



Carlos Alvarez, Mayor

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February 2, 2010

Charles Gauthier, Director  
Division of Community Planning  
Florida Department of Community Affairs  
2555 Shumard Oak Boulevard  
Tallahassee, FL 32399-2100

RE: Letter of Understanding for the Miami-Dade County 2010 Evaluation and Appraisal Report.

Dear Mr. Gauthier:

On October 19, 2009, Miami-Dade County conducted its scoping meeting, via videoconference, with the Florida Department of Community Affairs (DCA), members of state, regional and county agencies, local municipalities, and the public to identify major County issues. These identified issues, as agreed to during this meeting and listed in Appendix A, will constitute Miami-Dade County's "major issues" to be evaluated in the 2010 Evaluation and Appraisal Report (EAR). Miami-Dade County will also address to varying degrees the remaining topics required in Section 163.3191 (2) Florida Statutes, as listed in Appendix B.

Miami-Dade County proposes that the major issues and scope of work presented herein form the basis for the Letter of Understanding between the Department of Community Affairs and Miami-Dade County.

Please contact Mr. Mark Woerner at 305-375-2835 or [mwoerner@miamidade.gov](mailto:mwoerner@miamidade.gov) should you have any questions or require additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "M. LaFerrier".

Marc C. LaFerrier, AICP  
Director

MCLF/MW/mw

Attachments: Appendices A and B



**APPENDIX A**  
**MIAMI-DADE COUNTY EVALUATION AND APPRAISAL REPORT**  
**IDENTIFIED MAJOR ISSUE**

ISSUE	IDENTIFIED AGENCY CONCERN	MAJOR ISSUE	COMMENT
<b>1</b>  <b>Urban Development Boundary (UDB) Capacity And Expansion</b>	DP&Z #1	Yes	Miami-Dade County will evaluate development capacity needed to sustain projected countywide residential demand for a period of 10 years plus a 5-year surplus beyond. The current UDB is based upon an analyses of land demand through the years 2015 and 2025. An interim analysis of development capacities and development pressures will be prepared, and potential impacts on natural resources, wetfield protection, agricultural land, open space and aquatic reserves will be evaluated.
<b>a</b>  Evaluate if sufficient capacity is contained with the UDB to accommodate future land use needs.	DP&Z #1, DDA	Major Issue Component	This issue will also look at how the capacity is calculated as and whether or not the land use policies are working as raised by the DDA.
<b>b</b>  Establishment of new planning horizon timeframes.	DP&Z #1	Major Issue Component	Will address growth management through densification in Urban Centers and infill areas and.
<b>c</b>  Evaluate the current delineation of Urban Expansion Areas (UEA)	DP&Z #1	Major Issue Component	
<b>d</b>  Address related topics such as the retention of agricultural land, protection of natural resources and wetfields, and impacts of the Comprehensive Everglades Restoration Plan	DP&Z #1, DCA, SFWMD	Major Issue Component	This will briefly address the County's efforts to preserve agricultural areas, an issue raised by DCA. Additionally, this will address concerns raised by the SFWMD regarding the impacts of CERP projects on the built and natural environments and the effects on saltwater intrusion. Additionally, the protection of such natural areas as the Water Conservation Areas, national parks and wetfields will be addressed.
<b>e</b>  Address redevelopment and Infill potential within the UDB.	DP&Z #1, DCA	Major Issue Component	This will touch on the issue of redevelopment and infill potential, but this issue will be further addressed in Issue #3. This will also look at initiatives to achieve infill.
<b>f</b>  Address annexation/incorporation trends of the last 7 years.	DP&Z #1, DDA	Major Issue Component	Will look at the potential for annexations/incorporations in the next 7 years and what trends are expected as discussed with the DDA.
<b>g</b>  Perform EAR required County-wide Assessment (population growth, land supply and demand, etc).	DP&Z #1, DCA	Major Issue Component	
<b>2</b>  <b>Climate Change/Sea Level Rise</b>	DP&Z #2		Since the science of climate change is not exact, the County will examine the various federal, state, regional and local efforts and give a summary of how these efforts fit into the County's task force effort. It will also discuss how the

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			County's Comprehensive Development Master Plan can guide these various efforts and evaluate if policies are warranted at this time. Some of the concepts of HB 697 will be addressed in this issue.
a	Address the interrelationship of federal, state, regional, and local studies/task forces on climate change (including impacts of sea level rise and reduction of greenhouse gas emissions) and the applicability of these studies to Miami-Dade County.	Major Issue Component	This issue will also address similar concerns on coordination raised by BC and DDA.
b	Summarize the County's work to date regarding mitigation and adaptation strategies.	Major Issue Component	
c	Evaluate the current CDMP policies with regard to HB 697.	Major Issue Component	
d	Explore new comprehensive plan policy options	Major Issue Component	
<b>3</b>	<b>Directing Growth and Employment</b>	Yes	To achieve a more sustainable growth pattern within the County, the issue of creating new employment centers and diversifying the County's economy will be explored. Additionally, strategies to densify major transportation corridors and urban centers will be explored.
a	Explore potential strategies and incentives for directing growth to existing and future urban centers, densifying major corridors, creating new employment centers	Major Issue Component	This issue was also raised by the DDA. DCA asked if the County has densified.
b	Promote a more diverse economic structure	Major Issue Component	Will look at a more regional approach as requested by the SFRPC.
<b>4</b>	<b>Transportation/Mobility</b>	Yes	
a	Address the transportation component of HB 697 (Energy).	Major Issue Component	This will address a portion of the HB 697 requirements and may overlap in part with issues discussed in Issue #2 Climate Change.
b	Discuss how the County can more effectively achieve pedestrian friendly and walkable communities.	Major Issue Component	

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c	Promote park connectivity on a countywide basis	Major Issue Component	
d	Explore concepts such as mobility zones to help supplement existing transportation facilities and services.	Major Issue Component	Will address transit impact fees and explore alternative transportation modes as discussed by the DDA. Also the use of managed lanes and other initiatives along major corridors will be briefly discussed
e	Evaluate potential incentives for transit oriented development.	Major Issue Component	
<b>5</b>	<b>Other Agency Issues</b>		Many of the issues/concerns raised by state and regional agencies will be addressed through a review of the goals, objectives and policies of the CDMP. These are not considered to be Major Issues.
a	Has the County put into place programs and standards to address reuse, reclaimed water and offset withdrawals from the Biscayne Aquifer.	No	Issue will be addressed in the evaluation of the Water, Sewer and Solid Waste Element
b	Are the Intergovernmental coordination policies of the County effective? What impact do development approvals within the cities have on the County's efforts?	No	This will be assessed in the Intergovernmental Coordination Element.
c	How successful are the County's efforts in planning for the future of the Miami River?	No	This will be addressed in the Port of Miami River Element.
d	Are the land use policies around Homestead ARB successful	No	This will be discussed as a special topic.
e	Need for a more regional perspective, given the economic climate and collapse of the housing market.	No	This may be touched on as a component of Issue #3.
f	Preservation of affordable housing, especially in TOD areas, and need for public-private partnerships	No	Will be addressed through the evaluation of the Housing Element. New affordable housing language was recently adopted into the CDMP.

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g	How is development in flood-prone areas restricted.	No	Will be discussed in evaluation of the Land Use Element
h	What impact does mining have on groundwater quality and quantity.	No	Will be discussed in the evaluation of the Conservation and Coastal Management Elements.
i	How does stormwater impact the groundwater/surface water quantity and water quality.	No	Will be discussed in the Conservation Element.
j	Recently passed ocean outfall legislation should be addressed	No	This issue will be addressed in the evaluation of the Water, Sewer and Solid Waste Element.
k	What steps has the County taken to achieve water supply concurrency – How has the County coordinated with local governments and utilities, especially in the southern part of the County (Florida City and Homestead)	No	This issue will be addressed in the evaluation of the Water, Sewer and Solid Waste Element.
l	Incorporate state/regional evacuation planning into land use decisions.	No	This issue will be addressed in the evaluation of the Coastal Management Element.
m	Discuss the County's efforts to protect wellfields and water supplies especially the Florida Keys Aqueduct Authority.	No	This issue will be addressed in Issue #1 and in the evaluation of the Conservation Element.
<b>Note:</b> Department of Community Affairs (DCA), South Florida Regional Planning Council (SFRPC), South Florida Water Management District (SFWMD), Monroe County (MC), Department of Transportation (FDOT), and Downtown Development Agency (DDA), Broward County (BC)			



**APPENDIX B  
2010 EVALUATION AND APPRAISAL REPORT  
SCOPE OF WORK  
NOVEMBER 2009**

The following Scope of Work will be conducted by Miami-Dade County to complete and adopt the Evaluation and Appraisal Report (EAR) by November 1, 2010, and address the requirements of Section 163.3191 (2) Florida Statutes (F.S.):

**Evaluation of Major Issues**

1. For purposes of Miami-Dade County's EAR submittal, major issues to be addressed are identified in the Major Issues matrix and attached as Appendix B. Miami-Dade County will analyze these identified issues for their potential social, economic, and environmental impacts. s. 163.3191 (2)(e) F.S.
2. Miami-Dade County will evaluate the plan objectives within each element, as they relate to major issues identified in Appendix B. Miami-Dade County will identify, where appropriate, unforeseen or unanticipated changes in circumstances, which have resulted in problems or opportunities with respect to the major issues identified in that element and the social, economic, and environmental impacts of the issue. s. 163.3191 (2)(g) F.S.
3. Miami-Dade County will identify and summarize actions or corrective measures, including plan amendments, necessary to address the major issues contained in Appendix B. Such identification shall include, as appropriate, new population projections, revised planning timeframes, revised future plan map or map series, an updated capital improvements element, and any new and revised goals, objectives, and policies for major issues identified within each element. s. 163.3191 (2)(i) F.S.

**Community-wide Assessment**

1. Miami-Dade County will provide a summary of data and analysis comparing current conditions of the Land Use Element with conditions at time of the EAR adoption in October 2003. To the extent possible, tables, maps and illustrations will be used. This data and analysis will include, at a minimum:
  - Population growth and changes in land area. s. 163.3191 (2)(a) F.S.
  - Extent of vacant and undevelopable land. s. 163.3191 (2)(b) F.S.
  - Location of existing development in relation to location of development as anticipated in the last EAR update to the CDMP. s. 163.3191 (2)(d) F.S.
2. Miami-Dade County will identify the extent to which those services with level of service standards outlined in the CDMP do not currently meet the standards. Miami-Dade County's ability to fund new or expanded infrastructure necessary to correct the deficiencies and to provide for future growth at acceptable levels of service will be analyzed. This work will be done in conjunction with the updating of the Capital Improvements Element. s. 163.3191 (2)(c) F.S.
3. Miami-Dade County will evaluate relevant changes in growth management laws (State Comprehensive Plan, the requirements of Chapter 163, Part II, the

minimum criteria contained in Chapter 9J-5, Florida Administrative Code, and the Strategic Regional Policy Plan for South Florida) since the adoption of the EAR in 1995 for consistency with the CDMP. Based on this assessment plan revisions will be recommended, if necessary. s.163.3191 (2)(f) F.S.

4. Miami-Dade County will assess the successes and shortcomings of each CDMP Element using the monitoring measures contained in each element. Successes and shortcomings will be briefly summarized in narrative format on an element-by-element basis using tables, illustrations and maps to the extent possible. s. 163.3 191 (2)(h) F.S.

#### **Special Topic Assessments**

1. Miami-Dade County will briefly summarize the public participation program and activities undertaken during the preparation of the EAR. s. 163.3191 (2)(j) F.S.
2. Miami-Dade County will evaluate the success or failure of coordinating future land uses and residential development with the capacity of existing and planned public schools, and coordinating the planning and siting of new schools. s. 163.3191 (2)(k) F.S.
3. Miami-Dade County will assess the extent to which it has been successful in identifying alternative water supply projects, including conservation and reuse, necessary to meet the water supply needs. This work will be done in conjunction with the updating of the Water, Sewer and Solid Waste Element and more specifically during the update of the County's Water Supply Facilities Work Plan. s. 163.3191 (2)(l) F.S.
4. Miami-Dade County will evaluate their Hazard Mitigation Plan strategies for consistency with regional, state and federal policies and assess whether, since the last EAR update, any reductions in land use density in the coastal high hazard area of unincorporated Miami-Dade County have impaired the property rights of current residents when redevelopment occurred. s. 163.3191 (2)(m) F.S.
5. Miami-Dade County will conduct an assessment to determine whether the criteria adopted pursuant to s. 163.3177(6)(a) F. S. were successful in achieving compatibility with military installations. 163.3191 (2)(n) F.S.
6. Miami-Dade County will review the extent to which a concurrency exception area, a concurrency management area, or a multimodal transportation district, designated pursuant to s. 163.3180(5), s. 163.3180(7), or s. 163.3180(15), respectively, has achieved the purpose for which it was created and otherwise complies with the provisions of s. 163.3180. s. 163.3191 (2)(o) F.S.
7. Miami-Dade County will conduct an assessment of the extent to which changes are needed to develop a common methodology for measuring impacts on transportation facilities for the purpose of implementing its concurrency management system in coordination with the municipalities and counties, as appropriate pursuant to s. 163.3180(10). s. 163.3191 (2)(p) F.S.