

**OCTOBER 2012 CYCLE
EAR-BASED APPLICATIONS
TO AMEND THE COMPREHENSIVE
DEVELOPMENT MASTER PLAN**

PLANNING ADVISORY BOARD

APRIL 15, 2013



Delivering Excellence Every Day

**MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY
AND ECONOMIC RESOURCES – PLANNING DIVISION**

APPLICATION NO. 1 LAND USE ELEMENT

Revised Policies

- LU-1P – Allow agritourism (p. 1-10)
- LU-8G – modifies the criteria for expanding the UDB (p. 1-26)

New Policies

- LU-1T – encourage regulations promotion bicycle and pedestrian facilities (p. 1-11)
- LU-3E through to LU-3M – Climate Change and impacts (p.1-13 & 1-17)
- LU-3R – protect recreational and working waterfronts (p. 1-18)
- LU-3S – support CERP and local habitat restoration (p. 1-18)
- LU-8H – provide additional criteria applications requesting expansion of the UDB must meet (p. 1-27)
- LU-8I – conduct a study of the area E/O SW 147 Avenue and S/O SW 232 Street for possible UEA designation (p. 1-27)
- LU-9V – by 2015 to evaluate and propose updates to the Guidelines for Urban Form (p. 1-31)
- LU-12E – to seek opportunities to incentivize infill development (p. 1-33)

APPLICATION NO. 1 LAND USE ELEMENT

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

- i) The following areas shall not be considered:
 - a) The Northwest Wellfield Protection Area located west of the Turnpike Extension between Okeechobee Road and NW 25 Street and the West Wellfield Protection Area west of SW 157 Avenue between SW 8 Street and SW 42 Street;
 - b) Water Conservation Areas, Biscayne Aquifer Recharge Areas, and Everglades Buffer Areas designated by the South Florida Water Management District;
 - c) The Redland area south of Eureka Drive; and
 - d) Areas within the accident potential zones of the Homestead Air Reserve Base

- ii) The following areas shall be avoided:
 - a) Future Wetlands delineated in the Conservation and Land Use Element and Land designated Agriculture on the Land Use Plan map, except where located in designated Urban Expansion Areas (UEAs);
 - ~~a) Land designated Agriculture on the Land Use Plan map;~~
 - b) ~~Category 1 hurricane evacuation areas~~ Coastal High Hazard Areas east of the Atlantic Coastal Ridge;
 - c) Comprehensive Everglades Restoration Plan project footprints delineated in Tentatively Selected Plans and/or Project Implementation Reports; and

- iii) The following areas shall be given priority for inclusion, subject to conformance with Policy LU-8F and the foregoing provision of this policy:
 - a) Land within Planning Analysis Tiers having the earliest projected supply depletion year ;
 - b) Land within the UEAs and contiguous to the UDB; and
 - d) Locations within one mile of a planned urban center or extraordinary transit service; and
 - d) Locations having projected surplus service capacity or where necessary facilities and services can be readily extended.

APPLICATION NO. 1 LAND USE ELEMENT

LU-8H. Applications requesting expansion of the UDB shall be in accordance with the foregoing Policies LU-8F and LU-8G, and must meet the following criteria to be considered for approval:

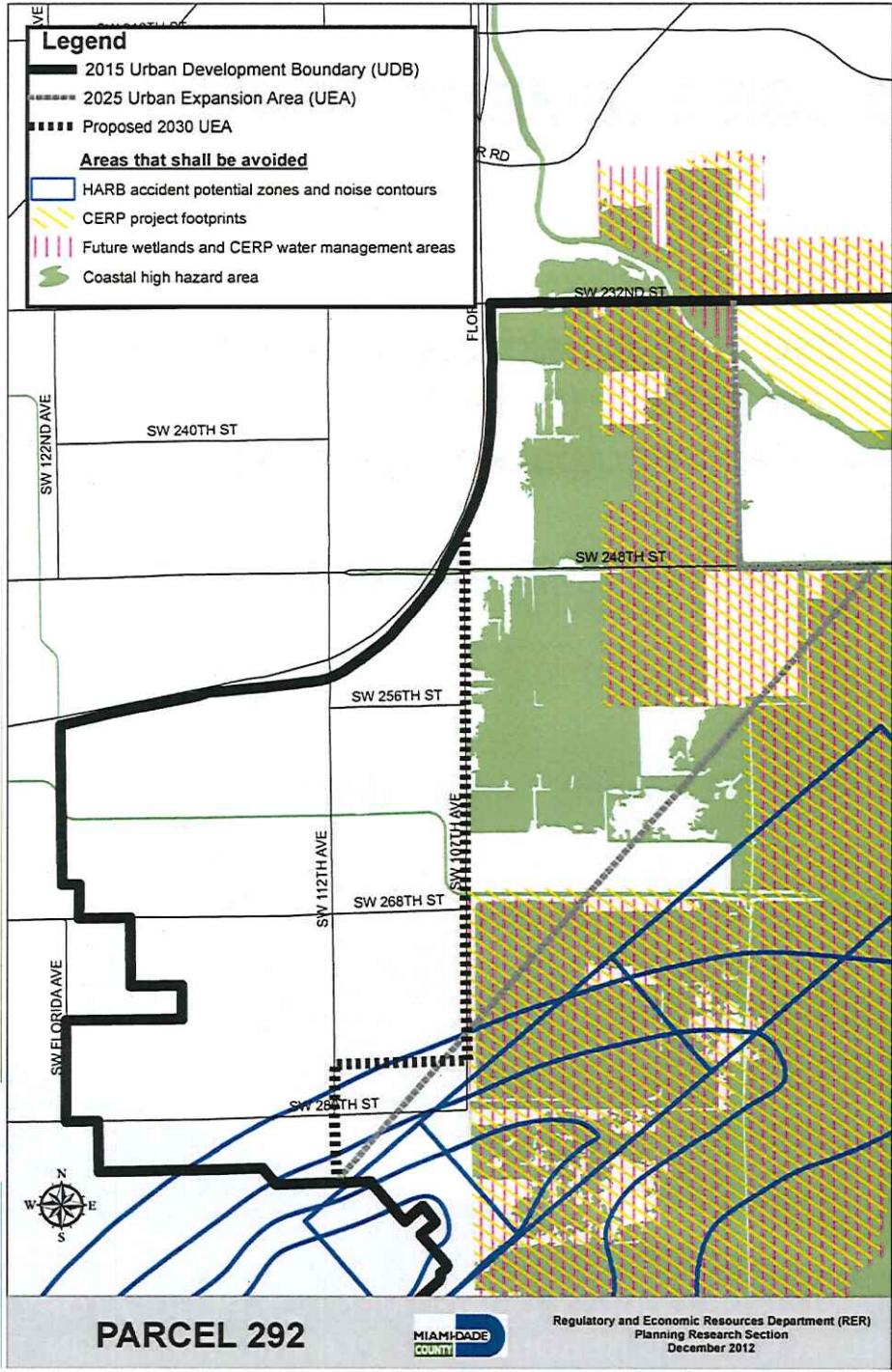
- a) Residential development proposals shall provide for the non-residential needs of the future residents of such proposed developments including but not limited to places of employment, shopping, schools, recreational and other public facilities, and shall demonstrate that such needs are addressed;
- b) Residential development shall be at an average minimum density of ten (10) dwelling units per gross acre;
- c) Residential development must participate in the Purchase of Development Rights, Transfer of Development Rights (TDR) or other County established program(s) geared to protecting agricultural lands and/or environmentally sensitive lands;
- d) Non-residential development, excluding public facilities, shall be developed at a minimum intensity of 0.25 FAR; and
- e) The proposed development shall be planned to provide adequate buffering to adjacent agricultural lands and shall incorporate and promote bicycle and pedestrian accessibility throughout the development.
- f) The proposed development must be demonstrated not to discourage or inhibit infill and redevelopment efforts within the UDB;
- g) The proposed development will not leave intervening parcels of property between the proposed development and any portion of the UDB; and
- h) It must be demonstrated that the proposed development will have a neutral or positive net fiscal impact to Miami-Dade County.

APPLICATION NO. 1 LAND USE ELEMENT CONT.

Land Use Text & Maps

- Hotels and Motels Text – to allow for Bed and Breakfasts in residential communities, except Estate Density and Low Density (p. 1-47)
- Hospitals in Residential Communities Text – allow outpatient health facilities along major roadways (p. 1-48)
- Water Text – acknowledge that man-made water bodies may be filled and developed (p. 1-72)
- Land Use Plan map changes to: (pages 1-167)
 - Adjust the UEA boundaries to exclude lands with development constraints
 - Expand the UDB to include + 521 acre area at NW corner of Turnpike & SR826
 - Add a new urban center at SR-826 and Bird Road
 - Reflect the Future Land Use plans of the municipalities

APP. NO. 1



PARCEL 292



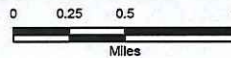
Regulatory and Economic Resources Department (RER)
Planning Research Section
December 2012

MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES – PLANNING DIVISION

APP. NO. 1



 PARCEL GENERAL LOCATION



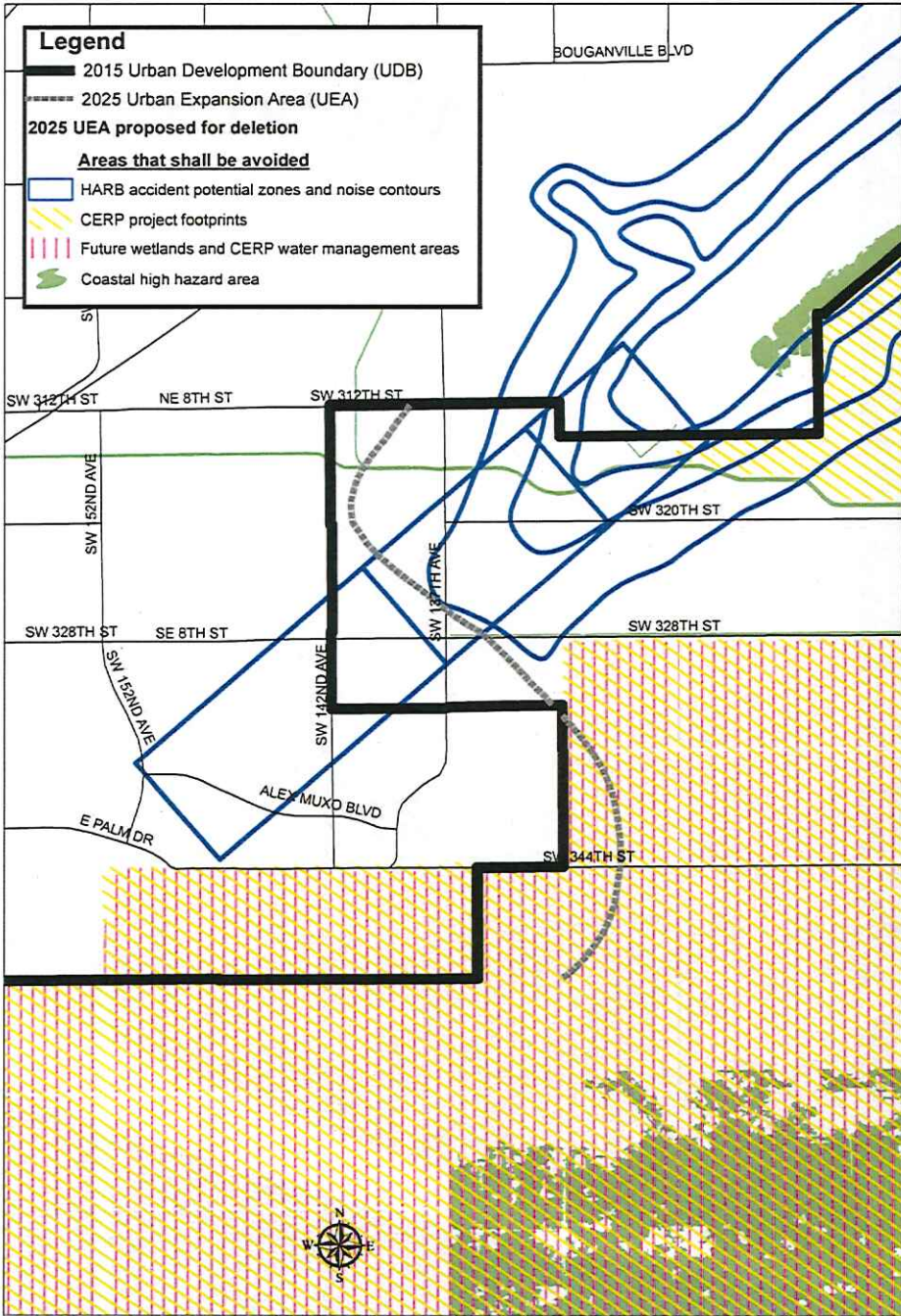
N

PROPOSED LAND USE PLAN MAP CHANGES

DEPARTMENT OF REGULATORY
AND ECONOMIC RESOURCES

**MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY
AND ECONOMIC RESOURCES – PLANNING DIVISION**

APP. NO. 1



PARCEL 293



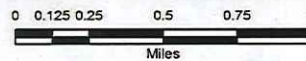
Regulatory and Economic Resources Department (RER)
Planning Research Section
December 2012

MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES – PLANNING DIVISION

APP. NO. 1



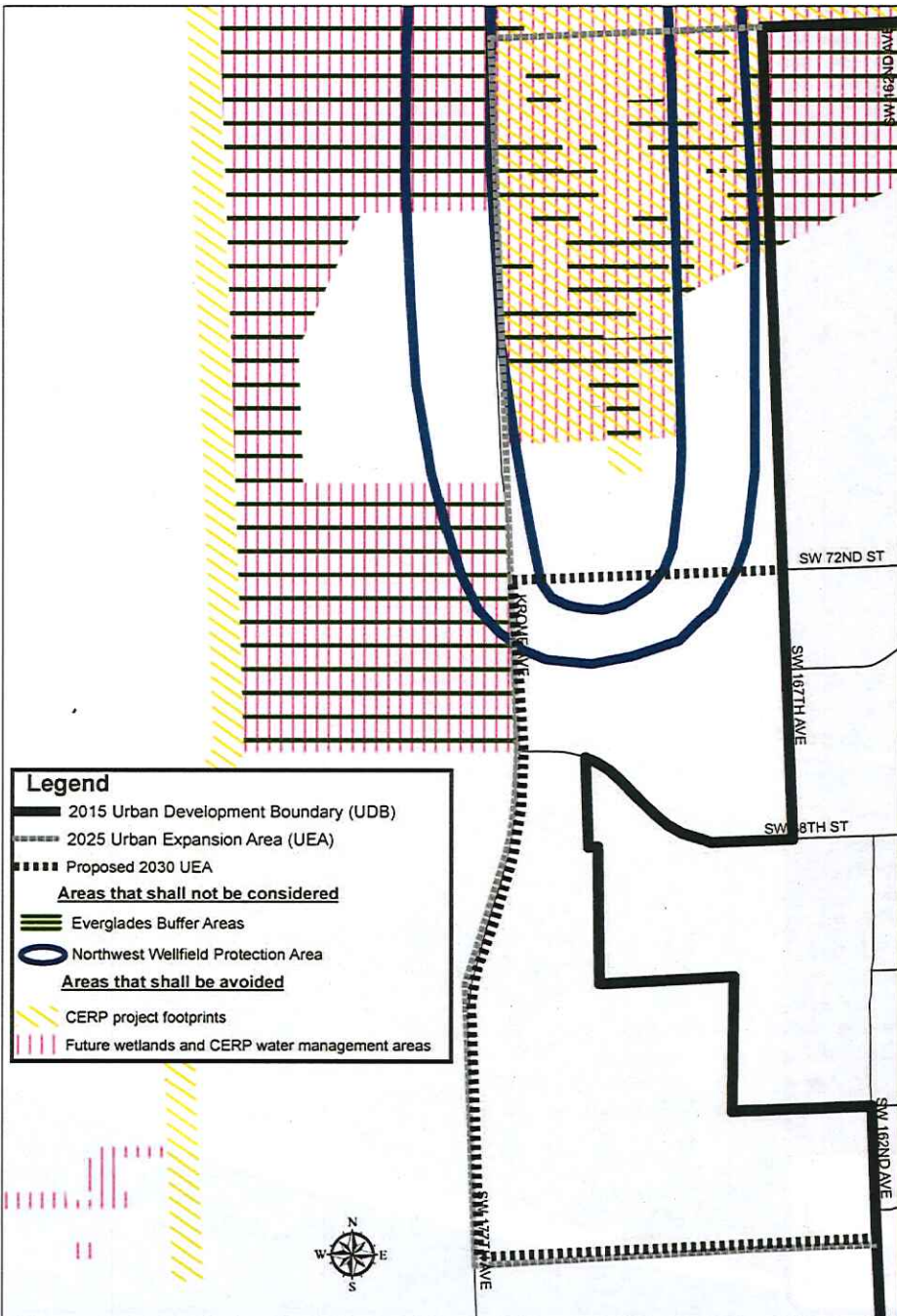
 PARCEL GENERAL LOCATION



PARCEL 293 – AERIAL PHOTO

DEPARTMENT OF REGULATORY
AND ECONOMIC RESOURCES

APP. NO. 1



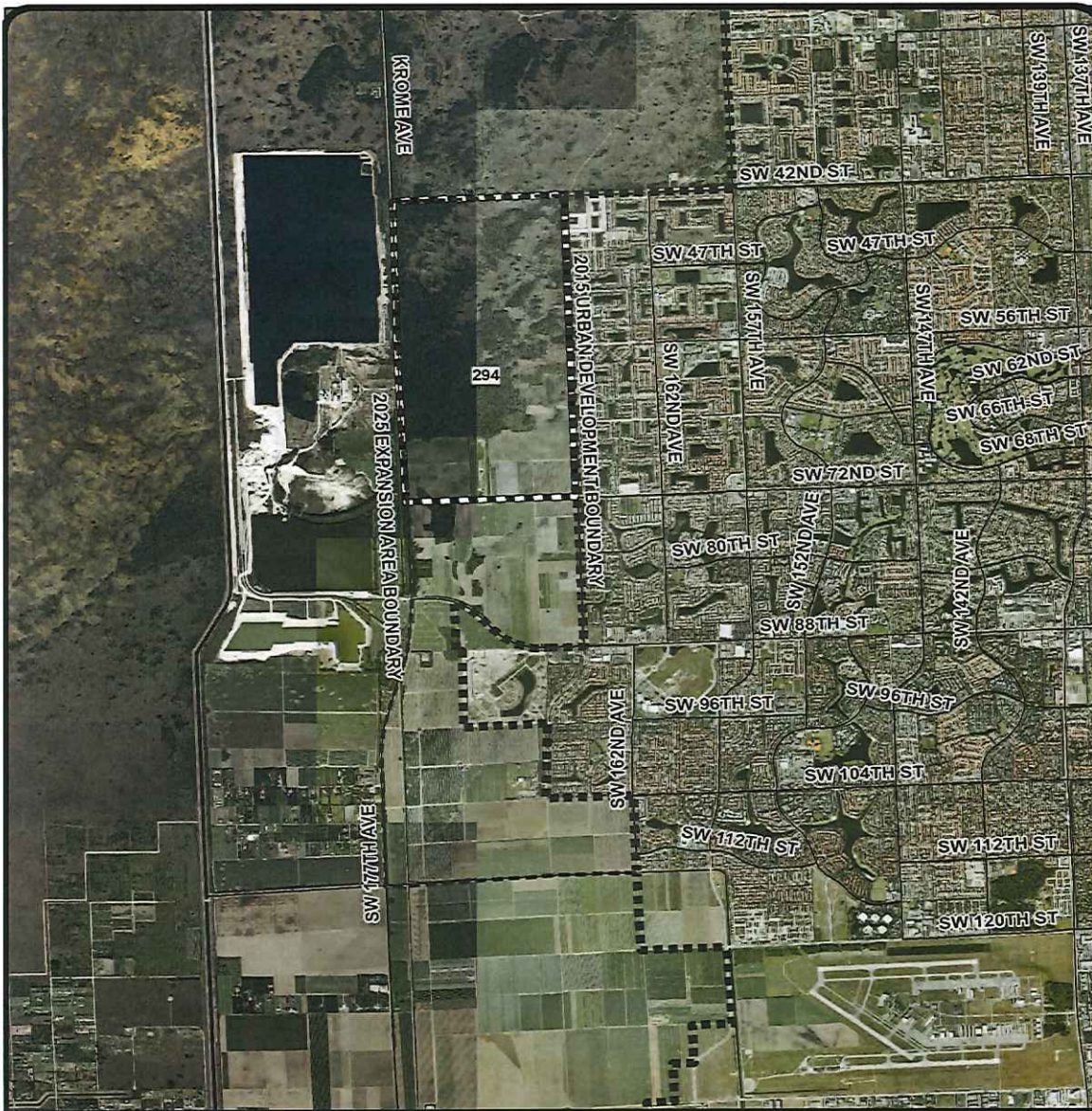
PARCEL 294



Regulatory and Economic Resources Department (RER)
 Planning Research Section
 December 2012

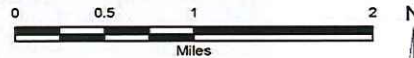
MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES – PLANNING DIVISION

APP. NO. 1



PARCEL GENERAL LOCATION

PARCEL 294 – AERIAL PHOTO

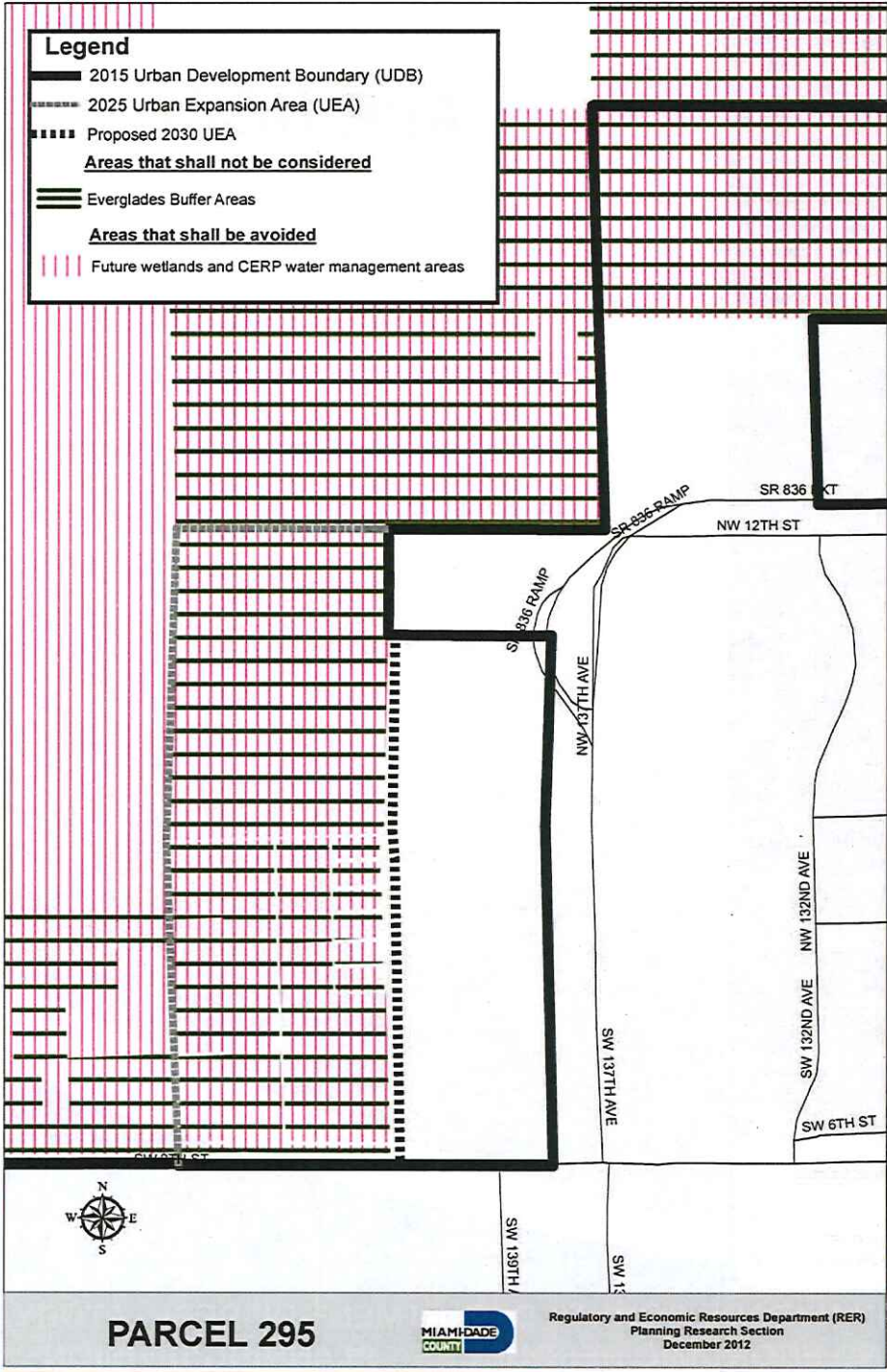


DEPARTMENT OF REGULATORY
AND ECONOMIC RESOURCES



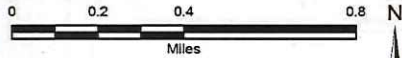
MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY
AND ECONOMIC RESOURCES – PLANNING DIVISION

APP. NO. 1





 PARCEL GENERAL LOCATION

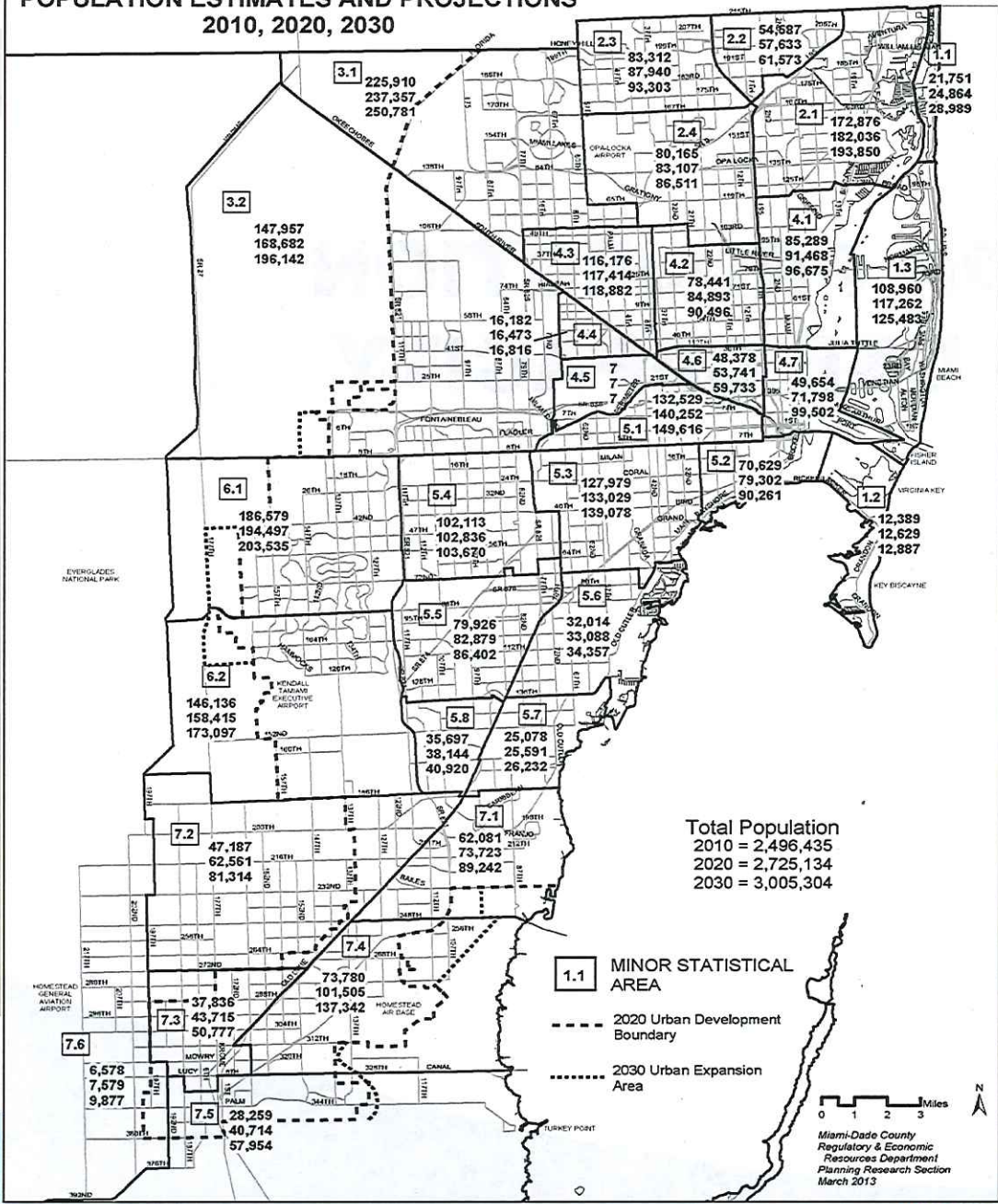


PARCEL 295 – AERIAL PHOTO

DEPARTMENT OF REGULATORY
AND ECONOMIC RESOURCES



POPULATION ESTIMATES AND PROJECTIONS
2010, 2020, 2030



APP. NO. 1

POPULATION PROJECTION AND LAND USE CAPACITY

MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY
AND ECONOMIC RESOURCES – PLANNING DIVISION

OVERVIEW

- Population projections are based on past trends and reasonable assumptions about the future
- Projections are not predictions of population for a specific year, the latter are estimates
- Population projections provide a growth trend for the future, necessary for comprehensive planning, particularly land use and infrastructure
- The department has been doing projections for over 30 years and we generally update them every 2-3 years, or sooner if warranted
- Our methodology has been found to meet professionally acceptable standards, by the State and independent reviews

METHODOLOGY

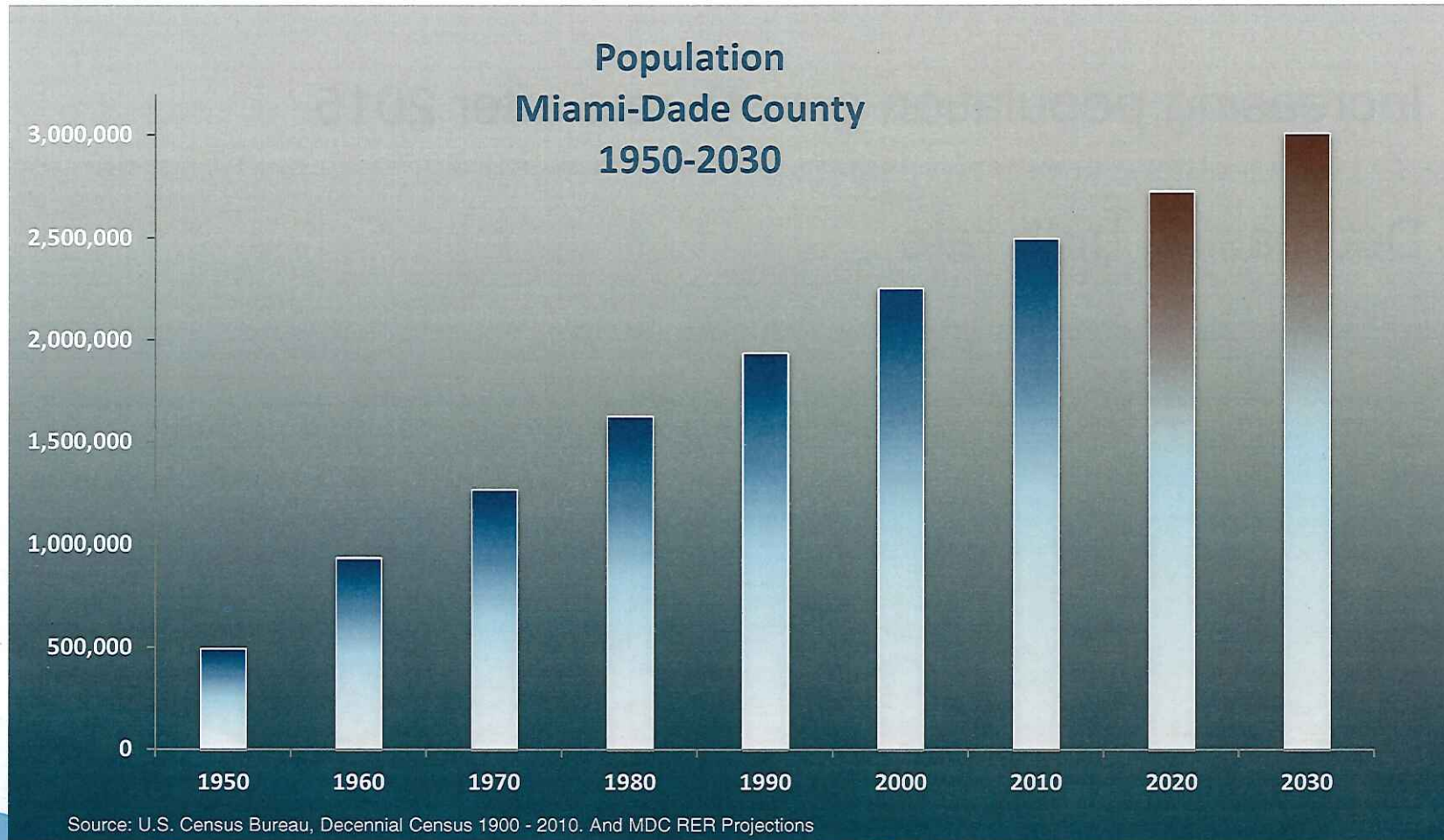
- The Department uses the Component Method that includes natural increase, net domestic migration and net immigration
- The Department uses reliable data sources: the Bureau of Vital Statistics, IRS, and American Community Survey (Census Bureau)
- The Department examines 20 years of data going back to 1990 to project forward to 2030

ASSUMPTIONS

- Slow growth 2010-2015
- Increasing population growth rate after 2015
- Decreasing birth rate

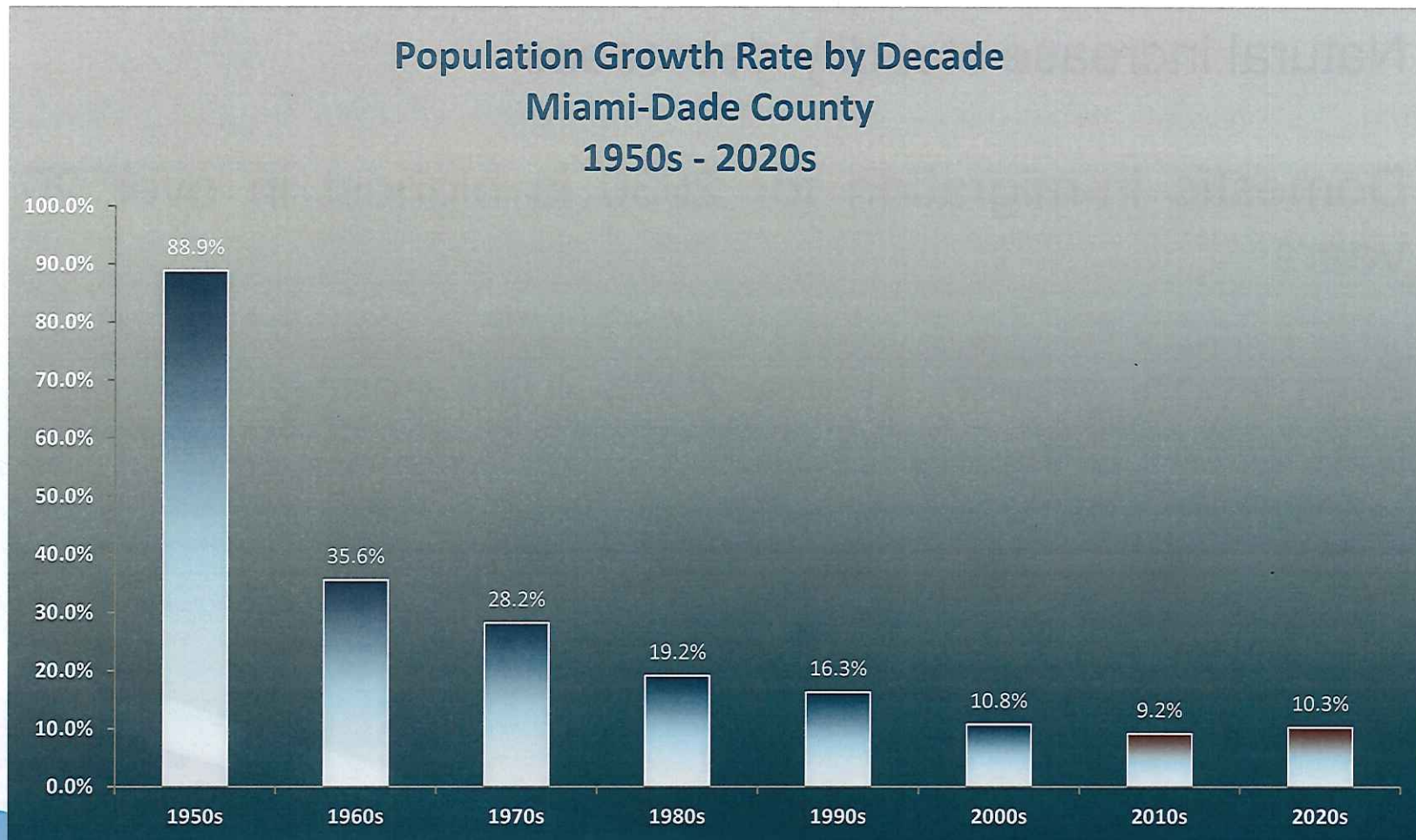
HISTORICAL PERSPECTIVE (1)

- Population since 1950 is steadily growing



HISTORICAL PERSPECTIVE (2)

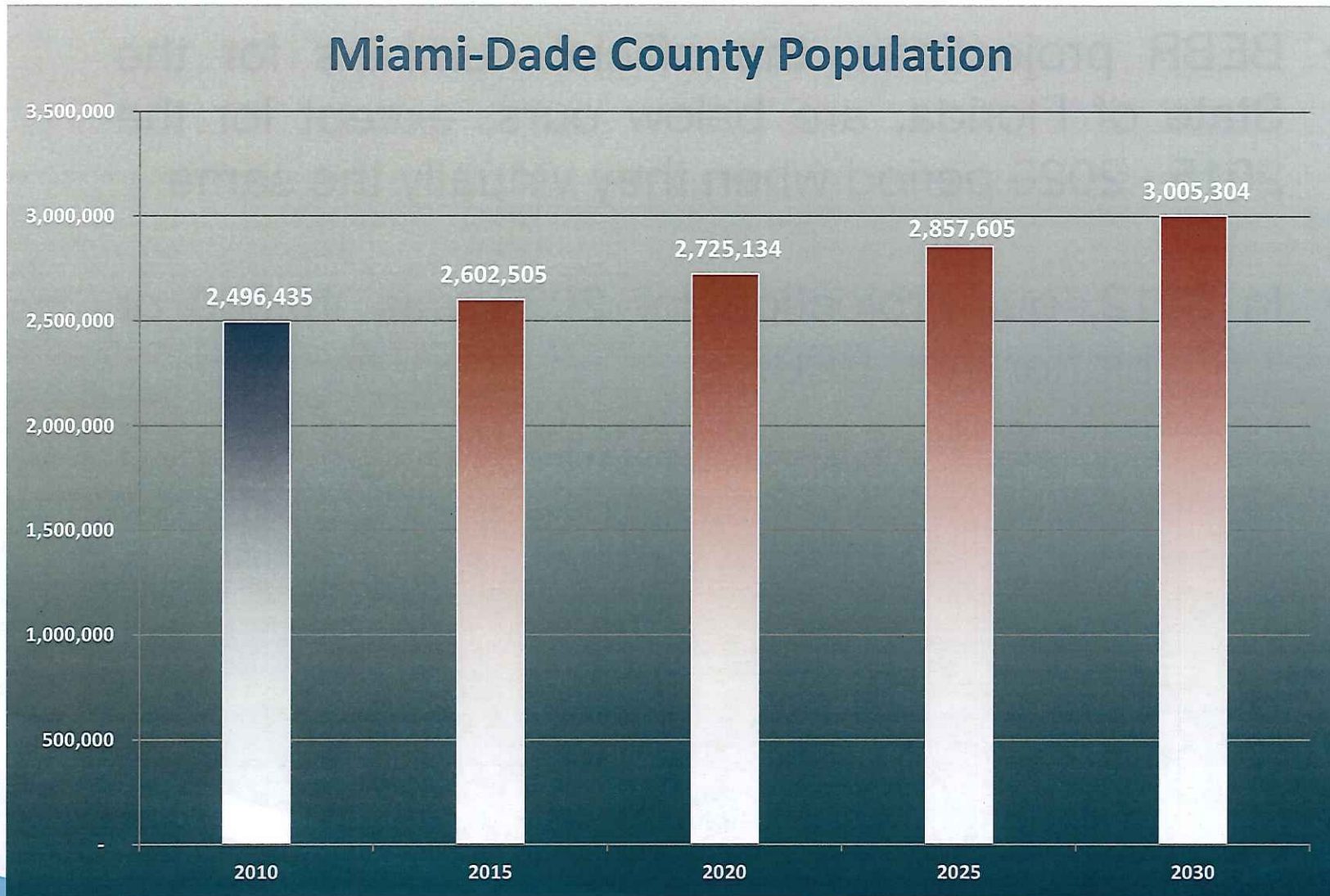
- Slowing growth rate as the County matured



RESULTS

- Population increases continuously, as it has in the past
- Natural increase steadily decreases
- Domestic in-migration for 2030 is highest in over 20 years
- Population growth in the 2025-2030 period is above that for the previous decade

POPULATION PROJECTION

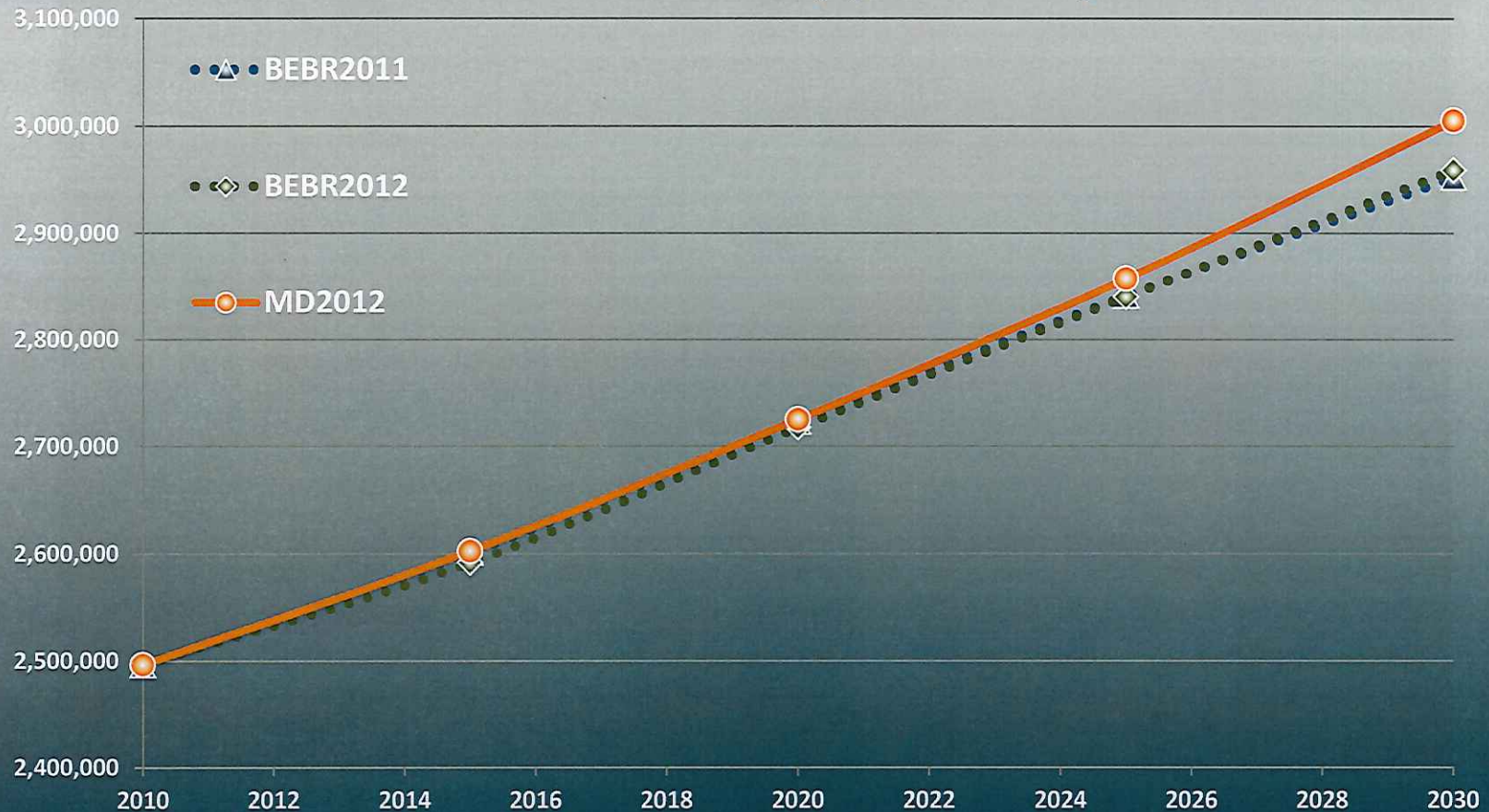


COMPARISON TO BEBR PROJECTIONS

- BEBR projections, the official numbers for the State of Florida, are below ours, except for the 2015 - 2020 period when they are virtually the same
- In 2012, our projection for 2030 was 46,000 or 1.6% higher than BEBR's

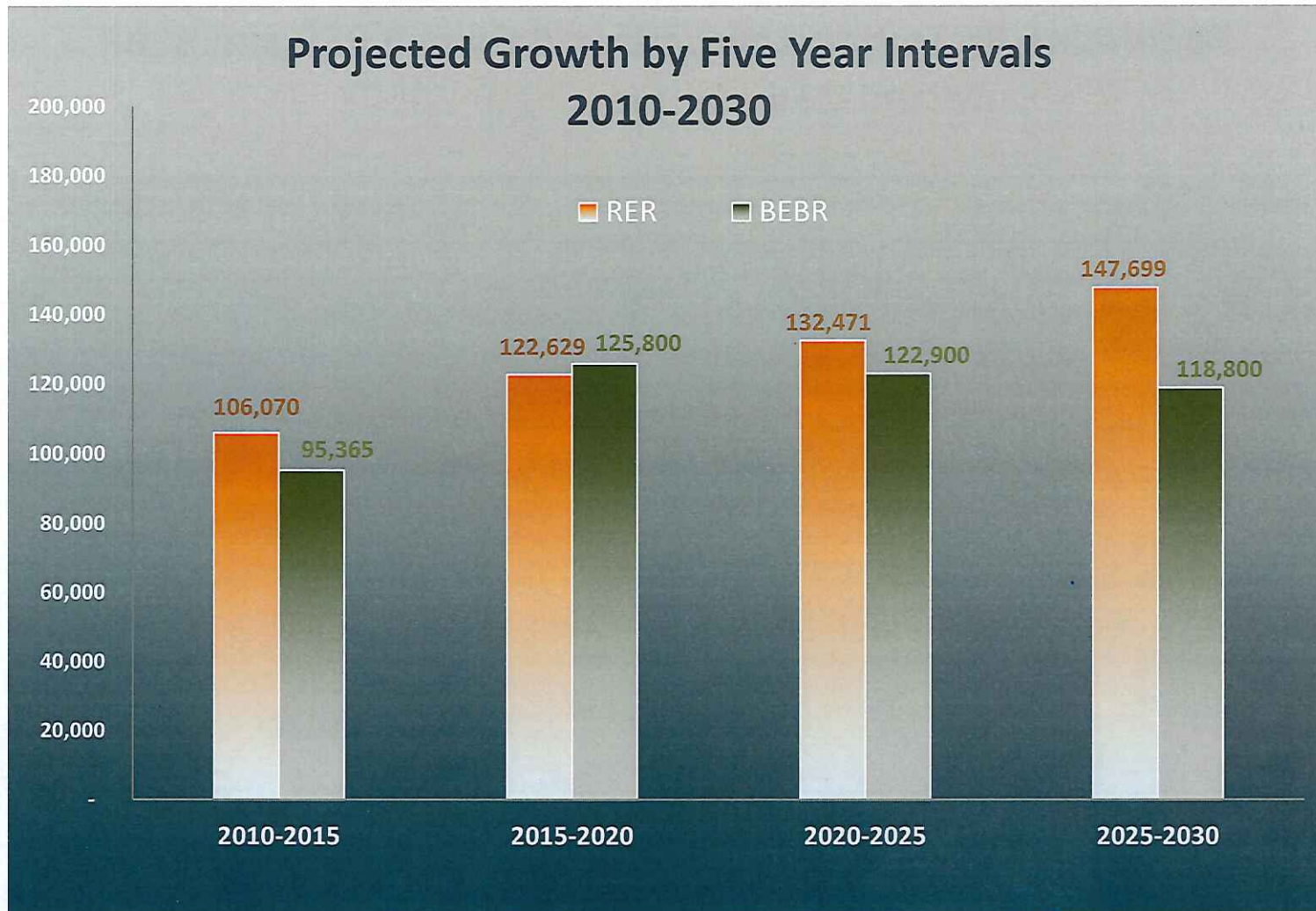
COMPARISON TO BEBR PROJECTION

Population Projection Comparison Between RER and BEBR Miami-Dade County (2010-2030)



Source: State of Florida, Bureau of Economic and Business Research Population Projections.
Miami-Dade County, Department of Regulatory and Economic Resources, Research Section, Population Projections.

COMPARISON TO BEBR PROJECTION



DIFFERENCES FROM PREVIOUS PROJECTION

- The current projection is about 200,000 below the projection done in 2007
- This resulted from:
 - The past decade exhibited lower growth rates, resulting from weakness in migration components
- This was underscored by the 2010 Census population count that was 68,000 below our projected figure for 2010
- Despite changes at the State level in 2007, there was no local data to warrant modifying the assumptions regarding future growth until one year before the 2010 Census population count

RESPONSE TO QUESTIONS RAISED

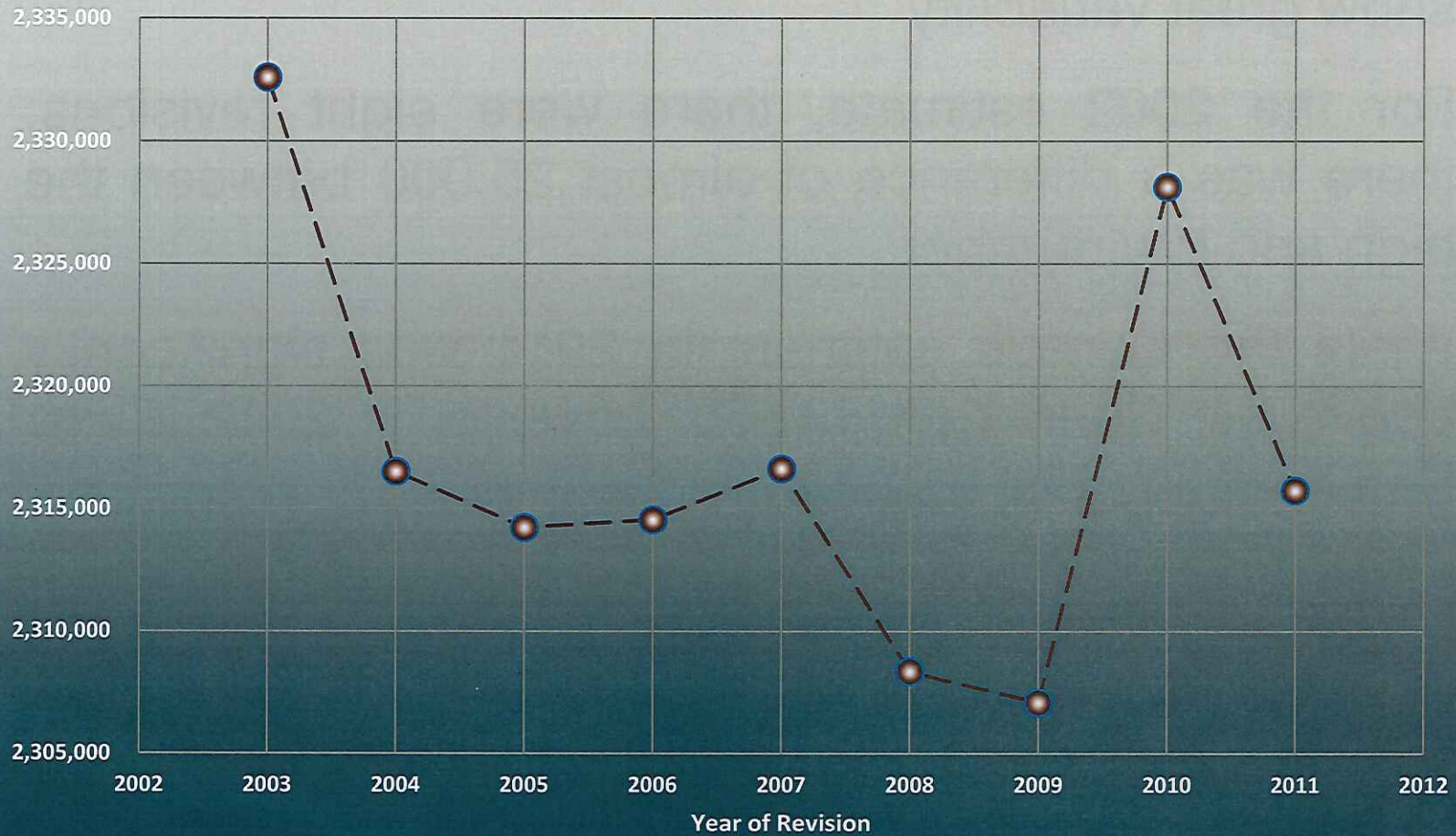
- Population Estimates
- Immigration Data
- Domestic Migration Data

RESPONSE – POPULATION ESTIMATES

- Census population estimates use annually revised and show great variability
- For the 2002 estimate, there were eight revisions; there was a difference of almost 25,000 between the high and low number
- While the Census estimate in 2011 was significantly above the County projection, however in 2012 it was less than one-half of the previous year
- While the BEBR estimate was almost identical to our projection in 2011 and above the Census estimate in 2012

POPULATION ESTIMATES BY CENSUS

2002 Census Bureau Population Estimate by Revision Year



RESPONSE – IMMIGRATION DATA

- The 2010 ACS immigration data was adjusted in 2010 to anchor our figures to decennial population count
- The 2011 data was unavailable when the projection was done

RESPONSE – DOMESTIC MIGRATION DATA

- The 2009/10 migration figure was unavailable when projection was done
- At -8,502 this is an outlier as it significantly deviates from the average for the previous five years that was -26,834
- In fact, it was the least negative since 1991
- Even if these migration figures were used, there would not be any significant increase in the population projection

CONCLUSION (1)

- Our work has been deemed to be of professional standards
- The State has never challenged our adopted population projections
- The County's projections have been closely aligned to the those of BEBR
- The County does not base population projections on one or two years of data

CONCLUSION (2)

- Trends are closely monitored and the Department were able to successfully challenge Census population estimates. This resulted in increased Federal revenues
- Finally, the EAR adopted in 2011 stated that: 'The recently released Census 2010 population figures were below projected levels; this will result in significant revisions in the upcoming population projections.'

APPLICATION NO. 2 – PART A TRANSPORTATION ELEMENT

Revised Objective and New Policies

- Goal and Objective TE-1 – consider climate change in fiscal decision-making process (p. 2-3)
- TE-1G & TE-1H – incorporate climate change adaptation strategies (p. 2-4)

New Objectives and Policies

- Objective TE-4 and Policy TE-4A – policies and monitoring, development of a “Complete Streets” program (p. 2-7)
- Objective TE-5 and Policy TE-5A – policies and monitoring, evaluation of multimodal transportation corridors for designation as “Activity Corridors” (p. 2-7 & 2-8)

APPLICATION NO. 2 – PART B

TRAFFIC CIRCULATION SUBELEMENT

Revised Objective and Policies

- Objective TC-1 – require all roadways operate at their adopted LOS standards or better (p. 2-14)
- TC-1B – adopted LOS standard for State roadways outside the UDB to be consistent with newly adopted FDOT standard (p. 2-14)

New Policies

- TC-3C – require development of “Complete Streets” program (p. 2-20)
- TC-3D – require design of new roadways to support transit usage (p. 2-20)
- TC-4F – improve strategies to facilitate shift in travel modes from personal auto to pedestrian, bicycle & transit modes (p. 2-21)
- TC-5D – require interconnectivity between neighborhoods, services, schools, parks, etc.; discourage cul-de-sac/walled-in subdivisions (p. 21)
- TC-7E – require transportation agencies consider extending their planning horizons to address climate change impacts (p. 2-23)

APPLICATION NO. 2 – PART C

MASS TRANSIT SUBELEMENT

Revised Policy

- MT-1A – change headway from 30 to 60 minutes in adopted LOS standard to (p. 2-42)

New Policies

- MT-2D – requires MDT to coordinate with DRER and the transportation agencies planning of transit system improvements (p. 2-44)
- MT-2E – address climate change (p. 2-44)
- MT-3C – research possibility of MDX sharing surplus revenue on transit projects (p. 2-44)
- MT-3D – consider expanding the use of roadway impact fees for transit projects (p. 2-44)
- MT-4C – the County with assistance from FTA, FDOT, MDX and others provide express bus routes along managed lane corridors, accessible park-and-ride facilities and direct access to MetroRail facilities (p. 20-45)
- MT-6F – coordinate mass transit planning with municipalities for efficient transit services (p. 2-46)

APPLICATION NO. 2 – PART C

MASS TRANSIT SUBELEMENT

Cont. New Policies

- MT-7D – work with FDOT, MDX and other agencies to provide bus-on-shoulder service on highways (p. 2-47)
- MT-8F – provide transit signal priority, exclusive transit lanes and request major developments to provide appropriate transit-support facilities and services (p. 2-47)
- New Figure 3 – Premium Transit Corridors 2020-2030, new text defining planned premium transit corridors for future bus rapid transit (ps. 2-49 & 2-50)
- Future Mass Transit Map series updated

APPLICATION NO. 2 – PART D

AVIATION SUBELEMENT

Revised Goal, Objectives and Policies

- Goal revised and objectives and policies consolidated to simplify and clarify language and functions of airports (pgs. 2-62 & 2-71)
- Revised Policies AV-7C & AV-8F address compatibility of development with Homestead Air Reserve Base (p. 2-69)

New Policies

- AV-6C, AV-6D & AV-6E – provide for revenue-generating opportunities and to allow land uses compatible with airport operations (p. 2-70)
- Airport map series updates planning horizon years

APPLICATION NO. 2 – PART E

PORT OF MIAMI RIVER SUBELEMENT

Revised Policies

- PMR-1A – promote actions which maintain & enhance marine industrial activities along entire Miami River (p. 2-97)
- PMR-2A – acknowledge Miami River Corridor Multimodal Transportation Plan and focus on implementation of plan (p. 2-98)
- PMR-3A – provide for dredging of the Miami River tributaries (p. 2-98)

APPLICATION NO. 2 – PART F

PORTMIAMI SUBELEMENT

Revised Goals, Objectives and Policies

- *Seaport Department revises and updates the entire Port of Miami Master Plan Subelement as recommended by Adopted 2010 Evaluation and Appraisal Report (p. 2-104 & 2-119)*

New Policies

- PM-4D – updates reference to the Dredged Materials Management Plan (p. 2-114)
- PM-4H – incorporates climate change adaptation and mitigation strategies in development of Port's projects and long range plans (p. 2-114)
- Replace Figure 1 with updated Master Development Plan

APPLICATION NO. 3

HOUSING ELEMENT

Revised Policies

- HO-2A – require periodical analysis of supply of developable land using most recent housing data and population projections to assess residential land need (p. 3-4)

New Policies

- HO-3H – reduce barriers such as liens and encumbrances, and other obstacles that inhibit affordable housing development (p. 3-6)
- HO-3I – encourage development of housing units through infill and expansion of redevelopment opportunities (p. 3-6)
- HO-6E – improve procedures to preserve government assisted affordable housing projects (p. 3-8)
- HO-8G – promote housing design that supports conservation and preservation of areas with specific historic, architectural, and cultural value (p. 3-10)

APPLICATION NO. 4 – CONSERVATION, AQUIFER RECHARGE AND DRAINAGE ELEMENT

Revised Objective

- CON-1 – add language for consideration of climate change adaptation and mitigation strategies (p. 4-3)

Revised Policies

- CON-1J – add language to consider recommendations of Southeast Florida Regional Climate Compact to reduce greenhouse gas emissions (p. 4-5)
- CON-7J – strengthen language to avoid approval of amendments and developments inconsistent with CERP (p. 4-15)
- CON-8I – replace both lists of exotic pest plants and nuisance species and reference to the County's Code and Landscape Design Manual (p. 4-16)

New Policies

- CON-2M – coordinate with municipalities and other agencies on distribution of information regarding beach water quality (p. 4-7)
- CON-5I – consider sea level rise when planning and/or building new facilities (p. 4-12)
- CON-6E, CON-6F & CON-6G – to protect agricultural land and support the agricultural industry (p. 4-13)
- CON-6B – protect natural resources when approving rockmining or quarrying (p. 4-12)

APPLICATION NO. 5 – WATER, SEWER AND SOLID WASTE ELEMENT – PART A – WATER & SEWER SUBELEMENT

Revised Policy

- WS-3F – require the Integrated Master Plan include initiatives addressing climate change and sea level rise (p. 5-9)

New Policy

- WS-4H – County to coordinate with appropriate agencies to monitor septic tanks and develop programs to abandon these systems and/or connect users to public sewer system & target septic systems impacted by sea level rise (p. 5-10)

APPLICATION NO. 5 – SOLID WASTE SUBELEMENT

No significant revisions.

APPLICATION NO. 6

RECREATION AND OPEN SPACE ELEMENT

Revised Objectives

- ROS-1 – provide for a comprehensive system of public and private sites for recreation, public spaces, natural preserve, cultural areas, greenways, trails, beaches and other recreational areas (p. 6-7)
- ROS-6 – recognize “Natural Areas Management Plan” as primary guide for management and restoration natural areas (p. 6-16)

Revised Policies

- ROS-5B – include “Equity Access Criteria” in selecting park sites (p. 6-14 and 6-15)
- ROS-7A – require “Community Needs Assessment and Leisure Interest Survey” (p. 6-17)
- ROS-8A – allow countywide evaluation of neighborhoods performed continuously (p. 6-17)
- ROS-8B – require the development of implementation plan for “Access and Equity Criteria” (p. 6-18)

New Policies

- “Equity Access Criteria” for parks to introduce park accessibility within neighborhoods (p. 6-3 and 6-4)
- ROS-4E – seek grants from federal, state and private for acquisition and improvement of parks (p. 6-12)

APPLICATION NO. 7

COASTAL MANAGEMENT ELEMENT

Revised Policies

- CM-1I – indicate that only appropriate material can be used for artificial reefs to enhance and create habitat for fish and benthic species (p. 7-6)
- CM-5F and CM-10J – require new and existing marina/water-dependent facilities to provide a hurricane contingency plan as a condition of yearly operating permit (p. 7-12; 7-20)
- CM-8D – list County programs such as the Emergency Evacuation Assistance Program, residential shuttering program, and public safety alerts (p. 7-15)
- CM-9H – reference sea level rise projections refined by the Southeast Florida Regional Climate Change Compact (p. 7-19)

New Policy

- CM-4J – continue restoration of coastal habitat for coastal wildlife (p. 7-11)

APPLICATION NO. 8

INTERGOVERNMENTAL COORDINATION ELEMENT

Revised Policies

- ICE-1H – remove Joint Miami-Dade County Public Schools and Board of County Commissioners Overcrowding Work Group and added Educational Compact (p. 8-7)
- CE-6B – provide process for any disputes between coastal local governments and public agencies regarding disposal of dredged spoil disposal (p. 8-15)

New Policies

- ICE-5F & ICE-5G – county participation in the Southeast Florida Regional Climate Change Compact; and require County departments to include climate change mitigation and adaptation strategies in their master plans and strategic business plans (p. 8-15)

APPLICATION NO. 9

CAPITAL IMPROVEMENTS ELEMENT

Revised Policies

- CIE-3C Traffic Circulation 1 – require all roadways operate at or above LOS C outside UDB (p. 9-6)
- CIE-3C Traffic Circulation 2 – require LOS standards be consistent with adopted FDOT standards (p. 9-7)
- CIE-3C Mass Transit – adopted LOS standard for mass transit from 30 to 60 minute headways (p. 9-8)
- Programs to implement-Concurrency Management Program – provide transportation concurrency exception to public transit facilities (p. 9-20)

New Policy

- CIE-3D – prioritize allocation of available infrastructure resources to meet needs of urban centers (p. 9-11)

APPLICATION NO. 10 EDUCATIONAL ELEMENT

No significant revisions.

APPLICATION NO. 11 ECONOMIC ELEMENT

No significant revisions.

The Adopted 2010 Evaluation and Appraisal Report and documents related to the EAR-Based Amendments are available on the County's website:

<http://www.miamidade.gov/business/cdmp-ear.asp>



Delivering Excellence Every Day

MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY
AND ECONOMIC RESOURCES – PLANNING DIVISION