

ADOPTED COMPONENTS COMPREHENSIVE DEVELOPMENT MASTER PLAN

For

Miami-Dade County, Florida

July 2020 Edition

As adopted July 22, 2020, and as amended through January 19, 2023

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

- May 2019 Amendment Cycle
- 2019 Out of Cycle Applications
- October 2019 Amendment Cycle
- 2020 Out of Cycle Applications
- January 2020 Amendment Cycle
- October 2020 Amendment Cycle
- 2021 Out of Cycle Applications
- EAR Based 2022 Out-of-Cycle Application
- 2022 Out of Cycle Applications

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PREFACE

The Miami-Dade County Comprehensive Development Master Plan (CDMP) expresses the County's general objectives and policies addressing where and how it intends development and the conservation of land and natural resources to occur during the next ten to twenty years, as well as the delivery of County services to accomplish the expressed objectives. Miami-Dade County encompasses approximately 2,000 square miles of land, of which over 420 square miles are developed for urban uses. The CDMP establishes the broad parameters for government to do detailed land use planning and zoning activities, functional planning and the programming of infrastructure and services. It also establishes minimum standards, or level of service (LOS) standards, for the delivery of certain County services and facilities including roadways/traffic, mass transit, parks, water, sewer, solid waste and drainage.

The CDMP establishes a growth policy that encourages development:

1. At a rate commensurate with projected population and economic growth.
2. In a contiguous pattern centered around a network of high-intensity urban centers well-connected by multi-modal intra-urban transportation facilities.
3. In locations which optimize efficiency in public service delivery and conservation of valuable natural resources.

Elements of the CDMP

Chapter 163 of the Florida Statutes requires each local government to adopt a comprehensive plan and sets forth minimum criteria including an identification of the required elements of a comprehensive plan. The CDMP is organized into twelve Elements preceded by a Statement of Legislative Intent, as indicated below. The first nine elements from the Land Use Element through to the Capital Improvements Element are required by Chapter 163 and the remaining elements are optional and included in the CDMP at the County's discretion.

Statement of Legislative Intent

- I. Land Use Element;
- II. Transportation Element;
- III. Housing Element;
- IV. Conservation, Aquifer Recharge and Drainage Element;
- V. Water, Sewer and Solid Waste Element;
- VI. Recreation and Open Space Element;
- VII. Coastal Management Element;
- VIII. Intergovernmental Coordination Element;
- IX. Capital Improvements Element;
- X. Educational Element;
- XI. Economic Element; and
- XII. Community Health and Design Element
- XIII. Property Rights Element

Each Element contains components, which are adopted, plus support components which are not adopted but which provide background information. Only the components of the CDMP, which are adopted as County policy, are contained in this report.

The support components of the Plan Elements are contained in separate documents, particularly the 2010 Evaluation and Appraisal Report (EAR). Each of the Support Components and EAR reports include background data and analyses, inventories of existing conditions, methodologies projections or other estimates of future conditions, and summaries of applicable State, regional and preexisting County plan policies.

Pursuant to Section 2-116 of the Miami-Dade County Code, the CDMP shall be updated to reflect changes in State policies on planning and growth management principally through the evaluation and appraisal process that requires the preparation and adoption of an evaluation and appraisal report. The evaluation and appraisal process is conducted once every seven years and the reports produced thereby provide the basis for the County to comply with the requirements of Section 163.3191, Florida Statutes (F.S.).

Chapter 163, F.S. also requires consistency between the local plan and the applicable regional plan, and all development regulations and orders must be consistent with the adopted local comprehensive plan. Chapter 163 also provides for State review and approval of local plans and penalties for noncompliance; standing of affected parties to challenge the plan, development regulations and development orders; and requirements for specific plan elements and contents.

Adoption of the CDMP

The CDMP is adopted by ordinance by the Board of County Commissioners codified at Chapter 2-114, Code of Miami-Dade County, Florida.

Municipal Plans

The CDMP for Miami-Dade County necessarily addresses both incorporated and unincorporated areas due to the many areawide responsibilities of Miami-Dade County government. Each of the thirty-four municipalities in Miami-Dade County (see Figure i) is also required by Chapter 163, F.S. to adopt its own comprehensive plan for the area within its jurisdiction. The County plan emphasizes the unincorporated areas and the County's jurisdictional responsibilities in municipal areas. Readers who are interested in conditions in, or proposals for, incorporated areas should consult the appropriate municipal comprehensive plans and the CDMP Statement of Legislative Intent.

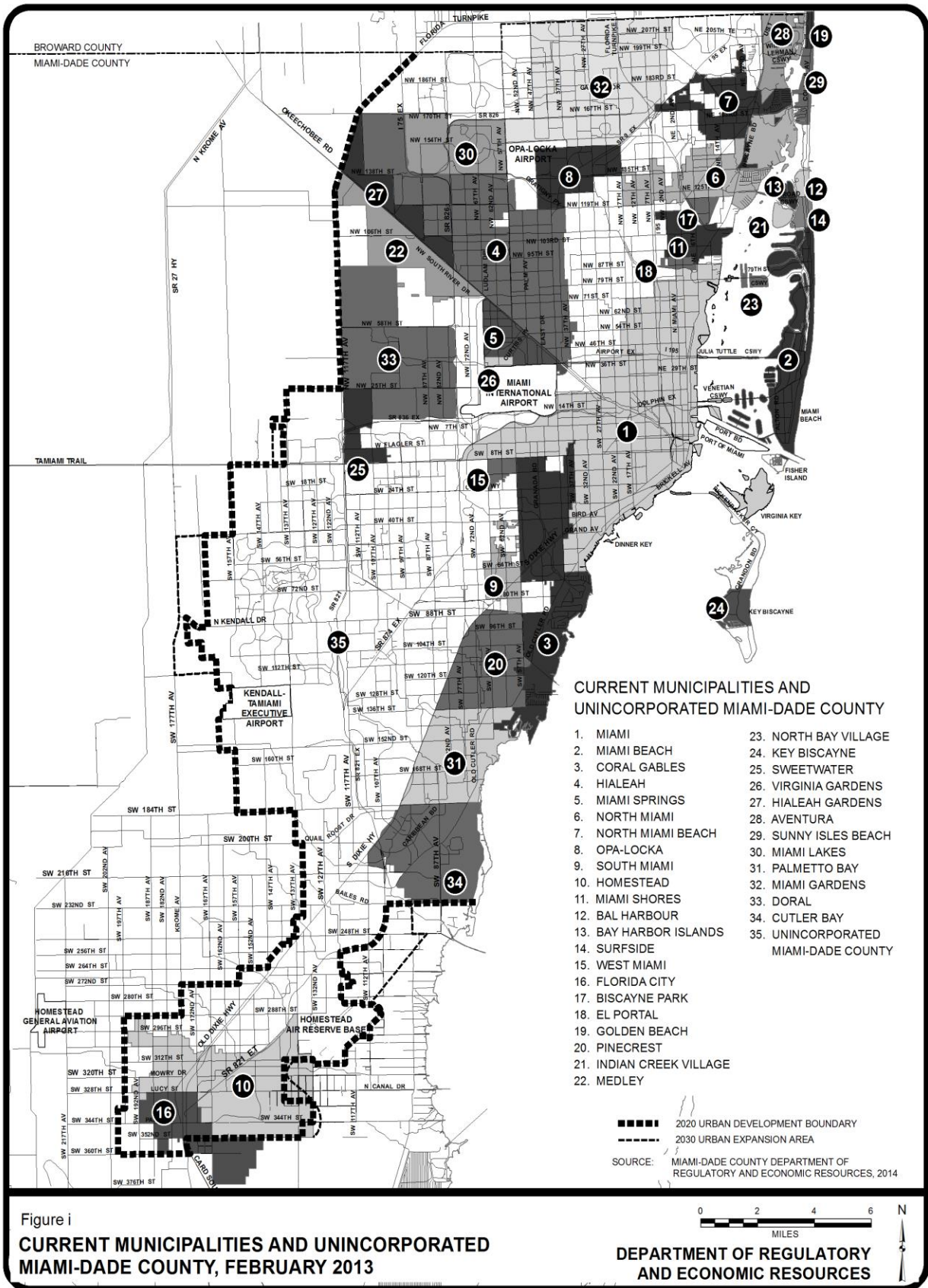


Figure i
CURRENT MUNICIPALITIES AND UNINCORPORATED MIAMI-DADE COUNTY, FEBRUARY 2013

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INTRODUCTION

This report contains all Adopted Components of the Comprehensive Development Master Plan (CDMP) for Miami-Dade County. The adopted plan is organized into twelve Plan Elements preceded by the plan's adopted Statement of Legislative Intent, which applies to all Elements.

Each adopted Element includes Goals, Objectives and Policies, plus a Monitoring Program to monitor progress toward Plan implementation. The adopted Land Use, Transportation, and Capital Improvements Elements also include maps or schedules of "future conditions" plus explanatory information. Most notable is the future Land Use Plan (LUP) map of the Land Use Element (which is an attachment to this report). The LUP map depicts the adopted boundaries of the Urban Development Boundary and Urban Expansion Areas, among other elements.

For organizational purposes, each of the twelve Elements is designated by a Roman numeral beginning with I for the Land Use Element, and ending with XII for the Community Health and Design Element. The numbering of pages, figures and tables in each Element begins with the applicable Roman numeral. The Elements are preceded by a Vision Statement which sets out the vision for the County over the long-term planning horizon. Where the Urban Development Boundary and Urban Expansion Areas are depicted on figures within the Elements, it is provided for illustrative purposes and should not be relied upon as the exact boundary. Within each Plan Element and Subelement the contents, which are adopted as County policy, are preceded by an introduction to the Element or Subelement. The Vision Statement, and Element and Subelement introductions are not adopted as plan policy but are included to provide background and context. All material following the Element's introduction, from the Goals through the Monitoring Program, is adopted as policy.

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STATEMENT OF LEGISLATIVE INTENT

- A. This Statement expresses the legislative intent of the Board of County Commissioners with regard to the Comprehensive Development Master Plan (CDMP). The Statement is applicable to the CDMP in its entirety and is declared to be incorporated by reference into each element thereof.
1. Nothing in the CDMP shall be construed or applied to constitute a temporary or permanent taking of private property or the abrogation of vested rights as determined to exist by the Code of Miami-Dade County, Florida.
 2. The CDMP shall not be construed to preempt considerations of fundamental fairness that may arise from a strict application of the Plan. Accordingly, the Plan shall not be deemed to require any particular action where the Plan is incomplete or internally inconsistent, or that would constitute a taking of private property without due process or fair compensation, or would deny equal protection of the laws.
 3. The CDMP is intended to set general guidelines and principles concerning its purposes and contents. The CDMP is not a substitute for land development regulations.
 4. The CDMP contains long-range policies for Miami-Dade County. Numerous policies contained in the CDMP must be implemented through the County's land development regulations which shall be maintained by the County as required by Section 163.3202, FS. Numerous policies of the plan propose the establishment of new administrative programs, the modification of existing programs, or other administrative actions. It is the intent of Miami-Dade County that these actions and programs be initiated by the date that Miami-Dade County adopts its next Evaluation and Appraisal (EAR) report, unless another date is specifically established in the Plan.
 5. The CDMP is not intended to preempt the processes whereby applications may be filed for relief from land development regulations. Rather, it is the intent of the Board of County Commissioners that such applications be filed, considered and finally determined, and that administrative remedies be exhausted, where a strict application of the CDMP would contravene the legislative intent as expressed herein.
 6. The Board recognizes that a particular application may bring into conflict, and necessitate a choice between, different goals, priorities, objectives, and provisions of the CDMP. While it is the intent of the Board that the Land Use Element be afforded a high priority, other elements must be taken into consideration in light of the Board's responsibility to provide for the multitude of needs of a large heavily populated and diverse community. This is especially true with regard to the siting of public facilities.

Recognizing that County Boards and agencies will be required to balance competing policies and objectives of the CDMP, it is the intention of the County Commission that such boards and agencies consider the overall intention of the CDMP as well as portions particularly applicable to a matter under consideration in order to ensure that the CDMP, as applied, will protect the public health, safety and welfare.

7. The term "shall" as used in the CDMP shall be construed as mandatory, subject, however, to this Statement of Legislative Intent. The term "should" shall be construed as directory.
- B. It is the further intent of the Board of County Commissioners that the right of all municipalities in Miami-Dade County to enact and administer comprehensive planning and land development regulation programs to govern development-related activities solely within their respective incorporated jurisdictional boundaries as provided by Chapter 163, Part 2, Florida Statutes, is generally reserved and preserved to the municipalities. The CDMP shall not supersede authority of incorporated municipalities to exercise all powers relating solely to their local affairs as provided by the Miami-Dade County Charter, provided that the following fundamental growth management components of the CDMP that are necessary to carry on a central metropolitan government in Miami-Dade County shall serve as minimum standards for zoning, service, and regulation to be implemented through all municipal comprehensive plans and land development regulations:
1. The Urban Development Boundary (UDB), Urban Expansion Area (UEA) Boundaries, and the CDMP provisions which prescribe allowable land uses and public services and facilities outside the UDB;
 2. The Policies for Development of Urban Centers contained in the text of the Land Use Element;
 3. The Population Estimates and Distributions as mapped in the Land Use Element; and
 4. Policies which provide that the County shall maintain and utilize its authority provided by the Miami-Dade County Charter to maintain, site, construct and operate public facilities in incorporated and unincorporated areas of the County.

VISION STATEMENT

Miami-Dade County is at a critical crossroads in its development. Historical patterns of single-use, low density growth on the fringes of the County have led to stresses on our transportation system that many view as unsustainable. In addition, low lying areas are already experiencing persistent flooding that is expected to increase with sea level rise. With the population expected to exceed 3.3 million by 2040, our ability to accommodate projected growth while improving our quality of life will be put to the test.

Our vision for growth through 2040 includes directing growth into mixed-use urban centers that are walkable, connected by premium transit corridors and less vulnerable to the impacts of storms and sea level rise. Targeted development is accommodated in suburban areas to increase employment opportunities and reduce commute times. Growth boundaries that protect environmentally-sensitive areas and agricultural land should remain strong.

The long-term resilience of our County depends on our ability to recover from shocks, such as hurricanes, and infrastructure failures, as well as our ability to better mitigate stresses, such as sea level rise, crippling traffic and severe lack of affordable housing. These shocks and stresses

need to be considered in all aspects of long-range planning including land use, infrastructure, housing, economic development, and intergovernmental coordination. For this reason, each Element of the CDMP contains initiatives to address these issues.

Miami-Dade County is particularly vulnerable to the impacts of climate change including flooding, saltwater intrusion, vector-borne and heat related illnesses, and more severe impacts from storms. Current projections indicate that sea levels may rise 24 inches by 2060. In many ways, it is easier to plan for and recover from short-term shocks since they are clearly evident. Stresses, such as sea level rise, occur slowly, gradually stressing our built environment, infrastructure and eroding our quality of life in South Florida if not properly and proactively addressed. This requires planning beyond our long-term planning horizon.

In South Florida, we have an inextricable connection with the environment. Much of our County was made livable by water control projects that changed the way water moves through our area. Some of these projects have had negative consequences on the environment and ecosystem restoration projects such as Comprehensive Everglades Restoration Plan (CERP) are seeking to restore natural flows with the goal of enhancing water quality in the Everglades and Biscayne Bay and protecting our drinking water from saltwater intrusion. Our natural systems also provide important protections from flooding and storms. Protection of these natural systems is vital for our long-term resilience and economic prosperity of the region.

The economic resilience of the County depends on a healthy ecosystem, robust transportation system and affordable housing options. We must direct our growth through resilient land use patterns and ensure that the infrastructure and services that support our growth are also resilient to shocks and stresses. Community health is another key component of a resilient Miami-Dade. Land use patterns that encourage social connections, and access to open space contribute to the mental and physical well-being of the community. Successfully realizing our vision requires strong coordination with the 34 municipalities within Miami-Dade County and other governmental and non-governmental entities that affect growth in our area.

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