

REVISED RECOMMENDATIONS

OCTOBER 2005 APPLICATIONS TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN

FOR MIAMI-DADE COUNTY, FLORIDA



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INTRODUCTION

This document contains the revised recommendations of the Miami-Dade County Department of Planning and Zoning (DP&Z) on the three pending October 2005-cycle applications requesting amendments to the Miami-Dade County Comprehensive Development Master Plan (CDMP). These recommendations are based upon the Department's *Initial Recommendations* report (February 25, 2006) with Errata dated March 23, 2006 and Objections Recommendations and Comments (ORC) report issued by the Florida Department of Community Affairs (DCA) on August 14, 2006; and on comments and information received and formulated since the issuance of the printing of the Initial Recommendations.

Previous Actions

The table presented on the following pages summarizes the previous actions taken by the Board of County Commissioners on all the October 2005-cycle applications. Following this summary table, the report contains the revised recommendations of the DP&Z that provides additional relevant information. The Department's response to the ORC is attached as Appendix A.

**Summary of Previous Commission Actions and
Revised Department of Planning and Zoning Recommendations
Addressing the Pending Status of October 2005 Applications to Amend the CDMP**

Application Number	Applicant/Representative Location (Size) REQUESTED CHANGE TO THE CDMP LAND USE PLAN MAP, POLICIES OR TEXT	Previous Commission Action	DP&Z Revised Recommendation
2	SFBC International, Inc. /Jeffrey Bercow, Esq. and Graham Penn, Esq. Change 4.89 gross acres located between NE 14 Avenue and Biscayne Boulevard north of NE 111 Street. From: Low-Medium Density Residential (6 to 13 DU/Ac) To: Office/Residential	NOT ADOPTED (As a Small-Scale Amendment) and Transmit Without Recommendation	ADOPT
7	Wal-Mart Stores East, L.P./Joel E. Maxwell, Esq. and Augusto E. Maxwell, Esq. Change 34.58 gross acres located on the southwest corner of theoretical NW 78 Street and NW 32 Avenue. From: Industrial and Office To: Business and Office	Transmit with Recommendation to Adopt and acceptance of covenant	DENY
14	Diane O'Quinn Williams, Director Miami-Dade County Department of Planning and Zoning Revise the Concurrency Management Program of the CIE to address state statutory requirements regarding proportionate fair-share mitigation methodologies and options for transportation facilities.	Transmit with Recommendation to Adopt	ADOPT

Recommendation and Principal Reasons

Application No. 2

Location: NE 14 Avenue to Biscayne Boulevard and north of NE 111 Street (4.89 Gross Acres)

Requested Small-Scale Amendment to the Land Use Plan Map:

From: Low-Medium Density Residential (5 To 13 Du/Ac)

To: Office/Residential

Recommendation: ADOPT

Principal Reasons for Recommendation:

1. The application site is located in an established neighborhood with a mixture of uses. A mixture of single, multifamily and transient (motel) residential uses are situated the south. Commercial development, some of it vacant and blighted, is to the east along the frontage of Biscayne Boulevard, and a power substation and a vacant wooded area are to the west. The area to the north is currently occupied by a mobile home park but is the site of the proposed mixed-use project by Dynamic Biscayne Shores Associates, Ltd. The site is developed with two five-story buildings that housed the corporate headquarters of SFBC International, a firm that provides clinical research to pharmaceutical, biotechnology, and generic drug companies, as well as medical observation dormitories and ancillary offices. The application indicates that this use will continue on the site, and proposes the development of additional parking facilities, medical observation dormitories, accessory supportive space, and ancillary offices.

Since the application was filed, changes have occurred with the company and its plans for the property. On August 28, 2006, the company changed its name from SFBC International to PharmaNet Development Group Inc. The application site will no longer be the corporate headquarters for this firm. The company announced on June 29, 2006 that its goal for the subject property is to shut down the facility in an orderly manner and that the Circuit Court of the 11th Judicial Circuit for Miami-Dade County, Appellate Division, has granted the company's motion to stay the demolition order from the Miami-Dade County's Unsafe Structures Board for its Miami facility pending the outcome of the appellate proceedings.

The Department of Planning and Zoning feels that despite the change in corporate plans for the subject property that "Office/Residential" is the appropriate land use. The proposed redesignation reflects the existing use of the property. In addition, expansion of office development on the subject property will provide additional employment opportunities for existing and future residents of existing multi-family developments within walking distance and several nearby mixed-use projects in the Biscayne Boulevard Corridor that were recently adopted by the Board of County Commissioners as

amendments to the adopted Land Use Plan (LUP) map of the CDMP such as Application No. 3 in the April 2005-06 CDMP Cycle and Applications No. 1, 3 and 4 in the October 2005-06 CDMP Cycle. Thus, the proposed land use redesignation on the adopted LUP map will be a positive contribution to realization of the area's potential for urban infill development.

2. In general, the application site is adequately serviced by public facilities. Water and sewer capacity is available. The applicant has proffered a covenant prohibiting all residential uses on the site, covering and running with the property. Approval of this application will therefore not increase public school enrollments, or negatively impact the recreation and open space level of service standard. The application site has no significant environmental or historic resources. This site is well served by transit. Moreover, the applicant has proffered a covenant offering cooperation with Miami-Dade Transit to accommodate future transit facilities within the property, including bus shelters, pull-out bays, and other facilities. These additional transit facilities will encourage use of the MDT system, and add to comfort and convenience for the users.
3. The requested redesignation is appropriate for the existing use of the site, with its primary orientation to Biscayne Boulevard. In the continued development of the surrounding area, transitions will need to be made between existing and new development, particularly the residential areas that are already in transition and present a mixture of conditions ranging from sound to blighted. For areas adjacent to single-family homes and duplexes such measures as buffering, building setbacks and height restrictions can be utilized. Attention to these measures as part of the redevelopment permitting process will minimize adverse impact on those transition areas yet to be redeveloped in the urban infill area.
4. The northern portion of the application site is located in the recently formed Community Redevelopment Area (CRA), Biscayne Corridor. The Board of County Commissioners is currently revisiting the finding of necessity for this CRA, which is bounded on the north by NE 116 Street, on the east by Biscayne Boulevard, on the south by NE 112 Street, and on the west by NE 14 Avenue. CRA's are utilized to redevelop slum or blighted areas with tax increment financing. With this type of financing, any increase in tax revenue caused by new development and higher land value is paid into a fund that is used to finance public improvements in the CRA. The proposed activity could therefore provide tax revenue to finance redevelopment activities, which would further support infill development and revitalization of the area.

Application No. 7

Location: Between NW 32 Avenue and theoretical NW 34 Avenue and between theoretical NW 78 Street and FEC railroad tracks (34.58 Gross Acres).

Requested Amendment to the CDMP and Land Use Plan Map:

From: Industrial and Office
To: Business and Office

Recommendation: DENY

Principal Reasons for Recommendation:

1. The CDMP identifies this area for transit-oriented development. This application is located in the premium rail transit corridor between the Northside (adjacent to the east) and Tri-Rail (1200' to the west) Metrorail stations, and about 1/3 mile from Tri-Rail and Amtrak stations to the west as well. One bus line, the 112 (L) runs along NW 79 Street at this point, with 10-12 minute headways all day, and another bus line, the 32, runs along NW 32 Avenue with 15 and 20 minute headways. This application does meet the requirements for transit and pedestrian access in Land Use Element Objective 7, which promotes transit-oriented development. Employees of either a commercial or industrial use on this site would have easy access to multiple mass transit options, however, customers purchasing several items would not generally be using the rail lines to come and go from this site but would be adding to automobile traffic along this corridor.

The two Metrorail stations are the focal points for two designated Community Urban Centers (CUCs) on the Land use Plan (LUP) map. As such, about 75% of the site will be within the radii of one or both CUCs, which the CDMP defines as normally between 700 to 1800 feet, but up to a half-mile (2140 feet) if recommended by the professional area plan for the CUC. Area plans for these two CUCs have not yet been scheduled. CUCs should be planned and designed to serve a local community, and have as their focus the mass transit stop in their center. Mixed commercial, office and residential uses should be located near the core, where commuters and residents can easily access them from the transit stop and local residential blocks, and medium-high density residential should fill in the remainder of the radius. This application proposes to redesignate 34.58 acres from "Industrial and Office" to "Business and Office" to develop a Wal-Mart Superstore, of approximately 211,000 square feet, and several outparcel uses.

The Department of Planning and Zoning could support an urban type of Wal-Mart that would be supportive of a Community Urban Center by including a mixture of uses on this 34.58-acre application site in the urban Model City area but not a suburban type of center that could require transit customers with packages or shopping bags to transverse acres of parking to either of the two Metrorail stations. An urban version of a Wal-Mart would respond to the intent of the community urban center, maximize the potential for infill development and still provide the amenities and the economic benefits that Wal-Mart supplies to the community. Wal-Mart's competitor, Target, has a big box retail store in the Dadeland Station project that is a short walking distance from the Dadeland North Metrorail station. Residential development has also been built adjacent to this Metrorail station and the Dadeland Station project. Thus, there is an example in Miami-Dade County of a big box retail development adjacent to a rapid transit station and residential development in an urban center.

The initial site plan for this application proposed a Floor Area Ratio (FAR) of 0.25 at most, which is low even for a suburban intensity, and totally unsuited for this urban

corridor. The maximum FAR in the Urban Infill Area is 2.0. Community Urban Centers should average an FAR of not less than 1.5 at the core adjacent to transit station sites and should taper to an average of approximately 0.5 at the edge. With the rapid depletion of available vacant land within the Urban Development Boundary, approvals at suburban intensity should not be granted within urban areas, especially not within the radius of a CUC. As well, a single use, big box retail store that does not promote mass transit or pedestrian use by its customers is not the type of development that should be encouraged or allowed in the radius of a CUC.

The applicant has proffered a covenant that is not supportive of mixed-use development since it prohibits residential development. The applicant's representative has suggested a narrow strip of land along NW 79 Street that is not included in the application site and is under different ownership, be used for mixed-use development. However, this is a very limited piece of property for-mixed-use development in comparison to the size of the application site.

According to Wal-Mart's website, the firm is committed to a store siting and construction policy that addresses environmental, social, cultural and historical considerations. A site of a Wal-Mart store in Boerne, Texas earned a Letter of Commendation from Preservation Texas because it preserved 100 year-old trees and the integrity of an historic ranch. In the Atlanta area, A Wal-Mart has been proposed that includes multi-family residential development. An urban version of Wal-Mart developed with a mixture of uses supportive of transit should be developed in the vicinity of two rapid transit stations in an urban neighborhood.

2. The depletion of land zoned and designated for industrial use is a concern to the Department of Planning and Zoning (DP&Z). Currently, there are 102 acres of vacant industrial land in this study area, including this site, and 1,249 acres of utilized industrial land. Even though the annual absorption rate is small right now, removing 33 percent of the available land in this study area for a different use would be shortsighted. As well, much of the remaining 67 acres is in small parcels, not well located near major transportation facilities and does not offer the opportunity for development of a new, well designed industrial park with excellent freight rail access to the national market to the north, and excellent mass transit access to Broward and Miami-Dade Counties. No other vacant sites of this size are located in the South Florida Rail Corridor (SFRC) Industrial Corridor, or in the industrial corridor paralleling NW 37 Avenue down to the Miami International Airport.

The DP&Z conducted a study of this area at the request of Commissioner Jordan, to measure the incidences of vacant properties in the area surrounding this site. It was noted that of the 176 parcels surveyed, only 15 were vacant properties. Overall the study exhibited fairly low vacancy rates in buildings currently used for industrial purposes. A summary of the DP&Z study is attached as Appendix B.

This application consists of two parcels, of which the larger one (28 acres) was the subject of a zoning application in February 2003 by Bell Haven LLC. That zoning

application requested a re-zoning from BU-1, BU-2, AU and IU-1 to IU-2. The application was approved with a change to IU-1, a lesser-included district. After that approval was granted, several hundred mobile homes located on the eastern parcel were removed to allow for the creation of an industrial park. A three-year period is not long enough to presume a lack of long-term need for this large industrial parcel.

This site should remain designated for industrial development to provide land for these needs. Alternatively, given that the application site falls within the CUC radii of two Metrorail stations, any contemplated change in the future development patterns in this area should be transit supportive and consistent with CDMP policy to develop the area around the two Metrorail stations as Community Urban Centers, in accordance with a subsequent area plan.

Application No. 14

Requested Amendment to the Land Use Element:

Revises the Concurrency Management Program section of the Capital Improvements Element to include language as follows:

- F. Miami-Dade County shall, by ordinance, include proportionate fair share mitigation methodologies and options in its concurrency management program, consistent with the requirements of Chapter 163, Florida Statutes. The intent of these options is to provide for the mitigation of transportation impacts through mechanisms that might include, but are not limited to, private funds, public funds, contributions of land, and the construction or contribution of facilities. Transportation facilities or segments identified for improvement through the use of proportionate fair share mitigation options must be included in the Capital Improvements Element, or in the next regularly scheduled update of the Capital Improvements Element.

Recommendation: ADOPT

Principal Reasons for Recommendations:

The 2005 legislative session, through its adoption of Senate Bill 360, added language to Chapter 163.3180(16) which requires that by December 1, 2006 each local government must include in its concurrency management system, methodologies that will be applied to calculate proportionate fair-share mitigation and mitigation options. Mitigation options include, “without limitation, separately or collectively, private funds, contributions of land, and construction and contribution of facilities and may include public funds as determined by the local government”.

New language to the CDMP is proposed to make the Capital Improvements Element consistent with the revised Chapter 163.3180(16) and to provide direction for the required ordinance, which will develop the new proportionate fair-share mitigation methodology and options.

APPENDIX A

**Department of Planning and Zoning (DP&Z)
Revised Response to the Florida Department of Community Affairs (DCA)
Objections, Recommendations and Comments (ORC) Report
DCA No. 06-2 Addressing the October 05 Cycle
Applications to Amend the Comprehensive Development Master Plan (CDMP)
September 5, 2006**

This report contains responses of the Department of Planning and Zoning (Department), to the objections contained in the referenced Objections, Recommendations and Comments (ORC) Report issued by the Florida Department of Community Affairs (DCA) dated August 14, 2006. The ORC report objected to 2 of the 14 applications transmitted for review.

In the following presentation, the DCA's Objection and corresponding Recommendation are presented, followed by a response of the Department of Planning and Zoning. Immediately after the Objection number, notations are provided indicating which Applications the Objection and Recommendation address. The issuance of the responses contained herein does not preclude the issuance of other future responses by the Department. Moreover, the responses issued by the Department are not necessarily those of the Applicants, Local Planning Agency (Planning Advisory Board), or Board of County Commissioners, which may offer their own responses.

DCA Objection #1: Non-Availability of Potable Water Supply (Applies to Applications No. 2 and 7)

The County has not demonstrated that he proposed land uses in Applications No. 2 and No. 7 will be supported by adequate potable water supply. The Department estimates that the demand from development of the two properties under the proposed future land use map designations, assuming the residential development option is exercised in both cases, would be as much as 0.518 mgd.

The County must demonstrate that it has available potable water supply to serve this increased demand in order to amend its FLUM to increase its potential water demand.

Until the County is able to demonstrate that it has available potable water supply to serve the increased demand from the proposed land use amendments, it would be inappropriate to approve any such land use changes to the comprehensive plan which would entail increased water consumption.

The amendment also does not contain any changes to the Capital Improvements Element, which may be needed to provide for new or modified water treatment facilities to provide for new or modified water treatment facilities to serve the proposed land use changes.

DCA Recommendation:

The County should not adopt the proposed land use changes until it can demonstrate the necessary coordination of land use approvals with an assured supply of potable water. Revise the amendments to demonstrate coordination of the proposed land use changes with the planning and provision of potable water supplies. Identify any needed facility improvements for the 5- and 10-year planning time frame. These improvements should be coordinated with the Water, Sewer, and Solid Waste Element and the Capital Improvements Element, including implementation through the 5-year schedule of capital improvements for any facilities needed during that time frame.

DP&Z Response:

The issue of inadequate water supply has been raised by the South Florida Water Management District (SFWMD). The Miami-Dade County Water and Sewer Department (WASD) is addressing this issue through the identification and funding of alternative water supplies and the renewal of its consumptive use permits (CUP) through the SFWMD. To date WASD has identified and placed into the Capital Improvements Element of the CDMP projects that will yield between 11.5 and 15.5 MGD of alternative water supplies in 2011. These include a 4.5 mgd reverse osmosis plant in north Miami-Dade County and a new reverse osmosis plant in south Miami-Dade County; both funded and currently in the CIE. With the interconnection of the wellfields, these alternative water supplies will serve projects in all regions of the WASD service area. This additional 11.5 mgd, at an assumed per capita day use of 158 gallons, will provide water needs for approximately 72,784 persons, approximately 2 ½ years of growth. Additional projects are being investigated with a listing to be submitted to the SFWMD in early 2007 for review. This list is a requirement of the interim water supply agreement (an 18-month temporary permit) and is necessary prior to receiving a full CUP. Once the 20-year permit is issued, anticipated by May 2007, WASD will complete its 10-Year Water Supply Work Plan and submit a CDMP amendment for inclusion of this workplan with a funding component into the CDMP. These plans will be updated yearly and will provide for the future water needs of the WASD service area.

The DCA states that the proposed changes to the CDMP Land Use Plan (LUP) map will increase the potable water demand by approximately 0.518 million gallons per day (mgd). This estimate previously reported by the County in the Initial Recommendations report, dated February 25, 2006, has been revised to reflect the transmitted LUP map amendments, as modified, and eliminates the impact of those amendments that have been withdrawn, denied or not transmitted to DCA for review. The following table presents the revised estimated potential water demands for Applications No. 2 and No. 7 as transmitted by the BCC. All estimated demands are based upon the maximum allowable land use densities for the proposed land use designation as restricted by covenant and the estimated water demand established in Section 24-43.1(5) of the Miami-Dade County Code.

**April 2005 CDMP Amendment Applications
Revised Potable Water Demands**

Application Number	Proposed Land Use Based upon Request with Submitted Covenant*	Current Water Demand (gpd)	Proposed Water Demand (gpd)*	Change in Water Demand (gpd)
2	Office/Residential with No Residential Component	15,750	10,650	-5,100
7	Business and Office with No Residential Component	14,627	58,510	+43,883
Total Water Demands for October 2006 Cycle		30,377	69,160	+38,783

Calculations based on water usages listed in Section 24-43.1(5), Miami-Dade County Code.

gpd=gallons per day

** Based on Proposed/Anticipated Development Program submitted by Applicant with submittal of Covenant*

As noted in the above table, applicants for both Applications No. 2 and No. 7 have submitted covenants that restrict their properties from developed with residential units. Since residential uses create the largest water demand, these restrictions of use will result in a lower demand for water than was originally calculated for each sites

Application No. 2 is a 4.89-acre site that is currently designated as Low-Medium Density on the LUP map and requesting a redesignation to Office/Residential. The objective of this application was to expand an existing clinical research facility to allow for additional office space. This is an infill area in which intensification of uses is encouraged to maximize the efficiency of existing infrastructure. The applicant does not wish to develop residential units at this site and has stated so in a restrictive covenant, dated January 31, 2006 and proffered to the County, which restricts "All residential uses". As the calculations indicate, the new land use designation, as restricted by the proffered covenant, will reduce the potential water demand of the site by 5,100 gallons per day over the Low-Medium Residential use currently allowed.

Application No. 7 is a 34.58-acre site, which proposes a redesignation of land use from Industrial to Business and Office. On February 27, 2006 a Declaration of Restrictions was submitted which restricts the development of residential units at the site. Therefore the maximum water demand from this site, based on commercial uses, is estimated at 58,510 gallons per day; a net change in water demand from the current industrial use of 43,883 gallons per day. It should be noted, however, that the applicant is also proposing that the main use of the property be a retail store of a minimum 100,000 square feet. This size store (not a user of water) would have its water demand calculated at half the use currently used. Therefore, 43,883 gallons per day is an overstatement of the actual change in water demand.

An estimate of water demand based upon land use is calculated to insure that the treatment facilities serving the site, in this case, the Preston-Hialeah Water Treatment Plant, have enough capacity to provide treated water to the site and plan for adequate fire flow and water delivery systems. These calculations are normally made prior to the issuance of a development order; however, this evaluation is also necessary at the time of a land use amendment so that proper water facilities planning, including funding of necessary infrastructure improvements, may be incorporated into the decision making process. Based upon information received from the Department of Environmental Resources Management (DERM), the rated treatment capacity of this plant is 225.0 million gallons per day (mgd). As of June 2005, the maximum plant production was 201.0 mgd and had an available capacity of 21.1 mgd. The treatment plant capacity is more than adequate to serve both applications. Approval of these applications will not necessitate any plant improvements and therefore no capital improvements have been programmed into the CIE.

Unlike the evaluation performed for water facilities as described above, water supply planning is calculated based upon population projections within the service area and the estimated per capita day demand. These demand estimates account for all projected growth within the area and are not land use specific. Projections for water supply demands can be impacted by individual projects when the land use redesignation 1) results in an increased service area, thus affecting the population of the service area (such as inclusion of residential communities into the current service area); 2) is a development which will attract growth beyond that anticipated in the initial water supply planning process, (i.e. Scripts or other major employers), or, 3) increases the overall water demand per person due to approval of large water users. Most land use redesignations, however, do not meet these criteria.

To date, the South Florida Water Management District (SFWMD) and the Miami-Dade County Water and Sewer Department (WASD) have agreed upon the population estimates for the WASD service area through the year 2030. These estimates mirror the official projections issued by the Miami-Dade County Department of Planning and Zoning and the Florida Bureau of Economic and Business Research (BEBR). Neither of the applications impact population as these are proposed non-residential development. Additionally, neither application is a major employment attractor (beyond the County line) and therefore will not generate new, unanticipated growth in the area.

In 2006, Miami-Dade County adopted its Water Use Efficiency Five Year Plan, which calls for an estimated per capita day use in 2015 (on a systemwide basis) of 155 gallons. Through its innovative water conservation programs, Miami-Dade County has seen its per capita day demand drop from an average of 184.7 gallons per day in 1994 to 158.0 gallons per day in 2005. Now the County has adopted an even more aggressive water conservation strategy, which is geared at lowering the per capita day demand for water by an additional 3 gallons per person per day. Most of the realized efficiency in water use will occur through requirements on new development to utilize water saving measures. If approved, neither application will generate a demand for water that will increase the per capita day rate. Development of these sites using the new water saving measures, will help to reduce the overall per capita day rates currently experienced in the County.

Since the redesignations of Applications 2 and 7 are non-residential uses, neither will result in abnormal growth of the area, will not create a higher per capita demand, and, as in the case of Application No. 2, will result in less water demand than the current land use, water demand increases will be accounted for through the County's water supply planning process with the SFWMD. The current 11.5 to 15.5 mgd that the County has planned and funded will provide water to meet the County's water demands for approximately 2 1/2 years, thus allowing sufficient time for the 20-year CUP to be finalized and the 10-Year Water Supply Workplan to be approved and placed into the CDMP. Therefore the concerns of DCA regarding adequate water supply should not overshadow other planning considerations concerning these applications.

DCA Objection #2: Impact on Public Schools

The potential residential development of Application No. 7 is likely to have an adverse impact on public schools. The county has not demonstrated that there is adequate existing or programmed capacity at vicinity schools for the additional students that would be generated by the proposed changes allowed by these applications.

Pursuant to the interlocal agreement between the School Board and Miami-Dade County, the local government, the developer, and the School Board are to collaborate with options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH utilization beyond a standard of 115 percent—in this instance, Broadmoor Elementary School and Miami Springs Senior High School. This collaboration on options to mitigate the potential impact on public schools has not taken place.

DCA Recommendation:

Application No. 7 should not be adopted unless and until the applicant, Miami-Dade County, and the Miami-Dade County School Board reach agreement on mitigation for school impacts from the proposed land use amendment.

DP&Z Response:

Applicant No. 7 was in communications with the Miami-Dade County Public Schools (MDCPS) and advised them of a restrictive covenant submitted on February 27, 2006, which excludes residential uses from this site. The MDCPS acknowledged this restrictive covenant and stated in a letter dated March 3, 2006: "If the County accepts this Covenant then the proposed application will not trigger the Interlocal Agreement and as such, a dialogue between the School District and the above referenced applicant is not necessary" (See attached letter). This letter goes on to state that "...if the Covenant is not accepted, it is our recommendation that dialogue between the School District and the above referenced applicant take place as it relates specifically to a public school in the affected area that meets the threshold." Therefore, should the Board of County

Commissioners accept this proposed application and the proffered restrictive covenant, development of the site will not increase the student population in this area.

Appendix B

Vacancy Rates for Properties With an Industrial Land Use Code In the area of Application #7

At the request of Commissioner Jordan, the Department of Planning and Zoning initiated a study to measure the incidence of vacant properties (buildings), with industrial land use codes,¹ in an area surrounding a site that was part of an application² to amend the Comprehensive Development Master Plan in the October 2005 Cycle.

Study Area:

The area selected for analysis consisted roughly, of all parcels located south of NW 79th Street, north of NW 61st Street, west of NW 22nd Avenue, and east of NW 37th Avenue. In order to increase the specificity of our findings, the Study Area was subdivided into three sub-areas: Poinciana, Central, and South (See Figure 1). The boundaries for the sub-areas are as follows:

- a) **Poinciana:** South of NW 79th Street, north of 69th Street, west of NW 22nd Avenue, and east of NW 27th Avenue.
- b) **Central:** South of NW 79th Street, north of NW 71st Street, west of NW 27th Avenue, and east of NW 37th Avenue.
- c) **South:** South of NW 71st Street, north of NW 62nd Street, east of NW 27th Avenue, and west of NW 37th Avenue.

Analysis:

After several unsuccessful attempts to obtain precise information regarding the number of vacant industrial properties, it was decided that to obtain the most current and accurate information a field survey was required. Consequently, all parcels with an industrial land use code were selected and then sorted by address. There were a total of 186 parcels identified as having an industrial land use code. A survey of all 186 parcels was then conducted.

Results:

Of the 186 parcels to be surveyed, 10 had addresses that could not be found and were thus excluded from our analysis. The remaining 176 parcels were distributed among the three sub-areas as follows: Poinciana 34, central 89, and South 53. The two measures that were analyzed were the number of vacant buildings and the square footage they represented.

¹ These are parcels with clogs-land use codes representing industrial uses. The folios were selected from the Miami-Dade County Real property File as of August 2006.

² Application No.7 requested a change to the CDMP and Land Use Plan Map from Industrial and Office to Business and office. The size of the parcel is approximately 34.6 acres and is located between NW 32 Avenue and theoretical NW 24th Avenue and between theoretical NW 78th Street and FEC railroad tracks.

For the whole Study Area there were a total of 15 properties that were vacant (8.5 percent vacancy rate) representing a total of 278,259 square feet or 4.8 percent of the total square footage available in the Study Area. The Central sub-area had the highest number of vacancies (7) or 7.9 percent and the South sub-area the lowest with only two vacancies (3.8 percent). Poinciana had the highest vacancy rate, 17.6 percent. When looking at vacant (available) square footage, the South sub-area had the lowest: 46,924 square feet or 2.1 percent of the total square footage for the sub-area. The Central sub-area had the highest, 180,922 square feet (6.0 percent). Poinciana had the highest percentage of vacant square feet – 10.4 percent (See Table 1).

Overall the study area exhibited fairly low vacancy rates in buildings currently used for industrial purposes. This could be the result of relatively low rents in the area, and the desire of tenants to be in a centralized location with relatively easy access to the Port of Miami, MIA, and I-95.

Table 1
Vacancy in Buildings
With an Industrial Land Use Code
Area of Application No. 7

Sub Area	Buildings		Percent Vacant	Square Feet		Percent Vacant
	Vacant	Occupied		Vacant	Occupied	
Poinciana	6	28	17.6	50,413	433,733	10.4
Central	7	82	7.9	180,922	2,852,792	6.0
South	2	51	3.8	46,924	2,228,469	2.1
Total	15	161	8.5	278,259	5,514,994	4.8

Source: Miami- Dade Department of Planning and Zoning, Planning Division
Research Section, August 2006. Real Property File, August 2006.

FIGURE 1
INVENTORY OF IN - USE AND VACANT
INDUSTRIAL PARCELS



