

Application No. 17

Countywide

APPLICATION SUMMARY

Applicant/Representative:	Miami-Dade County Department of Planning and Zoning/Subrata Basu, Interim Director 111 NW 1 Street, Suite 1110 Miami, Florida 33128-1972
Location:	Countywide
Requested Text Changes:	Revise the text in the Land Use Element under the category entitled "Industrial and Office" to adopt 2003 Evaluation and Appraisal Report-based recommendations to reduce the conversion of industrially designated land to non-industrial uses.
Amendment Type:	Standard Text Amendment

RECOMMENDATIONS

Staff:	ADOPT AND TRANSMIT (August 25, 2008)
Community Council:	NOT APPLICABLE
Planning Advisory Board (PAB) acting as Local Planning Agency:	TO BE DETERMINED (October 6, 2008)
Board of County Commissioners:	TO BE DETERMINED (November 6, 2008)
Final Recommendation of PAB acting as Local Planning Agency:	TO BE DETERMINED
Final Action of Board of County Commissioners:	TO BE DETERMINED

Staff recommends **ADOPT AND TRANSMIT** the proposed amendment for the following reasons:

1. The 2003 Evaluation and Appraisal Report (EAR) indicated that the depletion year for industrial land could occur sooner than projected, due to the tendency to use industrially designated land for other purposes. Studies showed that only 39-percent of land zoned for industrial use in 1985 had remained vacant or was in industrial use in 2000 and, if that trend were to continue, the countywide depletion year would be 2008 instead of the projected year of 2020. The EAR recommended that the text of the Land Use Element be revised to address the conversion of vacant industrial land for other purposes.
2. The 2003 EAR also recommended that permitted commercial uses in Industrial and Office (I&O) designated areas be identified, or that criteria or standards be developed to identify such uses. A list of proposed commercial uses that would be allowed in Industrial and Office designated land was prepared for the EAR-based amendments during the October 2004 Cycle of CDMP Amendments, but was withdrawn. The current application presents a revised list of allowable commercial uses; removes the 10-acre maximum and instead, adds language to allow a 10-percent maximum for permitted commercial uses, not to exceed 50,000 square footage for any commercial use.

Consistency Review with the Goals, Objectives, Policies, Concepts and Guidelines

The following CDMP goals, objectives, policies, concepts and guidelines will be furthered should the Application be adopted:

Policy LU-8B: Distribution of neighborhood or community-serving retail sales uses and personal and professional offices throughout the urban area shall reflect the spatial distribution of the residential population, among other salient social, economic and physical considerations.

Policy LU-8F: The Urban Development Boundary (UDB) should contain developable land having capacity to sustain projected countywide residential demand for a period of 10 years after adoption of the most recent Evaluation and Appraisal Report (EAR) plus a 5-year surplus (a total 15-year Countywide supply beyond the date of EAR adoption). The estimation of this capacity shall include the capacity to develop and redevelop around transit stations at the densities recommended in policy LU-7F. The adequacy of non-residential land supplies shall be determined on the basis of land supplies in subareas of the County appropriate to the type of use, as well as the Countywide supply within the UDB. The adequacy of land supplies for neighborhood- and community-oriented business and office uses shall be determined on the basis of localized subarea geography such as Census Tracts, Minor Statistical Areas (MSAs) and combinations thereof. Tiers, Half-Tiers and combinations thereof shall be considered along with the Countywide supply when evaluating the adequacy of land supplies for regional commercial and industrial activities.

Land Use Monitoring Program and Evaluation and Appraisal Reporting Procedures:

Objective LU-8: The supply and consumption rates of residential, commercial and industrial land shall be analyzed by the Department of Planning and

Zoning for compliance with Objective LU-8 and findings will be reported in the subsequent EAR.

Concepts and Limitations of the Land Use Plan Map:

11. Allocate suitable and sufficient sites for industrial and business districts to accommodate future employment needs.
13. Avoid excessive scattering of industrial or commercial employment locations.

Requested Text Amendment:

Revise the first paragraph under the category entitled "Industrial and Office" in the Land Use Element of the Comprehensive Development Master Plan, Page I-39, as follows:

Industrial and Office

Manufacturing operations, maintenance and repair facilities, warehouses, mini-warehouses, office buildings, wholesale showrooms, distribution centers, and similar uses are permitted in areas designated as "Industrial and Office" on the LUP map. Also included are construction and utility-equipment maintenance yards, utility plants, public facilities, hospitals and medical buildings. The full range of telecommunication facilities, including switching and transmission facilities, satellite telecommunications facilities, microwave towers, radar stations and cell towers is also allowed. Hotels and motels are also authorized. Very limited commercial uses to serve the firms and workers in the industrial and office area are allowed dispersed as small business districts and centers throughout the industrial areas. ~~Hotels and motels are also authorized. Freestanding retail and personal service uses and shopping centers larger than 10 acres in size are prohibited in these areas because they would deplete the industrial land supply and they are better located in commercially designated areas and in closer proximity to residential areas. Freestanding retail and personal service uses and shops that are approved in Industrial and Office areas shall be limited to a maximum of 10-percent of the property, shall not be adjacent or connected to an existing or proposed freestanding retail use, and shall not exceed 50,000 square feet of floor area. All approved retail, service uses and shops shall~~ front on major access roads, particularly near major intersections. In addition, uncommon commercial uses such as amusement uses, and others with unusual siting requirements may also be considered at appropriate locations. Quarrying activities and ancillary uses may also be approved in areas designated Industrial and Office where compatible with the surrounding area and environment. The specific range and intensity of uses appropriate in a particular Industrial and Office area vary by location as a function of the availability of public services and access and, among other factors, compatibility with neighboring development. Through the zoning review process, use of particular sites or areas may be limited to something less than the maximum allowed in this category. Moreover, special limitations may be imposed where necessary to protect environmental resources.

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APPENDIX A

AMENDMENT APPLICATION

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APPLICATION NO. 17

APPLICATION REQUESTING AMENDMENT TO THE COMPREHENSIVE DEVELOPMENT MASTER PLAN

1. APPLICANT

Miami-Dade County Department of Planning & Zoning
111 NW 1 Street, Suite 1110
Miami, Florida 33128-1972
305-375-2840

2. APPLICANT'S REPRESENTATIVE

Subrata Basu, Interim Director
Miami-Dade County Department of Planning & Zoning
111 NW 1 Street, Suite 1110
Miami, Florida 33128-1972

By:  June 2, 2008
Subrata Basu

3. DESCRIPTION OF REQUESTED CHANGES

It is recommended that the Land Use Element be amended as follows:

- A. Revise the text in the "Industrial and Office" of the Land Use Element to address the conversion of vacant industrial land for commercial purposes. This amendment will either list commercial uses that could be allowed in "Industrial and Office" designated areas or provide criteria or standards for identifying such uses.

4. REASON FOR CHANGE

The 2003 Evaluation and Appraisal Report (EAR) indicated that the depletion year for industrial land could occur sooner than projected, due to the tendency to use industrially designated land for other purposes. Studies showed that only 39-percent of land zoned for industrial use in 1985 had remained vacant or was in industrial use in 2000 and, if that trend were to continue, the countywide depletion year would decline substantially.

The EAR recommended that the text of the Land Use Element be revised to address the conversion of vacant industrial land for other purposes. It also recommended

that permitted commercial uses in Industrial and Office designated areas be identified, or that criteria or standards be developed to identify such uses. A list of proposed commercial uses that would be allowed in Industrial and Office designated land was prepared for the EAR-based amendments during the October 2004 Cycle of CDMP Amendments, but was withdrawn from further review.

The CDMP currently states that very limited commercial uses are allowed in the Industrial and Office land use category in order to serve the firms and workers in industrial areas. However, the department often receives requests for commercial uses beyond what is needed by workers and firms in industrial areas. This amendment attempts to define the type of commercial uses that would be permitted within Industrial and Office designated areas in an attempt to reduce the depletion of industrially designated land.

1. ADDITIONAL MATERIAL SUBMITTED

None