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STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS

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CHARLIE CRIST
Governor

THOMAS G. PELHAM
Secretary

February 16, 2007

The Honorable Joe A. Martinez
Chairman, Miami-Dade
Board of County Commissioners
111 NW First Street, Suite 320
Miami, Florida 33128

Dear Chairman Martinez:

The Department has completed its review of the Miami-Dade proposed Comprehensive Plan Amendment (DCA Number 07-1), which was received on December 15, 2006. Copies of the proposed amendment have been distributed to appropriate state, regional, and local agencies for their review and their comments are enclosed.

The Department has reviewed the comprehensive plan amendment for consistency with Rule Chapter 9J-5, Florida Administrative Code (F.A.C.), and Chapter 163, Part II, Florida Statutes (F.S.) and has prepared the attached Objections, Recommendations, and Comments (ORC) Report which outlines our findings concerning the comprehensive plan amendment.

The objections concern the non-availability of potable water supply to serve the proposed future land use map amendments; the degradation of level of service on Southwest 344 Street/State Road 9336 from the development allowed under future land use map amendments 13,14, and 15; and the failure of the proposed update of the Capital Improvement Element to satisfy all of the applicable requirements in Chapter 163, F.S., and Rule Chapter 9J-5, F.A.C.

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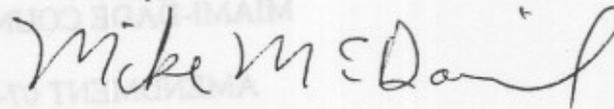
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The Honorable Joe A. Martinez
February 16, 2007
Page 2

My staff and I are available to assist the County in addressing this objection. If you have any questions, please contact Mr. Paul Darst, Principal Planner, at (850) 922-1764.

Sincerely,



Mike McDaniel, Chief
Office of Comprehensive Planning

MM/pds

Enclosures: Objections, Recommendations and Comments Report
Review Agency Comments

cc: Mr. George M. Burgess, County Manager
Ms. Carolyn A. Dekle, Executive Director, South Florida Regional Planning Council

This report is prepared pursuant to Rule 62-11.010, F.A.C.
Division of Community Planning
February 16, 2007

DEPARTMENT OF COMMUNITY AFFAIRS

OBJECTIONS, RECOMMENDATIONS AND COMMENTS REPORT

FOR

MIAMI-DADE COUNTY

AMENDMENT 07-1

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Office of Comprehensive Planning

Enclosure: Objections, Recommendations and Comments Report
Review Agency Comments

cc: Mr. George M. Burgess, County Manager
Mr. Carolyn A. Dohle, Executive Director, South Florida Regional Planning Council

February 16, 2007
Division of Community Planning

This report is prepared pursuant to Rule 9J-11.010, F.A.C.

INTRODUCTION

The following Objections, Recommendations and Comments Report is based upon the Department's review Miami-Dade County 07-1 proposed amendment to the Comprehensive Plan pursuant to § 163.3184, Florida Statutes (F.S.).

Any objections discussed relate to specific requirements of relevant portions of Chapter 9J-5, Florida Administrative Code (F.A.C.), and Chapter 163, Part II, F.S. Each objection includes a recommendation of one approach that might be taken to address the cited objection. Other approaches may be more suitable in specific situations. Some of these objections may have initially been raised by one of the other external review agencies. If there is a difference between the Department's objection and the external agency advisory objection or comment, the Department's objection would take precedence.

Each objection must be addressed by the County and corrected prior to the amendment being resubmitted for the Department's compliance review. Objections that are not addressed may result in a determination that the amendment is not in compliance. The Department may have raised an objection regarding missing data and analysis items, which the local government may consider not applicable to its amendment. If that is the case, a statement justifying the local government's non-applicability pursuant to Rule 9J-5.002(2), F.A.C., must be submitted. The Department will make a determination on the non-applicability of the requirement, and if the justification is sufficient, the objection will be considered addressed.

The comments that follow the objections and recommendations section are advisory in nature. Comments will not form bases of a determination of non-compliance. They are included to call attention to items raised by the Department's reviewers. The comments can be substantive, concerning planning principles, methodology or logic, as well as editorial in nature dealing with grammar, organization, mapping, and reader comprehension.

Appended to the back of the Department's report are the comment letters from the other state review agencies and other agencies, organizations, and individuals. These comments are advisory to the Department and may not form bases of Departmental objections unless they appear under the "Objections" heading in this report.

Objections, Recommendations, and Comments Report

for

Miami-Dade County Amendment 07-1

February 15, 2007

I. CONSISTENCY WITH CHAPTER 163, F.S., AND RULES 9J-5 & 9J-11, F.A.C.

The Department has completed its review of the proposed Miami-Dade County Amendment 07-1 and has the following objections and comments.

OBJECTIONS

Non-Availability of Potable Water Supply

The County has not demonstrated that the proposed land uses in Future Land Use Map (FLUM) Amendments (Applications) 6, 7, 8, 13, 14, and 15 will be supported by an adequate potable water supply. All of the proposed map amendments would result in greater potential water consumption, ranging from 2,250 gpd (Application 6) to 284,350 gpd (Application 14). According to the information provided by the County, the total potential increase in potable water demand is 379,700 gallons per day (gpd). The South Florida Water Management District estimates a higher total potable water demand of approximately 0.7 mgd from the new FLUM changes.

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

The County has not, per s. 163.3167(13), Florida Statutes (F.S.), addressed in its comprehensive plan the water supply sources necessary to meet and achieve the projected water use demand for the established planning period, considering the additional potential demand which would be added to the future land use map by the proposed map amendments. Note that, per s. 163.3177(6)(a), the future land use plan is to be based upon surveys, studies, and data regarding the area, including the availability of water supplies.

The 6-year schedule of capital improvements in the proposed update of the Capital Improvements Element (CIE) in Amendment 07-1 contains several water supply facility projects which appear to address future alternative sources of potable water. However, the 6-year schedule of capital improvements does not tie the future water supply projects to specific future water supply demand. According to s. 163.3177(3)(a), F.S., the CIE is to include a component which outlines principles for correcting existing public facility deficiencies which are necessary to implement the comprehensive plan and a delineation of when the facilities will be needed. The CIE is to include standards to ensure the availability of public facilities and the adequacy of those facilities including acceptable levels of service.

Additional requirements for potable water facilities to satisfy the data and analysis requirements for the Sanitary Sewer, Solid Waste, Stormwater Management, Potable Water, and Natural Groundwater Aquifer Recharge Element are given in Florida Administrative Code (F.A.C.) Rule 9J-5.011(1)(d). These requirements are not satisfied in the present amendment. In short, the proposed amendment does not clearly identify additional new alternative water supply projects to adequately serve the proposed amendments.

In addition to the non-availability of a water supply source, Application 14 will require outlays for water supply facilities in order to be served by an adequate public water supply. Application 14 is located within the Miami-Dade County Water and Sewer Department (WASD) water franchise area; however, the site is not currently served by WASD. The projected additional demand for potable water resulting from this amendment is 284,350 gpd. To supply the required amount of water would cause the two applicable WASD water treatment plants to exceed their adopted LOS standard of 2 percent capacity above average daily demand. Thus the two water treatment plants which would be expected to serve this site do not have sufficient capacity. There is no indication in the amendment package that the County has budgeted for the additional potable water supply facilities that would be necessary to serve Application 14.

Citations

Florida Statutes: Sections 163.3161(3); 163.3167(13); 163.3177(3)(a), (5)(a), and (6)(a), (c), (d), and (h); and 163.3180(2)(a).

Florida Administrative Code: Rules 9J-5.005(2) and (4); 9J-5.006(3)(b)1 and (c)3; 9J-5.011(1)(a), (d), and (f); 9J-5.011(2)(b)2 and (c)1; 9J-5.016(1)(a) and (2)(b), (c), and (f); 9J-5.016(3)(b)1, 3, and 5 and (c)1.d, e, f, and g; and 9J-5.016(4)(a).

Recommendations

The County should not adopt the proposed land use changes until it can demonstrate the necessary coordination of land use approvals with an assured supply of potable water. Revise the amendments to demonstrate coordination of the proposed land use changes with the planning and provision of potable water supplies. Identify any needed facility improvements for the 6- and 10-year planning time frame. These improvements should be coordinated with the Water, Sewer, and Solid Waste Element and the Capital Improvements Element, including implementation through the County's 6-year schedule of capital improvements for any facilities needed during that time frame.

Impact on Public Transportation Facilities

The Department objects to Applications 13, 14, and 15, because the County fails to coordinate the transportation system with the proposed future land use map changes and ensure that proposed population densities, housing and employment patterns, and land uses are consistent with the transportation modes and services proposed to serve these areas. The amendments do not demonstrate that adopted level of service standards will be maintained through the 6-year planning time frame with the development allowed in the proposed land use changes.

Development of FLUM Applications 13, 14, and 15 will cause level of service on a segment of Southwest 344 Street/State Road 9336 to fall below the adopted LOS standard of C for this

segment (in Florida City) by 2012. Southwest 344 Street from SW 192 Avenue/Tower Road east to SW 182 Avenue runs along the southern city limits of Florida City, which has an adopted LOS standard of C for all roads within the city.

In addition, the development allowed under Applications 13, 14, and 15 is projected to lower the LOS on the segment of SW 344 Street between SW 187 Avenue and SW 192 Avenue to F by 2015, which is below the adopted LOS standards for Miami-Dade County and Florida City for this roadway, and will lower the LOS on the segment of SW 344 Street between SW 187 Avenue and SW 182 Avenue to E by 2015, below the adopted LOS standard of C for Florida City.

The Miami-Dade County Transportation Element does not include the widening of SW 344 Street/SR 9336, which would be needed if these applications were to be approved. At this time the Florida Department of Transportation (FDOT) does not have any programmed improvements or preliminary studies in support of widening SW 344 Street.

The applicant for Application 14 has proffered a covenant that limits the property owner from seeking certificates of occupancy for development on the property until the applicant improves SW 344 Street/SR 9336 to a four-lane divided arterial from SW 182 Avenue to SW 192 Avenue. The owner's obligation is subject to the availability of right-of-way or necessary easements and the receipt of all necessary governmental approvals, including necessary approval from FDOT. The applicant for Application 15 has proffered a covenant requiring the applicant to dedicate right of way for improvement of SW 344 Street as a four-lane divided arterial roadway. In order to be accepted by the Department of Community Affairs as a binding commitment, these restrictive covenants must be incorporated into the comprehensive plan according to the mechanism approved in the remedial amendment for adopted Miami-Dade County Amendment 06-1. The present amendment does not propose this action.

FDOT recommends that the proposed amendment for higher density residential land use should be accompanied by a corresponding amendment to provide the services and facilities (roadways) necessary to support the development.

Citations

Florida Statutes: Sections 163.3161(3); 163.3177(3)(a), (5)(a), and (6)(a) and (j)5.

Florida Administrative Code: Rules 9J-5.006(3)(b)1 and (3)(c)3; 9J-5.019 (4)(b)2 and (4)(c)1.

Recommendations

Provide the necessary improvements in the CIE 6-year schedule of capital improvements to SW 344 Street to accommodate the development that would be allowed in Applications 13, 14, and 15. If the proffered covenants from the applicants for Applications 14 and 15 regarding improvement of SW 344 Street/SR 9336 are to be relied upon as part of the necessary improvements to SW 344 Street, they must be adopted into the comprehensive plan according to the mechanism adopted into the comprehensive plan in remedial Amendment 06-R1. Note that any potential widening of a State Road, as would be provided in the proffered restrictive covenant, requires coordination with FDOT, including investigation of right-of-way availability.

Alternatively, do not adopt the proposed FLUM designation for Application 14; or adopt a lower-density FLUM designation for Application 14 such that the trips generated by development of Application 14 do not cause a degradation of level of service on SW 344 Street/SR 9336.

Objection: Capital Improvements Element

The Department objects to the proposed update of the Capital Improvements Element because it does not adequately match up its proposed capital improvements with the need to achieve and maintain its adopted LOS standards for public facilities and services over its short-range planning period. The CIE contains a general description of the major components of the capital improvements schedule, which match up somewhat with the elements of the comprehensive plan; but the CIE does not mention the adopted LOS standards or describe how the County will achieve and maintain these LOS standards over the next 6 years through specific capital improvements.

The revised CIE does not include MPO road improvement projects needed to ensure concurrency and financial feasibility, as required pursuant to s. 163.3177(3)(a)6, F.S.

The revised CIE and 6-year schedule of capital improvements do not distinguish between committed and planned revenue sources, per the definition in s. 163.3164(32), F.S. Projects included in the first 3 years of the budget cycle must be funded from committed revenue sources. Projects in years 4 and 5 (and 6 in the case of Miami-Dade County's 6-year schedule of capital improvements) may be funded from planned revenue sources.

Citations

Florida Statutes: Sections 163.3164(32) and 163.3177(3)(a).

Florida Administrative Code: Rules 9J-5.016(1)(a) and (b), (2)(b) and (c), and (4)(a)1 and (b).

Recommendations

Revise the CIE to include provisions for correcting existing public facility deficiencies, which are necessary to implement the comprehensive plan. The CIE should include a delineation of when facilities will be needed and the general location of the facilities, and projected revenue sources to fund the facilities. It should include standards to ensure the availability of public facilities and the adequacy of those facilities including acceptable levels of service.

Revise the 6-year schedule of capital improvements in the CIE to include privately funded projects for which the local government has no fiscal responsibility but which are necessary to ensure that adopted level of service standards are achieved and maintained. For capital improvements that will be funded by the developer, financial feasibility must be demonstrated by being guaranteed in an enforceable development agreement or interlocal agreement pursuant to s. 163.3177(10)(h), F.S., or other enforceable agreement. These development agreements and interlocal agreements should be included in the schedule of capital improvements if the capital improvement is necessary to serve development within the County's 6-year schedule.

Revise the 6-year schedule of capital improvements to include transportation improvements included in the Miami-Dade County Metropolitan Planning Organization's transportation improvement program to the extent that such improvements are relied upon to ensure concurrency and financial feasibility.

II. STATE COMPREHENSIVE PLAN

The above cited amendments do not further and are not consistent with the following goals and policies of the State Comprehensive Plan (Chapter 187, Florida Statutes):

Water Resources Goal and Policies 1, 5, 9, 10, 11, and 14

Land Use Goal and Policies 1 and 6

Urban and Downtown Revitalization Goal and Policy 6

Public Facilities Goal and Policies 1, 2, 7, and 10

Transportation Goal and Policies 2, 3, 9, 13, and 15

Economy Policy 3

Revise the amendment to be consistent with and further the referenced goals and policies of the State Comprehensive Plan. This may be accomplished by revising the amendment as recommended for the specific objections above.

III. COMMENTS

Traffic Impact Mitigation

According to the amendment package, the development of Application 6 under the proposed FLUM designation will produce up to 110 additional peak hour trips. Access to the site is provided from Red Road/SR 959/SW 57 Avenue, which is a State Historic Highway and cannot be widened; no public funds may be expended for any project which would change the historic character of the road. Red Road from SW 56 Street to US 1 is currently operating at LOS F, below the adopted LOS standard of E for this road. US Highway 1 in the area is operating at LOS E + 55 percent, exceeding the adopted LOS standard of E + 50 percent for this road. The LOS on these roadways is projected to deteriorate further. The proposed amendment would exacerbate the existing failing LOS condition on vicinity roads. However, the site is located within the County's Urban Infill Area Transportation Concurrency Exception Area (TCEA) and therefore a concurrency test is not applicable to this amendment. The FDOT report recommended that the County require the development to support and fund mobility within the TCEA, including alternative modes of transportation, and to demonstrate how they will provide mobility other than the traditional addition of lane capacity. The FDOT recommended that the County should collect proportionate fair-share payments for this purpose.



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MEMORANDUM

JAN 22 2007

AGENDA ITEM #6a

DATE: JANUARY 8, 2007

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: MIAMI-DADE COUNTY PROPOSED COMPREHENSIVE PLAN AMENDMENT

Introduction

On December 19, 2006 Council staff received proposed amendment package #07-1 to the Miami-Dade County Comprehensive Plan for review of consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. Staff review is undertaken pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Part II, Florida Statutes (F.S.), and Rules 9J-5 and 9J-11, Florida Administrative Code (F.A.C.).

Community Profile

With a 2005 population estimated at 2,422,075, Miami-Dade County is the most populous county in Florida. The County's population has grown by 7.5% since 2000, and is expected to increase an additional half a million by the year 2020. The percentage of the population that is of working age or younger is larger in Miami-Dade County than the state average. The County also has higher unemployment rates as well as a higher percent of families with incomes below the poverty level than the state average.

The structure of the County's economy is heavily service and trade oriented, with approximately 57% of total employment in these sectors. The County has established itself as a wholesaling and financial center and major tourist destination. Miami-Dade County ranks ninth in export sales among all metropolitan areas in the country. Almost a quarter of the state's total employment in transportation is located in the County. The Port of Miami is the largest cruise ship port in the world and one of the largest container ports in the southeast. The urbanized portion of the County lies between two national parks, Everglades and Biscayne National Parks. The close relationship of tourism to the preservation of Miami-Dade County's unique native plants and wildlife has been recognized as an economic as well as an environmental issue. In order to manage growth, the County's Comprehensive Development Master Plan establishes an Urban Development Boundary (UDB), which distinguishes the area where urban development may occur from areas where it should not occur.

Additional information regarding the County or the Region may be found on the Council's website at www.sfrpc.com.

Summary of Staff Analysis

Proposed Amendment package #07-1 to the Miami-Dade County comprehensive plan contains seven (7) proposed amendments: six (6) changes to the Future Land Use Map and one (1) text change to the Capital Improvements Element. The general location of the County is exhibited as Attachment 1. Attachment 2 presents the locations of all map amendments. Individual, detailed locations of the proposed map amendments are shown as Attachments 3-8.

A summary of the proposed amendments in this package is listed below. For the purposes of this review, the amendments retain their county amendment numbers. A detailed analysis of the amendments is included in the attached staff report.

County Amendment Number	Size (in acres)	General Location	Proposed Land Use Change (From/To)	Attachment Number	Staff Recommendation	11/20/2006 BCC Decision
6	7.8	The area bounded by SW 57 Avenue on the east; SW 60 Street on the south; SW 58 Avenue on the west and SW 58 Terrace on the north.	From: Low-Medium Density Residential To: Office/Residential	3	Generally consistent with SRPP.	Voted 11-0 to deny this as a small scale amendment and transmit for review without a recommendation.
7	8.9	North side of SW 152 Street along the east and west sides of theoretical SW 97 Avenue	From: Low Density Residential To: Business and Office	4	Generally consistent with SRPP.	Voted 9-0 to deny this as a small scale amendment and to transmit for review with a recommendation to deny.
8	5.37	Northeast corner of SW 127 Avenue and SW 104 Street	From: Estate Density Residential To: Medium-High Density Residential	5	Generally consistent with SRPP.	Voted 9-0 to transmit this standard amendment for review without a recommendation.
13	9.89	North side of theoretical SW 338 Street between theoretical SW 194 and SW 192 Avenues	From: Estate Density Residential To: Low-Medium Density Residential	6	Generally Inconsistent with the SRPP, Goals 7, 11, 14, 15 and 21 & Policies 7.1, 7.15, 11.10, 14.1, 21.1 and 21.14	Voted 4-3 to transmit this standard amendment for review with a recommendation to deny.

14	119.7	Between SW 336 and SW 344 Streets and between SW 192 and SW 197 Avenues	From: Estate Density Residential To: Low-Medium Density Residential	7	Generally Inconsistent with the SRPP, Goals 7, 11, 14, 15 and 21 & Policies 7.1, 7.15, 11.10, 14.1, 21.1 and 21.14	Voted 4-3 to transmit this standard amendment for review with a recommendation to deny.
15	20.76	Southeast corner of SW 344 Street and SW 192 Avenue	From: Low Density Residential To: Low-Medium Density Residential	8	Generally Inconsistent with the SRPP, Goals 7, 11, 14, 15 and 21 & Policies 7.1, 7.15, 11.10, 14.1, 21.1 and 21.14	Voted 7-0 to transmit this standard amendment for review with a recommendation to deny.
16	N/A	N/A	Text amendment to the Capital Improvements Element of the CDMP to modify currently adopted tables of proposed projects	N/A	Generally consistent with SRPP.	Voted 11-0 to transmit this standard text amendment for review with a recommendation to adopt.

On November 20, 2006, Resolution No. R-1230-06 was adopted by the Board of County Commissioners, with a vote of 7-0, to transmit the proposed amendment package to the Florida Department of Community Affairs for review and comment.

Applications 6, 7 and 8

Applications 6, 7 and 8 are proposed amendments for small sites (7.8 acres, 8.9 acres and 5.37 acres, respectively) located in a scattered fashion throughout the urbanized area of Miami-Dade County. As such, the amendments determined to have minimal impact on public facilities and natural resources. Staff review confirms that the proposed amendments would not adversely affect regional resources.

Applications 13, 14 and 15

Applications 13, 14 and 15 are located in southwestern Miami-Dade County adjacent to the western and southern boundaries of the City of Florida City. Because these applications are in close proximity, they result in cumulative impacts. Together, these amendments create a substantial increase in net water demand, requiring an additional 331,800 gallons of water per day and exceed the County's Level of Service (LOS) standard for available capacity at Everglades Labor Camp and Newton water treatment plants.

Objection

Council staff analysis confirms that proposed Amendments 13, 14 and 15 are incompatible with the policy framework articulated in the *Strategic Regional Policy Plan for South Florida (SRPP)* that guides the coordination of land use, natural resources and infrastructure planning; and that supports the protection, conservation and enhancement of the region's water resources. These amendments are specifically inconsistent with the following SRPP Goals and Policies:

GOAL 7 Protect, conserve, and enhance the Region's water resources.

Policy 7.1 Develop a more balanced, efficient, and ecologically sustainable allocation and reservation of the water resources of the Region.

Policy 7.15 Conserve water, return water lost from the Everglades ecosystem, and increase the self sufficiency of urban and agricultural water supplies by:

- a. creating water storage areas near or within urban areas;
- b. increasing the efficiency of water use in agriculture, business, and residential uses;
- c. developing alternative water supply sources; and
- d. rehydrating wetlands with water of appropriate quality and quantity that would otherwise be lost from the regional system.

GOAL 11 Encourage and support the implementation of development proposals that conserve the Region's natural resources, rural and agricultural lands, green infrastructure and:

- utilize existing and planned infrastructure in urban areas;
- enhance the utilization of regional transportation systems;
- incorporate mixed-land use developments;
- recycle existing developed sites; and
- provide for the preservation of historic sites.

Policy 11.10 Decisions regarding the location, rate, and intensity of proposed development shall be based on the existing or programmed capacity of infrastructure and support services or on capacity which will be programmed to serve that proposed development; in addition, consideration should be given to the impact of infrastructure and support services on natural resources.

GOAL 14 Preserve, protect, and restore Natural Resources of Regional Significance.

Policy 14.1 Address environmental issues, including the health of our air, water, habitats, and other natural resources, that affect quality of life and sustainability of our Region.

GOAL 15 Restore and protect the ecological values and functions of the Everglades Ecosystem by increasing habitat area, increasing regional water storage, and restoring water quality.

GOAL 21 Assume a leadership role to enhance regional cooperation, multi-jurisdictional coordination, and multi-issue regional planning to ensure the balancing of competing needs and long-term sustainability of our natural, developed, and human resources.

competing needs and long-term sustainability of our natural, developed, and human resources.

Policy 21.1 Implement better coordination of land use, natural resource, and infrastructure planning, with special attention to regional and ecosystem management approaches.

Policy 21.14 Ensure that decisions regarding the future of the Region balance competing needs and provide for the long-term sustainability of our natural, developed, and human resources.

Recommendation

Find proposed amendments Nos. 13, 14, and 15 generally inconsistent with the *Strategic Regional Policy Plan for South Florida*, citing Goals 7, 11, 14, 15 and 21 & Policies 7.1, 7.15, 11.10, 14.1, 21.1 and 21.14

Find the remainder of the Miami-Dade County proposed amendment packet #07-1, consisting of amendment Nos. 6, 7 and 8, generally consistent with the *Strategic Regional Policy Plan for South Florida*.

Approve this staff report for transmittal to the Florida Department of Community Affairs.

Council Action

At its January 8, 2007 meeting, the Council found the following for proposed Miami-Dade County amendment package #07-1:

- a. Amendments 13, 14, and 15 generally inconsistent with the *Strategic Regional Policy Plan for South Florida (SRPP)*, citing Goals 7, 11, 14, 15 and 21 & Policies 7.1, 7.15, 11.10, 14.1, 21.1 and 21.14.
- b. Amendment 6 generally inconsistent with the *SRPP* citing Goals 6 and 8 & Policies 6.2 and 8.1.
- c. Amendment No. 7 generally consistent with the *SRPP*; however, the concern is raised with respect to the impact on the area for the proposed use of adjacent areas for medical, offices, hospital, employee and patron use being compatible with adjacent residential uses.
- d. Amendments Nos. 8 and 16 generally consistent with the *SRPP*.

The Council, by the same motion, approved the transmittal of the attached staff report to the Florida Department of Community Affairs.

competing needs and long-term sustainability of our natural, developed, and human resources

**Proposed Comprehensive Plan Amendment Review
Staff Report
for
Miami-Dade County**

implications for land use, transportation, and infrastructure planning with special attention to regional and ecosystem management approaches

Ensure that decisions regarding the future of the region balance competing needs and provide for the long-term sustainability of our natural, developed, and human resources

Policy 21.1

Policy 21.14

Recommendation

Find proposed amendments Nos. 12, 14, and 15 generally inconsistent with the Strategic Regional Policy Plan for South Florida (SRPP), citing Goals 7, 11, 14, 15 and 21 & Policies 7.1, 7.12, 11.10, 14.1, 21.1 and 21.14

Find the remainder of the Miami-Dade County proposed amendment packet 807-1, consisting of amendment Nos. 6, 7, and 8 generally consistent with the Strategic Regional Policy Plan for South Florida

Approve this staff report for transmittal to the Florida Department of Community Affairs

Council Action

At its January 8, 2007 meeting, the Council found the following for proposed Miami-Dade County amendment package 807-1:

- a. Amendments 12, 14, and 15 generally inconsistent with the Strategic Regional Policy Plan for South Florida (SRPP), citing Goals 7, 11, 14, 15 and 21 & Policies 7.1, 7.12, 11.10, 14.1, 21.1 and 21.14
- b. Amendment 6 generally inconsistent with the SRPP citing Goals 6 and 8 & Policies 6.1 and 8.1
- c. Amendment No. 7 generally consistent with the SRPP; however, the concern is raised with respect to the impact on the area for the proposed use of adjacent areas for medical, office, hospital, employee and patron use being compatible with adjacent residential uses
- d. Amendments Nos. 8 and 15 generally consistent with the SRPP

The Council, by the same motion, approved the transmittal of the attached staff report to the Florida Department of Community Affairs

**PROPOSED AMENDMENT PACKAGE #07-1
TO THE
MIAMI-DADE COUNTY COMPREHENSIVE PLAN**

Summary of Staff Analysis

Proposed Amendment package #07-1 to the Miami-Dade County comprehensive plan contains seven proposed amendments: six changes to the Future Land Use Map and one text change to the Capital Improvements Element. The general location of the County is exhibited as Attachment 1. Attachment 2 presents the locations of all map amendments and the County study areas in which they are located. Aerial maps of the individual amendment locations are shown as Attachments 3-8. The amendments listed retain their county amendment numbers for the purposes of this Council staff review.

A detailed analysis of the proposed amendments in this package is included below.

Planning Rationale

Miami-Dade's Comprehensive Development Master Plan (CDMP) is a metropolitan guide for growth management. The Plan is county-wide in scale and comprehensive in scope. It establishes the County's policy framework within which specific development decisions are made daily. Among its key growth management objectives, the CDMP seeks to ensure that physical expansion of the urban area is managed to occur 1) at a rate commensurate with projected population and economic growth; 2) in a contiguous pattern centered around a network of high-intensity activity centers, well-connected by multimodal intra-urban transportation facilities; and 3) in locations which optimize efficiency in public service delivery and conservation of valuable natural resources. The foregoing objectives are encouraged by the State's comprehensive planning laws and the *Strategic Regional Policy Plan for South Florida*.

Amendment #6

Proposed amendment #6 would change the land use designation of a 7.8 acre site located northwest of the University of Miami and adjacent to the western edge of the City of Coral Gables on the block bounded by SW 57th Avenue on the east; SW 60th Street on the south, SW 58th Avenue on the west and SW 58th Terrace on the north (see Attachment 3). It would change the subject property from Low-Medium Density Residential (6-13 dwelling unit/acre or du/ac) to Office/Residential (25 du/ac).

The proposed land use designation would allow for an additional 94 residential units to be developed over what is currently allowed for a total of 224 multi-family units or for the construction of 143,748 square feet of office space.

The application site is currently developed as the Miami Art Central Museum, nine duplexes in the University Groves Subdivision and a three-story 81-unit multi-family apartment building, the Cloisters. The site is bounded by single family residential development to the east and west in the Coral Gables Riviera Section Six, University Manor and Gables Edge subdivisions. To the north and south, the site is bounded by primarily duplex development in the University Groves and University Manor subdivisions. Properties to the north and west are designated as Low Density Residential (2.5-6 du/ac) while properties to the south are designated as Low-Medium Density Residential (6-13 du/ac).

This amendment has gone through a multi-step review process, providing for public input, at the local level. On November 20, 2006, the Miami-Dade County Commission voted 11-0 to deny this small scale amendment and to transmit it to the Florida Department of Community Affairs for review without a recommendation. On October 16, 2006, the Miami-Dade County Planning Advisory Board, acting as the

Local Planning Agency, conducted a public hearing on the proposed amendment and voted to deny it. Community Council 12 voted to deny the amendment and Miami-Dade County's Planning and Zoning staff report recommended denial.

Council staff analysis finds that the proposed amendment will have minimal to no impact on public facilities and natural resources and that the proposed amendment will not adversely affect regional resources.

Recommendation

Council staff recommends that proposed amendment 6 be found generally consistent with the *Strategic Regional Policy Plan for South Florida*.

Amendment 7

Proposed amendment #7 would change the land use designation of an 8.9 acre parcel located on the north side of SW 152 Street and along the east and west sides of theoretical SW 97 Avenue and bounded on the north by the C-100 canal (see Attachment 4). It would change the subject property from Low Density Residential (2.5- 6 du/ac) to Business and Office.

Under the proposed Business and Office designation, an additional 62 dwelling units (for a maximum total of 115 dwelling units); 136,429 square feet of retail commercial or 170,537 square feet of office could be developed.

The site is currently vacant except for a privately owned educational institution on the southern portion (Small Fry Nursery). On the north side of the site, the C-100 canal forms a barrier between the site and the developed Estate Density Residential (1-2.5 du/ac) neighborhood. To the northwest of the site is the Coral Reef Nursing Home, located in an area designated Low Density Residential. The parcels directly adjacent to the east (Office Residential) and to the west (Low Density Residential) are vacant properties with overgrown vegetation. The Coral Reef Golf Course is located south of the subject property. The site's main access road, which runs parallel to the southern property boundary, is SW 152 Street.

The subject parcel is west of the proposed area for the Jackson South Hospital expansion and is intended to provide commercial, residential and/or office facilities to serve this future hospital cluster. The applicant has proffered a draft covenant limiting the permitted uses to "those uses supportive of the adjacent medical offices, hospital, their employees and patrons..."

This amendment has gone through a multi-step review process, providing for public input, at the local level. On November 20, 2006, the Miami-Dade County Commission voted 9-0 to deny this small scale amendment and transmit it to the Florida Department of Community Affairs for review with a recommendation to deny. On October 16, 2006, the Miami-Dade County Planning Advisory Board, acting as the Local Planning Agency, conducted a public hearing on the proposed amendment and voted to adopt the amendment with a condition limiting its commercial use to pharmacy, cafeteria or medically related offices. Community Council 14 voted to deny the amendment and Miami-Dade County's Planning and Zoning staff report recommended adoption with a change to Office/Residential.

Council staff analysis finds that the proposed amendment will have minimal to no impact on public facilities and natural resources. The proposed amendment will not adversely affect regional resources and it furthers the Goals and Policies of the *Strategic Regional Policy Plan* relating to the location and implementation of development and redevelopment

Recommendation

Council staff recommends that proposed amendment 7 be found generally consistent with the *Strategic Regional Policy Plan for South Florida*.

Amendment 8

Proposed amendment #8 would change the land use designation of a 5.37 acre parcel located on the northeast corner of the intersection of SW 127 Avenue and SW 104 Street (see Attachment 5). It would change the subject property from Estate Density Residential (1-2.5 du/ac) to Medium-High Density Residential (25-60 du/ac). It would result in a maximum impact of 200 multi-family dwelling units.

The site is currently being used as a retail nursery with the western 175 feet containing north-south overhead electrical transmission lines on a Florida Power and Light (FP&L) easement. The surrounding area is generally composed of single family residences. The properties directly north and east of the subject parcel are designated Estate Density Residential (1-2.5 du/ac) while the properties to the south and west are designated Low Density Residential (2.5-6 du/ac).

Because FP&L regulations do not allow the building of structures or permanent parking under transmission lines, the buildable area of the subject property is limited to the eastern 120 feet.

The application site is located within the Alexander Orr, Snapper Creek and Southwest average day pumpage wellfield protection areas.

This amendment has gone through a multi-step review process, providing for public input, at the local level. On November 20, 2006, the Miami-Dade County Commission voted 9-0 to transmit this standard amendment to the Florida Department of Community Affairs for review without a recommendation. On October 16, 2006, the Miami-Dade County Planning Advisory Board, acting as the Local Planning Agency, conducted a public hearing on the proposed amendment and voted to adopt the amendment with a condition limiting the number of dwelling units to a maximum of 150 units in addition to the conditions proffered in the draft covenant. Community Council 11 voted to transmit the amendment with no recommendation and Miami-Dade County's Planning and Zoning staff report recommended denial.

Comment - Affordable Housing

The Applicant has proffered a draft covenant restricting the use of the property to senior affordable housing (and limiting the building height for proposed structures to three stories). As a result of this draft covenant, this proposed amendment would help meet existing affordable housing needs in the County and to provide housing for a specific special needs population in an under-served area.

Council staff analysis finds that the proposed amendment will have minimal impact on public facilities.

Council staff analysis further finds that the proposed amendment will not adversely affect regional resources and that it advances the Goals and Policies of the *Strategic Regional Policy Plan* relating to the provision of affordable housing.

Recommendation

Council staff recommends that proposed amendment 8 be found generally consistent with the *Strategic Regional Policy Plan for South Florida*.

Amendment 13

Proposed amendment #13 would change the land use designation of a 9.89 acre parcel located adjacent to the western edge of Florida City on the north side of theoretical SW 338 Street between theoretical SW 194 and SW 192 Avenues (see Attachment 6). It would change the subject property from Estate Density Residential (1-2.5 du/ac) to Low-Medium Density Residential (6-13 du/ac). It would result in a maximum impact of 104 dwelling units.

The City of Florida City supports the proposed amendment and has indicated that the subject parcel is likely to be annexed into the City over the next six months. The subject parcel is located within the City of Florida City's Annexation Area "D."

The site is currently developed with a well-maintained single family residence on the northeastern corner of the site. A tree grove covers the remainder of the site. The surrounding designated land uses are Estate Density Residential, Environmentally Protected Parks and High Density Residential. The Florida City area adjacent to the eastern edge of the subject parcel has been re-designated to allow for High Density Residential development (15 du/ac). The surrounding land uses include a County owned Natural Forest Community to the north, a fallow agricultural tract to the east, the Cameron Creek rental apartments (15 du/ac) to the southeast, vacant land to the south and fallow agricultural land to the west. The subject parcel is approximately 0.5 miles east of the Urban Development Boundary (UDB).

This amendment has gone through a multi-step review process, providing for public input, at the local level. On November 20, 2006, the Miami-Dade County Commission voted 4-3 to transmit this standard amendment to the Florida Department of Community Affairs for review with a recommendation to deny. On October 16, 2006, the Miami-Dade County Planning Advisory Board, acting as the Local Planning Agency, conducted a public hearing on the proposed amendment and voted to deny the amendment. Community Council 14 voted to deny the amendment and Miami-Dade County's Planning and Zoning staff report recommended denial.

Comment - Affordable Housing

The Applicant has proffered a draft covenant guaranteeing that 20% of the proposed dwelling units will be built as workforce housing, if the land use change to Low-Medium Density Residential is enacted.

Public Facility Impacts

Council staff analysis finds that the proposed amendment will result in minimal impacts to schools, parks and solid waste facilities. However, sewer and water distribution systems will need to be upgraded to serve the amendment. In addition, the proposed land use change would generate a net increase of 23,600 gallons per day in water and sewer demand over the current CDMP designation.

In an effort to address the water supply issues related to this amendment, the Applicant has proffered a draft covenant that would limit the owner from seeking a building permit for more than 24 residential dwelling units on the subject parcel until 1) the execution of Miami-Dade County's Consumptive Use Permit between Miami-Dade County and South Florida Water Management District or until 2) the execution of an agreement with an alternate water supplier contingent upon the release of the service area from Miami-Dade County.

Objection

Council staff finds proposed Amendment 13 incompatible with the framework articulated in the *Strategic Regional Policy Plan for South Florida* guiding the coordination of land use, natural resources and

infrastructure planning; and the protection, conservation and enhancement of the region's water resources. Specifically, it conflicts with Goals 7, 11, 14, 15 and 21 & Policies 7.1, 7.15, 11.10, 14.1, 21.1 and 21.14 of the *Strategic Regional Policy Plan for South Florida*. Please see the "Cumulative Water Supply Impacts" section below for a full discussion of the objection.

Recommendation

In light of the ongoing water supply policy dialogue, the Applicant should coordinate with WASD and the South Florida Water Management District to assemble a comprehensive analysis to demonstrate whether adequate potable water supply and water supply facilities exist or can be provided by Miami-Dade County or by an alternate water provider. Water supply planning and allocation is a regional issue that needs to be addressed through a comprehensive and coordinated strategy at the county and the regional level.

Amendment 14

Proposed amendment #14 would change the land use designation of an 119.7 acre parcel located immediately west of the Florida City limits between SW 192 and SW 197 Avenues and between SW 336 and SW 344 Streets. The northwest corner of the site abuts the Urban Development Boundary (UDB). The proposed amendment would change the subject property from Estate Density Residential (1-2.5 du/ac) to Low-Medium Density Residential (6-13 du/ac). It would result in a maximum impact of 1,300 dwelling units.

The City of Florida supports the proposed amendment and has indicated that the subject parcel is likely to be annexed into the City over the next six months. The subject parcel is located within the City of Florida City's Annexation Area "D."

The surrounding land use designations are Estate Density Residential to the north, south and west; Estate Density Residential and Environmentally Protected Parks to the northeast; High Density Residential and Highway Commercial to the east in the City of Florida City and Agriculture to the northwest, outside of the UDB. The surrounding area consists of a mix of estate density homes, agricultural uses, fallow agricultural tracts, tree groves, a plant nursery, a mango and avocado grove, several vacant lots, a communications tower and Robert's Fruit Stand. To the east, within Florida City, are the Cameron Creek rental apartments (15 du/ac). A county owned Natural Forest Community (NFC) borders the site's northwest boundary, while another Natural Forest Community site, the Navy Wells Pineland Preserve, is located approximately 0.25 miles south of the application.

The subject site is located within the Florida Keys Aqueduct basic wellfield protection area.

This amendment has gone through a multi-step review process, providing for public input, at the local level. On November 20, 2006, the Miami-Dade County Commission voted 4-3 to transmit this standard amendment to the Florida Department of Community Affairs for review with a recommendation to deny. On October 16, 2006, the Miami-Dade County Planning Advisory Board, acting as the Local Planning Agency, conducted a public hearing on the proposed amendment and voted deny the amendment. Community Council 14 voted to deny the amendment and Miami-Dade County's Planning and Zoning staff report recommended denial.

Comment - Affordable Housing

The Applicant has proffered a draft covenant guaranteeing that a minimum of 20% of the proposed dwelling units will be built as workforce housing if the land use change to Low-Medium Density Residential is enacted.

Comment - Roadway Impacts

East-west roadway access to the site is provided by SW 344 Street and SW 336 Street, while north-south access is provided by SW 192 Avenue. An estimated 284 additional P.M. peak-hour trips will result from the proposed land use change. The proposed amendment will cause the roadway segments of SW 344 Street between SW 192 and SW 182 to fall below the adopted LOS D and C standards to a LOS F.

The Applicant has proffered a draft covenant that limits the property owner from seeking a certificate of use and occupancy for any residential dwelling units above 778 units until the owner, at its own expense, improves SW 344 to a four lane divided arterial roadway from SW 182 Avenue to SW 192 Avenue.

Comment - School Impacts

The proposed application will result in an additional 74 students, impacting Florida City Elementary, Homestead Middle and Homestead Senior High schools. It will increase the % Florida Inventory of School Houses (FISH) utilization from 88% to 116% at Florida City Elementary, surpassing the 115% FISH utilization threshold. It will increase FISH utilization at Homestead Middle School from 120% to 131%.

As mitigation for public school impacts, the Applicant has proffered a draft covenant to the School Board of Miami-Dade County agreeing to designate a 10-acre parcel of land for future conveyance to the School Board for a school site.

Public Facilities Analysis

This application will result in a net increase in water and sewer demand between the current and the proposed CDMP designation of 284,350 gallons per day. This additional demand will cause the Everglades Labor Camp and the Newton Water Treatment Plants to operate above the County's adopted LOS standard of 2% capacity above average daily system demand.

Sewer and water distribution systems will need to be upgraded to serve the subject parcel. Sewer service to the application requires a new sewer pump station and connection to an existing sewer main more than one mile from the site. In addition, the closest point of connection that would be able to produce adequate fire flow pressures is almost three miles from the subject site.

In an effort to address the water supply issues related to this amendment, the Applicant has proffered a draft covenant that would limit the owner from seeking a building permit for more than 299 residential dwelling units on the subject parcel until 1) the execution of Miami-Dade County's Consumptive Use Permit between Miami-Dade County and South Florida Water Management District or until 2) the execution of an agreement with an alternate water supplier contingent upon the release of the service area from Miami-Dade County.

Objection

Council staff finds proposed amendment 14 incompatible with the framework articulated in the *Strategic Regional Policy Plan for South Florida* guiding the coordination of land use, natural resources and infrastructure planning; and the protection, conservation and enhancement of the region's water resources. It is generally inconsistent with Goals 7, 11, 14, 15 and 21 & Policies 7.1, 7.15, 11.10, 14.1, 21.1 and 21.14 of the *Strategic Regional Policy Plan for South Florida*. Please see the "Cumulative Water Supply Impacts" section below for a full discussion of the objection.

Recommendation

In light of the ongoing water supply policy dialogue, the Applicant should coordinate with WASD and the South Florida Water Management District to assemble a comprehensive analysis to demonstrate whether adequate potable water supply and water supply facilities exist or can be provided by Miami-Dade County or by an alternate water provider. Water supply planning and allocation is a regional issue that needs to be addressed through a comprehensive and coordinated strategy at the county and the regional level.

Amendment 15

Proposed amendment #15 would change the land use designation of a 20.76 acre parcel located south of Florida City's western limits on the southeast corner of SW 344 Street and SW 192 Avenue. The proposed amendment would change the subject property from Low Density Residential (2.5-6 du/ac) to Low-Medium Density Residential (6-13 du/ac). It would result in a maximum impact of 140 dwelling units.

The City of Florida City supports the proposed amendment and has indicated that the subject parcel is likely to be annexed into the City over the next six months. The subject parcel is located within the City of Florida City's Annexation Area "D."

The site is currently a tract of fallow land. Surrounding land designations include Estate Density Residential to the west and Environmentally Protected Parks to the southwest and Low Density Residential to the north, east and south. Robert's Fruit Stand is directly west of the property and the Navy Wells Pineland Preserve, a County designated Natural Forest Community, is located southwest of the site. North of the site are fallow tracts of land. East of the site is the Goldcoaster RV Resort and Manufactured Home Community built at approximately 7 du/ac. One fallow and several vacant tracts of land are located south of the site.

The site is located with the Florida Keys Aqueduct basic wellfield protection area.

This amendment has gone through a multi-step review process, providing for public input, at the local level. On November 20, 2006, the Miami-Dade County Commission voted 7-0 to transmit this standard amendment for review with a recommendation to deny. On October 16, 2006, the Miami-Dade County Planning Advisory Board, acting as the Local Planning Agency, conducted a public hearing on the proposed amendment and voted to adopt and transmit the amendment. Community Council 15 voted to deny the amendment and Miami-Dade County's Planning and Zoning staff report recommended denial.

Comment - Affordable Housing

The Applicant has proffered a draft covenant guaranteeing that a minimum of 20% of the proposed dwelling units will be built as workforce housing if the land use change to Low-Medium Density Residential is enacted.

Public Facilities Analysis

The application has minimal park space, roadway, school and solid waste impacts.

Sewer and water distribution systems would need to be upgraded to serve the subject parcel; the replacement or upgrade of the existing sewer pump station 1022, an additional one mile of sewer mains and an additional two miles of water mains (to ensure adequate pressure for fire flow) would be required.

This application will create a potential water demand of 67,250 gallons per day (0.0673 mgd) resulting in a net increase of 23,850 gallons per day in water and sewer demand between the current and the proposed CDMP designation.

In an effort to address the water supply issues related to this amendment, the Applicant has proffered a draft covenant that would limit the owner from seeking a building permit for more than 124 residential dwelling units on the subject parcel until 1) the execution of Miami-Dade County's Consumptive Use Permit between Miami-Dade County and South Florida Water Management District or until 2) the execution of an agreement with an alternate water supplier contingent upon the release of the service area from Miami-Dade County.

Objection

Council staff finds proposed amendment 15 incompatible with the framework articulated in the *Strategic Regional Policy Plan for South Florida* guiding the coordination of land use, natural resources and infrastructure planning; and the protection, conservation and enhancement of the region's water resources. It is generally inconsistent with Goals 7, 11, 14, 15 and 21 & Policies 7.1, 7.15, 11.10, 14.1, 21.1 and 21.14 of the *Strategic Regional Policy Plan for South Florida*. Please see the "Cumulative Water Supply Impacts" section below for a full discussion of the objection.

Recommendation

In light of the ongoing water supply policy dialogue, the Applicant should coordinate with WASD and the South Florida Water Management District to assemble a comprehensive analysis to demonstrate whether adequate potable water supply and water supply facilities exist or can be provided by Miami-Dade County or by an alternate water provider. Water supply planning and allocation is a regional issue that needs to be addressed through a comprehensive and coordinated strategy at the county and the regional level.

Amendment 16

Amendment #16 is a standard text amendment to the Capital Improvements Element (CIE) of the Comprehensive Development Master Plan (CDMP) executed in accordance with the requirements specified in Chapter 163, Part II, Florida Statutes. This amendment modifies the CIE's Tables of Proposed Projects to reflect the County's most current Capital Budget and Multi-Year Capital Plan. It specifically modifies the Aviation, Coastal Management, Conservation, Drainage, Parks and Recreation, Seaport, Sewer Facilities, Solid Waste Management, Traffic Circulation, Mass Transit and Water Facilities Tables to present project additions and deletions.

Staff analysis confirms that proposed amendment #16 is generally compatible with and supportive of the Goals and Policies *Strategic Regional Policy Plan for South Florida*.

Recommendation

Council staff recommends that proposed amendment 16 be found generally consistent with the *Strategic Regional Policy Plan for South Florida*.

Cumulative Water Supply Impacts

With regard to additional demand for water, staff analysis indicates that, taken as a whole, the proposed amendments would cumulatively result in a net increase in water demand of 379,700 gallons per day (gpd):

- Amendment 6 results in a net increase in water demand of 2,250 gpd.
- Amendment 7 results in a net increase in water demand of 10,200 gpd.
- Amendment 8 results in a net increase in water demand of 35,450 gpd.
- Amendment 13 results in a net increase in water demand of 23,600 gpd.
- Amendment 14 results in a net increase in water demand of 284,350 gpd.
- Amendment 15 results in a net increase in water demand of 23,850 gpd.

Amendments 13, 14 and 15 would specifically create the largest cumulative impacts, generating the need for an additional 331,800 gallons of water per day and exceeding the County's LOS standard for available capacity at Everglades Labor Camp and Newton Water Treatment Plants. Taken together, these three amendments account for 87% of the total net increase in water demand created by the amendment package.

The allocation of finite water resources is a significant regional issue. The *Strategic Regional Policy Plan for South Florida* prioritizes the coordination of land use, natural resources and infrastructure planning; and the protection, conservation and enhancement of the region's water resources. It emphasizes the need for 1) balancing water needs between supplies for the environment and for human use while encouraging urban and agricultural areas to development alternative water supply options; 2) underlines the importance of implementing development proposals that conserve the Region's natural resources and that are provided for by existing support services; and 3) supports enhanced regional cooperation, multi-jurisdictional coordination, and multi-issue regional planning to ensure the region's long-term sustainability.

Water supply planning is also an issue that has been elevated on state-wide basis through the requirements of Senate Bills 360 and 444. As a result of these legislative directives, the South Florida Water Management District has limited future water withdrawals from the Biscayne Aquifer and water suppliers have been asked to develop alternative water supply projects to provide for additional water demands. Currently, Miami-Dade County is operating under the Miami-Dade County Interim Consumptive Use Authorization and Agreement with the South Florida Water Management District as it completes its consumptive use permit application. This interim agreement specifies that the County must demonstrate how it will comprehensively meet drinking water needs for the next 20 years through alternative water supply projects and water conservation measures.

The need for Miami-Dade County to demonstrate its ability to meet 1) current potable water demand and 2) any additional demand created by proposed development has also been highlighted by the Department of Community Affairs Objections, Recommendations and Comments (ORC) Report issued on February 20, 2006 in response to the Miami-Dade County Comprehensive Plan Amendment package 06-1.

This ORC Report along with the Florida Department of Environmental Protection and South Florida Water Management District comments asserted that Miami-Dade County must be able to provide data that ensures it can meet its current water supply needs prior to approving future development. The Florida Department of Community Affairs also issued a Notice of Intent and Statement of Intent, in accordance with Chapter 163, Florida Statutes, that indicated that the County must be able to supply data on the availability of water supply and water supply infrastructure to serve any increased demands for potable water posed by additional development.

At this time it is not clear whether adequate water supply and water supply infrastructure exists to serve proposed amendment Nos. 13, 14 and 15 in proposed amendment package 07-1.

Recommendation

In light of the ongoing water supply policy dialogue, coordination is required between the Applicants, Miami-Dade County Water and Sewer Department, the South Florida Water Management District and any other applicable water suppliers to assemble a comprehensive analysis that demonstrates that adequate potable water supply and water supply facilities exist or can be provided to serve proposed amendment Nos. 13, 14 and 15.

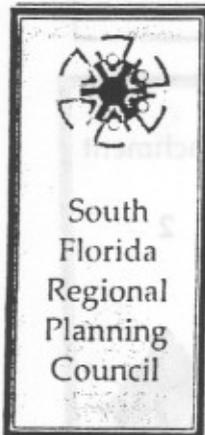
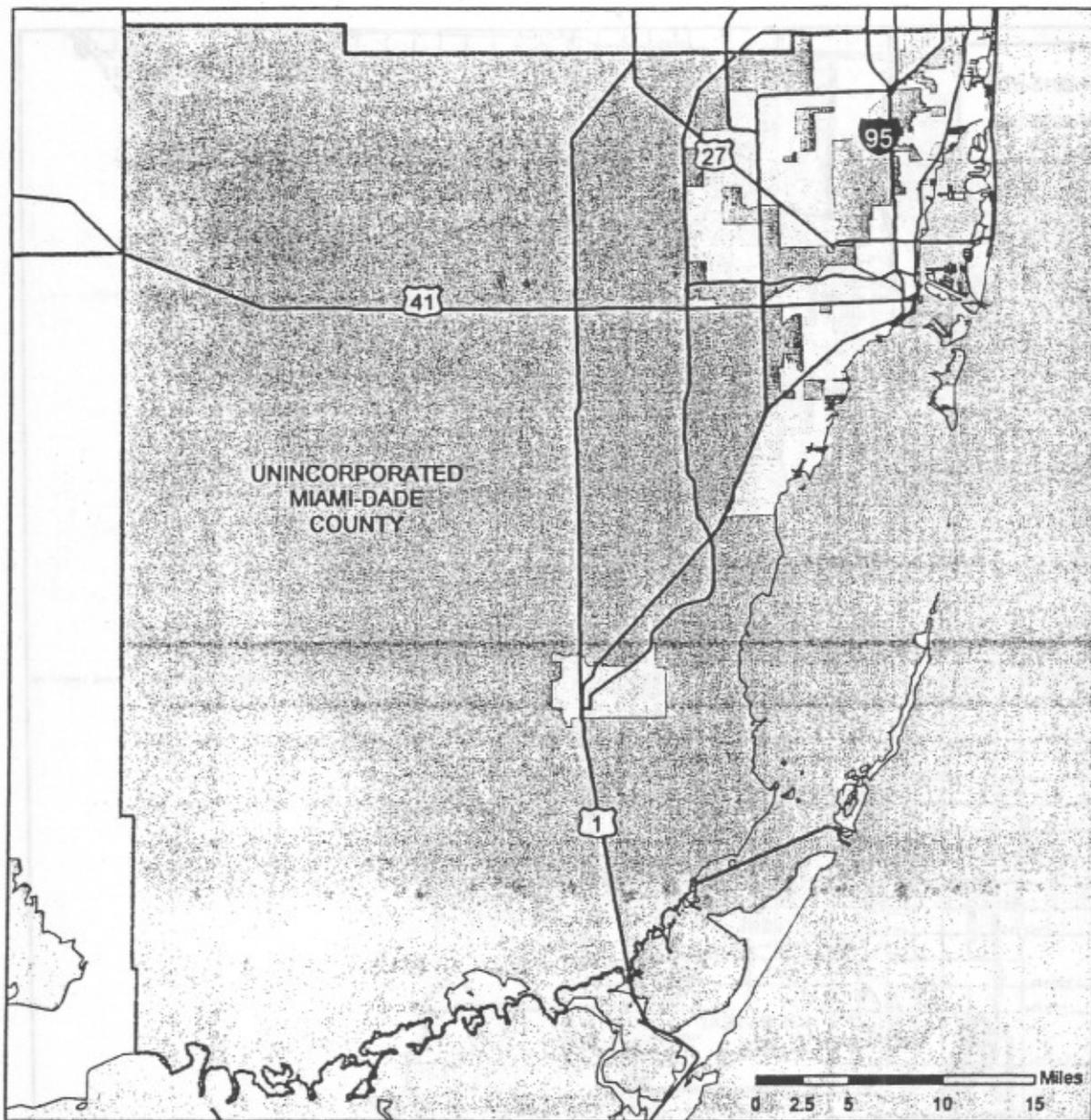
Conclusion

Proposed amendments Nos. 13, 14, and 15 conflict with the framework articulated in the *Strategic Regional Policy Plan for South Florida* guiding the coordination of land use, natural resources and infrastructure planning; and the protection, conservation and enhancement of the region's water resources. Specifically, these amendments conflict with the following Goals and Policies:

- GOAL 7** Protect, conserve, and enhance the Region's water resources.
- Policy 7.1** Develop a more balanced, efficient, and ecologically sustainable allocation and reservation of the water resources of the Region.
- Policy 7.15** Conserve water, return water lost from the Everglades ecosystem, and increase the self sufficiency of urban and agricultural water supplies by:
- creating water storage areas near or within urban areas;
 - increasing the efficiency of water use in agriculture, business, and residential uses;
 - developing alternative water supply sources; and
 - rehydrating wetlands with water of appropriate quality and quantity that would otherwise be lost from the regional system.
- GOAL 11** Encourage and support the implementation of development proposals that conserve the Region's natural resources, rural and agricultural lands, green infrastructure and:
- utilize existing and planned infrastructure in urban areas;
 - enhance the utilization of regional transportation systems;
 - incorporate mixed-land use developments;
 - recycle existing developed sites; and
 - provide for the preservation of historic sites.
- Policy 11.10** Decisions regarding the location, rate, and intensity of proposed development shall be based on the existing or programmed capacity of infrastructure and support services or on capacity which will be programmed to serve that proposed development; in addition, consideration should be given to the impact of infrastructure and support services on natural resources.
- GOAL 14** Preserve, protect, and restore Natural Resources of Regional Significance.
- Policy 14.1** Address environmental issues, including the health of our air, water, habitats, and other natural resources, that affect quality of life and sustainability of our Region.

- GOAL 15 Restore and protect the ecological values and functions of the Everglades Ecosystem by increasing habitat area, increasing regional water storage, and restoring water quality.
- GOAL 21 Assume a leadership role to enhance regional cooperation, multi-jurisdictional coordination, and multi-issue regional planning to ensure the balancing of competing needs and the long-term sustainability of our natural, developed, and human resources.
- Policy 21.1 Implement better coordination of land use, natural resource, and infrastructure planning, with special attention to regional and ecosystem management approaches.
- Policy 21.14 Ensure that decisions regarding the future of the Region balance competing needs and provide for the long-term sustainability of our natural, developed, and human resources.

The remainder of the Miami-Dade County proposed amendment packet #07-1, consisting of amendment Nos. 6, 7 and 8 is compatible with the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.



COMPREHENSIVE PLAN AMENDMENTS

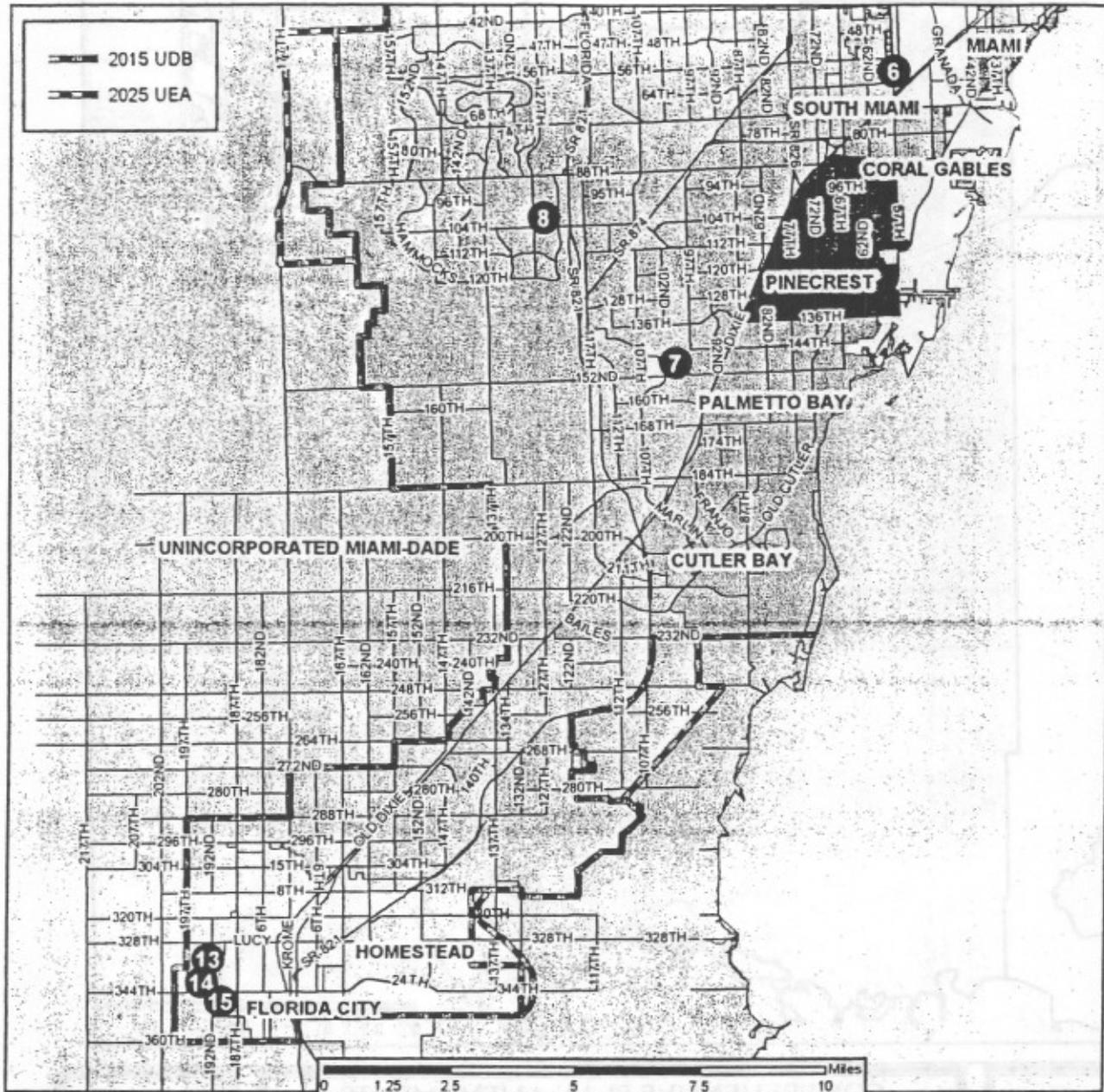
General Location Map

Miami-Dade County
Proposed Amendment #07-1

Sources: FDEP, SFWMD, Broward County, SFRPC.
Note: For planning purposes only. All distances are approximate.

Attachment

1



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COMPREHENSIVE PLAN AMENDMENTS

Amendment Location Map

Miami-Dade County
Proposed Amendment #07-1

Sources: FDEP, SFAVMD, Broward County, SFRPC.

Note: For planning purposes only. All distances are approximate.

Attachment

2






South
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COMPREHENSIVE PLAN AMENDMENTS

Aerial Map
Miami-Dade County
Proposed Amendment #07-1
County Application Number 7

From: Low Density Residential
To: Business/Office
8.9 acres

Sources: FDEP, SFWMD, Miami-Dade/Broward/Monroe County, SFRPC.
Note: For planning purposes only. All distances are approximate.

Attachment
4





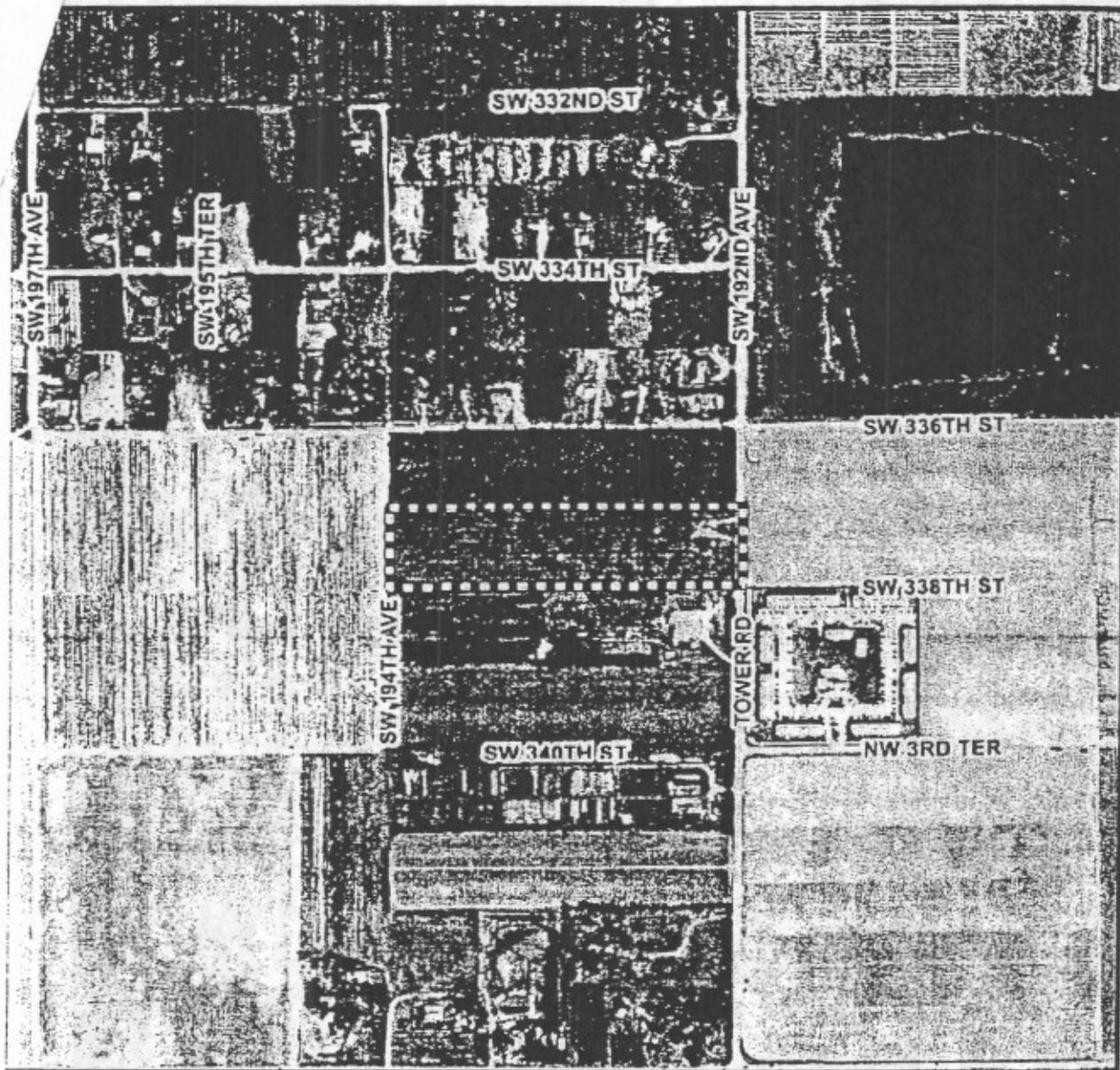
COMPREHENSIVE PLAN AMENDMENTS

Aerial Map
Miami-Dade County
Proposed Amendment #07-1
County Application Number 8

From: Estate Density Residential
To: Medium-High Density Residential
5.37 acres

Sources: FDEP, SFWMD, Miami-Dade/Broward/Monroe County, SFRPC.
Note: For planning purposes only. All distances are approximate.

Attachment
5



COMPREHENSIVE PLAN AMENDMENTS



South
Florida
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Aerial Map
Miami-Dade County
Proposed Amendment #07-1
County Application Number 13

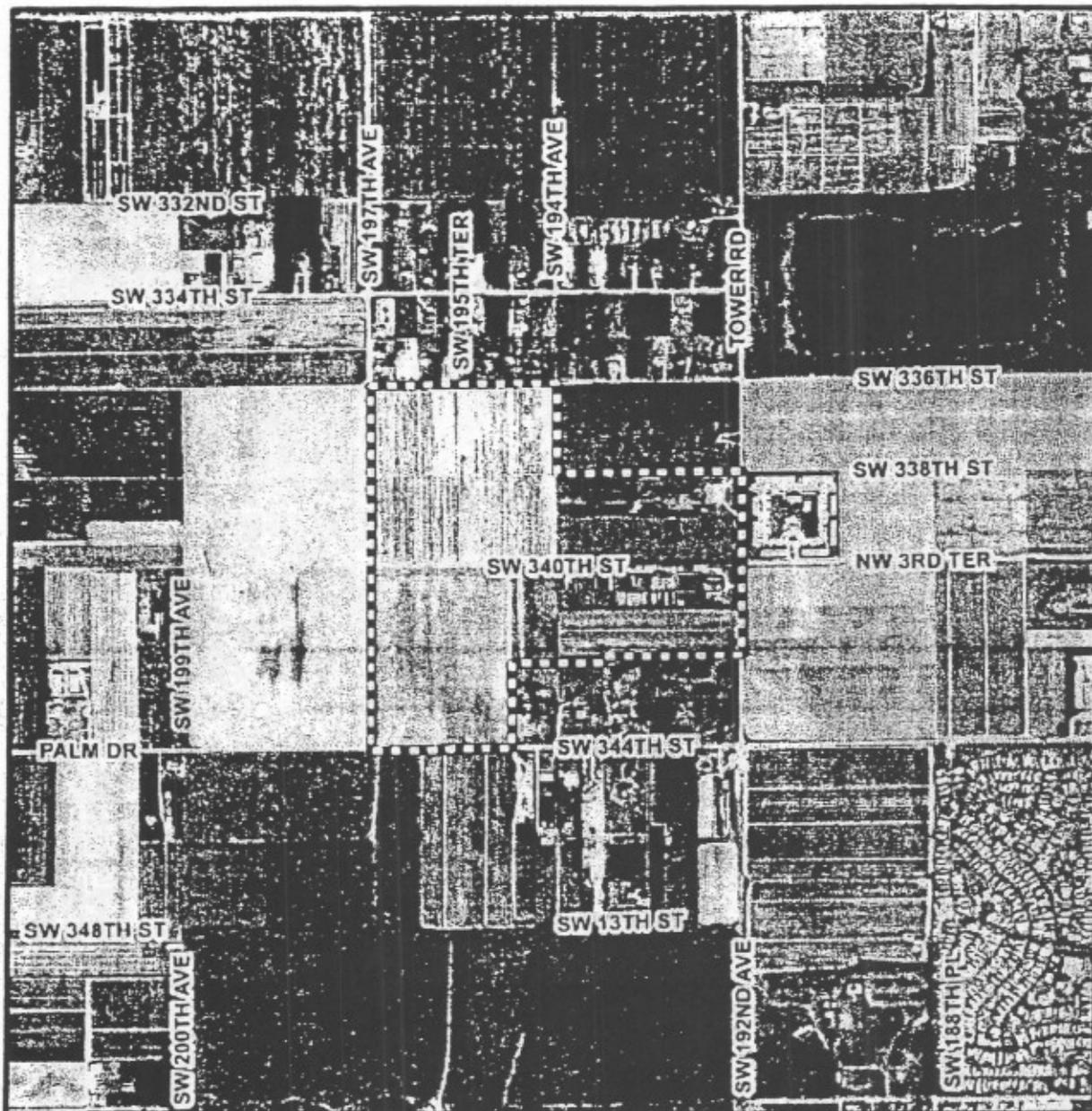
From: Estate Density Residential
To: Low-Medium Density Residential
9.89 acres

Sources: FDEP, SFWMD, Miami-Dade/Broward/Monroe County, SFRPC.
Note: For planning purposes only. All distances are approximate.

Attachment

6





COMPREHENSIVE PLAN AMENDMENTS

Aerial Map
Miami-Dade County
Proposed Amendment #07-1
County Application Number 14

From: Estate Density Residential
To: Low-Medium Density Residential
119.7 acres

Sources: FDEP, SEWMD, Miami-Dade/Broward/Monroe County, SFRPC.
Note: For planning purposes only. All distances are approximate.





11 RW

1/16/07

FLORIDA DEPARTMENT OF STATE
Kurt S. Browning
Secretary of State
DIVISION OF HISTORICAL RESOURCES

Mr. Ray Eubanks
Department of Community Affairs
Bureau of State Planning
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100

January 10, 2007

Re: Historic Preservation Review of the Miami-Dade County (07-1) Comprehensive Plan
Amendment

Dear Mr. Eubanks:

According to this agency's responsibilities under Sections 163.3177 and 163.3178, *Florida Statutes*, and Chapter 9J-5, *Florida Administrative Code*, we reviewed the above document to determine if data regarding historic resources have been given sufficient consideration in the request to amend the Miami-Dade County Comprehensive Plan.

We reviewed six proposed amendments to the Future Land Use Map, in addition to a text amendment modifying the Capital Improvements Element, to consider the potential effects of these actions on historic resources. While our cursory review suggests that the proposed changes may have no adverse effects on historic resources, it is the county's responsibility to ensure that the proposed revisions will not have an adverse effect on significant archaeological or historic resources in Miami-Dade County. Particularly, new construction should be compatible in size and massing with existing structures, where appropriate.

If you have any questions regarding our comments, please feel free to contact Susan M. Harp of the Division's Compliance Review staff at (850) 245-6333.

Sincerely,

Frederick P. Gaske, Director

xc: Mr. Roger Wilburn

500 S. Bronough Street • Tallahassee, FL 32399-0250 • <http://www.flheritage.com>

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Archaeological Research
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Historic Preservation
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Historical Museums
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Southeast Regional Office
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Northeast Regional Office
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Florida Department of Transportation

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District Six
Planning & Environmental Management Office
1000 NW 111 Avenue, Miami, FL 33172

STEPHANIE KOPELOUSOS
INTERIM SECRETARY

11 RW
1/23/07

January 17, 2007

Mr. Ray Eubanks
Community Program Administrator
Florida Department of Community Affairs
2555 Shumard Oaks Boulevard
Tallahassee, Florida 32399-2100

Dear Mr. Eubanks:

SUBJECT: Miami-Dade County April 2006 Application to Amend the Comprehensive Development Master Plan (DCA #07-1)

In accordance with your request, and the provisions of Chapter 163, Part II, Florida Statutes and Chapter 9J-5, Florida Administrative Code, this office has completed a review of the Miami-Dade County April 2006 Application to Amend the Comprehensive Development Master Plan.

Proposed Amendment package #07-1 to the Miami-Dade Comprehensive Plan contains seven proposed amendments: six changes to the Future Land Use Map and one text change to the Capital Improvements Element. The Future Land Use Map amendments were reviewed for conflicts with the FDOT work program.

A summary of the proposed amendments in this package is listed below. For purposes of this review, the amendments retain their county amendment numbers.

Amendment #6

Application

Proposed amendment #6 would change the land use designation from Low-Medium Density Residential to Office/Residential on a 7.8 acre site located northwest of the University of Miami and adjacent to the western edge of the City of Coral Gables.

Location Description

Primary access to Application 6 is provided off of SW 57 Avenue/Red Road/SR 959 which is a State Historical Highway. This site is located close to the intersection of SW 57 Avenue and US-1/ SR 5. The site is located on the block bounded by SW 57 Avenue on the east; SW 60 Street on the south; SW 58 Avenue on the west and SW 58 Terrace on the north.

Comments:

Current FDOT data indicates that SW 57 Avenue/SR 959, from US-1 to SW 64th Street, is operating at LOS D, and from SW 64 Street to Bird Road/SR 976, is operating at LOS F. Furthermore, the County projects that in 2015, SW 57 Avenue between SW 56 Street and US-1 will operate at LOS F with or without this project. This application is located within a Transportation Concurrency Exception Area, thus concurrency approval for transportation purposes could be granted for a project at this site. Future road widening to serve the application site is limited due to the fact that this segment of Red Road/SW 57 Avenue between SW 8 and SW 72 Streets was declared in 1989 as a State Historic Highway. Therefore it is recommended, in accordance with SB 360 Growth Management legislation, that the County require this development to support and fund mobility within this designated exception area, including alternative modes of transportation, and to demonstrate how they will provide mobility other than the traditional addition of lane capacity. The County should collect proportionate fair-share payments for this purpose.

Recommendations:

The Department has no objections to this application. There were no capacity projects found in the work program and the Long Range Transportation Plan that would affect this application and this proposed project would not conflict with any projects listed in the work program.

Amendment #7

Application

Proposed amendment #7 would change the land use designation from Low Density Residential to Business and Office on a 8.9 acre site located on the north side of SW 152 Street/Coral Reef Drive/SR 992 .

Location Description

Primary access to Application 7 is provided off of SW 152 Street/Coral Reef Drive/SR 992 and along the east and west sides of theoretical SW 97 Avenue and bounded on the north side by the C-100 canal.

Comments:

Current FDOT traffic count data indicates that Coral Reef Drive from HEFT to US-1 is operating at LOS F and US-1 is operating at LOS F from SW 136 Street to SW 186 Street. The estimated additional trips to the roadways associated with this land use amendment could be as high as 434 if the site is developed as a shopping center. On the low side, the land use amendment could result in an additional 6 trips if the site is developed as residential.

The MPO's Long Range Transportation Plan contains two Planned Priority III transportation improvements 1) Coral Reef Drive from HEFT to US-1/SR 5 - Widen from 4 to 6 lanes; and 2) Premium transit planned for US-1. It should be noted that Long Range Transportation Plan improvements should not be relied on to solve any concurrency issues due to the timing of the projects.

Primary access to Applications 13, 14 and 15 is provided off of SW 344 Street, extending approximately 1.5 miles west from US-1 to SW 192 Avenue. SW 344 Street is a State Road from US-1 to SW 192 Avenue. SW 344 Street is a 4-lane divided roadway from US-1 to SW 182 Avenue and it narrows to a 2-lane undivided roadway west of SW 182 Avenue. SW 192 Avenue is a State Road south of SW 344 Street.

Comments:

Current FDOT traffic count data indicates that SW 344/SR 9336 is operating at LOS C and it is anticipated to deteriorate to LOS F by 2015 with the adoption of these three amendments. Additionally, US-1 from Card Sound Road to SW 344 Street is operating at LOS D and at LOS E south of Card Sound Road. Finally, Krome Avenue, from US 1 to SW 328 Street, is operating at LOS C, and north of SW 328 is operating at LOS F. Generally, this area of the County is experiencing a large amount of traffic congestion, however, there are numerous projects in the planning stages to relieve the current problems. These are outlined as follows:

FDOT Work Program

The FDOT Work Program identified 2 projects in the vicinity of these proposed land use amendments. These projects are also listed in the County's adopted 2007 Transportation Improvement Program. The proposed applications would not conflict with either of the following projects listed in the work program:

1. 405575-3 Krome Avenue/SR 997 from US-1/SR 5 to SW 328 Street/Lucy Street – Widen from 2 lanes to 4 lanes in FY 2010
2. 416473-1 US-1/SR 5 auxiliary lane from Card Sound Road to SW 344 Street – Add auxiliary lanes in FY 2009.

The following summarizes additional projects identified in the County's adopted 2007 Transportation Improvement Program:

SW 328 Street from US-1 to SW 162 Avenue – Widen to 4 lanes (PE and Construction)
SW 328 Street from SW 162 Avenue to 152 Avenue – Widen to 4 lanes (Construction)
SW 328 Street from SW 152 Avenue to 137 Avenue – Widen to 4 lanes (PE and Construction)
SW 312 Street from SW 187 Avenue to SW 177 Avenue – Widen to 5 lanes (PE)
South Dade Busway Extension to Florida City – Premium transit (Construction Underway)

Long Range Transportation Plan

While the Long Range Transportation Plan contains planned projects in the vicinity of these applications, it should be noted that these improvements should not be relied on to solve any concurrency issues due to the timing of the projects.

Planned Priority I and II transportation improvements from the Long Range Transportation Plan in the project area are listed as follows:

Priority I

SW 320 Street from SW 187 Avenue to US-1 – Widen to 3 lanes

Priority II

SW 177 Avenue from SW 328 Street to SW 296 Street – Widen to 4 lanes

Recommendations:

The Department has no objections to this application. There are no work program projects adjacent to the project site and this proposed project would not conflict with any projects listed in the work program.

Amendment #8

Application

Proposed amendment #8 would change the land use designation from Estate Density Residential to Medium-High Density Residential on a 5.37 acre site.

Location Description

Primary access to Application #8 is provided at SW 127 Avenue at the intersection of SW 104 Street.

Comments:

SW 127 Avenue between SW 88 and SW 104 Streets are currently operating at LOS F which is below the adopted LOS D. and SW 88 Street/SR 94 is currently operating at LOS F in the vicinity of this project site. It is estimated that if this land use application were approved and multi-family residential units were developed at this site, it would result in an additional 98 trips on the roadways.

The MPO's Long Range Transportation Plan contains two Planned Priority I transportation improvements which are also included on the County's adopted 2007 Transportation Improvement Program: 1) SW 127 Avenue from SW 88 Street to SW 120 Street - Widen from 2 lanes to 5 lanes and; 2) SW 104 Street from SW 147 Avenue to SW 137 Avenue - Widen from 4 lanes to 6 lanes. It should be noted that Long Range Transportation Plan improvements should not be relied on to solve any concurrency issues due to the timing of the projects.

Recommendations:

The Department has no objections to this application. No projects were found in the work program in the vicinity of this site and this proposed project would not conflict with any projects listed in the work program.

Amendments #13, #14, #15

Applications

Proposed amendments #13, #14, #15 would change the land use designation from Estate Density Residential to Low-Medium Residential for #13 and #14 and from Low Density Residential to Low-Medium Residential for application #15. Application #13 consists of 9.89 acres, #14 consists of 119.7 acres and #15 consists of 20.7 acres.

Location Description

While these are three separate applications they are located close to each other and will have the same impact on the surrounding roadway network. Application numbers 13 and 14 are located on the north side of SW 344 Street/S.R. 9336, to the west of SW 192 Avenue. Application number 15 is located on the south side of SW 344 Street, to the east of SW 192 Avenue.

Developer Sponsored

In addition to the FDOT Work Program and the Long Range Transportation Plan improvements, the developer has proffered to construct roadway improvements in the project vicinity as well. The Year 2015 link analysis for Application 14 and the cumulative analysis for all three applications demonstrate the need to widen SW 344 Street from 2 to 4 lanes, from SW 192 Avenue to SW 182 Avenue. The current 4 lane section ends at SW 182 Avenue. A portion of the four lane section would be a subdivision improvement obligation for Application 15, however each of the three applications would benefit from an expansion of SW 344 Street to 4 lanes from SW 182 Avenue to SW 192 Avenue.

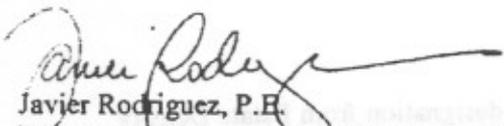
The applicant has proffered a covenant that limits the property owner from seeking certificate of occupancy until the owner, at its own expense, improves SW 344 Street to a four lane divided arterial from SW 182 Avenue to SW 192 Avenue. The owner's obligation is subject to the availability of right-of-way or necessary easements and the receipt of all necessary governmental approvals, including necessary approval from FDOT.

Recommendations:

The Department recommends denial of these applications. The widening of SW 344 Street is not included in the Transportation Element of the County's Comprehensive Plan. At this time FDOT does not have any programmed improvements or preliminary studies in support of the widening of SW 344 Street. Any potential widening of a State Road requires coordination with FDOT, including investigation of right-of-way availability. Many of the parcels adjacent to SW 344 Street have not been platted, therefore the right-of-way necessary for a road widening has not been dedicated. In some segments FDOT has only a maintenance right-of-way which is approximately 30 feet wide. The total right-of-way width necessary to widen the road to four lanes would be a minimum of 80 feet, with a preference for 100 feet. It is suggested that the County should consider increasing the zoned right-of-way for this corridor. The proposed amendment for higher density residential should be accompanied by a corresponding amendment to provide the services and facilities (roadways) necessary to support the development.

Please contact David Korros, AICP at 305-470-5840 or Scarlet Tenen, AICP at 305-594-0735 if you have any questions concerning our response.

Sincerely,


Javier Rodriguez, P.E.
Director of Transportation Development

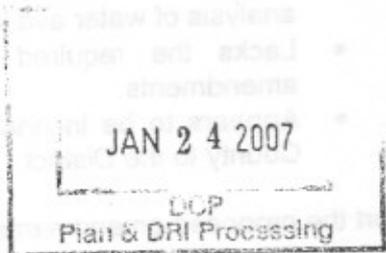


SOUTH FLORIDA WATER MANAGEMENT DISTRICT

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Mailing Address: P.O. Box 24680, West Palm Beach, FL 33416-4680 • www.sfwmd.gov

January 16, 2007

Ray Eubanks, Administrator
Plan Review and Processing
Department of Community Affairs
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100



Dear Mr. Eubanks:

**Subject: Proposed Amendment Comments
Miami-Dade County, DCA# 07-1**

In response to your request, the South Florida Water Management District (District) has reviewed the April 2006 Cycle amendments to the Miami-Dade County Comprehensive Development Master Plan. They include Future Land Use Map (FLUM) Applications 6, 7, 8, 13, 14, 15 and Capital Improvements Element (CIE) Text Amendment Application 16. The District estimates that the FLUM applications have a cumulative potable water demand of approximately 0.7 million gallons per day (MGD).

On January 9, 2007, District staff met with Miami-Dade County Planning and Water and Sewer Department staff to discuss the proposed amendments. At that meeting, Miami-Dade County staff presented District staff with proposed projects to address their future water supply needs beyond a 20-year planning horizon (up to 2030). The District is now reviewing this additional information.

During the meeting, County planning staff acknowledged that the proposed 07-1 amendments currently lack sufficient documentation to adequately address the District's water supply concerns. However, they advised us that they will be adopting amendments by April of this year that will incorporate the proposed list of projects into the Comprehensive Development Master Plan. They indicated that the adopted amendments will provide both of our agencies with the necessary data and analysis to support the proposed 07-1 amendments as well as the remaining 06-1 remedial amendments. The District supports the County's revising their CIE and other elements so that the Miami-Dade County Comprehensive Development Master Plan will serve as the single, consistent framework for the provision of future water supplies and associated capital facilities. The Miami-Dade County Comprehensive Development Master Plan could then be consistent with the District's update of the Lower East Coast Regional Water Supply Plan and the County's pending application for a 20-year consumptive use permit.

Regarding the proposed 07-1 FLUM amendments, the County has not clearly identified additional, new specific alternative water supply projects to adequately serve the proposed amendments. With respect to the County's proposal to modify the currently adopted tables of proposed projects and related information in their CIE (Application 16), this proposal:

- Lacks sufficient detail on the nature of projects, especially sources of water, and the amount of water they produce.

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Mr. Ray Eubanks
January 16, 2007
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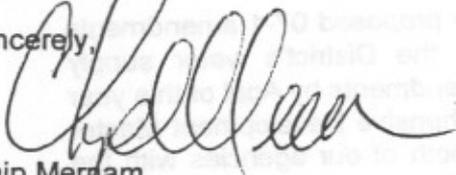
- Delays almost every Water Facilities project in Table 12 by 1-2 years without analysis of water availability concurrent with growth.
- Lacks the required data and analysis to support the proposed FLUM amendments.
- Appears to be inconsistent with other information previously submitted by the County to the District.

To support the proposed amendments, the County should:

- (1) Submit a potable water facility capacity analysis. That includes an analysis of the demand for existing vs. proposed land use categories. For the proposed FLUM categories, the calculations should show maximum development potential (residential and non-residential) and the impact of any proffered covenants, as appropriate. The analysis should identify a new source(s) of water to meet the needs of these applications.
- (2) Amend the CIE to show how much new water will be available by when, from what source, and at what location. The proposed CIE amendments should be consistent, where appropriate, with other water supply information previously submitted by the County to the District. Changes to previously submitted information should be identified and explained.

We will continue to offer our technical assistance and cooperation to both DCA and Miami-Dade County on the water resource related issues addressed herein. We look forward to future resolution of the outstanding water supply issues for Miami-Dade County. If you have any questions or require additional information, please contact Carlyn Kowalsky at (561) 682-6240.

Sincerely,



Chip Merriam
Deputy Executive Director, Water Resources
South Florida Water Management District

- c: George Burgess, Miami-Dade County Manager
Paul Darst, DCA
Carolyn Dekle, SFRPC
Carlyn Kowalsky, SFWMD
Janet Llewellyn, DEP
Sally Mann, DEP
David Murray, Miami-Dade County
Diane O'Quinn-Williams, Miami-Dade County
Jim Quinn, DEP
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Charlie Crist
Governor

Jeff Kottkamp
Lt. Governor

Michael W. Sole
Secretary - Designee

January 16, 2007

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Mr. D. Ray Eubanks
Department of Community Affairs
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100

Re: Miami-Dade County Comprehensive Development Master Plan
Proposed Amendment Cycle 07-1

Dear Mr. Eubanks:

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (DEP or Department) has reviewed the above-referenced amendments under the provisions of Chapter 163, Part II, *Florida Statutes (F.S.)*, and Chapters 9J-5 and 9J-11, *Florida Administrative Code*. The Department provides the following comments and recommendations to assist your agency in developing the state's response to the proposed amendments.

THE AMENDMENTS

The first 2007 cycle of proposed amendments to Miami-Dade County's Comprehensive Development Master Plan (CDMP) consists of seven amendments, six of which are proposed changes to the County's future land use map (FLUM), and one of which contains text changes to the Capital Improvements Element (CIE). The Department is concerned about any land use changes that would intensify the pressure on potable water supplies and sewer systems in the county. Our comments will focus on those issues.

WATER SUPPLY

The South Florida Water Management District (SFWMD) and Miami-Dade County recently entered into a short-term agreement to address the County's existing and previously approved water needs. Pursuant to the Interim Consumptive Use Authorization and Agreement, the County is currently authorized to withdraw up to 349.76 million gallons a day (mgd) of water from the Biscayne Aquifer until November 2007. *This agreement is not intended to cover any new development.* The agreement requires the County to develop an alternative water supply plan for all of its additional potable water demands through 2025. To withdraw and use water after November 2007, the County must obtain a renewal and modification of its

Florida Department of
Environmental Protection



existing water use permit based on an alternative water supply plan acceptable to the SFWMD. To date, no permits have been issued and any new alternate source facilities are years away from completion. Based on the information packet the County submitted, it appears that the proposed amendments will result in an increased potable water demand of 470,000 to 650,000 gallons per day (gpd). Although the analysis conducted by Miami-Dade County indicates that existing treatment plants have sufficient capacity, the treatment plant capacity is not the problem. The SFWMD will not allow any user to increase its withdrawals from the Biscayne Aquifer. The preferred alternative source of water – the Floridan Aquifer – requires a completely different treatment process.

All of the adopted amendments submitted by the County failed to provide the required data, information and assurances of adequate water supplies to serve the proposed uses. While documentation in the information packet addresses some of the water supply issues, the County must provide more detailed information on its efforts to locate or develop an acceptable source meet its future water supply needs. At a minimum, Miami-Dade County should develop a needs and assessment study, document the SFWMD's approval of a new water source, and amend its CIE to include construction schedules and appropriate funding.

WASTEWATER

In addition to the water supply issues, the Department is concerned about insufficient wastewater treatment infrastructure. The County submitted information indicating that its sanitary sewer infrastructure (force mains, lift stations, etc.) will not be able to provide adequate service for four of the six proposed land use amendments (Nos. 6, 13, 14 and 15). From the information submitted, it is unclear whether the County or the developers will be responsible for the design, permitting, construction, maintenance and funding to upgrade or construct new wastewater infrastructure projects to serve the proposed uses. The County must provide additional supporting data and analysis to demonstrate that it can provide the necessary wastewater facilities to ensure adequate wastewater service for anticipated future growth.

CONCLUSION

Based on the information and analysis submitted, the Department finds that the proposed land use amendments do not meet the requirements of §163.3167(13), F.S.,¹ and §163.3177(6)(a),² F.S., and are therefore objectionable. The information provided by the County regarding the availability of potable water and wastewater service to the developments is insufficient. The

¹ "Each local government shall address in its comprehensive plan . . . the water supply sources necessary to meet and achieve the existing and projected water use demand for the established planning period, considering the applicable plan developed pursuant to s. 373.0361."

² "The future land use plan shall be based upon surveys, studies, and data regarding the area, including the amount of land required to accommodate anticipated growth; the projected population of the area; the character of undeveloped land; the availability of water supplies, public facilities, and services[.]"