of the Training Complex is scheduled to commence in 2005 with projected completion by October 2007. On average, each station costs \$2.3 million for land, construction and equipment. Personnel costs range between \$1.3 and \$1.7 million to man each unit assigned to a station.

Continuous assessment of station and service needs is required to ensure efficient and effective delivery of medical and fire services. It is anticipated that the new CAD system, scheduled for implementation in March 2005, will expedite call dispatch and response. The new system will also capture turnout time and enhance unit tracking. CAD's automatic vehicle locator (AVL) will allow the closest available unit to be dispatched to an incident. MDFR also plans to implement a mechanized station/unit location model, facilitating rapid analysis in projecting service needs.

MDFR will continue to convert Basic Life Support (BLS) Suppression units to ALS suppression units staffed with three paramedics and supplied with critical medical care equipment. These units respond to both fires and life-threatening emergencies. By the end of 2005, MDFR will have 28 ALS suppression units, accounting for over 50 percent of MDFR's suppression units.

Water Service for Fire Suppression

Another determinant of the adequacy of fire protection is the availability of sufficient water flow rates and pressures. Specific County requirements are contained in the CDMP's potable Water LOS Standard and are codified in Sections 2-103.20 and 2-103.21 of the Miami-Dade County Code (see Table I of the Fire Flow Ordinance). In general, the greater the intensity of use, the higher the fire flow requirements. These fire flow requirements are discussed further in the Water and Sewer section of this Chapter.

Fire flow deficiencies exist in scattered locations in other parts of the county, primarily residential areas predating the 1974 Fire Flow Ordinance that have not been redeveloped. MDFR is working with the Miami-Dade Water and Sewer Department in accessing fire flow throughout Miami-Dade County.

Fire flow deficiencies exist in scattered locations in other parts of the county, primarily residential areas predating the 1974 Fire Flow Ordinance that have not been redeveloped. MDRF is working with the Water and Sewer Department in assessing fire flow throughout the County.

Parks

Miami-Dade County residents benefit from a variety of parks offered by many different providers. Each provides a type of recreation and parkland, facilities and services that is consistent with the provider's policies and service population needs. Within Miami-Dade County, recreation and open spaces include federal parks and preserves, state parks and water conservation areas and County and municipal parks. In 2005, there are a total of 762 recreational facilities and open space areas, of which 21 are under federal and state jurisdiction, 315 parks are under County jurisdiction and 490 parks are under municipal jurisdiction. Total park acreage in Miami-Dade County includes 1,218,474 acres (see Table 2-14).

Table 2-14
2005 Countywide Recreation & Open Space Inventory

Jurisdiction	Miami-Dade						Total	
	County		Municipal		State/ Federal			
	Sites	Acres	Sites	Acres	Sites	Acres	Sites	Acres
TOTAL	315	30,874.9	490	3,718	21	1,183,880	762	1,218,474

Source: Miami-Dade County Park and Recreation Department, 2005

The Miami-Dade County Park and Recreation Department (PARD) provides recreation and parkland, facilities and services to Miami-Dade County in two primary ways. First, the PARD provides local recreation open space for Unincorporated Municipal Service Area (UMSA) residents who comprise about 55 percent of the County's population. Second, the County provides countywide recreation open space for both UMSA residents and residents of the other 34 municipal areas. Typically, the PARD does not provide local park services to municipal residents unless an intergovernmental agreement exists, and then such services would be limited.

PARD countywide parks are large and diverse and include such areas as beaches, natural area preserves, historic sites, and unique places such as Miami-Metrozoo. Local parks are commonly much smaller and in the form of neighborhood, community and district properties. Countywide and Local parks may be composed of land assigned to other County departments (I.E., Solid Waste, EEL, WASD) but managed for recreational purposes. At present, the PARD offers 75 countywide parks, 182 local parks, and 58 Environmentally Endangered Land sites. Additional local recreation open spaces available for public use also include recreation facilities within public schools, colleges, universities, as well as privately owned local recreation open spaces within homeowner association areas.

Annually the inventory of PARD recreation open space sites and acreage varies according to incorporations, land acquisitions and transfer of maintenance responsibility to other County departments or government entities.

The Miami-Dade County Park and Recreation Department operates and maintains a system of 12,301 acres of parkland that includes the two categories of countywide and local parks, as well as County-owned Environmentally Endangered Lands (EEL) that are adjacent or contiguous to PARD properties and managed as County parks. Countywide parks serve all residents and tourists, while local parks serve UMSA residents. Within these two general categories, County parks are further classified on the basis of their primary function, size, and degree of facility/program development. The characteristics of the various classes of parks are summarized in Table 2-15.

Table 2-15
Miami-Dade County Recreation & Open Space Classifications

Criteria	Countywide				Local				
	Metropolitan	Natural Area Preserves	Greenway	Special Activity	District	Single-purpose	Community	Neighborhood	Mini Park
Primary Orientation	Resource	Resource	Resource	Resource	User	User	User	User	User
Staff	Yes	Varies	No	Yes	Yes	Yes	Yes	No	No
Available Programs	Varies	Varies	No	Yes	Yes	Yes	Yes	No	No
Acres	Varies	Varies	Varies	Varies	200 +	Varies	20-100	1-10	½
Service Area	Countywide	Countywide	Countywide	Countywide	5 miles	3 miles	3.5 miles	1 mile	.5 mile

Source: (1) Miami-Dade Parks and Recreation Department, 2005
(2) Miami-Dade Park and Recreation Areas- Summary of Park Classification, December 2002

Park Classifications

Countywide parks support the recreational needs of incorporated and unincorporated area residents and tourists that can only be accommodated within larger, resource-based parks. They serve large populations and draw users from great distances. Countywide parks provided by the County include Metropolitan Parks, Natural Area Preserves, Special Activity Areas, and Greenways.

Metropolitan Parks are large resource-oriented parks. Generally, these parks preserve valuable natural and historical resources while providing a broad mix of resource-dependent recreation opportunities. They typically include prominent water features. For example, Crandon Park provides numerous compatible recreational activities to park users, while at the same time preserving 343 acres of coastal wetland and 48 acres of coastal hammock as natural areas.

Natural Area Preserves are ecologically unique, resource-based parks that are only minimally improved with interpretive facilities and trails. Examples include Castellow Hammock Preserve, Nixon Smiley Pineland Preserve, and the R. Hardy Matheson Preserve.

Special Activity Areas vary greatly, but they typically are large and provide a unique recreational opportunity centered on a single theme. Miami-Metrozoo and Redland Fruit and Spice Park illustrate the diverse nature of Special Activity Areas.

Greenways are linear open spaces that provide a select range of recreation and conservation activities. Greenway parks include horse trails, bike paths, canoe trails, and conservation corridors that often link parks and other public facilities. Greenways are specialized recreational facilities that often include linear modes of transportation or a natural feature such as a trail, canal, or stream.

As shown in Table 2-16, 702,591 acres (57 percent) of the countywide recreational open space in Miami-Dade County is located within the boundaries of two national parks: Everglades National Park with 521,591 acres and Biscayne National Park with 181,000 acres. National preserves account for 30,302 acres (2 percent). An additional 479,640 acres (39 percent) of countywide recreational open space are located in State Conservation Areas. State Parks and other state owned special activity recreation areas account for 2,099 acres (<1 percent) of countywide parkland. County-wide (metropolitan, natural areas, special activity and greenways account for 27, 770 acres (2percent).

Table 2-16
2005 Countywide Recreation & Open Space Inventory

Park Class	Miami-Dade County Sites	Miami-Dade County Acres	Other Govt. Sites	Other Government Acreage	Total Sites	Total Acres
National Parks	-	-	2	702,591	2	702,591
National Preserves	-	-	2	30,302	2	30,302
State Parks	-	-	4	1,649	4	1,649
State Conservation Areas	-	-	15	479,640	15	479,640
Metropolitan Parks	15	3,925	-	-	15	3,925
Natural Area Preserves Included on P & R Inventory	13	1,654	-	-	13	1,654
Natural Area Preserves Not on P & R Inventory	58	18,574	-	-	58	18,574
Special Activity	24	3,501	15	450	39	3,951
Greenways	23	116	-	-	23	116
TOTAL	133	27,770	38	1,214,664	171	1,242,434

Source: (1) Inventory of Recreation Open Spaces, Miami-Dade Park and Recreation Department, 2005
(2) Miami-Dade Department of Planning, Development & Regulation, June 1998
(3) Florida Department of Environmental Protection, Division of Park and Recreation acres

Local Parks. Local parks are the County’s functional equivalent of municipal parks and are designed to fulfill the specific recreational needs of unincorporated area residents. There are 182 local County parks totaling 3104.9 acres that include District, Community, Single Purpose, Neighborhood and Mini-Parks. There are an additional 495 local parks totaling 2,752.64 acres of parkland in municipalities and 232 acres in private residential developments. Local parks have smaller service populations than countywide parks, drawing users principally from surrounding residential neighborhoods and communities.

Table 2-17 summarizes local parkland by park class, and differentiates between the total number of County-owned park acres and acres for other government agencies.

Table 2-17
2005 Local Parkland Inventory Summary

Park Class	Miami-Dade County Sites	Miami-Dade County Acres	Other Gov’t Sites	Other Gov’t Acres	Total Sites	Total Acres
District	7	1,523.25	5	788	12	2,311.25
Single Purpose	14	140.46	28	164.13	42	304.59
Community	52	983.69	127	1,092.41	179	2076.10
Neighborhood	77	433.38	91	392.78	168	826.16
Mini-Parks	32	24.12	244	315.32	276	339.44
TOTAL	182	3104.9	495	2,752.64	677	5857.54

Source: Inventory of Local Recreation Open Spaces, Miami-Dade Park and Recreation Dept., 2005

District Parks are large-sized user-oriented parks that provide extensive recreational facilities and staffed recreational programs to UMSA residents living within many different communities. They also provide recreational facilities and programming to municipal residents. For example, Tropical Park offers swimming, picnicking, athletic fields, game courts, and supervised recreational programs to the residents living in west-central portions of the County.

Community Parks are medium-sized user-oriented parks that provide recreational facilities and staff programming to residents living within nearby communities. These parks focus on an aggregate of neighborhoods within a three and one-half mile radius of the park. Typically, community parks include a combination of active and passive areas, tot-lots, lighted athletic fields and game courts, and a staffed recreation building.

Single-Purpose Parks are smaller sized, user-oriented parks that provide single themed recreational facilities that meet the specific recreational needs of local residential communities. Tennis, boxing, and youth athletics are examples of the recreational opportunities provided at these parks. Unlike other County parks, single-purpose parks are sometimes operated by non-profit service organizations, and most include lighted facilities.

Neighborhood Parks are small-sized user-oriented parks that meet the recreational needs of individual neighborhoods, usually within one and one-half miles of the park. Most neighborhood parks are passive, unstaffed areas that typically include tot lots, multi-purpose courts, open playfields, and a picnic shelter. These facilities are generally open only during daylight hours since the facilities have no lighting.

Mini-parks are among the smallest parks, typically less than one-half acre, that provide a passive recreational setting for residents in various neighborhoods. The vast majority of mini-parks include tot-lots, walking and sitting areas, and open space. These facilities are unlit, walk-to type parks, and include a number of special taxing districts and common open spaces that are maintained by the Department.

Level of Service Standards

The County has adopted a LOS standard of 2.75 acres of local recreation open space per 1,000 unincorporated area residents. Local recreation open spaces include: (1) County provided district, mini-, neighborhood, community, and single-purpose parks; (2) portions of County-provided countywide parks that function and are designated as local parks in the implementation of the Miami-Dade Service Concurrency Management Program; (3) portions of public school and public college playfields; and (4) 50 percent of the recreation open space provided at private developments in the unincorporated area. As of February 2005, there were 4,480.01 acres of local recreation open space within the unincorporated areas, including 3,119 acres of local and designated portions of countywide parks, 1,129 acres of public school and public college playfields, and 232 acres of privately provided open space (Table 2-18).

As required by Chapter 163, Florida Statutes, and the Miami-Dade Service Concurrency Management Program, the Park and Recreation Department calculates the Level of Service provided in each of the County's three Park Benefit Districts (PBDs). Figure 2-9 and Table 2-18 also summarizes the Level of Service conditions by Park Benefit District as of February 2005.

Table 2-18
2005 Local Recreation Open Space Level of Service

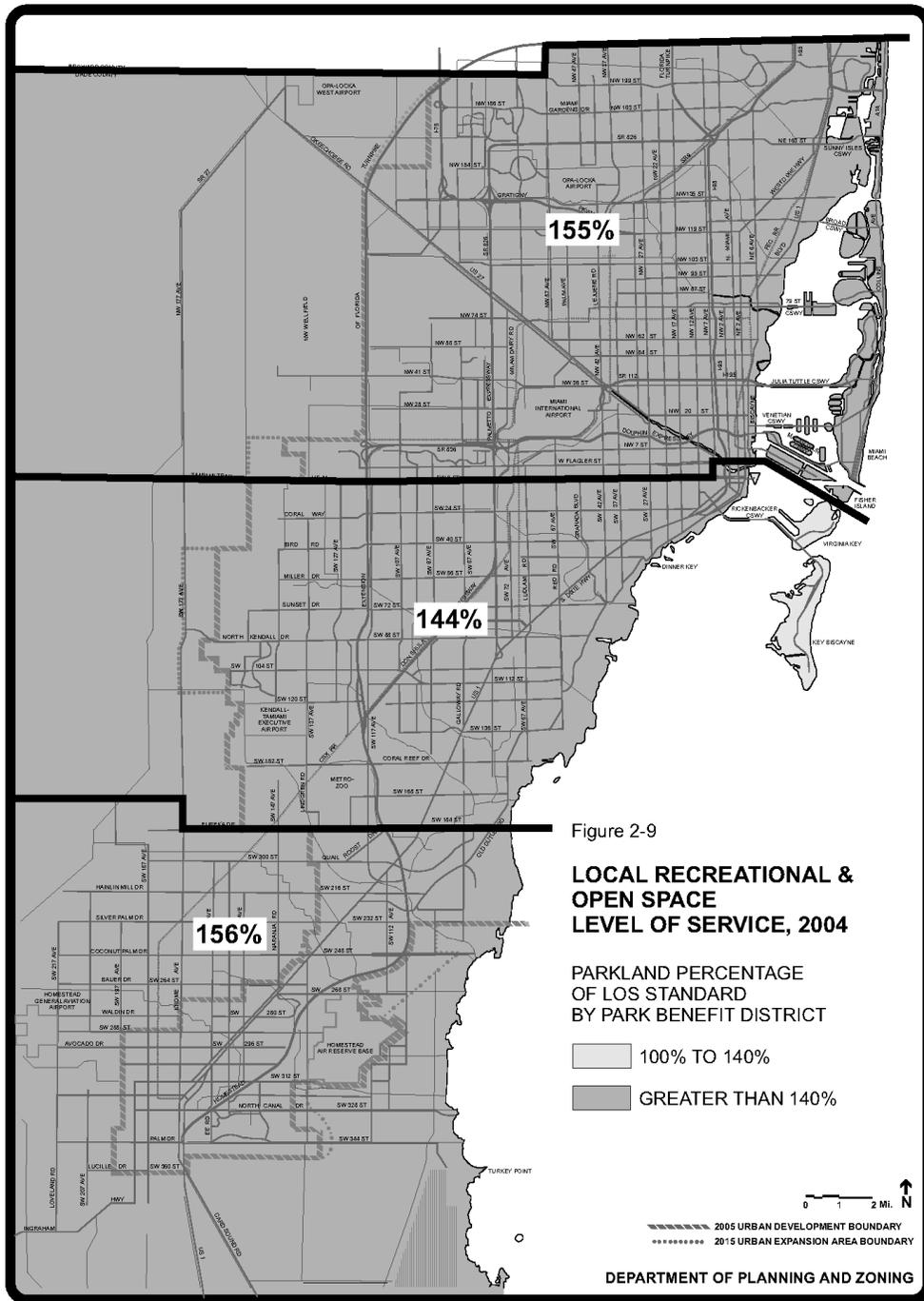
Park Benefit District	Unincorporated Population (1) Plus Permitted Development	Standard @ 2.75 Acres Per 1000 (Acres)	Public Park Acres (2)	School Acres (3)	Private Open Space Acres (4)	Total Recreation Open Space Acreage	Surplus (Deficit) Acres	Percent of Standard (%)
1	361,813	994.99	966	491	85	1542	547.33	155%
2	543,867	1,495.63	1557	461	140	2157	662.16	144%
3	181,746	499.80	596	177	7	779	280.10	156%
TOTAL	1,087,426	2,990.42	3,119	1,129	232	4,480	1,489.59	150%

Source: (1) Miami Dade Department of Planning and Zoning, July 2004

(2) Miami-Dade County Park and Recreation Department, Planning and Research Division, February 2005

(3) Miami-Dade County School Board, Site Planning Department

(4) Private Open Space is half-acres



The Park and Recreation Department also estimates the Year 2010 Level of Service. This estimate relies on acreage projections of: (1) local parks expected to be purchased through impact fees; (2) pending donations, covenants, and long-term lease agreements; (3) acquisitions funded by Safe Neighborhood Park and Quality Neighborhood Initiative Bond Programs; and (4) school playfield acquisition. Table 2-19 summarizes projected local recreation open space additions between the years 2005 to 2010.

Table 2-19
2005-2010 Projected Local Recreation Open Space Additions

Park Benefit District	Impact Fee Acquisitions (1) (Acres)	Covenanted Dedications (2) (Acres)	Bond Acquisition (Acres)	School Playfields (3) (Acres)	Projected Total Additions (Acres)
1	15.6	42.82	0	0	58.42
2	20.0	0	0	12.86	32.86
3	11.2	3	0	3	17.2
TOTAL	46.8	45.82	0	15.86	108.48

Notes: (1) Based on approved and projected residential development. Computed in accordance with the Park Impact Fee Ordinance Ord. No. 90-95
 (2) Previously approved developer dedications.
 (3) Based on School Board's 1995-2001 new construction plan, and State Department of Education for 1999-2001.

Source: Miami-Dade County Park and Recreation Department, Planning and Research Division, 2005
 Miami-Dade County School Board, Site Planning Department, 2001.

Table 2-20 summarizes Years 2005-2010 Levels of Service. The estimates in the "Year 2010 Surplus/Deficit Acres" column of the table shows that PBDs 1 and 2 and 3 will retain sufficient local recreation open space to accommodate the Year 2010 population if park impact fees, developer dedications, and new school playfields produce the acreage as estimated in Table 2-21

Table 2-20
Projected 2005-2010 Local Recreation Open Space Level of Service

Park Benefit District	Projected 2010 Unincorporated Population (1) Plus Permitted Development	2005 Total Recreation Open Space Acreage (2)	2005-2010 Public Park Land Addition (2)	2005-2010 School Playfield Acres Addition (3)	2010 Total Local Open Space Acres	Standard @ 2.75 Acres Per 1,000 (Acres)	Year 2010 Surplus/ (Deficit) Acres	2010 Percent of Standard
1	395,337	1,542	58.42	0.00	1,600.42	1,087.18	513.24	147
2	616,113	2,158	20.00	12.86	2,190.86	1,694.31	496.55	129
3	175,332	780	14.20	3.00	797.20	482.16	315.04	165
TOTAL	1,186,782	4,480	92.62	15.86	4,588.48	3,263.65	1,324.83	141

Sources: (1) Miami-Dade County Department of Planning and Zoning, Research Section, July 2004

(2) Miami-Dade County Park and Recreation Department, Planning and Research Division, February 2005 – Park Ordinance (90-59), previously approved developer donations, and General Obligation Bond Acquisition: Safe Neighborhood Park Act of 1996.

(3) Miami-Dade County School Board, Site Planning Department, 2000.

Existing Plans

During FY 2005-2006, 43.89 acres of local recreation open space are projected to be acquired through Park Impact Fees, Safe Neighborhood Park Bond and Quality Neighborhood Initiative Bond, School Board acquisitions, and other means (see Table 2-21).

Table 2-21
2005-2006 Programmed Recreation Open Space Acquisitions

Park Benefit District	2005-2006 Public Park Land Additions Acres (1)	2005-2006 School Playfield Additions Acres (2)	2005-2006 Total Combined Additions Acres
1	7.88	0	7.88
2	10	12.86	22.86
3	13.15	0	13.15
TOTAL	31.03	12.86	43.89

Source: Miami-Dade County Park and Recreation Department, Planning and Research Division, February 2005

(1) Based on Park Impact Fee Ordinance (90-59) and previously approved developer donations.

(2) Miami-Dade County School Board, Site Planning Department, 2000.

Note: No additional private open space acres are included.

Constraints

There are a number of constraints to the Park and Recreation Department's ability to adequately acquire, maintain and operate existing and proposed parks. These constraints include: 1) budget reductions that reduce staff and their ability to manage and maintain existing parks, and that limit operations at new parks; 2) inadequate funding from bond and impact fees that limits improvements to the basic development of neighborhood and community parks; 3) the County's obligation, required by ordinance, to increase the Department's operating subsidy to support bond issue projects in the face of decreasing UMSA ad valorem tax revenues; and 4) the uncertainty of maintaining County-owned parks within the physical boundaries of newly incorporated cities.

Public Schools

Public schools were evaluated for existing conditions, and for projected conditions after the completion of the projects programmed under the Miami-Dade County School System's ongoing \$2.0 billion construction program. Almost half of these funds are derived from a \$980 million bond issue approved on March 8, 1988; the remaining \$1.02 billion represents projected revenues from other State and local sources.

Analysis Method

The adequacy of existing schools was evaluated based on October 2004 membership of each public school, the Florida Inventory of School Houses (FISH) design capacity, which includes

permanent and relocatable (portables) student stations and the FISH percent rate. Optimally, the number of students enrolled at a particular school facility should not exceed the number of permanent student stations.

The Interlocal Agreement, between Miami-Dade County, the Cities of Miami-Dade County and the Miami-Dade County School Board for Public School Facility Planning (Interlocal Agreement), requires the reporting and reviewing of the individual applications based on FISH design capacity and percent rates. Therefore, Objective 1 of the Educational Element has been modified during this amendment cycle to reflect the FISH design capacity and the percent rates as required in the recent Evaluation and Appraisal Report (EAR) on Miami-Dade County's CDMP and pursuant to the Interlocal Agreement. The Countywide and Planning Analysis Tiers School Facility Rates are reported using the FISH design capacity and percent rates.

According to figures provided by Miami-Dade County Public Schools, mainstream public school facilities had a total enrollment of 333,742 and a total FISH design capacity of 285,902 in October 2004, resulting in a systemwide FISH capacity rate of 117 percent.

Existing Conditions Countywide

As stated above, in October 2004, there were 333,742 students attending Miami-Dade County's 293 mainstream public schools (this excludes magnet and charter schools).

The 206 elementary schools (including 15 primary learning centers and 10 K-8 centers) had an October 2004 membership of 160,536 and a FISH design capacity of 147,931 for a systemwide FISH percent rate of 109 percent. See Table 2-22 and Figure 2-10 for elementary school FISH percent rates.

The 54 middle schools had an October 2004 membership of 75,457 and a FISH design capacity of 60,201 for a systemwide FISH percent rate of 125 percent. See Table 2-22 and Figure 2-11 for middle school FISH percent rates.

The 33 senior high schools had an October 2004 enrollment of 97,749 and a FISH design capacity of 77,770, resulting in a systemwide enhanced program utilization rate of 126 percent. See Table 2-22 and Figure 2-12 for senior high school percent rates. Among Miami-Dade County's 293 public schools, there is countywide student population of 333,742, a FISH design capacity of 285,902, and a FISH percent rate of 117 percent.

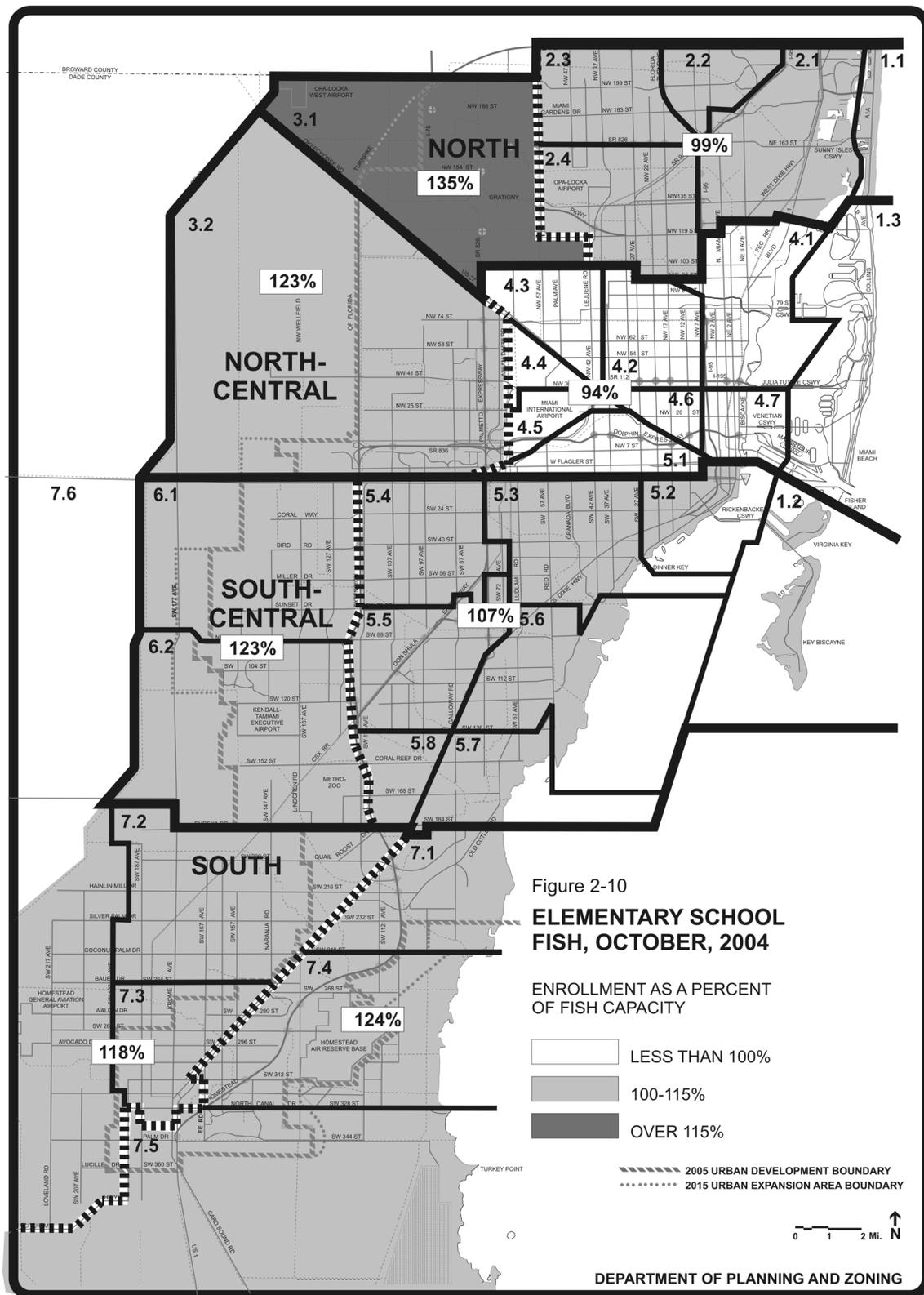
The FISH percent rates apply only to permanent student stations and relocatables. The optional situation is for the number of students enrolled in a particular facility not to exceed the number of permanent student stations. The FISH design capacity percent rates includes both permanent and portable student stations

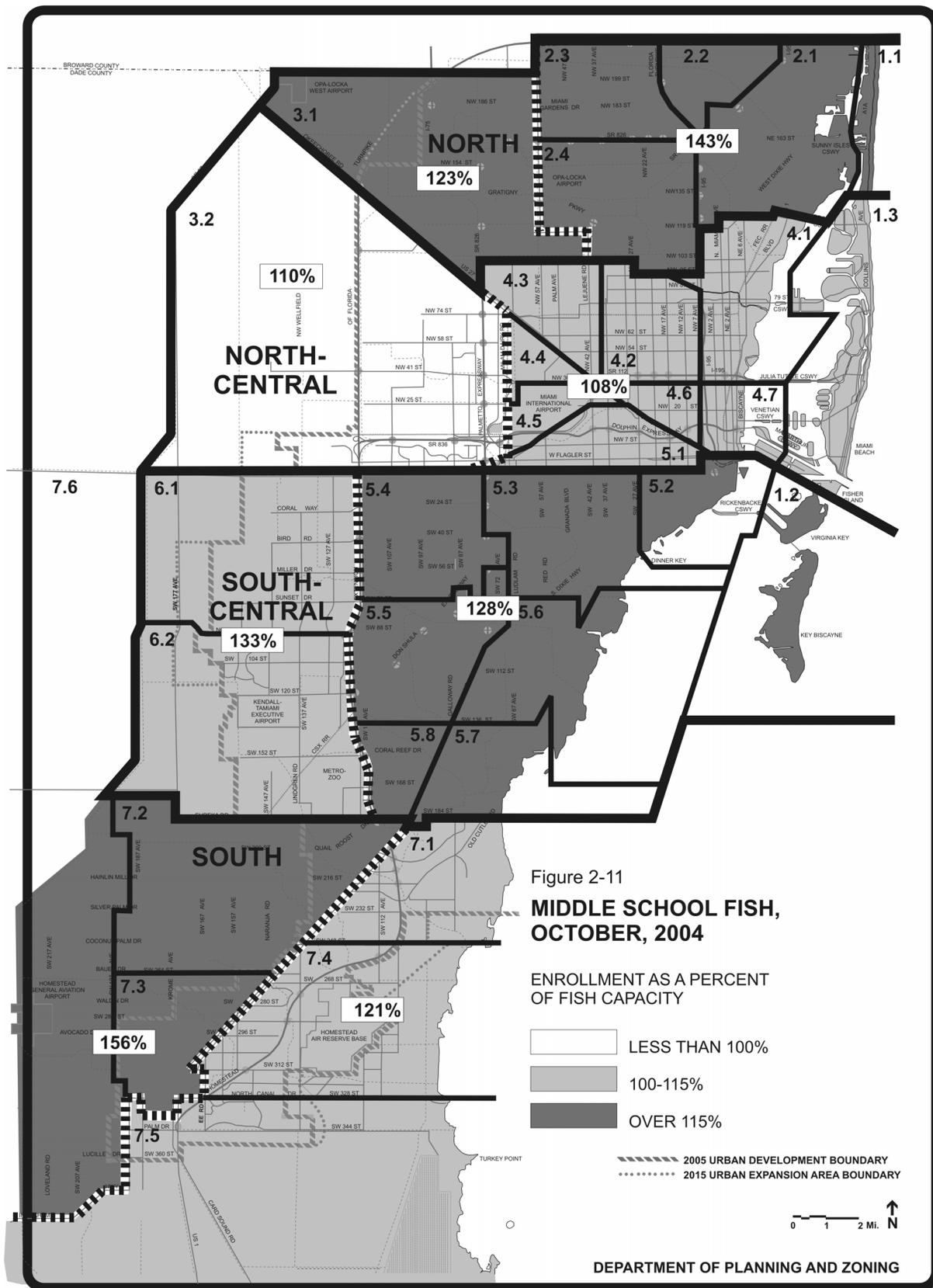
Table 2-22
School Facility Utilization Rates
Countywide And By Planning Analysis Tiers

Planning Analysis Tier (Portion)	October 2004 Enrollment	Fish Design Capacity	FBH Rate Percentage	Number of Schools In Half Tier
North (Eastern Part)				
Elementary	27,526	27,869	99%	41
Middle	14,544	10,186	143%	10
Senior	18,935	13,927	124%	6
North (Western Part)				
Elementary	18,768	13,899	135%	15
Middle	7,959	6,463	123%	12
Senior	10,532	7,682	133%	3
North-Central (Eastern Part)				
Elementary	37,494	39,862	94%	56
Middle	15,175	14,027	108%	12
Senior	21,264	19,794	107%	9
North-Central (Western Part)				
Elementary	8,290	6,757	123%	8
Middle	3,815	3,469	110%	3
Senior	-	-	-	-
South-Central (East of Turnpike)				
Elementary	29,943	28,081	107%	45
Middle	15,460	12,069	128%	11
Senior	24,705	16,819	123%	8
South-Central (West of Turnpike)				
Elementary	20,865	16,944	123%	21
Middle	10,522	7,930	133%	7
Senior	13,769	12,266	112%	4
South (East of US-1)				
Elementary	11,609	9,386	124%	13
Middle	4,963	4,117	121%	4
Senior	3,191	2,926	109%	1
South (West of US-1)				
Elementary	6,041	5,134	118%	4
Middle	3,022	1,942	156%	2
Senior	6,353	4,878	129%	2
Countywide				
Elementary	160,536	147,931	109%	206
Middle	75,457	60,201	125%	54
Senior	97,749	77,770	126%	33
Total	333,742	285,902	117%	293

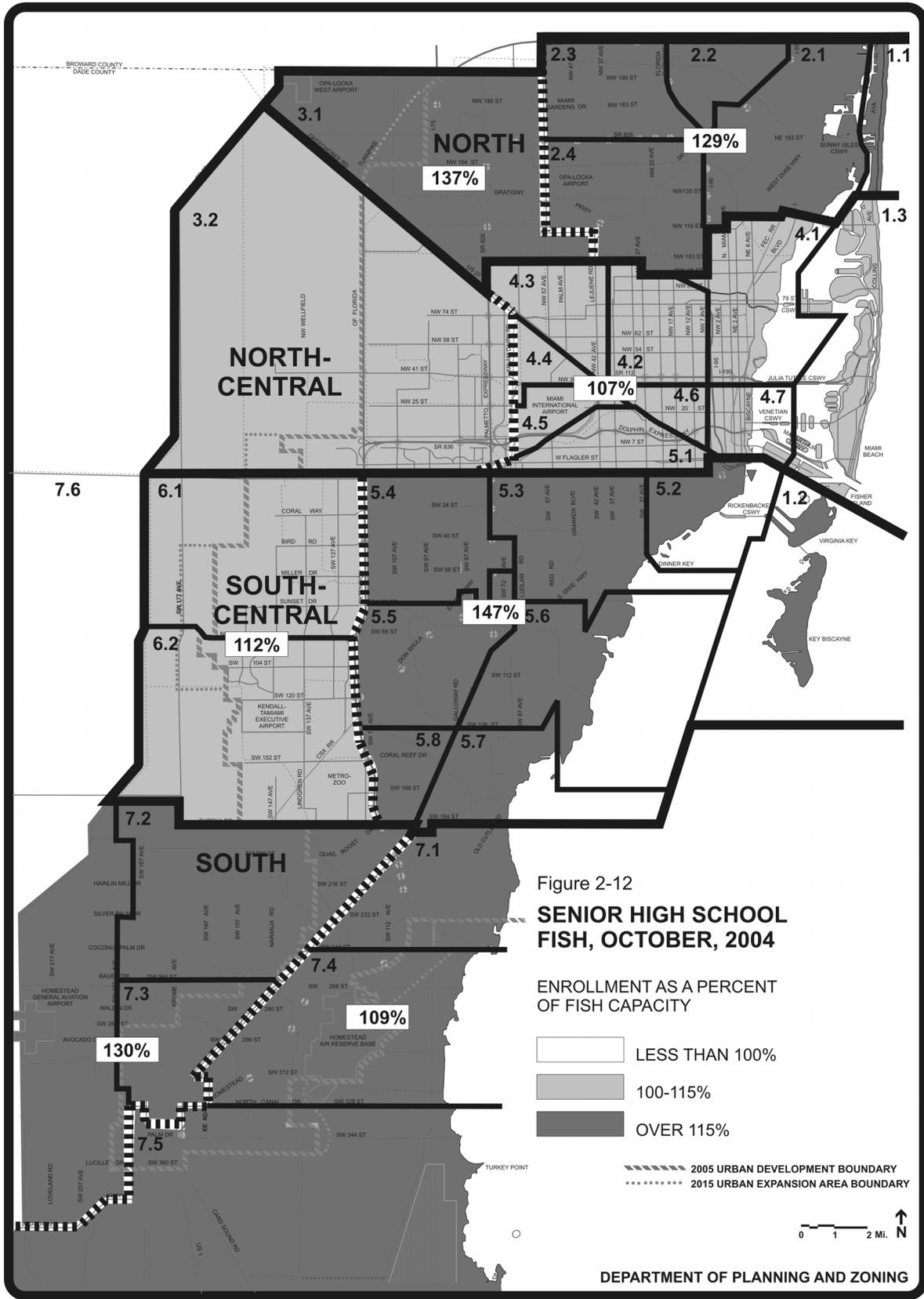
Source: Miami-Dade Department of Planning and Zoning, 2005
Miami-Dade County Public Schools, October 2004

Note: Florida Inventory of School Houses (FISH) capacity utilization is not yet available at the Countywide and Planning Analysis Tier Level





METROPLAN2\EAR BASED MAPS\IN REC.\PDF\APP. 305



METROPLAN2/EAR BASED MAPS\IN REC\PDF\FAPP.3\05

Future Conditions and Current Initiatives

The original goal of the \$980 million bond issue, combined with an estimated \$1.02 million from other State and local revenues, is to achieve an optimum permanent utilization rate of 100 percent (or less) for every school in the County by making additions to existing schools and by building 51 or more new schools. While the School Board of Miami-Dade County has made considerable progress in the implementation of the Construction Program, factors such as Hurricane Andrew and the high rate of school-age population growth have slowed progress in achieving this goal.

Between 1988 and 2002, 44 new schools have opened under the Construction Program: thirty-one elementary schools (excluding the 15 PLCs), seven middle schools, and six senior high schools opened. Hurricane Andrew resulted in major change to numerous public schools, which diverted a significant amount of funding for hurricane-damage repairs.

Miami-Dade County and the Miami-Dade County School Board have increased coordination efforts and are committed to cooperatively seek solutions to the overcrowding problem. The School Board will continue to construct Primary Learning Centers (PLCs) and Charter Schools at sites throughout the County. Because their size and facility requirements are reduced, PLCs and Charter Schools can be built more quickly, on less land, and at lower costs than traditional elementary schools. The PLCs reduce the overcrowding rate in elementary schools by providing alternative facilities for kindergarten through second grade students. The Charter Schools also reduce overcrowding at elementary schools by providing alternative facilities for usually kindergarten through fifth grade. Forty charter schools have opened in Miami-Dade County.

On April 18, 1995, Miami-Dade County adopted an Ordinance imposing an impact fee on all new residential development to fund the additional educational facilities required by continued growth and development. The Miami-Dade County School Board had previously adopted this ordinance for submission to the County in February 1995. This fee structure reflects current levels of service and types of capital facilities in the public school system, including portable classrooms. Thus, the fee schedule will not necessarily reduce crowding, but will help prevent it from getting worse. The impact fee is projected to generate approximately \$52,270,000 by 2004-2005, enabling construction of 4,256 new student stations.

An Interlocal Agreement between Miami-Dade County, the Cities of Miami-Dade County and the Miami-Dade County School Board for Public School Facility Planning was adopted on February 20, 2003. The agreement provides for establishing specific ways in which the plans and processes for the coordinating comprehensive land use and school facilities planning programs in Miami-Dade County are to occur. The agreement mandates school board staff to review the potential impact of proposed development based on current FISH capacity. The review is only required where the proposed development will result in an increase in the FISH capacity in excess of 115 percent. The FISH capacity is based on the number of permanent student stations and the relocatables (portables).

When measuring LOS for the purpose of charging impact fees, portable facilities are counted at one-half of their capacity. These are counted because they are expected to be used in the capital

facility mix for the foreseeable future, but they can not be counted as complete student stations because they do not have corresponding space in other required school facilities such as media centers, cafeterias, and auditoriums.

Miami-Dade County and Miami-Dade County Public Schools have adopted an Educational Element, which has been included in the CDMP. The Miami-Dade County Planning Advisory Board and Board of County Commissioners requested the element in response to community comments raised during preparation of area planning studies. While public schools are not included in the County's concurrency management program, the Educational Element lays the groundwork for improved intergovernmental coordination between the County and the School District to ensure that public school facilities are provided at an adequate level, and to identify strategies to manage or reduce school overcrowding.

Chapter 3

CONSISTENCY OF AMENDMENT APPLICATIONS WITH ADOPTED CDMP POLICIES

All CDMP amendment applications are evaluated for consistency with the Adopted Components of the CDMP. The 500-plus goals, objectives, policies, maps and concepts were reviewed by the Department of Planning and Zoning to determine which ones materially applied to the requested amendments. Each element of the CDMP is recommended for changes in the “*Staff Applications - October 2004 Cycle Applications to Amend the Comprehensive Development Master Plan*”(Applications Report). These applications were initiated to reflect changes in State Laws and the Regional Plan for South Florida, to address the major issues as identified in the “*Adopted 2003 Evaluation and Appraisal Report*” (EAR) and to improve the effectiveness of the CDMP to manage growth. Numerous changes to policies are recommended, with reasons noted by staff in the Applications Report. Some of the existing CDMP policies are now obsolete, or the work described in the policy has been completed. Many more policies are recommended to improve implementation of preexisting CDMP objectives.

To facilitate the reviews of requested CDMP amendments, the parcel applications were arranged in eleven groups according to the reasons for the proposed change as discussed in detail in the EAR and Section 4 Part A of the Land Use Element application in the Applications Report. Groupings 9 through 11 involve locations of urban centers, portrayal of major and minor roadways and legend modifications to the Land Use Plan. Since these groupings are general consistency items and not parcel related, they will not be evaluated for consistency with the CDMP. The remaining eight groupings of reasons for proposed changes are summarized below:

- Group 1 Applications to change parcels purchased through the Environmentally Endangered Lands (EEL) program to “Environmentally Protected Parks” on the Miami-Dade County Land Use Plan (LUP) map.
- Group 2 Applications to change parcels purchased by the Miami-Dade County Parks and Recreation Department since 1995 to “Parks and Recreation” on the LUP map.
- Group 3 Applications to change various parcels designated as “Open Space” and “Agricultural” to “Environmental Protection” on the LUP map.
- Group 4 Application to move the Urban Expansion Area (UEA) eastward to exclude the impoundment area of the Tamiami (C-4) Canal.
- Group 5 Applications to redesignate various parcels to “Institutional and Public Facility” on the LUP map.
- Group 6 Applications to redesignate parcels located within municipalities to a designation on the LUP map that corresponds to the designation of the municipal comprehensive plan.

Group 7 Application to designate the Miami Intermodal Center (MIC) to “Transportation Terminal” on the LUP map.

Group 8 Application to redesignate proposed State Road 836 right of way (currently “Industrial and Office”) to “Transportation” on the LUP map.

Each group was evaluated for consistency of changes with selected objectives and policies of the Comprehensive Development Master Plan. As these changes have been fully discussed and recommended in the “*Adopted 2003 Evaluation and Appraisal Report*”, only the most significant supporting CDMP objectives and policies related to each grouping are presented herein. The applicable objectives and policies are listed in abbreviated form at the end of each group. The full texts of these objectives and policies are presented in Appendix A under the heading “Text of CDMP Objectives and Policies Cited in Reasons for Amendments”, following the policy consistency review of the 8 application parcel groupings.

Group 1

The proposed redesignation of Parcel Nos. 9, 64, 69, 76, 77, 82, 84-87, 105-109, 111 and 113 from various land use categories to “Environmentally Protected Parks”

Consistency Review: These proposed redesignations are supported by the following CDMP objectives, policies and text.

LAND USE POLICY 3B: Natural resources and systems shall be protected from incompatible land use.

LAND USE ELEMENT: "Environmental Protection" (Pages I-52 to I-57) "Wetlands" (Pages I-72, I-73)

LAND USE CONCEPT 2: Preserve land with valuable environmental characteristics.

LAND USE CONCEPT 3: Restrict development in particularly sensitive and unique natural areas.

STATEMENT OF LEGISLATIVE INTENT Part B: Right of municipalities to enact and administer comprehensive planning and land development regulations within their boundaries, subject to certain limiting conditions.

Group 2

The proposed redesignation of Parcels No. 7, 8, 64, 73, 74, 81 and 112 from various land use categories to Parks and Recreation

Consistency Review: These proposed redesignations are supported by the following CDMP objectives and policies.

RECREATION AND OPEN SPACE GOAL: Comprehensive system of parks.

RECREATION AND OPEN SPACE POLICY 5B: The County shall, whenever possible, use a combination of fee simple, shared fee and non-fee simple methods to cost effectively acquire public recreation open space.

STATEMENT OF LEGISLATIVE INTENT, Part B: Right of municipalities to enact and administer comprehensive planning and land development regulations within their boundaries, subject to certain limiting conditions.

Group 3

The proposed redesignation of Parcel Nos. 63, 75, 80, 88 and 110 is from “Open Land” and “Agriculture” to “Environmental Protection”.

Consistency Review: These proposed redesignations are supported by the following CDMP objectives, policies and text.

LAND USE POLICY 3B: Natural resources and systems shall be protected from incompatible land use.

LAND USE ELEMENT: "Environmental Protection" (Pages I-52 to I-57), "Wetlands" (Pages I-72 and I-73).

LAND USE CONCEPT 2: Preserve land with valuable environmental characteristics.

LAND USE CONCEPT 3: Restrict development in particularly sensitive and unique natural areas.

LAND USE OBJECTIVE 3: Design and management practices shall consider the protection of natural resources and systems by recognizing, and respond to constraints posed by soil conditions, topography, water table level, vegetation type, wildlife habitat, and hurricane and other flood hazards.

Group 4

The deletion of Parcel No. 63 from the Urban Expansion Area (UEA) is recommended for this 910-acre parcel that is adjacent to the Tamiami or C-4 Canal. Deletion of this parcel from the UEA is based on Revision No. 1 to the Land Use Plan Map (See Page 4-16 of the Adopted 2003 Evaluation and Appraisal Report).

Consistency Review: This proposed deletion is supported by the following CDMP objectives and policies.

LAND USE POLICY 3B: Natural resources and systems shall be protected from incompatible land use.

LAND USE ELEMENT: "Environmental Protection" (Pages I-52 to I-57), "Wetlands" (Pages I-72 and I-73)

LAND USE OBJECTIVE 3: Design and management practices shall consider the protection of natural resources and systems by recognizing, and respond to constraints posed by soil conditions, topography, water table level, vegetation type, wildlife habitat, and hurricane and other flood hazards.

Group 5

The proposed redesignation of Parcel Nos. 33, 62, 71, 78, 79, 83 and 114 is from various land use categories “Institutional and Public Facility”.

Consistency Review: These proposed redesignations are supported by the following CDMP objectives and policies.

LAND USE OBJECTIVE 2: Future land use, and urban expansion based upon feasibility of providing all urbanized areas minimum (LOS).

LAND USE CONCEPT 6: Maximize the efficiency facilities and support the introduction of new public facilities or services.

WATER AND SEWER OBJECTIVE 2: Maintain procedures to ensure meet future needs.

SOLID WASTE POLICY 5A: Balanced program.

Group 6

Parcel Nos. 1-6, 10-32, 34-49, 51-60, 65-70, 89-104 are located in municipal areas.

Consistency Review: These proposed redesignations are supported by the following excerpt from Part B of the CDMP Statement of Legislative Intent.

STATEMENT OF LEGISLATIVE INTENT Part B: Right of municipalities to enact and administer comprehensive planning and land development regulations within their boundaries subject to certain limiting conditions.

Group 7

Parcel No. 50 is the site of the proposed Miami Intermodal Center (MIC), which will link various forms of transportation, including a rental car facility, rail stations and passenger parking in the area east of Miami International Airport (MIA). The redesignation of the parcel from Business and Office and Industrial and Office to Transportation Terminal reflects the proposed use of the parcel.

Consistency Review: This proposed redesignation is supported by the following CDMP objectives and policies.

MASS TRANSIT POLICY 7C: Provide for high capacity transit in congested urban corridors.

MASS TRANSIT POLICY 8A: Ease of transfer with other modes.

MASS TRANSIT POLICY 8E: Highway improvements to include provisions to accommodate mass transit services.

AVIATION OBJECTIVE 5: Increase capacity of airport access roadways.

AVIATION POLICY 5B: Coordinate transit linkages between Miami International Airport, Metrorail, and commuter rail.

Group 8

Parcel No. 61 is being proposed to be redesignated from “Industrial and Office” to “Transportation” to reflect the right-of-way of the extension for State Road 836 (Dolphin Expressway) west of the Homestead Extension of Florida’s Turnpike.

Consistency Review: This proposed redesignation is supported by the following CDMP objectives and policies.

TRAFFIC CIRCULATION OBJECTIVE 2: Reserve future needed rights-of-way and corridors
TRAFFIC CIRCULATION POLICY 2C: Advance rights-of-way shall be reserved or acquired.

APPENDIX A

TEXT OF CDMP OBJECTIVES AND POLICIES CITED IN THE CONSISTENCY REVIEW

LAND USE OBJECTIVE 2. Decisions regarding the location, extent and intensity of future land use in Miami-Dade County, and urban expansion in particular, will be based upon the physical and financial feasibility of providing, by the year 2005, all urbanized areas with services at levels of service (LOS) which meet or exceed the minimum standards adopted in the Capital Improvements Element.

LAND USE OBJECTIVE 3. Upon the adoption of the CDMP, the location, design and management practices of development and redevelopment in Miami-Dade County shall ensure the protection of natural resources and systems by recognizing, and sensitively responding to constraints posed by soil conditions, topography, water table level, vegetation type, wildlife habitat, and hurricane and other flood hazards, and by reflecting the management policies contained in resource planning and management plans prepared pursuant to Chapter 380, Florida Statutes, and approved by the Governor and Cabinet.

LAND USE POLICY 3B. All significant natural resources and systems shall be protected from incompatible land use including Biscayne Bay, future coastal and inland wetlands, future potable water-supply wellfield areas identified in the Land Use Element or in adopted wellfield protection plans, and forested portions of Environmentally Sensitive Natural Forest Communities as identified in the Natural Forest Inventory, as may be amended from time to time.

LAND USE ELEMENT: ENVIRONMENTAL PROTECTION. The Environmental Protection designation applies to those areas in the County most environmentally significant, most susceptible to environmental degradation and where such degradation would adversely affect the supply of potable fresh water or environmental systems of County, regional, State or national importance. These lands are characteristically high-quality marshes, swamps and wet prairies, and are not suited for urban or agricultural development. However, some high-quality uplands such as tropical hammocks and pinelands on the State Conservation And Recreation Lands (CARL) and Miami-Dade County Environmentally Endangered Lands (EEL) acquisition lists are also included. Most of the CARL projects are designated on the future Land Use Plan (LUP) Map, but some are not because of their small size. EEL projects that are acquired and are large enough to be depicted at the Plan Map scale are also designated on the Future Land Use Plan Map. It is the policy of this Plan that all land areas identified on the State CARL, Miami-Dade County EEL, and South Florida Water Management Save Our Rivers (SOR) acquisition lists shall have equally high priority for public acquisition as those land areas designated Environmental Protection on the Future LUP Map. Uses permitted within this area must be compatible with the area's environment and shall not adversely affect the long-term viability, form or function of these ecosystems. Residential development in this area shall be limited to a maximum density of one unit per five acres, and in some parts of this area lower densities are required to protect the fresh water supply and the integrity of the ecosystems. Public and private wetland mitigation banks and restoration programs may also be approved in Environmental Protection areas where beneficial to county ecological systems.

Because of the importance of maintaining the natural form and function of these areas, many of these areas have been slated for purchase by State or federal agencies. Miami-Dade County will encourage the acquisition of these areas by public or private institutions that will manage these areas toward this objective. However, so long as these lands remain in private ownership, some compatible use of this land will be permitted by Miami-Dade County consistent with the goals, objectives and policies of this Plan. All proposed uses will be reviewed on a case-by-case basis for compliance with environmental regulations and consistency with this Plan. The following provides an indication of the uses and residential densities that may be considered for approval subject to conformity with the pertinent goals, objectives and policies of this Plan. The precise boundary of the entire Environmental Protection area is depicted on the LUP map. The map titled "Environmental Protection Subareas" (Figure 5) and the following text indicate the boundaries between subareas of the Environmental Protection Area.

Environmental Protection Subarea A (National Parks and Preserves, and State Water Conservation Area). This subarea contains the land and water areas within the authorized boundaries of the Big Cypress National Preserve, Everglades National Park, Biscayne National Park and Water Conservation Area No. 3 of the South Florida Water Management District (SFWMD). Most of the land in these areas is under ownership of the National Park Service or the South Florida Water Management District, and acquisition of the remainder is currently being pursued by those agencies. Miami-Dade County encourages full acquisition of these areas, with the understanding that revenue obtained from the purchase of the Dade-Collier Training and Transition Airport will be used to acquire another acceptable site to accommodate the long-term growth of commercial aviation activity traditionally accommodated by Miami International Airport.

Land uses and activities which may occur in the National Parks and Big Cypress National Preserve are outlined in management plans for those areas prepared and adopted by the National Park Service. In addition, any development which might be contemplated for non-federal lands in the Big Cypress area is also limited by this Plan and by provisions of the Dade County Code to uses that are consistent with Florida Rules governing the Big Cypress Areas of Critical State Concern (Chapter 27 F-3, Part III, F.A.C.). Uses and activities in the Water Conservation Areas are governed by the South Florida Water Management District.

Miami-Dade County supports the implementation of those agencies' management policies and programs. Accordingly, until acquisition has been completed, uses permitted in the Big Cypress Preserve area by Miami-Dade County will be limited to rural residential use at a maximum density of one dwelling unit per five acres, provided that the site can be designed and accessed in a manner consistent with the goals, objectives and policies of this Plan, all prevailing environmental regulations and the referenced State Rules governing the Big Cypress Critical Area, whichever are most protective. In Water Conservation Area No. 3, Miami-Dade County will support the use policies established by the South Florida Water Management District and will consider approval of no use in excess of one dwelling unit per forty acres.

Environmental Protection Subarea B (Everglades National Park Expansion Area). This Environmental Protection subarea includes the area known as the Northeast Shark River Slough and the upper Taylor Slough Basin. The area comprises the majority of the area also known as the East Everglades, which is the subject of a detailed management plan adopted by the Board of County Commissioners in 1981 (Chapter 33-B, Code of Miami-Dade County). This subarea contains those portions of the referenced basins that have not been significantly altered by drainage or rockplowing; are the subject of planning by federal and State agencies to remedy degraded hydrologic and biotic conditions in the Everglades; and which have been authorized by Congress for acquisition.

Because these areas are wetlands, all land use or site alteration proposals will be carefully evaluated on a case-by-case basis by federal, State, regional and County environmental agencies until federal acquisition has been completed, and the County-adopted East Everglades Resource Management program (Chapter 33-B, Code of Miami-Dade County) shall continue to govern land use and site alteration in this subarea until that occurs. Accordingly, new uses shall be limited to rural residences at maximum densities of one dwelling unit per 20-acre, or per 40-acre or other-sized parcel as specified in the referenced East Everglades Resource Management program. Existing, permitted, seasonal agricultural and commercial uses may be continued until the land on which they are occurring can be acquired. However, no off-site drainage shall be permitted to make parcels hydrologically capable of supporting farming or any structures.

Environmental Protection Subarea C (Dade-Broward Levee Basin). This subarea is bounded on the west and north by Levee 30, on the east by the Dade-Broward Levee and on the South by the Tamiami Canal (C-4). The majority of the subarea (north of hypothetical NW 12 Street) is addressed by the adopted Northwest Wellfield Protection Plan (Board of County Commissioners Resolution R-1541-85). The subarea is wetland and all land use and site alteration proposals will be closely evaluated on a case-by-case basis by federal, State, regional and County agencies. The South Florida Water Management District has listed this area as an acquisition proposal in its 5-year Save Our Rivers acquisition program.

Until these lands are acquired, land uses that may be considered for approval include rural residences at a maximum density of one dwelling unit per five acres, low-coverage communications facilities, recreational facilities, and necessary, compatible public facilities including water management facilities. Existing permitted uses, including seasonal agricultural uses, may be continued until they can be acquired. Within the Northwest Wellfield Protection area, uses will be closely regulated to ensure the protection of water quality.

Environmental Protection Subarea D (Canal-111 Wetlands). This subarea contains the southern portion of the East Everglades, south of Florida City. The subarea is bounded on the west and south by Everglades National Park, on the east by US Highway 1, and on the north by the Agriculture area and Open Land Subarea 5. The area is traversed by Canal-111 and is the subject of a federal study seeking to remedy degraded hydrological and biotic conditions in this portion of the Everglades. Most of this area is under the ownership of the South Florida Water Management District and most of the remainder is proposed for acquisition under the State's Save Our Rivers program. The lands that are not yet slated for public acquisition should be

studied to determine whether public acquisition would be mutually beneficial to public and private interests in the area. These areas are wetlands and subject to case-by-case evaluation of use or site-alteration proposals by federal, State, regional and County agencies. Moreover, most of this land is also included in the area governed by the East Everglades Resource Management program (Chapter 33-B, Code of Metropolitan Dade County).

Land uses that may be considered for approval on land governed by the referenced East Everglades Resource Management Program include rural residences at a maximum density of one dwelling unit per 40 acres, or one dwelling unit per parcel fronting US Highway 1 in accordance with provisions of the referenced East Everglades program. Rural residences at a maximum density of up to one dwelling unit per five acres may be considered for approval on those parcels not governed by the East Everglades regulation. Approval of any use and its access should be conditioned on its demonstrated consistency with the adopted goals, objectives and policies of the CDMP, and conformity with all prevailing environmental regulations. Existing uses may continue until acquired, but no improvements or expansions involving further filling or drainage of wetlands should be permitted.

LAND USE ELEMENT: WETLANDS. Wetland Areas. As discussed throughout the CDMP, extensive areas of Miami-Dade County are wetlands whose development is regulated pursuant to federal, State, and County environmental laws. Most of these areas are intentionally left outside the planned Urban Development Boundary (UDB). However, there are some exceptions. Whether or not included inside the UDB, all wetlands shall continue to be governed by applicable environmental laws. Moreover, where wetland basin plans were adopted pursuant to policies of the CDMP, all development shall conform with provisions of the adopted basin plan applicable to the area, as well as other applicable laws and regulations.

LAND USE CONCEPTS:

2. Preserve and conserve land with valuable environmental characteristics, recreation uses or scenic appeal.
3. Encourage development in areas most suitable due to soil conditions, water table level, vegetation type and degree of flood hazard. Restrict development in particularly sensitive and unique natural areas.
6. Shape the pattern of urban development to maximize the efficiency of existing public facilities and support the introduction of new public facilities or services such as improved mass transit systems.

RECREATION AND OPEN SPACE GOAL: Develop, program, and maintain a comprehensive system of parks and recreational open spaces offering quality and diversity in recreational experiences while preserving and protecting valuable natural, historical and cultural resources, unimpaired, for present and future generations.

RECREATION AND OPEN SPACE POLICY 5B: The County shall, whenever possible, use a combination of fee simple, shared fee and non-fee simple methods to cost effectively acquire public recreation open space, with consideration for the following:

- i) In selecting recreation and open space sites for public acquisition, the Park and Recreation Department shall consider demands for local recreation open space that are not met by donations from the private sector. The County shall use statistical areas analyses of LOS distribution and park classifications to prioritize the acquisition of parkland.
- ii) In order to achieve greater economy and efficiency of operations, and to deliver the range of recreation services desired by the public, 30 acres is the minimum size park desired by the County to purchase new local parks. However, five acres is the minimum size needed to establish new County-provided local parks within unincorporated areas. Smaller sites will be considered: 1) within "Traditional Neighborhood Developments" and other planned communities where residential homeowner maintenance fees or special taxing districts cover the maintenance costs, or; 2) where the County determines that acquisition will preserve unique natural, historical, or cultural features, provide needed close-to-home recreation open space, or otherwise meet the recreation needs of a specific neighborhood.
- iii) In areas planned for development inside the UDB where heavy parcelization has occurred and where there is a limited potential for the dedication of usable land, the County shall place a high priority on early site acquisition to reserve adequate recreation open space to address future needs. If sufficient and appropriate sites cannot be obtained from willing sellers, the County shall consider the condemnation of land for this purpose.
- iv) In areas outside the Urban Development Boundary (UDB) but inside the Urban Expansion Area (UEA) or contiguous to the UDB, the County may acquire and "bank" land for future use as recreation open space. Sites not contiguous to the UDB and not directly accessible by roadways wholly located inside or contiguous to the UDB shall not be developed as local recreation open space until the UDB is amended to encompass or abut the site.
- v) The County shall continue to acquire recreation open space for public use by non-fee means through intergovernmental agreements in the form of federal land leases, State leases and management agreements, School Board joint-use agreements, and interdepartmental operating permits.
- vi) The Park and Recreation Department shall expand the use of conservation partnerships with land acquisition organizations who specialize in the purchase of urban open space for both areawide and local recreation open spaces.
- vii) The Park and Recreation Department shall continue to acquire areawide park and recreation open space having high resource values and capable of providing compatible outdoor recreation. Acquisition priorities for such areas shall be as follows: 1) shoreline over non-shoreline; 2) compatible outdoor recreation over preservation-only; 3) multi-purpose use over single-purpose use; 4) locations in areas more vulnerable to development over low-density, non-vulnerable areas; 5) sites that are contiguous or linked to an existing recreation open space over non-contiguous or non-linked sites, and; 6) acquisition cost-shared between agencies over a site in which the County bears the entire cost.

WATER AND SEWER OBJECTIVE 2. The County will maintain procedures to ensure that any facility deficiencies are corrected and that adequate facility capacity will be available to meet future needs.

SOLID WASTE POLICY 5A. Miami-Dade County shall seek to achieve a balanced program of solid waste disposal which will include recycling, resources recovery, and landfilling.

MASS TRANSIT POLICY 7C. Miami-Dade County will include provision for high capacity transit modes in planned highway improvements in congested urban corridors.

MASS TRANSIT POLICY 8A. Mass transit facilities shall incorporate provisions to enhance ease of transfer with other modes (e.g., park-ride garages and lots, bicycle lockers and racks, pedestrian walkways, taxi and jitney stands).

MASS TRANSIT POLICY 8E. Highway improvements shall be designed to include provisions for the location of bus turnout bays, bus shelters, HOV lanes, and other associated facilities to accommodate mass transit services.

AVIATION OBJECTIVE 5. Seek to make capacity of airport access roadways and transit consistent with airport capacity.

AVIATION POLICY 5B. Miami-Dade County shall utilize the Miami-Dade County Metropolitan Planning Organization's transportation planning and project review processes to coordinate, evaluate and implement transit linkages between Miami International Airport, Metrorail, commuter rail, future high speed rail systems, and the Seaport.

TRAFFIC CIRCULATION OBJECTIVE 2. Rights-of-way and corridors needed for existing and future transportation facilities will be designated and reserved.

TRAFFIC CIRCULATION POLICY 2C. Advance rights-of-way shall be reserved or acquired, where necessary for future transportation improvements identified in the Traffic Circulation and Mass Transit Subelements.

STATEMENT OF LEGISLATIVE INTENT, Part B: It is further the intent of the Board of County Commissioners that the right of all municipalities in Miami-Dade County to enact and administer comprehensive planning and land development regulations to govern development-related activities solely within their respective incorporated jurisdictional boundaries as provided by Chapter 163, Part 2, Florida Statutes, is generally reserved and preserved to the municipalities. The CDMP shall not supersede authority of incorporated municipalities to exercise all powers relating solely to their local affairs as provided by the Metropolitan-Dade County Charter, provided that the following fundamental growth management components of the CDMP that are necessary to carry on a central metropolitan government in Miami-Dade County shall serve as minimum standards for zoning, service, and regulation to be implemented through all municipal comprehensive plans and land development regulations:

1. The Urban Development Boundary (UDB), Urban Expansion Area (UEA) Boundaries, and the CDMP provisions which prescribe allowable land uses and public services and facilities outside the UDB;
2. The Policies for Development of Urban Centers contained in the text of the Land Use Element;
3. The Population Estimates and Distributions as mapped in the Land Use Element;
4. Policies which provide that the County shall maintain and utilize its authority provided by the Metro-Dade County Charter to maintain, site, construct and operate public facilities in incorporated and unincorporated areas of the County.

CHAPTER 4

FISCAL IMPACTS ON INFRASTRUCTURE AND SERVICES

On October 23, 2001, the Board of County Commissioners adopted Ordinance 01-163 requiring the review procedures for amendments to the Comprehensive Development Master Plan (CDMP) to include a written evaluation of fiscal impacts for any proposed land use change. The evaluation estimates the incremental and cumulative impact of the costs for the required infrastructure and service, and the extent to which the costs will be borne by the property owners or will require general taxpayer supports and includes an estimate of the amount of support. This evaluation reviews the impacts to County departments and agencies responsible for supplying and maintaining infrastructure and services relevant to the CDMP.

The infrastructure and services and associated agencies responsible for planning, providing and maintaining those services are the following:

Solid Waste	Miami-Dade Department of Solid Waste Management
Water and Sewer	Miami-Dade Water and Sewer Department
Park and Recreation	Miami-Dade Park and Recreation Department
Mass Transit	Miami-Dade Transit Agency
Fire and Rescue Service	Miami-Dade Fire Rescue Department
Roadways	Miami-Dade Public Works Department
Flood Protection	Miami-Dade Department of Environmental Resources Management
Public Schools	Miami-Dade County Public Schools

The Department of Planning and Zoning has submitted, as part of the application for the Land Use Element, 114 parcels to be redesignated on the adopted Land Use Plan (LUP) map to implement findings and recommendations contained in the adopted 2003 Evaluation and Appraisal Report (EAR). No private applications to redesignate lands on the LUP map are being considered at this time. These EAR-based land use changes as proposed by the Department of Planning and Zoning are categorized into five general types of redesignations, including those that: reflect the current land use designations on adopted comprehensive municipal plans; depict lands acquired for environmental purposes as “Environmentally Protected Parks” or “Environmental Protection”; show large parcels (40 acres or more) acquired for park purposes as “Parks and Recreation”; show large properties acquired and/or developed since 1995 for institutional purposes as “Institutional and Public Facility”; and, depict transportation uses and terminals.

As discussed below, these types of redesignations on the CDMP Land Use Plan map by their very nature do not ordinarily generate any additional fiscal impacts to urban services provided by County departments and agencies.

1. The redesignations to address municipal plan changes are already permitted to occur in municipal areas, thus, no additional fiscal impacts are being generated.
2. The changes to the LUP map reflecting land acquisitions for environmental purposes will not generate a demand for urban services.
3. The redesignations of land from an urban category to “Parks and Recreation” will result in a lower overall fiscal impact to urban services.
4. The changes to the LUP map reflecting existing institutional uses will not generate any additional fiscal impacts. Land use redesignations to address future institutional uses generally involve land already purchased by a governmental agency for a specific purpose such as water supply wellfield or a wastewater facility.
5. Land use redesignations to depict transportation uses and terminals also involve land already acquired by governmental agencies and generally will not generate any additional fiscal impacts.

One proposed change, Parcel No. 50 (Miami Intermodal Center), could have fiscal impacts. The proposed change to “Transportation Terminals” is estimated to have lower water and sewer costs than the existing designations of “Industrial and Office” and “Business and Office”. This area is currently served by water and sewer infrastructure and water usage is estimated to decline based on the type of use. Additionally, since there is no residential development involved, this suggested redesignation would not fiscally impact such services as parks and schools.

The Miami Intermodal Center (MIC) will impact transportation services fiscally. A Major Investment Study/Draft Environmental Impact Statement in 1995 and Final Environmental Impact Statement (FEIS) in 1997 were prepared for the MIC. As part of these studies, the financial feasibility of building the MIC was considered. On page 7-9 of the FEIS, the Build Alternative was determined to be financially viable since the income stream generated from long-term leases of development rights, rental income from MIC tenants, roadway and access tolls, parking fees and common area charges, will reimburse initial capital costs and pay debt service.

The FEIS also addressed operational concerns (See page 7-7). “Operation and maintenance of the non-highway portion of the MIC will be provided privately, primarily through parking revenues, common area charges and direct billing for services provided for occupied spaces. The SR 836/SR 112 Interconnector will be maintained using Dade County Expressway Authority revenues.”

