

April 2007-2008 Cycle

REPLACEMENT PAGES

**Adopted Amendments in the
Comprehensive Development Master Plan
April 2007 Cycle**

**Replace Pages in the October 2006 Edition of the
CDMP As amended through April 24, 2008**

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**ADOPTED COMPONENTS
COMPREHENSIVE DEVELOPMENT
MASTER PLAN**

**For
Miami-Dade County, Florida**

April 24, 2008

**October 2006 Edition
As amended through April 24, 2008**

This volume incorporates all amendments made to the CDMP through the:

2006 Remedial Amendment
October 2005-06 Amendment Cycle
April 2006-07 Amendment Cycle
April 2007-08 Amendment Cycle

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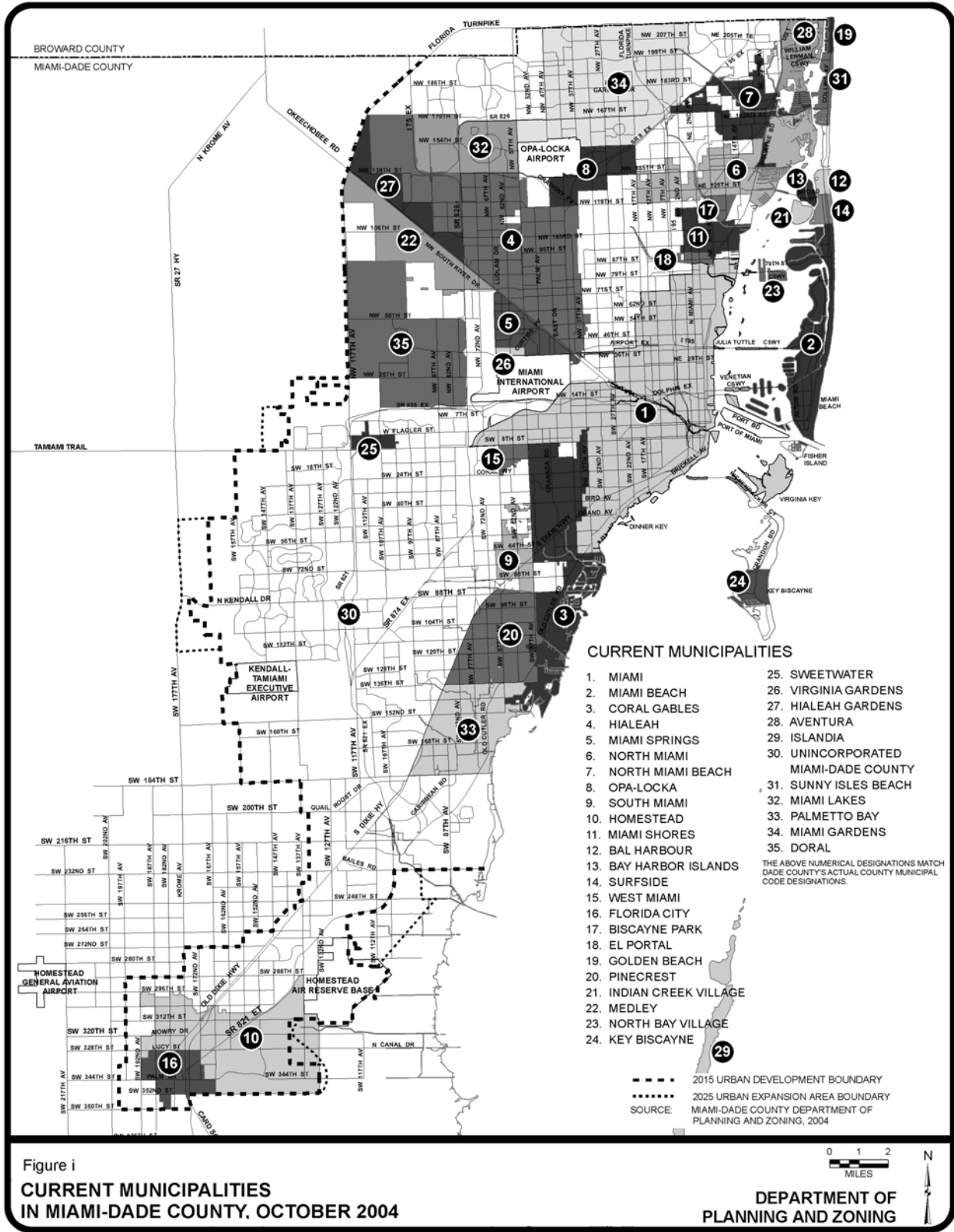
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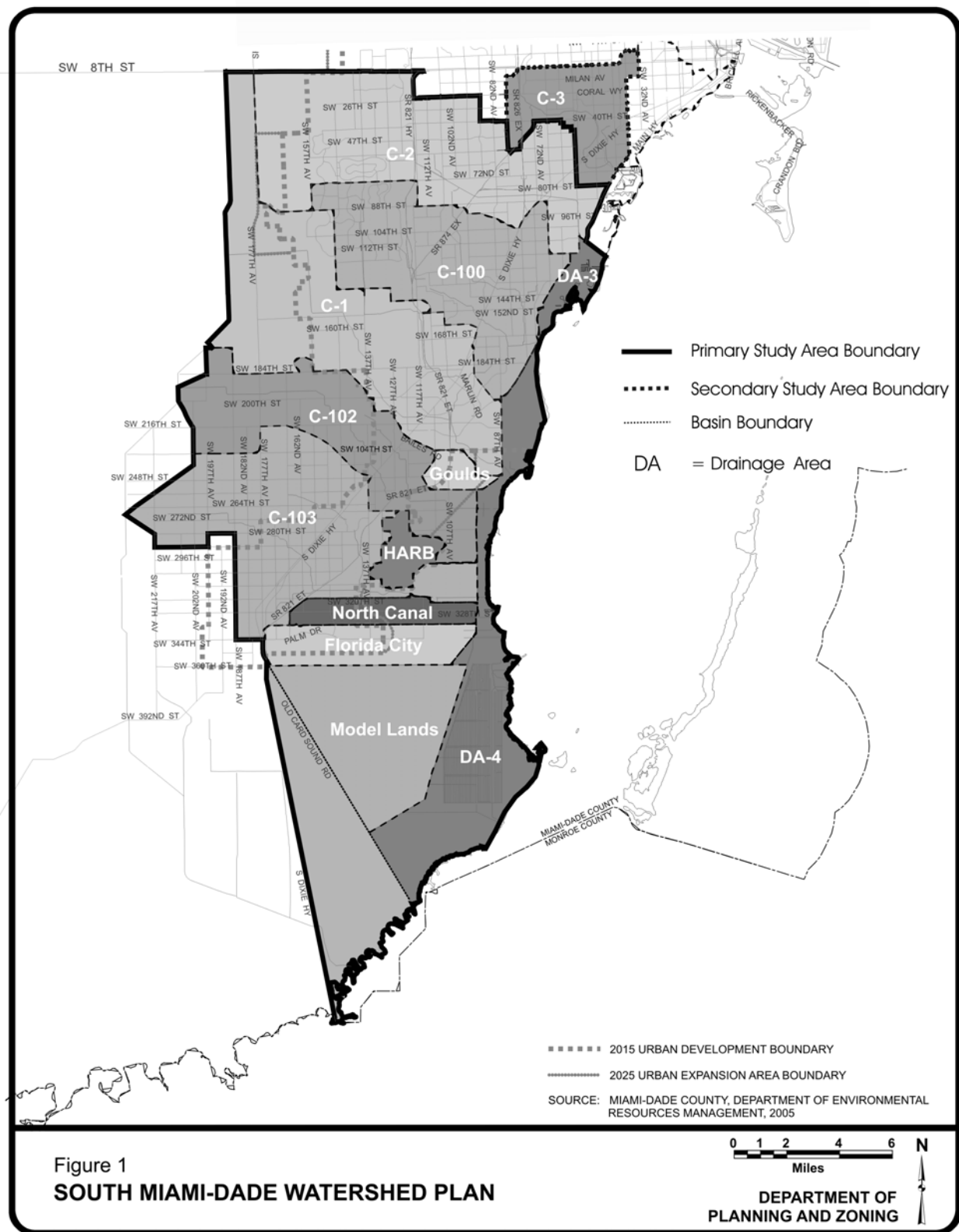
- LU-1D. In conducting its planning, regulatory, capital improvements and intergovernmental coordination activities, Miami-Dade County shall seek to facilitate the planning of residential areas as neighborhoods which include recreational, educational and other public facilities, houses of worship, and safe and convenient circulation of automotive, pedestrian and bicycle traffic.
- LU-1E. In planning and designing all new residential development and redevelopment in the county, Miami-Dade County shall vigorously promote implementation of the "Guidelines for Urban Form" contained in the "Interpretation of The Land Use Plan Map" text adopted as an extension of these policies.
- LU-1F. To promote housing diversity and to avoid creation of monotonous developments, Miami-Dade County shall vigorously promote the inclusion of a variety of housing types in all residential communities through its area planning, zoning, subdivision, site planning and housing finance activities, among others. In particular, Miami-Dade County shall review its zoning and subdivision practices and regulations and shall amend them, as practical, to promote this policy.
- LU-1G. Business developments shall preferably be placed in clusters or nodes in the vicinity of major roadway intersections, and not in continuous strips or as isolated spots, with the exception of small neighborhood nodes. Business developments shall be designed to relate to adjacent development, and large uses should be planned and designed to serve as an anchor for adjoining smaller businesses or the adjacent business district. Granting of commercial or other non-residential zoning by the County is not necessarily warranted on a given property by virtue of nearby or adjacent roadway construction or expansion, or by its location at the intersection of two roadways.
- LU-1H. The County should identify sites having good potential to serve as greenbelts, and should recommend retention and enhancement strategies, where warranted. Such greenbelts should be suggested on the basis of their ability to provide aesthetically pleasing urban spaces, recreational opportunities, or wildlife benefits. Considered sites should include canal, road or powerline rights-of-way, or portions thereof, particularly where they could link other parklands, wildlife habitats, or other open spaces.
- LU-1I. The County shall consider urban design, water and energy conservation and wildlife habitat when designing sites and selecting landscape material for all public projects.
- LU-1J. Miami-Dade County will maintain its commitment to improve Community Development Block Grant (CDBG)-eligible areas, enhance the County's Enterprise Zone and participate in the Empowerment Zone program as tools to expand the economy in locally distressed areas.

- LU-1K. Miami-Dade County will maintain and enhance the housing assistance and housing programs addressed in the Housing Element as a means to improve conditions of extremely low, very low, low and moderate-income residents. This includes the provision of affordable workforce housing.
- LU-1L. Public facility and service providers shall give priority to eliminating any infrastructure deficiencies to facilitate rehabilitation or renewal of blighted areas.
- LU-1M. In formulating or amending development regulations, Miami-Dade County shall avoid creating disincentives to redevelopment of blighted areas. Where redevelopment occurs within the urban area, requirements for contributions toward provision of public facilities may be moderated where underutilized facilities or surplus capacities exist, and credit toward required infrastructure contributions may be given for the increment of development replaced by redevelopment.
- LU-1N. Miami-Dade County shall continue to support the Metro-Miami Action Plan to improve conditions of disadvantaged groups of the community.
- LU-1O. Miami-Dade County shall seek to prevent discontinuous, scattered development at the urban fringe particularly in the Agriculture Areas, through its CDMP amendment process, regulatory and capital improvements programs and intergovernmental coordination activities.
- LU-1P. While continuing to protect and promote agriculture as a viable economic activity in the County, Miami-Dade County shall explore and may authorize alternative land uses in the South Dade agricultural area which would be compatible with agricultural activities and associated rural residential uses, and which would promote ecotourism related to the area's agricultural and natural resource base including Everglades and Biscayne National Parks.
- LU-1Q. It is the policy of Miami-Dade County that the siting of both public and private schools throughout the County shall conform with the school siting policies adopted under CDMP Objective EDU-2.
- LU-1R. Miami-Dade County shall take steps to reserve the amount of land necessary to maintain an economically viable agricultural industry. Miami-Dade County shall adopt and develop a transfer of developments rights (TDR) program to preserve agricultural land that will be supplemented by a purchase of development rights program to preserve agricultural land and environmentally sensitive property. The density cap of the land use category in the receiving area established by the TDR program may be exceeded. Land development regulations shall be developed to determine the extent that the density cap may be exceeded based on parcel size but in no case shall it exceed 20 percent.
- LU-1S. The Comprehensive Development Master Plan (CDMP) shall be consistent with the Miami-Dade County Strategic Plan adopted by the County Commission on

policies of this comprehensive plan. Miami-Dade County shall improve its enforcement of East Everglades development regulations and shall improve such regulations if necessary to enable effective enforcement.

LU-3D. Miami-Dade County shall not sponsor any growth-subsidizing programs which promote future population growth and residential development on the barrier islands of Miami-Dade County. The provision of facilities and services to accomplish the timely evacuation of already-developed barrier islands in advance of approaching hurricanes shall be a priority of Miami-Dade County's transportation planning and hurricane preparedness programs.

- LU-3E.
1. By January 1, 2006, Miami-Dade County shall develop and initiate implementation of an integrated land use and water management plan for southeastern Miami-Dade County, based on a Comprehensive Study (the "Study") as described below. The Plan will direct the comprehensive management of land uses and surface and ground water, its quality, quantity, timing, and distribution. The plan will have two time horizons: 1) a short-term component extending through the year 2025, and 2) a long-term component extending through the year 2050. The overall goal of the plan will be to optimize the economic, social, and environmental values currently recognized in the County's Comprehensive Development Master Plan in the study area. As shown in Figure 1, the primary study area includes Basins C-2, C-100, C-1, C-102, Goulds, C-103, North Canal, and Florida City; the Model Lands; Drainage Areas DA-3 and DA-4; and the area between South Dixie Highway and Card Sound Road, while the secondary study area includes Canal C-3.
 2. This plan and study, to be known collectively as the South Dade Watershed Plan (the "Plan"), will be prepared by an impartial person or entity approved by the Board. The selection process will include representatives from the Biscayne National Park Buffer Development Review Committee (the "Working Group") on the selection committee. The Working Group will review and make recommendations regarding the final RFP.
 3. The Plan must fulfill the following specific objectives:
 - a. To identify and protect lands, including their uses and functions, that are essential for preserving the environmental, economic, and community values of Biscayne National Park;
 - b. To identify and establish mechanisms for protecting constitutional private property rights of owners of land identified in 3 (a) above;
 - c. To support a viable, balanced economy including agriculture, recreation, tourism, and urban development in the Plan area; and
 - d. To assure compatible land uses and zoning decisions in the Study Area consistent with long term objectives for a sustainable South Miami-Dade.



Objective LU-8

Miami-Dade County shall maintain a process for periodic amendment to the Land Use Plan map, consistent with the adopted Goals, Objectives and Policies of this Plan, which will provide that the Land Use Plan Map accommodates projected countywide growth.

Policies

- LU-8A. Miami-Dade County shall strive to accommodate residential development in suitable locations and densities which reflect such factors as recent trends in location and design of residential units; a variety of affordable housing options; projected availability of service and infrastructure capacity; proximity and accessibility to employment, commercial and cultural centers; character of existing adjacent or surrounding neighborhoods; avoidance of natural resource degradation; maintenance of quality of life and creation of amenities. Density patterns should reflect the Guidelines for Urban Form contained in this Element.
- LU-8B. Distribution of neighborhood or community-serving retail sales uses and personal and professional offices throughout the urban area shall reflect the spatial distribution of the residential population, among other salient social, economic and physical considerations.
- LU-8C. Through its planning, capital improvements, cooperative extension, economic development, regulatory and intergovernmental coordination activities, Miami-Dade County shall continue to protect and promote agriculture as a viable economic use of land in Miami-Dade County.
- LU-8D. The maintenance of internal consistency among all Elements of the CDMP shall be a prime consideration in evaluating all requests for amendment to any Element of the Plan. Among other considerations, the LUP map shall not be amended to provide for additional urban expansion unless traffic circulation, mass transit, water sewer, solid waste, drainage and park and recreation facilities necessary to serve the area are included in the plan and the associated funding programs are demonstrated to be viable.
- LU-8E. Applications requesting amendments to the CDMP Land Use Plan map shall be evaluated to consider consistency with the Goals, Objectives and Policies of all Elements, other timely issues, and in particular the extent to which the proposal, if approved, would:
 - i) Satisfy a deficiency in the Plan map to accommodate projected population or economic growth of the County;
 - ii) Enhance or impede provision of services at or above adopted LOS Standards;

- iii) Be compatible with abutting and nearby land uses and protect the character of established neighborhoods; and
- iv) Enhance or degrade environmental or historical resources, features or systems of County significance; and
- v) If located in a planned Urban Center, or within 1/4 mile of an existing or planned transit station, exclusive busway stop, transit center, or standard

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

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

- i) The following areas shall not be considered:
 - a) The Northwest Wellfield Protection Area located west of the Turnpike Extension between Okeechobee Road and NW 25 Street and the West Wellfield Protection Area west of SW 157 Avenue between SW 8 Street and SW 42 Street;
 - b) Water Conservation Areas, Biscayne Aquifer Recharge Areas, and Everglades Buffer Areas designated by the South Florida Water Management District;
 - c) The Redland area south of Eureka Drive; and
- ii) The following areas shall be avoided:
 - a) Future Wetlands delineated in the Conservation and Land Use Element;
 - b) Land designated Agriculture on the Land Use Plan map;
 - c) Category 1 hurricane evacuation areas east of the Atlantic Coastal Ridge;

	Average Floor Area Ratios (FAR)	Max. Densities Dwellings per Gross Acre
Regional Activity Centers	greater than 4.0 in the core not less than 2.0 in the edge	500
Metropolitan Urban Centers	greater than 3.0 in the core not less than 0.75 in the edge	250
Community Urban Centers	greater than 1.5 in the core not less than 0.5 in the edge	125

In addition, the densities and intensities of developments located within designated Community Urban Centers and around rail rapid transit stations should not be lower than those provided in Policy LU-7F. Height of buildings at the edge of Metropolitan Urban Centers adjoining stable residential neighborhoods should taper to a height no more than 2 stories higher than the adjacent residences, and one story higher at the edge of Community Urban Centers. However, where the adjacent area is undergoing transition, heights at the edge of the Center may be based on adopted comprehensive plans and zoning of the surrounding area. Densities of residential uses shall be authorized as necessary for residential or mixed-use developments in Urban Centers to conform to these intensity and height policies.

As noted previously in this section, urban centers are encouraged to intensify incrementally over time. Accordingly, in planned future rapid transit corridors, these intensities may be implemented in phases as necessary to conform with provisions of the Transportation Element, and the concurrency management program in the Capital Improvement Element, while ensuring achievement of the other land use and design requirements of this section and Policy LU-7F.

Chapter 380 Regional Activity Centers. Chapter 380.06(2)(e), Florida Statutes (F.S.) and Chapter 28-24.014, Florida Administrative Code (FAC), authorize local governments to designate areas as regional activity centers, hereinafter "Chapter 380 regional activity centers", where the local government seeks to encourage higher intensities of development by increasing the threshold of the development size required to undergo State review as a Development of Regional Impact (DRI). In addition, Policy 11.14 of the Adopted 2004 Strategic Regional Policy Plan for South Florida authorizes the designation of "Regional Development Districts" to implement provisions of Chapters 380.0651(3)(d)(3) and (3)(g)(2), F.S., which provide for the designation of geographic areas highly suitable for increased (DRI review) threshold intensity. The designation of a specific area and boundaries as a Chapter 380 regional activity center for the purpose of increasing DRI review thresholds does not change the CDMP Land Use Plan map designation of any land, nor does it change the uses or intensities of development authorized by the CDMP. It only changes the circumstances under which proposed developments in the designated area would have to be reviewed through the Chapter 380, F.S., DRI process. The following areas are hereby designated to be Chapter 380 regional activity centers and, subject to approval by the South Florida Regional Planning Council, regional development districts (a geographic area specifically designated as highly suitable for increased threshold intensity), for the purpose of increasing DRI review thresholds: 1. Dadeland, as depicted on Figure 3; and 2. N.W. 107th Avenue and N.W. 12th Street, as depicted on Figure 3.1.

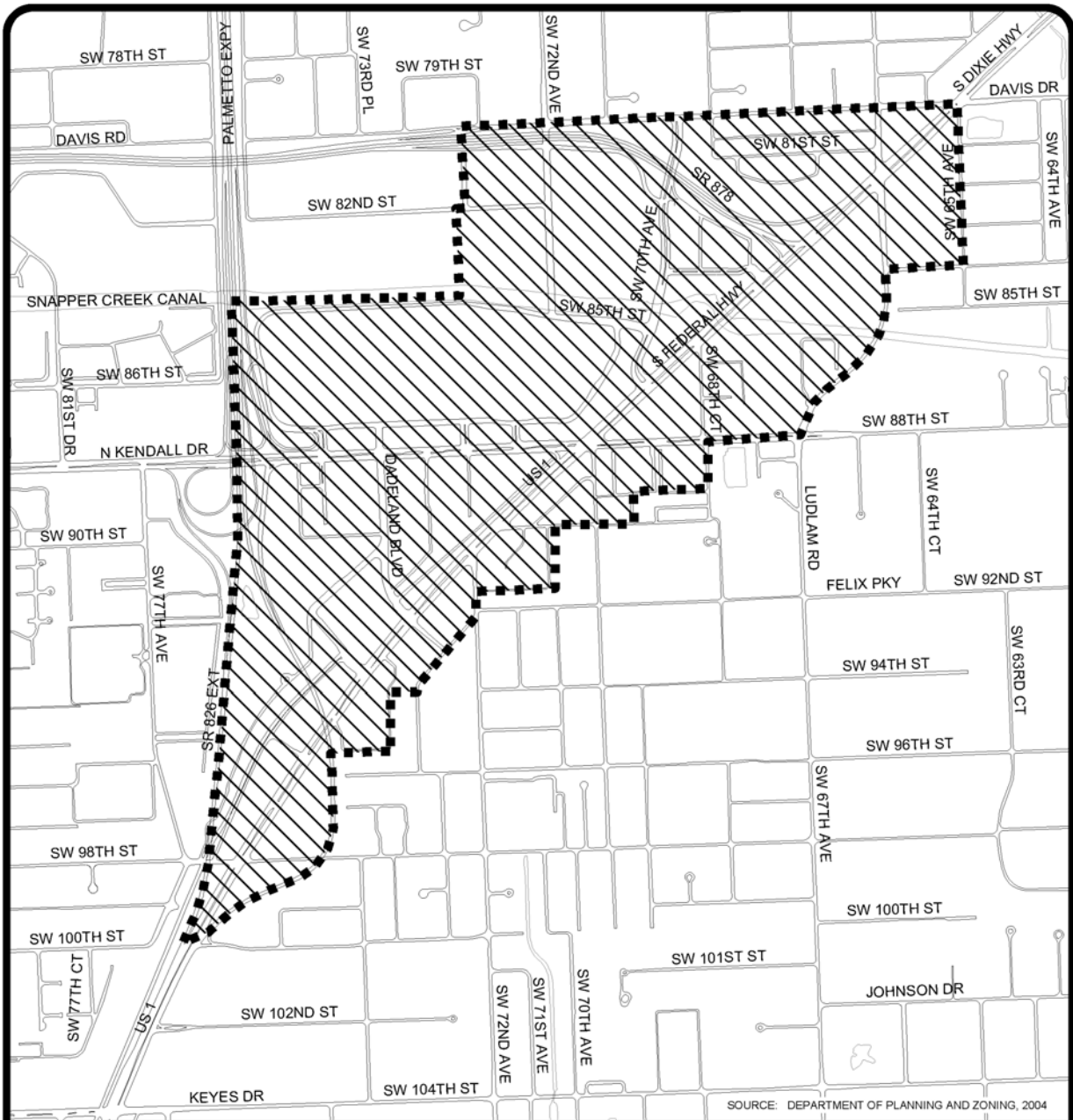


Figure 3
**DADELAND CHAPTER 380
 REGIONAL ACTIVITY CENTER**

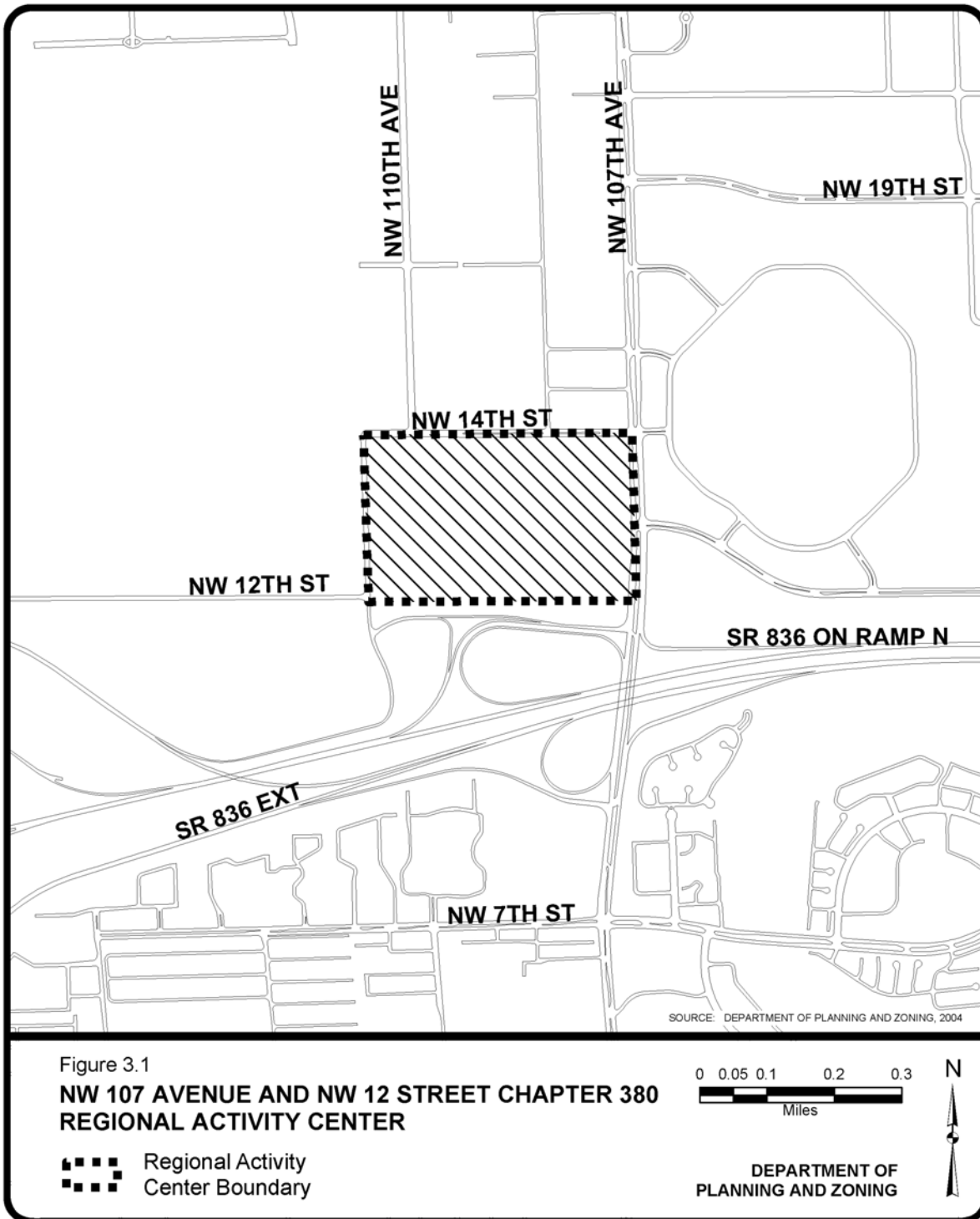
 Regional Activity
 Center Boundary

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DEPARTMENT OF
 PLANNING AND ZONING



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Parks and Recreation

The Land Use Plan map specifically illustrates parks and recreation areas of metropolitan significance, including State parks and the Biscayne and Everglades National Parks. Also illustrated are golf courses and other parks of approximately 40 acres and larger which are significant community features. Most neighborhood local parks smaller than 40 acres in size are not specifically shown on the Plan map; however, this omission should not be interpreted as meaning that these parks will be taken out of public use. Compatible parks are encouraged in all of the residential categories and may be allowed in all other categories of the LUP map. The siting and use of future parks and recreation areas shall be guided by the Park and Open Space, and Capital Improvements Elements, and by the goals, objectives and policies of the CDMP. Both governmentally and privately owned lands are included in areas designated for Parks and Recreation use. Most of the designated privately owned land either possesses outstanding environmental qualities and unique potential for public recreation, or is a golf course included within a large scale development. Unless otherwise restricted, the privately owned land designated as Parks and Recreation may be developed for a use or a density comparable to, and compatible with, surrounding development providing that such development is consistent with the goals, objectives and policies of the CDMP. Except as consistent with the provisions below, however, this allowance does not apply to land designated Parks and Recreation that was set aside for park recreation or open space use as a part of, or as a basis for approving the density or other aspect of, a residential (or other) development or is otherwise subject to a restrictive covenant accepted by a public entity.

The long term use of golf courses or other private recreation or open space on privately owned land designated as Park and Recreation may be previously limited by deed restriction or restrictive covenant. A new development plan governing such land set-aside for park, recreation or open space use (restricted lands) may be approved at public hearing by the Board of County Commissioners or the applicable zoning board only if the following is demonstrated: (1) that the restricted land is subject to a restrictive covenant relating to development served by the open space, that such restrictive covenant continues to limit the use of the land to open space, and that this limitation in the restrictive covenant may be modified only with the written consent of adjacent or proximate property owners or a prescribed percentage thereof; (2) that the required written consents of the adjacent or proximate property owners have been obtained; and (3) that the proposed development will replace park or recreation land or open space that has fallen into prolonged disuse or disrepair to the detriment of the surrounding neighborhood. The development plan for such land (1) shall provide for development compatible with adjacent development; (2) shall provide by restrictive covenant that not less than two-thirds of the land subject to the new development plan (or such other proportion deemed appropriate by the Board of County Commissioners and/or appropriate Community Zoning Appeals Board but in no event less than 50 percent of such land) shall be maintained as Park, Recreational or open space for use by residents or other residents or users of the entire development for which the open space had originally been provided; (3) shall provide a financial means of assuring such maintenance, by homeowner's association, special tax district or other comparable means approved at public hearing or by the Director of the Department of Planning and Zoning or successor agency; and (4) shall provide that the residential density of the portion of the Park

and Recreation-designated land eligible for development shall not exceed either the gross existing density of the development in connection with which the park-designated land was originally set aside, or the gross density of all the ownership parcels immediately abutting the entire the park-designated land whichever is lower. An approval pursuant to this provision may allow the gross density of the combined new and existing development, and its existing zoning, to exceed the maximum otherwise allowed by the LUP map, but only to the extent necessary to enable reuse of the park designated land in accordance with this provision. Nothing herein shall be construed to permit development of property subject to a restrictive covenant accepted by the country or other public entity without compliance with the terms that covenant including, but not limited to, those terms governing modification or amendment thereof.

Certain commercial activities that support the recreational uses and relate to the resources of the park, such as marine supply stores, fuel docks or tennis and golf clubhouses may be considered for approval in the Parks and Recreation category. Other commercial recreational, entertainment or cultural uses may also be considered for approval in the Parks and Recreation category if authorized in accordance with Article 6 of the Miami-Dade Charter, as amended, and if they are related to, and would increase the quality, utility or enjoyment of the site and its natural, historical, and archaeological resources and facilities.

Some of the land shown for Parks is also environmentally sensitive. While most of these environmentally sensitive areas are designated on the LUP map as “Environmentally Protected Parks” some may be designated as Parks and Recreation due to graphic constraints (the environmentally sensitive portion of the park that is smaller than five acres). Park land which is characterized by valuable environmental resources shall be managed in a manner consistent with the goals, objectives and policies for development of the applicable environmental resources or protection area. Accordingly, resource enhancing facilities including boardwalks, nature trails, canoe trails and launches and interpretive facilities may be provided in these areas.

Environmentally Protected Parks

The “Environmentally Protected Parks” designation is mainly comprised of environmentally sensitive land and water areas within the authorized boundaries of Big Cypress National Preserve, Everglades National Park, and Biscayne National Park. The National Park Service retains ownership of most of the land in these areas and is currently pursuing the acquisition of the remainder. Additionally, some sites that carry this designation are proposed for public acquisition or have been acquired under Miami-Dade County Environmentally Endangered Lands (EEL), Florida's Conservation and Recreational Lands (CARL) and Florida Forever programs and include tropical hardwood hammocks, high-quality Dade County pineland and viable mangrove forests. These sites are identified in this category on the LUP map although they may be as small as ten acres in size.

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 or Everglades National Park, is also limited by the applicable management plan and by provisions of the Miami-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.) or the County-adopted East Everglades Resource Management Program (Chapter 33-B, Code of Miami-Dade County).

Miami-Dade County supports the implementation of the National Park Service's 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 and utility and communication facilities with limited ground coverage, provided that the site can be designed and accessed in a manner consistent with the goals, objectives and policies of this Management Plan, all prevailing environmental regulations and the referenced State Rules governing the Big Cypress Critical Area, whichever are most protective.

Because of their wetlands value, areas within the boundaries of Everglades National Park that are not owned by the National Parks Service are subject to careful evaluation on a case-by-case basis by federal, State, regional and County environmental agencies should they propose new uses or site alterations. 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 for privately-owned areas within the park.

All portions of parkland-designated Environmentally Protected Parks shall be managed in a manner consistent with the goals, objectives and policies for development of the applicable environmental resources or protection area. Accordingly, resource enhancing facilities including boardwalks, nature trails, canoe trails and launches and interpretive facilities may be provided in these areas. Figure 4 depicts the larger federal lands located within the "Environmentally Protected Parks" designation, but due to map scale, does not include smaller federal, state or county-owned parcels within this category.

Institutions, Utilities and Communications

The Plan map illustrates, for information purposes, only the location of major institutional uses, communication facilities and utilities of metropolitan significance. Depicted are such uses as major hospitals, medical complexes, colleges, universities, regional water-supply, antenna fields, radio and television broadcast towers, wastewater and solid waste utility facilities such as the resources recovery plant, major government office centers and military

installations. The full range of institutions, communications and utilities may be allowed under this land use category. Offices are also allowed in this map category. Internally integrated business areas smaller than 5 acres in size or up to 10 percent of the total floor area of an institutional, public facility or office use may also be approved in this map category. If the owner of land designated as Institutions, Utilities and Communications chooses to develop the land for a different use and no public agency intends to use the site for a public facility, the land may be developed for a use or a density comparable to and compatible with surrounding development providing that such development is consistent with the goals, objectives and policies of the CDMP especially Policies LU-4A and LU-4B.

The Homestead Air Reserve Base is also included in this category on the Land Use Plan map. The range of uses that may occur on the Base as it is redeveloped shall emphasize military aviation and related uses, national security, recreation uses, educational and other institutional uses. All future uses on the former Base will be consistent with the Record of Decision issued by the Secretary of the Air Force as it pertains to County use of the Base property.

Neighborhood or community-serving institutional uses, cell towers and utilities including schools, libraries, sanitary sewer pump stations and fire and rescue facilities in particular, and cemeteries may be approved where compatible in all urban land use categories, in keeping with any conditions specified in the applicable category, and where provided in certain Open Land subareas. Compatibility shall be determined in accordance to Policy LU-4A. Co-location of communication and utility facilities are encouraged. Major utility and communication facilities should generally be guided away from residential areas; however, when considering such approvals, the County shall consider such factors as the type of function involved, the public need, existing land use patterns in the area and alternative locations for the facility. All approvals must be consistent with the goals, objectives and policies of the Comprehensive Development Master Plan.

Electric power transmission line corridors are permitted in every land use category when located in established right-of-ways or certified under the Florida Electrical Power Plant Siting Act (Sections 403.501-403.518, F.S.) as an ancillary use to a new power plant, or the Transmission Line Siting Act (Sections 403.52-403.5365 F.S.) for individual electrical transmission lines. If an electric power transmission line corridor does not meet either of the above conditions, it shall be situated in an area designated as Institutions, Utilities and Communications; Industrial and Office; Business and Office; or Parks and Recreation on the adopted Land Use Plan map. When compatible with adjacent uses and permitted by County and State regulations, non-utility ancillary uses that may be located in transmission line corridors include agriculture, parking lots, open space, golf courses, bikeways and paths for walking and exercising.

Transportation

The LUP map includes a summarized portrayal of the major components of Miami-Dade County's existing and future transportation network. Included are roadways, rapid transit corridors, railways and major switching yards, and such major terminals as the County

airports and the Miami-Dade Seaport. This information is included on the LUP map to provide orientation and locational references, and to relate future development patterns to the future transportation network. The Transportation and Capital Improvements Elements of the CDMP provide additional details about these facilities, including their intended sizes, functions, uses, and designs and, with the exception of local streets, schedules of improvements.

As provided in the policies of the Transportation Element, transportation facilities such as terminals and transit stations shall contain the transportation uses and may contain other uses as provided in the applicable Transportation Subelement. Railroad terminals may include 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. Rail yards may also be developed with industrial, office and similar uses that are customary and incidental to the primary railroad use.

All proposed uses on lands owned by Miami-Dade County at the Opa-locka Executive Airport, Kendall-Tamiami Executive Airport, Homestead General Aviation Airport, and Miami International Airport that are designated as Terminal on the LUP map, may be developed for the uses described in this subsection. All proposed uses on such lands shall comply with the requirements of the Future Aviation Facilities Section of the Aviation Subelement, shall be compatible with, and not disruptive of, airport operations occurring on such lands, and shall comply with all applicable regulations of the Federal Aviation Administration and other applicable law.

The airside portion of the Opa-locka Executive Airport, Kendall-Tamiami Executive Airport, Homestead General Aviation Airport, and Miami International Airport, which shall be deemed to consist of all portions of the airports where general public access is restricted (but not including terminal concourses), shall be limited to aviation uses, including but not limited to airfield uses such as runways, taxiways, aprons, runway protection zones, landing areas, and support and maintenance facilities such as control towers, flight service stations, access roads, fire stations, and fuel farms. Where not otherwise prohibited by law, open space and interim or existing agricultural uses and zoning may also be permitted in the airside portion, subject to such conditions and requirements as may be imposed to ensure public health and safety.

The landside portion of these airports, which shall be deemed to consist of all portions of the airports where general public access is not restricted and terminal concourses only at Miami International Airport, may include both aviation uses and non-aviation uses that are compatible with airport operations and consistent with applicable law. At least one-third of the land area in the landside portion must be developed with aviation-related uses or uses that directly support airport operations.

Aviation uses where general public access is allowed may include existing uses and the following or substantially similar uses:

- passenger terminal area, which may include non-aviation related uses designed to serve the traveling public and on-site employees, such as offices, personal services, retail activities, restaurants, auto rental businesses, and lodging establishments,
- parking garages and lots serving the airport,
- access roadways serving the airport,
- offices of aviation industry companies and the Miami-Dade County Aviation Department,
- facilities of fixed base operators,
- hangar rentals and tie downs,
- ground transportation services,
- aircraft and automobile rental establishments,
- aviation-related educational uses such as flight schools, simulator training facilities, helicopter and aerobatics training and other educational facilities providing aviation courses,
- aviation-related governmental agency facilities,
- flying club facilities,
- aviation-related entertainment uses such as skydiving establishments, museums and sightseeing services, and
- aviation-related retail uses such as aircraft sales, electronic an instrument sales and pilot stores.

Subject to the restrictions contained herein, the following privately owned non-aviation-related uses may be approved in the landside area of the Opa-locka Executive Airport, Kendall-Tamiami Executive Airport, Homestead General Aviation Airport, and Miami International Airport accessible to the general public:

- lodgings such as hotels and motels (except for Homestead General),
- office buildings (except for Homestead General),
- lodgings and office buildings at Miami International Airport (except in terminal concourse),
- industrial uses such as distribution, storage, manufacturing, research and development and machine shops (except for Homestead General),
- agricultural uses, and
- retail, restaurants, and personal service establishments except for Homestead General.

Such privately owned non-aviation related uses at the Opa-locka Executive Airport, Kendall-Tamiami Executive Airport, Homestead General Aviation Airport, and Miami International Airport shall be limited as follows:

- (1) Those portions of the landside area at Opa-locka Executive Airport, Miami International, and Kendall-Tamiami Executive airports that are not developed for uses that are aviation-related or directly supportive of airport operations shall range from 50 to 85 percent for industrial uses, 5 to 25 percent for commercial uses, 5 to 25 percent for office uses, 0 to 10 percent for hotels and motels, and 0 to 20 percent for institutional uses. The distribution, range, intensity and types of such non-aviation

related uses shall vary by location as a function of the availability of public services, height restrictions, CDMP intensity ceiling for the Urban Infill Area (FAR of 2.0 not counting parking structures) at Opa-locka Executive and Miami International airports or for the Urbanizing Area (FAR of 1.5 not counting parking structures) at Kendall-Tamiami Executive Airport, impact on roadways, access and compatibility with neighboring development. Freestanding retail and personal service uses and shopping centers shall front on major access roads preferably near major intersections, where practical, and have limited access to major roadways.

- (2) Those portions of the landside area at Homestead General Aviation Airport that are not developed for uses that are aviation-related or directly supportive of airport operations shall be developed with agricultural uses.
- (3) Each non-aviation related use shall comply with applicable law, including but not limited to FAA regulations and any airport layout plan governing permissible uses on the entire airport property.

The Port of Miami and downtown Miami maritime park areas are also included in this category. Because the CDMP does not generally preempt municipal plans and because the City of Miami comprehensive plan allows a broad range of land uses and facilities in addition to transportation facilities, it is the intent of the CDMP that all actions of the County with regard to development in the downtown Miami maritime park area are deemed to be consistent with the CDMP if consistent with the adopted comprehensive plan of the City of Miami. Further, notwithstanding the City's comprehensive plan, it is the intention of the CDMP that Port developments on Dodge and Lummus Islands and on the mainland may include other uses including, but not limited to, commercial, recreational and cultural uses accessible to Port users, County visitors and residents.

The summarized roadway classification used on the LUP map distinguishes between Limited Access facilities, Major Roadways (3 or more lane arterials and collectors) and Minor Roadways (2 lane arterials and collectors). Also shown are existing and proposed Rapid Transit corridors. The term rapid transit, as used herein, includes any public heavy rail or light rail, or busses operating on exclusive bus lanes. The transportation network depicted is a year 2025 network that will develop incrementally as funding becomes available. In addition, rapid transit corridors may be provided with an interim type of service such as express bus service during much of the planning period while more permanent facilities are being planned, designed and constructed. The roadway and transit alignments shown in the CDMP are general indications of the facility location. Specific alignments may be modified through detailed transportation planning, DRI review and approval processes, subdivision platting, highway design and engineering or other detailed planning or engineering processes. Moreover, most station locations along future rapid transit lines are not identified in the Plan; they will be selected as part of the detailed planning of transit facilities in the corridor.

Because of the critical relationships between transportation facilities and the land uses served and impacted by those facilities, land use and transportation planning decisions must be made in direct concert with one another. Accordingly provisions for nonlocal roadways, public mass transportation facilities, rail lines, airports and the Miami-Dade Seaport facilities contained in the

Transportation Element should not be amended without concurrent evaluation and, as applicable, amendment of the Land Use Plan map. In particular, extension or widening Major or Minor Roadways beyond 2 lanes outside the Urban Development Boundary (UDB) of the LUP map may occur only if indicated on the LUP map.

Water

This category includes all natural waters such as coastal waters and navigable rivers or waters. Water-dependent uses and water-related uses along coastal shorelines as discussed under Objective CM-5 as well as ancillary structures or uses may be permitted for flood control or recreational purposes. Man-made water bodies are permitted in any land use category subject to applicable environmental regulations.

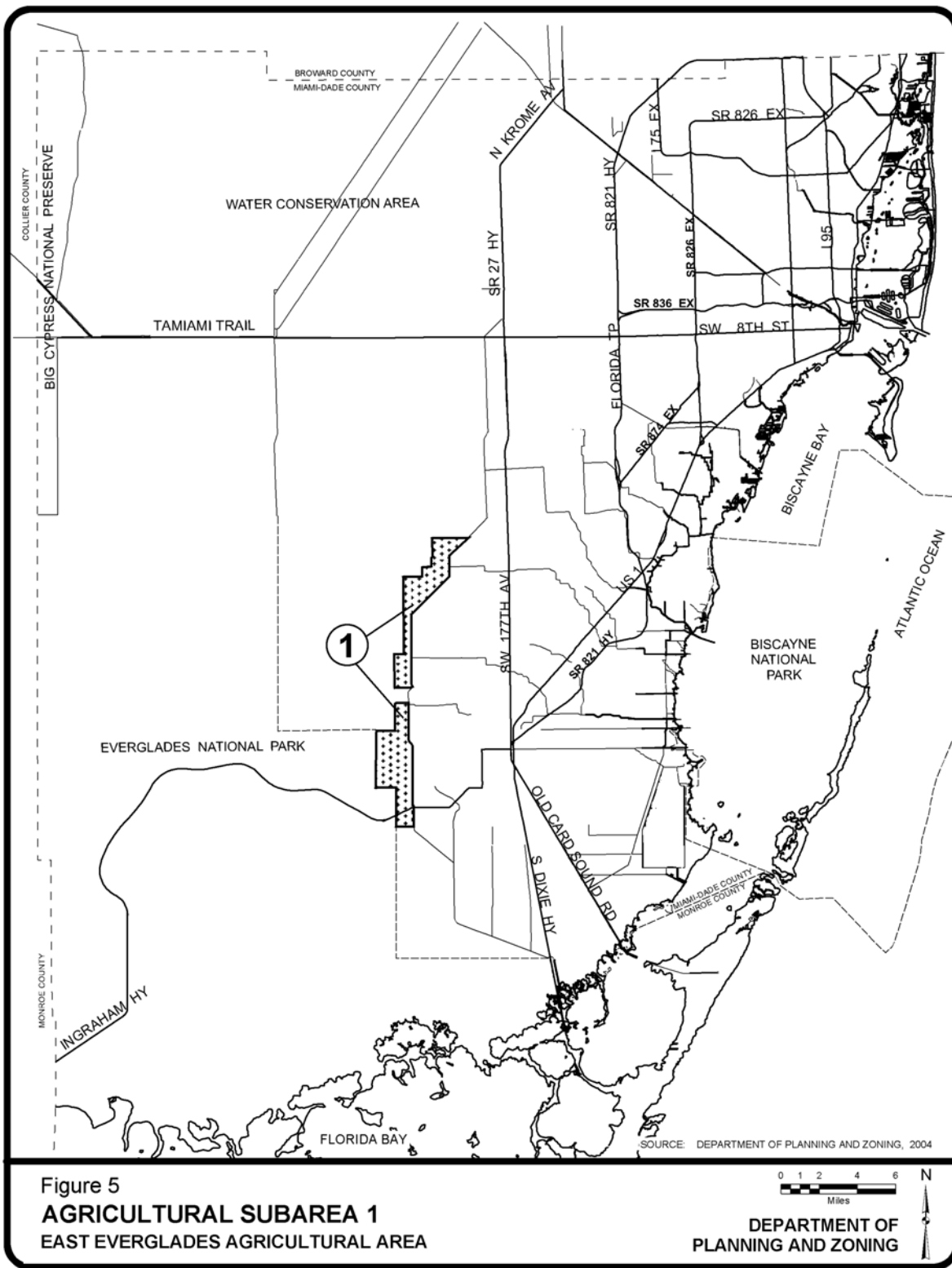
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Existing quarrying and ancillary uses in the Agriculture area may continue operation and be considered for approval of expansion.

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

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

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

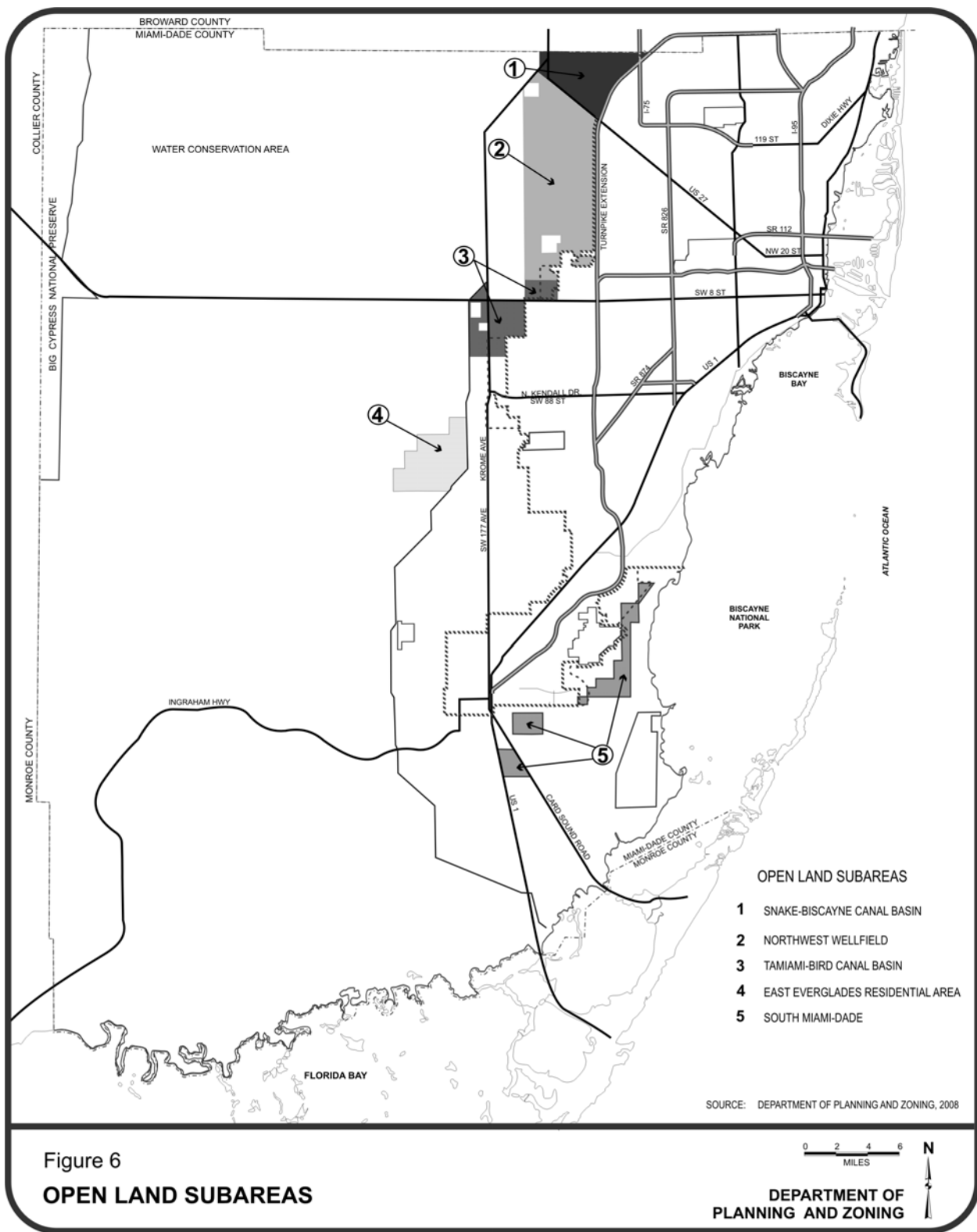


Open Land

The land designated as "Open Land" is not needed for urban uses between now and the year 2015 and has been set aside for uses other than urban development. It is not simply surplus undeveloped land, but rather it is land that is intended to serve one or more of the following functions: production such as agriculture, limestone extraction or other resource-based activity such as development of potable water supplies; rural residential development at a maximum density indicated for the specific Open Land subarea, but no greater than one unit per five acres; recreation; compatible utility and public facilities as indicated for the specific Open Land Subarea, and conservation, maintenance or enhancement of environmental character. Lower residential densities may be required in some areas for purposes of avoiding flood conditions or to avoid degradation of environmental systems or features. Because of the water supply-related or other environmental functions of those areas, they may also be considered for acquisition by federal, State, regional, County or private institutions that would manage these areas to optimize environmental functions, and for location of project features such as reservoirs, stormwater treatment areas, canals, and flow-ways constructed pursuant to the Comprehensive Everglades Restoration Plan.

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

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

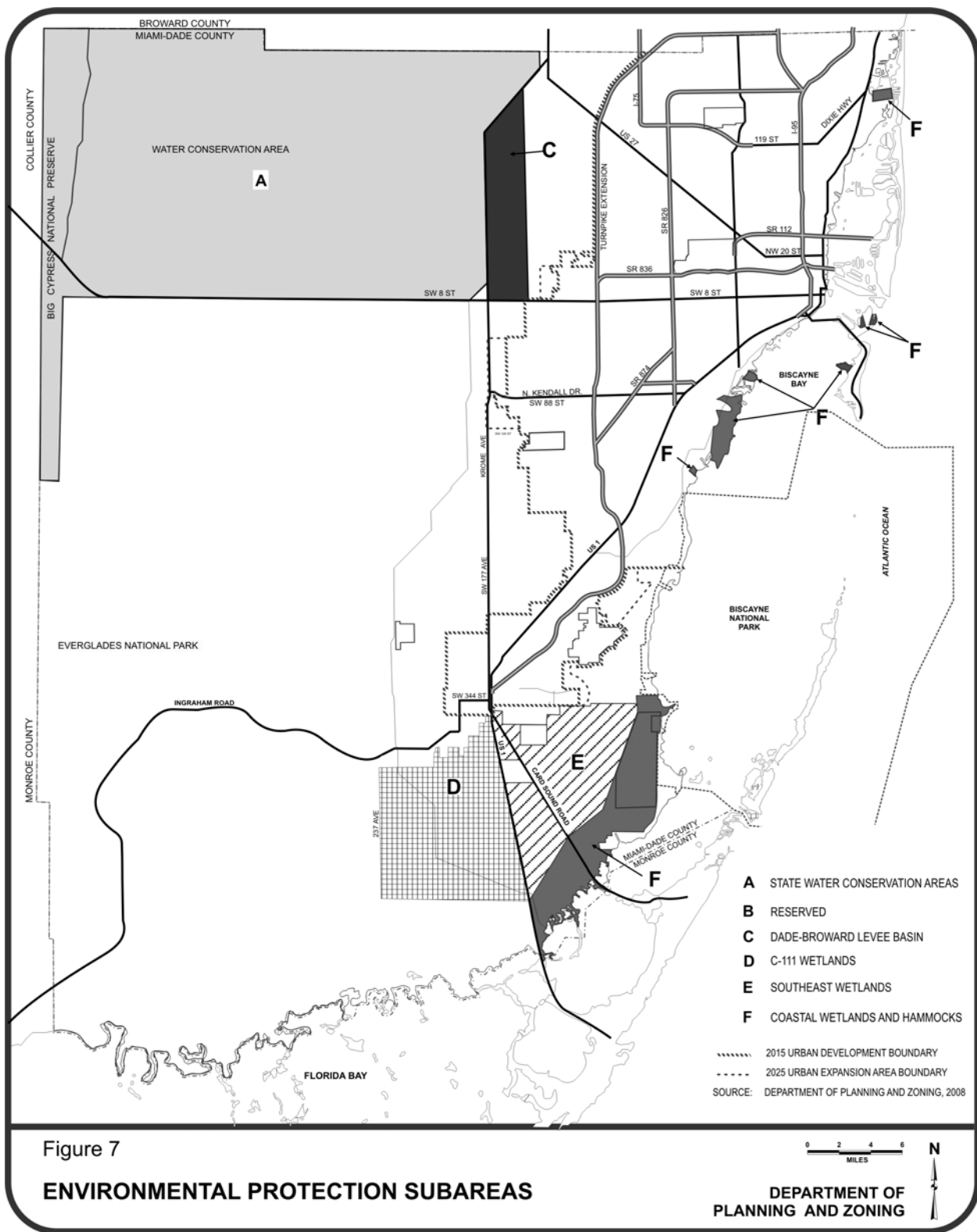


this plan and the objectives of the Comprehensive Everglades Restoration Plan. All proposed uses will be reviewed on a case-by-case basis for compliance with environmental regulations and consistency with this Plan and the Comprehensive Everglades Restoration Plan. The following provides an indication 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 7) and the following text indicate the boundaries between subareas of the Environmental Protection Area.

Environmental Protection Subarea A (State Water Conservation Area). This subarea contains the land and water areas within the authorized boundaries of Water Conservation Area No. 3 of the South Florida Water Management District (SFWMD). The westernmost portion of this subarea contains a portion of the Big Cypress National Preserve and the Dade-Collier Training and Transition Airport. Most of the land in this subarea is under ownership of the National Park Service or the SFWMD, and acquisition of the remainder is currently being pursued. 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 Big Cypress National Preserve, are outlined in management plans 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 Miami-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.). Land uses and activities in Water Conservation Area 3 are governed by the SFWMD. Miami-Dade County supports the implementation of land use and management policies and programs established by the SFWMD.

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 and utility and communication facilities with limited ground coverage, 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.



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The LUP map is based on many considerations including existing development patterns, zoning, provision of public services and infrastructure, characteristics of both the man-made and natural environment, suitability of areas for developments, growth projections, programmed infrastructure and service improvements, as well as the goals, objectives and policies of the Plan Elements.

Concepts. Among the long-standing concepts embodied in Miami-Dade County's CDMP are the following:

1. Control the extent and phasing of urban development in order to coordinate development with the programmed provision of public services.
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.
4. Maximize public ownership of beaches and shorelines within the Coastal Area to insure their preservation, conservation or public use.
5. Minimize consumption of energy for transportation purposes and the amount of air pollution from transportation sources by encouraging a more compact urban form.
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.
7. Preserve sound and stable residential neighborhoods.
8. Rejuvenate decayed areas by promoting redevelopment, rehabilitation, infilling and the development of activity centers containing a mixture of land uses.
9. Promote development of concentrated activity centers of different sizes and character to provide economies of scale and efficiencies of transportation and other services for both the public and private sectors.
10. Redirect higher density development towards activity centers or areas of high countywide accessibility.
11. Allocate suitable and sufficient sites for industrial and business districts to accommodate future employment needs.
12. Prohibit new residential development and other noise sensitive activities from locations near airport noise impact zones.
13. Avoid excessive scattering of industrial or commercial employment locations.
14. Encourage agriculture as a viable economic use of suitable lands.

Population Distribution. The concepts above have been considered not only as a basis for delineating areawide patterns of development, but also to develop a time-phased distribution of population within Miami-Dade County. Accordingly, the projected distribution of population for the years 2015 and 2025 (Figure 8) reflects the following factors:

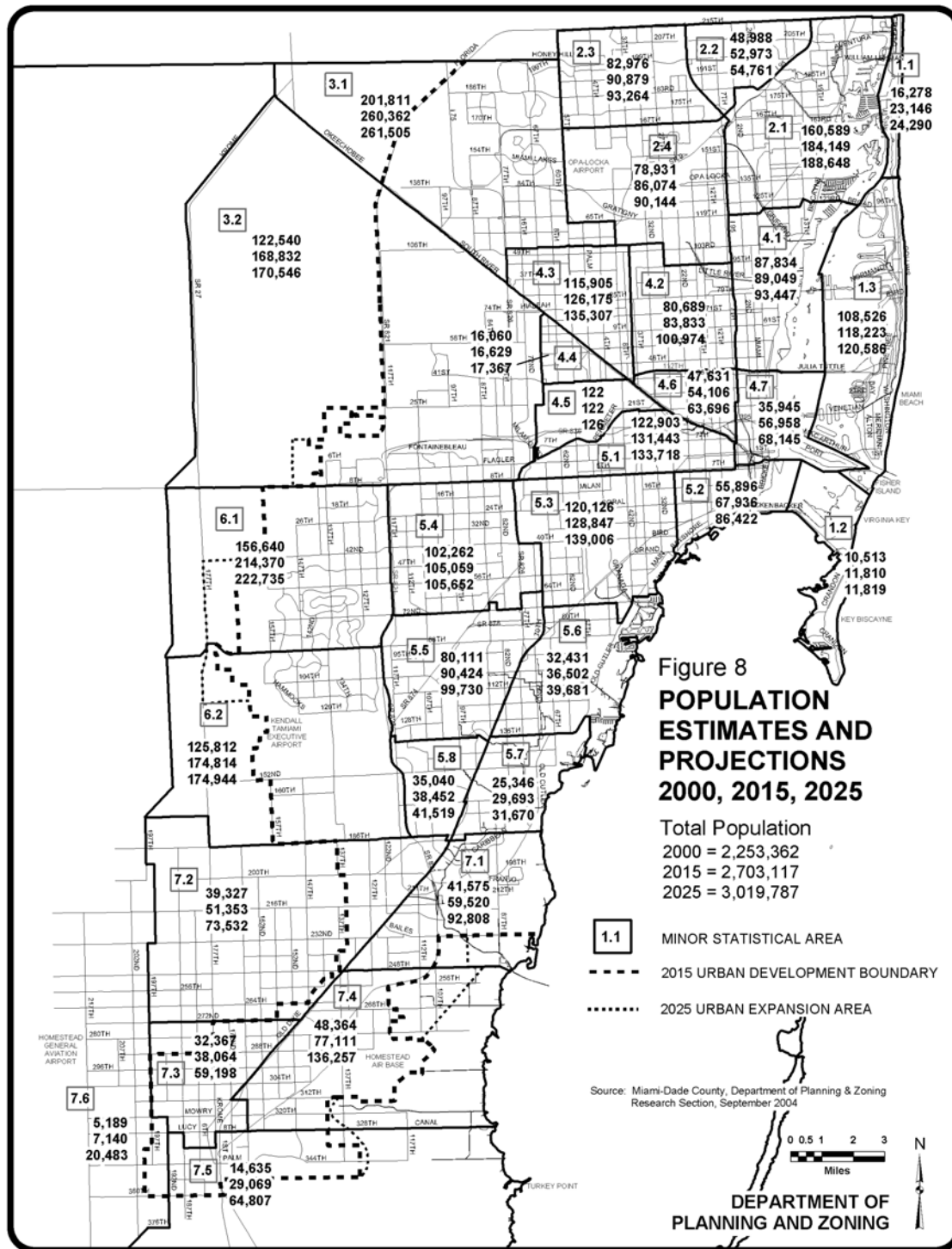
- Existing conditions (land uses; densities; compatibilities and conflicts in land uses; distribution of vacant land suitable or desirable for residential, commercial, or industrial development; and existing zoning);
- Emerging demographic and economic trends (housing markets, household sizes, limited redevelopment potential, property values and mobility patterns);
- Planning studies (municipal master plans, area studies and other special studies such as rapid transit station area plans); and
- Existing, programmed and planned public improvements (roads, sewers, water, fire protection, parks and schools).

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

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

Critical in achieving the desired pattern of development is the adherence to the 2015 Urban Development Boundary (UDB) and 2025 Urban Expansion Area (UEA) Boundary. Given the fundamental influences of infrastructure and service availability on land markets and development activities, the CDMP has since its inception provided that the UDB serve as an envelope within which public expenditures for urban infrastructure will be confined. In this regard the UDB serves as an urban services boundary in addition to a land use boundary.

Consistency with the CDMP will ensure that the actions of one single-purpose agency does not foster development that could cause other agencies to subsequently respond in kind and



provide facilities in unanticipated locations. Such uncoordinated single-purpose decision making can be fiscally damaging to government and can undermine other comprehensive plan objectives.

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

Limitations. The Comprehensive Plan, as used in large metropolitan areas, establishes broad parameters within which the various levels of government can conduct detailed land use planning and zoning activities, and functional planning and programming of urban infrastructure and services. It also serves the full range of other governmental planning and programming activities which required information about the location and extent of future population growth and land use. Among the primary purposes for adopting the long-range Land Use Plan map are to establish continuity and certainty as bases for individual, small-scale land use decisions in both the public and private sectors, and to enable coordinated, timely, cost-effective expansion, maintenance and utilization of the full range of urban facilities and services. The existence of an adopted comprehensive plan does not obviate the need to conduct detailed examinations of localized land use and service conditions. Nor does the Comprehensive Plan substitute for detailed functional plans for infrastructure such as roadways, water and sewer facilities.

Given the range and scope of the comprehensive plan elements as now required in Florida, the extent and complexity of development patterns in Miami-Dade County, the long-range time horizons of the plan and the legal status of the comprehensive plan, it is critical to maintain viable programs to augment the CDMP. The Land Use Plan map of the CDMP is a framework indicating the large-scale pattern of future land use in the metropolitan area. The land use pattern indicated on the Plan map is very detailed from a countywide perspective. However, the map does not specifically depict each and every individual occurrence of land use and zoning throughout the hundreds of neighborhoods which comprise Miami-Dade County; each of the land use categories indicated on the LUP map contains dominant uses, ancillary uses and secondary uses.

The land use categories used on the LUP map are necessarily broad, and there are numerous instances where existing uses and parcels zoned for a particular use, are not specifically depicted on the Land Use Plan map. This is due largely to graphic limitations. Miami-Dade County encompasses more than 1,549,792 acres (2,420 square miles) of land and water, of

which about 362,464 acres (510.1 square miles) were developed for urban or agricultural uses in 2003. In addition, the mixing of uses in individual buildings, projects and neighborhoods is common in many parts of the urban area, and is becoming a more widely accepted land use practice when compatible uses are properly integrated through the use of sound land use, planning and design principles. Accordingly, a countywide land use plan map for an area the size of Miami-Dade County cannot readily depict specific land use, let alone parcel-specific density or intensity of use, without broadly defining the land use categories and areas. Generally, the smallest area distinguished on the LUP map is 5 acres (smaller existing use-areas are not specifically shown). Each of the land use categories utilized on the LUP map also provides for the inclusion of some other uses under certain conditions.

Other Land Uses Not Addressed. Certain uses are not authorized under any LUP map category, including many of the uses listed as "unusual uses" in the zoning code. Uses not authorized in any LUP map category may be requested and approved in any LUP category that authorizes uses substantially similar to the requested use. Such approval may be granted only if the requested use is consistent with the objectives and policies of this Plan, and provided that the use would be compatible and would not have an unfavorable effect on the surrounding area: by causing an undue burden on transportation facilities including roadways and mass transit or other utilities and services including water, sewer, drainage, fire, rescue, police and schools; by providing inadequate off-street parking, service or loading areas; by maintaining operating hours, outdoor lighting or signage out of character with the neighborhood; by creating traffic, noise, odor, dust or glare out of character with the neighborhood; by posing a threat to the natural environment including air, water and living resources; or where the character of the buildings, including height, bulk, scale, floor area ratio or design would detrimentally impact the surrounding area. However, this provision does not authorize such uses in Environmental Protection Areas designated in this Element.

Uses and Zoning Not Specifically Depicted on the LUP Map. Within each map category numerous land uses, zoning classifications and housing types may occur. Many existing uses and zoning classifications are not specifically depicted on the Plan map. This is due largely to the scale and appropriate specificity of the countywide LUP map, graphic limitations, and provisions for a variety of uses to occur in each LUP map category. In general, 5 acres is the smallest site depicted on the LUP map, and smaller existing sites are not shown. All existing lawful uses and zoning are deemed to be consistent with this Plan unless such a use or zoning (a) is found through a subsequent planning study, as provided in Policy LU-4E, to be inconsistent with the criteria set forth below; and (b) the implementation of such a finding will not result in a temporary or permanent taking or in the abrogation of vested rights as determined by the Code of Miami-Dade County, Florida. The criteria for determining that an existing use or zoning is inconsistent with the plan are as follows: 1) Such use or zoning does not conform with the conditions, criteria or standards for approval of such a use or zoning in the applicable LUP map category; and 2) The use or zoning is or would be incompatible or has, or would have, an unfavorable effect on the surrounding area: by causing an undue burden on transportation facilities including roadways and mass transit or other utilities and services including water, sewer, drainage, fire, rescue, police and schools; by providing inadequate off-street parking, service or loading areas; by maintaining

operating hours, outdoor lighting or signage out of character with the neighborhood; by creating traffic, noise, odor, dust or glare out of character with the neighborhood; by posing a threat to the natural environment including air, water and living resources; or where the character of the buildings, including height, bulk, scale, floor area ratio or design would detrimentally impact the surrounding area. Also deemed to be consistent with this Plan are uses and zoning which have been approved by a final judicial decree which has declared this Plan to be invalid or unconstitutional as applied to a specific piece of property. The presence of an existing use or zoning will not prevent the County from initiating action to change zoning in furtherance of the Plan map, objectives or policies where the foregoing criteria are met. The limitations outlined in this paragraph pertain to existing zoning and uses. All approval of new land uses must be consistent with the LUP map and the specific land use provisions of the various LUP map categories, and the objectives and policies of this Plan. However, changes may be approved to lawful uses and zoning not depicted which would make the use or zoning substantially more consistent with the Plan, and in particular the Land Use Element, than the existing use or zoning.

Restrictions. Restrictions accepted by the Board of County Commissioners in association with applications to amend the CDMP, including LUP map amendments, such as Declarations of Restrictions, shall be considered as an adopted part of the CDMP. Restrictions that have been accepted and take effect on or after July 1, 2006, are identified in the table below:

**Restrictions Accepted by the Board of County Commissioners
in Association with Land Use Plan Map Amendments**

Amendment Cycle	Appl. No.	General Location/ (Township-Range-Section)	Type of Restriction / Ordinance No.	Summary of Restrictions
April 2005-2006	No. 1	Change 26.13 gross acres on the south side of NE 215 Street approximately 900 feet west of San Simeon Way / (51-31-42)	Declarations of Restrictions Ord. 06-42 & Ord. 07-52	Requires provision of workforce housing units; commits to water conservation measures and to connecting to any regional wastewater re-use system constructed by the County.
April 2005-2006	No. 3	Change 15.5 gross acres on the west side of Biscayne Boulevard to NW 13 Avenue between NE 112 and NE 115 Streets / (52-42-32)	Declarations of Restrictions Ord. 06-42 & Ord. 07-52	Limits development of the property in accordance with design guidelines (Exhibit B); commits to neighborhood outreach meeting and to coordinate with the Biscayne Corridor Redevelopment Agency prior to seeking rezoning for the property; commits to educational facilities mitigation, transit improvements, public park contribution, workforce housing units, and water-saving measures.

Amendment Cycle	Appl. No.	General Location/ (Township-Range-Section)	Type of Restriction	Summary of Restrictions
April 2005-2006	No. 5	Change 347 gross acres located between NW 97 Avenue, the Homestead Extension of the Florida Turnpike (HEFT) and NW 154 Street / (52-40-8)	Declarations of Restrictions Ord. 06-42 & Ord. 06-116	Limits development to land uses that will generate no more than 2,582 net external P.M. peak hour trips; prohibits residential uses; and provides for water conservation and re-use
April 2005-2006	No. 15	Change 10 gross acres at Northwest corner of SW 147 Avenue and SW 184 Street, lying southeast of CSX Railroad ROW / (55-39-33)	Declarations of Restrictions Ord. 06-42 & Ord. 07-52	Prohibits residential uses and requires initial development of the property to include a grocery store.
April 2005-2006	No. 21	Change 0.91 gross acres at the southeast corner of SW 112 Avenue and SW 224 Street / (56-40-18)	Declarations of Restrictions Ord. 06-42 & Ord. 07-52	Prohibits residential uses.
April 2005-2006	No. 22	Change 62.51 gross acres located at northwest and southeast corners of SW 127 Avenue and SW 240 Street / (56-39-23, 24)	Declarations of Restrictions Ord. 06-42 & Ord. 07-52	Limits development to be consistent with Princeton CUC and Urban Design Manual; commits to educational facilities mitigation, transit improvements, traffic impact mitigation, workforce housing units, water conservation measures, and preservation of specimen sized trees; and exempts from restrictions any portion of the property developed in accordance with existing zoning approval.
October 2005-2006	No. 1	NE 116 to 117 Street and Lying west of NE 16 th Avenue / (52-42-32)	Declarations of Restrictions Ord. 06-73 & Ord. 07-52	Include site plan depicting a development program according to design guidelines; Applicant to accommodate future transit facilities within property by allowing transit-related encroachments on property; Applicant to contribute to County for park improvements; Applicant to comply with County, or municipality workforce housing requirements; Applicant to incorporate water conservation measures
October 2005-2006	No. 4	East side of Biscayne Boulevard/East Dixie Highway between North east 108 and 109 Streets / (52-42-32)	Declarations of Restrictions Ord. 06-73 & Ord. 07-52	Applicant to comply with County, or municipality workforce housing requirements; Applicant to incorporate water conservation measures.

Amendment Cycle	Appl. No.	General Location/ (Township-Range-Section)	Type of Restriction	Summary of Restrictions
October 2005-2006	No. 5	North side of NW 78 Street between NW 22 and NW 24 Avenues / (53-41-10)	Declarations of Restrictions Ord. 06-73 & Ord. 07-52	Uses of property limited to mixed-use multi story structures, ground floor for retail uses, residential on second and higher floors, temporary staging of construction equipment for development of Poinciana Bio-Pharmaceutical Park; Applicant to comply with County, or municipality workforce housing requirements.
October 2005-2006	No. 6	Between theoretical North West 33 and NW 34 Avenues and between NW 79 Street and theoretical NW 78 Street / (53-41-9)	Declarations of Restrictions Ord. 06-73 & Ord. 07-52	Property limited from certain uses as listed in exhibit C; Applicant to provide vehicular and pedestrian interconnections between property and adjacent parcels; Applicant to accommodate future transit facilities within property by allowing transit-related encroachments on property.
October 2005-2006	No. 7	3200 and 3500 NW 79 Street west of NW 32 Avenue / (53-41-9)	Declarations of Restrictions Ord. 06-139 & Ord. 07-52	Prohibits residential use; limits development to retail use, to include one single retail use of at least 100,000 square feet.
October 2005-2006	No. 12	Northeast corner of SW 186 Street and Homestead Avenue / (56-40-5)	Declarations of Restrictions Ord. 06-73 & Ord. 07-52	Applicant to provide a minimum of 25% of units for residential independent senior housing and/or affordable housing or minimum 10% for workforce housing.
April 2006-2007	No. 3	2260 NW 27 Avenue between NW 22 Street and NW 23 Street / (53-41-28)	Declarations of Restrictions Ord. 06-159 & Ord. 07-52	Limits residential development to no more than 500 units; 90-foot maximum height limit; provides minimum of 25% workforce housing; provides transit improvements; implement water conservation and re-use.
April 2006-2007	No. 8	Northeast corner of SW 127 Avenue and SW 104 Street / (55-39-01)	Declarations of Restrictions Ord. 07-52	Limits the property's use to a senior residential building with a maximum of 176 "affordable housing" units; 28-ft. maximum height limit; provide ancillary residential services; a 20-ft wide landscaped buffer on east side of property; plant trees at a minimum of 25-feet on center for the length of the berm and buffer; on-site professional management; and provide units with "Florida Water Star Basic Qualification Checklist" water conservation measures.
April 2006-2007	No. 9	East side of Hammocks Blvd approximately 360-ft north of SW 88 Street/Kendall Drive / (54-39-32)	Declarations of Restrictions Ord. 06-159 & Ord. 07-52	Prohibits residential use of the property.

April 2006-2007	No. 12	Northwest corner of SW 200 Street/Quail Roost Drive and SW 127 Avenue/Burr Road / (56-39-02)	Declarations of Restrictions Ord. 06-159 & Ord. 07-52	Prohibits development of auditoriums, auto and truck sales; auto service and gas stations, bowling alleys, medical observation dormitories, skating rinks, heavy truck rentals, and residential uses.
April 2006-2007	No. 13	North side of theoretical SW 338 Street between theoretical SW 194 and SW 192 Avenues / (57-38-23)	Declarations of Restrictions Ord. 07-52	Provide a Minimum set aside of 20% “workforce housing” units if property receives zoning approval for 90% of maximum density permitted under approved CDMP designation, but provide a set aside of no less than 10% “workforce housing” units; provide transit improvements; provide units with “Florida Water Star Basic Qualification Checklist” water conservation measures; owner shall not seek a certificate of completion for more than 24 residential units until owner, at its cost, connects to a water treatment plant with sufficient water treatment capacity.
April 2006-2007	No. 14	Between SW 336 and SW 344 Streets and between SW 192 and SW 197 Avenues / (57-38-23)	Declarations of Restrictions Ord. 07-52	Provide a Minimum set aside of 20% “workforce housing” units if property receives zoning approval for 90% of maximum density permitted under approved CDMP designation, but provide a set aside of no less than 10% “workforce housing” units; provide transit improvements; maximum of 940 residential units; maximum of 6 DU/Ac west of SW 194 Avenue; provide transit improvements; provide units with “Florida Water Star Basic Qualification Checklist” water conservation measures; owner shall not seek a certificate of completion for more than 299 residential units until owner, at its cost, connects to a water treatment plant with sufficient water treatment capacity; and owner shall not seek a certificate of completion for more than 255 residential units until owner, at its expense, completes construction of SW 344 Street between SW 182 and SW 192 Avenues.

April 2006-2007	No. 15	Southwest corner of SW 344 Street and SW 192 Avenue / (57-38-26)	Declarations of Restrictions Ord. 07-52	Property shall be developed at a maximum of 10 residential units per gross acre; minimum of 10% units for “workforce housing;” transit improvements; provide units with “Florida Water Star Basic Qualification Checklist” water conservation measures; owner shall not seek a certificate of completion for more than 124 residential units until owner, at its cost, connects to a water treatment plant with sufficient water treatment capacity; and owner shall dedicate, at no cost to a government entity, the right-of-way along the property’s frontage as required to allow improvement of SW 344 Street as a 4-lane arterial.
April 2007-2008	No. 1	100 feet east of NW 27 Avenue between NW 87 Terrace and NW 89 Street 53-41-03	Declarations of Restrictions Ord. 07-170	Submit a landscape site plan at the time of zoning to assure appropriate landscaping and buffering and applicant will not file for zoning proposing residential uses until the County adopts a public school facilities element, enters into the Interlocal Agreement with the School Board, and amend its CDMP to implement school concurrency.
April 2007-2008	No. 2	Southeast corner of NW 57 Avenue and Blue Lagoon Drive 53-41-31	Declaration of Restrictions Ord. 07-170	Water conservation measures in Exhibit B; a site plan at the time of initial rezoning that incorporates design concepts from the County’s Urban Design Manual and includes a pedestrian promenade along the waterfront; and limit uses to those permitted under the existing RU-4A zoning category or BU-1A for rezoned portions of the property (See Declaration of Restrictions for the 22 prohibited BU-1A uses).

April 2007-2008	No. 3	Northwest corner of NW 107 Avenue and NW 12 Street 53-31-40	Declarations of Restrictions Ord. 08-43	The maximum Development Program (MDP) is 1,050 dwelling units or 1,701,000 sq. ft., 799,900 sq. ft. of retail/service space, 430 hotel rooms or 225,000 sq. ft. and 225,000 sq. ft. of office space; allows for amending the MDP if the entire property is designated as a Metropolitan Urban Center. Provides for a minimum of 10% of dwelling units for workforce housing, funds and constructs a Metrobus terminal with a 260-space garage that will be dedicated to the County; funds and constructs certain roadway improvements; implements "New Urbanism" design principles; incorporates LEED standards, "Florida Friendly" landscaping and water conservation measures. The Applicant agrees not to obtain a Certificate of Occupancy (CO) for any building, except the Public Transit Facility, until the Dolphin Fire Rescue Station has received a temporary CO or until another fire rescue station provides service to the property. The applicant will not file for no zoning proposing residential uses until the County adopts a public school facilities element, enters into the agreement with the School Board and amends the CDMP to implement school concurrency.
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April 2007-2008	No. 5	Two parcels located near the northwest corner of theoretical SW 138 Avenue and SW 8 Street 54-39-03	Declarations of Restrictions Ord. 08-44	Prohibit residential development; provide for water conservation and reuse; will not seek building permits for additional buildings on Parcel A until one is requested for a home improvement store; Parcel B will be limited to such uses as a school, park, other institutional uses, stormwater management, water retention, or other preservation areas; however these use restrictions can be terminated if certain conditions are not met; Parcel B is available for purchase to Miami-Dade County Public Schools or a qualified charter school; Lowe's will extend a two-lane road and water and sewer lines to the school site if Miami-Dade Public Schools acquires Parcel B; Lowe's will use its best efforts to place water retention areas on Parcel A and B if Miami-Dade Public Schools or a qualified charter school does not purchase Parcel B within certain time limits; if Parcel B is not purchased for a school site and is redesignated "Institutions, Utilities & Communications," it could be used for any non-residential activity allowed by this land use category; implements water conservation and reuse standards; applicant to construct SW 139 Ave bridge and road improvements prior to the certificate of occupancy for Lowe's.
April 2007-2008	No. 6	300 feet west of SW 84 Avenue and south of SW 38 Street 54-40-15	Declarations of Restrictions Ord. 08-43	Limit construction to 49 units; 30-foot setback from northern boundary; residential buildings within the northern 50-feet of the property will not exceed 35-foot height; incorporate water conservation measures into the design, construction and operation of any residential development; provide 10% workforce housing; owner will proffer a covenant to address tenant relocation by providing the option to rent comparably priced rental housing within 10 miles; will not file for zoning until County adopts public school facilities element and enters into Interlocal Agreement with School Board; preserve specimen trees.

April 2007-2008	No. 8	Southside of SW 88 Street west of SW 167 Avenue 54-31-39	Declarations of Restrictions Ord. 08-45	Two separate covenants proffered by the applicant include: limiting development to non-residential uses and to construct and dedicate to Miami-Dade County, a 70-foot wide right-of-way containing 4, travel lanes - identified as SW 172 Avenue (the roadway improvement) - prior to the issuance of any Certificate of Occupancy. The roadway improvement will extend SW 172 Avenue from the southern boundary of the Property to the northern boundary of the Property and be at the Owner's cost and expense. In addition, the applicant proffers to seek a signal warrant for the intersection of SW 172 Avenue and Kendall Drive and, if warranted, fund the signalization of the intersection.
April 2007-2008	No. 11	34250 SW 192 Avenue 57-38-23	Declaration of Restrictions Ord. 07-170	A minimum of 20% workforce housing under certain conditions with 25% set aside of workforce housing units for sale or rent to persons with 65% to 105% of median family income. A maximum density of 50 dwelling units; incorporate water conservation measures; owner will not seek a certificate of use and occupancy for more than 17 dwelling units until the owner, at own expense, connects to a water treatment plant with sufficient treatment capacity; owner will not seek a certificate of use or occupancy for more than 30 dwelling units until the construction of SW 344 Street as a 4-lane divided arterial roadway from SW 182 and SW 192 Avenues is completed.

Wellfield Areas. Miami-Dade County's sole source of drinking water is the Biscayne Aquifer which is discussed in the Conservation, Aquifer Recharge and Drainage Element of the Plan. Many characteristics of the Aquifer make it highly vulnerable to contamination from activities on the land surface. Land uses and activities near and upgradient from wellfields directly impact the quality of water ultimately withdrawn from the wells.

Numerous public water supply wellfields exist throughout Miami-Dade County, and new ones will be constructed in the future. Only the largest existing wellfields are depicted on the Land Use Plan map. However, the County restricts land use within portions of cones of influence of all public water supply wellfields to minimize the threat of water pollution. Moreover, newly constructed and future regional wellfields warrant greater and more extensive protection for two reasons. First, the opportunity still exists to maintain pristine water quality around the new and future wellfields because the land within the full extent of their cones of influence is largely undeveloped. Secondly, if these become contaminated there are no alternative sites for the construction of comparable high-capacity wellfields.

In order that the new and future regional water supply wellfields constructed in predominantly undeveloped areas will remain free from contamination, land use and development within and upgradient from the full extent of their cones of influence must be carefully controlled to limit land uses to those which will pose no threat to water quality. County regulations governing land use and development within the full extent of the cones of influence are necessary to provide desirable levels of protection to new and future wellfields. Future wellfields and their protection areas are identified on Figure 10 in the following section of this Element. The protection area boundaries identified in this Plan will be periodically reviewed and revised, when appropriate, to maintain consistency with the wellfield protection area boundaries established pursuant to Chapter 24 of the Miami-Dade County Code. The County's wellfield protection regulations and protection area boundary maps must be consulted when applying or interpreting the Land Use Plan map as it relates to wellfield protection areas

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.

Ultimate Development Area. The 2015 and 2025 Land Use Plan map identifies the areas that will be urbanized within those time frames. As indicated throughout this Plan, these are the areas of the County where resources should be directed for the construction and maintenance of urban infrastructure and provision of services. Growth of Miami-Dade County, however, is not projected to cease after the year 2025. Therefore, prudent long-term planning for infrastructure may need to anticipate locations for possible future extension. For example, it may be desirable to reserve rights-of-way in certain growth corridors as well as on section, half-section, and quarter-section lines, well in advance of need so that opportunities to eventually provide necessary roadways are not irrevocably lost.

It is difficult to specify where and how much of Miami-Dade County's total area may ultimately be converted to urban development. This is due to uncertainty regarding long-term rates of population and economic growth; housing and community preferences; availability and price of energy, water, agricultural and mineral resources; and State, federal and international influences. It is reasonably safe to assume, however, that the areas least suitable for urban development today will remain least suitable in the future. These areas include the remaining high-quality coastal and Everglades wetland areas in the County, the coastal high hazard areas, and the Northwest Wellfield protection area. The areas more appropriate for, and more likely to experience sustained urban pressure are the heavily impacted, partially drained wetlands in the Biscayne-Snake Creek and Bird-Trail Canal Basins, the agricultural areas of southwestern and southeast Miami-Dade, and the impacted wetlands south of Homestead and Florida City. When the need for additional urban expansion is demonstrated after the year 2025, such expansion should be carefully managed to minimize the loss of agricultural land and to maximize the economic life of that valuable industry. Accordingly, urban expansion after the year 2025 in the South Dade area should be managed to progress westerly from the Metrozoo area to Krome Avenue north of Eureka Drive, and on the west side of the US 1 corridor southerly to Homestead only when the clear need is demonstrated.

Development-inducing infrastructure shall not be built by the year 2015 in areas designated Agriculture or Open Land. The 2025 Urban Expansion Area is projected for development by the year 2025 contingent upon those areas being brought into the UDB by plan amendment; therefore, facilities may be planned for provision to those areas during the long term.

Reservation of corridors and right-of-way outside of the 2015 UDB and 2025 UEA is not precluded by the adoption of this Plan. This may be necessary to ensure that a strategic grid pattern and supplemental corridors are available for future highway, transit or other infrastructure. However, the planning, design, programming and financing of infrastructure shall

be focused on the area within the UDB and UEA. Until the needs of these areas have been satisfactorily met, financial resources shall not be diverted to non-urban areas. Moreover, Environmental Protection areas designated by this plan shall be specifically avoided in all planning and design of development-inducing infrastructure and services.

Future Historic and Natural Resources

In addition to the presentation of future land use expressed on the Land Use Plan (LUP) map for 2015 and 2025 and described in the previous text, certain future historical and environmental resources are also identified herein. Rather than attempt to map these features on the Land Use Plan map, they are presented separately to preserve the legibility of the LUP map. Included with these maps is a brief description of the resources. The reader is referred to the *Support Components* and Evaluation and Appraisal Report addressing this Element, and to the Conservation, Aquifer Recharge and Drainage, and Coastal Management Elements, for complete background information.

Future Historic Districts and Archaeological Zones

Figure 9 shows the historic districts, archaeological districts and historic cemeteries that are recognized by the Miami-Dade Office of Historic Preservation as meriting local designation. Many of these districts and zones may also be candidates for submission to the National Register of Historic Places. National Register sites and municipal designations are not shown. Locations of probable archaeological sites are included on the State Master File. Permanent records and additional background material on these districts, zones and sites are kept in Miami-Dade County's Office of Historic Preservation.

Future Natural Resources

Map series Figures 10 through 16 identify certain future natural resources in Miami-Dade County. Background information on topography, soils, mineral resources, freshwater wetlands, lakes, floodplains, flood prone areas, public wellfields and cones of influence is found in the Conservation, Aquifer Recharge and Drainage Element. Additional information on public wellfields and activities permitted within cones of influence is presented in the Water, Sewer and Solid Waste Element. Background information on bays, estuaries, rivers, harbors, beaches and shores, coastal wetlands, and areas subject to coastal flooding is contained in the Coastal Management Element.

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

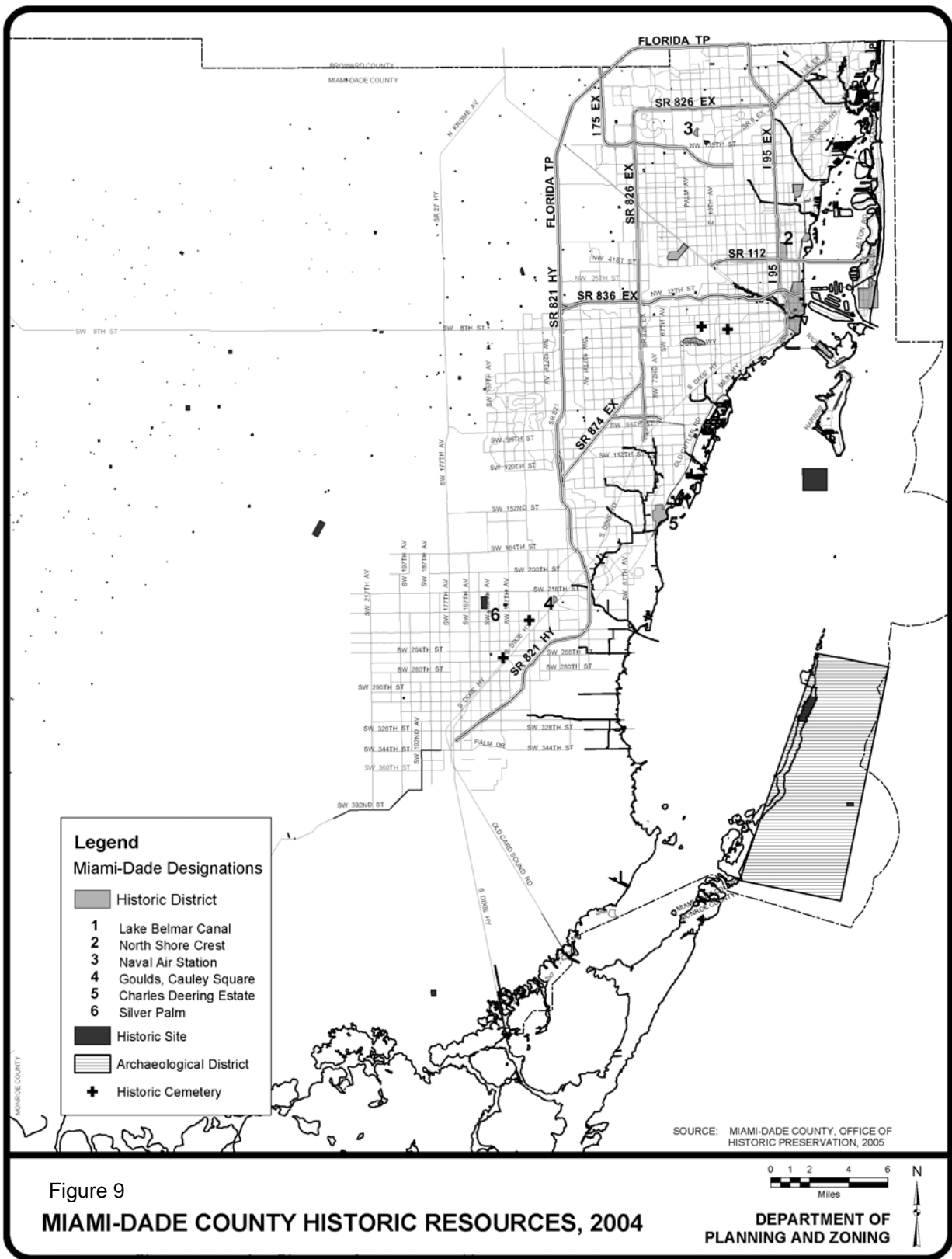


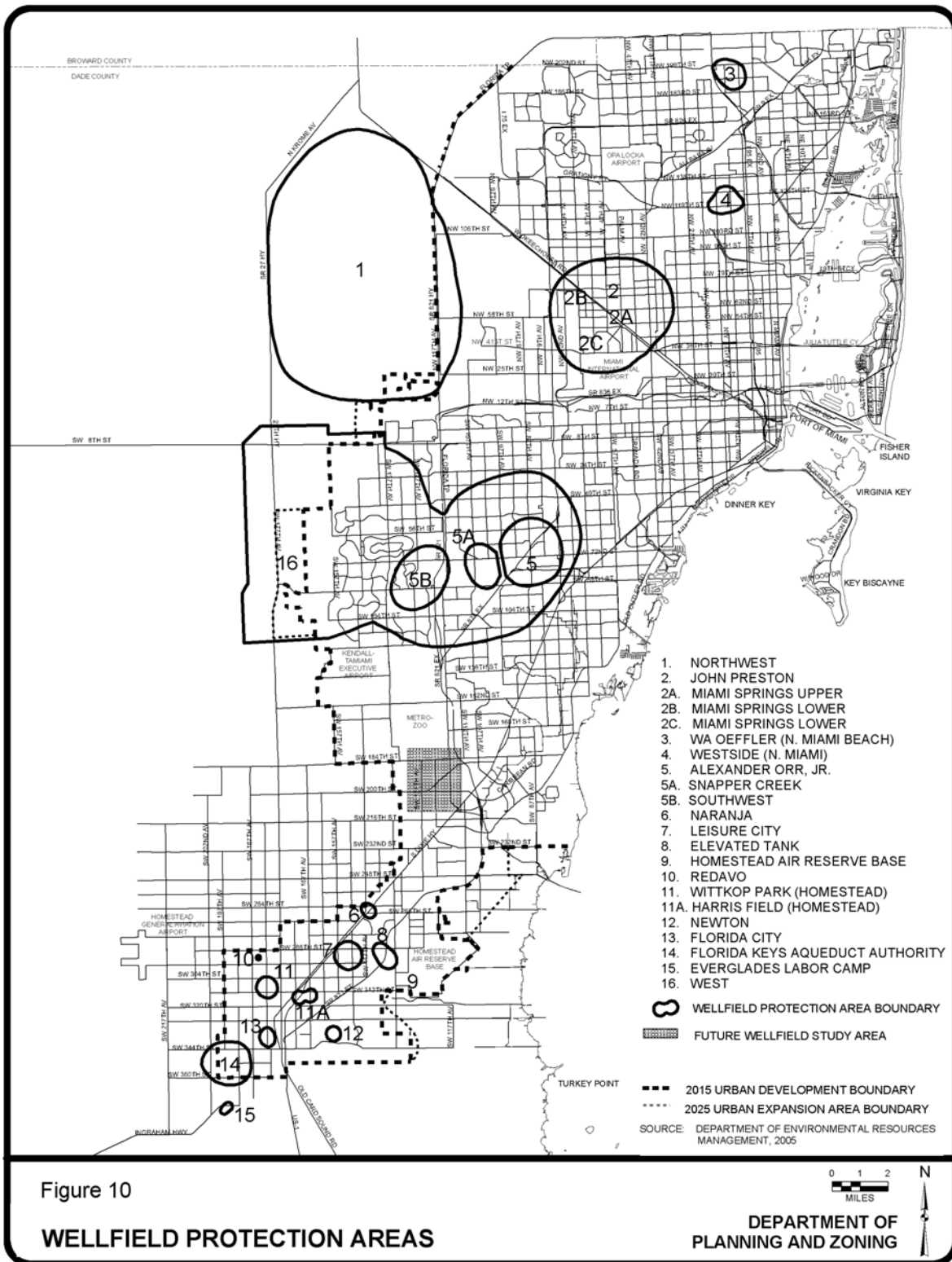
Figure 9
MIAMI-DADE COUNTY HISTORIC RESOURCES, 2004

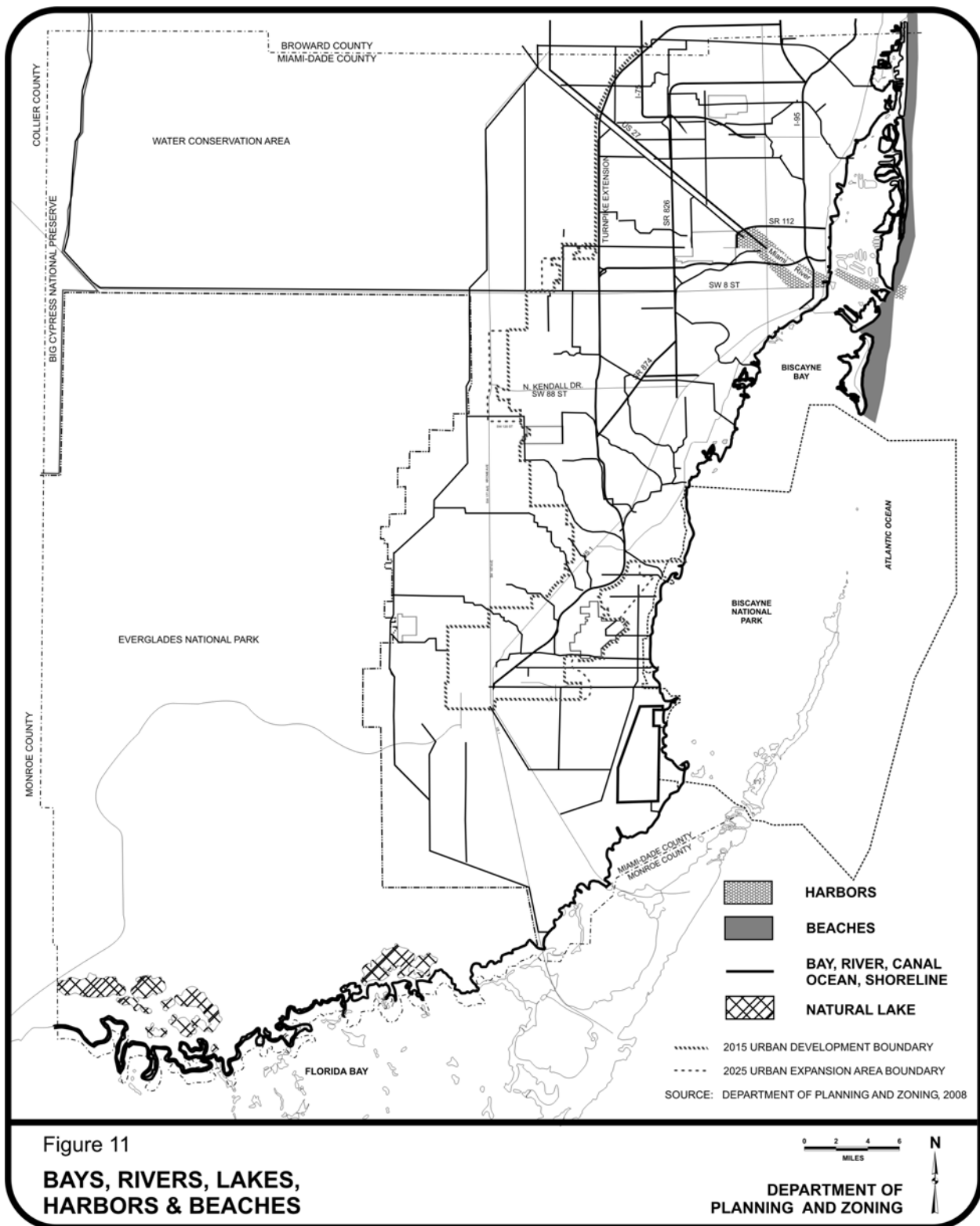
Future Waterwells and Cones of Influence. The public water supply wellfields in Miami-Dade County that are expected to be operational in the year 2015 and their respective protection area boundaries are shown on Figure 10. The protection area boundaries identified herein will be periodically reviewed and revised, when appropriate, to maintain consistency with wellfield protection area boundaries established pursuant to Chapter 24 of the Miami-Dade County Code. Also included on this figure are the general locations of two future wellfield study areas. One future wellfield study area is located in south Miami-Dade County and the other is in northwest Miami-Dade. Miami-Dade County shall continue to maintain and enforce its wellfield protection regulations which restrict the use, handling, storage, transport or disposal of hazardous materials; excavations; and non-residential uses served by septic tanks.

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

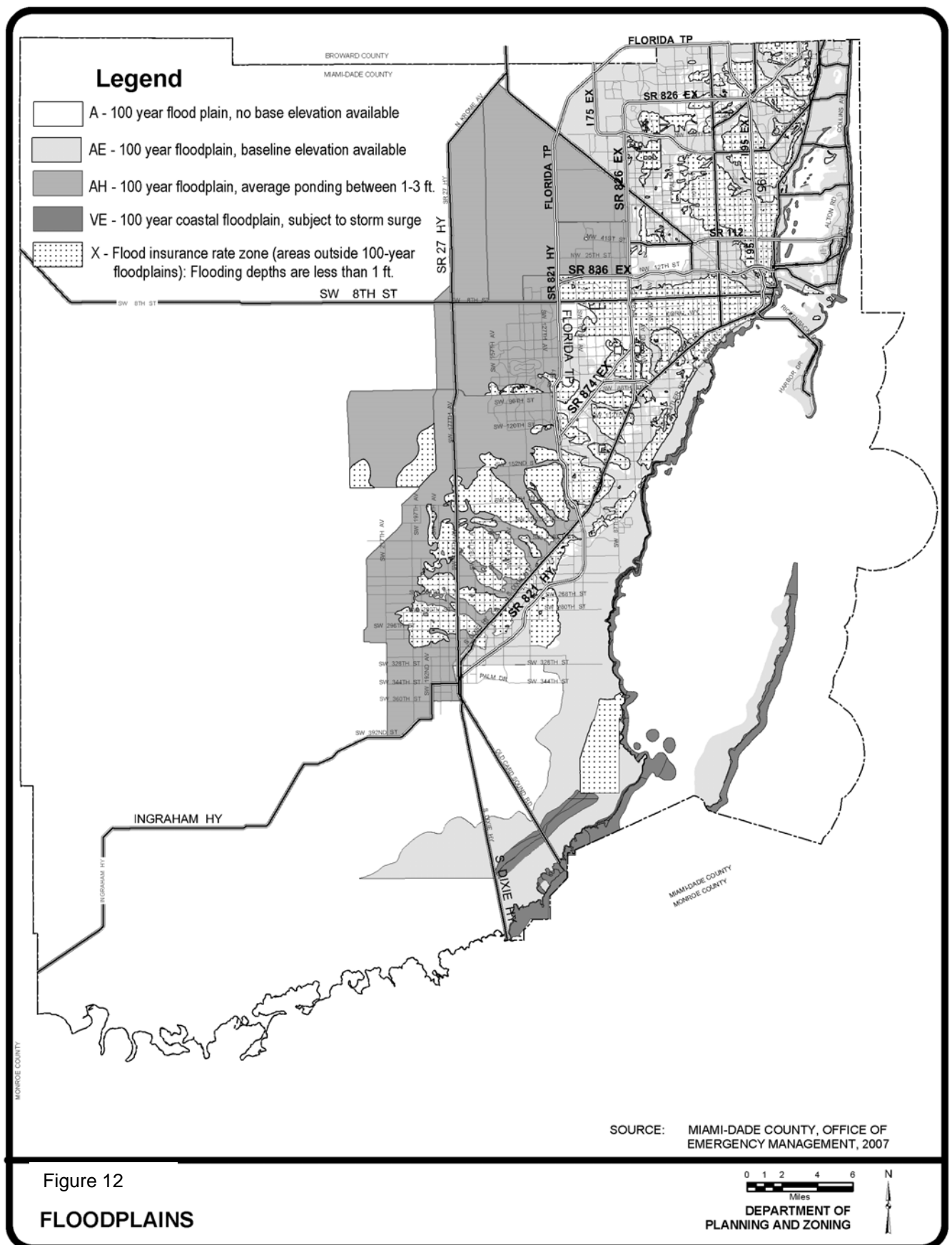
Floodplains. As shown on Figure 12, a very large percentage of the land within Miami-Dade County is considered to be a floodplain, or Special Flood Hazard Area (SFHA). An SFHA is defined as an area that will flood to varying depths during the 100-year flood, which is defined as an event that has a 1% chance to occur in any one year. Within the urban area, all of the former sloughs and transverse glades and the barrier islands are floodplains or SFHAs under this definition. For purposes of clarification, an additional map (Figure 13) is presented to show the areas that are subject to coastal flooding during hurricanes of varying intensity.

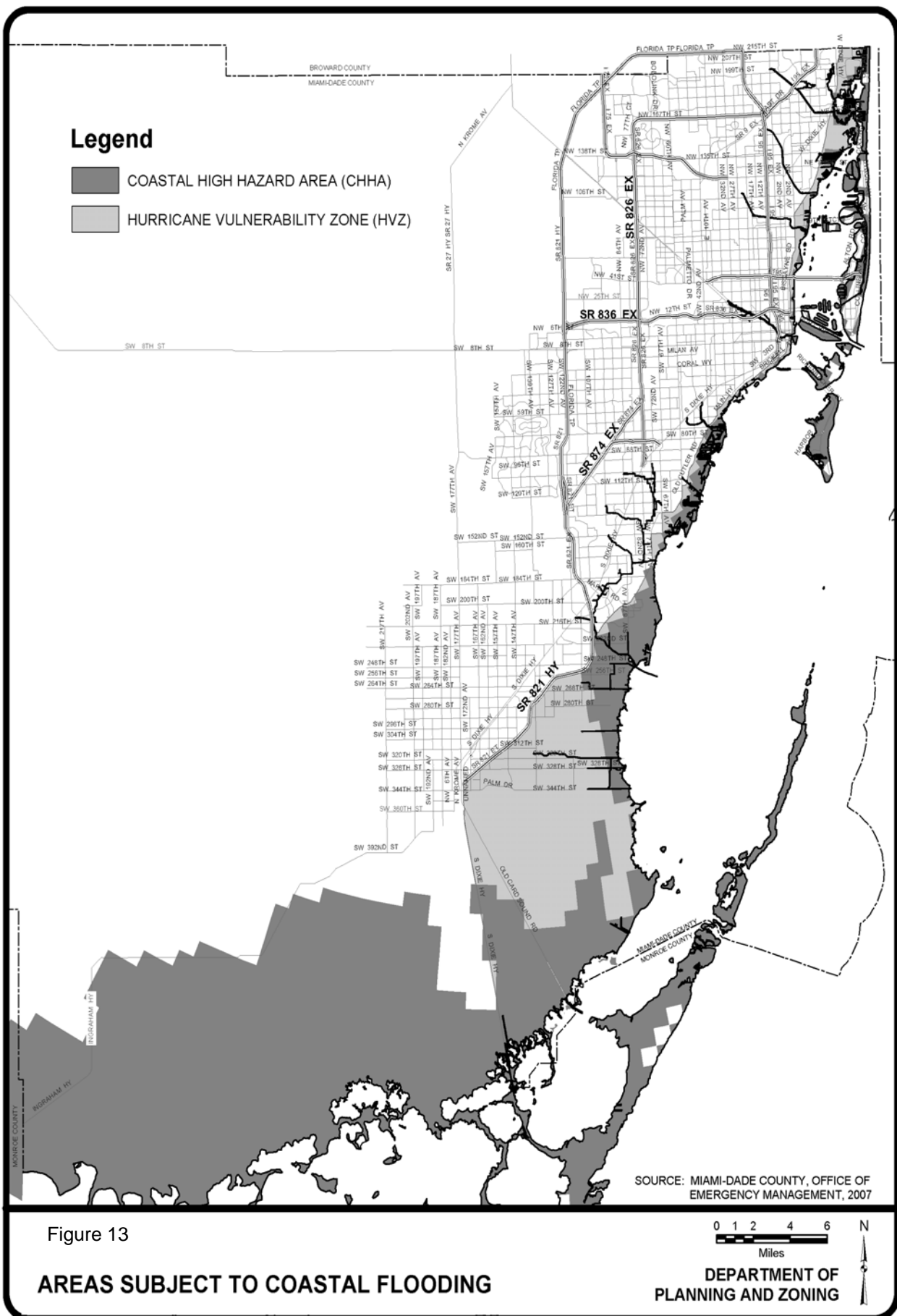
Due to issues such as continued development and improvements to the water management system in the County, there have been changes to the floodplains and areas subject to coastal flooding. These changes are reflected in a flood insurance re-study and attendant revised Flood Insurance Rate Maps expected to be published by 2008. Another factor is that, by the year 2015 the area subject to coastal flooding may increase if current predictions about the rate of sea level rise prove to be true. Additional information on floodplains and drainage issues is presented in the Conservation, Aquifer Recharge and Drainage Element and its Evaluation and Appraisal Report.

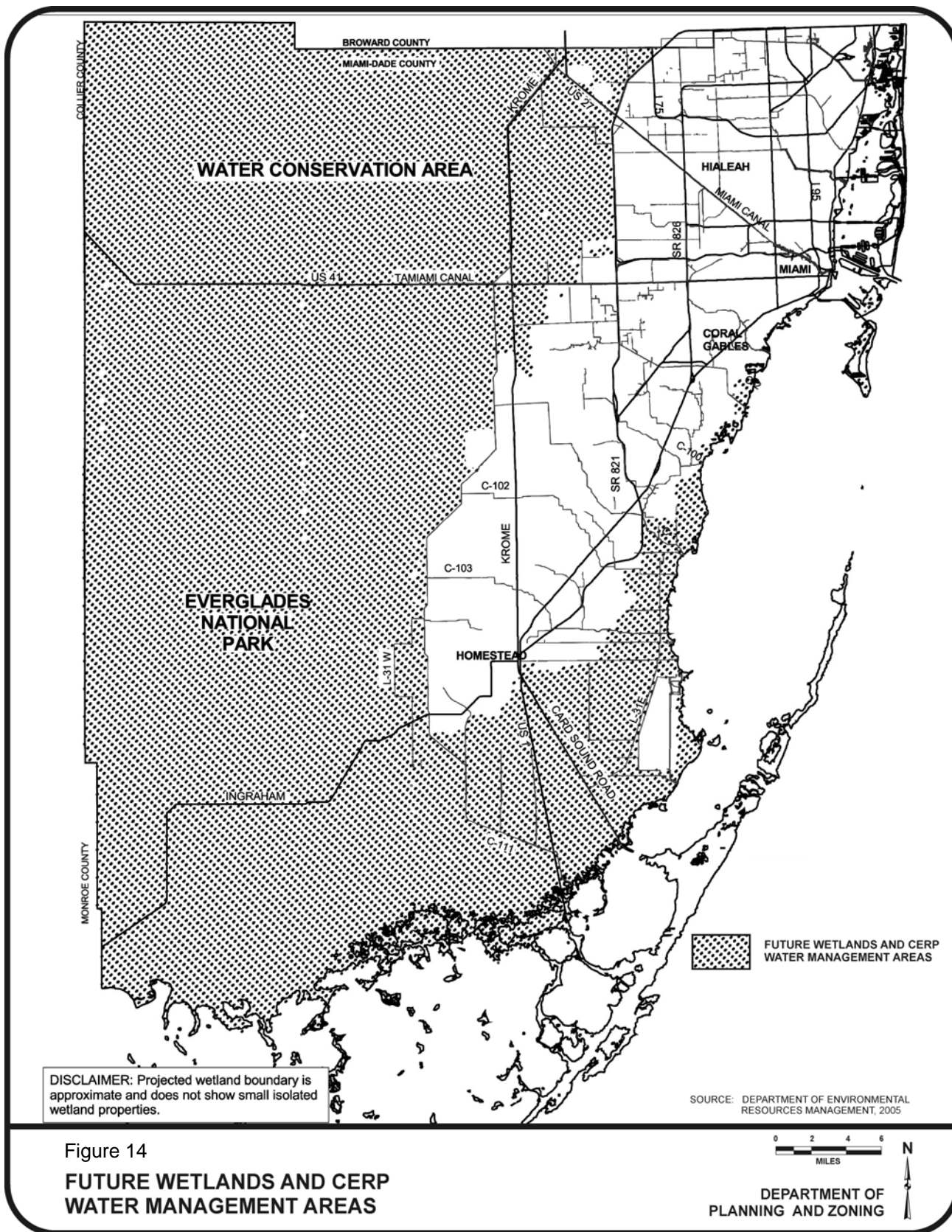




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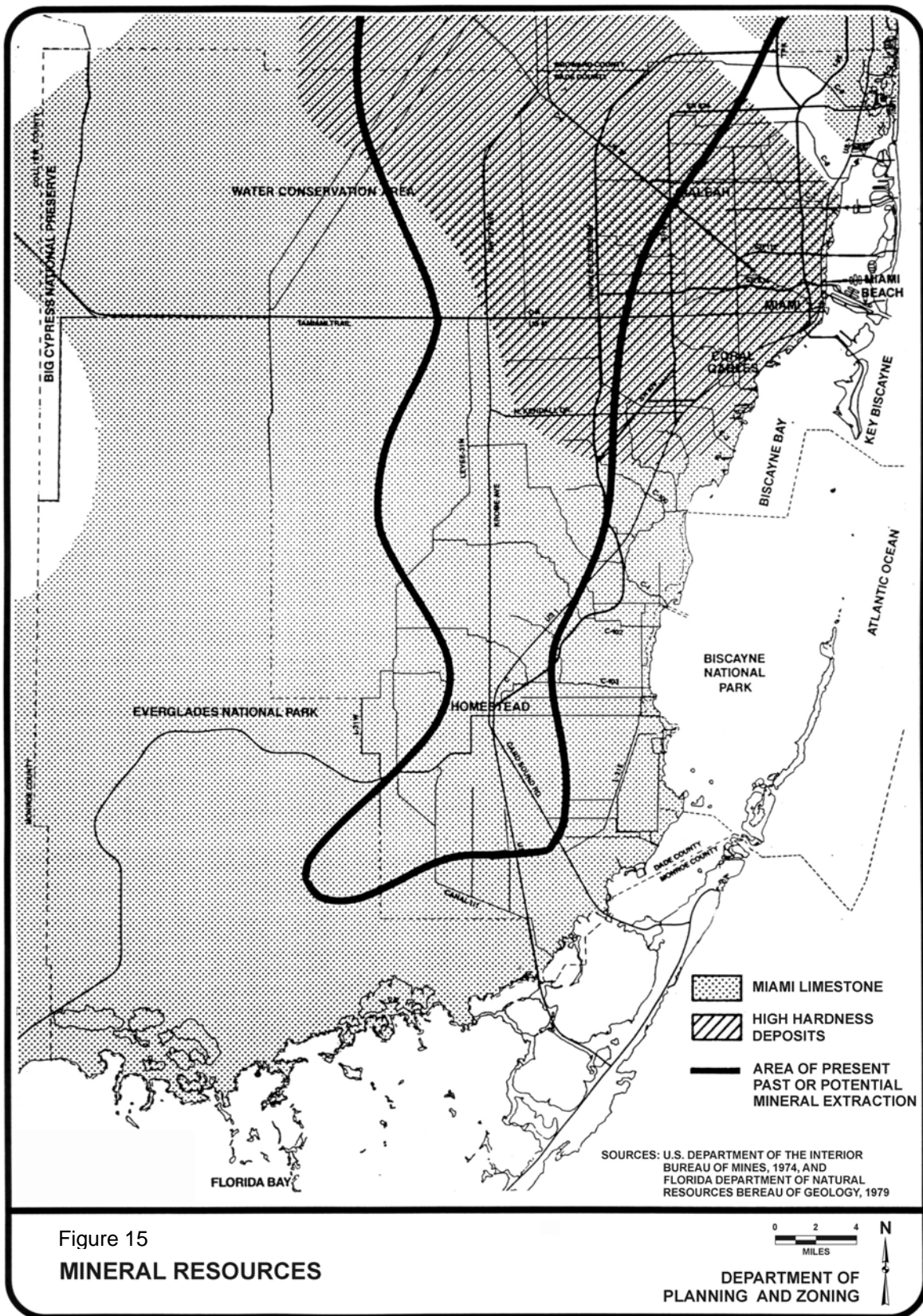


Wetlands. Future Wetlands and CERP Water Management Areas are shown on Figure 14. Extensive information on these systems is presented in the Conservation, Aquifer Recharge and Drainage Element, and the Coastal Management Element, and the Evaluation and Appraisal Reports addressing those elements. There are several factors that will determine the future of the wetland communities in Miami-Dade County. Among the most important will be the ability of Miami-Dade County and the South Florida Water Management District to maintain more natural water table levels or hydroperiods in these areas; the ability of the U.S. Army Corps of Engineers to recreate a more natural flow of water into the NE Shark River Slough, Everglades National Park and Biscayne National Park; the speed with which biological or other controls for the spread of *Melaleuca* can be found, tested and implemented; and the commitment to wetland management and restoration efforts including the Comprehensive Everglades Restoration Plan. The future wetland areas designated as publicly owned and managed are areas that are in public acquisition programs. The areas designated as privately owned are not in public acquisition programs but which possessed wetland qualities and functions and which could warrant public acquisition as part of ecosystem or water supply protection, restoration and management programs.

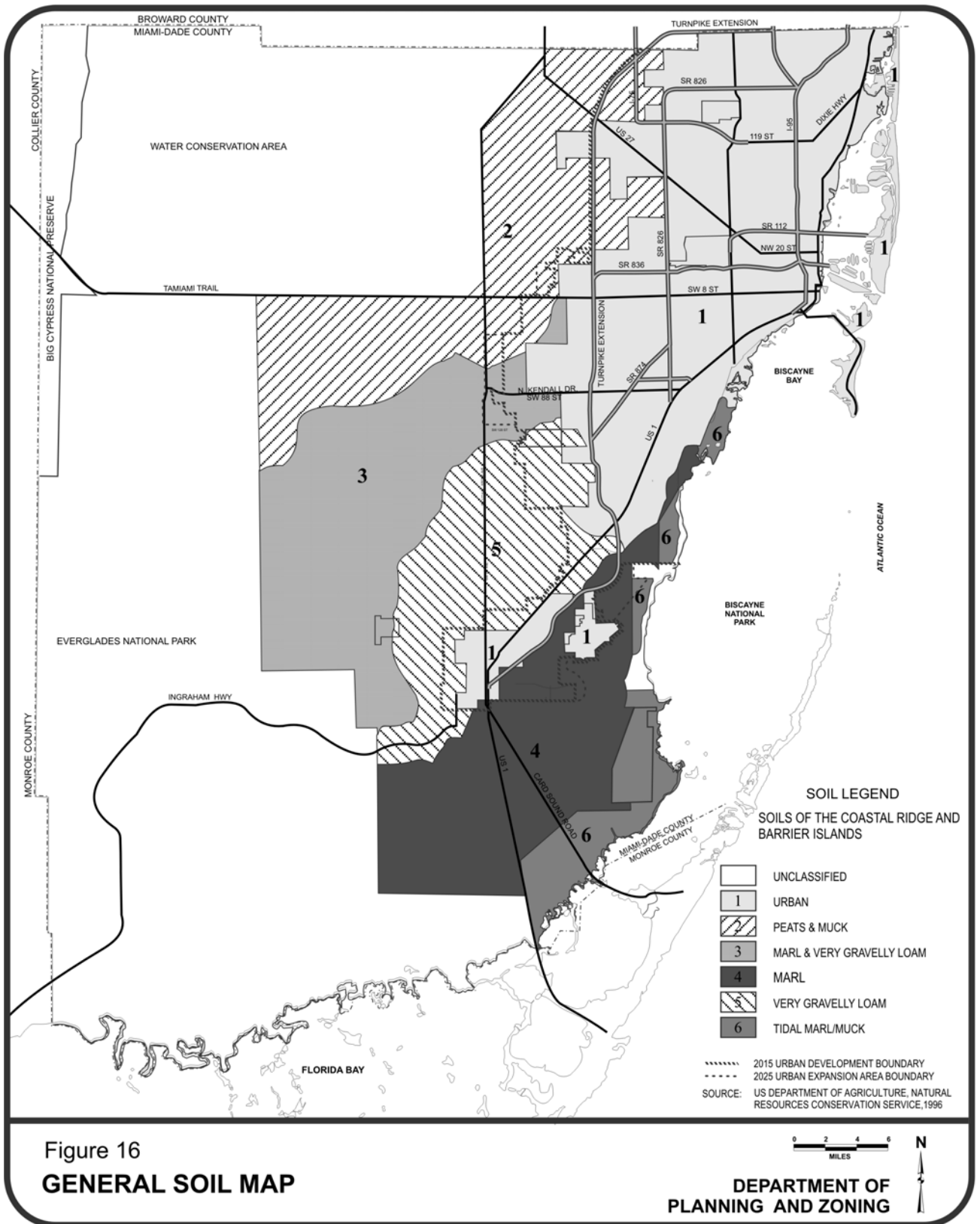
Mineral Resources. Most of Miami-Dade County is underlain by Miami limestone. The general extent of Miami Limestone and mineral extraction areas is shown on Figure 15. The Conservation Element presents the locations of existing rock quarries in Miami-Dade County. The "lake belt" region in northwestern Miami-Dade north of Tamiami Trail, west of the turnpike extension, including the NW Wellfield Area, is expected to continue to be the area of greatest mineral extraction activity in the County through the year 2015.

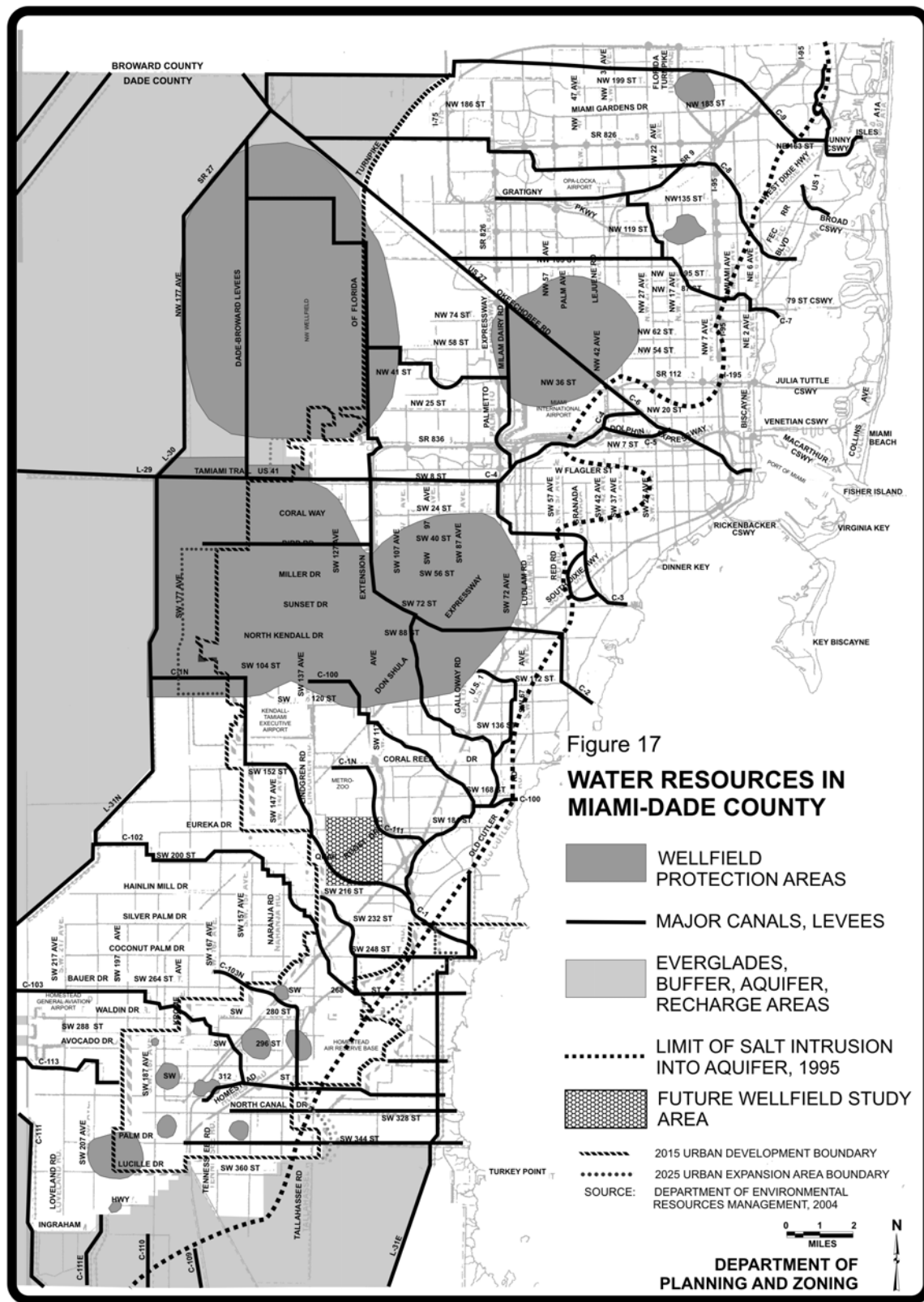
Soils. The soils that overlay the limestone in the County can generally be grouped into five broad categories: peats and mucks, marls, sands, rocky lands and man-made soils. These are shown on Figure 16. In general, the peats and mucks are unsuitable foundations for buildings or roadways and must be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

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



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

Land Use Monitoring Program and Evaluation and Appraisal Reporting Procedures

In order to enable the preparation of periodic Evaluation and Appraisal Reports (EARs) as required by Section 163.3191, *Florida Statutes* (F.S.), the Minimum Criteria Rule (Rule 9J-5, *Florida Administrative Code* [F.A.C.]) requires that local comprehensive plans contain adopted procedures for monitoring and evaluating the Plan and its implementation (Sections 9J-5.005[1][c][5], and 9J-5.005[7], F.A.C). In addition, successful implementation of level of service standards, and requirements that services be available at the time of development, also require the maintenance of monitoring and reporting programs.

This section outlines Miami-Dade County's monitoring program pertinent to the objectives, policies and parameters referenced in the Land Use Element. It should be understood that the County's programs will be refined over time as more experience is gained. The administrative requirements for monitoring and preparation of the EAR as outlined in Section 9J-5.005[7], F.A.C., are also included here. They are not repeated in the other Elements to avoid redundancy. However, the reader is referred to the other Plan Elements for a presentation of the substantive monitoring requirements of those Elements.

The first section of this presentation relates directly to the Objectives of the Land Use Element. Here, "measures" are listed which will be monitored to enable determinations to be made regarding progress in achieving the Element's twelve Objectives. These "measures" are variables which are referenced directly in an Objective or one or more of the policies listed under the Objective, or which closely relate and are valid measurable indicators of progress toward the Objective. Other basic characteristics of the monitoring activity are also noted, such as the agencies involved and frequency of reporting. Next, a synopsis of Miami-Dade County's procedures for formulating EARs is presented.

Measures to be Monitored

Objective LU-1.

- A. Acreage of subdivisions not contiguous to other urban development; and population density within the UDB of the LUP map. These measurements shall be made by the Department of Planning and Zoning immediately preceding preparation of the EAR.

- B. Residential dwelling units and non-residential square footage permitted, or for which certificates of occupancy (COs) have been issued (for new uses and rehabilitation) in unincorporated Commission District (CD) Areas. This information will be compiled annually by the Department of Planning and Zoning from the computerized permitting file. The cumulative totals will be reported in the subsequent EAR.
- C. Numbers and dollar value of public facility improvements in the CD Areas. The Department of Planning and Zoning will acquire this information annually from the Miami-Dade County Office of Community and Economic Development (OCED) and shall report cumulative totals in the EAR.
- D. Number of new or revised ordinances and programs established to promote improved design of neighborhoods, developments and buildings in unincorporated Miami-Dade County.

Objective LU-2

The extent of area experiencing conditions below minimum adopted LOS, at LOS, and substantially above minimum LOS will be monitored by the Department of Planning and Zoning and reported in the EAR for each service addressed in the CDMP.

Objective LU-3

Approval of any of the following shall be logged by the Department of Planning and Zoning and reported in the EAR:

1. Number of dwelling units and other structures approved which are inconsistent with Miami-Dade County's East Everglades Zoning Overlay regulation (Chapter 33-B, Code of Miami-Dade County,
2. Any CDMP amendments that would increase the allowable number of dwelling units or nonresidential floor are in the environmentally sensitive areas, and
3. Any permitted development or infrastructure improvement on the unincorporated portion of the barrier islands, the Velocity Zone or the Coastal High Hazard Area in Miami-Dade County.

Objectives LU-4 and LU-5

The number of rezoning applications filed by the Department of Planning and Zoning and approved by the Board of County Commissioners to bring preexisting zoning into closer uniformity with the LUP map shall be logged by the Department of Planning and Zoning and reported in the EAR.

Objective LU-6

The number of new listings on the National Register, and the number of locally designated historic and archaeological sites, districts and zones shall be compiled by the Office of Historic Preservation and shall be reported by the Department of Planning and Zoning in the EAR.

Objective LU-7

The number of new development or redevelopment projects applied for and approved under a TOD plan, consistent with appropriate development standards as required in Objective LU-7 and associated policies, shall be documented and analyzed every 5 years. The monitoring shall include the ridership of the transit system in relation to the economy of the areas around the stations. The Department of Planning and Zoning shall conduct the analysis to the extent possible and report findings in the subsequent EAR.

Objective LU-8

The supply and consumption rates of residential, commercial and industrial land shall be analyzed by the Department of Planning and Zoning for compliance with Objective LU-8 and findings will be reported in the subsequent EAR.

Objective LU-9

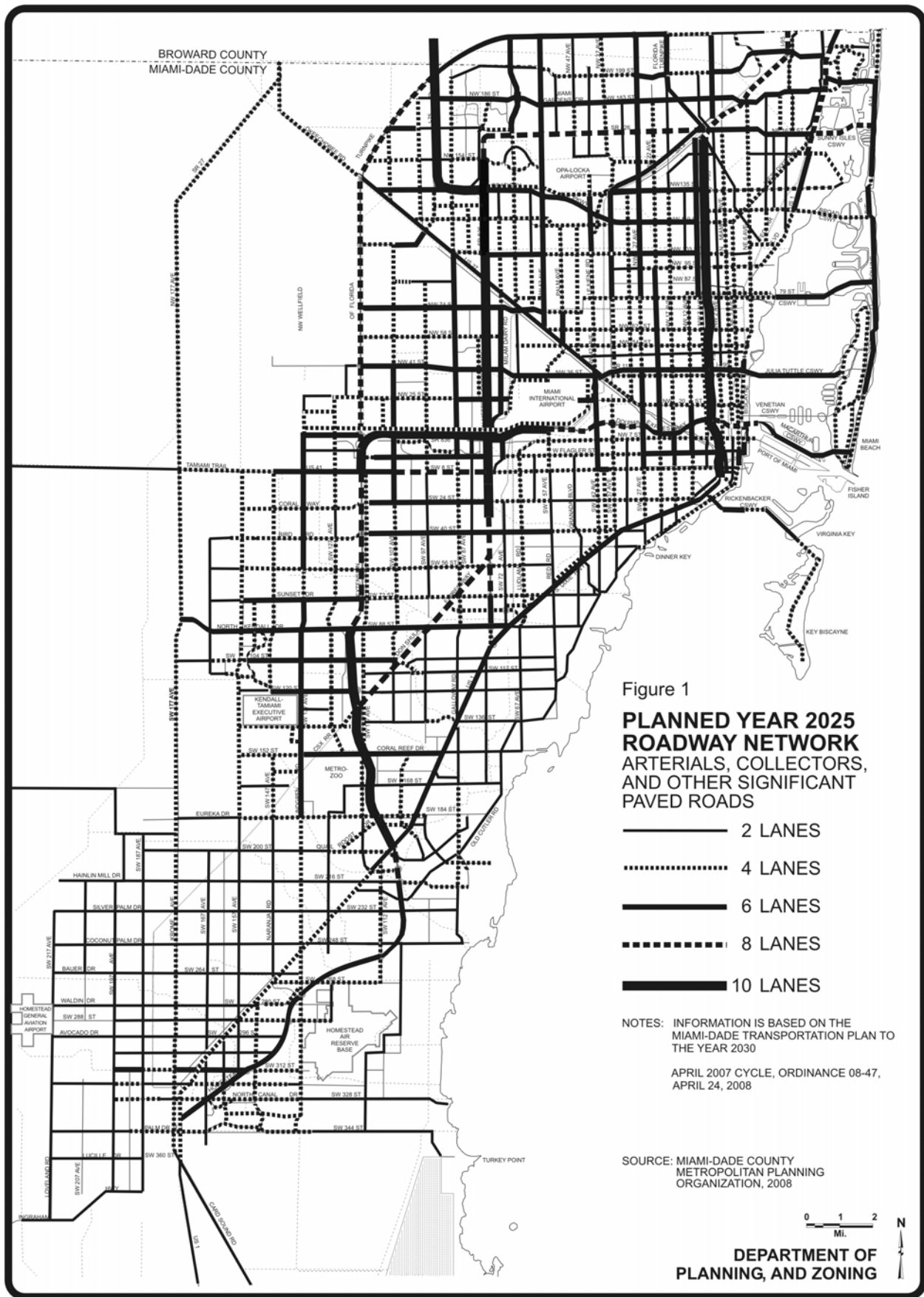
The number of significant regulatory revisions made, consistent with CDMP, will be annually logged by the Department of Planning and Zoning and reported in the subsequent EAR.

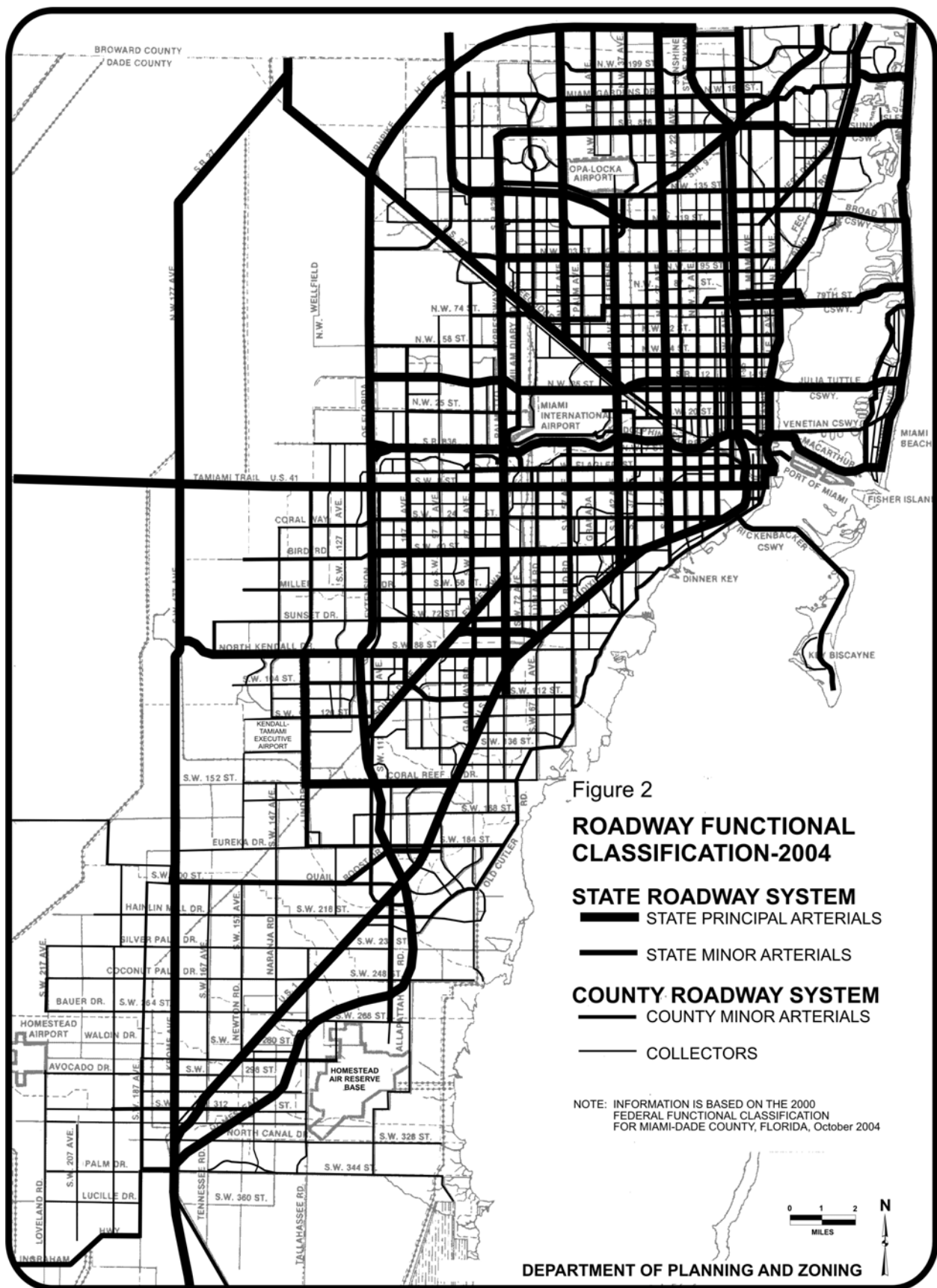
LU-Objective LU-10

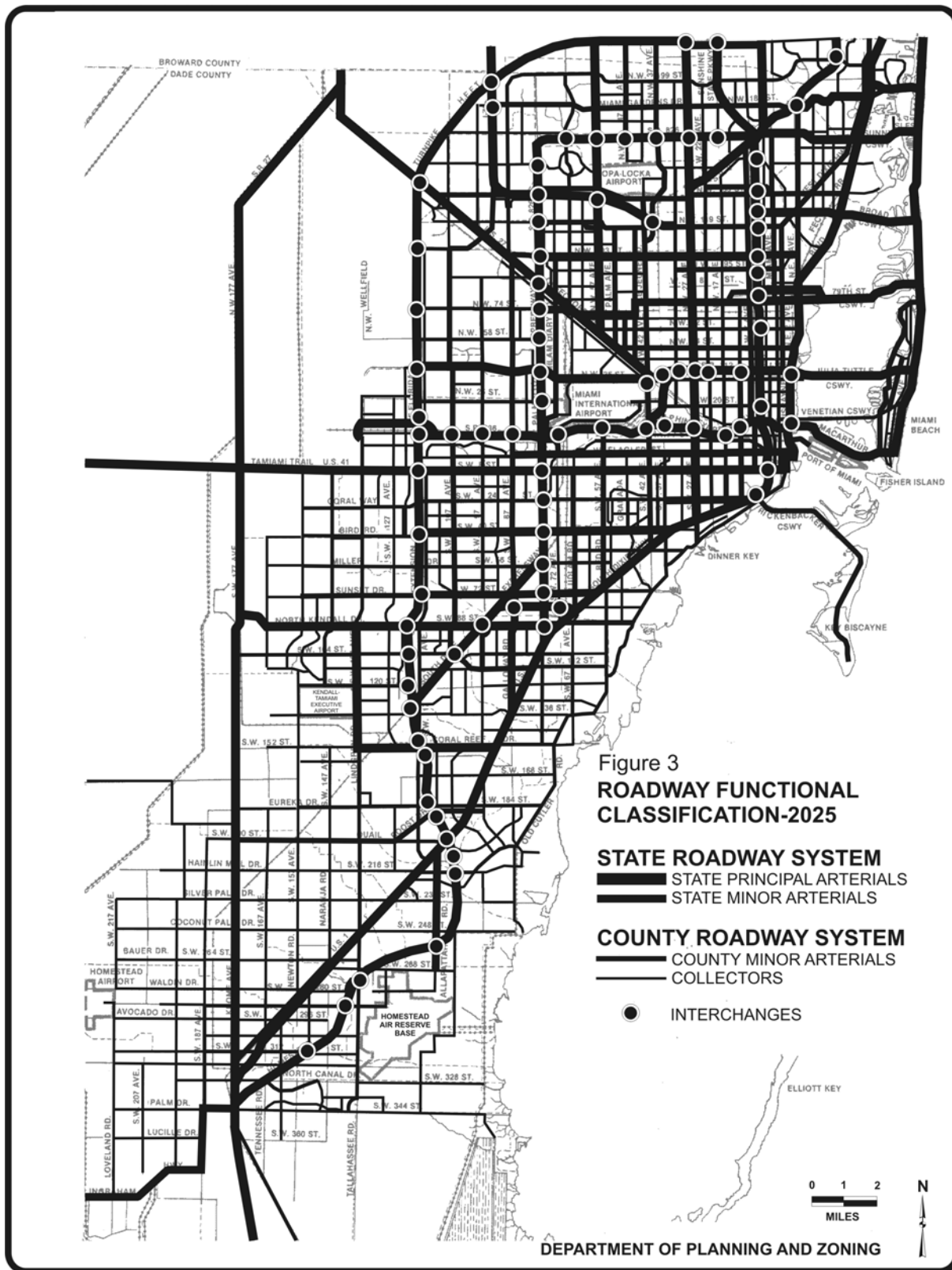
- A. Revisions to the Florida Building Code, Miami-Dade Zoning Code, and other County development regulations which encourage, support, or require energy conservation will be compiled annually by the Department of Planning and Zoning and reported in the subsequent EAR.
- B. Average electrical power consumption per capita and per residential unit will be compared to historical rates. This information will be compiled annually by the Department of Planning and Zoning from data supplied by Florida Power and Light and reported in the subsequent EAR.
- C. Ridership rates per 1,000 persons on mass transit (Metrorail, Metromover, and MDTA buses) will be compared to historical rates on an annual basis. Ridership data is monitored and evaluated by the Miami-Dade Transit Agency. The most recent estimates of population prepared by the Department of Planning and Zoning will be used to determine ridership rates, and will be reported in the subsequent EAR.

Objective LU-11

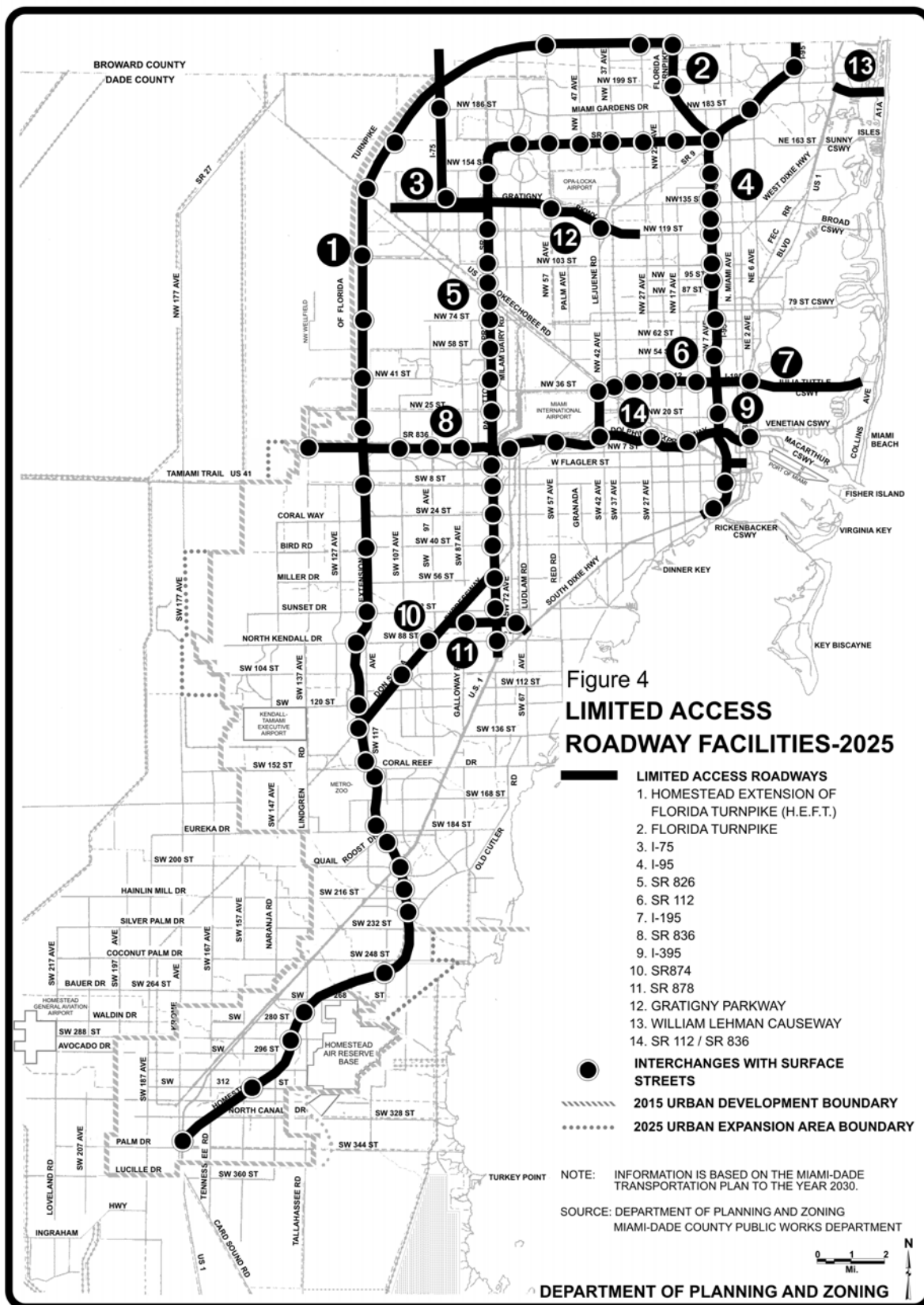
The reports documenting the methodology for determining the identification of sites suitable for redevelopment potential as referenced in Policy LU-11A will serve as the monitoring measure for this Objective.

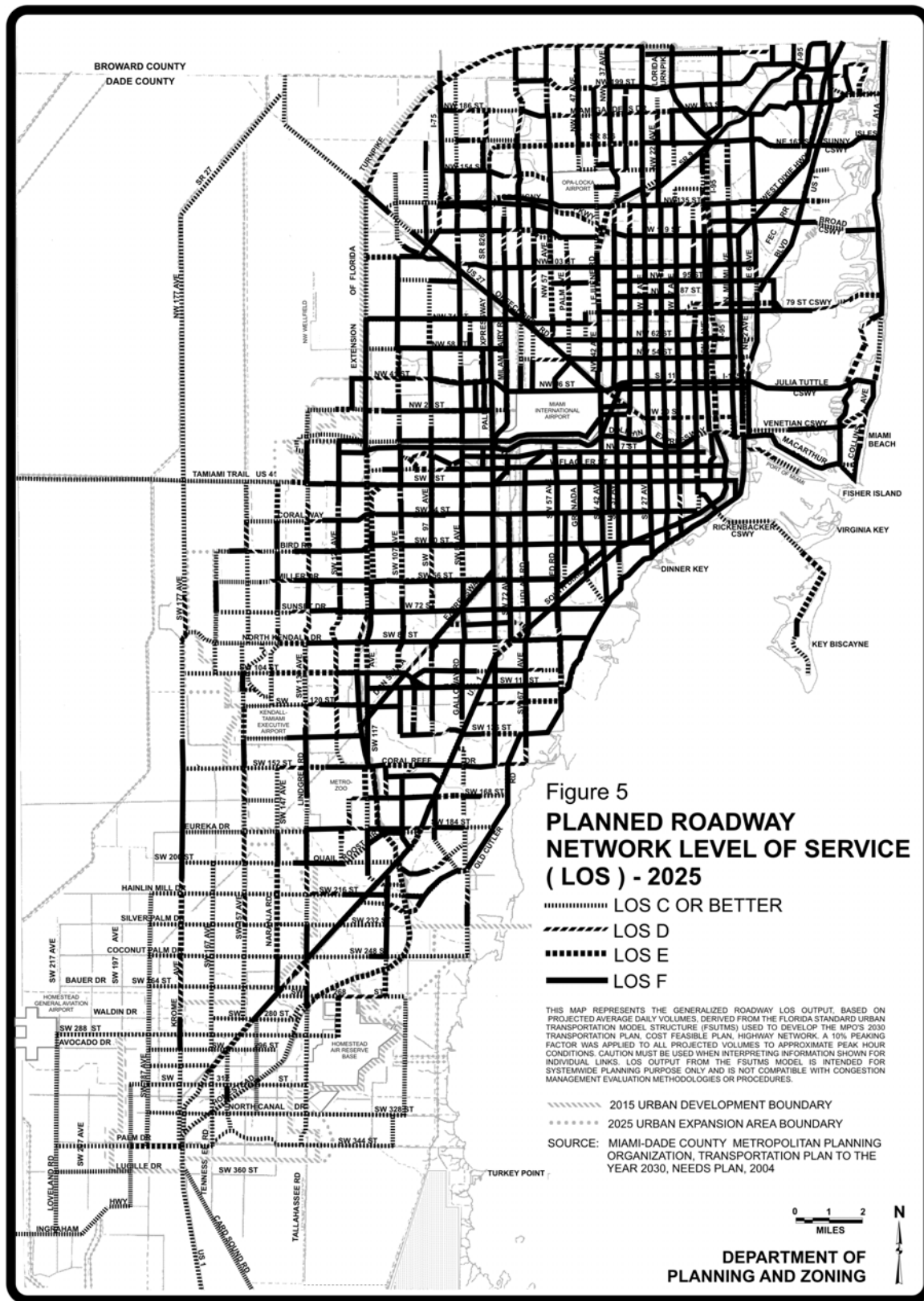




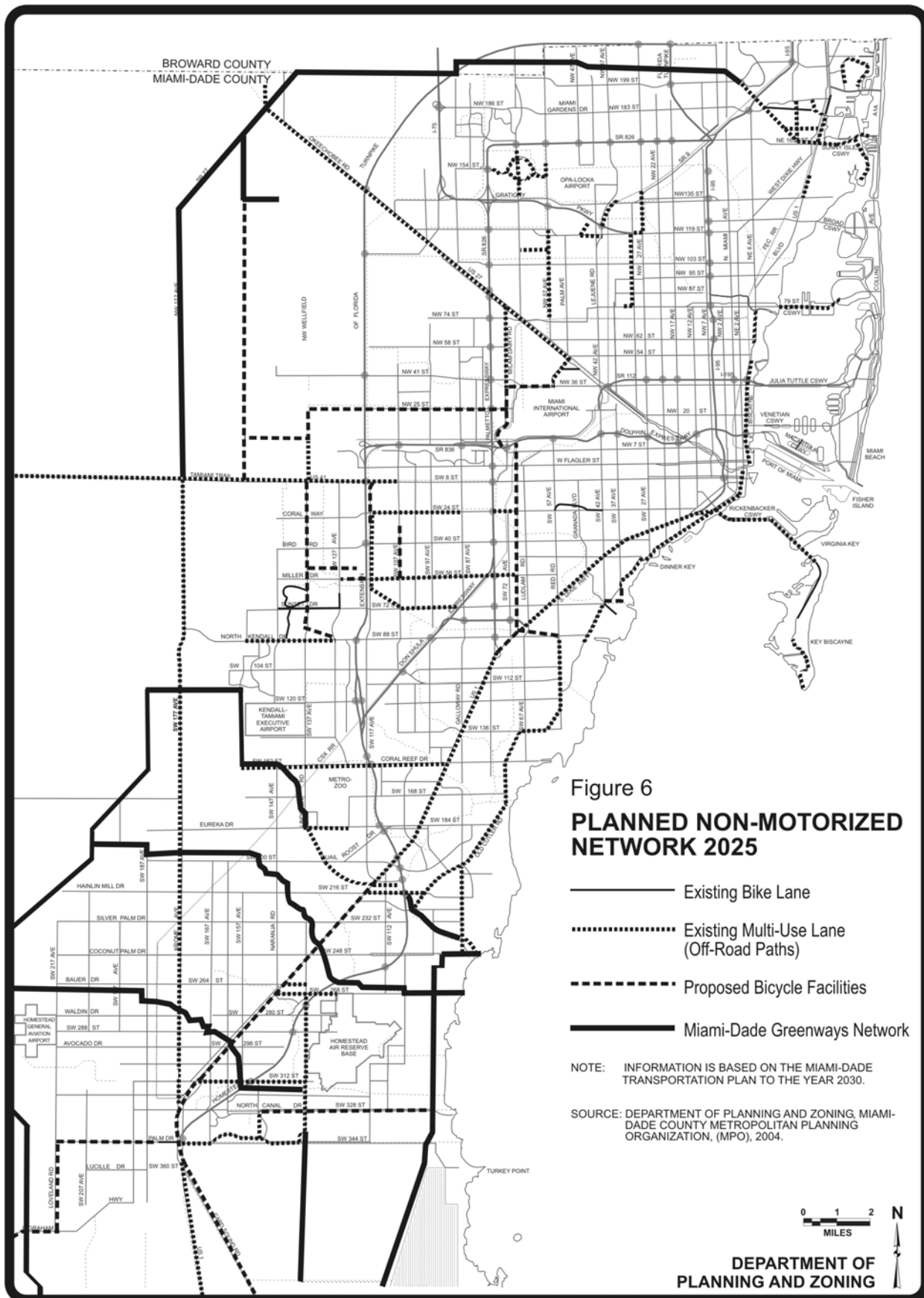


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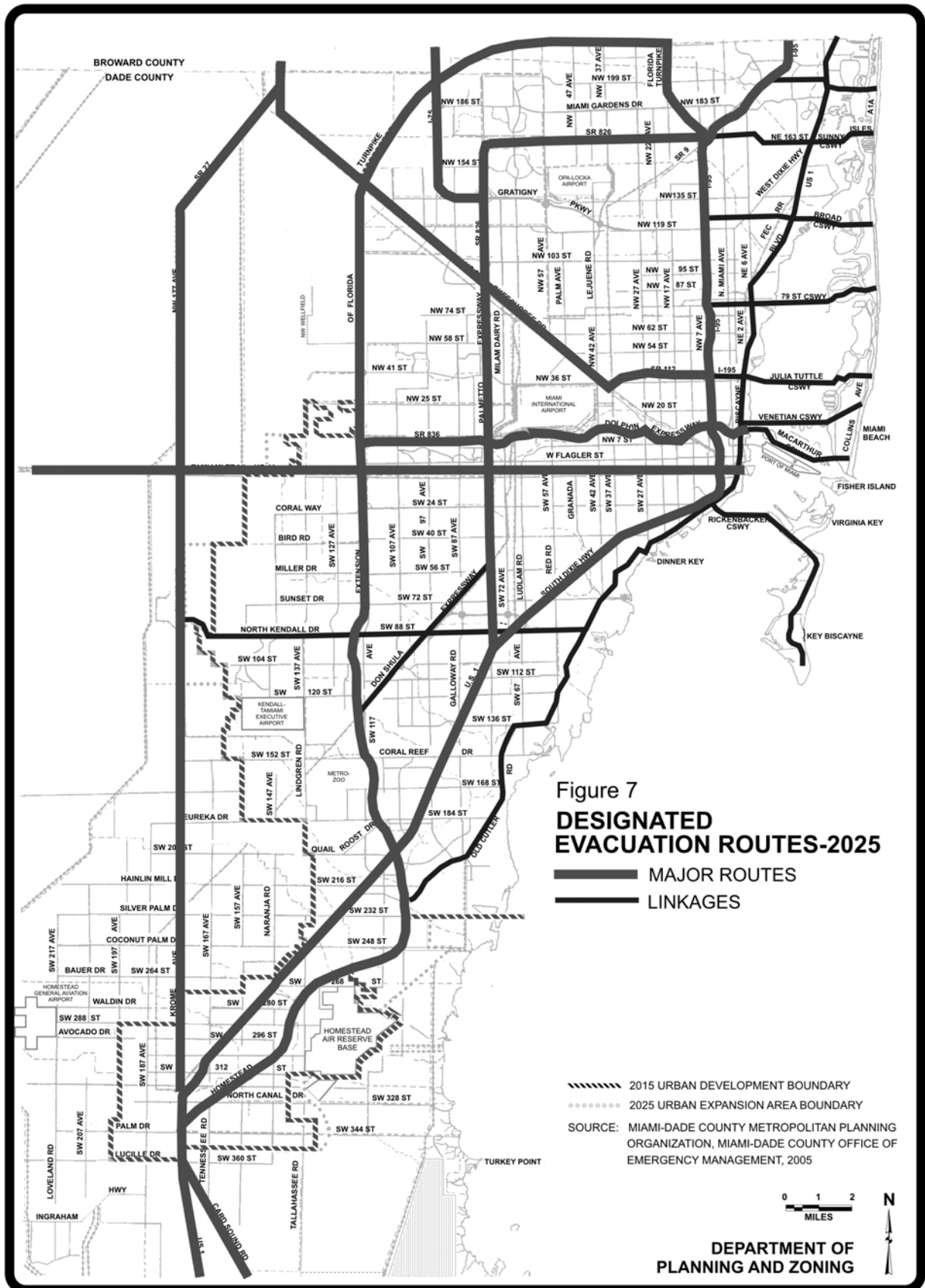




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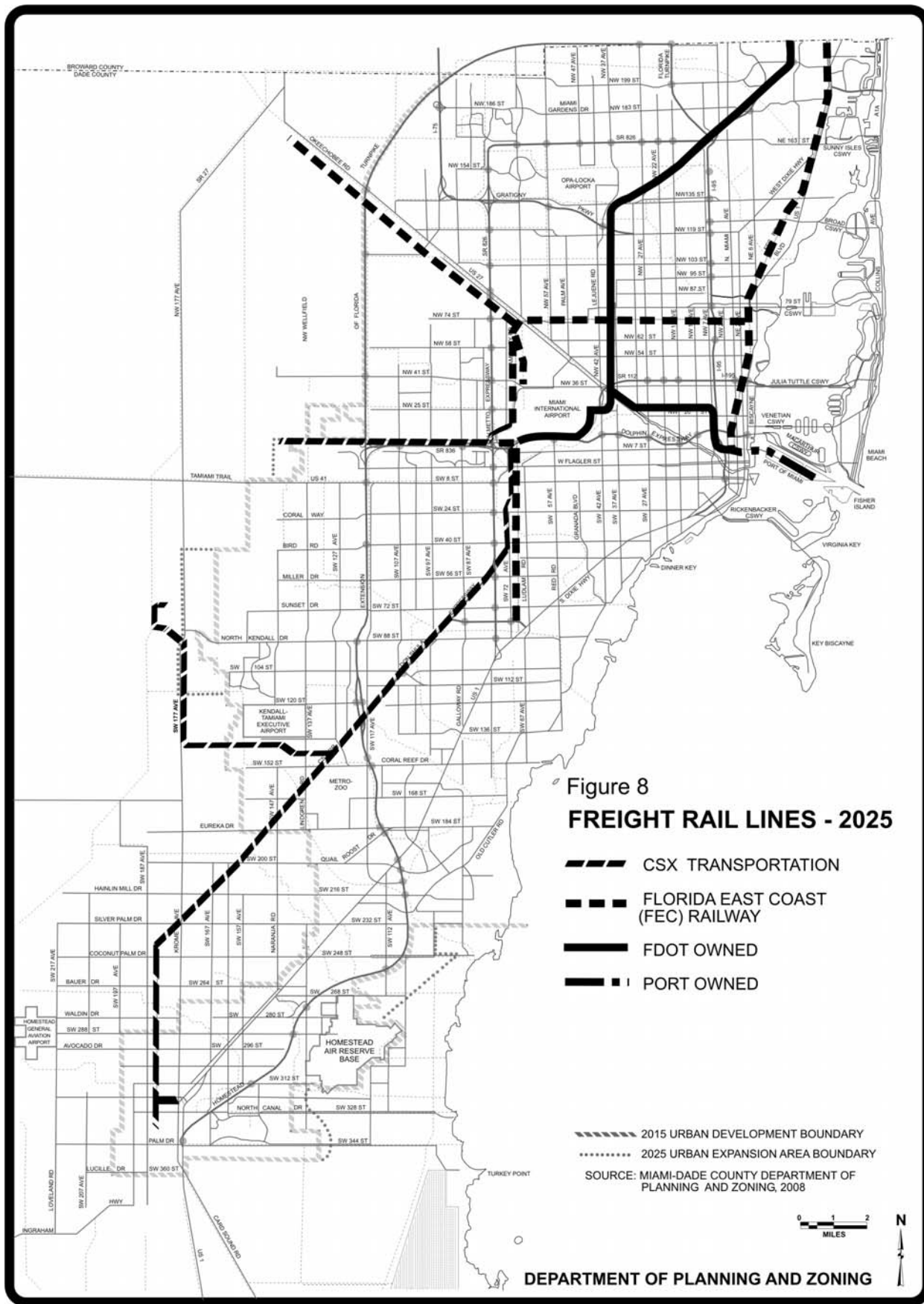
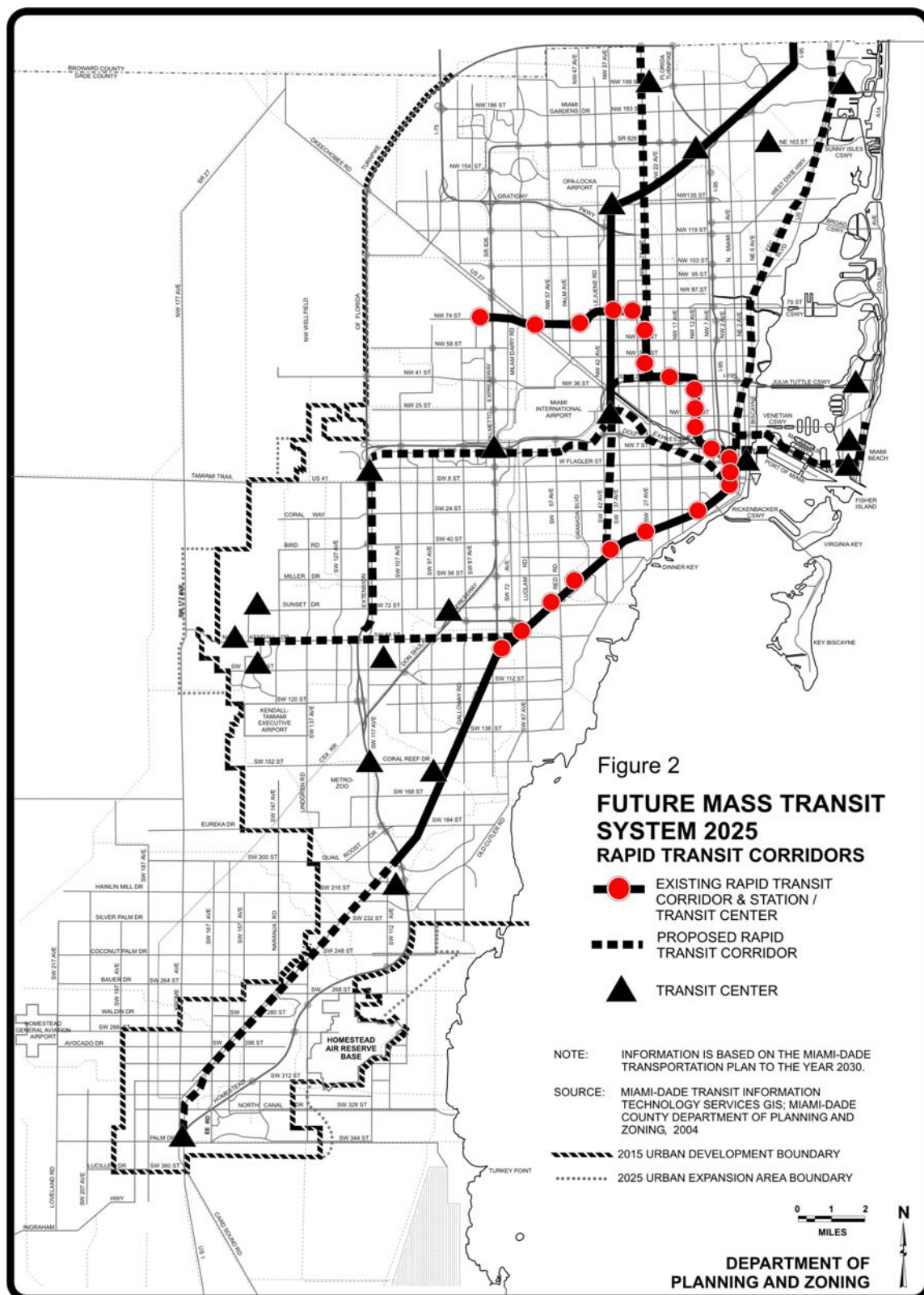
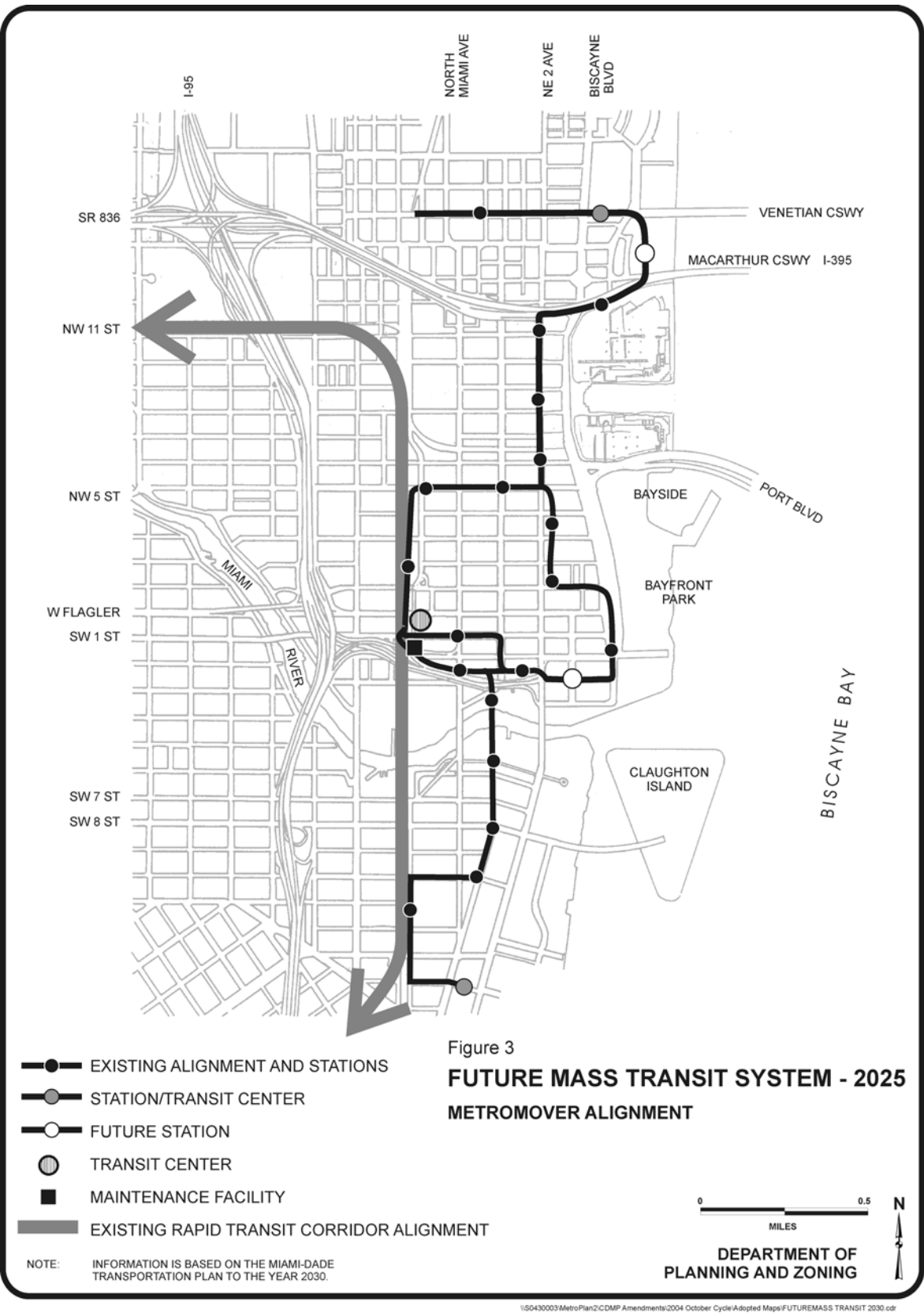


Figure 3 shows the existing Metromover system comprised of the downtown loop, Omni and Brickell legs, and the stations serving the system. Also shown are two planned future station locations.

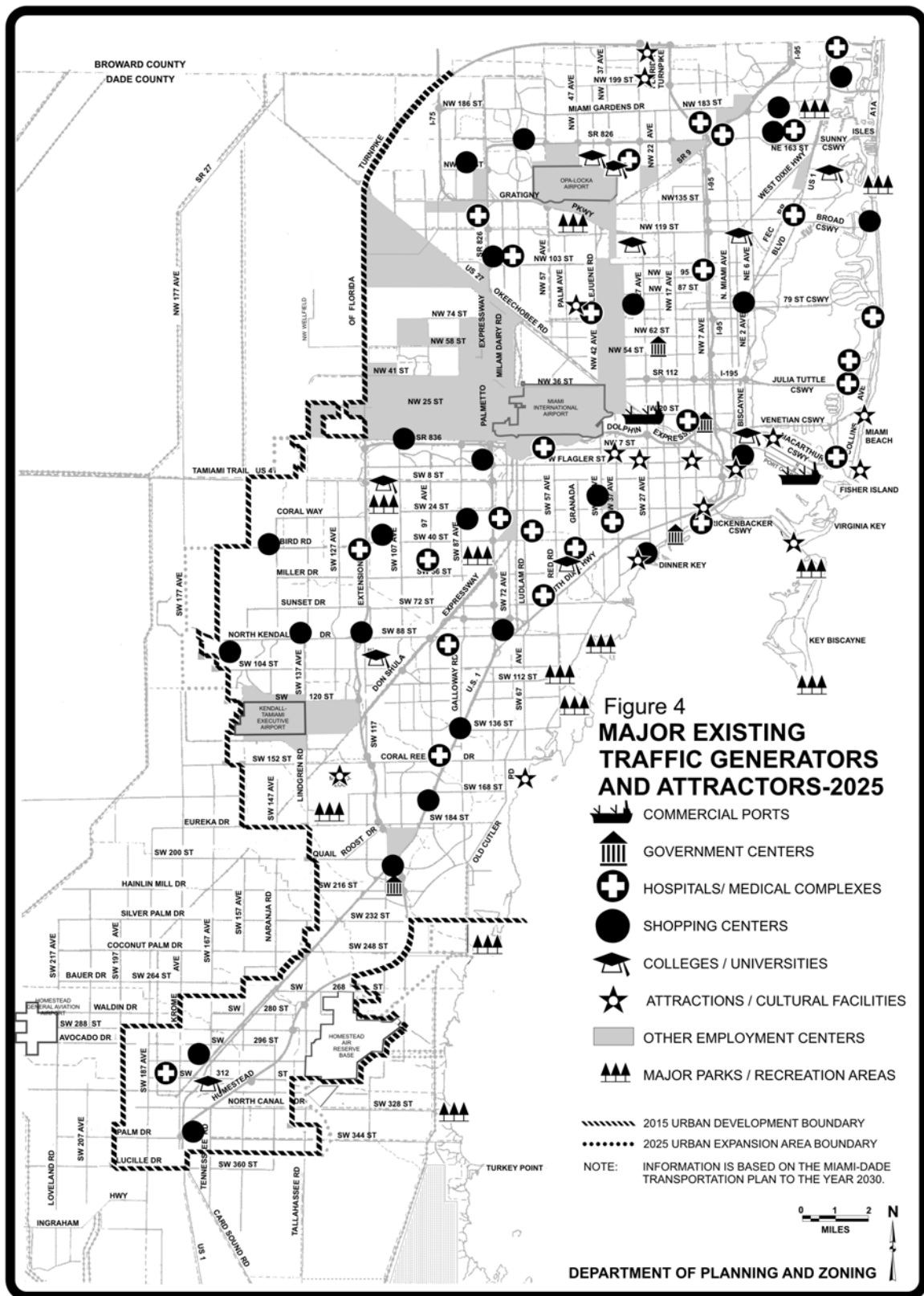
Figure 4 shows proposed major traffic generators and attractors consistent with development patterns shown on the 2015 and 2025 Land Use Plan Map.

The Metropolitan Planning Organization (MPO), which coordinates all transportation planning for Miami-Dade County periodically updates the MPO's Long Range Transportation Plan. It is anticipated that the planned mass transit facilities included in this Comprehensive Plan Element will be refined and adjusted during future plan amendment cycles to reflect findings of that planning activity, in keeping with the goals, objectives and policies of the CDMP.





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Monitoring Program

Criteria Rule (Rule 9J-5, Florida Administrative Code [F.A.C]) requires that local comprehensive plans contain adopted procedures for monitoring and evaluating the Plan and its implementation (Sections 9J-5.005[1][c][5], and 9J-5.005[7], F.A.C). In addition, successful implementation of level of service standards and requirements that services be available at the time of development, also require the maintenance or enhancement of monitoring and reporting programs. This section outlines the substantive elements of Miami-Dade County's monitoring program pertinent to the objectives, policies and parameters referenced in this Subelement.

The administrative requirements for monitoring and preparation of the EAR as outlined in Section 9J-5.005[7], F.A.C. are not repeated here. They are outlined only in the Land Use Element to avoid redundancy. The reader is referred to the element for a summary of those procedural requirements.

Monitoring Achievement of Mass Transit Objectives

The following measures will be used to monitor progress and assess achievement of the various objectives contained in the Mass Transit Subelement for the Evaluation and Appraisal Report (EAR):

Objective MT-1 and Objective MT-2. All areas of Miami-Dade County will be monitored annually to determine transit system compliance with the adopted level-of-service standard through the use of service planning guidelines developed by MDT. The most recent estimates of population and work force prepared by the Department of Planning and Zoning will also be used.

Objective MT-3. Monitor the implementation of policies/objectives for the future operations of transit in Miami-Dade County related to service levels, fare structures, ridership projections, financial needs and recommended funding sources.

Objective MT-4. MDT will annually update and identify the number and location of transit facilities and types of transit services which provide access to traffic generators such as major centers of employment, commercial, medical, educational, governmental and recreational activity.

Objective MT-5. MDT will monitor and compile the necessary data in compliance with the applicable reporting requirements of Title VI Civil Rights, Americans with Disabilities Act of 1990, and Chapter 427, Florida Statutes.

Objective MT-6. Review and comment, as necessary, on various transit-related plans and programs of the Florida Department of Transportation, the Metropolitan Planning Organization, and where appropriate, adjacent counties. Monitor annually, the status of improvements programmed for implementation in Transportation Improvement Program (TIP) and Capital Improvements Element (CIE) and improvements identified in the Mass Transit Subelement.

Objective MT-7. MDT will investigate and report on strategies for preserving planned mass transit rights-of-way and exclusive corridors by 2007.

Objective MT-8. MDT will provide an annual listing improvements made during the previous year to the park and ride lots and garages; bicycle lockers and racks; pedestrian walkways; taxi and jitney stands; that are incorporated as part of transit facilities. In the course of reviewing highway improvement projects, comments will be made related to the provision of bus turnout bays, bus shelters, HOV lanes, and other associated facilities to accommodate mass transit.

AVIATION SUBELEMENT

Introduction

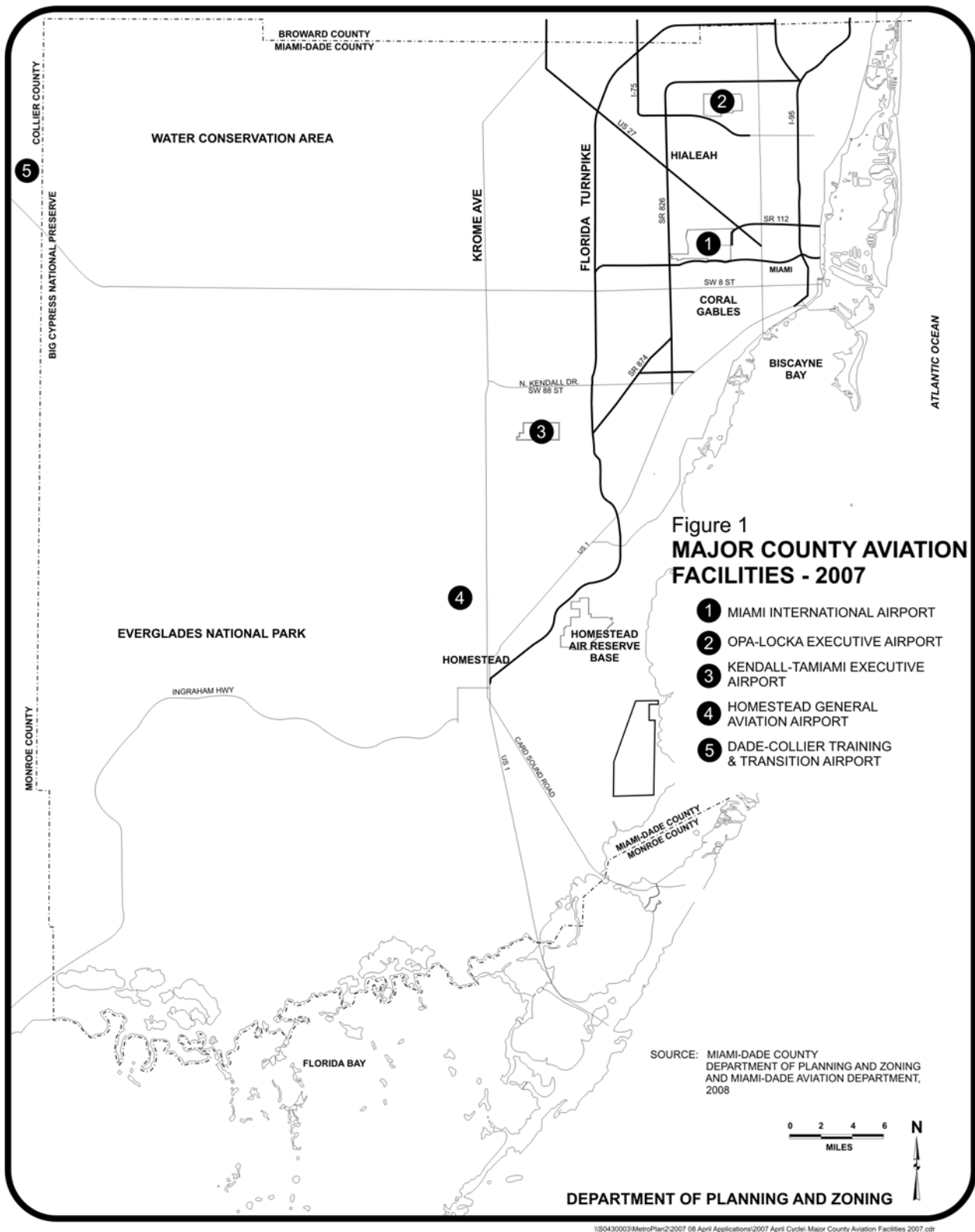
The Miami-Dade County aviation system consists of the following facilities owned and operated by Miami-Dade County: Miami International, Opa-locka Executive, Kendall-Tamiami Executive, Homestead General Aviation, and the Miami-Dade/ Collier Training and Transition Airports. These major aviation facilities are shown on Figure 1. Also shown on Figure 1 is the Homestead Air Reserve Base a facility owned and operated by the federal government. The goal, objectives and policies of this subelement address only the County owned and operated facilities listed above.

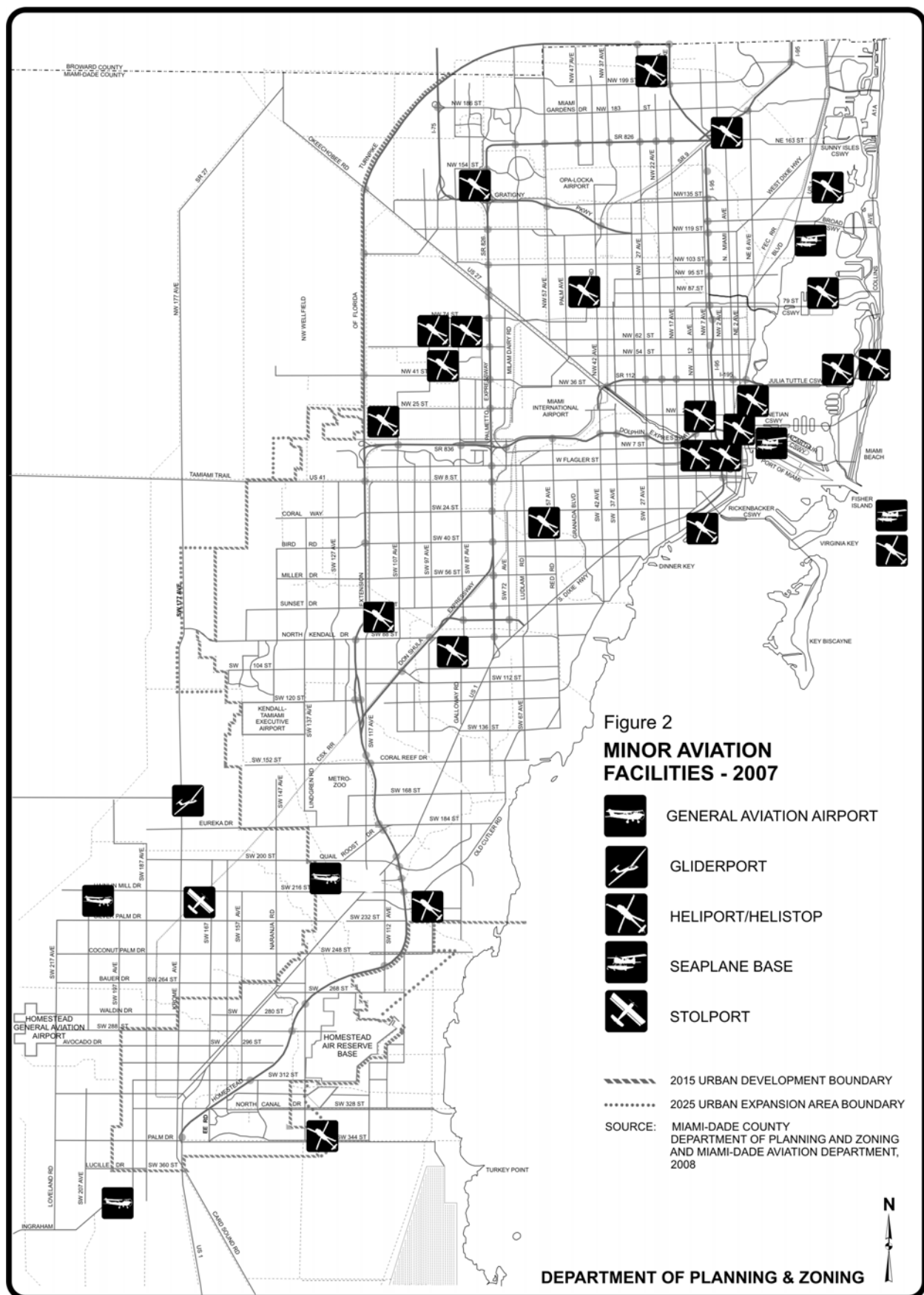
Minor facilities, usually privately owned airstrips, gliderports, heliports, helistops, seaplane bases and STOL aircraft ports are shown on Figure 2. They generally do not have a significant role in the County aviation system and therefore are not given further consideration in this Subelement.

The Plan

In general, the Miami-Dade County Aviation System Plan calls for (a) the continued expansion of Miami International Airport (MIA) as the region's major air carrier facility; and (b) the continued development of the remaining airports as reliever airports, general aviation, sport and recreation or training facilities in accordance with their designated role.

The following aviation system goal, objectives and policies have been designed to promote the implementation of the Aviation Plan. These policies are followed by a program for monitoring and evaluating implementation of the Plan.





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GOAL

ENSURE THE PROVISION OF AN ECONOMIC, INTEGRATED ENVIRONMENT- AND COMMUNITY-SENSITIVE, AND BALANCED SYSTEM OF AIRS TRANSPORTATION FACILITIES AND SERVICES TO MOVE PASSENGERS AND CARGO EFFECTIVELY AND EFFICIENTLY; ACCOMMODATE AND ENCOURAGE ALL TYPES OF GENERAL AVIATION ACTIVITY, INCLUDING BUSINESS, COMMERCIAL, INSTRUCTIONAL, AND PERSONAL ACTIVITY; AND ENHANCE THE ECONOMY AND QUALITY OF LIFE IN THE COUNTY AND REGION.

Objective AV-1

Provide facilities necessary to accommodate forecast aviation demand and optimize level of service.

Policies

- AV-1A. The Miami-Dade County Aviation Department with the assistance of the Florida Department of Transportation and the Federal Aviation Administration (FAA) shall, through facilities and operational improvements, provide system capacity to meet the following forecast levels of passenger activity and minimize delays.

Total	<u>Forecast Attainment Dates</u>		
<u>Passenger Level</u>	High	<u>Preferred</u>	<u>Low</u>
35 million	2008	2009	2015
39 million	2010	2012	2020
55 million	2015	2023	≥ 2025

- AV-1B. The Miami-Dade County Aviation Department with the assistance of the Florida Department of Transportation and the Federal Aviation Administration shall, through facilities and operational improvements, provide system capacity to meet the following forecast levels of general aviation activity and minimize delays.

Planned	<u>Forecast Attainment Date</u>	
Activity Level	<u>Most Optimistic</u>	<u>Most Likely</u>
<u>Operations</u>		
750,000	2012	≥ 2025
875,000	2026	≥ 2025

- AV-1C. The Miami-Dade County Aviation Department will participate with the Florida Department of Transportation and the Federal Aviation Administration in the implementation of the heliports system plan in accordance with federal regulations.

- AV-1D. The Miami-Dade County Aviation Department shall plan and implement through impact assessments, public facility approval, and environmental permitting processes aviation facility capacity enhancements that are compatible with the Airport Master Plans and System Plans; the Florida Department of Transportation's Continuing Florida Aviation System Plan and 5-year Transportation Plan; Miami-

Dade County Transportation Improvement Program; the Airport Zoning and Land Use Compatibility Ordinances; Land Use; Conservation, Aquifer Recharge and Drainage; Coastal Management; and Capital Improvements Elements of the Miami-Dade County Comprehensive Development Master Plan.

Objective AV-2

Maintain and enhance the role of each airport in the aviation system.

Policies

AV-2A. Utilize the following air carrier facilities for the indicated roles:

<u>Airport</u>	<u>Role</u>
Miami International	International gateway hub (Commercial Air Service Airport)

AV-2B. Utilize the following general aviation facilities for the indicated roles:

<u>Airport</u>	<u>Role</u>
Opa-locka Executive (OPF)	MIA general aviation reliever and international corporate and business aviation jet center (Transport Airport)
Kendall-Tamiami Executive (TMB)	MIA general aviation reliever and international corporate and business aviation jet center (Transport Airport)
Homestead General Aviation (X51)	General aviation, corporate and business aviation, flight training, sport and recreation (General Utility Airport)

AV-2C. Utilize the following training facilities for the indicated roles:

<u>Airport</u>	<u>Role</u>
Miami-Dade/Collier Transition	Flight Training (Training and transport)

AV-2D. Develop no air carrier or air cargo facilities at general aviation airports.

Objective AV-3

Minimize air space interactions and obstructions to assure airspace safety for aviation users and operators and the residents of Miami-Dade County.

Policies

- AV-3A. Construct, improve and operate aviation facilities so as to minimize aircraft interactions, delays or circuitous routings.
- AV-3B. Provide air traffic control towers at general aviation airports when needed by aviation demand.
- AV-3C. Maintain height zoning controls over structure height to protect existing and proposed aviation flight paths consistent with federal, state and county agency guidelines.
- AV-3D. Seek federal agency cooperation in protecting future airspace from development obstructions.

Objective AV-4

Optimize airport utilization by maintaining and operating existing facilities at 80 percent of capacity before major capacity enhancements are implemented.

Policies

- AV-4A. Make aviation capacity improvements at existing airports so long as they are cost effective and consistent with other CDMP objectives and policies.
- AV-4B. Continue to use favorable cost-benefit considerations in airport improvements decisions.

Objective AV-5

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

Policies

- AV-5A. Give priority consideration to on-site and off-site roadway capacity enhancements that provide, or will improve, airport access.
- AV-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 and future high speed rail systems, and the Seaport.
- AV-5C. Miami-Dade County shall utilize the Miami-Dade County Metropolitan Planning

Organization's transportation planning and project review processes to make roadway access to airports compatible with the applicable Airport Master Plans and County and Florida Aviation Systems Plans, the Florida Department of Transportation Improvement Program, and consistent with the Transportation and Capital Improvement Elements of the Miami-Dade County Comprehensive Development Master Plan.

Objective AV-6

Maximize compatibility of aviation facilities and operations with the natural environment.

Policies

- AV-6A. The Miami-Dade County Aviation Department shall expand existing aviation facilities, and locate and develop future aviation facilities so as to produce no significant adverse impact on the South Florida Water Management District Conservation Areas, Everglades National Park, Biscayne National Park, other environmental protection areas and wildlife protection areas in accordance with the provisions of the Airport Zoning and Land Use Compatibility Ordinances; the policies of the Land Use; Conservation, Aquifer Recharge and Drainage; and Coastal Management Elements of the Miami-Dade County Comprehensive Development Master Plan, and pertinent regulations governing facility siting and development.

Objective AV-7

Maximize compatibility between airports and the surrounding communities.

Policies

- AV-7A. Miami-Dade County shall implement the Homestead Air Force Base Air Installation Compatible Use Zone (AICUZ) Report guidelines through the Land Use Element of the Miami-Dade County Comprehensive Development Master Plan, the Miami-Dade County Zoning Ordinance and the Florida Building Code to provide for and preserve height and land use compatibility in the vicinity of the Homestead Air Reserve Base.
- AV-7B. Miami-Dade County shall update its airport compatible zoning ordinances to promote compatible land use around Miami International, Opa-locka Executive, Kendall-Tamiami Executive, and Homestead General Aviation Airports. These ordinances updates shall be based on the guidelines recommended in the following federal and State documents. Due to operational differences, all listed documents may not pertain to all airports.

(Federal) – Department of Transportation – Federal Aviation Regulation Part 77 (Objects affecting Navigable Airspace)

(Federal) – Department of Defense Air Installation Compatible Use Zone Report (AICUZ) for HAFB (August 1988)

(State) – Chapter 333, Florida Statutes, (Airport Zoning)

- AV-7C. Miami-Dade County shall proactively maintain a “good neighbor” program at its airports to ensure that community concerns are addressed on a timely basis, aircraft operations are aware of noise abatement procedures, and mitigation programs are implemented and monitored.
- AV-7D. Landmark suitable revenue generating real estate and other parcels for the development of airport capacity and buffering as soon as feasible to ensure their availability when needed.
- AV-7E. To the extent feasible, utilize the CDMP Land Use Element to maximize compatibility of land use around airports, reflecting recommendation in the federal and State guidance documents cited in Policy AV-7B.
- AV-7F. The Miami-Dade County Aviation Department shall ensure, through coordination with the City of Opa-locka, that any concerns regarding the development and redevelopment of the Opa-locka Executive Airport and/or development and redevelopment of land in its vicinity are addressed on a timely basis to ensure compatibility of land use and zoning with the functions of the airport.

Objective AV-8

Maximize support of local and regional economic growth.

Policies

- AV-8A The Miami-Dade County Aviation Department, through the continued increase in the capacity of the County’s airports to meet the forecast aviation demands, and the State and local governmental economic development entities through their commerce and industry promotion programs should expand the importance of the aviation industry to Miami-Dade County and the regional economy.
- AV-8B. When consistent with aviation facility locational objectives for airspace safety and environmental and community compatibility, the Aviation Department shall provide additional facility and operational capacity in the aviation systems in locations that offer greatest potential for expansion of aviation-related economic development and redevelopment in the vicinity and opportunities for aviation-related employment for Miami-Dade County residents.

Objective AV-9

Maximize flexibility in the operation and expansion of the aviation system.

Policies

- AV-9A. Select system capacity improvements that can also be expected to meet needs beyond the 2020 planning horizon.
- AV-9B. Make system improvements that will accommodate emerging and future technology, such as the larger airplane wing spans of the Airbus 380 and other similar aircraft.
- AV-9C. Utilize advantageous financial phasing.
- AV-9D. Provide system capacity enhancements that also provide air traffic control systems such as dual arrival and departure streams.

Future Aviation Facilities

Future aviation facility improvements are proposed to be made on or adjacent to the sites of existing airports. These sites are:

- Miami International Airport
- Opa-locka Executive Airport
- Kendall-Tamiami Executive Airport
- Homestead General Aviation Airport
- Miami-Dade Collier/Training and Transition Airport

The location and layout of these future facilities, including runway protection zones and points of ingress and egress, are indicated on the map series following this page. The configuration of the proposed site expansion and individual improvements at these locations are either yet to be determined or beyond the scope of this Subelement.

The natural resources and future land uses surrounding these facilities are identified in the map series and Future Land Use Plan map contained in the Land Use Element of this Plan.

Aviation Facility Improvements

Meeting Miami-Dade County's current and future aviation needs will require numerous facility improvements to be made. These improvements are divided between those addressing existing deficiency needs, future growth needs, and other needs (i.e., renovation and remodeling, etc.) and between near term (2007-2012) and long term (2013-2025). These improvements are listed

by facility on the following table and many near-term improvements are described in more detail in the Capital Improvements Element.

All proposed use on lands owned by Miami-Dade County at the Opa-locka Executive Airport, Kendall-Tamiami Executive Airport, Homestead General Aviation Airport, and Miami International Airport that are designated as Terminal on the LUP map, may be developed for the uses described in this subsection. All proposed uses on such lands shall comply with the requirements of the Future Aviation Facilities Section of the Aviation Subelement, shall be compatible with, and not disruptive of, airport operations occurring on such lands, and shall comply with all applicable regulations of the Federal Aviation Administration and other applicable law.

The airside portion of the Opa-locka Executive Airport, Kendall-Tamiami Executive Airport, Homestead General Aviation Airport, and Miami International Airport, which shall be deemed to consist of all portions of the airports where general public access is restricted (but not including terminal concourses), shall be limited to aviation uses, including but not limited to airfield uses such as runways, taxiways, aprons, runway protection zones, landing areas, and support and maintenance facilities such as control towers, flight service stations, access roads, fire stations, and fuel farms. Where not otherwise prohibited by law, open space and interim or existing agricultural uses and zoning may also be permitted in the airside portion, subject to such conditions and requirements as may be imposed to ensure public health and safety.

The landside portion of these airports, which shall be deemed to consist of all portions of the airport where general public access is not restricted and terminal concourses only at Miami International Airport, may include both aviation uses and non-aviation uses that are compatible with airport operations and consistent with applicable law. At least one-third of the land area in the landside portion must be developed with aviation-related uses or uses that directly support airport operations.

Aviation uses where general public access is allowed may include existing uses and the following or substantially similar uses:

- passenger terminal area, which may include non-aviation related uses designed to serve the traveling public and on-site employees, such as offices, personal services, retail activities, restaurants, auto rental businesses, and lodging establishments,
- parking garages and lots serving the airport,
- access roadways serving the airport,
- offices of aviation industry companies and the Miami-Dade County Aviation Department,
- facilities of fixed base operators,
- hangar rentals and tie downs,
- ground transportation services,
- aircraft and automobile rental establishments,
- aviation-related educational uses such as flight schools, simulator training facilities, helicopter and aerobatics training and other educational facilities providing aviation courses,
- aviation-related governmental agency facilities,

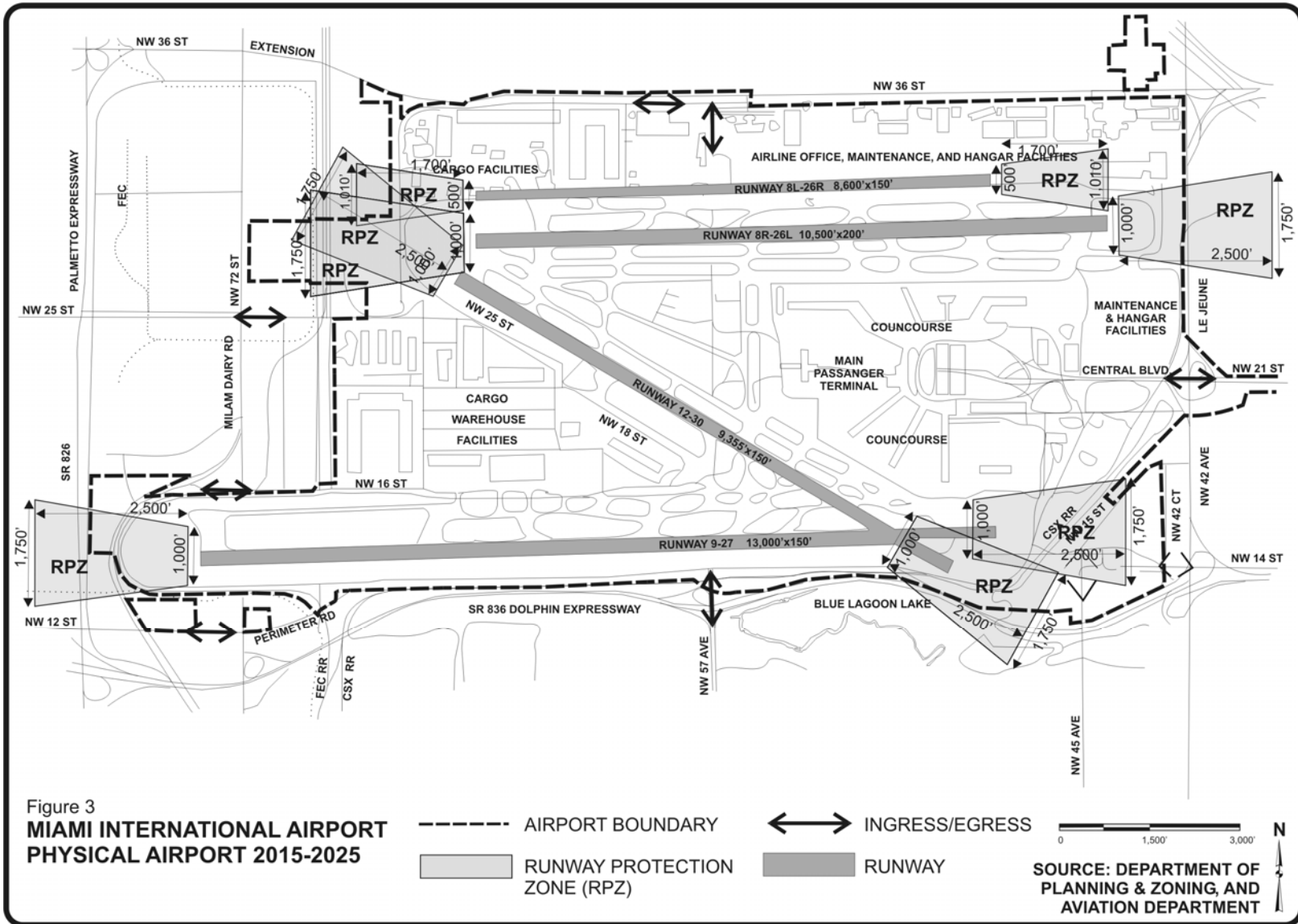
- flying club facilities,
- aviation-related entertainment uses such as skydiving establishments, museums and sightseeing services, and
- aviation-related retail uses such as aircraft sales, electronic and instrument sales and pilot stores.

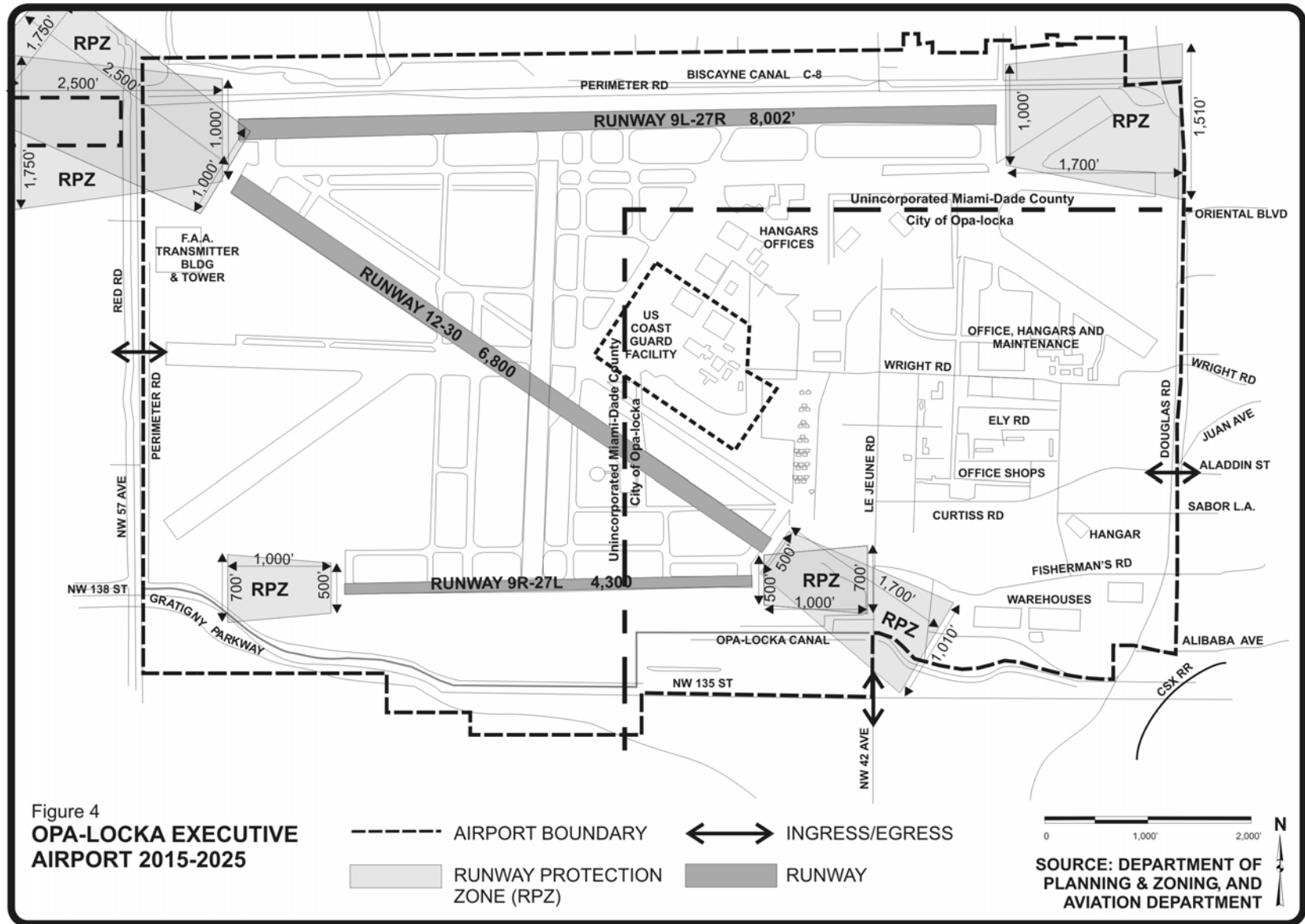
Subject to the restrictions contained herein, the following privately owned non-aviation-related uses may be approved in the landside area of the Opa-locka Executive Airport, Kendall-Tamiami Executive Airport, Homestead General Aviation Airport, and Miami International Airport accessible to the general public:

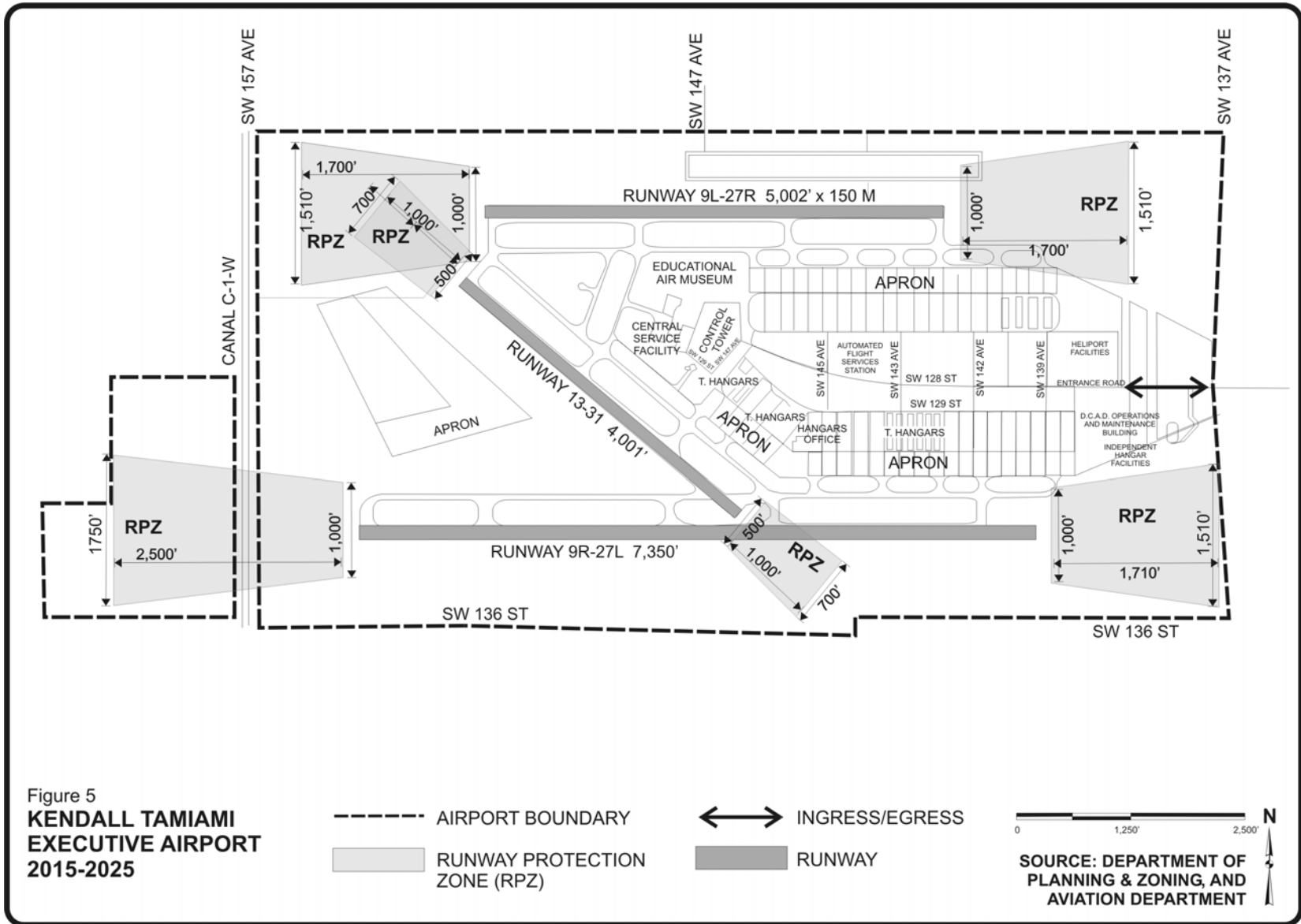
- lodgings such as hotels and motels (except for Homestead General),
- office buildings (except for Homestead General),
- lodgings and office buildings at Miami International Airport (except in terminal concourses),
- industrial uses such as distribution, storage, manufacturing research and development and machine shops (except for Homestead General),
- agricultural uses, and
- retail, restaurants, and personal service establishments (except for Homestead General).

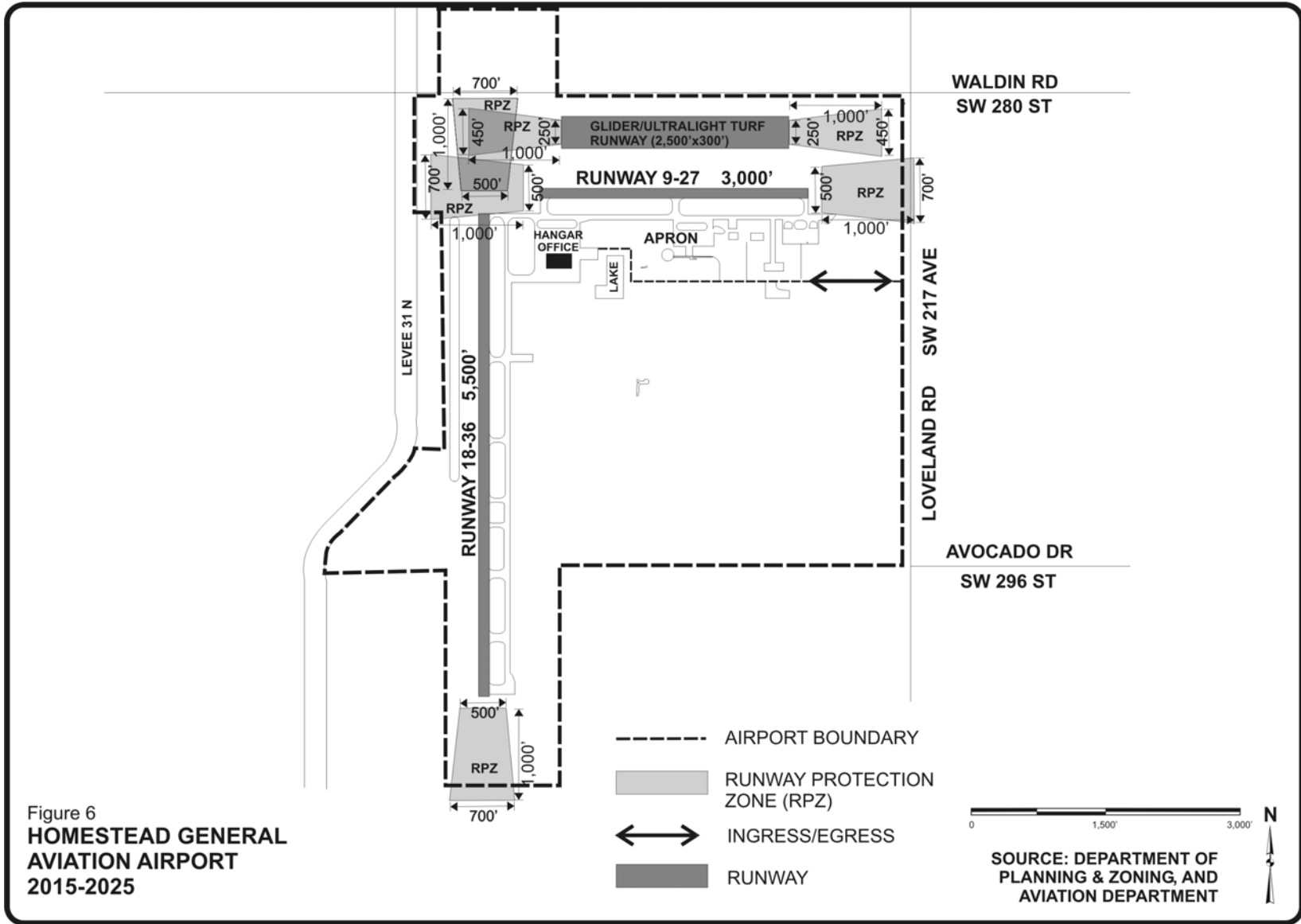
Such privately owned non-aviation related uses at the Opa-locka Executive, Miami International, Kendall-Tamiami Executive and Homestead General Aviation airports shall be limited as follows:

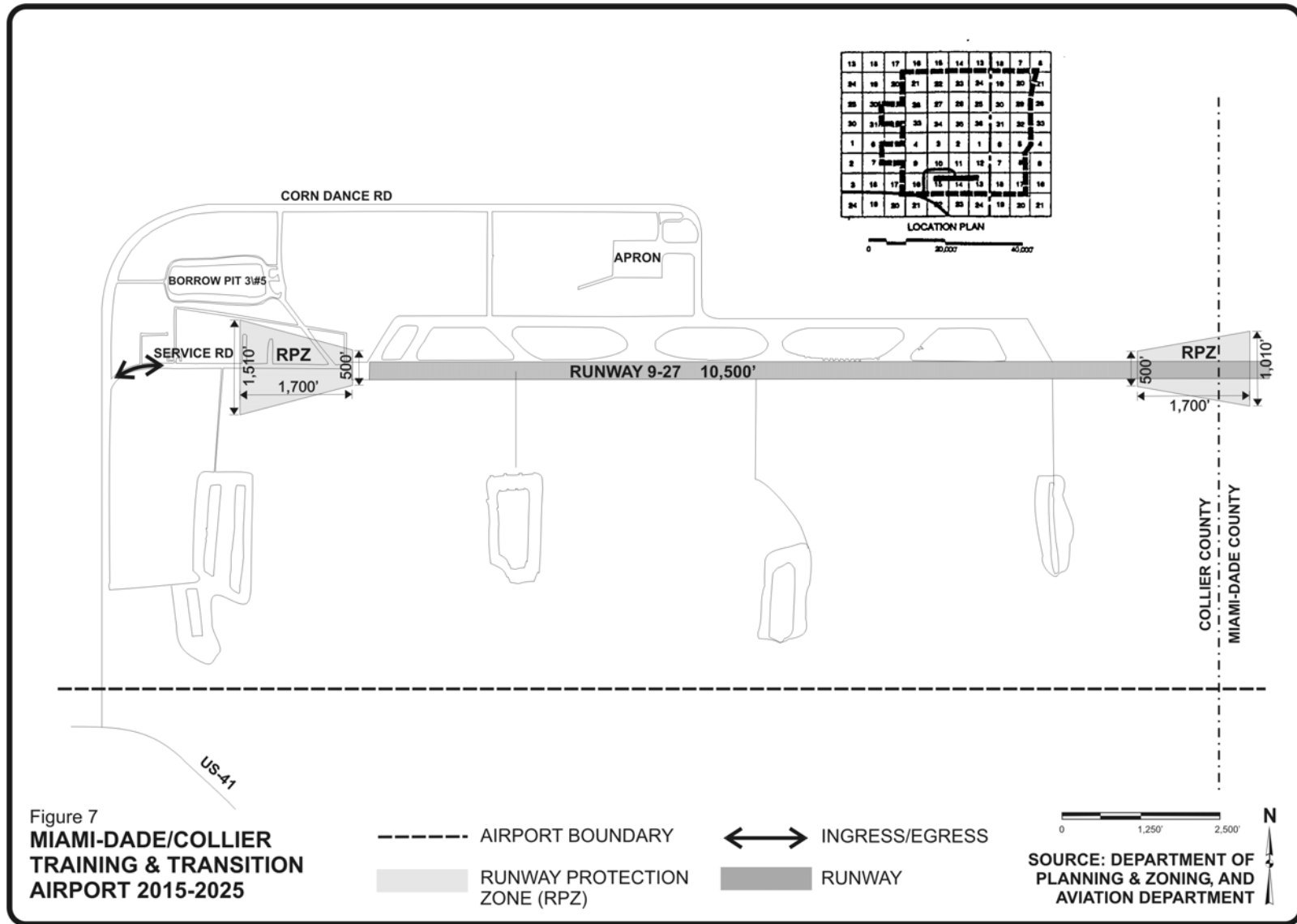
- (1) Those portions of the landside area at Opa-locka Executive, Miami International, and Kendall-Tamiami Executive airports that are not developed for uses that are aviation-related or directly supportive of airport operations shall range from 50 to 85 percent for industrial uses, 5 to 25 percent for commercial uses, 5 to 25 percent for office uses, 0 to 10 percent for hotels and motels, and 0 to 20 percent for institutional uses. The distribution, range, intensity and types of such non-aviation related uses shall vary by location as a function of the availability of public services, height restrictions, CDMP intensity ceiling for the Urban Infill Area (FAR of 2.0 not counting parking structures) at Opa-locka Executive and Miami International airports or for the Urbanizing Area (FAR of 1.25 not counting parking structures) at Kendall-Tamiami Executive Airport impact on roadways, access and compatibility with neighboring development. Freestanding retail and personal service uses and shopping centers shall front on major access roads preferably near major intersections, where practical, and have limited access to major roadways.
- (2) Those portions of the landside area at Homestead General Aviation Airport that are not developed for uses that are aviation-related or directly supportive of airport operations shall be developed with agricultural uses.
- (3) Each non-aviation related use shall comply with applicable law, including but not limited to FAA regulations and any airport layout plan governing permissible uses on the entire airport property.





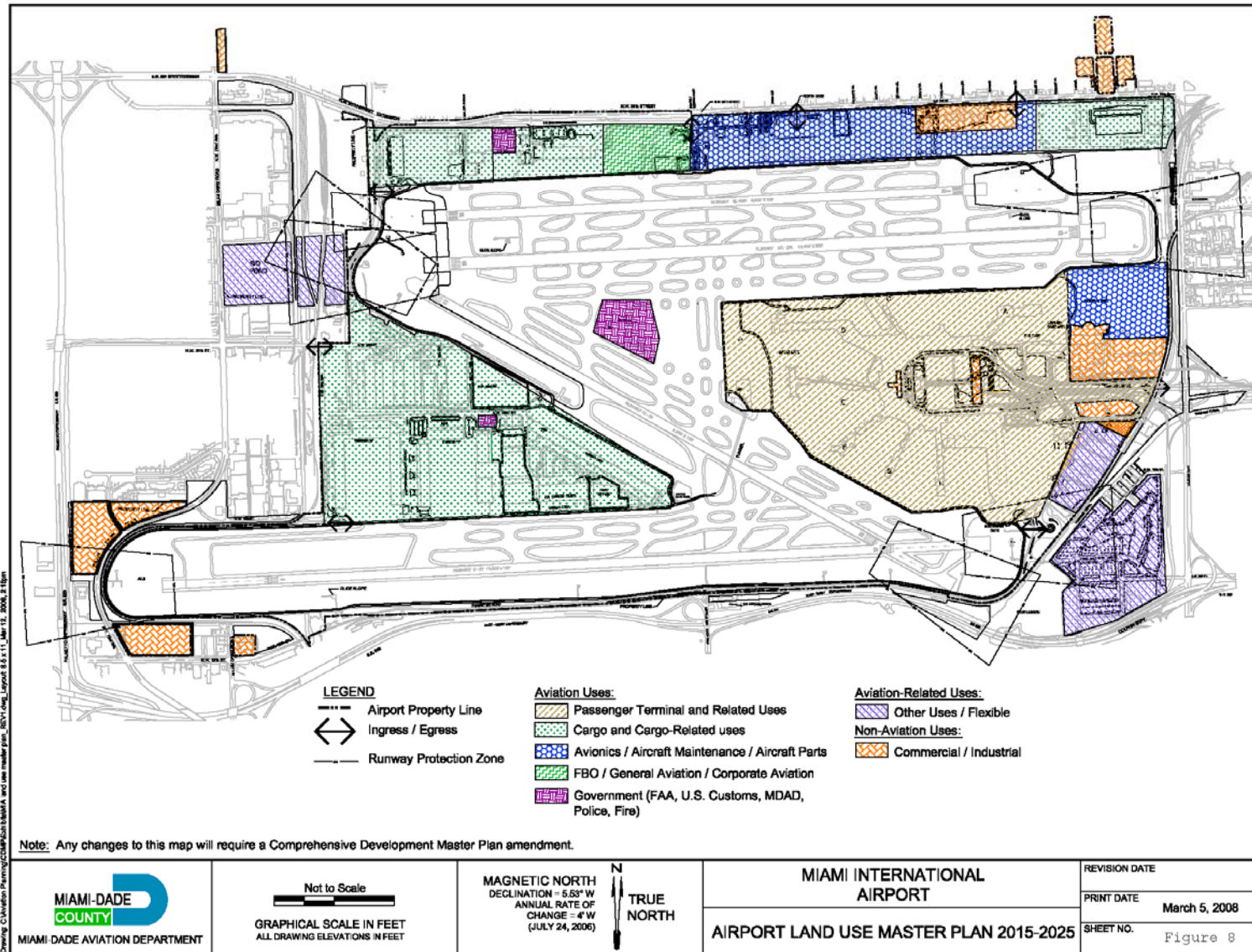






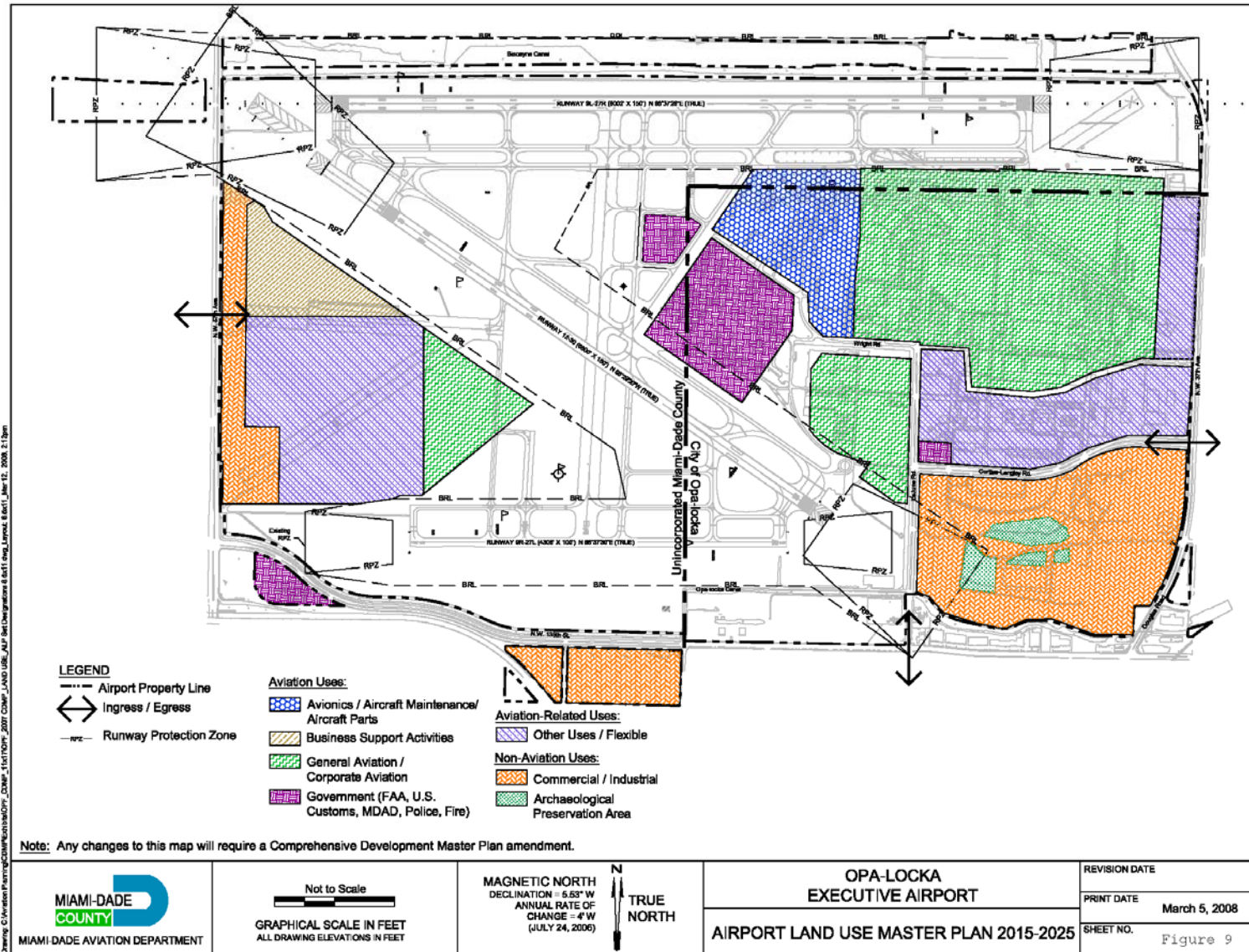
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Figure 8



II-58.1

Figure 9



II-58.2

Figure 10

II-58.3

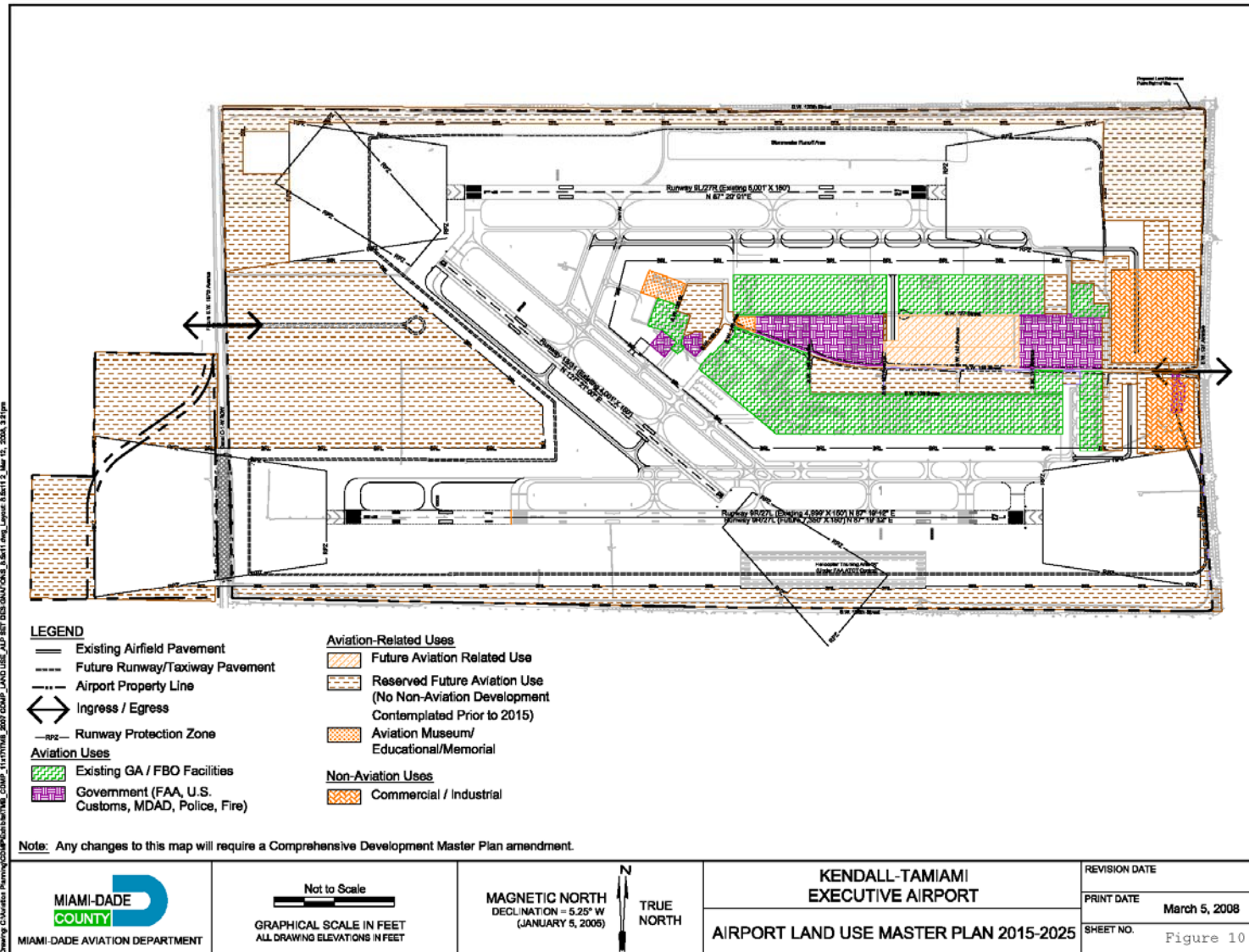
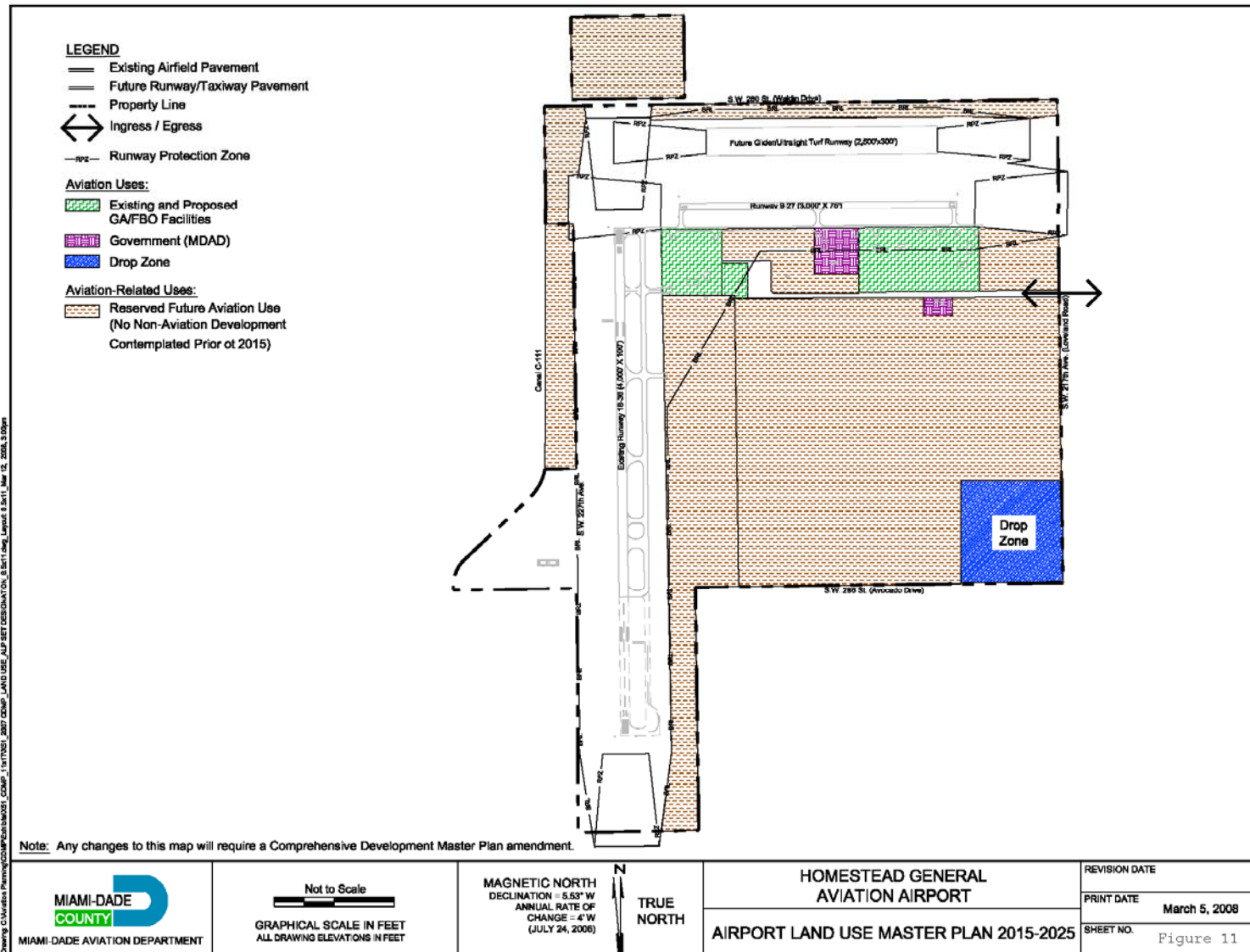


Figure 11



Miami International Airport

Project	Need	Interval
North Terminal		
North Terminal Core Program	Deficiency	Near Term
North Terminal Wide Improvements	Deficiency	Near Term
Balance of North Terminal Support Projects	Deficiency	Near Term
South Terminal		
South Terminal Core Program	Deficiency	Near Term
South Terminal Support Program	Deficiency	Near Term
MIA Runway 27 Threshold Relocation	Deficiency	Near Term
South Terminal Curbside Counters	Deficiency	Near Term
MIA South Terminal Dual Taxiway	Deficiency	Near Term
South Terminal Delta Airlines Club	Deficiency	Near Term
Concourse J Airlines Club America	Deficiency	Near Term
South Terminal Post-POJV Completion Projects	Deficiency	Near Term
MIA Mover Program	Deficiency	Near Term
Terminal Roofing Projects		
North Terminal Building Reroofing-Phase 2	Deficiency	Near Term
Central Terminal Building Reroofing-Phase 1	Deficiency	Near Term
Central Terminal Building Reroofing – Phase 1	Deficiency	Near Term
South Terminal Building Reroofing – Phase 2	Deficiency	Near Term
South Terminal Building Reroofing –Phase 2	Deficiency	Near Term
MDAD Operational Requirements		
MIA Water Distribution System Infrastructure Improvements	Deficiency	Near Term
MIA Lower Vehicular Drive Accessibility II	Deficiency	Near Term
MIA Short Term Parking Upgrade + Equipment	Deficiency	Near Term
MIA West Side Booster Pump Station	Deficiency	Near Term
MIA Passenger Loading Bridges (Replacements)	Deficiency	Near Term
Central Terminal Tenant Relocations	Deficiency	Near Term
MIA Concourse F Other Code Issues	Deficiency	Long Term
MIA Park Six Garage	Deficiency	Long Term
MIA Central Boulevard Widening, Realignment & Service Loop	Deficiency	Long Term
Wayfinding Signage	Deficiency	Long Term
MIA Upper Vehicle Drive Widening	Deficiency	Long Term
Lower Vehicular Drive Ventilation	Deficiency	Long Term
Regulatory Agency Mandated Projects		
MDAD Office Tower Fire Sprinkler & Alarm Upgrades	Deficiency	Near Term
Front Terminal D-H Fire Sprinkler & Alarm Upgrades	Deficiency	Near Term

Fire Protection Upgrade of Security & Comm Rooms	Deficiency	Near Term
Concourse E Fire Sprinkler and Fire Alarm Upgrades	Deficiency	Near Term
Fire Protection Upgrade of Security & Comm Rooms	Deficiency	Near Term
MIA & GA Environmental Regulatory Compliance	Deficiency	Near Term
MIA Concourse A-H Checkpoints Security Screen Enclosures	Deficiency	Near Term
MIA NTD Life Safety Upgrades to 3 rd and 4 th Floors	Deficiency	Near Term
CCTV Monitoring of TSA Bag Screening Locations	Deficiency	Near Term
MIA Fuel Facility Load Rack Capture Tank	Deficiency	Near Term
MIA Security Operation Control Center	Deficiency	Near Term
MIA & General Aviation Miscellaneous ADA Barrier Removal Program	Deficiency	Near Term

Airfield Projects

Runway Resurfacing-8R/26L	Deficiency	Near Term
MIA Airfield Improvements for Airbus 380	Deficiency	Long Term
MIA Runways 9 and 27 High Speed Exit	Growth	Long Term
Runway Resurfacing-12/30 (2011)	Deficiency	Near Term

Airbus 380 Terminal Projects

MIA Concourse J Airbus 380 Modifications	Deficiency	Near Term
MIA Concourse H Airbus 380 Modifications	Deficiency	Long Term
Concourse E Airbus 380 Gate Modifications (Gate E-8)	Deficiency	Long Term

Other Projects

MIA Bldg 21 Apron & Landside Roadway Grading and Drainage	Deficiency	Near Term
MIA Tract One Drainage, Grading & Pavement Improvements	Deficiency	Near Term
MIA Building 845 Finish-out, Chiller Plant and Parking Garage	Deficiency	Long Term
Fuel Storage Facility Intrusion Detection	Deficiency	Long Term
Visual Paging System	Deficiency	Long Term
MIA Terminal Wide Employee Restroom Remodeling & Renovation	Growth	Long Term
MIA Telecommunication Network Expansion	Growth	Near Term
E-Satellite Connectivity	Deficiency	Long Term
MIA Central Terminal Short-Term Improvements	Deficiency	Near Term
MIA Waste Compactor	Deficiency	Near Term
More Efficient Operations for all Terminal Gates	Growth	Long Term
MIA Central Terminal Long-Term Improvements	Growth	Long Term
MIA Terminal Second Floor Carpeting	Deficiency	Near Term
MIA Terminal Seating & Misc. Furniture	Deficiency	Near Term
Information Counters	Deficiency	Near Term
Central Boulevard Roadway Improvements	Deficiency	Long Term

Central Base Public-Private Partnership development	Growth	Long Term
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Northeast Base Public-Private Partnership development	Growth	Near Term
Taxiway K extension	Growth	Near Term

Environmental Projects

ADF Environmental Pollution Remediation	Deficiency	Near Term
Miscellaneous Landscape Program	Deficiency	Long Term

Projects Located at Multiple Airports

MIA & GA Environmental Program	Deficiency	Near Term
MIA & GA Miscellaneous Asbestos Removal	Deficiency	Near Term
GA Airports Environmental Compliance	Deficiency	Near Term

General Aviation Airports

Opa-locka Executive Airport

OPF Security Project	Deficiency	Near Term
New Air Traffic Control Tower	Deficiency	Near Term
Navigational Aid Installation	Growth	Long Term
Various Third Party Development On Airport	Growth	Near Term

Kendall-Tamiami Executive Airport

TMB Runway 9R-27L Extension Project	Growth	Near Term
TMB Security Project	Deficiency	Near Term
New Air Traffic Control Tower	Deficiency	Long Term
Various Third Party Development On Airport	Growth	Near Term
Navigational Aid Installation	Growth	Long Term

Homestead General Aviation Airport

Homestead General Aviation Airport Security Project	Deficiency	Near Term
Various Third Party Development On Airport	Growth	Near Term
Runway 18-36 Runway Extension	Growth	Long Term
New Air Traffic Control Tower	Growth	Long Term
Navigational Aid Installation	Growth	Long Term
Future Glider/Ultra light Turf Runway	Growth	Long Term
Helicopter Training Operations Area	Growth	Long Term

Notes: Near Term is defined as a period from 2007-2012.

Long Term is defined as a period beyond 2012.

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Aviation Monitoring Program

In order to enable the preparation of the periodic Evaluation and Appraisal Report (EAR) required by Section 163.3191, Florida Statute (F.S.), the Minimum Criteria Rule (Rule 9J-5, Florida Administrative Code [F.A.C.]) requires that local comprehensive plans contain adopted procedures for monitoring and evaluating the Plan and its implementation.

This section outlines the substantive elements of Miami-Dade County's monitoring program pertinent to the objectives, policies and parameters referenced in the Aviation Subelement.

An important part of the implementation of the objectives of the Aviation Subelement is the establishment of a program for monitoring their progress. The Aviation monitoring program consists of the following measures:

Objective AV-1

- Annual enplanement, cargo tonnage and operational levels at air carrier facilities.
- Annual operational levels at general aviation airports.
- Facility improvements at air carrier facility(ies).
- Facility improvements at general aviation and training and transition facilities.

Objective AV-2

- Consistency of implementation role with the roles defined in this Subelement.

Objective AV-3

- Number of structures penetrating the County airports' navigable airspace permitted since the latest EAR.

Objective AV-4

- Capacity enhancements at airports operating at demand to average service volume (ASV) ratios greater than 0.8

Objective AV-5

- Constructed and programmed roadway improvements serving the County's aviation facilities since latest EAR.
- Levels of service of airport access roads at date of EAR contrasted with those since 2003.

Objective AV-6

- Airport capacity enhancements at locations consistent with the Conservation and Coastal Management Elements of the Comprehensive Development Master Plan.
- Approved Environmental Impact Assessment reports/DRIs required for major facilities and improvements.

Objective AV-7

- Establishment or update of airport zoning ordinances for all Miami-Dade County Aviation Departmental facilities by year 2008.
- Capacity enhancements or operational changes at airports that do not substantially increase the area of residential and institutional use designation on the Land Use Element of the Comprehensive Development Master Plan that are within the calculated day-night average sound level (DNL) 75 noise area.

Objective AV-8

- Annual airport employment figures.
- Annual aviation-related business employment figures
- Employment figures in the vicinity of airports at date of EAR contrasted with 2003 by TAZ.

Objective AV-9

- Report number of projects at the County's aviation facilities, which expand flexibility of landside and airside facilities and operations.

HOUSING ELEMENT

Introduction

The purpose of the Housing Element is to provide a framework for developing plans and programs by local governments to assist in the provision of suitable housing for current and future residents of Miami-Dade County. The Element establishes goals, objectives, and policies aimed at guiding both the public and private efforts to deliver housing. It provides for adequate sites for future housing, particularly housing for extremely low, very low, low and moderate-income families, including workforce housing. It analyzes current housing trends and problems in Miami-Dade County and it presents policies and programs aimed at attaining the housing goals and objectives.

The Housing Element has been developed to meet the requirements of Chapter 163, *Florida Statutes*, (F.S.) and Rule 9J-5, *Florida Administrative Code* (F.A.C.). It builds on a long history of innovative housing planning and programming by Miami-Dade County, which, since 1957, has been a home rule charter county. The Planning and Zoning Department therefore serves as a regional agency, and housing needs and goals in this Element are presented for the entire County, including the 35 municipalities.

The Housing Element addresses needs that must be met for the most part by the private sector. Other Elements of this Plan deal with development programs that are primarily public sector responsibilities -- the street and highway system, mass transit, parks, playgrounds, water, waste disposal, and other utilities and capital improvements, which are the responsibility of Miami-Dade County and other local governments. Housing is different, as local governments today build little or no new housing. Instead, they provide, plans, programs, and development regulations (zoning, building codes, etc.) to guide the private sector in the development of new housing, and maintain fair housing ordinances and housing structural and health codes, which set minimum standards. Funding is also provided as incentives for the development of affordable housing, including affordable workforce housing.

References to affordable housing and income limit categories that are made throughout the Housing Element are based on standard definitions developed by the U.S. Department of Housing and Urban Development (HUD) which are used to determine eligibility for many of the County's housing programs. In this context, affordability is defined as housing costs that are 30% or below a household's annual income. Households whose housing expenses exceed 30% of their annual income are considered cost burdened.

The extremely low, very low, low and moderate income limit categories presented in the Housing Element represent the maximum income one or more natural persons or a family may earn, as a percent of the area median income (AMI) in order to qualify for certain housing assistance programs. Below are the income limits as defined by HUD standards, state regulations and Miami-Dade County policies:

Extremely Low:	At or below 30% of the AMI
Very Low:	30.01 to 50% of the AMI
Low:	50.01% to 80% of the AMI
Moderate:	80.01% to 120% of the AMI (The moderate income limit for Miami-Dade County's Documentary Surtax Program includes up to 140% of the AMI.)

In addition to the above categories, the Housing Element also provides a workforce housing category, which is defined as housing that is affordable to natural persons or families whose total household income is at or below 140% of the AMI. Although workforce housing incorporates all the income categories described above, it differs from other forms of affordable housing in that it seeks to address the housing needs of the workforce. Such housing is generally located near employment centers and within close proximity of transit services. This form of housing allows for employment based housing, which is housing provided by employers for their workers. It also encourages public-private partnerships in the development of such projects.

The Adopted Components of this Element include the goals, objectives, and policies contained herein and the Housing Element monitoring program.

The 2003 Evaluation and Appraisal Report (EAR) shows that between the year 2000 and 2025, Miami-Dade County will require 294,200 new housing units. It is estimated that about 42 percent of those units will be needed by very low and low-income households. These are units that only new residents will require and do not take account of existing housing deficiencies. The 2000 Census revealed that 77,000 households were living in overcrowded conditions and more than 204,000 households were cost-burdened (there is an unknown overlap between these two categories). These are truly daunting numbers and the trend seems to be worsening. Overcrowding increased from 18.2 percent to 20 percent of all households between 1990 and 2000. Likewise, cost burden is becoming more wide spread.

An overall affordability analysis was done in the 2003 EAR Report, which matched income distribution to housing cost distribution. In 1990, just over 86 percent of renter-occupied units were affordable and, by 2000, this had dropped to 79.5 percent. The same pattern held for owner-occupied units; 37.3 percent affordable in 1990, 34.0 percent by 2000. Again, the EAR Report points out that these trends are likely to continue in Miami-Dade County. The projected demographic makeup, income distribution, wage rates, poverty levels and sources of economic and population growth, if they persist, virtually assure that insufficient affordable housing will remain a serious problem in Miami-Dade County well into the future.

GOAL 1

ENSURE THE PROVISION OF AFFORDABLE HOUSING THAT WILL MEET THE SPATIAL AND ECONOMIC NECESSITIES OF ALL CURRENT AND FUTURE MIAMI-DADE COUNTY RESIDENTS, REGARDLESS OF HOUSEHOLD TYPE OR INCOME.

Objective HO-1

Promote housing choice for all Miami-Dade County citizens regardless of race, ethnicity, age, sex, family composition, disability or sexual orientation such that residential segregation indices are reduced to a value of 50 or less.

Policies

- HO-1A. Continue to enforce existing housing laws that prohibit housing discrimination on the basis of race, ethnicity, age, sex, family composition, disability or sexual orientation.
- HO-1B. Miami-Dade County housing assistance provider agencies should carry out equal opportunity fair housing activities where applicable and to the degree possible.
- HO-1C. Affordable housing resource information should be distributed to the general public, especially to very low, low and moderate-income households, by County housing agencies through several techniques and media.

Objective HO-2

Designate by the year 2025 sufficient land (+/-25,000 acres) to accommodate sites at varying densities for a variety of housing including manufactured homes, with special attention directed to affordable units for extremely low, very low, low, and moderate-income households, including workforce housing.

Policies

- HO-2A Develop by the end of 2008 a housing plan that would aim to fairly and equitably distribute extremely low, very low, low- and moderate-income publicly assisted affordable housing, including affordable workforce housing, throughout the County, in a manner that lessens potential impacts of such housing in any one area while providing a wider choice of extremely low, very low, low, and moderate-income affordable housing options.
- HO-2B. Allow manufactured homes within residential areas throughout the County, provided they meet design and building standards and are generally compatible with the surrounding residential development.
- HO-2C. Foster a diversity of affordable housing types defined by the County's Comprehensive Development Master Plan to include single-family detached housing, single-family attached and duplex housing, multi-family housing and manufactured homes.
- HO-2D. Continue to promote zoning code changes that allow housing product

opportunities such as accessory apartments, single room occupancy units (SRO's), elderly residential hotels, and the mixing of unit types.

- HO-2E. The Department of Planning and Zoning will prepare and apply a series of innovative methods for increasing public awareness of the accessory apartment provision in the zoning code and promoting its use.

Objective HO-3

Assist the private sector in providing affordable housing products in sufficient numbers for existing and future residents throughout the County by the year 2025, (approximately 294,000 units), with an appropriate percentage (about 42 percent) of new housing available to extremely low, very low, low and moderate-income households, including workforce housing.

Policies

- HO-3A. Provide additional administrative incentives for new developments to ensure the inclusion of a wide spectrum of housing options, particularly for extremely low, very low, low, and moderate-income households, including workforce housing.
- HO-3B. Continue to investigate methods for providing affordable residential dwelling units and to review, evaluate and streamline those aspects of planning, zoning, permitting and building codes that may unduly restrict or increase the cost of housing.
- HO-3C. Provide administrative and technical support to non-profit housing development corporations to construct new housing either for sale or rent to extremely low, very low, low, and moderate-income persons, including workforce housing.
- HO-3D. Continue to develop programs such as the Documentary Stamp Surtax Program, the Housing Finance Authority Savings Bank, Location Efficient Mortgages and other innovative ways to reduce financing costs.
- HO-3E. Encourage interlocal agreements among adjacent jurisdictions, for the provision of affordable housing opportunities within their region if not within their jurisdiction, especially for extremely low, very low, low, and moderate-income residents, including workforce housing.
- HO-3F. By the end of 2006 an inclusionary zoning program which involves private sector developments in the provision of work force housing will be implemented. Builders and developers who participate in this program will be entitled to exceed CDMP density ranges and certain other land use provisions according to provisions set forth in the Land Use Element.
- HO-3G. The Department of Planning and Zoning will work with other appropriate departments to consider development of a housing linkage program which applies to commercial and industrial projects above a certain size.

Objective HO-4

Develop ways to broadly communicate accurate information about public and private affordable housing development, especially extremely low, very low, low, moderate-income, and workforce housing, throughout the County.

Policies

- HO-4A. Prepare a visual file, including photos and site plans, of successful work force housing projects blended with market rate housing in order to illustrate the feasibility of this concept.
- HO-4B. Solicit participation from the community at large in developing design guidelines and site plans for affordable housing, perhaps through design charrettes with local architects and potentially affected neighbors and/or community associations.

GOAL II

THROUGHOUT MIAMI-DADE COUNTY IDENTIFY AND PROVIDE AFFORDABLE HOUSING OPPORTUNITIES FROM WITHIN THE EXISTING HOUSING STOCK AND ENSURE ITS EFFICIENT USE THROUGH REHABILITATION AND RENOVATION, AND FACILITATE ADAPTIVE CONVERSION OF NON-RESIDENTIAL STRUCTURES TO HOUSING USE FOR EXTREMELY LOW, VERY LOW, LOW, AND MODERATE-INCOME HOUSEHOLDS, INCLUDING WORKFORCE HOUSING.

Objective HO-5

Reduce the number of substandard housing units in the County by encouraging the rehabilitation or conservation of the existing housing stock, including historic structures, and provide that an increased number of extremely low, very low, low and moderate-income, and workforce units comes from housing rehabilitation and adaptive re-use of non-residential structures.

Policies

- HO-5A. Consistently enforce minimum building and housing code standards throughout the County so that all new and rehabilitated housing, public or private, is in compliance.
- HO-5B. Continue Federally funded housing development assistance, maintenance and neighborhood improvement programs, especially in eligible low income areas.
- HO-5C. Continue to use existing housing assistance funding for maintenance and rehabilitation programs for eligible publicly and privately owned single and multi-

family units, including those for the elderly and disabled.

- HO-5D. Identify, conserve and protect historically significant housing and stabilized neighborhoods from the intrusion of incompatible land uses that would adversely affect neighborhood character or existing structures, pursuant to the provisions of the Miami-Dade County Historic Preservation Ordinance.
- HO-5E. Review current demolition processes and suggest modifications if they inhibit the rehabilitation of housing for low income and work force households or the adaptive reuse of non-residential structures for such housing.

Objective HO-6

Increase affordable housing opportunities for extremely low, very low, low, moderate-income households, including workforce housing options, within reasonable proximity to places of employment, mass transit and necessary public services in existing urbanized areas.

Policies

- HO-6A. Promote the location of housing for extremely low, very low, low, and moderate-income households, including workforce housing options, near employment centers or premium transportation services through the application of CDMP planning provisions and cooperation with County agencies which provide affordable housing.
- HO-6B. Continue to use incentives, such as the Federal Empowerment Zone and State Enterprise Zone designations, Brownfields, the Urban Jobs Tax Credit Program, and Community Redevelopment areas, to attract industries to locate in or near infrastructure-ready infill sites in very low, low and moderate income residential areas and to employ residents of these areas.
- HO-6C. Priority should be given to assisting affordable work force housing projects which are proximate to employment concentrations, mass transit, or have easy access to a range of public services.
- HO-6D. Miami-Dade County shall identify sites adequate for workforce housing according to the “Miami-Dade County Workforce Housing Plan” adopted by July 1, 2008.

GOAL III

ALL VARIATIONS OF AFFORDABLE HOUSING PRODUCTS IN MIAMI-DADE COUNTY SHOULD BE PROVIDED THROUGH THE MOST ECONOMICALLY FEASIBLE ALTERNATIVES.

Objective HO-7

Bring about housing design and development alternatives that are aesthetically pleasing, encourage energy efficiency and enhance the overall health, safety and general welfare of County residents.

Policies

- HO-7A. Ensure that growth management, housing design, and development alternatives form an integral part of a community of functional neighborhoods and town centers that promote community identity, and enhance the overall quality of life.
- HO-7B. Continue supporting development of new and innovative economically feasible construction techniques, materials and manufacturing methods that maintain or improve housing structural quality.
- HO-7C. Promote programs designed to enhance neighborhood safety in order to help prevent possible housing deterioration by crime.
- HO-7D. The County shall continue to encourage new legislation that promotes energy efficiency, use of alternative energy and conservation alternatives, in the construction and rehabilitation of new and existing buildings.
- HO-7E. The County shall promote affordable utility costs for new public housing projects by utilizing Florida Green Building Coalition green construction standards or other acceptable standards, and through the incorporation of alternative energy technologies into low-income weatherization programs.
- HO-7F. The County should discourage the practice of illegal housing conversions, additions, or unpermitted new residential construction through a program which includes: strong public communications; aggressive inspections; penalties; and, information on affordable housing programs.

Objective HO-8

Maintain the stock of suitable rural housing available to farm workers, as well as special housing for migrant farm workers.

Policy

- HO-8A. Work with County employers and appropriate agencies to identify and provide adequate assistance in meeting seasonal migrant and rural farm worker affordable housing needs.

Objective 9

Provide for the special housing needs of the County's elderly, disabled, homeless, orphaned children, families in need, persons with AIDS and others in need of specialized housing assistance.

Policies

- HO-9A. Continue to provide, in accordance with Chapter 533, F.S. and applicable County codes, housing opportunities for the County's homeless, elderly, and disabled. Halfway houses and special needs congregate living facilities for institutionalized groups such as persons with AIDS should be made available.
- HO-9B. Monitor the status and location of group homes, foster-care facilities, adult congregate living facilities, halfway houses, and similar housing facilities consistent with Chapter 419 of the Florida Statutes to ensure wide accessibility and to avoid undue concentration in any area and expand community residential alternatives to institutionalization.
- HO-9C. Continue to allow within residential areas, as a right provided in the Land Use Element, group homes and foster care facilities that are owner-occupied and contain six-or-fewer beds.

Objective HO-10

Continue governmental assistance to persons and families displaced and relocated by public projects and encourage private-sector assistance in relocating people displaced by private projects.

Policies

- HO-10A. Provide safe, well built, and transit accessible affordable housing units prior to relocation to households displaced by public action.
- HO-10B. Encourage the private sector to provide housing assistance to families and individuals displaced through private sector actions.
- HO-10C. Assure the availability of suitable emergency shelters, transitional housing, and relocation programs for very low, low- and moderate-income populations who have lost their housing, especially when displacement occurs due to redevelopment or natural disaster.

Monitoring Program

In order to enable the preparation of the periodic Evaluation and Appraisal Report (EAR) as required by Section 163.3191, F.S., the Minimum Criteria Rule (Rule 9J-5, F.A.C.) requires that local comprehensive plans contain adopted procedures for monitoring and evaluating the Plan and its implementation (Sections 9J-5.005[1][c][3], and 9J-5.005[7], F.A.C.). In addition, successful implementation of level of service standards, and requirements that services be available at the time of development, also require the establishment or enhancement of monitoring and reporting programs.

This section of the Element outlines the substantive elements of Miami-Dade County's monitoring program pertinent to the objectives, policies, and parameters referenced in this Element. It should be understood that the proposed programs or program improvements will be refined over time, as more experience is gained. Undoubtedly, by the time that the next EAR is prepared, the measures and procedures outlined herein will have been modified to reflect practical considerations.

The administrative requirements for monitoring and preparation of the EAR as outlined in Section 9J-5.005(7), F.A.C. are not repeated here. They are outlined only in the Land Use Element to avoid redundancy. The reader is referred to that Element for a summary of those procedural requirements.

Evaluation Assessment Review

For the purpose of evaluating and assessing the implementation of the Housing Element in Year 2010, each objective will be reviewed as follows to monitor the degree to which it has been reached.

Goal I, Objective HO-1.

Residential segregation indices using census and other data as necessary and available will be used to report on results achieved related to this objective.

Goal I, Objective HO-2.

The 2000 and 2010 census data will be utilized to compare the distribution of the number of units by value and type, by census tract or other appropriate area.

Goal I, Objective HO-3.

The 2000 and 2010 census data will be utilized to calculate "cost burden" by area for the two years so that changes can be noted. Cost burden is defined as a household which is devoting more than 30 percent of its income to housing costs.

Goal I, Objective HO-4.

The measure of achievement for this objective will consist of listing and describing the various means employed to inform the public about the characteristics of affordable housing and the development of it.

Goal II, Objective HO-5.

The number of units rehabilitated through the various Miami-Dade County sponsored or approved programs will be reported for the years 2003 to 2010.

Goal II, Objective HO-6.

Information and data compiled by the specific agencies providing affordable housing, either rehab or new, will be acquired and the distributional pattern analyzed with respect to employment centers, mass transit, and important facilities and services. The 2000 and 2010 census and matching land use data will be utilized.

Goal III, Objective HO-7.

Efforts to promote better housing design, construction methods, materials, energy conservation improvements or related matters will be reported on.

Goal III, Objective HO-8.

The status of rural and farm worker housing will be compared to that five years before the EAR date, using the best available data.

Goal III, Objective HO-9.

Information and data compiled by the specific agencies dealing with these special client groups will be obtained and analyzed in order to evaluate success in meeting this objective.

Goal III, Objective HO-10.

The records of the agencies, which are responsible for relocation of displaced households, will be the basis for assessing this objective achievement.

- CON-2G. Best Management Practices for potential sources of water pollution shall include reduction in the use of hazardous materials and, wherever possible, the reuse and recycling of materials on site. Best Management Practices shall also be established to address those wastes that must be removed from site, including reusing and recycling of the waste in other operations. All practical recycling and reuse alternatives shall be investigated before seeking permanent disposal of hazardous wastes.
- CON-2H. Miami-Dade County shall evaluate the amount and methods of application for fertilizers and pesticides as necessary to promote efficient plant growth and minimize leaching to the ground water.
- CON-2I. Data and information from hazardous facilities inspection programs and clean-ups of current and historical hazardous waste spills shall be integrated with wellfield monitoring data on a Geographical Information System (GIS) to determine overall water quality in wellfield recharge areas and risk to public drinking water supplies.
- CON-2J. Miami-Dade County shall implement a 500-foot protection zone for non-community, non-transient water supplies that serve uses such as public or private schools and trailer parks.
- CON-2K. Miami-Dade County shall use the data generated in its ambient ground and surface water monitoring programs to determine normal background levels for the twelve National Pollution Discharge Elimination Systems (NPDES) priority pollutants and any other pollutants of interest.
- CON-2L. By 2020, Miami-Dade County shall prepare a management plan for the protection and proper utilization of the Floridan Aquifer. This management plan should identify potential areas of water withdrawals, potential sources of contamination, the impact of potential withdrawals to other legal users, and the development of practices that will maintain this aquifer as a viable water supply source.

Objective CON-3

Regulations within wellfield protection areas shall be strictly enforced. The recommendations of the NW Wellfield Protection Plan shall continue to be fully implemented, as are recommendations that evolve from the West Wellfield and South Dade Wellfield planning processes.

Policies

- CON-3A. No new facilities that use, handle, generate, transport or dispose of hazardous wastes shall be permitted within wellfield protection areas, and all existing facilities that use, handle, generate, transport or dispose of more than the maximum allowable quantity of hazardous wastes (as specified in Chapter 24-43 of the Code of Miami-Dade County, as may be amended from time to time) within wellfield protection areas shall be required to take substantial measures such as secondary containment and improved operating procedures to ensure environmentally safe

operations.

- CON-3B. The water management systems that recharge regional wellfields shall be protected and enhanced.
- CON-3C. County-owned and operated facilities that use hazardous materials or generate hazardous wastes shall be moved to locations that are outside and downgradient of wellfield protection areas whenever such facilities need to be expanded by more than fifty (50) percent.
- CON-3D. Miami-Dade County shall continue to utilize Best Management Practices established for agriculture within wellfield protection areas.
- CON-3E. The area west of the Turnpike, east of the Dade-Broward Levee, north of NW 12th Street and south of Okeechobee Road shall be reserved for limestone mining and approved ancillary uses as provided for in Chapters 24 and 33 of the Miami-Dade County Code and the entire area west of the Turnpike, north of NW 25th Street and south of Okeechobee Road shall remain unurbanized.
- CON-3F. The ambient groundwater monitoring program, which includes all wellfield protection areas, shall be continued to serve as an "early warning system" for monitoring high- risk land uses and point sources.
- CON-3G. Miami-Dade County shall re-evaluate the extent, and mandate periodic updating, of the protection areas for all public water supply wellfields to adjust the protection areas and programs for those wellfields, as warranted. The County shall ensure that new surface water bodies are adequately set back from wellfields to provide an adequate rock buffer to ensure protection of water quality and maintenance of the groundwater classification of the wellfields.
- CON-3H. Miami-Dade County shall identify facilities that handle, use or generate hazardous wastes in wellfield protection areas and address the feasibility of removing the grandfathering provision for facilities that have been determined to be significant sources of pollution within wellfield protection areas.

Objective CON-4

The aquifer recharge and water storage capacity of the presently undeveloped areas in western and southern Miami-Dade County shall be maintained or increased.

Policies

- CON-4A. The aquifer-recharge values of wetland areas shall be maintained and, where feasible, enhanced or restored. There shall be no further positive drainage of wetlands to accommodate urban development or agricultural uses.

- CON-4B. All future development and redevelopment shall use retention, infiltration and detention systems to retain to the maximum extent feasible, the full runoff from a one in five year storm and minimize the use of impermeable surfaces. In the event that an emergency overflow is provided, a minimum of the first inch of runoff shall be retained on-site.
- CON-4C. The approved fill encroachment criteria for the Western C-9 Basin as established by the South Florida Water Management District and for all other basins as established by the Miami-Dade County Department of Environmental Resource Management (Basin B, North Trail and Bird Drive) shall continue to govern the extent to which land can be filled, and additional fill encroachment criteria shall be developed for all the undeveloped, poorly drained areas in western and southern Miami-Dade County which are determined to have urban development potential. These criteria shall retain the predevelopment net recharge and runoff values for basin areas.
- CON-4D. Water conserving irrigation and other landscape practices such as Xeriscape shall be used wherever feasible. Through its site and landscape reviews, Miami-Dade County shall ensure that appropriate native and xeriscape plant materials are used, particularly in the salt-intruded areas of the County where public water is used to water lawns, golf courses and landscaped green spaces.
- CON-4E. Miami-Dade County shall continue to investigate the feasibility of large-scale water reuse through water reuse demonstration projects and other appropriate means.
- CON-4F. The Miami-Dade County Department of Environmental Resources Management (DERM) shall work with the County's Cooperative Extension Department to develop guidelines for improving the efficiency and/or uniformity of irrigation systems for appropriate crops grown in Miami-Dade County.
- CON-4G. In accordance with the goals of the South Florida Water Management District's *Lower East Coast Regional Water Supply Plan* and Objective WS-7, and its related policies, Miami-Dade County shall develop alternative water supply sources to supplement withdrawals from the Biscayne Aquifer. Such sources may include withdrawals from the Floridan Aquifer, implementation of water conservation methods and projects, and development of reclaimed and wastewater reuse strategies and projects.

Objective CON-5

Miami-Dade County shall continue to develop and implement the Stormwater Master Plans comprised of basin plans for each of the twelve primary hydrologic basins being addressed by the County, and cut and fill criteria as necessary to: provide adequate flood protection; correct system deficiencies in County maintained drainage facilities;

coordinate the extension of facilities to meet future demands throughout the unincorporated area; and maintain and improve water quality. The Stormwater Master Plan is projected to be completed in 2005, and implementing actions recommended in each basin plan shall continue to commence immediately after the applicable plan is approved. Outside of the Urban Development Boundary the County shall not provide, or approve, additional drainage facilities that would impair flood protection to easterly developed areas of the County, exacerbate urban sprawl or reduce water storage.

Policies

CON-5A. The Stormwater Management (Drainage) Level of Service (LOS) Standards for Miami-Dade County contain both a Flood Protection (FP) and Water Quality (WQ) component. The minimum acceptable Flood Protection Level of Service (FPLOS) standards for Miami-Dade County shall be protection from the degree of flooding that would result for a duration of one day from a ten-year storm, with exceptions in previously developed canal basins as provided below, where additional development to this base standard would pose a risk to existing development. All structures shall be constructed at, or above, the minimum floor elevation specified in the federal Flood Insurance Rate Maps for Miami-Dade County, or as specified in Chapter 11-C of the Miami-Dade County Code, whichever is higher.

1. Basin-specific FPLOS standards shall be established through the adoption of a Stormwater Master Plan to be approved by the Miami-Dade County Board of County Commissioners and the South Florida Water Management District. Until the approval of basin-specific FPLOS standards through this coordinated process, the following additional exceptions shall apply:
 - a) Wherever Miami-Dade County has adopted cut and fill criteria pursuant to Chapter 24-48.3(6) of the County Code (November 30, 2004) including fill encroachment limitations necessary to prevent unsafe flood stages in special drainage basins, the minimum applicable FPLOS standard shall be the degree of protection provided by the applicable cut and fill criteria;
 - b) Where cut and fill criteria have not been established north of S.W. 152 Street inside the Urban Development Boundary (UDB), the minimum acceptable FPLOS standard shall be protection from the degree of flooding that would result for a duration of one day from a ten-year storm;
 - c) West of Levee-31 N, there shall be no off-site drainage, all septic tank drainfields shall be elevated above the hundred-year flood elevation, and
2. The Water Quality Level of Service (WQLOS) component of the standard shall be met when the annual average for each of the following twelve priority NPDES pollutants does not exceed the following target criteria for each of those pollutants within a canal basin, or sub-basin, as determined in accordance with procedures established by Miami-Dade County DERM:

sanitary sewer facility which does not meet the standards in Policy WS-2A or will not meet these standards concurrent with the completion of the development. In any case, where the federal, state, or County standards referenced in Policy WS-2A are revised, a reasonable time for compliance with the new standards shall be allowed.

- WS-2C. Miami-Dade County shall maintain procedures and programs to monitor levels of service of each water supply, water treatment and wastewater treatment facility for use by agencies that issue development orders or permits. Such procedures may include the establishment of water and wastewater allocation processes to assure that adequate water supply, and water and wastewater transmission and treatment capacity is available prior to issuance of development orders or permits.
- WS-2D. All wastewater treatment operations will comply with federal and state regulations for overflows.
- WS-2E. Miami-Dade County shall continue and expand its current practice of installing oversize water and sewer mains and associated facilities in anticipation of future needs consistent with Land Use Element policies which affect the timing, staging, and location of future development, and shall require developers dedicating such facilities to the County to conform with this policy. All applications and proposed agreements for water and/or sewer extensions submitted to the Water and Sewer Department that are inside of and within 330 feet of the Urban Development Boundary and that may involve the installation of oversized water or sewer mains shall be subject to additional review by a designated water and sewer review committee. The installation of oversized water and sewer mains will be consistent with engineering requirements to protect the public health and safety of the area residents and Land Use Element policies.
- WS-2F. The Miami-Dade Water and Sewer Department (WASD) shall continue the expansion of existing regional water and wastewater treatment plants to meet demand through the year 2025. The efficiency of existing plants will be increased wherever feasible to avoid building new plants.
- WS-2G. In order to further assure high water and sewer service standards throughout the County, the County should maintain countywide design standards for all improvements and extensions of water distribution and sewer collection systems.

Objective WS-3

The County will provide an adequate level of service for public facilities to meet both existing and projected needs as identified in this plan through implementation of those projects listed in the Capital Improvements Element. All improvements for replacement, expansion, or increase in capacity of facilities shall conform with the adopted policies of this Plan including level of service standards for the facilities.

Policies

WS-3A. Public facility improvements will be evaluated for funding in accordance with the following general criteria:

- 1) Improvements necessary to protect the health, safety, and environmental integrity of the community, consistent with the policies of this Plan and applicable federal, state, and County regulatory requirements.
- 2) Improvements necessary to meet any deficiencies that may exist in capacity or in performance. These include the retrofit of deteriorating facilities which fail or threaten to fail to meet health, safety, or environmental standards.
- 3) Improvements extending service to previously unserved developed areas within the Urban Development Boundary.
- 4) Improvements identified in adopted functional plans and addressing system details that are beyond the scope of the comprehensive plan for wastewater and potable water facilities, and that are consistent with the goals, objectives, and policies of the comprehensive plan.
- 5) Cost-effective improvements to expand capacity, maximize operational efficiency, and increase productivity.
- 6) In providing improvements to the potable water supply system, the following additional criteria shall also be considered:
 - (a) Improvements associated with the protection of existing and future wellfields identified in the Land Use Element.
 - (b) Elimination of fire flow deficiencies, and otherwise improving system pressures.
 - (c) Connection of all County-owned facilities and expansion of capacity at regional facilities to accommodate these connections.
 - (d) Provision of water supply capacity to existing development and redevelopment.
 - (e) Provision of water supply capacity to new development.
 - (f) Development of a new wellfield or other facilities to provide supplemental water supply.
- 7) In providing for improvements to the sanitary sewer collection system, the following additional criteria shall also be considered:
 - (a) Location within a public water supply wellfield protection zone.
 - (b) Potential for the disposal of waste other than domestic waste.
 - (c) Designation on the Land Use Plan map for a use more intense than estate density residential.
 - (d) Potential for impacts on existing private wells.

Objective WS-5

Develop and implement a comprehensive water conservation program to ensure that a sufficient, economical supply of fresh water is available to meet current and future demand for potable water without degrading the environment.

Policies

- WS-5A. All potable water distribution systems shall reduce unaccounted for water loss to less than 10 percent of the water entering the system.
- WS-5B. Where feasible, all potable water treatment plants and sewage treatment plants shall adopt methods which reuse water that would otherwise be consumed in the treatment process.
- WS-5C. Miami-Dade County shall seek to reduce potable water consumption by domestic, industrial and institutional consumers through the continued examination and implementation of incentives such as conservation season and marginal cost-based rate structures.
- WS-5D. Promote an educational program for residential, commercial and industrial consumers which will discourage waste and conserve water.
- WS-5E. Enforce requirements, and establish new requirements and procedures, as needed, to assure that low water usage plumbing fixtures are used in all new buildings or in conjunction with permitted renovations in accord with Florida's Water Conservation Act, Section 553.14, F.S. Improved procedures for plumbing inspections and mechanisms for approving products for installation shall be considered.
- WS-5F. Miami-Dade County shall take all necessary steps to ensure compliance with the 1995 Miami-Dade County Landscape Ordinance, and shall establish mechanisms to monitor and measure the effectiveness of the ordinance and its major provisions.

Objective WS-6

Miami-Dade County shall undertake timely efforts to expand traditional sources of raw water and develop new alternative raw water sources and projects to meet the County's water supply needs.

Policies

- WS-6A. Miami-Dade County shall continue to utilize, expand, and pursue the development of new potable water wellfields and alternative water supplies to meet the County's existing and future water supply needs. After 2013, Miami-Dade County will meet all water supply demands associated with new growth from alternative water supply sources, which may include: withdrawals from the Floridan Aquifer, implementation

of water conservation methods, and development of reclaimed and wastewater reuse strategies.

- WS-6B. Miami-Dade County shall take the steps necessary to assure that all viable potable water wellfields in the County remain available for use and possible future expansion. Such steps may include, but shall not be limited to, the renewal of withdrawal permits and the extension of the County's wellfield protection measures.
- WS-6C. Miami-Dade County shall continue to implement Aquifer Storage and Recovery (ASR) techniques as a method of increasing supplies to the extent that such techniques have been established to be safe, feasible, and compatible with the protection of natural ecosystems.
- WS-6D. In the development of its future potable water supplies, Miami-Dade County shall, to the maximum extent feasible, utilize methods which preserve the integrity of the Biscayne Aquifer, protect the quality of surface water and related ecosystems, consider and are compatible with the South Florida Water Management District's Lower East Coast Regional Water Supply Plan and the current Water Use Permit, and comply with the land use and environmental protection policies of the Miami-Dade County CDMP, the Strategic Regional Policy Plan for South Florida, and the State Comprehensive Plan.
- WS-6E. Miami-Dade County shall develop and implement reclaimed water use strategies to augment the water supplies of the Biscayne Aquifer. The Miami-Dade Water and Sewer Department shall be responsible for implementing any reuse that is deemed by the County to be economically feasible. Miami-Dade County will continue to participate in pilot projects that are a part of the Comprehensive Everglades Restoration Plan (CERP) and explore the utilization of reuse as a way to augment water flows to Biscayne Bay and also to meet the demands for: (1) the Bird Drive Recharge Area; (2) the South Dade Conveyance System; and (3) the Northeast Shark River Slough. If feasible, the County, in cooperation with state and federal agencies, will utilize the results of these pilot programs to develop future large-scale water reuse projects.
- WS-6F. It is the policy of Miami-Dade County that the distribution of potable water from the proposed reverse osmosis water treatment plant located in proximity to the area encompassing Application No. 5 in the April 2005-2006 CDMP Cycle [area bounded by NW 154 Street on the south, NW 97 Avenue on the east, and the Homestead Extension of the Florida Turnpike (HEFT) on the northwest], using the Floridan Aquifer as its source, shall be dedicated first to satisfying the total potable water demand from development of the site of Application No. 5. In no event shall a Certificate of Occupancy (CO) for development in the area encompassed by Application No. 5 be issued until it is served by the proposed reverse osmosis water treatment plant or by another water supply source authorized under the County's Consumptive Use Permit from the South Water Management District or as otherwise agreed upon with the District and incorporated into the County's CIE Schedules of Improvements.

Objective WS-7

Miami-Dade County shall create a Water Supply Facilities Work Plan that identifies and develops those water supply projects necessary to meet the County's projected water demands for a 20-year period.

Policies

- WS-7A The Miami-Dade County Water Supply Facilities Work Plan (Work Plan), as prepared by the Miami-Dade County Department of Water and Sewer and dated March 2008, is incorporated by reference into the CDMP. This document is designed to: assess current and projected potable water demands; evaluate the sources and capacities of available water supplies; and, identify those water supply projects, using all available technologies, necessary to meet the County's water demands for a 20-year period. The Work Plan shall remain consistent with the County's Water Use Permit renewals and with the goals of the South Florida Water Management District's *Lower East Coast Regional Water Supply Plan*. The Work Plan will be updated, at a minimum, every 5-years and within 18 months after the South Florida Water Management District's approval of an updated *Lower East Coast Regional Water Supply Plan*. The potable water supply facilities necessary to satisfy projected water demands during the 2007-2030 period are shown in Table 1, below.
- WS-7B The County shall consider the most recent approved version of South Florida Water Management District's *Lower East Coast Regional Water Supply Plan* in developing and updating its 20-Year Work Plan.

Table 1
Alternative Water Supply and Wastewater Reuse Projects 2007- 2030

Project No/ CIE Table. ¹	Project Name ²	Project Description	Construction Timeframe	Estimated Cost (\$million)
Alternative Water Supply Projects				
17, Table 12	South Miami Heights WTP and Wellfield (20 mgd)	Reverse osmosis and ultra-filtration membranes provide treatment of 20 mgd of Biscayne aquifer water from 10 wells.	2007-2012	158.7
	Hialeah Floridan Aquifer Reverse Osmosis (RO) WTP	A new upper Floridan aquifer reverse osmosis water treatment plant is to be constructed in the northern part of the County (i.e., Hialeah). The WTP will directly utilize the Floridan Aquifer as the alternative water supply using the RO treatment to remove salt.		
20D, Table 12	Phase 1 (10 MGD)		2007-2012	93
22, Table 12	Phase 2 (5 MGD)		2015-2018	25
23, Table 12	Phase 3 (2.5 MGD)		2025-2028	9.7
20A, Table 12	Floridan Aquifer Blending (and ASR) at Alexander Orr, Jr. Water Treatment Plant (7.4 MGD)	This project uses the brackish Floridan Aquifer water to blend with the fresh Biscayne Aquifer raw water. Also these wells will be used for storage of fresh Biscayne Aquifer water in the Floridan Aquifer during the wet season for extraction and use in the dry season.	2007-2007	6.4
20C, Table 12	Floridan Aquifer Blending at Hialeah-Preston WTP (4.7 MGD)	Construction of two Floridan Aquifer blending wells to supply raw water to the Hialeah-Preston WTP complex. This project will blend Floridan Aquifer water with the raw water supply.	2006-2010	10.3
Wastewater Reclamation Projects				
28, Table 8	North District WWTP Reuse Projects (7.0 MGD)	Five MGD of this reclaimed water (e.g. purple pipe) irrigation project will be pumped to the City of North Miami Beach and 2 MGD will be used to replace current potable water irrigation in the service area.	2007-2012	26.8
29, Table 8	Central District WWTP Reuse Project (1.0 MGD)	This reclaimed water (e.g. purple pipe) irrigation project will replace potable water irrigation at Crandon Park and certain areas of Key Biscayne.	2007-2012	15.3
30, Table 8	South District WRP Groundwater Recharge Phase 1 (18.6 mgd)	This Groundwater Replenishment project provides advanced treatment to secondary effluent. Technologies include micro-filtration, reverse osmosis and UV light for disinfection. The highly treated reclaimed water would be piped to areas upgradient of the South Miami Heights wellfield and discharged into the groundwater through underground trenches.	2007-2013	357.5
31, Table 8	West District W.R.P. Canal Recharge Phase 2 (21 mgd)	This water reclamation plant project includes the construction of a new wastewater plant incorporating technologies capable of achieving those	2015-2020	298

¹ CIE Table References are per CIE adopted on March 28, 2007 and revised by Ordinance No 07-73 adopted on June 5, 2007.

² Project Names are per Consumptive Use Permit approved November 15, 2007.

Project No/ CIE Table. ¹	Project Name ²	Project Description	Construction Timeframe	Estimated Cost (\$million)
Alternative Water Supply Projects				
32, Table 8	West District W.R.P. Canal Recharge Phase 3 (16 mgd)	treatment levels required for canal recharge or any other alternative discharge that may be approved. This plant will be expanded for Phase 3.	2021-2025	217.5
26, Table 8	Biscayne Bay Coastal Wetlands Rehydration (1 mgd)	The Biscayne Bay Coastal Wetland Rehydration program and Aquifer Recharge Pilot studies are projects that will help the County reach its effluent reuse goals. The wetland rehydration process requires thorough removal of nutrients from the reuse water. Results of the pilot project, which will test different treatment technologies and to gain insights into the biological and ecological response of typical wetlands to highly treated effluent, will help to optimize the treatment system and the preferred areas for rehydration to maximize the benefits to the wetlands and to the Bay. The pilot project will lay the foundation for the full scale rehydration project.	2006-2011	19.2
27, Table 8	Aquifer Recharge Pilot Study (20,000 gpd)		2006-2010	1.02
33, Table 8	Coastal Wetlands Rehydration Demonstration Project (75.7 mgd)		2010-2021	621

¹ CIE Table References are per CIE adopted on March 28, 2007 and revised by Ordinance No 07-73 adopted on June 5, 2007.

² Project Names are per Consumptive Use Permit approved November 15, 2007.

Monitoring Program

In order to enable the preparation of the periodic Evaluation and Appraisal Report (EAR) as required by Section 163.3191, *Florida Statutes*, Section 9J-5.005(1)(c)(5), and 9J-5.005(7), *Florida Administrative Code*, (F.A.C.) require that local comprehensive plans contain adopted procedures for monitoring and evaluating the Plan and its implementation. In addition, successful implementation of level of service standards, and requirements that services be available at the time of development, are dependent on the establishment or enhancement of monitoring and reporting programs.

This section of the Element outlines the substantive components of Miami-Dade County's monitoring program pertinent to the objectives, policies and parameters referenced elsewhere in this Element.

The administrative requirements for monitoring and preparation of the EAR as provided in Section 9J-5.005(7), F.A.C. are outlined in the Land Use Element and are not repeated here to avoid redundancy. The reader is referred to the Land Use Element for a summary of those procedural requirements.

Water and Sewer Monitoring and Evaluation Program

In practice, the use of quantitative measures of objective implementation is preferred to individual policy evaluation. The following measures are recommended for use in monitoring the objectives proposed in this report for the Water and Sewer Subelement. These measures were selected based on their ability to represent overall achievement of an objective and on their ease and economy in collection, recording, and evaluation. At least one measure is recommended for each objective, and one alternative measure is recommended for several objectives. The alternative measure is recommended for those objectives where none of the primary measurements recommended are available from existing data sources in Countywide circulation at the time of the report. The alternative measurement, if suggested, will always be based on an existing data source.

Objective WS-1. Planning and provision of water and sewer services in concert and conformity with the County's Land Use Element of the CDMP.

Recommended measurement for potable water and sanitary service: geographic area outside of the Urban Development Boundary (UDB) served by water and sewer each year.

Alternative measure for potable water: miles of water mains greater than 6 inches in diameter which exist outside of the UDB. Alternative measure for sanitary sewer: miles of sewer force mains which exist outside of the UDB. Source of alternative measure: Miami-Dade Water and Sewer Department Water and Sewer Atlases. It should be noted that the alternative measurements will overestimate system development outside of the UDB, as they will count water and sewer mains located outside the UDB, but not used for local service. The use of the alternative measurements will have to correct for this bias.

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Objective WS-2. Implementation of procedures to ensure adequate facilities and correct system deficiencies, including Level of Service (LOS) standards for Water and Sewer services.

The achievement of the LOS standards is their own monitoring measures. For the entire objective, the following measures are recommended: treatment plant capacity for the system (water and sewer); reserve capacity of raw and treated water (water); amount of areas of inadequate fire flow (water). Treatment plant capacity is monitored and published by WASD regularly, and does not require an alternative. Other alternative measures include percent water unaccounted for, ratio of peak demand to average demand, treatment plant capacity for individual treatment plants.

Objective WS-3. Provision of capital improvements to the water and sewer systems in conformity with applicable plans and the Capital Improvements Element (CIE) of the CDMP.

The measurements recommended are the list of capital projects included in the Capital Improvements Element and completed projects.

Objective WS-4. Reduction in the use of septic tanks and other private wastewater treatment facilities.

Recommended measurements include: proportion of septic tank permits issued that are for new septic tanks as opposed to septic tank abandonments; number of non-residential septic tanks and other private treatment facilities, unsewered and developed areas with wellfield protection areas; number of IW (industrial wastewater) permits; number of conversions by permit from septic tank system to central system per year or any given period.

Objective WS-5. Initiation and maintenance of water conservation programs

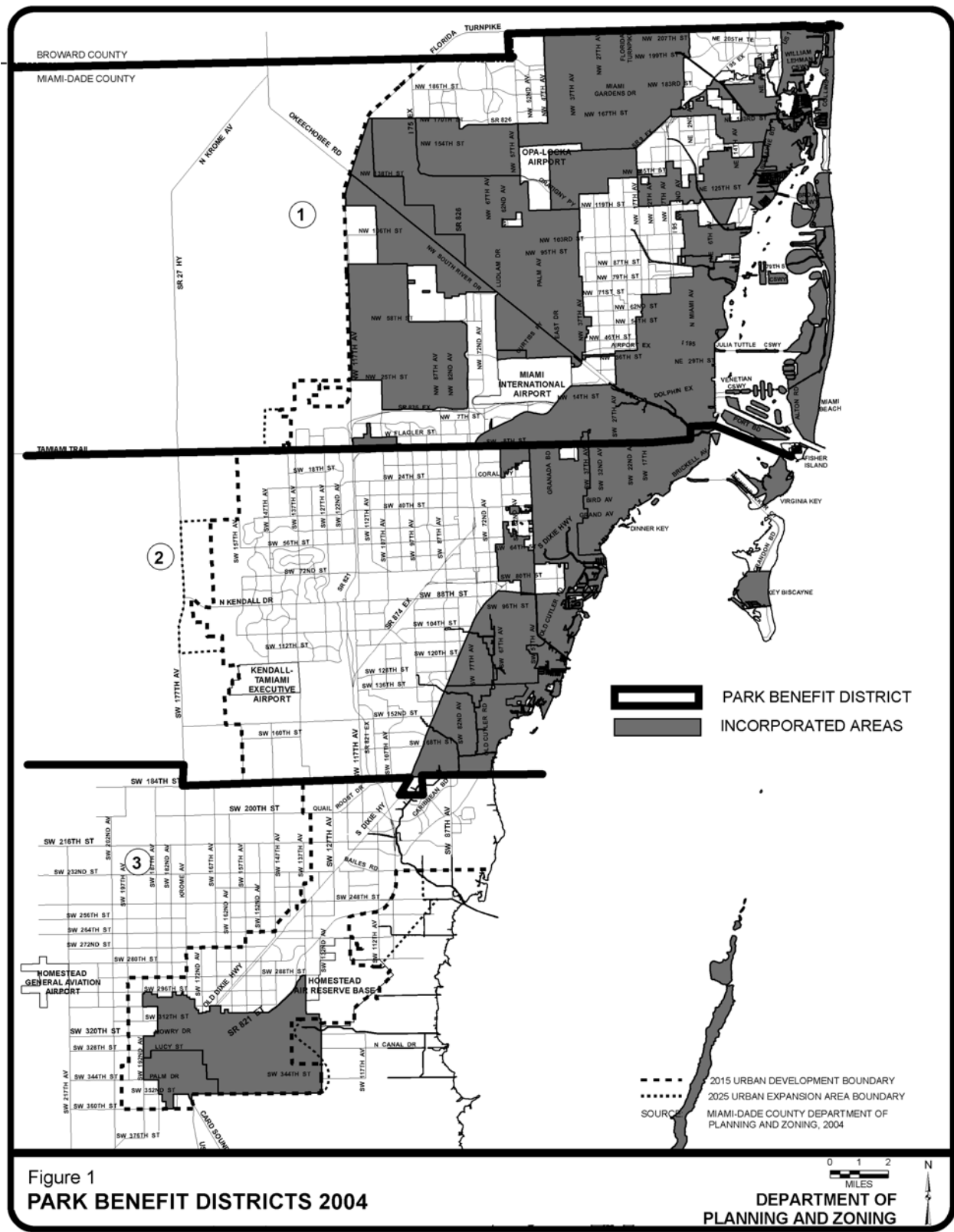
Recommended measurements include: average water use per capita; percent water unaccounted for; peak day to average day water demand ratio; amount of water and wastewater that is reused or reclaimed within Miami-Dade County on an annual basis. This data is published annually by WASD so no alternative measure is recommended.

Objective WS-6. Expansion of traditional and innovative sources of raw water.

Recommended measures include: reserve capacity of raw water and capacity of the aquifer storage and recovery system. No alternative measurements are recommended.

Objective WS-7. Development and maintenance of a Water Supply Facilities Plan.

Recommended measurements include: Consistency between the water supply projects identified in the Water Supply Facilities Work Plan and those listed in Miami-Dade County's Water Use Permit(s), the *Lower East Coast Regional Water Supply Plan*, and the Capital Improvements Element of the CDMP. A second measure would be a comparison of the projected 20-year water demands with the projected water supply projects identified in the Work Plan.



Objective ROS-1

Provide a coordinated system of countywide parks and recreational open spaces serving the entire County, and local recreation open spaces adequately meeting the needs of Miami-Dade County's unincorporated population, through 2010.

Policies

- ROS-1A. Countywide park and recreation open spaces shall be provided to meet the diverse needs of all Miami-Dade residents and tourists. They shall continue to be established on the presence or development of regionally significant natural, historic, cultural, or tourism resources. Countywide park and recreation open spaces include Metropolitan Parks, Natural Area Preserves, Special Activity Areas, District Parks, and Greenways. Countywide parks may include areas owned by other public agencies but managed by the County for passive public recreational purposes. The County shall be responsible for providing countywide park and recreation open spaces to all Miami-Dade County residents and tourists.
- ROS-1B. Local recreation open spaces serve the close-to-home recreation and open space needs of unincorporated residential areas. In unincorporated areas, local recreation open spaces shall consist of the following: 1) County-provided local parks consisting of mini-parks, neighborhood parks, community parks, single-purpose parks, and countywide parks used as local recreation open space and similarly designated in the facility inventory maintained by the Miami-Dade Park and Recreation Department¹; 2) public school and public college playfields that are used as local recreation open space or that are included under the Joint Parks-School Agreement between the County and the Miami-Dade County School Board or public college or university boards of trustees; and, 3) fifty percent of the private recreation open space and facilities² located inside the Urban Development Boundary (UDB).
- ROS-1C. Miami-Dade County shall be responsible for providing local recreation open space only to the unincorporated areas. However, the County may provide local recreation open space for a municipality through interlocal governmental operating agreements or other means.

¹ Those portions of regional and countywide parks which: 1) contain facilities commonly associated with local parks including but not limited to tot lots, multipurpose courts, and athletic fields, and 2) service a neighborhood or group of neighborhoods.

² Private Recreation Open Space and facilities means privately owned areas and facilities which serve local recreational or open space needs of the residents of a subdivision, condominium building or rental apartment building. This shall include only those areas where assurance is provided, in a manner suitable to the County, that the areas and facilities will be maintained to serve these needs. This does not include building setbacks or open space required by the Miami-Dade County Zoning Code, steep slopes, canals, lakes, water courses, beaches, golf courses, wetlands, facilities for the circulation of pedestrians and non-motorized vehicles, parking lots or private recreation open spaces serving 10 or fewer dwelling units.

COASTAL MANAGEMENT ELEMENT

Introduction

The purpose of the Coastal Management Element is to protect coastal resources, to protect human lives and property from natural disasters, to improve public access to beaches and shores, to maintain or increase the amount of shoreline devoted to water-dependent or water-related uses, and to preserve historical and archaeological sites within the coastal area. The Coastal Management Element addresses a dynamic natural and manmade system in which appropriate planning is paramount to maintaining the quality of life that residents and visitors enjoy in Miami-Dade County.

The goals, objectives and policies that are contained in this Element build upon approximately three decades of planning, evaluation and monitoring in the Coastal Area. Completed and ongoing studies were reviewed to update the Coastal Management Element, such as Post Hurricane assessments, the Governor's Commission on a Sustainable South Florida, and the South Florida Ecosystem Restoration Task Force.

The Coastal Management Element has also been written to comply with the directives of Chapter 163, *Florida Statutes (F.S.)*, and Administrative Rule 9J-5 and to be consistent with the *State Comprehensive Plan* and the *Strategic Regional Policy Plan for South Florida*. However, it has also been written to reflect the uniqueness of the coastal area of Miami-Dade County and the realities of planning for a highly developed barrier island chain and low-lying mainland, a complex metropolitan area of over 2.3 million residents and 9 million annual tourists that heavily use the urban park system, especially coastal parks and waterways. Furthermore, Miami-Dade County is the only County in the nation to possess within its boundaries two national parks, Biscayne National Park and Everglades National Park, as well as the heavily used Biscayne Bay Aquatic Preserve, which is urban Miami-Dade's signature amenity.

Following Hurricane Andrew, State law redefined the "Coastal High Hazard Area" (CHHA) from the FEMA "V" Zone to the Category 1 Hurricane evacuation zone as established in the regional hurricane evacuation plan. In Miami-Dade County the CHHA consists of the barrier islands. The State also eliminated the "Coastal Hazard Area" and established the "Hurricane Vulnerability Zone" (HVZ), defined as areas delineated as Category 3 Hurricane Evacuation Areas by the regional or local evacuation plan. In addition, the Strategic Regional Policy Plan for South Florida established policies addressing hurricane Category 4 and 5 evacuation areas.

In 2001, the Miami-Dade County Office of Emergency Management reevaluated the County's emergency evacuation plans and evacuation zones. A major conclusion of this study was that the effects of hurricanes are not necessarily consistent based on the category of a storm. Criteria such as ground speed, direction of travel, tide conditions and other storm dynamics are integral to the severity of a storm's impacts.

In 2003 new evacuation zones were approved to better communicate with the public the need for evacuation. These zones, labeled A, B, and C, are not storm category dependent. Each storm's dynamics are modeled to predict potential impacts based on the Sea, Lake and Overland Surge from Hurricanes (SLOSH) II computer model. The SLOSH II model was developed by the storm surge group at the National Hurricane Center working with the U.S. Army Corps of Engineers, the U.S. Geological Survey and the Federal Emergency Management Agency, in cooperation with state and local offices of emergency management. The data from this model supersedes the previously used SLOSH model. Orders for evacuations are based on the storm's track, projected storm surge, potential impacts and consultation with knowledgeable agencies. These three evacuation zones - Zone A, Zone B, and Zone C - as delineated by the Miami-Dade County Office of Emergency Management (OEM) are presented for information purposes on Figure 1. Storm risk data and the evacuation boundaries are continually reevaluated by OEM and may be changed by OEM whenever deemed appropriate for emergency management purposes.

Following the devastating hurricane seasons of 2004 and 2005, the Florida Legislature amended the Coastal Management section of Chapter 163, Florida Statutes. The new legislation re-defined coastal high hazard areas (CHHA) as areas that are seaward of the elevation of a category one storm surge line and mandated local governments to depict the CHHA in their future land use maps. In compliance, Miami-Dade County has modified the CDMP to reflect the CHHA as determined by the most current SLOSH model available to the County.

The Coastal Management Element *Adopted Components* include the overall Element goal, objectives and policies, and concludes with a monitoring program for the Element. The objectives and policies have been organized to distinguish between pre-storm planning and activities and post-storm implementation of plans and activities.

GOAL

PROVIDE FOR THE CONSERVATION, ENVIRONMENTALLY SOUND USE AND PROTECTION OF ALL NATURAL AND HISTORIC RESOURCES; LIMIT PUBLIC EXPENDITURES IN AREAS SUBJECT TO DESTRUCTION BY NATURAL DISASTERS; AND PROTECT HUMAN LIFE AND PROPERTY IN THE COASTAL AREA OF MIAMI-DADE COUNTY, FLORIDA.

Objective CM-1

Protect, conserve and enhance coastal wetlands and living marine resources in Miami-Dade County.

Policies

CM-1A. Tidally connected mangroves in the following locations and mangrove wetlands within the "Environmental Protection" designation on the Adopted Land Use Plan (LUP) Map for Miami-Dade County shall be designated as "Mangrove Protection Areas":

- Oleta River State Recreation Area
- Haulover Park

- Bird Key (privately owned)
- Near-shore islands and northwestern shoreline of Virginia Key
- The western shore of Key Biscayne
- Bear Cut Preserve
- The Cocoplum Mangrove Preserve
- Matheson Hammock Park
- R. Hardy Matheson Preserve
- Chapman Field Park
- The Deering Estate and Chicken Key
- Paradise Point south shoreline (privately owned)
- Coastal mangrove and scrub forests within and adjacent to Biscayne National Park and Everglades National Park
- Coastal Mangrove and scrub forest within and adjacent to Card Sound and Barnes Sound

In these areas no cutting, trimming, pruning or other alteration including dredging or filling of mangroves shall be permitted except for purposes of surveying or for projects that are: (1) necessary to prevent or eliminate a threat to public health, safety or welfare; (2) water dependent; (3) required for natural system restoration and enhancement; or (4) clearly in the public interest; and where no reasonable upland alternative exists. In such cases, the trimming or alteration shall be kept to the minimum, and done in a manner which preserves the functions of the mangrove system, and does not reduce or adversely affect habitat used by endangered or threatened species.

- CM-1B. Natural surface water flow regimes into and through coastal wetland systems will be restored and maintained to the maximum extent possible.
- CM-1C. Where shoreline access is to be provided through mangroves or coastal marshes, elevated boardwalks, designed to minimize the impact to wetland vegetation, shall be utilized.
- CM-1D. Mangrove forest, coastal hammock or other natural vegetative communities which remain in urban areas shall be maintained, protected, and incorporated into landscaping plans where development or redevelopment is to occur, except for trimming authorized by exemption pursuant to Ch. 403, Florida Statutes. To promote revegetation of coastal band mangrove trees, pruning or alteration of propagule or seed bearing trees shall be conducted in such a manner to preserve as much of the seed source as possible. Limited removal and trimming of mangrove trees outside of Mangrove Protection Areas for the purpose of providing necessary maintenance and/or visual shoreline access may be permitted, pursuant to the provisions of Chapter 24 of the Code of Miami-Dade County, as may be amended from time to time, or qualify for an exemption pursuant to Ch. 403, Florida Statutes.

inventoried to identify and designate additional structures suitable for shelters. Public facilities that are used permanently for public shelters shall be listed, mapped, and publicized.

- CM-8L. Miami-Dade County shall examine incentives for using privately owned buildings for public shelters and incorporate into its emergency plans a strategy for providing post-disaster shelter and temporary housing to large numbers of disaster victims.
- CM-8M. Miami-Dade County shall examine the feasibility of requiring, or adding as an option for new residential construction, a structurally reinforced "safe room" for use as a private storm shelter. For existing residences, Miami-Dade County shall encourage retrofitting a safe room on a voluntary basis. Miami-Dade County shall also explore incentives and other measures to encourage the wind and/or flood hardening of structures.
- CM-8N. No new mobile home parks shall be allowed in areas subject to coastal flooding and any new mobile home parks outside the areas subject to coastal flooding shall include one or more permanent structures in accordance with current and applicable building and construction codes for use as shelter during a hurricane. All existing mobile home parks without on-site shelters shall submit a hurricane evacuation plan with shelter designations to the Miami-Dade County Office of Emergency Management (OEM).
- CM-8O. Trees susceptible to damage by sustained tropical storm force winds (39 knots) shall be removed from the rights-of-way of evacuation routes and replaced with suitable, preferably native, species. To strengthen trees planted along roadways and reduce future breakage and blowdowns, the County shall implement an ongoing tree maintenance program of regular trimming and fertilizing and encourage other governments responsible for landscaped roadways to adopt similar tree maintenance programs.

Objective CM-9

Miami-Dade County shall continue to orient its planning, regulatory, and service programs to direct future population concentrations away from the Coastal High Hazard Area (CHHA) and FEMA "V" Zone. Infrastructure shall be available to serve the existing development and redevelopment proposed in the Land Use Element and population in the CHHA, but shall not be built, expanded, or oversized to promote increased population in the coastal high-risk area.

Policies

- CM-9A. Development and redevelopment activities in the Coastal High Hazard Area (CHHA), Hurricane Evacuation Zone A, and the Hurricane Vulnerability Zone B¹

¹ According to 9-J5.003, F.A.C., Hurricane Vulnerability Zones are defined as areas delineated in the regional or local evacuation plans as requiring evacuation. In Miami-Dade County, the Hurricane Vulnerability Zones are considered Hurricane Evacuation Zones A and B.

(HVZ) shall be limited to those land uses that have acceptable risks to life and property. The basis for determining permitted activities shall include federal, State, and local laws, the pre-disaster study and analysis of the acceptability of various land uses reported in the County's Comprehensive Emergency Management Plan required by Policy CM-10A, when approved, and the following guidelines:

- i) Discourage development on the CHHA, including the barrier islands and shoreline areas susceptible to destructive storm surge;
 - ii) Direct new development and redevelopment to high ground along the Atlantic Coastal Ridge and inland environmentally suitable lands;
 - iii) Maintain, or reduce where possible, densities and intensities of new urban development and redevelopment within Hurricane Evacuation Zone A to that of surrounding existing development and zoning. All new residential units in Hurricane Evacuation Zone A, whether year round or seasonal, shall be counted in density and intensity unless certified by recorded covenant that the units will not be occupied during hurricane season;
 - iv) Prohibit construction of new mobile home parks and critical facilities in Hurricane Evacuation Zone A;
 - v) Prohibit Land Use Plan map amendments or rezoning actions that would increase allowable residential density in the FEMA "V" Zone, the CHHA or on land seaward of the Coastal Construction Control Line (CCCL) established pursuant to Chapter 161, F.S; and,
 - vi) Continue to closely monitor new development and redevelopment in areas subject to coastal flooding to implement requirements of the federal flood insurance program.
- CM-9B. Land use amendments to the Comprehensive Development Master Plan shall not be approved in Coastal High Hazard Areas if they would decrease Levels of Service on roadways below the LOS standards established in the Transportation Element.
- CM-9C. Miami-Dade County shall consider undeveloped land in areas most vulnerable to destructive storm surges for public or private recreational uses and open space, including restoration of coastal natural areas.
- CM-9D. New facilities which must function during a hurricane, such as hospitals, nursing homes, blood banks, police and fire stations, electrical power generating plants, communication facilities and emergency command centers shall not be permitted in the Coastal High Hazard Area and when practical, shall not be located in the Hurricane Vulnerability Zone.
- CM-9E. The construction or operation of new non-water dependent industrial or business facilities that would generate, use or handle more than 50 gallons of hazardous wastes or materials per year shall be prohibited in the Coastal High Hazard Area. Miami-Dade County shall seek funding to wind- and flood-harden existing public

facilities of this type.

- CM-9F. Public expenditures that subsidize new or expanded infrastructure that would encourage additional population growth in the Coastal High Hazard Areas shall be prohibited. New public facilities shall not be built in the Coastal High Hazard Area, unless they are necessary to protect the health and safety of the existing population or for the following exceptions: public parks, beach or shoreline access; resource protection or restoration; marinas or Ports; or roadways, causeways and bridges necessary to maintain or improve hurricane evacuation times. Potable water and sanitary sewer facilities shall not be oversized to subsidize additional development in the Coastal High Hazard Area.
- CM-9G. Miami-Dade County shall utilize its Geographic Information System and other forms of mapping of public buildings and infrastructure within the Coastal High Hazard Area and Hurricane Vulnerability Zone to facilitate and expedite pre- and post-disaster decision-making.
- CM-9H. Rise in sea level projected by the federal government shall be taken into consideration in all future decisions regarding the design, location, and development of infrastructure and public facilities in the County.

Objective CM-10

Reduce the exposure of life and property in Miami-Dade County to hurricanes through the planning and implementation of pre-disaster hazard mitigation measures. Pre-disaster planning for post-disaster redevelopment shall direct population concentrations away from the undeveloped designated Coastal High Hazard Areas and away from identified high-risk areas during post-disaster redevelopment.

Policies

- CM-10A. Miami-Dade County shall update its Comprehensive Emergency Management Plan every two years to provide comprehensive pre-disaster planning for pre- and post-disaster activities, development, and redevelopment.
- CM-10B. During pre-disaster planning, hazard mitigation proposals shall be developed by Miami-Dade County in conjunction with other agencies and, where appropriate, included in the Comprehensive Emergency Management Plan or the Comprehensive Development Master Plan.
- CM-10C. Prior to post-disaster redevelopment, sources of funds to reconstruct, relocate, or construct new public buildings and infrastructure, consistent with Policy CM-9F, shall be identified to support and expedite the demands generated by post-disaster reconstruction.
- CM-10D. Applications for comprehensive plan amendments, rezoning, zoning variances or subdivision approvals for all new development in areas subject to coastal flooding shall be reviewed for emergency evacuation, sheltering, hazard mitigation, and

post-disaster recovery and redevelopment.

- CM-10E. During pre-disaster planning, Miami-Dade County shall determine the feasibility of relocating public buildings and infrastructure away from the Coastal High Hazard Area and Hurricane Vulnerability Zone, particularly the FEMA "V" Zone, except as provided in Policy CM-9F. The County shall develop a formal process and guidelines for evaluating alternatives to the replacement or repair of public facilities damaged by hurricanes such as abandonment, relocation, or repair and reconstruction with structural modifications. The costs; environmental impacts; mitigative effects; community impacts; economic development issues; employment effects; legal issues; consistency with state, regional and local plans; time period for implementation; and availability of funds should be evaluated for each alternative.
- CM-10F. The Coastal High Hazard Area (CHHA) and Hurricane Vulnerability Zone (HVZ) boundaries shall be delineated on-maps for the unincorporated areas as public information maintained by Miami-Dade County. The CHHA shall be identified using the Sea, Lake, Overland Surges from Hurricanes (SLOSH) model and shall be depicted as one of the maps in the Future Land Use Map series. Geographic Information Systems (GIS) and other forms of mapping will be used for the purpose of public information and government planning, administration, emergency management, zoning, and location of public facilities and services in the unincorporated areas of Miami-Dade County. This mapping shall be maintained by the Department of Planning and Zoning, the Office of Emergency Management, and other appropriate departments and updated as needed. The SLOSH model shall be used to identify the Coastal High Hazard Areas. The Office of Emergency Management shall manage and update the SLOSH model and hurricane evacuation studies for Miami-Dade County and shall work with the South Florida Regional Planning Council to ensure that such maps and studies are done in a consistent manner, and that the methodology used for modeling storm surge is that used by the National Hurricane Center.
- CM-10G. In advance of major storms, Miami-Dade County shall identify and map areas suitable and unsuitable for post-disaster relief staging areas, debris storage, disposal or burning. Debris shall not be located in wellfield protection areas, wetlands, parklands with adjacent natural areas, Natural Forest Communities, historic sites, or other areas identified as unsuitable for such activities. Debris shall not be burned in the airsheds of Biscayne National Park and Everglades National Park.
- CM-10H. Miami-Dade County shall request the South Florida Water Management District (SFWMD), the U.S. Army Corps of Engineers, and the Federal Emergency Management Agency (FEMA) to develop interactive computer modeling capabilities between the Sea and Lake Overland Surge from Hurricanes (SLOSH) and inland flood models.
- CM-10I. Miami-Dade County shall seek funds to conduct a comprehensive marine hurricane contingency study to:

- i.) Describe what owners in all the major public and private marinas in Miami-Dade County expect to do with their boats in the event of a hurricane;
- ii.) Identify areas of potential conflicts and needs;
- iii.) Recommend appropriate solutions, such as emergency mooring systems;
- iv.) Seek coordinated and multi-jurisdictional adoption and enforcement of the recommended solutions, and if applicable;
- v.) Seek funding to implement capital improvement projects.

Objective CM-11

During post-disaster recovery and redevelopment, Miami-Dade County shall implement its Comprehensive Emergency Management Plan (CEMP) and applicable CDMP policies and assist hurricane damaged areas with recovery and hazard mitigation measures that reduce the potential for future loss of life and property.

Policies

- CM-11A. To facilitate post-disaster recovery and redevelopment following a major hurricane and consistent with available personnel and funding, Miami-Dade County shall implement the County's Comprehensive Emergency Management Plan as updated pursuant to Policy CM-10A.
- CM-11B. During post-disaster recovery periods, the Miami-Dade County Public Works Department, the Office of Emergency Management, the Department of Planning and Zoning and other appropriate agencies shall identify damaged areas requiring rehabilitation or redevelopment; implement the redevelopment plan to reduce or eliminate future exposure of life and property to hurricanes; analyze and recommend to the County Commission hazard mitigation options for damaged areas and public facilities; and recommend amendments, if needed, to the Miami-Dade County Comprehensive Development Master Plan.
- CM-11C. If rebuilt, structures with damage exceeding 50 percent of pre-storm market value shall be reconstructed to ensure compliance with the High Velocity Hurricane Zone portion of the Florida Building Code and the requirements of Chapter 11-C of the Miami-Dade County Code for structures located in the "V" Zone and the 100-year floodplain. Miami-Dade County shall implement uniform spatial and engineering standards for determining if substantial reconstruction is required.
- CM-11D. If an area in need of major post-disaster redevelopment is determined to be a high-risk area for development, permitted post-disaster densities and intensities shall not exceed the permitted pre-storm densities and intensities.
- CM-11E. Miami-Dade County shall give priority to the public acquisition of properties in

the HVZ and, in particular, in the CHHA that have been destroyed as a result of a hurricane. Miami-Dade County shall identify and encourage potential federal and state acquisition programs to assist with the purchase of these properties.

v

CM-11F. During post-disaster redevelopment, structures which suffer repeated damage to pilings, foundations, or load bearing walls shall be required to rebuild landward of their present location and/or be structurally modified to meet current building codes.

CM-11G. During post-disaster redevelopment the capacities of evacuation routes shall be improved through redesign and reconstruction of the street network, signage, and expansion of public transportation systems and services.

Objective CM-12

Protect, preserve, and sensitively reuse historic resources and increase the number of locally designated historic sites and districts and archaeological sites and zones in the coastal area.

Policies

CM-12A. In addition to the policies contained in the Land Use Element, the County shall establish performance standards for the development and sensitive reuse of historic resources in the Coastal Area.

CM-12B. The County shall work with the appropriate municipalities to ensure that historic structures included within designated historic districts are not destroyed unless they are damaged by a hurricane or otherwise rendered beyond reasonable use and repair.

CM-12C. The County shall improve the protection of historic resources from the damage caused by natural disasters and recovery operations by implementing pre- and post-storm hazard mitigation measures and code enforcement.

Coastal Management Monitoring Program

Since the late 1970s Miami-Dade County has had a monthly coastal water quality monitoring program and a Bay Restoration and Enhancement Program. In 1980 the County assumed jurisdiction over all activities in, on, or over coastal waters and coastal wetlands Countywide. In 1983, the County established a Shoreline Development Review Process to evaluate all proposed development greater than single family or duplex to encourage the physical and visual public shoreline use. Following Hurricane Andrew in 1992, a number of planning and building-related task forces and programs were, and are, being implemented. The programs that are outlined below build upon the extensive background and experience that has been gained from planning and implementing objectives and policies in the coastal area of Miami-

Dade County.

Objective CM-1. Coastal Wetlands and Living Marine Resources Monitoring

The monitoring measure for this Objective will be to report the net change in coastal wetland area within Miami-Dade County.

Objective CM-2. Beaches and Dunes and Offshore Reef Communities

The monitoring measure for this Objective will be to report area of restored beaches, expanded dune system and artificial reef sites, and the number of designated environmental protection areas.

Objective CM-3. Coastal and Estuarine Water Quality and Sediment Monitoring

The monitoring measure for this Objective will be that Miami-Dade County, in cooperation with State and federal agencies, will develop water quality antidegradation targets by 2010. A second measure will be the number of pollution exceedances of water quality standards.

Objective CM-4. Wildlife and Wildlife Habitat Protection and Restoration

The monitoring measure for this Objective that focuses on wildlife will be the number of initiated wildlife and habitat studies and significant actions to implement regulations to protect coastal wildlife and habitat.

Objective CM-5. Water-dependent, Water-related, and Publicly Accessible Uses of Beaches and Shores

The monitoring measure for this Objective will be to report significant changes in the amount of shoreline devoted to water-dependent, water-related, and publicly accessible uses.

Objective CM-6. Preserving Traditional Shoreline Uses and Minimizing User Conflicts and Impacts of Man-made Structures

The monitoring measure for this Objective will be to report significant changes in traditional shoreline uses, user conflicts, and construction impacts.

Objective CM-7. Public Awareness and Appreciation of Coastal Resources and Water-Dependent, Water-Related Uses

The monitoring measure for this Objective will be to report significant changes to programs which provide public awareness through park and school programs, special events, or the print and electronic media.

Objective CM-8. Storm Evacuation and Sheltering

The monitoring measure for this Objective will be to report estimated change in evacuation time based upon model simulations and public shelter capacity within Miami-Dade County.

Objective CM-9. Land Use, Development, and Infrastructure in Coastal High Risk Areas

The monitoring measure for this Objective will be to report land use plan amendments, population change, and infrastructure improvements in the CHHA.

Objective CM-10. Reduce the Risk of Lives and Property from Natural Disasters through Pre-disaster Hazard Mitigation and Post-disaster Redevelopment Planning and Activities

The monitoring measure for this Objective will be to report on the initiation or completion of the action reports for emergency response, recovery, and redevelopment. Changes in policies resulting from each after action report shall be evaluated.

Objective CM-11. Post-Disaster Recovery and Redevelopment

The monitoring measure for this Objective will be to report on the successful implementation of projects developed and funded through Miami-Dade County's local mitigation strategy.

Objective CM-12. Historical and Archaeological Preservation within the Coastal Area and Protection of these Sites from Natural Disasters

The monitoring measure for this Objective will be the implementation of hazard mitigation measures for historical and archaeological sites. A second monitorial measure shall be the number of historical and archaeological sites in the coastal area.

INTERGOVERNMENTAL COORDINATION ELEMENT

Introduction

The purpose of the Intergovernmental Coordination Element is 1) to identify and resolve incompatibilities between Miami-Dade County's comprehensive planning and growth management processes and those of other governmental entities within the County's area of concern, and 2) to review existing, and propose improved coordination of, processes for comprehensive planning and growth management between Miami-Dade County, local governmental entities within its area of concern, and regional, State and federal agencies. The local governmental entities within Miami-Dade County's area of concern are defined by Florida Administrative Code Section 9J-5.015(1), as the thirty-four municipalities within Miami-Dade (See Figure 1), the three adjacent counties and the adjacent municipalities within these counties listed on Table 1. The major regional, State and federal entities with which Miami-Dade County must coordinate its planning and growth management are listed on Table 2.

Intergovernmental coordination has been and remains a hallmark of Miami-Dade County government. Concern over the ability of the fragmented local governments to effectively plan and manage the emerging Greater Miami metropolis was the impetus for the establishment of the two-tier -- areawide and local -- approach to government in 1957. Even though the County encompassed relatively few local governmental entities at that time (one quarter of the 120-unit average for metropolitan areas of similar size), the "streamlining" of governance was a primary objective of the voters in establishing the metropolitan government. No net change occurred between 1957 and 1995 in the number of municipalities. This is a remarkable record in view of the County's nearly tripled population and more than doubled area of development. Since 1995, eight additional areas have been incorporated. Miami-Dade has made significant strides in governmental coordination in two other ways. Masked by the relative stability in number of local government units is the dramatic metropolitanization of responsibilities that have taken place in such services as water supply and distribution, sewage collection and disposal, solid waste disposal, fire protection, libraries and transportation, all of which has greatly facilitated intergovernmental coordination. In addition, Miami-Dade County government has structured many of its administrative and operating units, such as the Development Impact Committee, the Department of Environmental Resources Management and the Miami-Dade County Housing Agency, to facilitate coordination with their regional, State and federal counterparts.

(Note: Introduction was last updated in 2004. Currently several areas are seeking to incorporate.)

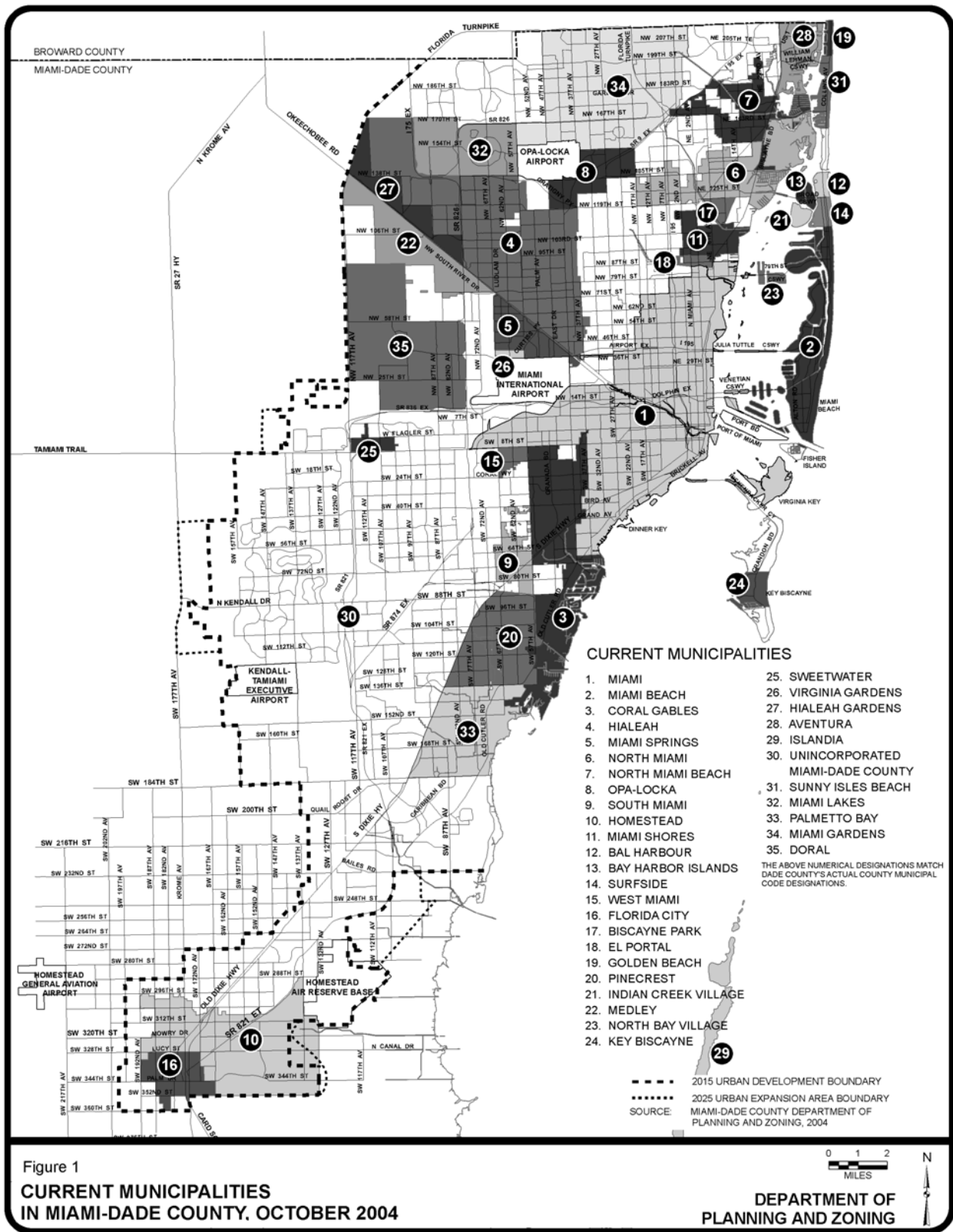


Table 3
Facilities of Countywide Significance

Department/Facility	Address	Municipality If Applicable
Vizcaya Museum and Gardens	3251 South Miami Ave	Miami
Deering Estate	16701 SW 72 Avenue	Palmetto Bay
Miami-Dade Police Department		
Training Bureau Metro Training Center	9601 NW 58 Street	Doral
MDPD Headquarters Complex	9105 NW 25 Street	Doral
Other facilities as may be identified by the Police Department		
Miami-Dade Fire Rescue Department		
Headquarters, Emergency Operations Center, & Training Complex	9300 NW 41 Street	Doral
Other facilities as may be identified by the Fire Rescue Department		
Florida Power and Light		
Cutler Plant	14925 SW 67 Avenue	Palmetto Bay
Turkey Point Plant (Fossil)	9700 SW 344 Street	
Turkey Point Plant Nuclear	9760 SW 344 Street	
Department of Solid Waste Management		
Resources Recovery	6990 NW 97 Avenue	Doral
North Dade Landfill	21300 NW 47 Avenue	
South Dade Landfill	24000 SW 97 Avenue	
Old South Dade Landfill (Closed)	24800 SW 97 Avenue	
58 Street Landfill / Household Hazardous Waste Facility	8831 NW 58 Street	
Northeast Transfer Station	18701 NE 6 Avenue	Miami
West Transfer Station Areas	2900 SW 72 Avenue	
Central Transfer Station Areas	1150 NW 20 St	
Trash and Recycling Stations as may be identified by the Solid Waste Department		
Miami-Dade Transit		
Miami Intermodal Center		
Current and future Metrorail station facilities as identified by Miami-Dade Transit		
Miami-Dade County bus depots, rail terminals, and transportation maintenance facilities as may be identified by Miami-Dade Transit		

ICE-3H. Miami-Dade County will maintain, as a particular area of attention in this planning program, the systematic review of the aesthetics and physical conditions along boundaries between incorporated municipalities and unincorporated areas in an effort to improve the appearance of these areas and the compatibility and transition between the adjoining communities. Miami-Dade County will similarly review and approve changes to the land use, development and zoning of properties that surround facilities of countywide significance, as listed in the Table 3, in an effort to maintain or improve the compatibility and transition between the adjoining properties and the facilities. Formal agreement to conduct these reviews or to implement the resulting recommendations will be proposed as warranted.

Objective ICE-4

Maintain consistent and coordinated planning and management of major natural resources within areas with multi-government jurisdictional responsibilities.

Policies

ICE-4A. Continue Miami-Dade County's role as the primary local government responsible for Biscayne Bay Aquatic Preserve planning and management.

ICE-4B. Miami-Dade County shall encourage the South Florida Water Management District and the Florida Department of Environmental Protection to coordinate and fund joint Miami-Dade/Monroe County management planning for the Card Sound portion of the Biscayne Bay Aquatic Preserve.

ICE-4C. The Miami-Dade County Department of Environmental Resources Management shall continue to coordinate with U.S. Department of Interior and Florida Governor's Office in the refinement, updating and implementation of management policies and regulations for the Big Cypress Preserve and Area of Critical State Concern.

ICE-4D. Miami-Dade County through its planning, zoning, permitting and capital improvements processes shall continue to cooperate with the Florida Department of Community Affairs, the South Florida Water Management District, Everglades National Park, Biscayne National Park and the U.S. Army Corps of Engineers in implementing adopted County, State and federal plans to manage and restore the environmentally sensitive Everglades.

ICE-4E. Miami-Dade County shall promote better coordination of land use, natural resources and water supply planning, with special attention to approaches involving the management of the ecosystem.

ICE-4F. It is the policy of Miami-Dade County to coordinate with the South Florida Water Management District (SFWMD) in its water supply and management planning and permitting processes, Miami-Dade County's adopted population projections, spatial characteristics of the CDMP Land Use Plan map, and policies of the CDMP Land Use, Water, Sewer and Solid Waste, Conservation, and Coastal Management

Elements. It is further County policy to accommodate future projected population and economic growth by utilizing the range of alternative water supply technologies outlined under CDMP Water and Sewer Sub-element Objective WS-6 and identified in the current Water Use Permit, including sources from expanded and/or new Floridan Aquifer wellfields, Floridan Aquifer storage and recover (ASR) techniques, water conservation methods, water reclamation, water and wastewater reuse and other advanced technologies.

Objective ICE-5

Initiate and support cooperative inter-jurisdictional approaches to special intra-regional planning needs.

Policies

ICE-5A. Miami-Dade County shall request the South Florida Regional Planning Council to coordinate the planning for intra-regional issues as the need arises.

ICE-5B. Miami-Dade County shall work with the South Florida Water Management District to coordinate regional plans and programs, including the Lower East Coast Regional Water Supply Plan, the Surface Water Improvement and Management Plan for Biscayne Bay, the Biscayne Bay Regional Restoration Coordination Team Action Plan, and the Comprehensive Everglades Restoration Plan, with Miami-Dade County plans and programs.

ICE-5C. Miami-Dade County shall continue to participate in regional resource planning and management activities undertaken by State, federal and regional agencies addressing natural resources, such as water supply and fish and wildlife, and economic development and service delivery functions, as such activities may be initiated from time to time. These include, but are not limited to resource planning and management activities of Everglades National Park, Biscayne National Park, the South Florida Ecosystem Restoration Task Force, and the Water Resources Advisory Commission; water management and supply plans prepared by the South Florida Water Management District; and the Comprehensive Everglades Restoration Plan; and the County will cooperate with adjacent counties and municipalities in similar activities that they may initiate.

ICE-5D. In the conduct of its infrastructure and service planning and development function, including transportation water, sewer and solid waste disposal functions, Miami-Dade County shall consider entering into cooperative agreements with adjacent counties and municipalities in adjacent counties where such arrangements are operationally, financially or environmentally beneficial.

ICE-5E. In its development of future potable water supplies and the County's Water Supply Facilities Work Plan as outlined in Objective WS-7, Miami-Dade County shall consider, and be compatible, with the goals of the South Florida Water Management District's *Lower East Coast Regional Water Supply Plan*.

Objective ICE-6

Ensure coordination in the designation of new disposal sites for dredged spoil located in the coastal area for local governments with spoil disposal responsibilities.

Policies

ICE-6A. Continue to work cooperatively with the Florida Inland Navigation District, the U.S. Army Corps of Engineers, and other appropriate State and federal agencies and the public in providing for or identifying disposal sites for dredged spoil in the coastal area for local governments with spoil disposal responsibilities.

ICE-6B. The dispute resolution process of the Coastal Resources Interagency Management Committee will be utilized, if necessary, to resolve any conflict arising between a coastal local government and a public agency seeking a disposal site for dredged spoil.

Objective ICE-7

Encourage the achievement of a coordinated strategy for regional economic development that addresses opportunities and threats and promotes assets in South Florida for sports and entertainment, international business, tourism and other economic development activities.

Policies

ICE-7A. Conduct or promote collaborative research efforts to better understand the impacts and benefits of sports and entertainment, international business, tourism and other economic development activities.

ICE-7B. Encourage the development of a South Florida Regional International Affairs Consortium to address regional issues concerned with international trade and business and other cooperative arrangements with South Florida local and regional governmental entities to promote socially and environmentally sound economic development of the region.

ICE-7C. Promote the integration of economic development efforts with Statewide initiatives including Enterprise Florida.

Objective ICE-8

Ensure adequate and timely shelter within the region for those residing in hurricane evacuation areas by encouraging all levels of government to work together.