

**SUMMARY OF FINAL ACTION  
BY  
BOARD OF COUNTY COMMISSIONERS**

**STANDARD AMENDMENTS  
TO THE  
COMPREHENSIVE DEVELOPMENT MASTER PLAN  
FOR MIAMI-DADE COUNTY**

(Ordinance Nos. 15-08, 15-09, 15-10, 15-11 and 15-12; Adopted February 4, 2015)

Adopted May 2014 Cycle Standard Amendments to the  
Comprehensive Development Master Plan

February 4, 2015

Prepared by the  
Miami-Dade County Department of Regulatory and Economic Resources  
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## INTRODUCTION

This report presents Application Nos. 4, 5, 6, 7 and 8 standard amendments to the Adopted 2020 and 2030 Land Use Plan (LUP) map and text of the Comprehensive Development Master Plan (CDMP), which were adopted by the Miami-Dade Board of County Commissioners (Board) on February 4, 2015 (Ordinance Nos. 15-08, 15-09, 15-10, 15-11 and 15-12).

Application Nos. 4 and 5 are amendments to the CDMP Adopted 2020 and 2030 LUP map; Application No. 6 is a text amendment to the CDMP Land Use Element, Transportation Element, and Community Health and Design Element; Application No. 7 is a text amendment to CDMP Policy WS-7A of the Water, Sewer and Solid Waste Element; and Application No. 8 is a text amendment to the CDMP Land Use Element.

### Summary of Final Actions

Included in this report (on page 1) is a section titled "Summary of Final Actions by the Board of County Commissioners on May 2014 Cycle Applications to Amend the CDMP." The Summary of Final Actions outlines the requests of the May 2014 standard CDMP amendment Application Nos. 4, 5, 6, 7 and 8, and lists the final action taken by the Board on each of the adopted applications.

### Adopted Standard CDMP Amendment Applications

Following the Summary of Final Actions is an individual presentation of each of the adopted May 2014 Cycle Standard CDMP Amendment Application Nos. 4, 5, 6, 7 and 8 on pages 3 through 24. A description of each adopted application is presented along with illustrations of how it amends the CDMP LUP map and/or text.

**SUMMARY OF FINAL ACTIONS  
 BY BOARD OF COUNTY COMMISSIONERS  
 ON MAY 2014 CYCLE APPLICATIONS TO AMEND THE CDMP  
 (Ordinance Nos. 15-08, 15-09, 15-10, 15-11 and 15-12; Adopted February 4, 2015)**

Application Number	Applicant (Representative) Location (Size) <b>REQUESTED CHANGE TO THE CDMP LAND USE ELEMENT TEXT/ LAND USE PLAN MAP</b>	Final Commission Action
4	<p>OROT Flagler, LLC. / Juan J. Mayol, Jr., Esq. &amp; Hugo P. Arza, Esq.</p> <p>Location: Southeast corner of the intersection of SW 4 Street and SW 92 Avenue.</p> <p><u>Requested Amendment to the Land Use Plan Map and Text:</u></p> <ol style="list-style-type: none"> <li>1. From: "Low-Medium Density Residential (6 to 13 DU/Ac.)" To: "Low-Medium Density Residential with One Density Increase with good urban design (DI-1; 13 to 25 dwelling units per gross acre)"</li> <li>2. Revise the Restrictions Table in Appendix A of the CDMP Land Use Element to include the Proffered Declaration of Restrictions if accepted by the Board.</li> </ol>	<p>Adopt with Acceptance of the Proffered Declaration of Restrictions</p>
5	<p>George C. Busher and Rosemary Busher / Juan J. Mayol, Jr., Esq. &amp; Hugo P. Arza, Esq.</p> <p>Location: Southeast corner of the intersection of SW 286 Street and SW 132 Avenue.</p> <p><u>Requested Amendment to the Land Use Plan Map and Text:</u></p> <ol style="list-style-type: none"> <li>1. From: "Low Density Residential (2.5 to 6 DU/Ac.)" To: "Low-Medium Density Residential (6 to 13 DU/Ac.)"</li> <li>2. Revise the Restrictions Table in Appendix A of the CDMP Land Use Element to include the Proffered Declaration of Restrictions if accepted by the Board.</li> </ol>	<p>Adopt with Acceptance of the Proffered Declaration of Restrictions</p>
6	<p>Miami-Dade County / Jack Osterholt Deputy Mayor / Director Department of Regulatory and Economic Resources</p> <p><u>Requested Amendments to the CDMP</u></p> <p>Amend the Land Use Element, Transportation Element, and Community Health and Design Element of the Comprehensive Development Master Plan (CDMP) to support and enhance the Miami-Dade County Age-Friendly Initiative</p>	<p>Adopt as Transmitted</p>

Application Number	Applicant (Representative) Location (Size) REQUESTED CHANGE TO THE CDMP LAND USE ELEMENT TEXT/ LAND USE PLAN MAP	Final Commission Action
7	<p>Miami-Dade County / Bill Johnson / Director Water and Sewer Department</p> <p><u>Requested Amendments to the CDMP</u></p> <p>Amend CDMP Policy WS-7A of the Water, Sewer and Solid Waste Element to update Miami-Dade's Water Facilities Work Plan and to require that the Water Facilities Work Plan address climate change and sea level rise that may impact potable water infrastructure and sources.</p>	<p>Adopt with Change</p> <p><i>[change updates Policy WS-7A in response to technical assistance comments of the South Florida Water Management District and the Florida Department of Economic Opportunity]</i></p>
8	<p>Miami-Dade County / Jack Osterholt, Deputy Mayor / Director Department of Regulatory and Economic Resources</p> <p><u>Requested Amendments to the CDMP</u></p> <p>Amend the CDMP Land Use Element text related to affordable/workforce housing density bonuses to further encourage the development of affordable/workforce housing, remove redundant provisions, and clarify implementation procedures.</p>	<p>Adopt as Transmitted</p>

**MAY 2014 CYCLE  
STANDARD AMENDMENT APPLICATION NO. 4  
ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS  
(Ordinance No. 15-08; Adopted February 4, 2015)**

**Applicant**

OROT Flagler, LLC.  
1000 East Hallandale Beach Boulevard, Suite B  
Hallandale Beach, Florida 33009

**Applicant's Representative**

Juan Mayol, Jr., Esq. & Hugo P. Arza, Esq.  
Holland & Knight, LLP  
701 Brickell Avenue, Suite 3300  
Miami, Florida 33131  
305-374-8500

**Board of County Commissioners Final Action:**

“Adopt As Transmitted with Acceptance of the Proffered Declaration of Restrictions”  
(Ordinance No. 15-08)

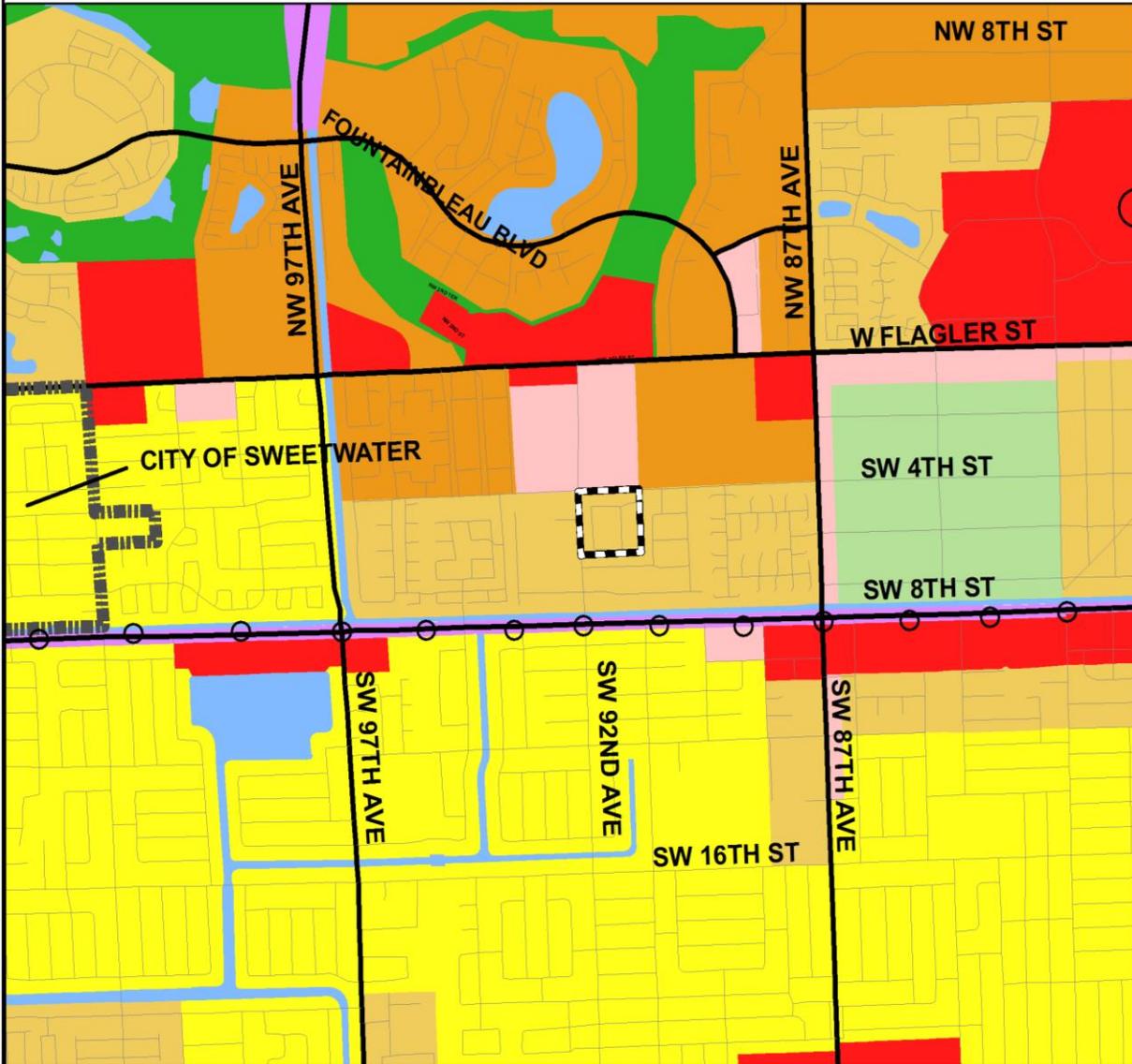
**Description of CDMP Amendment as Adopted**

1. Redesignate the ±10.14 gross acres (±9.58 net acres) application site on the CDMP Adopted 2020 and 2030 Land Use Plan map as follows:
  - From: “Low-Medium Density Residential (6 to 13 dwelling units per gross acre)”
  - To: “Low-Medium Density Residential with One Density Increase with good urban design (DI-1; 13 to 25 dwelling units per gross acre)”
2. Revise the Restrictions Table in Appendix A of the CDMP Land Use Element to include the Proffered Declaration of Restrictions if accepted by the Board.

The revision to the Restrictions Table in Appendix A of the CDMP Land Use Element is presented below and the Land Use Plan maps depicting the change in CDMP land use designation on the application site are presented on pages 4 and 5 below.

<b>Amendment Cycle</b>	<b>Application No.</b>	<b>General Location/ (Township-Range-Section)</b>	<b>Type of Restriction</b>	<b>Summary of Restrictions</b>
<u>May 2014-2015</u>	<u>4</u>	<u>Southeast corner of SW 4 Street and SW 92 Avenue / (54-40-04)</u>	<u>Declaration of Restrictions</u>	<u>Limits development to a maximum of 203 dwelling units and commits to incorporating sound urban design principles into the design and development of the site to create a pedestrian friendly environment and ensure compatibility with adjacent development.</u>

# APPLICATION NO. 4 CDMP LAND USE



APPLICATION AREA

MUNICIPAL BOUNDARY

**CDMP LAND USE**

ESTATE DENSITY

LOW DENSITY

LOW-MEDIUM DENSITY

INDUSTRIAL AND OFFICE

BUSINESS AND OFFICE

PARKS AND RECREATION

OPEN LAND

ENVIRONMENTALLY PROTECTED PARKS

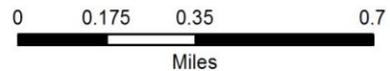
WATER

TRANSPORTATION (ROW, RAIL, METRORAIL, ETC.)

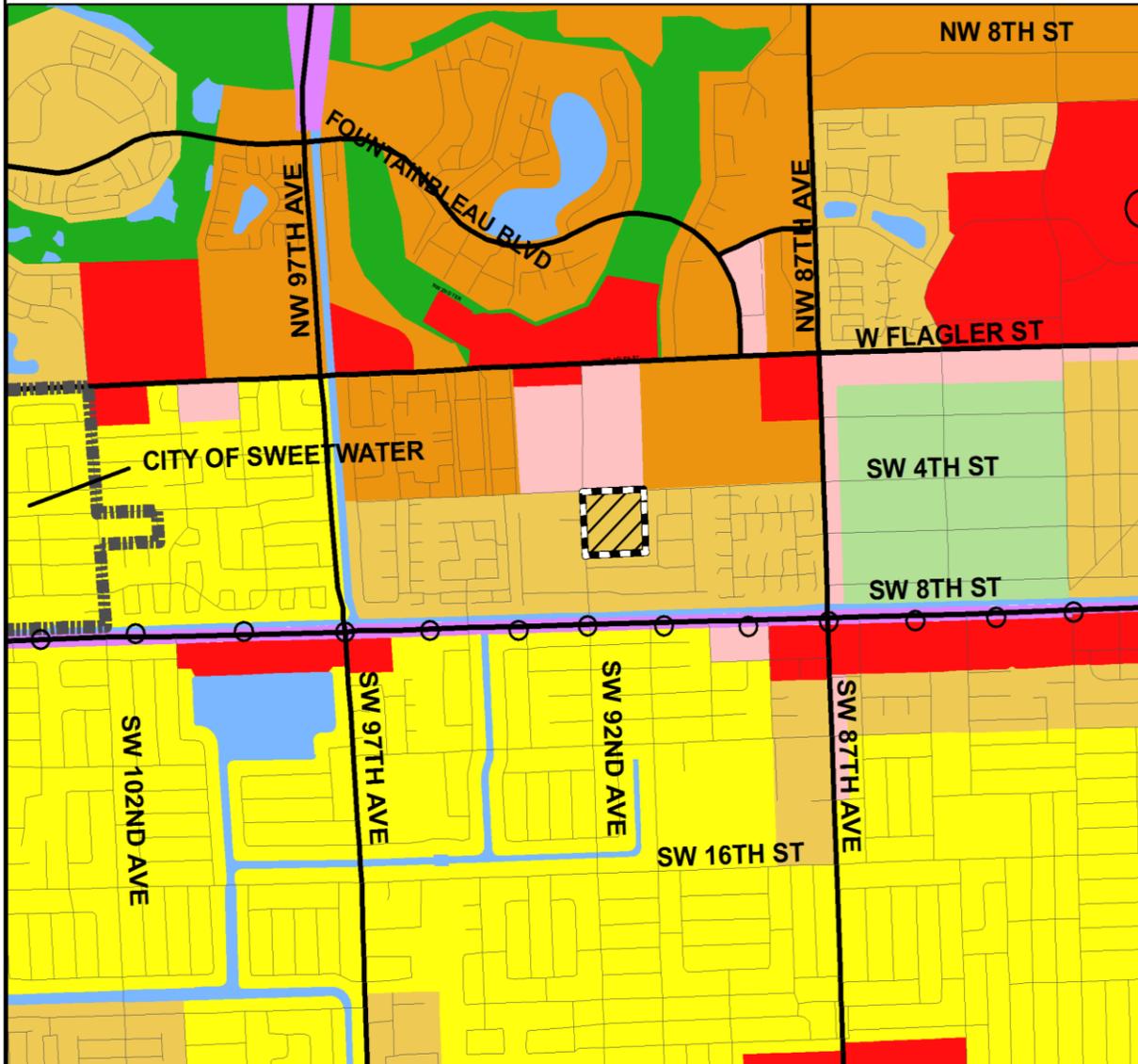
MAJOR ROADWAYS (3 OR MORE LANES)

FUTURE RAPID TRANSIT

Source: Miami Dade County  
Department of Regulatory and Economic Resources  
July 2014



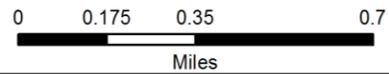
# APPLICATION NO. 4 ADOPTED CDMP LAND USE



-  APPLICATION AREA
-  MUNICIPAL BOUNDARY
- CDMP LAND USE**
-  ESTATE DENSITY
-  LOW DENSITY
-  LOW-MEDIUM DENSITY
-  LOW-MEDIUM DENSITY W/ DENSITY INCREASE 1
-  MEDIUM DENSITY
-  INDUSTRIAL AND OFFICE
-  BUSINESS AND OFFICE

-  OFFICE/RESIDENTIAL
-  PARKS AND RECREATION
-  OPEN LAND
-  ENVIRONMENTALLY PROTECTED PARKS
-  WATER
-  TRANSPORTATION (ROW, RAIL, METRORAIL, ETC.)
-  MAJOR ROADWAYS (3 OR MORE LANES)
-  FUTURE RAPID TRANSIT

Source: Miami Dade County  
Department of Regulatory and Economic Resources  
February 2015



**MAY 2014 CYCLE  
STANDARD AMENDMENT APPLICATION NO. 5  
ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS  
(Ordinance No. 15-09; Adopted February 4, 2015)**

**Applicant**

George C. Busher and Rosemary Busher  
825 Los Pinos Circle  
Coral Gables, Florida 33143

**Applicant's Representative**

Juan Mayol, Jr., Esq. & Hugo P. Arza, Esq.  
Holland & Knight, LLP  
701 Brickell Avenue, Suite 3300  
Miami, Florida 33131  
305-374-8500

**Board of County Commissioners Final Action:**

“Adopt As Transmitted with Acceptance of the Proffered Declaration of Restrictions”  
(Ordinance No. 15-09)

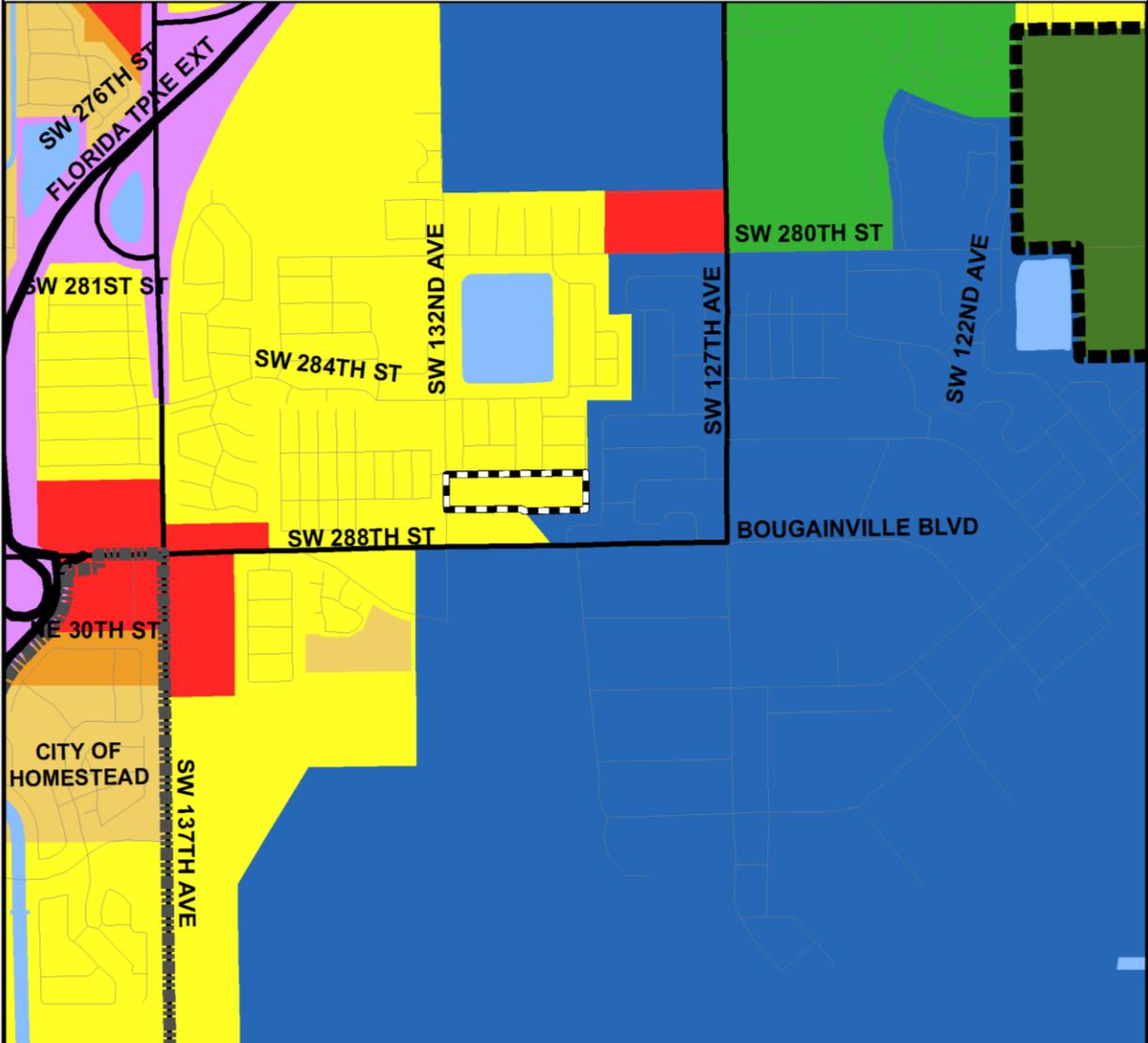
**Description of CDMP Amendment as Adopted**

3. Redesignate the ±10.01 gross acres (±9.06 net acres) application site on the CDMP Adopted 2020 and 2030 Land Use Plan map as follows:  
From: “Low Density Residential (2.5 to 6 dwelling units per gross acre)”  
To: “Low-Medium Density Residential (6 to 13 dwelling units per gross acre)”
4. Revise the Restrictions Table in Appendix A of the CDMP Land Use Element to include the Proffered Declaration of Restrictions if accepted by the Board. *[A separate Declaration of Restrictions was proffered to the satisfaction and in favor of the Homestead Air Reserve Base to address the Bases concerns with the amendment]*

The revision to the Restrictions Table in Appendix A of the CDMP Land Use Element is presented below and the Land Use Plan maps depicting the change in CDMP land use designation on the application site are presented on pages 8 and 9 below.

<b>Amendment Cycle</b>	<b>Application No.</b>	<b>General Location/ (Township-Range-Section)</b>	<b>Type of Restriction</b>	<b>Summary of Restrictions</b>
<u>May 2014-2015</u>	<u>5</u>	<u>Southeast corner of SW 286 Street and SW 132 Avenue / (57-39-02)</u>	<u>Declaration of Restrictions</u>	<u>Commits to incorporating 25 decibel noise level reduction into the design and construction of any dwelling unit on the property</u>

# APPLICATION NO. 5 CDMP LAND USE

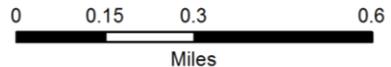


- APPLICATION AREA
- MUNICIPAL BOUNDARY
- 2020 URBAN DEVELOPMENT BOUNDARY

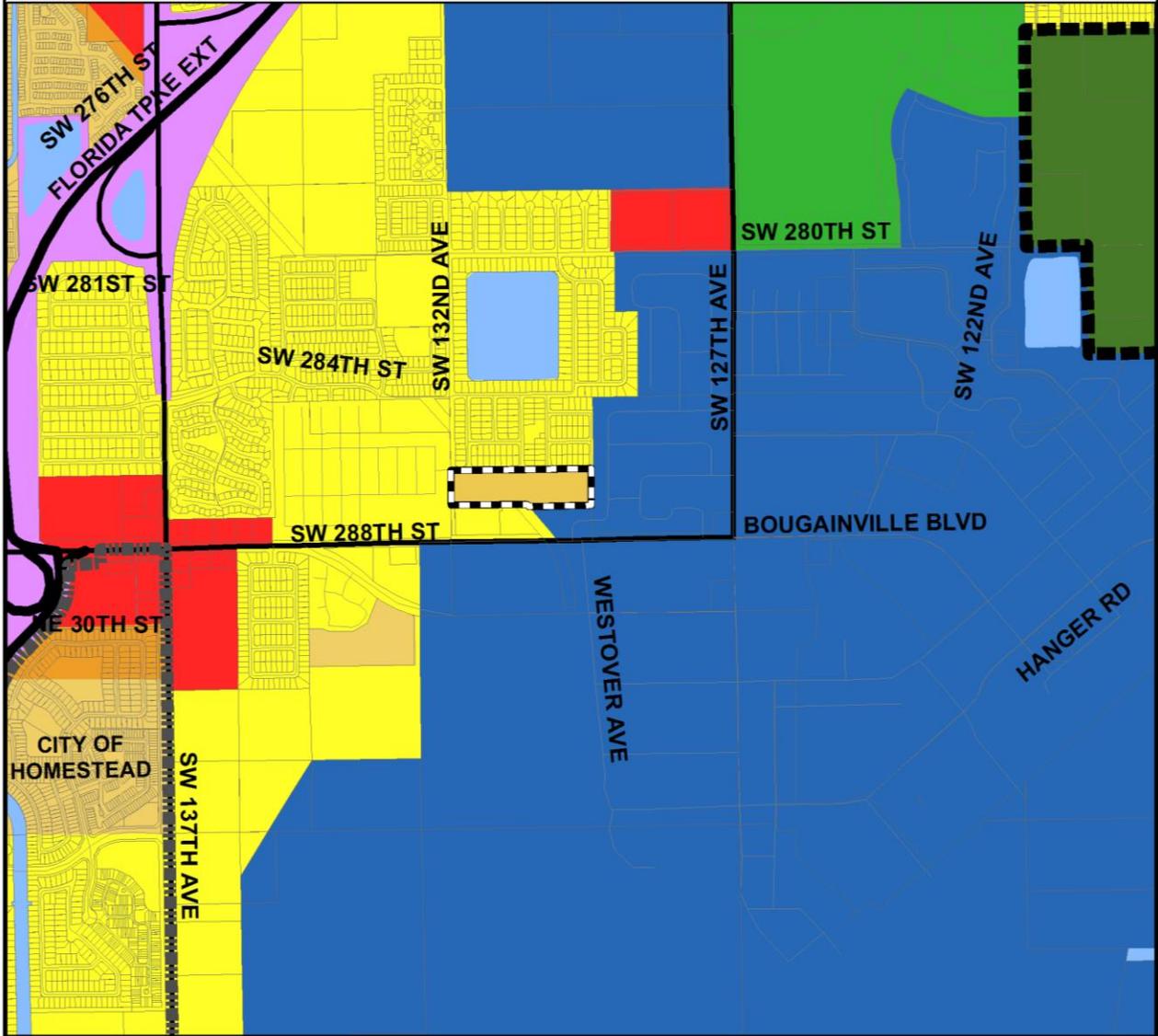
**CDMP LAND USE**

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li> LOW DENSITY</li> <li> LOW-MEDIUM DENSITY</li> <li> MEDIUM DENSITY</li> <li> BUSINESS AND OFFICE</li> <li> PARKS AND RECREATION</li> <li> AGRICULTURE</li> </ul> | <ul style="list-style-type: none"> <li> INSTITUTIONS, UTILITIES AND COMMUNICATION</li> <li> WATER</li> <li> TRANSPORTATION (ROW, RAIL, METRORAIL, ETC.)</li> <li> MAJOR ROADWAYS (3 OR MORE LANES)</li> </ul> |
|---|---|

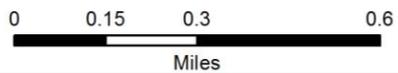
Source: Miami Dade County  
Department of Regulatory and Economic Resources  
July 2014



# APPLICATION NO. 5 ADOPTED CDMP LAND USE



	APPLICATION AREA	Source: Miami-Dade County Department of Regulatory and Economic Resources February 2015	
	MUNICIPAL BOUNDARY		INSTITUTIONS, UTILITIES AND COMMUNICATION
	2020 URBAN DEVELOPMENT BOUNDARY		WATER
<b>CDMP LAND USE</b>			TRANSPORTATION (ROW, RAIL, METRORAIL, ETC.)
	LOW DENSITY		MAJOR ROADWAYS (3 OR MORE LANES)
	LOW-MEDIUM DENSITY		
	MEDIUM DENSITY		
	BUSINESS AND OFFICE		
	PARKS AND RECREATION		
	AGRICULTURE		



**MAY 2014 CYCLE  
STANDARD AMENDMENT APPLICATION NO. 6  
ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS  
(Ordinance No. 15-10; Adopted February 4, 2015)**

**Applicant**

Miami-Dade County  
111 NW 1<sup>st</sup> Street, 12<sup>th</sup> Floor  
Miami, Florida 33128-1972

**Applicant's Representative**

Jack Osterholt, Deputy Mayor/Director  
Miami-Dade County Department of Regulatory and Economic Resources  
111 NW 1<sup>st</sup> Street, 29<sup>th</sup> Floor  
Miami, Florida 33128-1972

**Board of County Commissioners Final Action:**

"Adopt As Transmitted" (Ordinance No. 15-10)

**Description of CDMP Amendment as Adopted**

Amend the Land Use Element, Transportation Element, and Community Health and Design Element of the CDMP to support and enhance the Miami-Dade County Age-Friendly Initiative as follows:

**LAND USE ELEMENT**

**GOAL**

PROVIDE THE BEST POSSIBLE DISTRIBUTION OF LAND USE AND SERVICES TO MEET THE PHYSICAL, SOCIAL, CULTURAL, HEALTH AND ECONOMIC NEEDS OF THE PRESENT AND FUTURE POPULATIONS IN A TIMELY AND EFFICIENT MANNER THAT WILL MAINTAIN OR IMPROVE THE QUALITY OF THE NATURAL AND MAN-MADE ENVIRONMENT AND AMENITIES, AND PRESERVE MIAMI-DADE COUNTY'S UNIQUE AGRICULTURAL LANDS.

**Objective LU-6**

Miami-Dade County shall protect, preserve, ensure the proper management, and promote public awareness of historical, architectural, cultural, and archaeologically significant sites and districts in Miami-Dade County, and shall continue to seek the addition of new listings to the National Register, and increase the number of locally designated historical and archeological sites, districts and zones.

**Policies**

LU-6A. Miami-Dade County shall continue to identify, seek appropriate designation, and protect properties of historic, architectural, cultural and archaeological significance.

## **Objective LU-7**

Miami-Dade County shall require all new development and redevelopment in existing and planned transit corridors and urban centers to be planned and designed to promote transit-oriented development (TOD), and transit use, which mixes residential, retail, office, open space and public uses in a safe, pedestrian-friendly environment that promotes mobility for people of all ages and abilities through the use of rapid transit services.

### **Policies**

- LU-7A. Through its various planning, regulatory and development activities, Miami-Dade County shall encourage development of a wide variety of residential and non-residential land uses and activities in nodes around rapid transit stations to promote mobility, produce short trips, minimize transfers, attract transit ridership, and promote travel patterns on the transit line that are balanced directionally and temporally to promote transit operational and financial efficiencies. Land uses that may be approved around transit stations shall include housing, shopping and offices in moderate to high densities and intensities, complemented by compatible entertainment, cultural uses and human services in varying mixes. The particular uses that are approved in a given station area should, a) respect the character of the nearby community, b) strive to serve the needs of the community for housing and services, and, c) promote a balance in the range of existing and planned land uses along the subject transit line. Rapid transit station sites and their vicinity shall be developed as "urban centers" as provided in this plan element under the heading Urban Centers.
- LU-7D. Redevelopment of property within one-half mile of existing or planned mass transit stations and bus routes shall not cause an increase in walking distances from nearby areas to the transit services and shall, wherever practical, be done in a manner that reduces walking distances and is comfortable and attractive to pedestrians of all ages and abilities.
- LU-8A. Miami-Dade County shall strive to accommodate residential development in suitable locations and densities which reflect such factors as recent trends in location and design of residential units; a variety of affordable housing options; projected availability of service and infrastructure capacity; proximity and accessibility to employment, commercial, ~~and~~ cultural, community, and senior centers; character of existing adjacent or surrounding neighborhoods; avoidance of natural resource degradation; maintenance of quality of life and creation of amenities Density patterns should reflect the Guidelines for Urban Form contained in this Element.

## **TRANSPORTATION ELEMENT**

### **GOAL**

DEVELOP AND MAINTAIN AN INTEGRATED MULTIMODAL TRANSPORTATION SYSTEM IN MIAMI-DADE COUNTY TO MOVE PEOPLE OF ALL AGES AND ABILITIES AND GOODS IN A MANNER CONSISTENT WITH OVERALL COUNTYWIDE LAND USE AND ENVIRONMENTAL PROTECTION GOALS.

## **Policies**

TE-2H. The County shall ensure that sidewalks are well-maintained and free from tripping hazards and barriers to promote comfortable and safe sidewalk conditions for pedestrians of all ages and abilities through actions such as, but not limited to, providing tree grates covering tree planting areas in or adjacent to sidewalks; trimming overgrown bushes and trees within road rights-of way, as appropriate; and the repair or replacement of broken and uneven sidewalk pavement.

## **TRAFFIC CIRCULATION SUBELEMENT**

### **Monitoring Program**

**Objective TC-1.** Attainment of adopted traffic circulation level of service standards. Implementation of Transportation Demand Management program and quantify the number of strategies acted upon to reduce the use of single occupancy vehicles.

## **COMMUNITY HEALTH AND DESIGN ELEMENT**

### **Introduction**

The purpose of the Community Health and Design Element is to provide the framework for building communities that promote healthier lifestyles. The linkage between design and health has been well documented by numerous sources. Public and private organizations across the disciplines of planning and public health have conducted studies confirming the benefits pedestrian friendly development patterns can have in supporting health-sustaining activities, increasing physical activity and creating environments that are conducive to better health across generations. This research has been the foundation and reference for the goals, objectives and policies advanced within this element.

### **GOAL**

TO DEVELOP SUSTAINABLE COMMUNITIES THROUGH DESIGN AND FOOD ACCESS POLICIES THAT IMPROVE THE HEALTH OF ALL RESIDENTS BY INCREASING PHYSICAL ACTIVITY, ASSURING SAFETY, PROVIDING A NUTRITIONAL FOOD ENVIRONMENT AND PROTECTING NATURAL SYSTEMS.

### **Objective CHD-1**

**Miami-Dade County shall apply design standards to the public domain to encourage physical activity across generations.**

### **Policies**

CHD-1A. Miami-Dade County shall create a network of sidewalks, trails, accessible parks and recreation facilities that establishes a pedestrian-friendly and bicyclist-friendly environment, which encourages physical activity and links destinations, such as restaurants, shops, work places, and neighborhood-based retail to each other and residential areas.

- CHD-1C. Design and develop neighborhoods that provide a comfortable and safe environment conducive for programs that integrate physical activity in the daily lives of children and adults.
- CHD-1D. Design communities to support children's the daily routines of its residents, particularly children and older adults, by establishing proximity among uses (e.g. schools, daycare, senior and/or community centers, recreation facilities, open space, etc.).
- CHD-1H. Adopt and implement by 2014 a signage and way-finding program within the public realm that is an aesthetic enhancement to the community. It should clearly inform residents and visitors of key locations, corridors and pedestrian/bicycle routes to destinations and amenities.

## **Objective CHD-2**

**Miami-Dade County shall apply design standards to private development projects to encourage physical activity across generations.**

### **Policies**

- CHD-2B. Encourage well-designed infill and redevelopment to reduce vehicle miles traveled, and improve air quality, and support an outdoor environment that is suitable for safe physical activity.
- CHD-4C. Promote opportunities to obtain fresh foods in Miami-Dade County neighborhoods by encouraging the development of community gardens; fresh produce stands, farmer markets, mobile food markets, small businesses such as vegetable and fruit markets, butcher shops, fish markets; and grocery markets by providing flexibility in the zoning code and other regulations.
- CHD-4D. Ensure that all neighborhoods have multi-modal access to fresh food products, and support and promote programs that increase or provide access to food products such as the County's Meals for the Elderly and Meals on Wheels programs.

### **Monitoring Program**

In order to enable the preparation of the periodic evaluation and appraisal of the comprehensive plan ~~Evaluation and Appraisal Report (EAR)~~ as required by Section 163.3191, F.S., the ~~Minimum Criteria Rule (Rule 9J-5, F.A.C.) requires that local the~~ comprehensive plans should contain adopted procedures for monitoring and evaluating the Plan and its implementation (~~Sections 9J-5.005[1][c][3], and 9J-5.005[7], F.A.C.). The section of Rule 9J-5, F.A.C. pertaining to minimum standards for optional elements was repealed in 2001, XI-10 but the general requirements for comprehensive plan elements still apply. Hence, a Monitoring Program is included.~~ There are no Level of Service standards for this element. This section outlines the substantive features of Miami-Dade County's monitoring program pertinent to the objectives, policies, and parameters referenced in this Element. It should be understood that the ~~proposed~~ monitoring program might be refined over time, as more experience is gained. Undoubtedly, by the time that the next EAR evaluation and appraisal of the comprehensive plan is conducted, which would include this Element, ~~is prepared~~ the measures and procedures outlined herein will have been modified somewhat to reflect practical considerations. ~~The administrative~~

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

**Objective CHD-1: Miami-Dade County shall apply design standards to the public domain to encourage physical activity across generations.**

Mode split between car trips and other forms of transportation.

Florida Environmental Public Health Tracking: “Percent of the population that live within a ten-minute walk (½ mile) of an off-street trail system”

Florida Environmental Public Health Tracking- Community Access Data- “Percent of population who live within ½ mile of a park”

American Community Survey: “Means of Transportation to Work: Walking”

American Community Survey: “Means of Transportation to Work: Bicycling”

**Objective CHD-4: Promote local food production and improve access to healthy food products for all residents of Miami-Dade County.**

Percentage of locally grown products consumed in Miami-Dade County.

Number of markets within walking distance to residential development.

Florida Environmental Public Health Tracking: Community Access Data- “Percent of population who live within ½ mile of a healthy food source”

USDA Food Environmental Atlas: “Percent of Population with Low Access to Grocery Store”

**MAY 2014 CYCLE  
STANDARD AMENDMENT APPLICATION NO. 7  
ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS  
(Ordinance No. 15-11; Adopted February 4, 2015)**

**Applicant**

Miami-Dade County  
3701 SW 38 Avenue, Suite 547  
Miami, Florida 33146

**Applicant's Representative**

Bill Johnson/Director  
Miami-Dade County Water and Sewer Department  
3701 SW 38 Avenue, Suite 547  
Miami, Florida 33146

**Board of County Commissioners Final Action:**

*"Adopt with Change" (Ordinance No. 15-11) – [Change updates Policy WS-7A in response to technical assistance comments of the South Florida Water Management District and the Florida Department of Economic Opportunity]*

**Description of CDMP Amendment as Adopted**

Amend CDMP Policy WS-7A of the Water, Sewer and Solid Waste Element to update Miami-Dade's Water Facilities Work Plan and to require that the Water Facilities Work Plan address climate change and sea level rise that may impact potable water infrastructure and sources as follows:

The Water, Sewer, and Solid Waste Element is composed of two subelements. The Water and Sewer Subelement contains a goal, objectives, policies, and monitoring measures for the County's water services. The Miami-Dade Water and Sewer Department (WASD) is one of the largest public utilities in the United States providing direct water and wastewater service to more than 440,000 customers ~~to~~<sup>in</sup> the unincorporated areas of Miami-Dade County, wholesale water service to 14 municipalities and wholesale wastewater service to 13 municipalities. In November 2007, WASD received a historic 20-year Water-Use Permit (WUP) from the South Florida Water Management District (SFWMD). On November 1, 2010, the SFWMD District approved an extension to Miami-Dade County's WUP because of a reduction in water demands, with the permit now extended until 2030. The permit is a plan for meeting the present and future water needs of the County while protecting natural resources such as the Everglades. The permit requires WASD to develop alternative water supply sources and continue with its Water-Use Efficiency Program. It ensures water will be available for Miami-Dade County's needs and lays the groundwork for ~~very ambitious~~ capital improvements programmed or planned for the next ~~two~~ decades. ~~Some of t~~<sup>The</sup> alternative water supply sources include ~~reclaimed water projects~~ using the Floridan Aquifer as an alternative water supply, a comprehensive water ~~use efficiency~~<sup>conservation</sup> program and a water loss reduction program.

WS-7A. The Miami-Dade County Water Supply Facilities Work Plan (Work Plan), as prepared by the Miami-Dade County Water and Sewer Department and adopted by the Miami-Dade County Board of County Commissioners in February 2015~~April~~

~~2008 and subsequent approvals~~, is incorporated by reference into the CDMP. This document is designed to: assess current and projected potable water demands; evaluate the sources and capacities of available water supplies; and, identify those water supply projects, using all available technologies, necessary to meet the County's water demands for a 20-year period. The Work Plan shall remain consistent with the County's Water Use Permit renewals and with the goals of the South Florida Water Management District's *Lower East Coast Regional Water Supply Plan*. The Work Plan will be updated, at a minimum, every 5-years and within 18 months after the South Florida Water Management District's approval of an updated *Lower East Coast Regional Water Supply Plan*. Updates to the water supply facilities necessary to satisfy projected water demands shall be provided to the South Florida Water Management District in the Annual Lower East Coast Progress Report. The Work Plan shall address climate change and sea level rise that may impact the potable water infrastructure and sources. The potable water supply facilities necessary to satisfy projected water demands during the ~~2010-2030~~ 2014-2033 period are shown in Table 1, below.

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Words stricken through shall be deleted. Words underscored constitute the amendment proposed. Words double-underlined or double-stricken constitute the further changes proposed since the Board of County Commissioners' CDMP transmittal hearing of November 2014. All other words exist in the Plan and will remain unchanged.

Table 1 Alternative Water Supply and Wastewater Reuse Projects 2012-2030 2014-2033				
Project No./CIE Table <sup>1</sup>	Project Name <sup>2</sup>	Project Description	Construction Completion Date	Estimated Cost (\$million) <sup>3</sup>
<b>Alternative Water Supply Projects</b>				
<del>46, Table 12</del> <u>1077</u>	South Miami Heights WTP and Wellfield (20 mgd)	Reverse osmosis and ultra-filtration membranes provide treatment of 20 mgd of finished water from the <del>of Biscayne/Floridan</del> aquifers <del>water</del> from 13 wells.	<del>2015</del> <del>2018</del> <u>2020</u>	<del>194.7</del> <del>212.78</del> <u>169.13</u>
<del>19B, Table 12</del> <u>1080</u>	Hialeah Floridan Aquifer R.O. WTP	A new upper Floridan aquifer reverse osmosis water treatment plant is to be constructed in the northern part of the County (i.e., Hialeah). The WTP will directly utilize the Floridan Aquifer as the alternative water supply using the RO treatment to remove salt. The City and the County will be equal partners in funding the project. Estimated cost is based on total project cost. <del>MDWASD's share of the total cost is \$46.17.</del> The Hialeah RO WTP has a capacity to produce 7.5 MGD of finished water. An additional 2.5 MGD will be available in 2015 upon construction completion of 4 additional wells.	<del>2013</del> <u>2014 (7.5 MGD)</u> <u>2015 (2.5 MGD)</u>	92.4
<del>19C, Table 12</del>	Phase 2 (5 MGD)		<del>2026</del>	25.6
<del>19D, Table 12</del>	Phase 3 (2.5 MGD)		<del>2026</del>	42.2
<b>Wastewater Reclamation Projects</b>				
<del>26, Table 8</del>	<del>North District WWTP Reuse Projects (7.0 MGD)</del>	<del>The scope of these projects will be determined as part of the Ocean Outfall legislation implementation plan due to the Secretary of FDEP by July 1, 2013.</del>	<del>2025</del>	<del>13.5</del>
<del>27, Table 8</del>	<del>Central District WWTP Reuse Project (27.1 MGD)</del>	<del>The scope of this project will be determined as part of the Ocean Outfall legislation implementation plan due to the Secretary of FDEP by July 1, 2013.</del>	<del>2025</del>	<del>26.3</del>
<del>29, Table 8 See note</del>	<del>West District W.R.P. Canal Recharge Phase 1 (21 mgd)</del>	This water reclamation plant project includes the construction of a new wastewater plant incorporating technologies capable of achieving those treatment levels required for canal recharge or any other alternative discharge that may be approved. This plant will be expanded for Phase 3.	<del>2021</del>	<del>665</del>
	<del>West District W.R.P. Canal Recharge Phase 2 (16 mgd)</del>		<del>2021</del>	<del>593</del>
<del>32, Table 8</del>	<del>72-inch Reclaimed Water Pipeline—SDWWP to FPL</del>	<del>90-MGD of reclaimed water to meet FPL's cooling water needs for Units 5 &amp; 6</del>	<del>2023</del>	<del>95</del>

1 CIE Table References are per CIE adopted on November 18, 2010, ~~October 2, 2013~~, by Ordinance No. 10-80, ~~13-06~~. Project Numbers based on adopted FY 2014-2015 budget.

2 Alternative Water Supply projects and construction completion dates based on ~~the June 2014 proposed modification to the current~~ Water Use Permit issued by SFWMD on July 16, 2012.

3 Estimated cost based on adopted FY ~~2012-2013~~ 2014-2015 budget. The estimated cost for the Hialeah RO WTP is based on total project cost. The City and the County will be equal partners in funding the project. MDWASD's share of the total cost is \$46.17 million. The estimated cost for West District W.R.P. Phase 1 and Phase 2 is based on a Planning construction cost and not included in the adopted FY 2012-2013 budget and is included in the County's Water Use Permit issues by SFWMD on July 16, 2012.

**MAY 2014 CYCLE  
STANDARD AMENDMENT APPLICATION NO. 8  
ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS  
(Ordinance No. 15-12; Adopted February 4, 2015)**

**Applicant**

Miami-Dade County  
111 NW 1<sup>st</sup> Street, 12<sup>th</sup> Floor  
Miami, Florida 33128-1972

**Applicant's Representative**

Jack Osterholt, Deputy Mayor/Director  
Miami-Dade County Department of Regulatory and Economic Resources  
111 NW 1<sup>st</sup> Street, 29<sup>th</sup> Floor  
Miami, Florida 33128-1972

**Board of County Commissioners Final Action:**

"Adopt As Transmitted" (Ordinance No. 15-12)

**Description of CDMP Amendment as Adopted**

Amend the Comprehensive Development Master Plan (CDMP) Land Use Element text related to affordable/workforce housing density bonuses to further encourage the development of affordable/workforce housing, remove redundant provisions, and clarify implementation procedures.

In the interpretive section of the Land Use Element, under the subsection entitled "Gross Residential Density," revise the third paragraph as follows:

~~The Board of County Commissioners, or the appropriate Community Zoning Appeals Board, may approve residential development at a density up to 17 percent above the maximums provided below where it is certified that no less than 30 percent of the units in the development, excepting accessory dwelling units, will be priced to be affordable to low and very-low income households.~~ In order to efficiently use, and not prematurely deplete, the finite development capacity that exists inside the Plan's Urban Development Boundary (UDB), land should not be developed at densities lower than the minimum established for each category. Exceptions to the minimums may exist outside transportation or transit corridors where such an exception would serve the interest of compatibility or protect the public health, safety, or important resources. For purposes of this paragraph, transportation and transit corridors are land areas located within 660 feet of planned Major Roadways identified on the LUP map, and within one-quarter mile from existing rail transit stations, express busway stops, future transit corridors and planned transit centers identified in the CDMP.

In the interpretive section of the Land Use Element, under the subsection entitled “Gross Residential Density,” revise the “Density Bonus Programs for Affordable Housing” Section as follows:

**Density Bonus Programs for Affordable/Workforce Housing:** The following describes the various density bonus incentives for affordable housing and workforce housing that the Board of County Commissioners may be approved:

**17% Density Bonus for Affordable Housing:** A density bonus up to 17% above the maximum land use designation may be approved if it is certified that that no less than 30% of the units in the development, excepting accessory dwelling units, will be priced affordable to low and very-low income households (households at or below 80% of the Area Median Income [AMI]).

**25% Density Bonus for Workforce Housing:** Through the Voluntary Inclusionary Zoning program, a density bonus of up to 25% may be allowed for projects that set aside residential units for workforce housing. The Workforce Housing Development Program (Voluntary Inclusionary Zoning program) defines workforce as households with incomes between 65 and 140% of the County’s median income.

**30% Density Bonus for Affordable/Workforce Multifamily–Infill Housing:** A density bonus of up to 30% above the maximum allowable density may be approved for projects that are located in close proximity to transit service and provide a mix of market rate, workforce and affordable housing opportunities. Below is a list of the conditions that must be met for the 30% density bonus to be awarded:

- 1) At least 30% of the total residential units shall be priced affordable to households at or below 140% of the AMI, and no less than 20% of the total units shall be priced affordable to households at or below 80% of the AMI for a period of no less than 30 years, pursuant to a deed restriction;
- 2) The site shall have a land use designation of Low-Medium Density Residential, Medium Density Residential, Medium-High Density Residential, Office/Residential, or Business and Office (Estate, Low Density or High Density land use designations shall not be eligible);
- 3) The site shall front a major roadway and be located within ¼ mile radius of transit service, which is defined as a transit station or bus stop with at least one route that provides 20 minute peak-hour headways or better during weekdays;
- 4) The location of the site shall be consistent with the guidelines for urban form;
- 5) The site is located within ½ mile radius of activity nodes with neighborhood retail establishments;
- 6) The property is located within ½ mile radius of public recreational open space or a public school, unless 15% of the site is set aside for recreational open space facilities. Recreational facilities are defined as play areas, swimming pools, tennis courts, and other active outdoor facilities.
- 7) Existing and planned public services and facilities, including water and sewer facilities, shall be adequate to serve the maximum development allowed on the proposed site; and

- 8) The development shall obtain a certification rating from LEED (Leadership in Energy and Environmental Design) or a similar organization accredited by the U.S. Green Building Council (USGB); and

~~A maximum of 25% of the proposed building structure may be used for business and office uses if mixed-use development is found to be compatible with surrounding uses.~~

**60% Density Bonus for Not-for-Profit or Government/Public Sponsored Affordable Housing Providers:** A density bonus of up to 60% above the maximum allowable density may be permitted if: 1) the developer is a not-for-profit affordable housing provider, a government/public sponsored affordable housing provider, or if the application site is publicly owned and made available for the development of affordable/workforce housing; and 2) all the conditions for the 30% Density Bonus for Affordable/Workforce Multifamily Infill Housing are satisfied. A government/public sponsored affordable housing provider is defined as a private developer or organization that has been awarded public funding or is participating in a public housing program to develop affordable/workforce housing, and/or a private developer or organization that has received approval to develop affordable/workforce housing on a County or publicly owned site either through donation of the land, a lease, or other form of legal agreement.

~~Density Bonus programs of 30% or higher shall only take effect upon the adoption of an ordinance providing for implementation of such programs for the “Multifamily Infill Housing Zoning Overlay.” Upon the adoption of the aforementioned zoning overlay, approval of any A density bonus of 30% or higher may only be approved following public hearings shall require a zoning boundary change through a resolution.~~

To be eligible for any of the density bonuses described above, the proposed development shall be consistent with the adopted goals, objectives, and policies of the Comprehensive Development Master Plan. The actual density achieved on a particular property will depend on all applicable land development regulations and compatibility standards. Sites shall be within the Urban Development Boundary, and sound urban design principles adopted by County ordinance or other binding instrument approved by action of the Board of County Commissioners must be applied. Appropriate compatibility standards must be followed to assure that the proposed development is compatible or made compatible with any adjoining or adjacent uses. Density bonuses shall not be combined ~~and shall not apply to existing or proposed developments with vehicular entrances that are controlled or have entry gates.~~ Furthermore, all residential units set aside for workforce housing or affordable housing should be disbursed throughout the housing development and be similar in size and type, as well as appearance on the exterior from non-set-aside units in the housing development. Prior to receiving the certificate of occupancy for market-rate units, all of the affordable housing units shall be under actual construction.

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