

Miami-Dade County Urban Expansion Area Task Force



Final Report

05/07/2018

Executive Summary

The Miami-Dade County Urban Expansion Area Task Force was created by Mayor Carlos A. Gimenez by memorandum dated May 16, 2017. The Task Force membership was outlined in the May 16, 2017 memorandum and further expanded through a memorandum dated August 3, 2017 to 27 member organizations to broaden participation from various stakeholders. The purpose of the UEA Task Force is to provide recommendations on the following topics:

- 1) Changes to the current boundaries of the Urban Expansion Areas;
- 2) Creation of new Urban Expansion Areas; and
- 3) Changes to the criteria that should be considered for applications requesting expansion of the UDB.

The Task Force met 14 times between August 2017 and May 2018. This report together with the meeting summaries included in Attachment C represent a summary of the deliberations and recommendations of the Task Force. This report is provided in fulfillment of the purpose and goals of the Task Force as outlined in the Mayor's memorandum.

During the course of the meetings, Task Force members heard presentations from governmental agencies and various experts on issues pertinent to the charge of the Task Force. A list of presentations is provided in Section III of this report. Following the presentations, members were provided a survey to obtain feedback on key issues related to the charge of the Task Force. Comments provided through the survey and Task Force meeting discussions were used to formulate additional survey questions which were sent as an addendum to the original survey. The results of the survey and survey addendum are provided in Section IV of this report. Those survey questions with majority support among respondents (greater than 51% support) are included below as Task Force recommendations.

The survey questions generally follow the CDMP Policies that apply to applications requesting expansion of the UDB which are summarized below:

- 1) The applicant must first demonstrate that there is a need to move the UDB in accordance with CDMP Policy LU-8F which specifies that the County should maintain a 15-year supply of residential land within the UDB to accommodate projected population growth from the date of the Evaluation and Appraisal Report. The need for non-residential uses is calculated using Census geography.
- 2) If a need is demonstrated in accordance with Policy LU-8F, CDMP Policy LU-8G defines the areas that "shall not be considered", "shall be avoided", and "should be prioritized" for expansion of the UDB. Areas that are designated as "shall not be considered" are considered to be the least desirable for expansion of the UDB. Areas that are designated as "shall be avoided" are also considered to be undesirable for expansion of the UDB but allows for a more nuanced review of development constraints.
- 3) Applications requesting expansion of the UDB must also adhere to the criteria outlined in CDMP Policy LU-8H which includes criteria to ensure that projects proposing expansion of the UDB do not result in sprawl-type development, are compatible with adjacent development and mitigate impacts to agricultural or environmentally-sensitive land.

Task Force Recommendations. The survey results show majority support among the Task Force members on the following:

- Maintain UEA No. 1 (53%)
- Contract the boundaries of UEA No. 2 to exclude areas that “shall not be considered” or “shall be avoided” for expansion of the UDB pursuant to Policy LU-8G. (68%)
- Contract the boundaries of UEA No. 3 to exclude areas that “shall be avoided” for expansion of the UDB pursuant to Policy LU-8G. (63%)
- Contract the boundaries of UEA No. 4 to exclude areas that “shall not be considered” or “shall be avoided” for expansion of the UDB pursuant to Policy LU-8G. (63%)
- Retain the portion of Policy LU-8F that addresses the adequacy of non-residential land supplies (58%).
- Continue to identify the Northwest Wellfield Protection Area as an area that “shall not be considered” for expansion of the Urban Development Boundary pursuant to CDMP Policy LU-8G(i)(a) (95%).
- Continue to identify the West Wellfield Protection Area located west of SW 157th Avenue between SW 8th Street and SW 42nd Street as an area that “shall not be considered” for expansion of the Urban Development Boundary pursuant to CDMP Policy LU-8G(i)(a). (85%)
- Continue to identify water conservation areas, Biscayne aquifer recharge areas, and everglades buffer areas as areas that “shall not be considered” for expansion of the Urban Development Boundary pursuant to CDMP Policy LU-8G(i)(b). (75%)
- Continue to identify the Redland area south of Eureka Drive as an area that “shall not be considered” for expansion of the UDB pursuant to CDMP Policy LU-8G(i)(c). (80%)
- Retain Homestead Air Reserve Base accident potential zones as areas that “shall not be considered” for expansion of the UDB pursuant to CDMP Policy LU-8G(i)(d). (85%)
- Retain Future Wetlands as areas that “shall be avoided” for expansion of the UDB pursuant to CDMP Policy LU-8G(ii)(a). (70%)
- Retain Lands Designated Agriculture as areas that “shall be avoided” for expansion of the UDB pursuant to CDMP Policy LU-8G(ii)(a). (60%)
- Retain CDMP policies related to Coastal High Hazard Areas pursuant to CDMP Policy LU-8G(ii)(b). (60%) Further strengthen the policies related to Coastal High Hazard Areas to make them areas that “shall not be considered” for expansion of the UDB. (60%) Also, account for sea level rise when delineating the Coastal High Hazard Areas. (89%)
- Retain CDMP policies related to Comprehensive Everglades Restoration Plan (CERP) project footprints pursuant to CDMP Policy LU-8G(ii)(c). (68%) Further strengthen the policies related to CERP project footprints to make them areas that “shall not be considered” for expansion of the UDB (60%)
- Retain Planning Analysis Tiers having the earliest projected supply depletion year as areas to be given priority for inclusion in the UDB pursuant to Policy LU-8G(iii)(a). (58%)
- Retain lands within the UEAs and contiguous to the UDB as areas to be given priority for inclusion in the UDB pursuant to Policy LU-8G(iii)(b). (68%)
- Retain areas having projected surplus service capacity or where necessary facilities can be readily extended as areas to be given priority for inclusion in the UDB pursuant to Policy LU-8G(iii)(b). (63%)
- Continue to require applications proposing expansion of the UDB to provide for the non-residential needs of the future residents including but not limited to places of employment,

shopping, schools, recreational and other public facilities pursuant to CDMP Policy LU-8H(a). (90%)

- Continue to require residential applications proposing expansion of the UDB to be at an average minimum density of ten dwelling units per gross acre pursuant to Policy LU-8H(b). (79%)
- Continue to require residential applications proposing expansion of the UDB to participate in the Purchase of Development Rights, Transfer of Development Rights or other County-established program(s) geared to protecting agricultural lands and/or environmentally sensitive lands pursuant to CDMP Policy LU-8H(c). (60%)
- Continue to require non-residential applications proposing expansion of the UDB to be developed at a minimum intensity of 0.25 floor area ratio pursuant to CDMP Policy LU-8H(d). (67%)
- Continue to require applications proposing expansion of the UDB to provide adequate buffering to adjacent agricultural lands and incorporate and promote bicycle and pedestrian accessibility throughout the development pursuant to CDMP Policy LU-8H(e). (70%)
- Continue to require applications proposing expansion of the UDB to be demonstrated not to discourage or inhibit infill and redevelopment efforts within the UDB pursuant to CDMP Policy LU-8H(f). (65%)
- Continue to require that applications proposing expansion of the UDB will not leave intervening parcels of property between the proposed development and any portion of the UDB pursuant to CDMP Policy LU-8H(g). (90%)
- Continue to require applications proposing expansion of the UDB to have a positive net fiscal impact to Miami-Dade County pursuant to CDMP Policy LU-8H(h). (75%)
- Continue to allow the Director of the Miami-Dade County Department of Regulatory and Economic Resources to file applications requesting amendments to the UDB, UEA or to the land use classification of land located outside of the UDB in the January, May or October period following the adoption of an EAR, provided that the amendments are suggested in the adopted EAR pursuant to Section 2-116.1 of the Code of Miami-Dade County. (70%)
- Continue to prohibit the filing of an application to the UDB where it would result in the creation of an enclave pursuant to Section 2-116.1 of the Code of Miami-Dade County. (55%)
- Require that adequate mass transit infrastructure be in place prior to or concurrent with the inclusion of land within the UDB. (70%) Further, require proximity to mass transit for applications proposing expansion of the UDB. (57%)
- Decrease the current directive that the County maintain a 15-year supply of residential land inside of the UDB pursuant to CDMP Policy LU-8F (55%)
- Designate the areas outside of the UDB that are not located within an Urban Expansion Area as areas that “shall be avoided” for expansion of the UDB (58%)
- Designate inland and coastal areas vulnerable to severe flooding as areas that “shall be avoided” for expansion of the UDB (55%)
- Amend the Land Supply/Demand Methodology as follows:
 - Under the current methodology, only structures built prior to 1970 are considered to be likely to redevelop. Reassess this threshold in each Evaluation and Appraisal Report to relate to the lifespan of a typical building with consideration for the short-term planning horizon. (52%)
- Define specific width of buffering that must be provided from agricultural land (57%)
- Establish a minimum acreage for UDB amendment applications (53%)

Priorities

Below is a list of broad principles the survey respondents have identified as being important when planning for the Urban Expansion Areas:

Proactively plan for the UEAs

Protect agricultural areas

Ensure adequate infrastructure
and services to support growth

Promote urban infill within the
current UDB

Protect wellfields and
environmental resources

Prevent suburban sprawl

Ensure compatibility with
Homestead Air Reserve Base

Consider flood risk including sea
level rise

Ensure accurate Land
Supply/Demand methodology

Consider housing affordability

Ensure compatibility with
rockmining uses

Protect Property Rights

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I. Urban Development Boundary and Urban Expansion Areas

The Urban Development Boundary (UDB) is included on the LUP map to distinguish the area where urban development may occur through the year 2020 from areas where it should not occur. Since 1976, approximately 53 square miles have been added to the UDB. Adequate countywide development capacity is maintained within the UDB by increasing development densities or intensities inside the UDB, or by expanding the UDB, when the need for such change is determined to be necessary through the plan review and amendment process.

Applications to move the UDB are accepted every other year in odd numbered years. The criteria for applications requesting expansion of the UDB are primarily contained in CDMP Policies LU-8F, LU-8G and LU-8H and summarized below:

- 1) The applicant must first demonstrate that there is a need to move the UDB in accordance with CDMP Policy LU-8F which specifies that the County should maintain a 15-year supply of residential land within the UDB to accommodate projected population growth from the date of the Evaluation and Appraisal Report. The need for non-residential uses is calculated using Census geography.
- 2) If a need is demonstrated in accordance with Policy LU-8F, CDMP Policy LU-8G defines the areas that “shall not be considered”, “shall be avoided”, and “should be prioritized” for expansion of the UDB.
- 3) Applications requesting expansion of the UDB must also adhere to the criteria outlined in CDMP Policy LU-8H which includes criteria to ensure that projects proposing expansion of the UDB do not result in sprawl-type development and mitigate any loss of agricultural or environmentally-sensitive land.

The Urban Expansion Areas are located outside of the UDB and represent areas where current projections indicate that further urban development beyond the UDB is likely to be warranted some time between the year 2020 and 2030 based on an analysis of available capacity inside of the UDB. However, the CDMP further notes the uncertainty in the timing and amount of expansion that will be needed due to unpredictability in the long-term rates of population and economic growth; housing and community preferences; availability and price of energy, water, agricultural and mineral resources; and State, federal and international influences. Once a need to expand the UDB is established pursuant to Policy LU-8F, the CDMP indicates that the Urban Expansion Areas should be prioritized for inclusion (Policy LU-8G(iii)(b)). Until the Urban Expansion Areas are brought into the UDB through the CDMP review and amendment process, they are permitted to be used in a manner consistent with the applicable "Agriculture" or "Open Land" CDMP Land Use Plan Map designation.

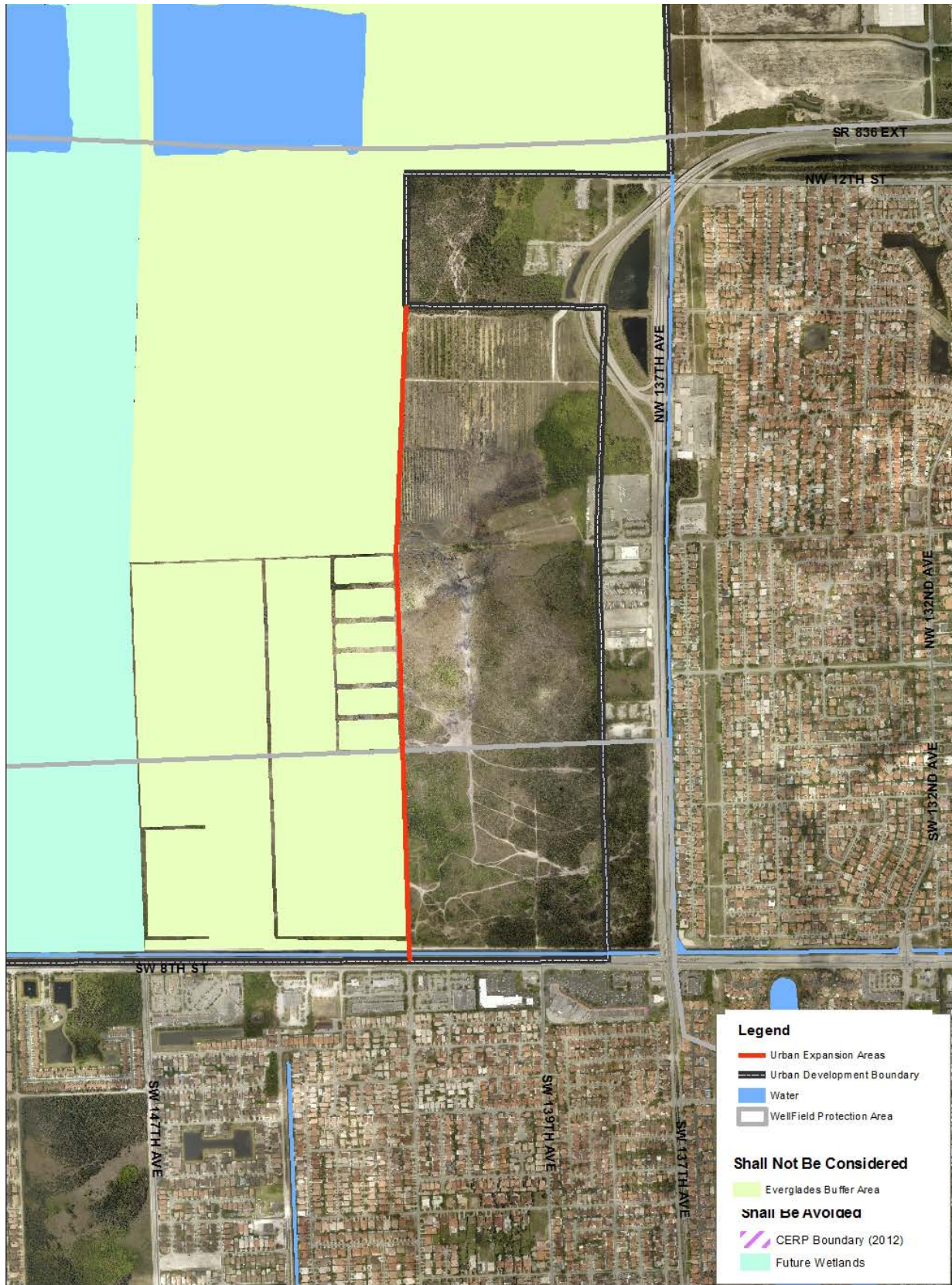
Urban Expansion Areas were first depicted in 1983 and have been modified only slightly since 1990. Due to a number of factors including additional studies and information, and changes to growth management requirements after the UEAs were designated many areas within the current UEAs are identified as areas that “shall not be considered” or “shall be avoided” in Policy LU-8G. There are currently four Urban Expansion Areas totaling approximately 6,700 acres as detailed below and depicted on Maps 1-1 through 1-4.

- Urban Expansion Area No. 1 (See Map 1-1) is comprised of ±309 acres and is located in the lake belt area, as defined by state law. State law provides protections for rockmining uses in this

area and indicates that the County shall strongly consider limestone mining activities. The UEA is designated "Open Land" on the CDMP Land Use Plan Map and existing uses primarily include agriculture and vacant, privately-owned land. The UEA contains no constraints pursuant to Policy LU-8G.

- Urban Expansion Area No. 2 (See Map 1-2) contains $\pm 2,825$ acres that includes the West Wellfield. It is designated "Open Land", "Agriculture" and "Institutions, Utilities, and Communications" on the CDMP Land Use Plan Map. Primary uses include agriculture, utilities, vacant privately-owned land and vacant government owned land. Approximately 950 acres of the UEA is within areas that "shall not be considered" or "shall be avoided" for expansion of the UDB pursuant to Policy LU-8G including East Coast Buffer, Future Wetlands, and CERP Project footprints. There are additional constraints in Chapter 24 of the Miami-Dade County Code related to sewage loading restrictions which further limit potential development within the West Wellfield Protection Area.
- Urban Expansion Area No. 3 (See Map 1-3) is comprised of $\pm 3,124$ acres located north of Homestead Air Reserve Base. It is designated "Agriculture" and "Open Land" on the CDMP Land Use Plan Map and existing uses primarily include agriculture and an inactive rock mine. Almost the entire UEA is within areas that "shall be avoided" per CDMP Policy LU-8G including Future Wetlands, Coastal High Hazard Areas, and CERP project footprints.
- Urban Expansion Area No. 4 (See Map 1-4) is comprised of ± 460 acres located near Homestead Speedway. A portion is located within the boundaries of the City of Homestead. It is designated "Agriculture" and "Open Land" on the CDMP Land Use Plan Map and existing uses include agriculture and vacant, privately-owned protected land. Approximately 400 acres are in the areas that "shall not be considered" or "shall be avoided" per Policy LU-8G including: Homestead Air Reserve Base accident potential zone, Future wetlands, Coastal High Hazard Areas, and CERP project footprints.

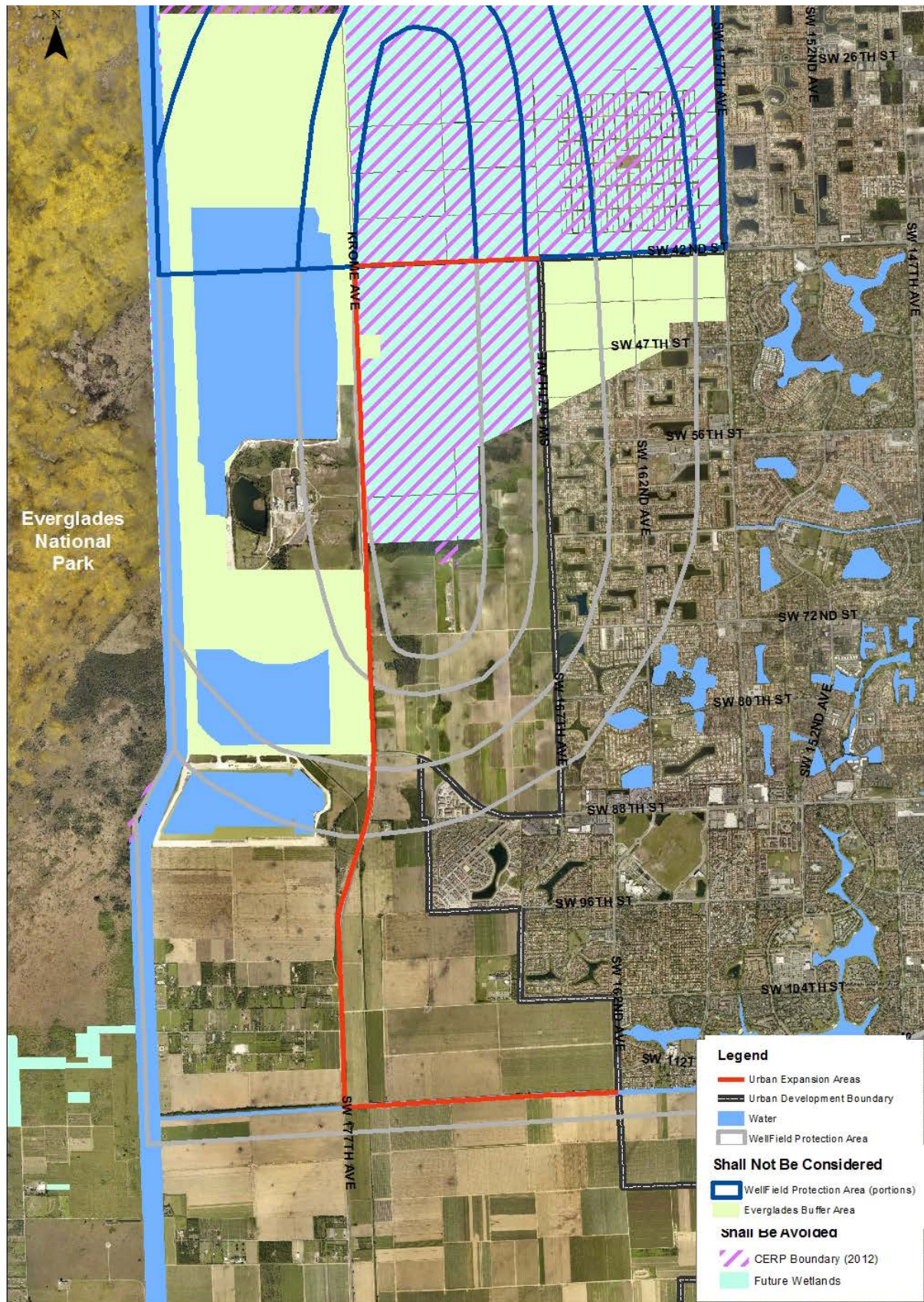
CDMP Policy LU-8I states that the County shall conduct a study of the area east of SW 147 Avenue and south of SW 232 Street for possible consideration as a designated Urban Expansion Area with community input after it is demonstrated through a study accepted by the Board of County Commissioners. The area comprises ± 920 acres and is located within the Redland agricultural area which is designated as an area that "shall not be considered" for expansion of the UDB pursuant to CDMP Policy LU-8G. This area is identified on Map 1-5.



Prepared By: Department of Regulatory and Economic Resources, November 2017

Map 1-1: Urban Expansion Area No. 1

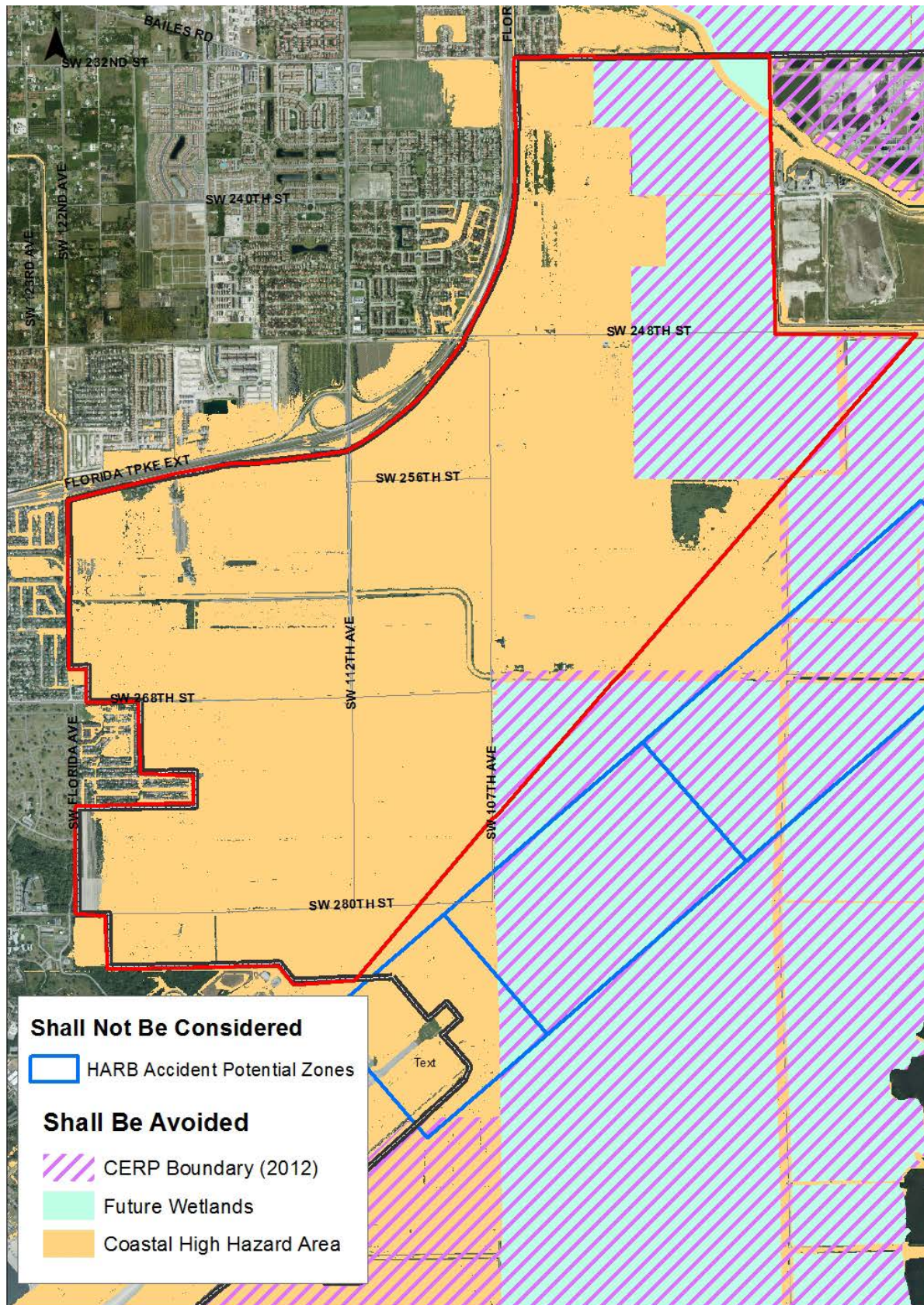
0 490 980
SCALE IN FEET



Prepared By: Department of Regulatory and Economic Resources, November 2017

Map 1-2: Urban Expansion Area No. 2

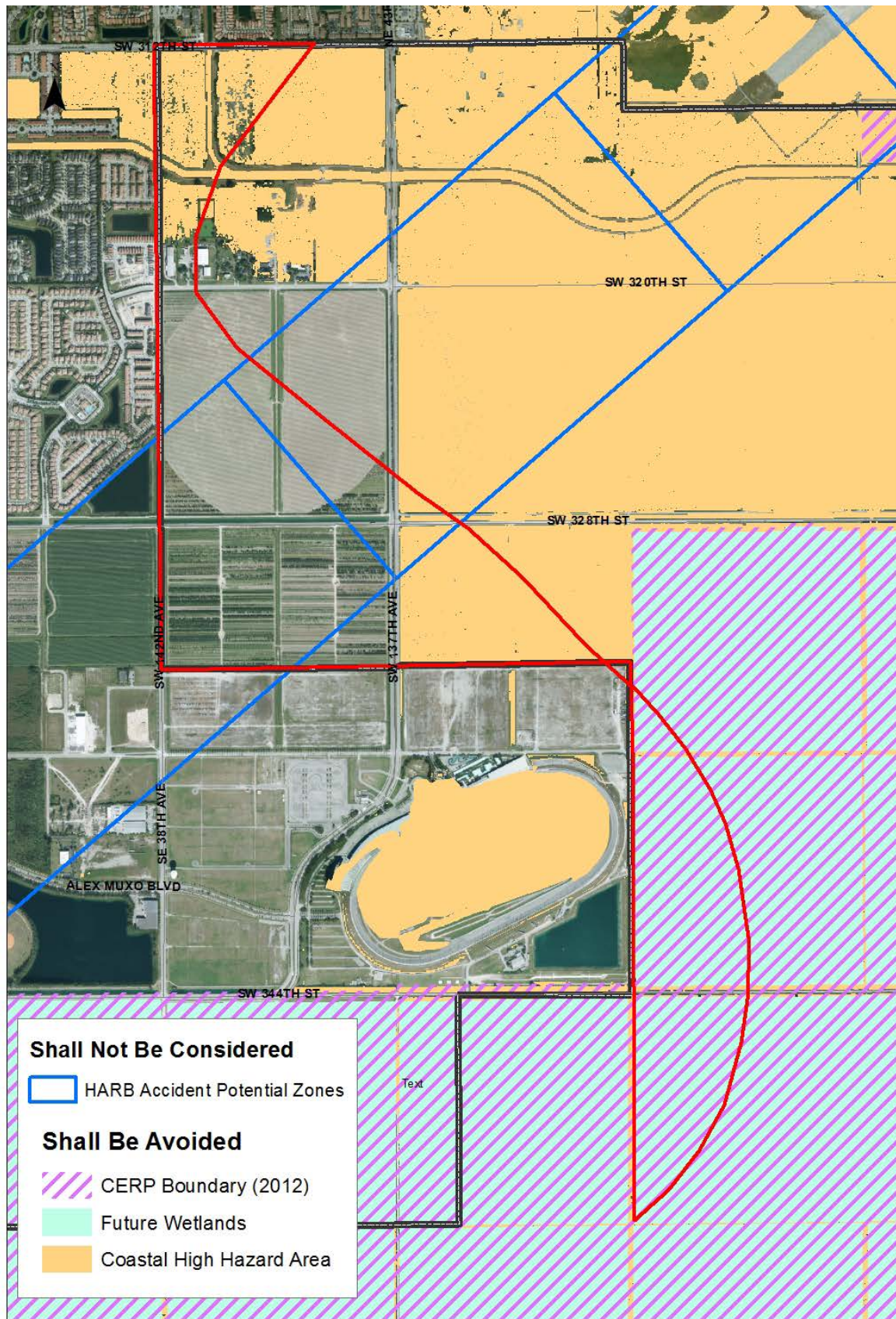
0 1,300 2,600
SCALE IN FEET



Prepared By: Department of Regulatory and Economic Resources, November 2017

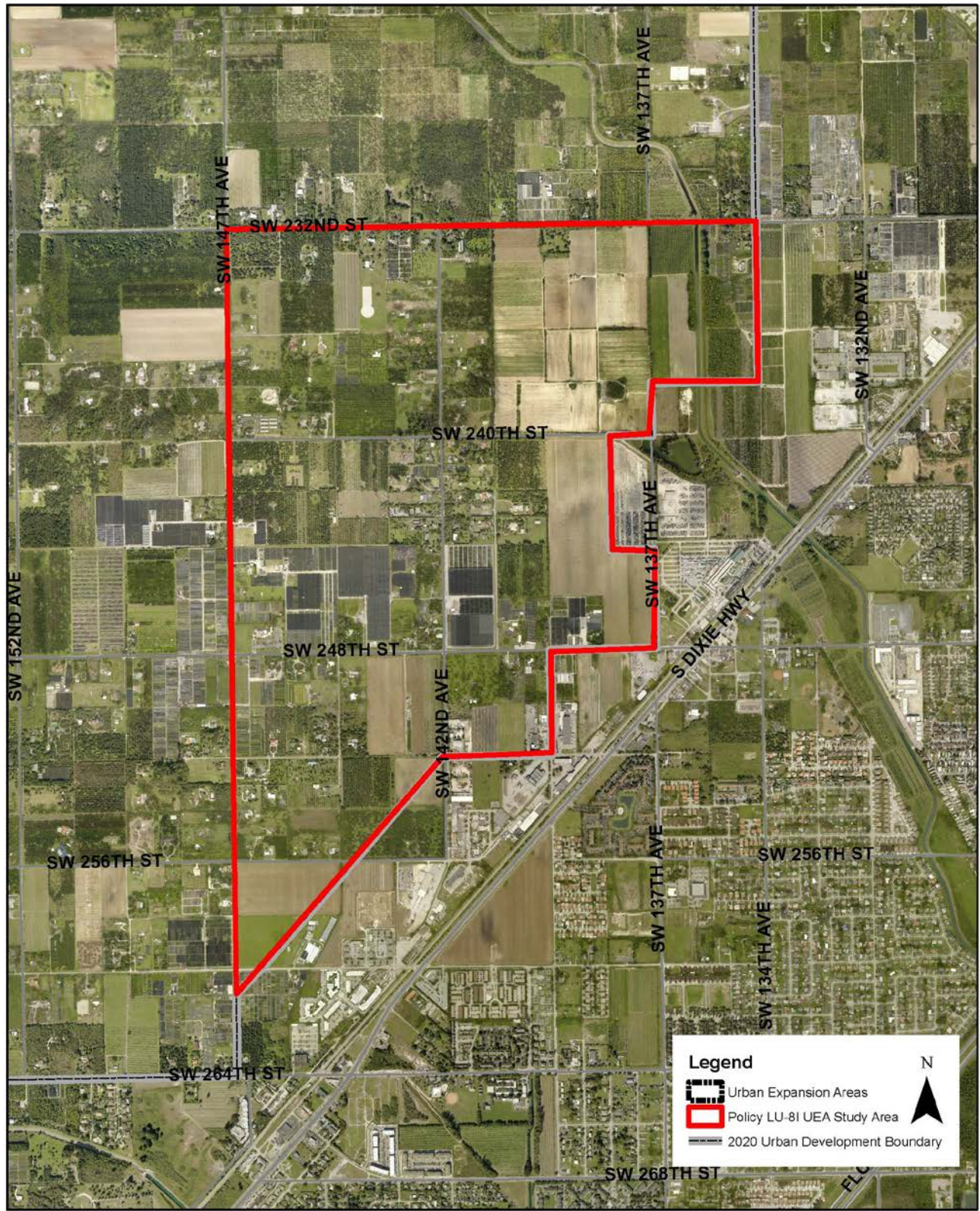
Map 1-3: Urban Expansion Area No. 3

0 860 1,720
SCALE IN FEET



Prepared By: Department of Regulatory and Economic Resources, November 2017

Map 1-4: Urban Expansion Area No. 4



Prepared By: Department of Regulatory and Economic Resources, August 2017

Map 1-5: UEA Study Area

II. Creation of the UEA Task Force

The Urban Expansion Area (UEA) Task Force was created by Mayor Carlos A. Gimenez on May 16, 2017 to provide recommendations related to Miami-Dade County's Urban Expansion Areas. The purpose of the UEA Task Force is to provide recommendations on the following topics:

- 1) Changes to the current boundaries of the Urban Expansion Areas;
- 2) Creation of new Urban Expansion Areas; and
- 3) Changes to the criteria that should be considered for applications requesting expansion of the UDB.

Membership. Membership of the UEA Task Force was outlined in a memorandum from Miami-Dade County Mayor Carlos A. Gimenez on May 16, 2017 and expanded through a subsequent memorandum dated August 3, 2017. The Task Force members represent a variety of interests including environmental, agricultural, development, property owners and rockmining. Membership also includes a representative from each of the affected Community Councils. Task Force members representing the various organizations were appointed by their respective organization and members representing boards were appointed by a majority vote of their respective boards. To select the representative for the eastern and western UEAs, RER-Planning Division staff held a meeting on July 11, 2017 with property owners in the four UEAs to discuss appointment of the eastern and western representatives. Mailed notice was sent to all property owners in the four UEAs. At the meeting, staff proposed selecting the representatives based on the greatest amount of acreage represented in the UEA area but indicated that alternate proposals could be submitted within a specified timeframe. No alternate proposals were received so RER-Planning Division staff moved forward to confirm the appointments of the property owners representing the greatest acreage. Other landholder interests include the Miccosukee Tribe, however, the Tribe did not make an appointment. A list of Task Force members are detailed on Figure 2-1.

Figure 2-1: Urban Expansion Area Task Force Membership

ENTITY	REPRESENTATIVE	ALTERNATE
1000 Friends of Florida	Thomas Hawkins	
Agricultural Practices Advisory Board	James Humble	
Biscayne National Park	Matt Johnson	
Builders Association of South Florida	Maria Lievano-Cruz	
Community Council 11	Alex Diaz	
Community Council 14	Yesenia Fatima Lara	
Community Council 15	Enid Washington Demps	
Dade County Farm Bureau	Bill Losner	Ivonne Alexander
Everglades National Park	Superintendent Pedro Ramos	Robert Johnson
FL East Coast Chapter of Associated Builders and Contractors, Inc.	Carol Bowen	Ashley McElheny
Florida Home Builders Association	Richard Gomez	
Florida Nursery Growers & Landscape Association	Barney Rutzke Jr.	Peggy Machin
Friends of the Everglades	Laura Reynolds	Camilla Sharp*
Homestead Air Reserve Base Representative	Lawrence Ventura Jr.	
Latin American Business Association	William Delgado	Eric Guerra
Latin Builders Association	Erick Valderrama	
Miccosukee Tribe of Florida	(Vacant)	
Nova Southeastern Shepard Broad Law Center	Richard Grosso	
Property Owners' Representative – Eastern Urban Expansion Area	Nick Diaz	
Property Owners' Representative – Western Urban Expansion Area	Francisco Pines	
Redland Citizens Association	Mike Hatcher	
Rock mining representative	Kerri Barsh	
Sierra Club	Dany Garcia	Linda Benson**
Tropical Audubon Society	Erin Clancy	
Tropical Fruit Growers of South Florida	Steve Green	Glenn Brearley
Urban Environment League	Paul Schwiep	
Urban Land Institute (Southeast Florida/Caribbean Chapter)	John Renne	
<p>* Camilla Sharp replaced Nancy Lee on May 7, 2018</p> <p>** Linda Benson replaced Elizabeth Bonnell on October 13, 2017</p>		

III. Presentations

The Task Force heard scheduled presentations from governmental agencies on the following topics:

- **Overview of the Urban Development Boundary and Urban Expansion Areas** - Speaker: Kimberly Brown, AICP, Miami-Dade County RER-Planning Division
- **Overview of the Agricultural Industry** - Speaker: Charles LaPradd, MDC Agricultural Manager
- **Purchase of Development Rights Program** - Speaker: Charles LaPradd, MDC Agricultural Manager
- **Agricultural Trends and Projections** - Speaker: John Lucas, MDC Planning Research
- **Comprehensive Everglades Restoration Plan and East Coast Buffer Area** - Speaker: Brenda Mills, AICP, South Florida Water Management District
- **Everglades Restoration** - Speaker: Robert Johnson, Everglades National Park
- **Wellfield Protection Areas** - Speaker: Wilbur Mayorga, PE, Miami-Dade County RER-Division of Environmental Resource Management
- **Threatened and Endangered Species** - Speaker: Gwen Burzycki, Miami-Dade County RER-Division of Environmental Resource Management
- **Miami-Dade County Lake Belt Plan** - Speaker: Alan Whitehouse, Mining and Mitigation Program, Florida Department of Environmental Protection
- **Vulnerabilities Associated with Sea Level Rise** - Speaker: Katie Hagemann, Miami-Dade County RER-Office of Resilience
- **CDMP Criteria for Expansion of the UDB** - Speaker: Kimberly Brown, AICP, Miami-Dade County RER-Planning Division
- **Land Supply and Demand** - Speaker: Manuel Armada, Miami-Dade County RER-Planning Division
- **Military Compatibility – Homestead Air Reserve Base** - Speaker: Lawrence Ventura, United States Air Force, Homestead Air Reserve Base
- **Urban Centers and Charrette Plans** - Speaker: Jess Linn, Miami-Dade County RER-Development Services Division
- **SMART Plan and Long-Range Transportation Plan (LRTP)** - Speaker: Aileen Bouclé, Executive Director, Miami-Dade Transportation Planning Organization (TPO)
- **Concurrency Deficiencies** - Speaker: Vinod Sandanasamy, Supervisor, Transportation Planning Unit, Miami-Dade County RER-Planning Division
- **Commute Patterns** - Speaker: Manuel Armada, Miami-Dade County RER-Planning Division
- **Miami-Dade Expressway Authority Projects** - Speaker: Albert Sosa representing Miami-Dade Expressway Authority
- **Seven50 Southeast Florida Regional Prosperity Plan** - Speaker: Kimberly Brown, AICP, Miami-Dade County RER-Planning Division
- **Housing Affordability in Miami-Dade County** - Speaker: Manuel Armada, Miami-Dade County RER-Planning Division

The Task Force also voted to expand the list of presentations to include specific presenters representing private sector and academic interests. Presentations scheduled by the Task Force membership included:

- Tom MacVicar, MacVicar Consulting – presentation on water management issues in South Florida
- Dr. Harold Wanless, Professor of Geological Sciences, University of Miami – presentation on sea level rise vulnerability in South Florida
- Kerri Barsh – presentation on Miami-Dade County rock mining and the Lake Belt
- Ken Metcalf – presentation on Land Supply/Demand Considerations
- Andrew Frey – presentation on Urban Infill Considerations
- Michael Pizzi – presentation on the Effect of Rock Mining Operations on Residences
- Jeff Berrow – presentation on the Urban Expansion Areas
- Bradley Waller, Hydrologic Associates USA, Inc. – presentation on hydrologic issues

Public comment was also accommodated at each meeting of the Task Force. Summaries of the aforementioned presentations and public comments are included in the individual meeting summaries (Attachment C).

IV. Task Force Member Survey Results

Following the presentations outlined in Section III of this report, members were provided a survey to obtain feedback on key issues related to the charge of the Task Force. Comments provided through the survey and Task Force meeting discussions were used to formulate additional survey questions which were sent as an addendum to the original survey. A total of 21 surveys were received from the 26 organizations represented. The results of the survey and survey addendum are presented below. Individual member surveys are presented in Attachment D. Figure 4 includes a list of Task Force members that submitted a survey and/or survey addendum.

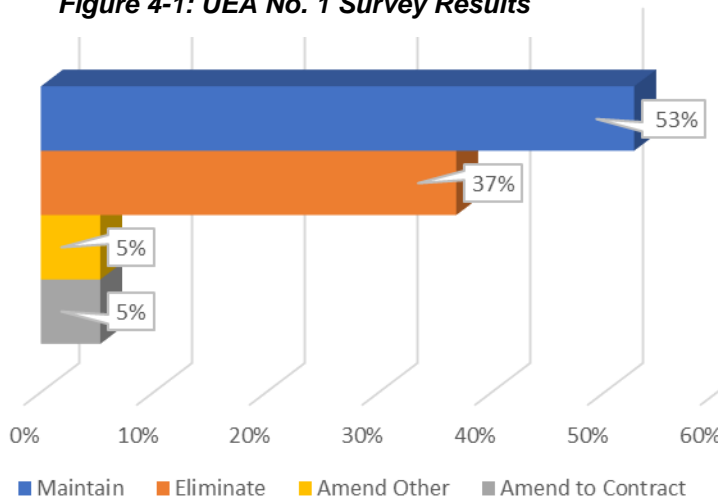
Figure 4: Task Force Member Survey Status

Entity	Survey	Survey Addendum
1000 Friends of Florida	X	X
Agricultural Practices Advisory Board		X
Biscayne National Park		
Builders Association of South Florida	X	X
Community Council 11		
Community Council 14	X	X
Community Council 15	X	
Dade County Farm Bureau	X	X
Everglades National Park		
FL East Coast Chapter of Associated Builders and Contractors Inc.		
Florida Home Builders Association	X	X
Florida Nursery Growers & Landscape Association	X	X
Friends of the Everglades	X	X
Homestead Air Reserve Base Representative	X	X
Latin American Business Association	X	X
Latin Builders Association	X	X*
Miccosukee Tribe of Florida		
NOVA Southeastern Shepard Broad Law Center	X	X
Property Owners' Representative- Eastern UEA	X	X
Property Owners' Representative - Western UEA	X	X
Redland Citizens Association	X	X
Rock Mining Representative	X	X*
Sierra Club	X	X
Tropical Audubon Society	X	X
Tropical Fruit Growers of South Florida	X	X
Urban Environment League	X	X
Urban Land Institute	X	X
<i>X = Received</i>		
<i>* Survey Addendum Questions 14 through 16 not received. (These questions were sent in a separate request.)</i>		

Urban Expansion Areas

Urban Expansion Area No. 1 – Urban Expansion Area No. 1 (See Map 1-1) is comprised of approximately 309 acres and is located in the lake belt area, as defined by state law. State law provides protections for rockmining uses in this area and indicates that the County shall strongly consider limestone mining activities. The UEA is designated “Open Land” on the CDMP Land Use Plan Map and existing uses primarily include agriculture and vacant, privately-owned land. The UEA contains no constraints pursuant to Policy LU-8G.

Figure 4-1: UEA No. 1 Survey Results



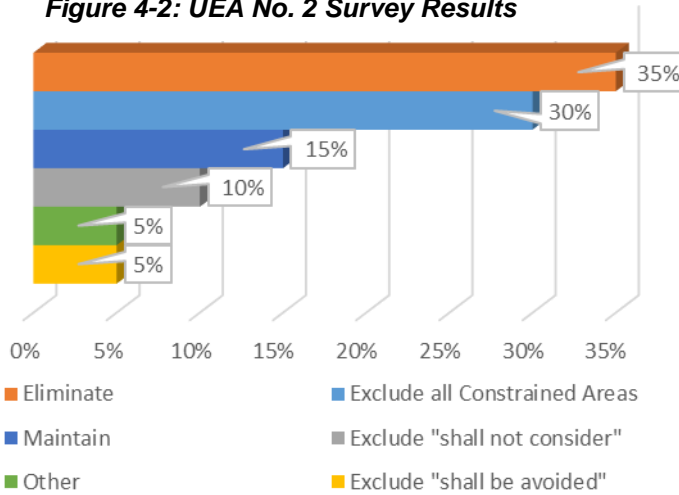
Task Force Survey Results. As shown in Figure 4-1, 53% of survey respondents recommend maintaining UEA No. 1 while 37% recommend eliminating it. Additional recommendations include contracting the UEA to eliminate the areas within the West Wellfield Protection Area and those areas below 7 feet NAVD and ensuring compatibility of future development with rockmining, and reducing the UEA to only show developable land.

Specific Comments:

The southern half of UEA 3 falls within the 'Maximum' extent of the Western Wellfield. The county may want to consider removing this portion of the UEA should it also fall at least 7 feet NAVD above sea-level or lower. (Friends of the Everglades)	I would allow UEA No. 1 to come into the UDB so that MDC can build their needed sewer plant and allow for industrial and commercial uses to be built around that area since there is a shortage of such within the County. (Property Owners' Representative – Western UEA)
Bring into UDB and Eliminate UEA (Florida Home Builders Association)	Reduce the UEA area to only show developable land (Latin Builders Association)
Incorporate area within the UDB to allow for new commercial and industrial facilities (Builders Association of South Florida)	For UEA No. 1, we note that this UEA's proximity to active mining and ancillary facilities in the area, including a cement plant. (Rockmining Industry Representative)
Move the UEA in some areas (Farm Bureau)	

Urban Expansion Area No. 2 – Urban Expansion Area No. 2 (See Map 1-2) contains approximately 2,825 acres that includes the West Wellfield. It is designated “Open Land”, “Agriculture” and “Institutions, Utilities, and Communications” on the CDMP Land Use Plan Map. Primary uses include agriculture, utilities, vacant privately-owned land and vacant government owned land. Approximately 950 acres of the UEA is within areas that “shall not be considered” or “shall be avoided” for expansion of the UDB pursuant to Policy LU-8G including East Coast Buffer, Future Wetlands, and CERP Project footprints. There are additional constraints in Chapter 24 of the Miami-Dade County Code related to sewage loading restrictions which further limit potential development within the West Wellfield Protection Area.

Figure 4-2: UEA No. 2 Survey Results



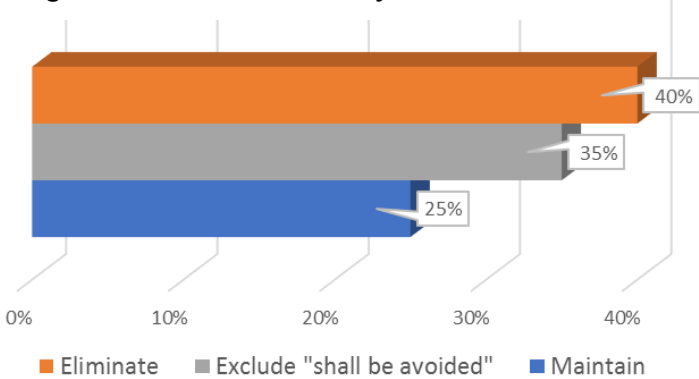
Task Force Survey Results. As shown in Figure 4-2, 35% of survey respondents recommend eliminating UEA No. 2 and 30% recommend contracting it to exclude all areas that “shall not be considered” and/or “shall be avoided”. Fifteen percent of survey respondents recommend maintaining the UEA. The survey addendum results (page 56) showed majority support for contracting the boundaries of UEA No. 2 to exclude areas that “shall not be considered” or “shall be avoided” for expansion of the UDB pursuant to Policy LU-8G.

Specific Comments:

Incorporate a portion of UEA within the UDB excluding areas identified as "shall not be considered" in policy LU-8G. New UEA areas south of current UEA. (Builders Association of South Florida)	Eliminate “shall not be considered” areas and extend west to Krome, south to 184 th Street (Florida Home Builders Association)
Expand UEA from the present boundary of SW 152 street to SW 152 street to offset the loss of acreage by the other UEAs due to environmental issues (Latin American Business Association)	For UEA No. 2, we note the considerable mining facility located immediately adjacent to this UEA with considerable infrastructure including rail and a relatively lengthy operational life (subject to economic conditions). (Rockmining Industry Representative)
Extend south and west to 184th street (Florida Nursery Growers and Landscape Association)	

Urban Expansion Area No. 3 – Urban Expansion Area No. 3 (See Map 1-3) is comprised of approximately ±3,124 acres located north of Homestead Air Reserve Base. It is designated “Agriculture” and “Open Land” on the CDMP Land Use Plan Map and existing uses primarily include agriculture and an inactive rock mine. Almost the entire UEA is within areas that “shall be avoided” per CDMP Policy LU-8G including Future Wetlands, Coastal High Hazard Areas, and CERP project footprints.

Figure 4-3: UEA No. 3 Survey Results

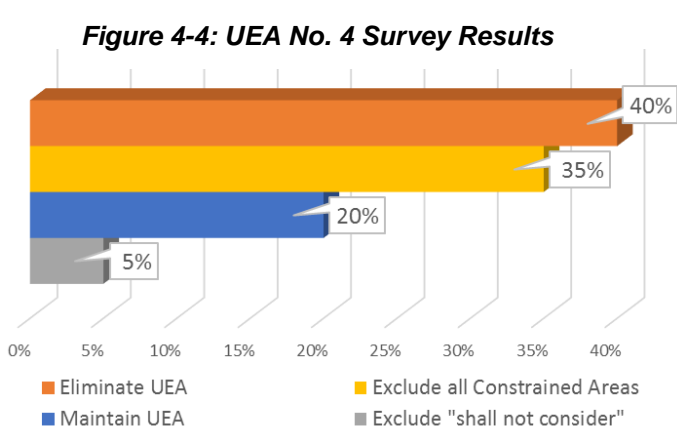


Task Force Survey Results. As shown in Figure 4-3, 40% of survey respondents recommend eliminating UEA No. 3 and 35% recommend contracting it to exclude the areas that “shall be avoided”. Twenty-five percent recommend maintaining UEA No. 3. The survey addendum results (page 56) showed majority support for contracting the boundaries of UEA No. 3 to exclude areas that “shall be avoided” for expansion of the UDB pursuant to Policy LU-8G.

Specific Comments:

Protect environmental health and public safety, allows for maximum compatibility with current military mission, and best positions base for future mission sets. (Homestead Air Reserve Base)	Coastal High Hazard Areas should be deleted from LU-8G(ii)(b) there has been NO FLOODING after any recent major hurricane in UEA 3. The same can't be said for Downtown Miami or other parts of Miami-Dade. New independent studies should be conducted since most of the current information was formulated before the current canals have been put to use in this area. (Property owners' Representative - Eastern UEA)
For UEA No. 3, we note that rock mining interests do not appear to be proximate to this UEA. If they were to be proximate, please see our answer to A (the most important considerations). (Rockmining Industry Representative)	

Urban Expansion Area No. 4 – Urban Expansion Area No. 4 (See Map 1-4) is comprised of approximately 460 acres located near Homestead Speedway. A portion is located within the boundaries of the City of Homestead. It is designated “Agriculture” and “Open Land” on the CDMP Land Use Plan Map and existing uses include agriculture and vacant, privately-owned protected land. Approximately 400 acres are in the areas that “shall not be considered” or “shall be avoided” per Policy LU-8G including: Homestead Air Reserve Base accident potential zone, Future wetlands, Coastal High Hazard Areas, and CERP project footprints.

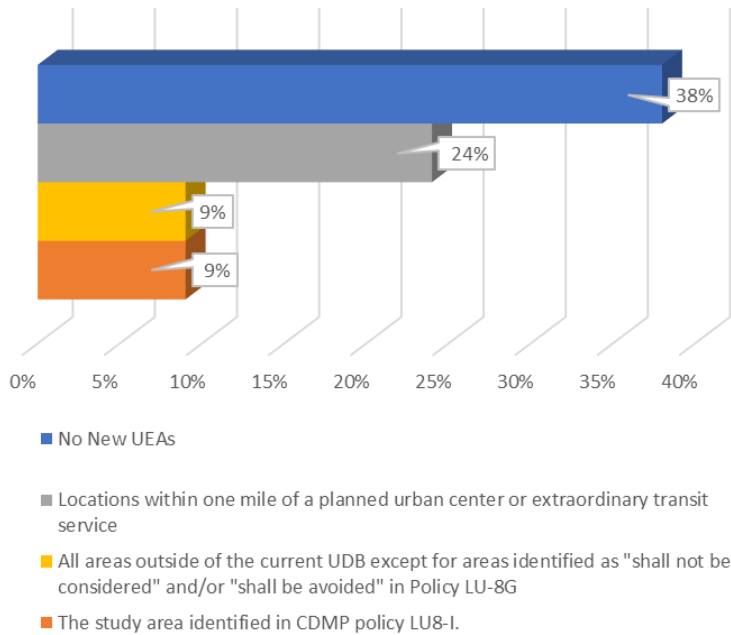


Task Force Survey Results. As shown in Figure 4-4, 40% of survey respondents recommend eliminating UEA No. 4 and 35% recommend contracting it to exclude the areas that “shall not be considered” and/or “shall be avoided”. Twenty percent recommend maintaining UEA No. 4. The survey addendum results (page 56) showed majority support for contracting the boundaries of UEA No. 4 to exclude areas that “shall not be considered” or “shall be avoided” for expansion of the UDB pursuant to Policy LU-8G.

Specific Comments:

<p>Significant portion of UEA is within HARB hazard areas (Accident Potential Zones, noise contours, height and hazard zone, and precision approach area). Further urbanization toward HARB in this area threatens public health and safety, current military mission, and future mission sets. (Homestead Air Reserve Base)</p>	<p>For UEA No. 4, we note that rock mining interests do not appear to be proximate to this UEA. If they were to be proximate, please see our answer to A (the most important considerations). (Rockmining Industry Representative)</p>
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Recommended New Urban Expansion Areas. Survey respondents were asked to identify areas that should be considered for new Urban Expansion Areas.



Task Force Survey Results. As shown in Figure 4-4, 38% of survey respondents recommend that no new UEAs be created. Twenty-four percent recommend that areas within one mile of a planned urban center or extraordinary transit service be considered. Other recommended areas include the area south of UEA No. 2 to 184th Street. Other comments include eliminating the UDB and considering areas within ½ mile of transit rather than one mile.

Specific Comments:

The study of the LU-8I study area should continue. Should the county find that the majority of land in this area lies at 7 feet NAVD above sea-level or lower, this area should not be considered. (Friends of the Everglades)	The area south of UEA No.2 from the present boundary of SW 112th St to SW 152nd St to offset the loss of acreage by the other UEA's due to environmental losses. (Latin American Business Association)
Add new UEAs in a phased approach (Builders Association of South Florida)	I would consider a new UEA south of SW 112th in UEA area 2 after the "shall not be considered" and "shall be avoided" in Policy LU-8G are reflected within UEA 2. However I would phase any consideration for inclusion into the UDB ONLY for the area south of SW 112th ONLY after the original area that remains within the "revised" UEA is brought into the UDB. By the Original area i mean from 64th til SW 112th (pls note that there is a parcel fronting 167th and north of 64th. that shall also remain within the UEA area 2 since is complies with policy LU-8G. (Western UEA Property Owners)
Adjust the areas of the existing UEA's to show actual developable land. Maintain existing UEAs (Latin Builders Association)	
We do not oppose new UEAs but note that any new UEA be cognizant of the constraints enumerated in the survey response when contemplated within 2 miles of active construction materials mining. (Rockmining Industry Representative)	
One-mile is too far for transit walkability, I would consider 1/2 mile. (Urban Land Institute)	
Extend UEA No. 2 west to Krome, south to 184th Street (Florida Home Builders Association)	

CDMP Policies

Policy LU-8F (Residential Capacity). *The UDB should contain developable land having capacity to sustain countywide residential demand for a period of 10 years after adoption of the most recent evaluation and appraisal report plus a five year surplus. The estimation of this capacity shall include the capacity to develop and redevelop around transit stations at the densities recommended in Policy LU-7F.*

Background. CDMP Policy LU-8F relates to the demonstration of need for applications proposing to move the Urban Development Boundary. It indicates that the County should maintain sufficient residential capacity inside of the UDB for a period of 15 years from adoption of the most recent Evaluation and Appraisal Report which is conducted every seven years in accordance with state law. The County's methodology for calculating capacity is provided in Attachment E. Section 163.3177(a)(1)(4), Florida Statutes requires the County to accommodate at least the minimum amount of land required to accommodate the medium population projections for at least a 10-year planning period.

Task Force Survey Results. As shown in Figure 4-5, 50% of the survey participants recommended retaining the policy in its current form. Fifteen percent recommend amending the policy to reduce the required capacity timeframe and 15% recommend expanding it. Other recommendations include deleting reference to development around transit, determining the need for the unincorporated area separately from the incorporated areas and eliminating the UDB.

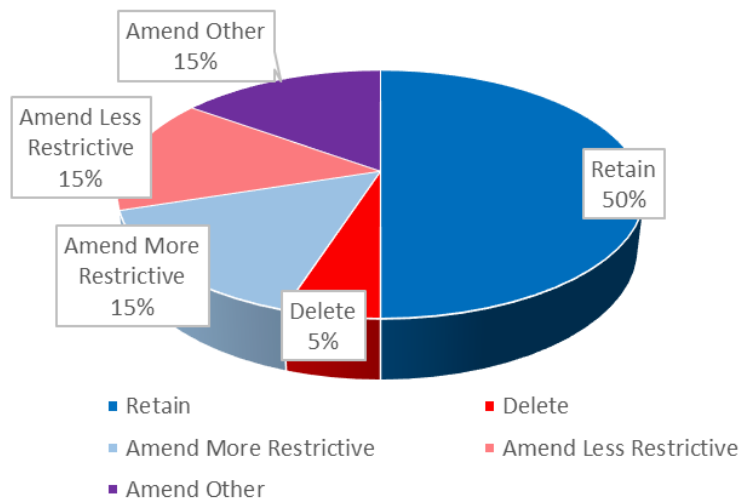


Figure 4-5: Policy LU-8F Survey Results

Specific Comments:

Define exactly what is meant by "developable land". (Tropical Fruit Growers of SF)	Remove "plus a five year surplus" (NOVA Southeast Shepard Broad Law Center)
We should adopt the County's Infill Task Force "Cornerstone Recommendation" No. 3 to not extend UDB. (Urban Environment League)	Change to at least 15 years plus 5 year surplus. Determine need proportionately for unincorporated areas (Western UEA Property Owners)
Delete "plus a five year surplus". Reduce number of years to state requirement. (Sierra Club Miami)	amend to have 15 year supply to more accurately depict the actual supply (Builders Association of South Florida)
Under FS Chapter 163.3177-3, local CDMP's are required to base their plans "on at least the minimum amount of land required to accommodate the medium projections as published by the Office of Economic and Demographic Research for at least a 10-year planning period". Under the Miami Dade County CDMP policy LU-8F, the CDMP states that the UDB should contain developable land having the capacity to sustain	The methodology for determining land supply requires further analysis and the assumptions made should be tied more closely to actual data and should be reviewed (ground-truthed) on a periodic basis to ascertain if the assumptions made were accurate. Also, the criteria should be completely consistent with the County's procedures for vesting concurrency. (Rockmining Industry)

<p>projected countywide residential demand for a period of 10 years after adoption of the most recent EAR plus a 5 year surplus, making for a total 15-year Countywide supply beyond the date of EAR adoption. This five year surplus is not required under state law, threatens to encourage unwise planning decisions, and should be removed from the CDMP. Population trends change over time as carrying capacity is approached, and as such the requirement to maintain a 15 year surplus can easily encourage patently unnecessary sprawl into resource-critical areas. (Friends of the Everglades)</p>	<p>Adjustments to capacity calculations need to be made to show true capacity. (Florida Home Builders Association)</p>
	<p>Remove the following: "the estimation of this capacity shall include the capacity to develop and redevelop around transit stations at the densities recommended in Policy LU-7F" (Latin American Business Association)</p>
	<p>No UDB (Farm Bureau)</p>
	<p>Adjust areas to show actual capacities of actual land that is developable. (Latin Builders Association)</p>

Policy LU-8F (Non-Residential Capacity). *The adequacy of non-residential land supplies shall be based on land 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 local subarea geography such as census tracts, minor statistical areas 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.*

Background: CDMP Policy LU-8F relates to the demonstration of need for applications proposing to move the Urban Development Boundary. The adequacy of the Plan's existing capacities to accommodate projected commercial and office development is evaluated both on a countywide basis, and for smaller areas of the County, namely the Planning Analysis Tiers and Minor Statistical Areas (MSAs). The County's current methodology for calculating capacity is provided in Attachment E.

Task Force Survey Results. As shown in Figure 4-6, 58% of the survey participants recommended retaining the policy in its current form and 16% recommend amending the policy to make it more restrictive including accounting for potential for vertical infill development and clarifying that it is not the intent that each subarea must continually increase development capacity. Twenty-one percent recommend amending the policy to make it less restrictive including allowing for planned regional centers, recognizing the need for unique non-residential categories and deleting reference to countywide supply.

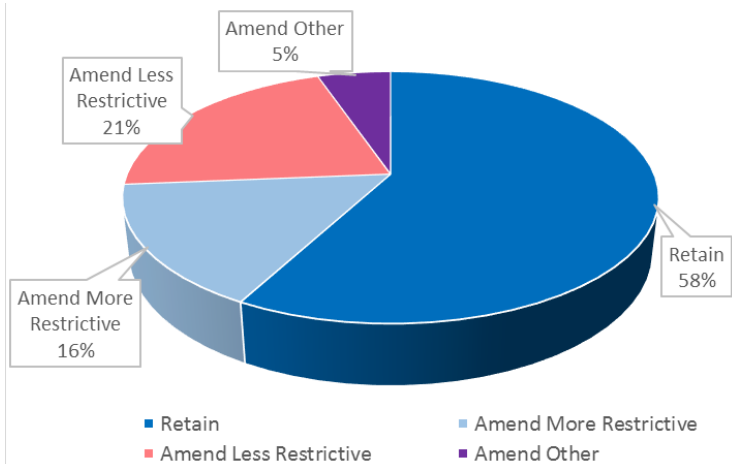


Figure 4-6: Policy LU-8F Survey Results

Specific Comments:

The notion of "land supplies" needs amendment so that it could include building up rather than building out. (Tropical Fruit Growers of SF)	Consideration and allowance should be given for new and different types of business (Florida Nursery Growers and Landscape Association)
Replace "be determined" with "consider". Add at end "It is not the intent of this policy that each sub-area must continually increase its development capacity, as the overall intent of the CDMP is to result in an increasingly compact urban form that prioritizes infill and redevelopment. (NOVA Southeast Shepard Broad Law Center)	Change to recognize the need for unique non-residential categories that are not commercial, office or industrial. Change to allow opportunities for clusters of centers. The entire absorption methodology should be re-evaluated (Western UEA Property Owners)
The methods by which the county currently evaluates land supply needs to be re-evaluated. The methods should be done with more precision and possibly new methods altogether. Non-linear statistics? (Sierra Club Miami)	Amend to allow the inclusion of planned regional centers and look at modifying the way the absorption methodology is applied. (Builders Association of South Florida)
Remove the following: ", as well as countywide supply within the UDB (Latin American Business Association)	No UDB (Farm Bureau)

Policy LU-8G(i)(a). *The following areas shall not be considered: The Northwest Wellfield Protection Area located west of the Turnpike Extension between Okeechobee Road and NW 25th Street.*

Background. The Northwest Wellfield is a major source of drinking water for Miami-Dade County. It consists of fifteen wells, with the capacity for up to 225 MGD. Land uses and activities within the cone of influence from the wellheads have the potential to directly impact the quality of water ultimately withdrawn from the wells. The CDMP affords a high level of protection for the Northwest Wellfield recognizing that this wellfield provides the opportunity to maintain pristine water quality since the area within the full extent of the cone of influence is largely undeveloped. Miami-Dade County is in the process of tasking a groundwater modeler to develop new groundwater flow and transport models for the Northwest and West Wellfield Protection Areas of Miami-Dade County which will form the basis for revising the travel time and drawdown contours for these wellfields and updating the wellfield protection area maps.

Task Force Survey Results. As shown in Figure 4-7, 95% of survey respondents recommend retaining the policy in its current form. Other comments include that the County does not need wellfield protection areas.

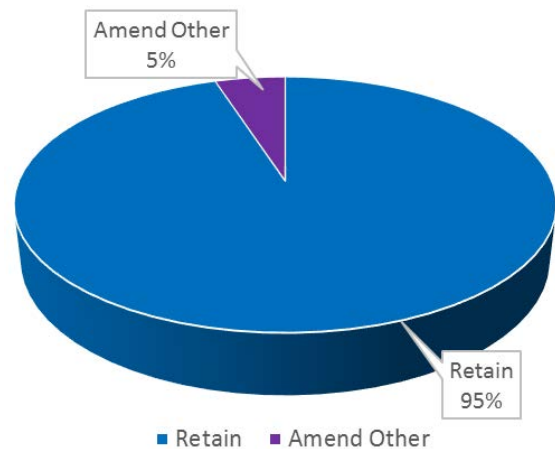


Figure 4-7: Policy LU-8G(i)(a) Survey Results

Specific Comments:

Considering that the core area of the Lake Belt mining area is located within the NW Wellfield protection area, we urge that any UDB expansion be consistent with the 3 important considerations enumerated in the survey response. Also note that the Lake Belt statute itself contains certain limitations on land use amendments for any residential purpose for any property in located in Sections 35 and 36 and the east half of Sections 24 and 25, Township 53 South, Range 39 East. See Section 373.4149(4), Fla. Stat. (Rockmining Industry Representative)	We must await final delineation of the area. (Urban Environment League)
	Miami Dade does not need wellfield protection areas (Farm Bureau)

Policy LU-8G(i)(a). *The following areas shall not be considered: The West Wellfield Protection Area west of SW 157 Avenue between SW 8th Street and SW 42nd Street.*

Background. The West Wellfield (WWF) was originally proposed as a 140 MGD wellfield. However, due to concerns regarding the impact of wellfield drawdown on hydrologic resources of Everglades National Park, a Memorandum of Understanding between the County, SFWMD, FDEP and the US Department of the Interior limits withdrawals at the West Wellfield to a peak pumpage of 40 MGD, provided the authorized withdraw meets the applicable criteria pursuant to Chapter 373 F.S. Furthermore, the County may request additional allocation upon satisfactorily demonstrating no adverse impacts to the Everglades National Park. The County is permitted under the current 20-year Water Use Permit to withdrawal 15 MGD from the Biscayne Aquifer at the West Wellfield. Miami-Dade County is in the process of tasking a groundwater modeler to develop new groundwater flow and transport models for the Northwest and West Wellfield Protection Areas of Miami-Dade County which will form the basis for revising the travel time and drawdown contours for these wellfields and updating the wellfield protection area maps.

Task Force Survey Results. As shown in Figure 4-8, 85% of participants recommend retaining the policy in its current form and 5% recommend amending it to make it less restrictive. Recommendations include amending the policy to reflect the results of the USGS analysis once that process concludes. Other comments include that the County does not need wellfield protection areas.

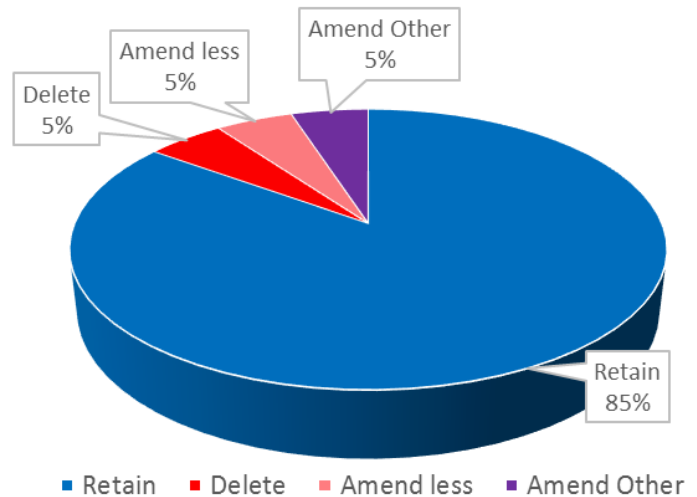


Figure 4-8: Policy LU-8G(i)(a) Survey Results

Specific Comments:

This area should be expanded out of consideration for the new research emerging from the 2004 and 2013 USGS studies, which indicated that "the composite 210-day capture zones differ substantially in shape and extent from the 210-day capture zones used by the county to establish Wellhead Protection Areas". We must abide by the principal excess caution when it comes to the integrity of our fresh water supply. (Friends of the Everglades)	Amend to accurately reflect the most current data from DERM and USGS studies which reduces the wellfield protection area. (Builders Association of South Florida)
	Miami Dade does not need wellfield protection areas (Farm Bureau)
	We must await final delineation of the area. (Urban Environment League)

Policy LU-8G(i)(b). *The following areas shall not be considered: Water conservation areas, Biscayne aquifer recharge areas, and everglades buffer areas designated by the SFWMD.*

Background: The efforts outlined in Policy LU-8G(i)(b) together with Comprehensive Everglades Restoration Plan projects work together as part of an overall plan for South Florida Ecosystem Restoration. Water Conservation Area No. 3 is located in western Miami-Dade County and consists of WC-3A and WC-3B. The ‘Everglades Buffer Area’ refers to the ‘East Coast Buffer’ as designated by SFWMD. Although identified in earlier studies, the East Coast Buffer was ultimately approved for acquisition under Save Our Rivers by the South Florida Water Management District Governing Board in June 1995 and subsequently incorporated into the CERP Restudy as “Water Preserve Areas”. The East Coast Buffer works in conjunction with CERP by reducing the impacts of development on the Everglades, reducing levee seepage from the Everglades, increasing ground water recharge, capturing stormwater discharged to tide, and enhancing wetland areas east of the conservation areas. East Coast Buffer projects include the Central & Northern Lakebelt Storage Areas, Pennsuco Wetlands, C-4 Impoundment, Bird Drive, 8.5 Square Mile Area, and Rocky Glades/Frog Pond. These projects are in various stages of implementation. For example, the C-4 Impoundment project has been completed and restoration efforts are ongoing in the Pennsuco Wetlands and Rocky Glades/Frog Pond. The SFWMD has not designated prime groundwater recharge areas in Miami-Dade County pursuant to Section 373.0397, Florida Statutes.

Task Force Survey Results. As shown in Figure 4-9, 75% of participants recommend retaining the policy in its current form and 10% recommend amending it to make it more stringent. Ten percent recommend amending the policy to make it less restrictive and 5% recommend deleting it. Recommendations include getting additional information from the SFWMD on the status of the projects, accounting for sea level rise, and considering development in the Everglades Buffer Area on a case-by-case basis.

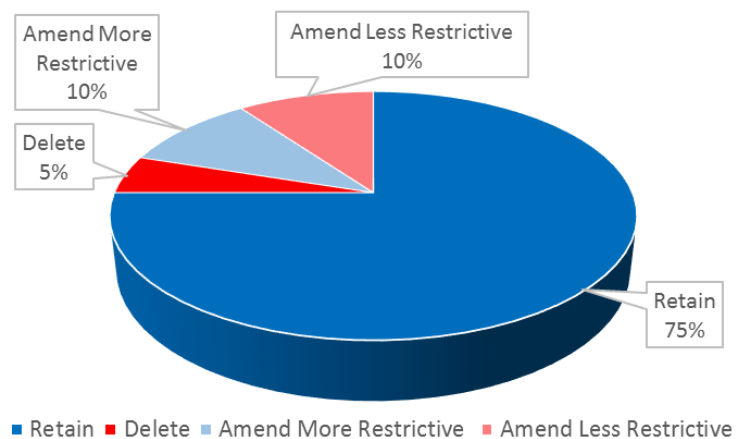


Figure 4-9: Policy LU-8G(i)(b) Survey Results

Specific Comments:

Everglades Buffer Areas can be considered (Florida Nursery Growers and Landscape Association)	These should be expanded to account for sea level rise. (Urban Environment League)
In consultation with our M-DLPA team of experts, we understand that, with the exception of the WATER CONSERVATION AREAS, these designations are somewhat outdated and lack any legal definition. Therefore, we recommend that these areas be evaluated on a project by project basis on whether they remain as a priority and avoidance areas. With respect to the WATER CONSERVATION AREAS, which has meaning in law and is the equivalent of the Everglades Protection Areas, we recommend that the Priority and Avoidance criteria remain. (Rockmining Industry Representative)	There needs to be accurate and current information on all viable and feasible projects designated by the SFWMD since the information that is being relied on is inaccurate. (Western UEA Property Owners' Representative) Clarification is needed on bird drive basin and its relationship to CERP as an unfunded non-viable project. (Builders Association of South Florida)

Policy LU-8G(i)(c). *The following areas shall not be considered: The Redland area south of Eureka Drive.*

Background. The Redland area is an important agricultural area in western Miami-Dade County. The “Redland Raised” branding speaks to the significance of the agricultural industry to this area. CDMP Policy LU-8G identifies the northern boundary of the Redland area but does not identify the remaining boundaries.

Task Force Survey Results. As shown in Figure 4-10, 80% of survey respondents recommend retaining the policy and 5% recommend amending the policy to make it more restrictive. Ten percent of respondents recommend deleting the policy and 5% recommend amending it to make it less restrictive including moving to an area that “shall be avoided” and adding an exception for the UEA Study Area defined in Policy LU-8I. Other recommendations include defining the boundaries of the Redland area.

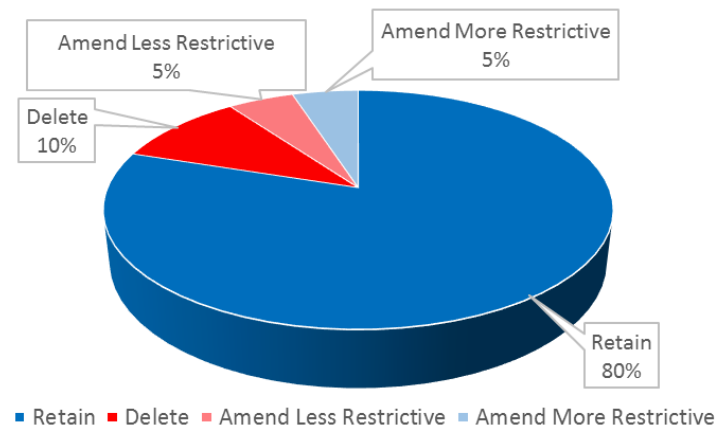


Figure 4-10: Policy LU-8G(i)(c) Survey Results

Specific Comments:

Redland area needs definition. (Tropical Fruit Growers of SF)	Priority and avoidance areas for UDB expansion- the Redland area south of Eureka Drive except the area East of 147th Ave and South of 232nd street (LU-8I Study Area). (Tropical Audubon Society)
Amend to add areas that shall be avoided (Builders Association of South Florida)	
Change to 1 house per one acre (Farm Bureau)	

Policy LU-8G(i)(d). *The following areas shall not be considered: Areas within the accident potential zones of the Homestead Air Reserve Base.*

Background. The accident potential zones of the Homestead Air Reserve Base (HARB) are identified in the Air Installation Compatible Use Zone (AICUZ) prepared by the United States Air Force. The accident potential zones represent the areas with potential for aircraft accidents and are comprised of three zones; Clear Zone, Accident Potential Zone I (APZ I), and Accident Potential Zone II (APZ II). The AICUZ indicates that all land uses except agriculture are incompatible in the Clear Zones. Residential uses and uses with large congregations of people are deemed to be incompatible in APZ I. Only very low density residential is deemed to be compatible in APZ II, uses with large congregations of people would not be compatible. The AICUZ also provides recommended compatible land uses for areas within the HARB noise contours which represent areas that may be impacted by aircraft noise exposure. The AICUZ notes that residential uses are incompatible in the 75dBA and greater noise contours. Residential uses are discouraged within the 65dBA to 69dBA noise contour and strongly discouraged in the 70dBA to 74dBA noise contour. Where residential uses are permitted, the AICUZ recommends that measures be included to achieve outdoor to indoor noise level reduction.

Task Force Survey Results. As shown in Figure 4-11, 85% of participants recommend retaining the policy in its current form and 5% recommend amending it to make it more restrictive. Ten percent of survey respondents recommend deleting the policy. Specific recommendations include expanding the policy to include the HARB noise contours and explosive safety arcs to address current safety concerns and future mission incompatibilities.

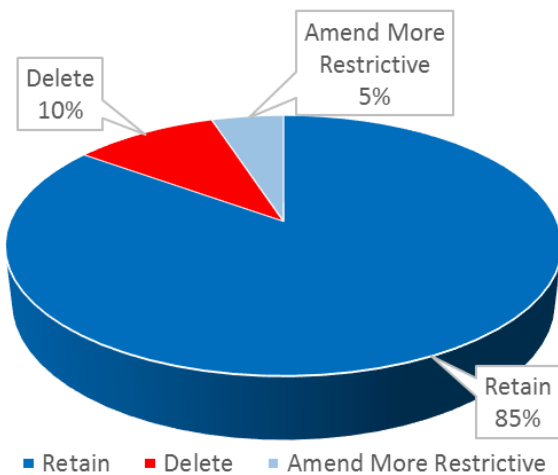


Figure 4-11: Policy LU-8G(i)(d) Survey Results

Specific Comments:

Add Noise Contours and explosive safety arcs to "shall not" exclusion areas due to current safety concerns and future mission incompatibilities. (Homestead Air Reserve Base)	water conservation areas, Biscayne Aquifer Recharge Areas and Everglades Buffer Areas, we recommend that the Priority and Avoidance criteria remain (Rockmining Industry Representative)
Delete, US government should buy the land from property owners (Farm Bureau)	

Policy LU-8G(ii)(a). *The following areas shall be avoided: Future wetlands delineated in the Conservation and Land Use Element*

Background. The Future Wetlands are identified on Figure 14 of the CDMP Future Land Use Element and represent areas identified by the SFWMD for ecosystem restoration projects. The CDMP expresses the importance of protecting these areas noting that they serve to filter and purify surface and groundwater, provide habitat for wildlife, provide direct recharge of water to the Biscayne Aquifer, and provide natural flood protection.

Task Force Survey Results. As shown in Figure 4-12, 70% of participants recommend retaining the policy in its current form, 15% recommend amending it to make it more stringent and 15% recommend deleting it. Specific recommendations include the need to clarify how future wetlands are identified.

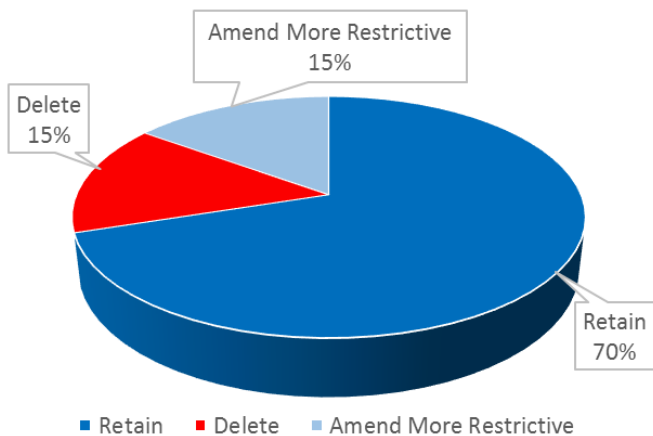


Figure 4-12: Policy LU-8G(ii)(a) Survey Results

Specific Comments:

Turn into shall not be considered areas. (Urban Environment League)	Given the uncertainty of the U.S. waters of the United States rule and certain determinations that wetlands may include land between furrows in agricultural areas, we are not sure what this avoidance area would mean or how it would be determined. (Rockmining Industry Representative)
change to "shall not be considered" (NOVA Southeast Shepard Broad Law Center)	
change to "shall not be considered" (1000 Friends of Florida)	
We have enough wetlands in ENP (Farm Bureau)	

Policy LU-8G(ii)(a). *The following areas shall be avoided: Land designated Agriculture on the land use plan map, except where located in designated urban expansion areas.*

Background. The impact of agriculture in Miami-Dade County is about \$600 to \$700 million per year, which equates to a \$2 billion total economic impact to the county. The industry contributed approximately 20,000 direct and indirect jobs and a direct payroll to agriculture employees of approx. \$132 million per year. In addition, the County ranks as the only subtropical growing region in the continental US, which makes us extremely unique. It is a long-standing principle of the CDMP to encourage agriculture as a viable economic use of suitable land (CDMP, Page I-73). Policy LU-1R indicates that Miami-Dade County shall take steps to reserve the amount of land necessary to maintain an economically viable agricultural industry. In 2002, a report by the Miami Dade County RER-Planning Research Section found that 52,000 acres of agricultural land is needed to maintain a viable industry, 56,134 acres of agricultural land currently remain outside of the UDB.¹ This policy works in conjunction with Policy LU-8G(i)(c) which identifies the Redland agricultural area as an area that “shall not be considered” for expansion of the UDB.

Task Force Survey Results. As shown in Figure 4-13, 60% of participants recommend retaining the policy in its current form and 10% recommend amending it to make it more restrictive including making it an area that “shall not be considered” for expansion of the UDB. Twenty percent of survey respondents recommend deleting the policy and 10% recommend amending it to make it less restrictive including exempting agricultural land that is deemed to be of lower quality or viability.

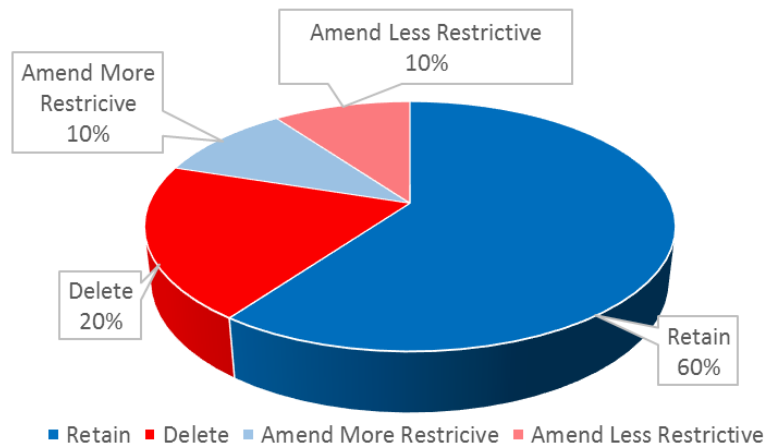


Figure 4-13: Policy LU-8G(ii)(a) Survey Results

Specific Comments:

Turn into shall not be considered areas. (Urban Environment League)	Given the testimony, documentation, and other information presented to the Task Force and the discussion among the Task Force members, we understand that the absolute avoidance criteria creates certain hardships on the agriculture community and therefore it should not be retained. (Rockmining Industry Representative)
Amend to add "unless Agricultural land is deemed to be lower quality or viability or included future UEAs" (Builders Association of South Florida)	
change to "shall not be considered" (1000 Friends of Florida)	
This land should be in the UDB. (Farm Bureau)	

¹ Urban and Agricultural Land Use Trends and Projections. Miami-Dade County Planning Research Section. 2002

Policy LU-8G(ii)(b). *The following areas shall be avoided: Coastal High Hazard Areas east of the Atlantic Coastal Ridge*

Background. The Coastal High Hazard Areas (CHHA) represent areas that are vulnerable to destructive storm surge from a category one hurricane based on the ‘Sea, Lake and Overland Surges from Hurricanes’ (SLOSH) Model. The SLOSH model is run by the National Oceanic and Atmospheric Administration (NOAA) then further refined by the Florida Division of Emergency Management for localized use. The primary concerns related to development in the CHHA are increases in life safety risks, property losses and evacuation needs. Section 163.3177(6), Florida Statutes, requires local governments to limit public expenditures that would have the effect of subsidizing development in Coastal High Hazard Areas. In addition to defining the CHHAs as areas that “shall be avoided” for expansion of the UDB, the CDMP also prohibits land use amendments or rezoning actions that would increase residential density within the CHHA (Policy CM-9A).

Task Force Survey Results. As shown in Figure 4-14, 60% of participants recommend retaining the policy in its current form and 20% recommend amending it to make it more restrictive including expanding the policy to account for sea level rise and including areas west of the Atlantic Coastal Ridge. Ten percent of survey respondents recommend deleting the policy and 5% recommend amending the policy to make it less restrictive including excluding affected areas in UEA No. 3. Other recommendations include better defining the boundaries of the CHHAs.

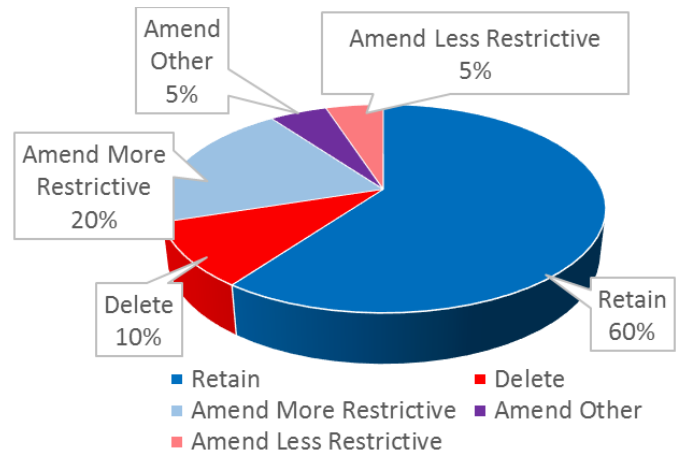


Figure 4-14: Policy LU-8G(ii)(b) Survey Results

Specific Comments:

Turn into shall not be considered areas and expand to account for SLR (Urban Environment League)	Coastal High Hazard Areas should be deleted from LU-8G(ii)(b) there has been NO FLOODING after any recent major hurricane in UEA 3. The same can't be said for Downtown Miami or other parts of Miami-Dade. New independent studies should be conducted since most of the current information was formulated before the current canals have been put to use in this area. (Property owners' Representative - Eastern UEA)
change to "shall not be considered" (NOVA Southeast Shepard Broad Law Center)	
Low-lying high flood-risk areas on the Western side of the Ridge should also be avoided. Those areas falling at 7 feet NAVD above sea level or lower should be avoided. (Friends of the Everglades)	change to "shall not be considered" (1000 Friends of Florida)
Retain with the exception of areas affected in UEA No. 3. (Florida Home Builders Association)	
The area should be more specifically defined (Builders Association of South Florida)	

Policy LU-8G(ii)(c). *The following areas shall be avoided: Comprehensive everglades restoration plan project footprints delineated in tentatively selected plans and/or project implementation reports.*

Background. The CERP Comprehensive Review Study (“Restudy”) outlined 68 projects necessary to restore important functions and values of the Everglades and south Florida ecosystems and plan for the long-term water resource needs of south Florida. The Restudy is conceptual in nature and is expected to take approximately 30 years to implement. Prior to initiation of construction, Project Implementation Reports (PIR) are finalized for each CERP project to evaluate its effectiveness and identify needed refinements or modifications. The PIR is intended to bridge the gap between conceptual design and detailed design necessary to proceed to construction. Tentatively selected plans are identified through the PIR. Although the 2000 Water Resource Development Act (WRDA) approved the overall CERP plan, individual CERP projects require congressional authorization before they can receive federal appropriations for construction. Authorization normally occurs through periodic WRDAs. CERP projects authorized through the Restudy in Miami-Dade County are shown in Table 1. CERP projects that have been deauthorized pursuant to Section 6001(d) of the Water Resources Reform and Development Act include the Lake Belt In-Ground Reservoir Technology project and the Wastewater Reuse Technology project. The Bird Drive Recharge project, as outlined in the Restudy, was found to be infeasible due to its high cost and low benefit ratio. The project is currently being reevaluated to recapture some of the anticipated project benefits.

Table 1: CERP Projects in Miami-Dade County	
C-9 Stormwater Treatment Area / Impoundment	L-31N Levee Improvements for Seepage Management and S-356 Structures
North Lake Belt Storage Area	West Miami-Dade County Reuse
Diverting Water Conservation Area 2 and 3 flows to Central Lake Belt	Biscayne Bay Coastal Wetlands
Central Lake Belt Storage Area	South Miami-Dade County Reuse
Dade-Broward Levee / Pennsuco Wetlands	Restoration of Pineland & Hardwood Hammocks in C-111 Basin
C-4 Control Structures	C-111N Spreader Canal
Bird Drive Recharge Area	

Task Force Survey Results. As shown in Figure 4-15, 68% of participants recommend retaining the policy in its current form and 16% recommend amending it to make it more stringent including moving it to an area that “shall not be considered” for expansion of the UDB and expanding the policy to account for sea level rise. Eleven percent of survey respondents recommend deleting the policy and 5% recommend amending the policy to make it less restrictive including limiting it to feasible and funded CERP projects. Other recommendations include limiting the policy to projects delineated in the US Army Corps of Engineer’s Chief’s Report.

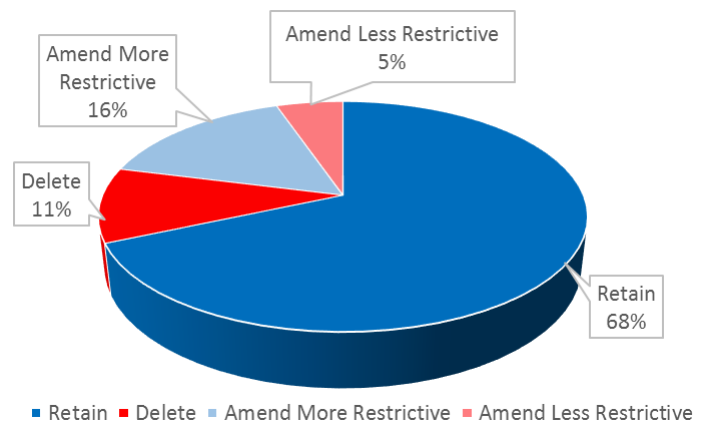


Figure 4-15: Policy LU-8G(ii)(c) Survey Results

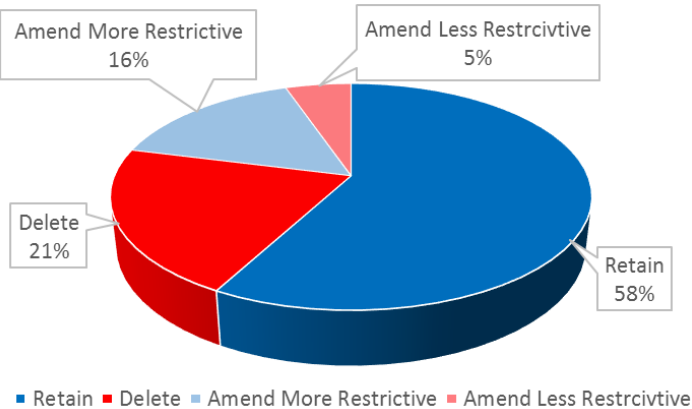
Specific Comments:

Turn into shall not be considered areas and expand to account for SLR (Urban Environment League)	Amend as follows: Comprehensive Everglades Restoration Plan project footprints delineated in approved, feasible and funded Plans and/or Project Implementation Reports. As stated in 3.1 (c), there needs to be accurate and current information on all funded viable and feasible projects designated by the SFWMD and other agencies since the information that is being relied upon is inaccurate and causes tremendous harm to property owners when the SFWMD plans for decades on non-feasible projects. (Western UEA Property Owners' Representative)
change to "shall not be considered" (NOVA Southeast Shepard Broad Law Center)	
Certain areas of the Lake Belt region are subject to the CERP footprint and it is unclear about how the methodology is applied and for how long and therefore we suggest that the criteria be refined to include CERP project footprints delineated in a Chief's report authorized by Congress. (Rockmining Industry Representative)	

Policy LU-8G(iii)(a). The following areas shall be given priority for inclusion, subject to conformance with Policy LU-8F and the foregoing provision of this policy: Land within Planning Analysis Tiers having the earliest projected supply depletion year;

Background: Miami-Dade County is divided into four Planning Analysis Tiers; North, North Central, South Central and South (See Map 4-1). The Planning Analysis Tiers are further analyzed by Subtiers comprised of the eastern and western portions of each Tier. These analysis areas provide a broader picture than Minor Statistical Areas (MSA). For the purpose of the tier-specific supply/demand analyses, each tier is treated independently. Thus, if the supply of a housing type is exhausted in a particular tier, it is not assumed that the demand will shift to another tier in the County.

Task Force Survey Results. As shown in Figure 4-16, 58% of participants recommend retaining the policy in its current form and 16% recommend amending it to make it more restrictive including first determining the need in unincorporated Miami-Dade County and improving the capacity of tiers with the earliest depletion year through amended land use policy rather than expanding the UDB. Twenty-one percent of survey respondents recommend deleting the policy and 5% recommend amending it to make it less restrictive.



Specific Comments:

to take account of building up, not out (Tropical Fruit Growers of SF)	This should be applied based on first determining the unincorporated-wide need to ensure that the unincorporated area is provided a proportionate share of land use allocations. (Western UEA Property Owners' Representative)
Depletion should be redefined to account for upzoning and 100% of permitted projects (Urban Environment League)	
Improve capacity of tiers with earliest depletion through amended land-use policy (Tropical Audubon Society)	
Amend to specify “and with the proper infrastructure in place or as part of the proposed development plan”. (Florida Home Builders Association)	Consider rock mining constraints enumerated in the survey response (Rockmining Industry Representative)
	First priority (Latin Builders Association)

Policy LU-8G(iii)(b). The following areas shall be given priority for inclusion, subject to conformance with Policy LU-8F and the foregoing provision of this policy: Land within the UEAs and contiguous to the UDB;

Background: There are currently four Urban Expansion Areas that comprise ±6,718 acres. Approximately ±4,450 acres of land within the Urban Expansion Areas is defined as an area that “shall not be considered” or “shall be avoided” for expansion of the UDB pursuant to Policy LU-8G(i) and (ii).

Task Force Survey Results. As shown in Figure 4-17, 68% of participants recommend retaining the policy in its current form and 11% recommend amending it to make it more stringent including amending the UEAs to exclude the areas that are designated as areas that “shall not be considered” or “shall be avoided” for expansion of the UDB. Twenty-one percent of survey respondents recommend deleting the policy.

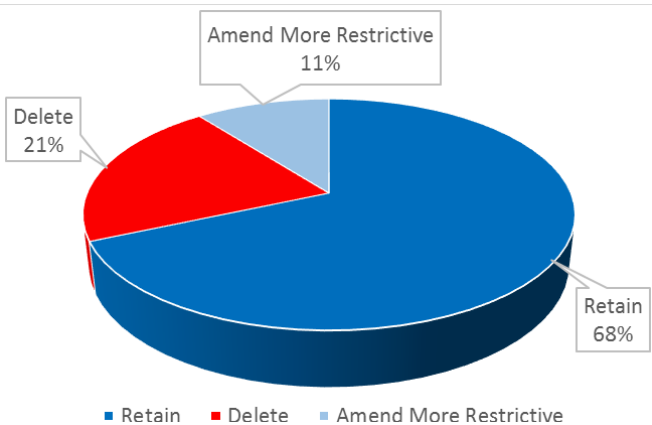
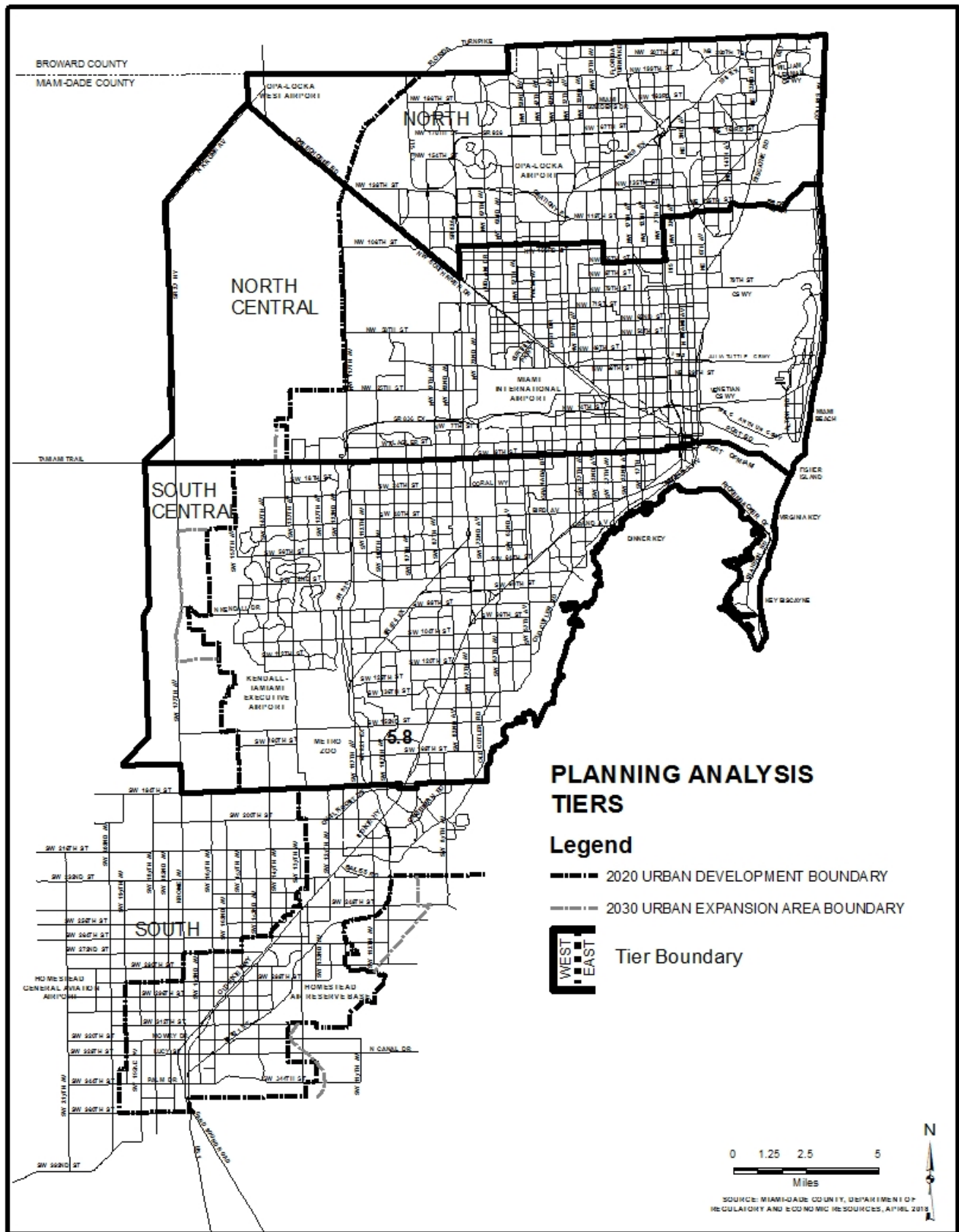


Figure 4-17: Policy LU-8G(iii)(b) Survey Results

Specific Comments:

should be EXCLUDED rather than given priority for inclusion (Tropical Fruit Growers of SF)	UDB should not be moved in any fashion. (Urban Environment League)
Retain provided UEAs are amended to exclude areas that "shall not be considered" or "shall be avoided" as recommended in prior responses. (Homestead Air Reserve Base)	Yes, in conjunction w/ Land Use element LU-8H with amendment of residential development proposals of min. 200 gross acres. (Latin Builders Association)
To reflect reconfigured UEAs eliminating all but #1 and including land South of 232nd street and East of 147th Ave (Tropical Audubon Society)	Consider rock mining constraints enumerated in the survey response (Rockmining Industry Representative)
	No UDB (Farm Bureau)

Map 4-1: Planning Analysis Tiers



Policy LU-8G(iii)(c). The following areas shall be given priority for inclusion, subject to conformance with Policy LU-8F and the foregoing provision of this policy: Locations within one mile of a planned urban center or extraordinary transit service; and

Background: The CDMP Land Use Plan Map denotes 63 Urban Centers, 25 of which are located within unincorporated Miami-Dade County. Nineteen of these urban centers have been planned through the area planning process and have adopted regulating plans. Extraordinary transit service includes Commuter Rail, Metrorail, People Mover, Bus Rapid Transit, Express Bus, and Enhanced Bus Service (Policy TC-1B).

Task Force Survey Results. As shown in Figure 4-18, 47% of participants recommend retaining the policy in its current form and 37% recommend amending it to make it more restrictive including limiting the radius to ½ mile and excluding transit service added after 2018 with exception of the SMART Plan corridors. Five percent of survey respondents recommend deleting the policy and 11% recommend amending the policy to make it less stringent including expanding the radius to two miles.

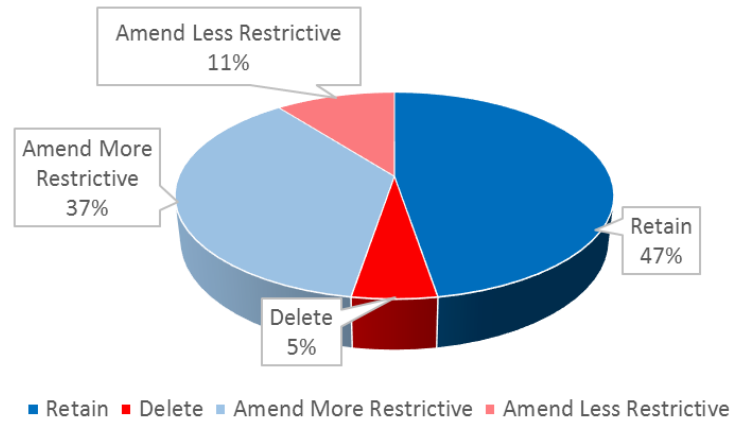


Figure 4-18: Policy LU-8G(iii)(c) Survey Results

Specific Comments:

Include only AFTER such a center and transit service are in place. (Tropical Fruit Growers of SF)	Transit services offered on new roads constructed after 2017 should not be included in this definition. Ideally, we believe that the only new transit routes this designation should apply to are those identified under the SMART plan. (Friends of the Everglades)
UDB should not be moved in any fashion. (Urban Environment League)	
Change to 1/2 mile; Add "unless within an area not to be considered." (NOVA Southeast Shepard Broad Law Center)	
Except where radius extends beyond the UDB. (Tropical Audubon Society)	Locations within two miles of a planned urban center or extraordinary transit service (Latin American Business Association)
Excluding new transit (post 2018). (Sierra Club Miami)	
within a 3 mile trolley ride (Eastern Property Owners' Representative)	Consider rock mining constraints enumerated in the survey response (Rockmining Industry Representative)
change to a half-mile (Urban Land Institute)	

Policy LU-8G(iii)(d). The following areas shall be given priority for inclusion, subject to conformance with Policy LU-8F and the foregoing provision of this policy: Locations having projected surplus service capacity or where necessary facilities and services can be readily extended.

Background: The County's CDMP establishes concurrency level of service standards for transportation facilities, water/sewer, drainage, solid waste, parks, and public schools. Concurrency is the requirement that certain facilities and services be in place to serve new development as it occurs.

Task Force Survey Results. As shown in Figure 4-19, 63% of participants recommend retaining the policy in its current form and 11% recommend amending it to make it more stringent including excepting the areas that “shall not be considered” for expansion of the UDB pursuant to Policy LU-8G. Twenty-six percent of survey respondents recommend deleting the policy.

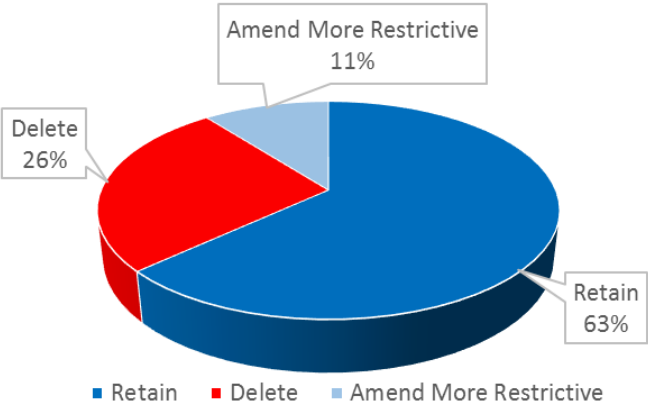


Figure 4-19: Policy LU-8G(iii)(d) Survey Results

Specific Comments:

UDB should not be moved in any fashion. (Urban Environment League)	Consider rock mining constraints enumerated in the survey response (Rockmining Industry Representative)
Add "unless within an area not to be considered." (NOVA Southeast Shepard Broad Law Center)	

Policy 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 positive net fiscal impact to Miami-Dade County.

Background: The criteria for expansion of the UDB in Policy LU-8H is intended to prevent sprawl type development and ensure that the necessary infrastructure and facilities are in place to serve the development. State law defines “urban sprawl” as a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses (F.S. 163.3164(51)). Section 163.3177(6)(a)(9), Florida Statutes requires the CDMP and any amendments thereto to discourage the proliferation of urban sprawl and includes indicators to identify whether an amendment discourages urban sprawl.

Task Force Survey Results.

Policy LU-8H(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:

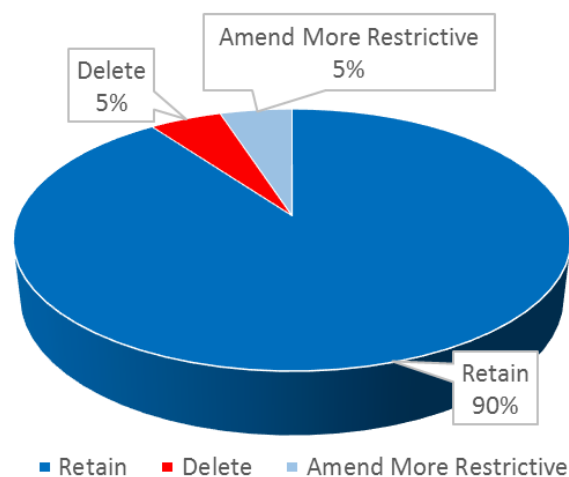


Figure 4-20: Policy LU-8H(a) Survey Results

Task Force Survey Results. As shown in Figure 4-20, 90% of survey respondents recommend retaining the policy and 5% recommend amending it to make it more restrictive including encouraging mixed use urban villages on a minimum of 600 acres and clarifying that development must account for the full mix of uses to meet all projected needs of the residences. Five percent recommend deleting the policy.

Specific Comments:

We should not be issuing a roadmap for UDB expansion (Tropical Fruit Growers of SF)	Mixed use urban villages shall be encouraged where a minimum of 600 acres can be assembled under unified control as a means to achieve affordable housing, transit support, economic diversity, quality urban design and land use compatibility. (Western UEA Property Owners' Representative)
After "for the", insert "full mix of"; Add, at end: "to meet the full projected needs of the residential development." (NOVA Southeast Shepard Broad Law Center)	

Policy LU-8H(b). Residential development shall be at an average minimum density of ten (10) dwelling units per gross acre;

Task Force Survey Results. As shown in Figure 4-21, 79% of survey respondents recommend retaining the policy and 11% recommend amending it to make it more restrictive including increasing the required density. Five percent recommend deleting the policy and 5% recommend amending the policy to make it less restrictive including allowing one acre home sites near agriculture.

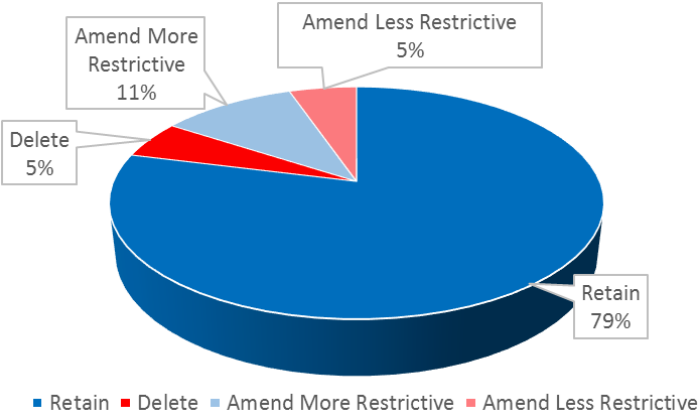
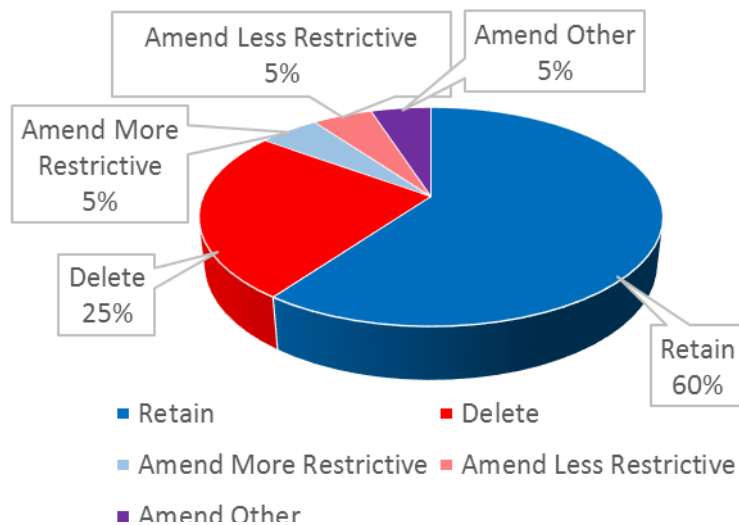


Figure 4-21: Policy LU-8H(b) Survey Results

Specific Comments:

We should not be issuing a roadmap for UDB expansion (Tropical Fruit Growers of SF)	Need to allow for one acre home sites closer to ag lands (Florida Nursery Growers and Landscape Association)
Increase to 15 units per gross acre (Friends of the Everglades)	20 dwelling units per gross acre (Sierra Club Miami)

Policy LU-8H(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;



Task Force Survey Results. As shown in Figure 4-22, 60% of survey respondents recommend retaining the policy and 5% recommend amending it to make it more restrictive including clarifying the meaning in practice. Twenty-five percent recommend deleting the policy and 5% recommend amending it to make it less restrictive. Other recommendations include allowing lots smaller than five acres to be included in the PDR program and increasing PDR funding.

Figure 4-22: Policy LU-8H(c) Survey Results

Specific Comments:

Must clarify the meaning in practice (Tropical Fruit Growers of SF)
Allow small lots to be included in program. Increase PDR funding. (Sierra Club Miami)
The Purchase of Development Rights program's operational procedures should be amended to allow for the purchase or transfer of development rights of smaller parcels. Currently, the PDR program does not allow for the owners of 5 acre properties to take part in the program unless the lot in question was adjacent to a 20 acre parcel or if multiple 5 acre parcels were grouped together. The majority of agriculturalists in Miami Dade County operate on relatively small lots, and the ongoing trend is towards ever smaller lot sizes. During the October 16th Agricultural Considerations Input Session multiple presenters noted the trend of decreased lot sizes for agricultural operations. Mr. Lucas presented data showing that average farm size fell 36.4% to 28 acres between 1992 and 2012 which indicates that the average size of farms is decreasing slide 32 of the presentation contained the projection that by 2037 "The average farm size is projected to drop 29.8% to 21.2 acres." If the PDR and TDR programs are to prove successful, measures must be taken to extend the option to smaller parcel-holders. These measures could include the development of methods to encourage neighbors to bundle together in applying for the program or a reduction in minimum lot size for eligibility. Furthermore, we believe this program should receive increased funding from the county. Slide 23 of the presentation noted the fact that Dade county voters previously approved \$30 million for the PDR program, \$10 Million of which was diverted by the County Commission to the beach re-nourishment program in 2016, with the promise to return the \$10 Million through other sources. As we approach the possible expansion of the UDB into the UEA's we believe it is prudent that the county begin more earnest efforts to restore this funding, and potentially increase funding for the program beyond the original \$30 million. (Friends of the Everglades)
Don't protect agricultural lands (Farm Bureau)

Policy LU-8H(d). Non-residential development, excluding public facilities, shall be developed at a minimum intensity of 0.25 FAR; and

Task Force Survey Results. As shown in Figure 4-23, 56% of survey respondents recommend retaining the policy and 25% recommend amending it to make it more restrictive including increasing the required floor area ratio, and increasing landscape requirements to mitigate effects of surface parking. Nineteen percent recommend deleting the policy.

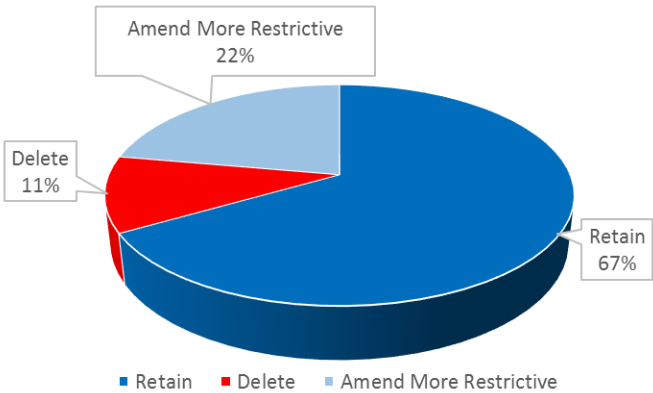


Figure 4-23: Policy LU-8H(d) Survey Results

Specific Comments:

We should not be issuing a roadmap for UDB expansion (Tropical Fruit Growers of SF)	Increase this intensity (NOVA Southeast Shepard Broad Law Center)
Retain provided UEAs are amended to exclude areas that "shall not be considered" as recommended in prior responses. (Homestead Air Reserve Base)	Increase landscape requirements to mitigate effects of surface parking (Tropical Audubon Society)
Increase FAR (Eastern Property Owners' Representative)	Increase minimum FAR to 0.5 (1000 Friends of Florida)

Policy LU-8H(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.

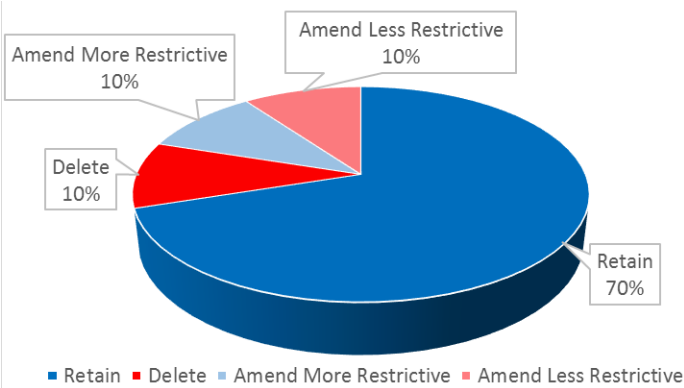


Figure 4-24: Policy LU-8H(e) Survey Results

Task Force Survey Results. As shown in Figure 4-24, 70% of survey respondents recommend retaining the policy and 10% recommend amending it to make it more restrictive including defining “adequate buffering”, providing minimum requirements for pedestrian and bicycle paths, and clarifying that the intent of buffering is to preclude conflicts between agricultural and suburban uses. Ten percent recommend deleting the policy and 10% recommend amending the policy to make it less restrictive including deleting the requirement for agricultural buffering.

Specific Comments:

Agree completely with the sentiment but we should not be issuing a roadmap for UDB expansion (Tropical Fruit Growers of SF)	Strengthen the language with more definitions- what is adequate buffer? Specify minimum requirements for independent pedestrian and cyclist pathways (Tropical Audubon Society)
Insert, after "lands", to preclude conflicts between agricultural and suburban uses, including but not limited to passenger vehicle - farm vehicle conflicts, noise and odor conflicts, among others. (NOVA Southeast Shepard Broad Law Center)	should be an amendable issue during zoning process (Eastern Property Owners' Representative)
	delete agricultural buffering (Builders Association of South Florida)
	No Buffer (Farm Bureau)

Policy LU-8H(f). The proposed development must be demonstrated not to discourage or inhibit infill and redevelopment efforts within the UDB:

Task Force Survey Results. As shown in Figure 4-25, 65% of survey respondents recommend retaining the policy and 5% recommend amending it to make it more restrictive including requiring demonstration that the proposed development meets a need that cannot be met through redevelopment. Thirty percent recommend deleting the policy.

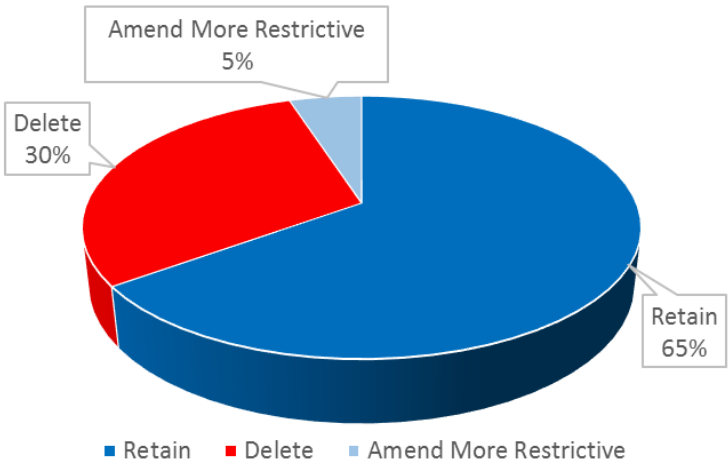
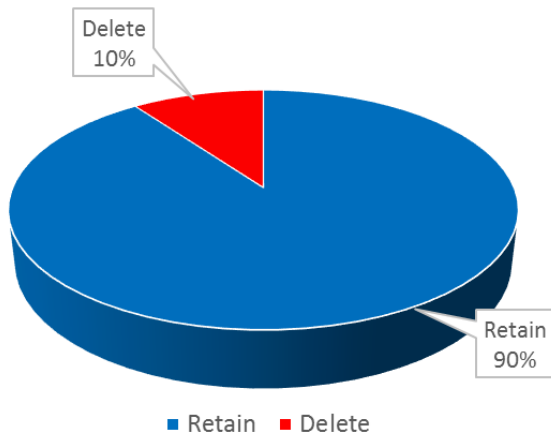


Figure 4-25: Policy LU-8H(f) Survey Results

Specific Comments:

Agree completely with the sentiment but we should not be issuing a roadmap for UDB expansion. (Tropical Fruit Growers of SF)	Delete everything after "must" and replace with "demonstrate that it is required to meet a documented need for urban development that cannot be met through redevelopment. (NOVA Southeast Shepard Broad Law Center)
If development within the UDB is possible why is the proposed development necessary (Tropical Audubon Society)	

Policy LU-8H(g). The proposed development will not leave intervening parcels of property between the proposed development and any portion of the UDB;



Task Force Survey Results. As shown in Figure 4-26, 90% of survey respondents recommend retaining the policy. Ten percent recommend deleting the policy noting that the County should not issue a roadmap for expansion of the UDB.

Figure 4-26: Policy LU-8H(g) Survey Results

Specific Comments:

Disagree with the notion (intervening greenspaces are a plus) but in any case we should not be issuing a roadmap for UDB expansion. (Tropical Fruit Growers of SF)
--

Policy LU-8H(h). It must be demonstrated that the proposed development will have a positive net fiscal impact to Miami-Dade County.

Task Force Survey Results. As shown in Figure 4-27, 70% of survey respondents recommend retaining the policy and 12% recommend amending it to make it more restrictive including considering full demand for all required public facilities and services, and considering impact on water resources, cost of flood protection, impact of traffic congestion, cost to extend water, sewer and transportation infrastructure. Eighteen percent recommend deleting the policy.

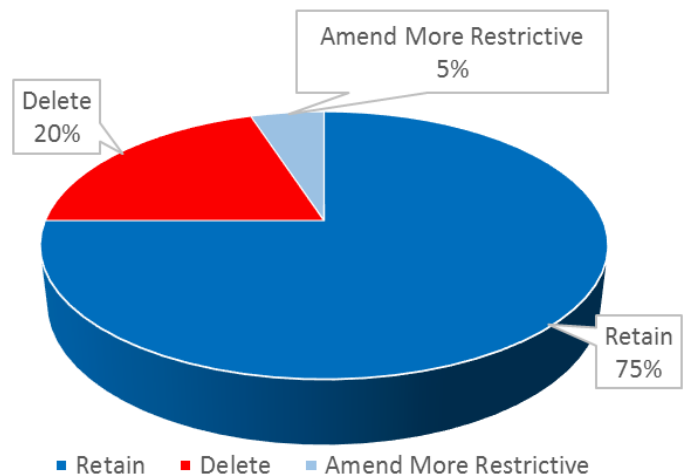


Figure 4-27: Policy LU-8H(h) Survey Results

Specific Comments:

Add "considering, among other things, the full demand for all public facilities and services required to serve the development. (NOVA Southeast Shepard Broad Law Center)	Impact on water resources, repair costs from more likely flooding events, lost time/productivity from induced traffic, and the cost of extending services and new transit routes in the urban periphery should be accounted for under this analysis. (Friends of the Everglades)
Positive financial impact on the county should not be a criterion for expansion of the UDB. (Tropical Audubon Society)	Financial impact should not be a consideration for UDB. (Tropical Fruit Growers of SF)

Should additional criteria for UDB expansion be added?

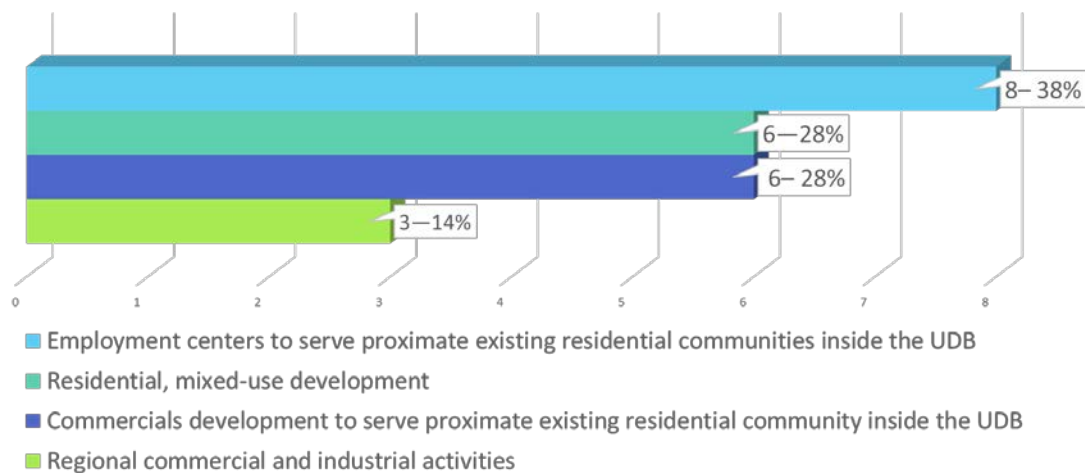
Specific Comments:

- The environmental benefit provided by open areas should be calculated (Prof. Richard Weiskoff has done good work in this regard) and considered. (Urban Environment League)
- Any development outside the UDB must account for permanent conservation easement of ag lands or environmentally sensitive lands, or Coastal High Hazard Areas. (Tropical Audubon Society)
- Coastal High Hazard Areas should be deleted from LU-8G(ii)b. (Eastern Property Owners' Representative)
- Criteria about developing areas threatened by long-term sea-level rise should be added. (Urban Land Institute)
- All land should be in UDB (Farm Bureau)
- Housing affordability, county wide, should be a factor in considering expansion. (Florida Home Builders Association)
- We also recommend that, with respect to any amendment to the UDB, staff strongly consider any information provided by Florida DOT or other credible source "regarding the effect such change...would have on the availability, transportation, cost, and potential extraction of construction aggregate materials on the local area, the region, and the state." See generally Section 337. 0261(2), Fla. Stat. (Rockmining Industry Representative)
- We believe that residential and commercial supply capacity within the Minor Statistical Areas is underestimated under current projection practices. This underestimation could lead to unnecessary expansion of the UDB, at great cost to County resources. We have several suggestions for how to improve the accuracy of these projections.
 - Units from vacant land: In the status quo, capacity of projects yet to start construction at the time of the analysis is reduced by 50% due to the possibility that they will never commence. The accuracy of this %50 figure demands explanation. Study should be conducted on exactly what percentages of permitted projects do not reach construction. Ideally, we believe that there should be no or minimal reduction in projected unit capacity from projects that have already received permitting.
 - Projections of net capacity of vacant land are determined via the sites capacity at its current zoning. Projections should instead be based upon the maximum allowable density for the overriding land use to reflect the capacity for rezoning. This would better reflect the County's stated desire to promote densification as well as the reality that such rezoning is quite feasible within the current system
 - Units from Redevelopment Potential. In the Status quo, only existing residential parcels and parking lots are currently analyzed to evaluate redevelopment potential (excluding single-family-type parcels). The redevelopment potential calculation requires the building to land value ratio to be .75 or lower, the structure must have been built prior to 1970, the ratio of allowable to existing density must be 4-1 and the parcel must be 0.25 acres. This set of conditions is overly constraining. Increased trends towards smaller units and "micro-housing" suggest that the 0.25 acre requirement be revisited and reduced. Furthermore, the requirement that the structure must have been built prior to 1970 does not necessarily reflect current trends and ignores very worthwhile opportunities for redevelopment.
 - Portland constitutes another major US city which relies on an Urban Growth Boundary as an essential zoning tool. Portland city planners incorporate the potential for redevelopment of existing multi-unit structures to greater levels of density by assessing profit incentives for redevelopment. The means by which they calculate this incentive is by using a 'strike price threshold'. If the real market value per square foot is less than the strike price, the tax lot is assumed eligible for redevelopment. The rationale for the strike price thresholds is that developers have a profit motive. For the purposes of this BLI, it is assumed that developers may want to redevelop a property if the potential profit justifies property acquisition costs. Strike Price values are determined by economic consultants in addition to working groups. Miami planners should consider incorporating such ideas³.
 - Demand Projection. In the projections of supply currently relied upon, supply is not linked to affordability. Lack of affordable housing should not be used as an excuse for more urban sprawl, instead measures should be taken to ensure that affordable housing inside the urban corridor is readily available. On December 1st, Mr. Hesler pointed out that "the basic assumption that increasing the supply of housing

will reduce housing cost has not held true.” Expansion of supply should not be substituted for measures to produce true affordability.

- Trends in number of persons per household should be incorporated into demand projections. These figures are available either through the Decennial Census and American Community Survey.
- Finally, the department’s reliance on linear regression as opposed to the potentially far more accurate non-linear regression is concerning and should be restudied. Populations and complex systems generally do not Mr. Hesler indicated that the simplicity of the linear regression model is the primary reason for the county’s reliance upon it. We do not find this answer satisfactory. The question of whether UDB expansion is warranted has massive implications upon county resources and quality of life and must be made using only the most reliable means of calculation. The county may want to consider switching to a logistical growth model, with an incorporated ‘upper growth limit’. This may better reflect the fact that there exists a carrying capacity within the county, past which population growth will likely level off or decline as the result of increased property prices and overburdened resources. (Friends of the Everglades)

What types of development should be prioritized and/or required for potential UDB Expansion?



Task Force Survey Results. Thirty-eight percent of survey respondents recommend that employment centers to serve proximate existing residential communities be prioritized for inclusion inside the UDB. Other comments include only prioritizing these areas upon a showing that such uses or redevelopment alternatives are not available within two miles.

Specific Comments:

Infrastructure, mass transit, schools, services, workforce/affordable housing etc. (Florida Home Builders Association)	But only "upon showing of a lack of existing such uses or redevelopment alternatives potentially available within two miles to serve such existing development. (NOVA Southeast Shepard Broad Law Center)
Residential mixed use developments that is in close proximity to transportation/planned infrastructure (Latin Builders Association)	

Section 2-116.1(2)(a)#1. Applications requesting amendment to the Urban Development Boundary (UDB) or to the Urban Expansion Area (UEA) boundary depicted on the Land Use Plan map, or to the land use classification of land located outside of said Urban Development Boundary may be filed only during the May period in odd-numbered years.

Task Force Survey Results. As shown in Figure 4-28, 45% of survey respondents recommend retaining the policy and 15% recommend amending it to make it more restrictive including accepting UDB amendment applications less frequently or implementing a moratorium on UDB amendment applications. Ten percent recommend deleting the policy and 30% recommend amending it to make it less restrictive including accepting UDB applications more frequently.

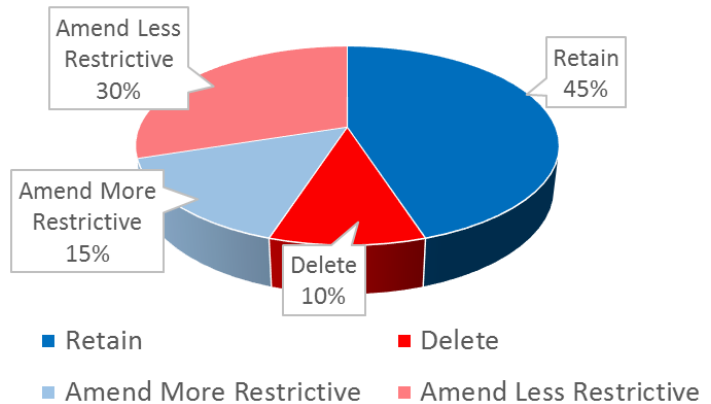


Figure 4-28: Sec. 2-116.1(2)(a)#1 Survey Results

Specific Comments:

The first workday in odd-numbered centuries. (Tropical Fruit Growers of SF)	... may be filed every year during the May period (Latin American Business Association)
A moratorium on applications should be adopted. (Urban Environment League)	may be filed in May every year (Florida Nursery Growers and Landscape Association)
Replace "in odd-numbered years" with "every fourth odd numbered year" (NOVA Southeast Shepard Broad Law Center)	At any time (Farm Bureau)
UEA applications should be prioritized and not subject to odd number requirements. (Florida Home Builders Association)	May period, annually (Latin Builders Association)
Should have two cycles per year. (Eastern Property Owners' Representative)	Extend the period to once every 4 years. (Friends of the Everglades)

Section 2-116.1(2)(a)#2. The Director of the Department may also file applications requesting amendments to the UDB, UEA or to the land use classification of land located outside of said UDB for processing during the January, May or October period following the adoption of an evaluation and appraisal report, provided that the amendments proposed in said applications are suggested in the adopted evaluation and appraisal report.

Task Force Survey Results. As shown in Figure 4-29, 70% of survey respondents recommend retaining the policy and 10% recommend amending it to make it more restrictive including specifying that the amendment must be necessary to comply with UDB-UEA provisions of the CDMP. Ten percent recommend deleting the policy and 10% recommend amending it to make it less restrictive including allowing for filing at the same time as the public.

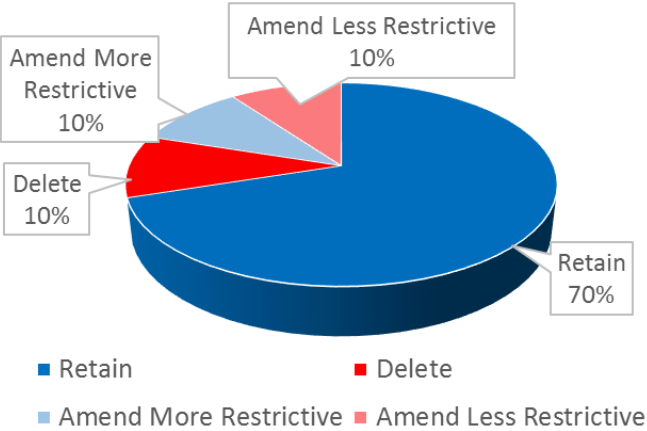


Figure 4-29: Sec. 2-116.1(2)(a)#2 Survey Results

Specific Comments:

Replace "suggested in" with "demonstrated to be necessary tom comply with the DBD-UEA provisions of the CDMP". (NOVA Southeast Shepard Broad Law Center)	File during the same time period as the public only. (Florida Nursery Growers and Landscape Association)
	No such authority for non-elected officials. (Tropical Fruit Growers of SF)
Should be allowed to file at any time. Why have cycles? (Builders Association of South Florida)	A moratorium on applications should be adopted. (Urban Environment League)

Section 2-116.1(2)(a)#3. No application to expand the area within the UDB shall be filed where such application would result in an area of land located outside of the UDB being more than seventy-five percent (75%) surrounded by land that is within the UDB. If two or more applications to expand the area within the UDB would cumulatively result in an area of land located outside the UDB being more than seventy-five percent (75%) surrounded by land that is within the UDB, then the later-submitted application or applications shall not be filed.

Task Force Survey Results. As shown in Figure 4-30, 55% of survey respondents recommend retaining the policy and 5% recommend amending it to make it more restrictive including implementing a moratorium on UDB amendment applications. Thirty-five percent of survey respondents recommend deleting the policy.

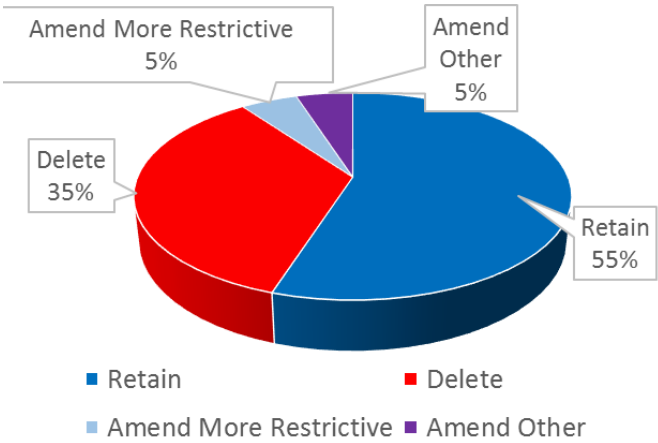


Figure 4-30: Sec. 2-116.1(2)(a)#3 Survey Results

Specific Comments:

The notion of "75% surrounded" needs clarification--is it a perimeter measurement or what? Tropical Fruit Growers of SF)	Delete, the formula is too vague with no substance for (%) calculation reasoning. Application should be evaluated on its merits, not a broad, over simplistic formula. (Latin Builders Association)
A moratorium on applications should be adopted. (Urban Environment League)	

Survey Addendum Results

Question No. 1 - Should CERP project footprints instead be included as areas that “shall not be considered” for expansion of the UDB?

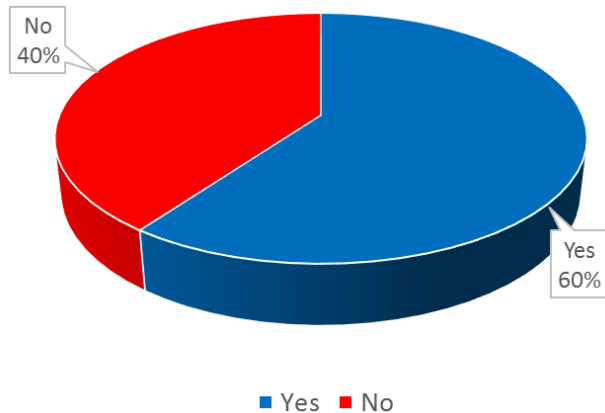


Figure 4-31: Q #1 Survey Addendum Results

Task Force Survey Results. Sixty percent of survey respondents recommend making CERP footprints areas that “shall not be considered” for expansion of the UDB noting that development in CERP footprints interferes with CERP objectives and the criticality of CERP to the long-term sustainability of the County's population. Forty percent of survey respondents recommend that CERP footprints not be designated as areas that “shall not be considered” for expansion of the UDB noting that the private land should be acquired within three years of being identified as a CERP project.

Specific Comments:

Continuing to authorize development within CERP footprints both interfered with CERP objectives and drives up, in some cases dramatically, CERP implementation costs. CERP Project footprint sites should be cordoned off from consideration for these reasons (Urban Environment League)	The goals of the Comprehensive Everglades Restoration Project are critical to the carrying capacity and ultimately the overall sustainability of our population in Florida. If we wish to sustain our population in the long-term in an era of more rapid sea level rise, it is imperative that we maintain the freshwater head and flood absorption capacity provided by the Everglades. We must strive to increase or at least maintain the spatial extent of wetlands if CERP is to be successful and succeed at maintaining our ecological resources and resilience to climate change. Those areas designated as CERP project footprints or that serve as wellfields for the municipal population are the most important and should be designated “shall not be considered” (Friends of the Everglades)
Coastal High Hazard Areas should be deleted from LU-8g(ii)b (Property Owners' Representative - Eastern UEA)	
There should be an amendment to the CDMP or a provision that for all CERP projects to be implemented, the needed private lands SHALL BE acquired within 3 years of the announcement of the project. It is unjust for property owners to be under an oppressive project footprint for decades with no ending. All for public purpose but with a set time-frame. (Property Owners' Representative - Western UEA)	

Question No. 2 - Should the County require that adequate mass transit infrastructure be in place prior to or concurrent with the inclusion of land within the UDB?

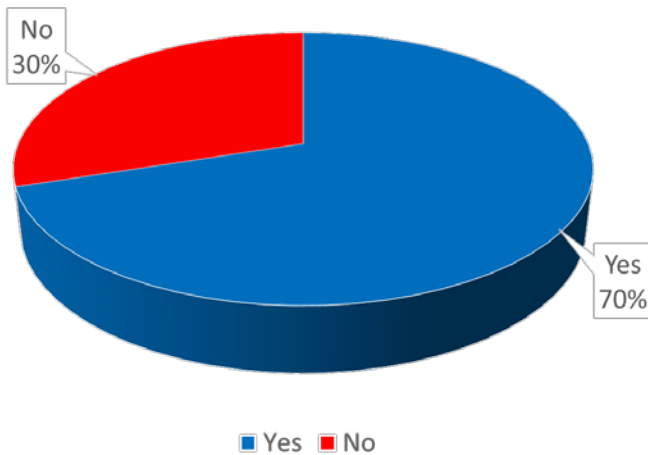


Figure 4-32: Q #2 Survey Addendum Results

Task Force Survey Results. Seventy percent of survey respondents recommend that the County require that adequate mass transit infrastructure be in place prior to or concurrent with the inclusion of land within the UDB. Those in favor noted that transit should be properly coordinated with UDB expansion and that development without transit would put more cars on the road and undermine resiliency efforts. Thirty percent of survey respondents recommend against the requirement noting that transit should be concurrent with development not expansion and that there is no requirement to adopt Level of Service standards.

Specific Comments:

This should also state that all transit improvement projects be properly coordinated with future expansion areas, so that future capacities are incorporated in transit planning so that the projects can be pro-active instead of re-active.(Florida Home Builders Association)	Stressing the fact that it should NOT be "prior to". If an application includes mass transit solutions and other infrastructure needs it should be sufficient to allow an application to move forward.(Builders Association of South Florida)
Historically efforts to "backfill" transit into developed areas has been nearly impossible due to the disruption this visits on existing communities. What we are seeing with efforts to retrofit Kendall with mass transit is an example. The BBC should authorize and implement transit first otherwise it may be impossible to do so later and traffic congestion, already intolerable, will worsen.(Urban Environment League)	The pattern of unchecked developmental sprawl served only by road extension, or with insufficient and unreliable public transportation options has led to massive congestion issues in Miami-Dade County. The transportation analytics firm Inrix recently ranked Miami as the 5th most congested city in the US and 10th in the world. The congestion on Miami's roads deteriorates quality of life, hampers our economy, and results in massive pollution. The 2012 Urban mobility report showed that Miami's cars released 56 billion pounds of carbon dioxide annually, approximately 380 pounds per commuter. The expansion of urban sprawl without prior or concurrent public transit expansion will only put more cars on the road and undermine county objectives to achieve resiliency.(Friends of the Everglades)
Where in the CDMP does it require to adopt a LOS standard. This seems like another way to delay critically needed land into the UDB to address the housing crisis that Mr. Armada made reference to during his housing and need presentation. (Property Owners' Representative - Western UEA)	
A properly planned mass transit infrastructure put in place will spur focused developments surrounding it. Along with proper zoning codes will allow large scale residential developments with urban centers, schools, surrounding it providing urban hubs.(Latin Builders Association)	Transit infrastructure can be put in place after inclusion of land. It should be in place prior to or concurrent to the actual development being put in (Florida Nursery Growers and Landscape Association)

Question No. 3(a) - CDMP Policy LU-8F currently indicates that the County should maintain a 15-year supply of residential land inside of the UDB beyond the date of the Evaluation and Appraisal Report adoption. Should this timeframe remain, be increased or be decreased?

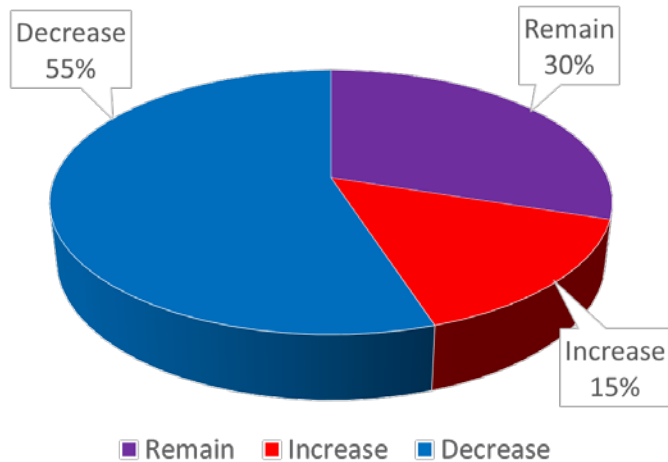


Figure 4-33: Q #3a Survey Addendum Results

Task Force Survey Results. Fifty-five percent of survey respondents recommend that the directive to maintain a 15-year supply of residential land inside of the UDB be reduced noting that it should comply with the 10-year requirement established in state law, the need to focus on infill development, and that population projections can quickly change. Fifteen percent of survey respondents recommend that the supply directive be increased, and 30% recommend that it remain at 15 years. Other comments include that the capacity analysis should account for housing type and should be calculated by Minor Statistical Area (MSA).

Specific Comments:

At some point we have to face the reality that we are land locked between the ocean and farmable everglades. To deal with population increases, we need to increase density in existing urban core. Miami 21 is a good example of how to satisfy demand. (Urban Environment League)	State statute only requires a 10 year supply. There is no reason to exceed this state statute. Overdevelopment is a real threat that we must be cognizant of. As we encroach upon the agricultural land, wetlands, and low lying areas outside the 2020 UDB we inherently degrade our resource base and expose our citizens and investments to danger. Thus, it is important that we minimize unnecessary encroachments outside the UDB. The 15 year requirement all but assures that we will expand beyond what is necessary to sustain population. Population dynamics are in constant flux, and as a region approaches capacity, rate of increase begins to level off. Projecting too far into the future based on current trends thus presents a danger for over-projection, which can lead to unnecessary degradation of county resources (Friends of the Everglades)
County should maintain consistency with Florida Statute 163.3177 requirement to maintain a 10-year land supply. (Homestead Air Reserve Base)	
Should be 10 years, per Florida law. And also should be less by the amount of res. development (e.g. 1/5 allowed in Ag) allowed outside the UDB. (NOVA Southeast Shepard Broad Law Center)	
The CDMP should either not include this policy or should provide methodology for measuring the available supply of residential land that anticipates existing urban areas will increase in density to the potential allowed under the CDMP or the applicable municipal comprehensive plan. (1000 Friends of Florida)	
Population demographics can change quickly, especially in our hurricane-prone area (Tropical Fruit Growers of SF)	
By increasing to a 20 year supply, this would allow the county to maintain a minimum of 13 years between EAR amendments. Further, the supply calculations should be broken down and applied by MSAs as opposed to County wide. As has been stated in various Task Force meetings by members, a 1,000,000+ unit in Brickell is not the same as an affordable home in Kendall.(Property Owners' Representative - Western UEA)	The policy should be updated to reflect where the demand for housing is located. The figure below shows where housing has been built from 2000 – 2016 according to the Census and the data reveals that most of the demand is on the east. Also, single-family housing demand has leap-frogged over the existing suburbs Miami-Dade County to the fringe. The County should incentivize redevelopment of new housing in the existing urban area rather than in the expansion areas.(Urban Land Institute)

<p>The policy should be updated to reflect where the demand for housing is located. The figure below shows where housing has been built from 2000 – 2016 according to the Census and the data reveals that most of the demand is on the east. Also, single-family housing demand has leap-frogged over the existing suburbs Miami-Dade County to the fringe. The County should incentivize redevelopment of new housing in the existing urban area rather than in the expansion areas.(Urban Land Institute)</p>	<p>We should have plans for roads, sewer and water (Farm Bureau)</p> <p>The supply calculations should result in an accurate representation of the actual supply. In other words, staff should evaluate the specific type of residential supply (single family, condos, affordability) (Builders Association of South Florida)</p>
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Question No. 3(b) - CDMP Policy LU-8F currently indicates that the County should maintain a 15-year supply of residential land inside of the UDB beyond the date of the Evaluation and Appraisal Report adoption. Should the County consistently maintain a 10-year residential land supply?

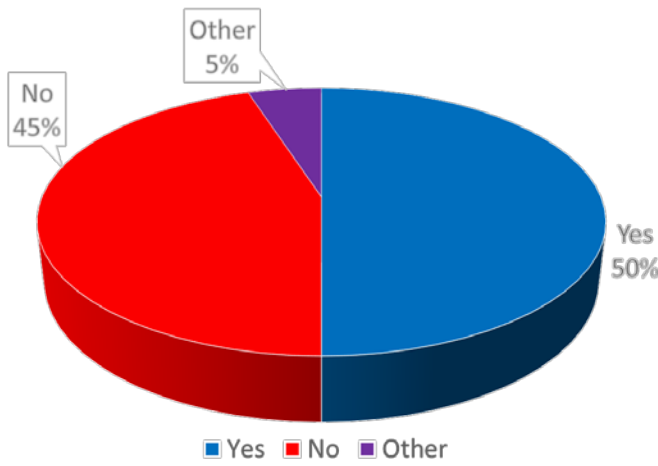


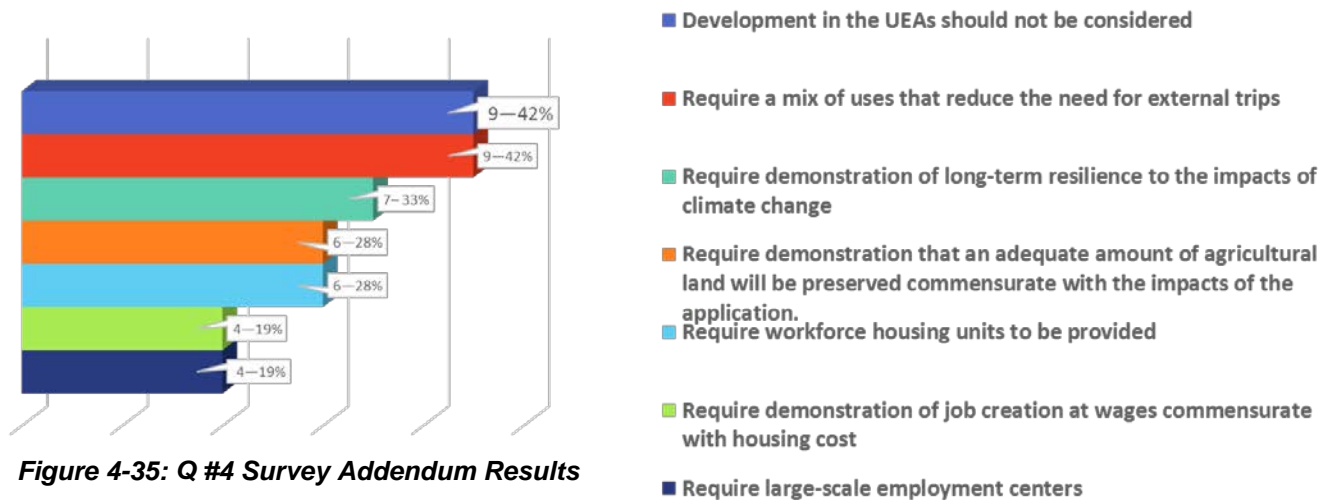
Figure 4-34: Q #3b Survey Addendum Results

Task Force Survey Results. Fifty percent of survey respondents recommend that the County should not consistently maintain a 10-year residential land supply between the Evaluation and Appraisal Report cycles which occur every seven years noting that this would lead to frequent, ongoing review rather than more thoughtful, periodic review and that it is unsustainable to require developable land to accommodate limitless growth. Forty-five percent of respondents recommend in favor of the change.

Specific Comments:

County should consistently maintain a 20-year residential land supply (Latin American Business Association)	The mandate that communities must maintain a certain amount of readily developable land to facilitate limitless population growth is patently unsustainable. Our Region does have a carrying capacity and it is possible we have already reached that capacity. We are seeing signs all across the state of Florida of degraded water quality and lack of freshwater supply. Limitless population growth beyond these boundaries is unsustainable and reduces overall prosperity by pulling tax dollars out of the town centers already established. This holds especially true in Miami Dade County. The developable high ground in Miami Dade County occupies a central elevated corridor, beyond which development is unwise and unsustainable. The wetlands and low-lying areas which flank this corridor known as the "Atlantic Coastal Ridge" should not be viewed as „readily developable“, as they are both highly flood-prone and highly critical to the freshwater and agricultural resource base of Miami Dade County and of those that already live here. (Friends of The Everglades)
Yes, per state law (NOVA Southeast Shepard Broad Law Center)	
Decrease to seven (Tropical Fruit Growers of SF)	
At the very least county should maintain a 20 year residential supply (Property Owners' Representative - Western UEA)	
15 year (Farm Bureau)	
Need further clarification on 15 year v. 10 year supply. (Builders Association of South Florida)	
The "consistently" requirement will mean frequent, ongoing, review and adjustment instead of a more thoughtful, periodic review (Tropical Audubon Society)	
Or more (Florida Nursery Growers and Landscape Association)	

Question No. 4 - Which of the following do you think should apply to development in the Urban Expansion Areas (UEA)?



Task Force Survey Results. As shown in Figure 4-32, 42% of survey respondents recommend that development in the UEAs not be considered, 42% recommend that development in the UEAs include a required mix of uses that reduce the need for external trips.

Specific Comments:

Workforce housing units is also needed. However, there should be incentive based development bonuses so that developers actually implement the programs and pass the savings to the end unit owners. (Latin Builders Association)	Ag preservation outside of the UEAs is a County wide issue with a cost that should be spread across all citizens not just UEA owners. Same applies for housing costs/wages and glad our County is moving in this direction. It is unfair for the UEA owners to bear the brunt for a countywide problem. (Property Owners' Representative - Western UEA)
Require high density development, only along mass transit corridors. Specifically Urban Study Area along US1 (Sierra Club Miami)	
Infill development must be prioritized above any expansion past the current Urban Development Boundary. Infill development is the only truly sustainable basis for future growth and must be accompanied by public transit. If expansions beyond the current Urban Development Boundary do occur, they must be thoroughly vetted to ensure minimum degradation of natural resources and meet resilience standards. (Friends of the Everglades)	"Adequate" amount of farmland should mean "equal". The "reduc[tion] of external vehicular trips must be defined by an objective standard – for example 75% internal trip capture. (NOVA Southeast Shepard Broad Law Center)
The UEAs do not currently pose viable development alternatives for various reasons that are particular to each UEA. Attempting to impose development criteria is simply a useless exercise given the intractable obstacles to development in each UEA. (Urban Environment League)	While I believe all of these factors should be considered, I do not believe it should be a "requirement". (Builders Association of South Florida)
	Until infrastructure is adequate, then priority should be to ensure adequate agriculture (Tropical Fruit Growers of SF)
	Let the market and viability of agriculture decide. (Farm Bureau)

Question No. 5 - Should the areas outside of the UDB that are not located within an Urban Expansion Area be designated as areas that “shall be avoided” for expansion of the UDB?

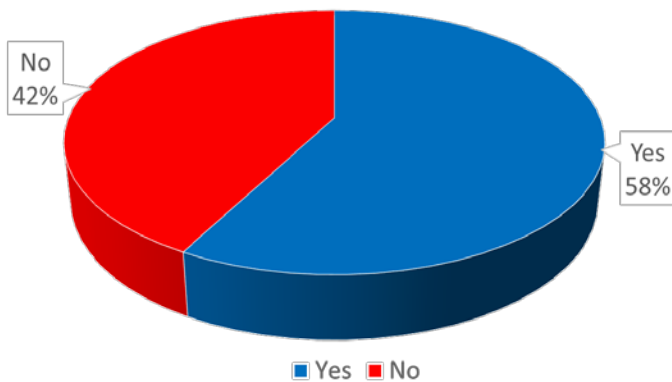


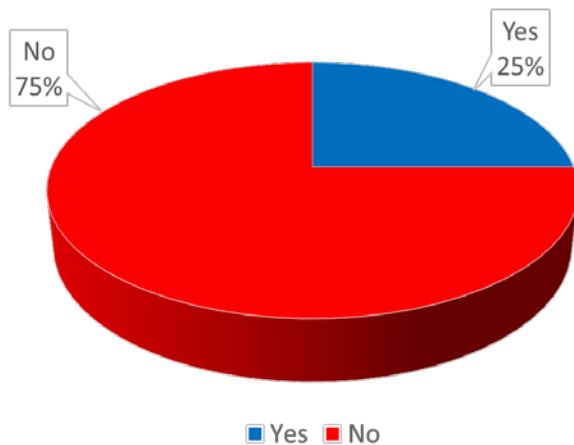
Figure 4-36: Q #5 Survey Addendum Results

Task Force Survey Results. Fifty-eight percent of respondents recommend that the areas outside of the UDB that are not located within an Urban Expansion Area be designated as areas that “shall be avoided” for expansion of the UDB noting that the majority of the land is low-lying, agricultural land, wetlands or aquifer recharge areas. Forty-two percent of survey respondents recommend against the change noting that only environmentally-sensitive areas should be avoided, all areas should be considered, and that we should forget about the wetlands since we have Everglades National Park.

Specific Comments:

Only environmentally sensitive areas, wetlands, water conservation areas, etc. shall be designated "shall be avoided" (Florida Home Builders Association)	The vast majority of land located outside the UDB is low-lying, designated for agricultural use, or serves as important wetland or open space critical for aquifer recharge. Infill development must be prioritized above any incursion past the UDB. If any area must be designated for expansion to compensate for the necessary curtailment of UEAs 2 and 3, this expansion must be preceded by careful analysis and study of the nature of the area to be expanded into, the resources it contains and the degree to which it lies at or below a minimum threshold of 3 feet above sea level. (Friends of the Everglades)
Replace with shall be excluded from consideration (Tropical Fruit Growers of SF)	
Forget wetlands we have all of Everglades National Park (Farm Bureau)	
We should be able to consider all areas (Florida Nursery Growers and Landscape Association)	
First, the existing UEA's should be adjusted to reflect the actual developable acreages. At that point, the designated areas can be re-evaluated.(Latin Builders Association)	

Question No. 6 - Should the County maintain a minimum amount of acreage in Urban Expansion Areas?



Task Force Survey Results. Seventy-five percent of respondents recommend against the County maintaining a minimum amount of acreage in the Urban Expansion Areas noting that this would increase land speculation. Other comments include that the majority of land in the UEAs is not suitable for development.

Figure 4-37: Q #6 Survey Addendum Results

Specific Comments:

Doing so merely increases speculation in land areas that are outside the UDB. (Urban Environment League)	The vast majority of land within the UEAs as drawn is not suitable for development. UEAs 2 and 3 stand out in their unsuitability for development. UEA 2 overlaps almost entirely with the most central and transmissive portion of the Western Wellfield, which provides a crucial source of fresh water for Miami's citizens and businesses. UEA 2 also includes future designated wetlands, CERP Project buffer areas, and is low-lying. UEA 3 is virtually entirely encompassed by the Coastal High Hazard Area designation and contains study areas for phase II of the Biscayne Bay Coastal Wetlands project, a vital component of CERP. Both these UEAs should be almost completely removed. County Staff recommended retraction of these UEA"s during the previous evaluation and appraisal report and we must act upon this recommendation now, before any development is allowed in this area, including a new highway bisecting this area. (Friends of the Everglades)
No, County has lots of land by the Air Force Base (Farm Bureau)	
That is subjective to the specific UEA area. One metric does not necessarily correlate with the other. (Latin Builders Association)	

Question No. 7 - Should inland and coastal areas vulnerable to severe flooding be identified as areas that “shall be avoided” for expansion of the UDB?

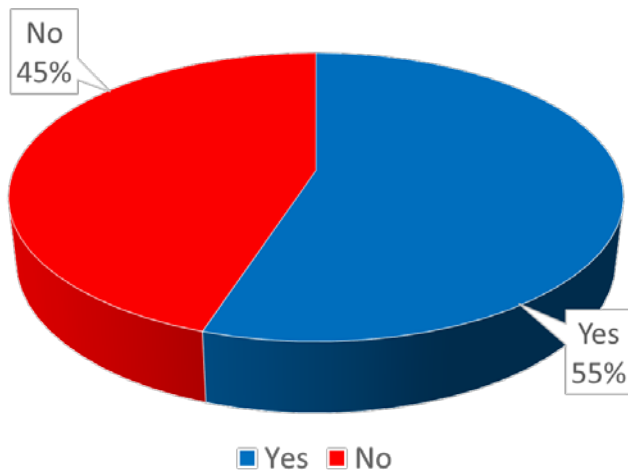


Figure 4-38: Q #7 Survey Addendum Results

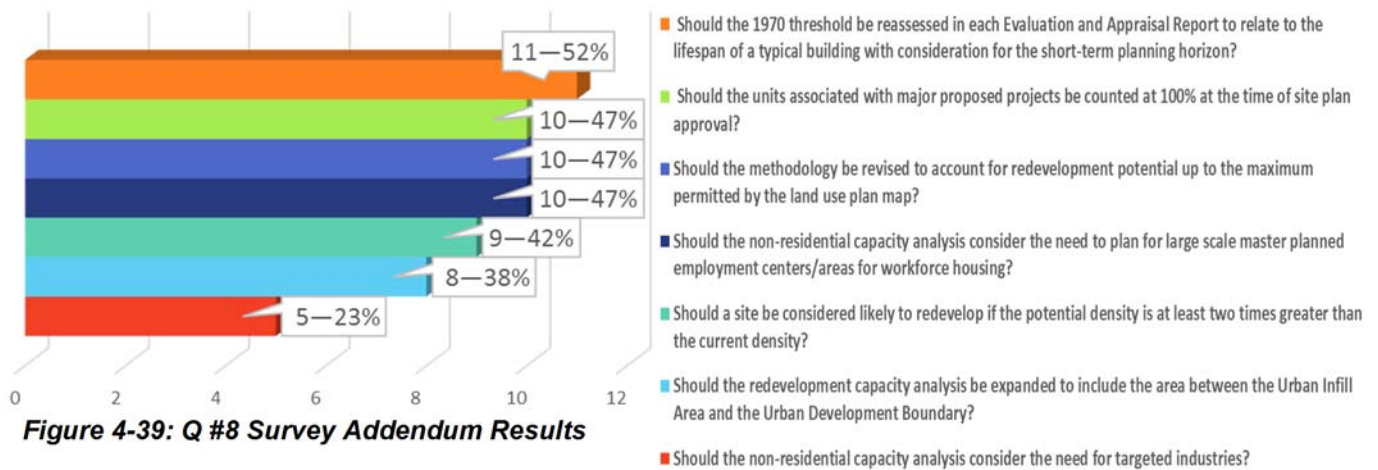
Task Force Survey Results. Fifty-five percent of respondents recommend that inland and coastal areas vulnerable to severe flooding be identified as areas that “shall be avoided” for expansion of the UDB noting that allowing development in these areas invites misery on families. Forty-five percent of respondents recommend against the change noting that inland areas can be protected. Other comments include:

- Need to clarify “severe flooding”
- These areas should “not be considered”
- Areas below 3 feet should “not be considered”
- Should rely on FEMA flood maps

Specific Comments:

This question is too vague. Need to be more specific as to what defines “vulnerable” and “severe” (Florida Home Builders Association)	What is “vulnerable to severe flooding”. We need a clearly defined area. This question is misleading because any undeveloped property can be considered “vulnerable” since there is no infrastructure to address flooding. (Builders Association of South Florida)
Coastal High Hazard Areas should be deleted from LU-8g(ii)b (Property Owners’ Representative - Eastern UEA)	
Replace with shall be excluded from consideration. (Tropical Fruit Growers of SF)	
Authorizing development in areas susceptible to flooding in a category one hurricane is inviting misery on families. Not only must such areas be avoided, the County must acknowledge that sea level rise (SLR) is a reality that may dramatically alter the viability of development in low lying areas. We are whistling past the graveyard if we don’t come to grips with this reality. (Urban Environment League)	Flooding is not merely a coastal issue. Inland areas adjacent to the Everglades are also at risk for flooding. Areas below 3 feet above sea level should not be considered for future development. Lidar Maps and Inundation maps should be included in our CDMP and should be designated “shall not be considered” (Friends of the Everglades)
FEMA does not use the term “severe flooding” in its flood zone designation descriptions. Any proposed changes should reflect controlling documents and maps. Further, a significant portion of the undeveloped area west of the Turnpike and within the UDB is designated within one or more of FEMA flood zone A classifications (Property Owners’ Representative - Western UEA)	Inland areas are easily able to be protected with a little planning (Florida Nursery Growers and Landscape Association)
	Proper development at elevations above the designated flooding criteria should be acceptable. Needs to be studied further within the sub-areas. (Latin Builders Association)

Question No. 8 - What changes should be considered to the methodology for calculating development capacity for the purposes of CDMP Policy LU-8F?

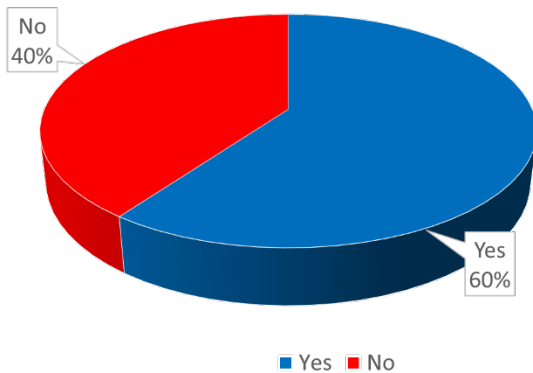


Task Force Survey Results. As shown in Figure 4-36, a majority of survey respondents recommend that the County's Land Supply methodology be amended to reassess the current criteria that only structures built prior to 1970 are considered likely to redevelop, consider the need to plan for large-scale employment centers/areas for workforce housing, account for redevelopment potential up to the maximum permitted by the land use plan map and count the units associated with major approved projects at the time of site plan approval.

Specific Comments:

Any development proposed for UDB expansion should consider the rockmining related considerations we set forth in our prior responses, as well as the criteria of Section 373.4149(4) for properties that are within 1 mile of the Miami-Dade County Lake Belt Area. (Rock Mining Representative)	This question is beyond the scope of the UEA Task Force's charge. The criteria are in the CDMP Land Use Element; the methodology is not. The task force should not be weighing in on methodological issues. (Florida Home Builders Association)
None of the Above (Property Owners' Representative - Western UEA)	This question requires an understanding of complex planning aspects that are generally beyond what would be reasonably expected of most task force members and, therefore, should not be considered. (Homestead Air Reserve Base)

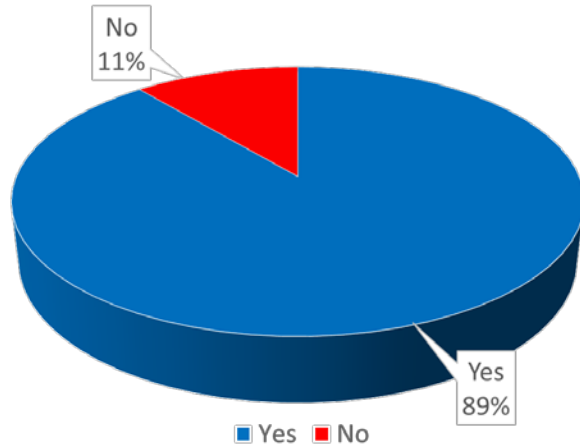
Question No. 9(a) - Should CHHAs instead be included as areas that “shall not be considered” for expansion of the UDB?



Task Force Survey Results. Sixty percent of survey respondents recommend strengthening the policies related to Coastal High Hazard Areas to make these areas that “shall not be considered” for expansion of the UDB. Other comments include the recommendation to delete Coastal High Hazard Areas from Policy LU-8G noting that there has been no flooding in UEA No. 3 following a recent major hurricane.

Figure 4-40: Q #9a Survey Addendum Results

Question No. 9(b) - Should the Coastal High Hazard Areas account for sea level rise?



Task Force Survey Results. Eighty-nine percent of survey respondents recommend that the Coastal High Hazard Areas account for sea level rise noting that failure to account for sea level rise will endanger the safety of the County’s citizens and as long as viable construction/engineering techniques can be developed to account for these conditions.

Figure 4-41: Q #9b Survey Addendum Results

Specific Comments:

These areas may require Building Code modifications to account for storm surge and sea level rise, but should not be removed from possible inclusion should viable construction/engineering techniques be developed to account for these conditions. (Florida Home Builders Association)	Sea level rise is a reality which must be taken into account. Sea Level rise is occurring at a faster than average rate in the Miami area. Failure to account for the phenomenon of sea-level rise will endanger the safety of citizens and compromise both county and private investment. Lidar and inundation maps should be incorporated into the CDMP and should be designated “shall not be considered” for areas 3 feet above sea level or less and “shall be avoided” for those areas 6 feet above sea level to 3 feet above sea level. (Friends of the Everglades)
No, since there has been No Flooding after any recent major hurricane in UEA 3. The same can’t be said for downtown Miami or other parts of Miami-Dade. New independent studies should be conducted since most of the current information was formulated before the current canals have been put to use in this area. (Eastern UEA property Owners)	
Keep in mind that the definition of CHHA may change over time. (Builders Association of South Florida)	

Question No. 10 – What criteria should be added for applications proposing expansion of the UDB?

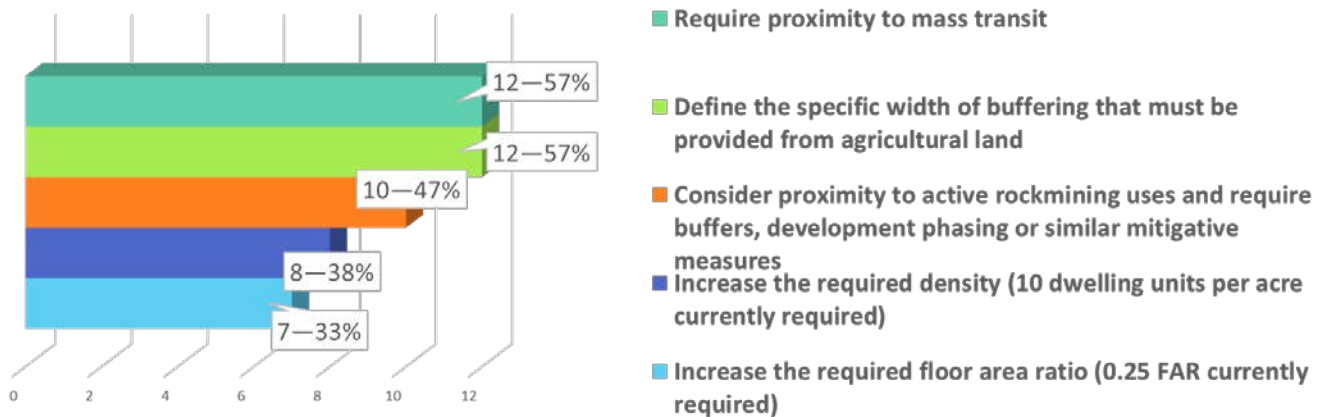


Figure 4-42: Q #10 Survey Addendum Results

Task Force Survey Results. As shown in Figure 4-39, the majority of respondents recommended that criteria be added for application requesting expansion of the UDB to define the specific width of buffering that must be provided from agricultural land, require proximity to mass transit and require consideration of proximity to active rockmining uses.

Specific Comments:

None of the above (Western UEA Property Owners)	The pattern of development which predominates on the county periphery has caused major problems for residents of Miami Dade County. This pattern of development which largely provides insufficient buffering from both agriculture and rockmining operations as well as insufficient access to transit (leading to massive congestion) has created untenable conditions on the county periphery which constitute a breach of social and environmental justice. No development beyond the current boundaries of the Urban Development Boundary is truly sustainable, but those which are approved must at least maintain minimum standards for health and livability and take ample care to maximize the preservation of resources and minimize the conflict between incompatible land-uses. (Friends of the Everglades)
Agricultural land should be for expansion of the UDB (Farm Bureau)	
As it relates to mass transit, it should be considered in proximity to existing and future mass transit corridors. (Builders Association of South Florida)	
The criteria for applications proposing expansion of the UDB should include the rockmining considerations stipulated in our prior responses, in addition to the factors noted here (e.g. proximity to active rockmining uses, buffers, development phasing, and similar measures) (Rockmining Industry Representative)	

Question No. 11 – Should there be a minimum acreage for UDB amendment applications?

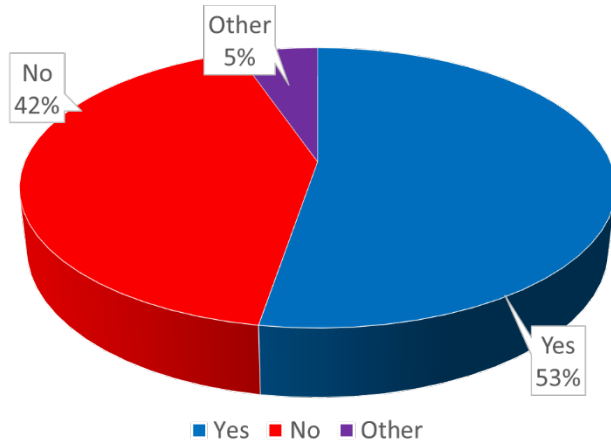


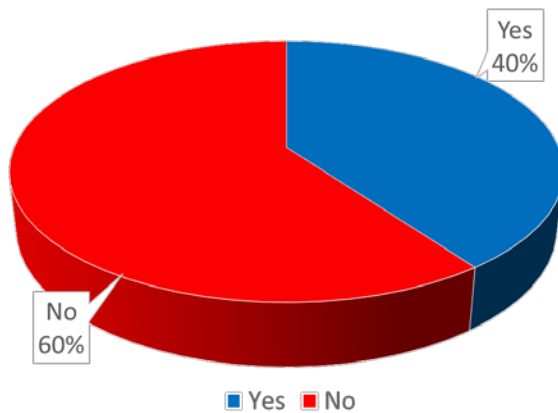
Figure 4-43: Q #11 Survey Addendum Results

Task Force Survey Results. Fifty-three percent of survey respondents recommend that the County establish a minimum acreage for UDB amendment applications noting that a minimum of 500 acres would encourage mixed use development and slow, incremental changes can lead to sprawl. Forty-two percent of survey respondents recommend against establishing minimum acreage noting that that the County should instead implement a moratorium on UDB applications.

Specific Comments:

200 acres (Latin Builders Association)	The constant chipping away at the boundaries of the UDB both creates a pattern of uncoordinated development and presents county planners and citizens with a “boiling frog” phenomenon, wherein slow incremental changes can eventually compound to collapse the goals of sprawl prevention. (Friends of the Everglades)
For example, 500 acre minimum developments will encourage mixed-use/town center style developments as presented by county staff and other planners. These types of developments can attract private sector investments in necessary infrastructure for transit, roads, water and sewer, parks, etc. (Builders association of South Florida)	
Yes; all applications to amend the UDB shall have a minimum acreage of 500 acres (Western UEA Property Owners)	We need large-scale long-term planning, small parcel amendments mean we are itty-bitty planning. Exactly the wrong thing to do. (Tropical Fruit Growers of SF)
since UEL strongly supports a moratorium on such applications, imposing a minimum is moot.(Urban Environment League)	

Question No. 12 – Should a new UEA be considered in the area south of UEA No. 2, north of SW 184th Street, east of Krome Avenue?



Task Force Survey Results. Sixty percent of survey respondents recommend against the creation of a new UEA in the area south of UEA No. 2, north of SW 184th Street, east of Krome Avenue noting that this area is prime agricultural land. Other comments include considering a new UEA only after UEA No. 2 is brought into the UDB.

Figure 4-44: Q #12 Survey Addendum Results

Specific Comments:

It should be an expansion of UEA #2 and not a new UEA. Based on Jeff Bercow's presentation, the County should adjust the boundary of UEA #2. (Builders Association of South Florida)	There are considerable rockmining facilities located immediately adjacent to UEA No. 2, which have considerable infrastructure, including rail, and a relatively lengthy operational life. (Rock Mining Representative)
This area provides prime agricultural land which must be preserved in order to maintain the viability of Miami Dade County's agricultural economy. Helping to identify prime infill areas would be a more valuable use of time for planners to help mold the future of Dade County. This would help identify needed upgrades to infrastructure that developers could then cost share in completing to satisfy the necessary requirements. (Friends of the Everglades)	Should be limited to 167th street, per Mr. Bercow's presentation. (Florida Home Builders Association)
	This question seems contrary to the desire to protect agriculture in the area outside of the current UEAs; however, I would consider a new UEA once the current western UEA south of 64th street and 112th gets priority for inclusion into the UDB. (Western UEA Property Owners)

Question No. 13 – Would you like to see the County coordinate/facilitate public master planning exercises such as charrettes for each of the Urban Expansion Areas?



Figure 4-45: Q #13 Survey Addendum Results

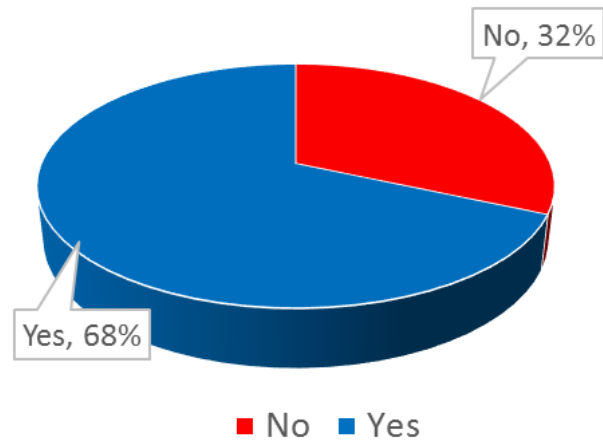
Task Force Survey Results. The majority of survey respondents (58%) would not like the County to coordinate public master planning exercises for each of the Urban Expansion Areas noting that this would lead to an expectation of development and that resources would be better spent promoting infill. Other comments include:

- If UEAs are considered for expansion, the County should facilitate the master planning process
- Charrettes have already occurred in UEA 2
- Only if all four areas are included
- Defer to County planning staff expertise instead

Specific Comments:

If the UEAs are considered for expansion of the UDB, the county should facilitate a public master planning process prior to consideration by policy makers. (1000 Friends of Florida)	County resources would be better spent identifying how to incentivize and promote the development of infill within the current 2020 Urban Development Boundary. This is the only truly sustainable way to accommodate population growth. (Friends of the Everglades)
Would defer to County Planning staff's expertise in place of public master planning exercises (Homestead Air Reserve Base)	
However, I believe Charrettes already occurred in UEA #2. (Builders Association of South Florida)	It depends on the scope and type of master planning exercises being proposed, the inclusion (and ability to participate) of relevant and potentially-impacted stakeholders, and the focus of the exercises on the critical issues for the respective UEAs. (Rockmining Industry Representative)
This has already been done for UEA 2. (Western UEA Property Owners)	
I think planning will lead to expectations for development. We are not in favor of developing these areas. (Urban Land Institute)	

Question No. 14 - Should the boundaries of Urban Expansion Area No. 2 be contracted to exclude areas that “shall not be considered” and “shall be avoided” for expansion of the UDB pursuant to Policy LU-8G?



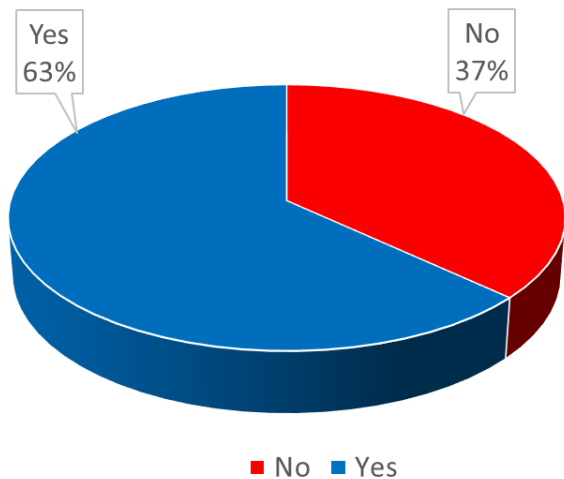
Task Force Survey Results. As shown in Figure 4-46, 68% of survey respondents recommend contracting the boundaries of Urban Expansion Area No. 2 to exclude areas that “shall not be considered” or “shall be avoided” for expansion of the UDB pursuant to Policy LU-8G.

Figure 4-46: Q #14 Survey Addendum Results

Specific Comments:

My recommendation remains that UEA No.2 should be contracted as stated above; additionally it needs to be expanded South to 168th street (Florida Home Builders Association)	In addition the attached map shows the full extent of the wellfield that overlaps UEA 2 and should be included as a "shall be avoided" area and added to the CDMP LU8G constraints policy in the 2018 EAR cycle. Because we are aware of the transitivity of our limestone in south Florida and it was discussed at the TASK FORCE meetings I would avoid the full extent of this area when retracting UEA 2 (Friends of the Everglades)
No development should occur in these sensitive areas (Tropical Fruit Growers of South Fl. INC)	
Yes, the boundaries should be contracted. Once contracted, the new area should shift south and the new southern boundary should be SW 168th street (Builders Association of South Florida)	
There are significant redevelopment opportunities inside the UDB to accommodate for future growth of housing and commercial. Infill should be encouraged and expansion discouraged. (Urban Land Institute)	Eliminate UEA (Urban Environment League)

Question No. 15 - Should the boundaries of Urban Expansion Area No. 3 be contracted to exclude areas that “shall be avoided” for expansion of the UDB pursuant to Policy LU-8G?



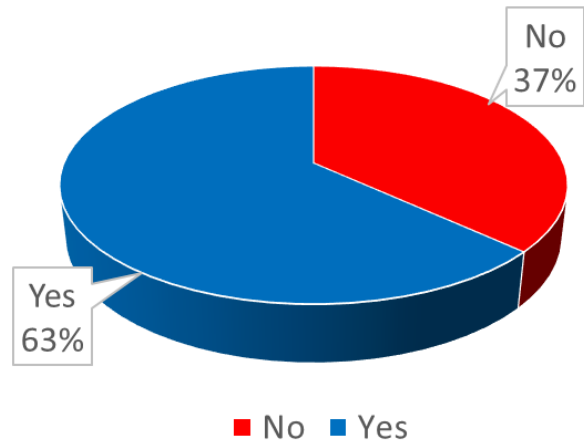
Task Force Survey Results. As shown in Figure 4-47, 63% of survey respondents recommend contracting the boundaries of Urban Expansion Area No. 3 to exclude areas that “shall be avoided” for expansion of the UDB pursuant to Policy LU-8G.

Figure 4-47: Q #15 Survey Addendum Results

Specific Comments:

There are significant redevelopment opportunities inside the UDB to accommodate for future growth of housing and commercial. Infill should be encouraged and expansion discouraged. (Urban Land Institute)	It is clear this area not only conflicts with CERP designated lands, but it is also in a Coastal High Hazard area, it is clear from the presentation from the Air Force Base representative that these areas do perform in storms exactly as the NOAA model suggests they will. This ground truthing exercise was a much more convincing presentation. I was not convinced Mr. Waller the hydrologist hired by Mr. Diaz had really looked into this area specifically or had performed an analysis of the NOAA model used to predict the high hazard areas. (Friends of the Everglades)
No development should occur in these sensitive areas and that would also increase the already overburdened Krome avenue gateway/access for agricultural products moved by truck (Tropical Fruit Growers of South FL)	
Yes, unless there is persuasive evidence that the eastern portion of the UEA should not be included in the CHHA (Builders Association of South Florida)	
Eliminate UEA (Urban Environment League)	

Question No. 16 - Should the boundaries of Urban Expansion Area No. 4 be contracted to exclude areas that “shall not be considered” and “shall be avoided” for expansion of the UDB pursuant to Policy LU-8G?



Task Force Survey Results. As shown in Figure 4-48, 63% of survey respondents recommend contracting the boundaries of Urban Expansion Area No. 4 to exclude areas that “shall not be considered” and “shall be avoided” for expansion of the UDB pursuant to Policy LU-8G.

Figure 4-48: Q #16 Survey Addendum Results

Specific Comments:

There are significant redevelopment opportunities inside the UDB to accommodate for future growth of housing and commercial. Infill should be encouraged and expansion discouraged. (Urban Land Institute)	On UEA4, I think the entire area should be deleted because once you contract the UEA to exclude all the "shall not be considered" and shall be avoided areas, there isn't any area left that would make sense to expand. (Homestead Air Reserve Base)
no development should occur in these sensitive areas and any development would also pose undue risk to potential flooding from hurricane storm surges and sea level rise.	Eliminate UEA (Urban Environment League)

V. Visioning Session Comments

The visioning session provided an opportunity for Task Force members to think proactively about planning for the Urban Expansion Areas. Input received through the visioning session is summarized below:

- Plan for the UEA's and not let it be a haphazard, developer driven process.
- Apply the concept of "Transect", wherein the densities should taper down as you get closer to the edge.
- Any proposed development should have a mix of uses (not residential alone) to allow for live, work and play areas within the same neighborhood.
- Ensure that any proposed new development does not create further outward expansion.
- Create clear policy that would require buffer zones where development is adjacent to agriculture areas.
- The transportation element/infrastructure should be concurrent with the proposed development.
- Consider redevelopment opportunities inside the UDB to accommodate future growth by encouraging infill.
- Take into account the West Kendall Charrette Study accepted by the Board of County Commissioners for future planning for Urban Expansion Area No. 2 when the need arises.

VI. Attachments:

Attachment A: Mayor's Memorandum Creating UEA Task Force

Attachment B: UEA Task Force Attendance Summary

Attachment C: UEA Task Force Meeting Summaries

Attachment D: UEA Task Force Member Surveys

Attachment E: Miami-Dade County Land Supply and Demand
Methodology


Attachment A
Mayor's Memorandum
Creating the UEA Task Force

Memorandum



Date: May 16, 2017

To: Honorable Chairman Esteban L. Bovo, Jr.
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor 

Subject: Creation of the Mayor's Urban Expansion Area Task Force

The County's Comprehensive Development Master Plan (CDMP) Future Land Use Plan Map currently designates four Urban Expansion Areas that represent areas where urban expansion may occur if certain criteria in the Land Use Element are met, and if there is a demonstrated need for urban development to occur beyond the Urban Development Boundary (UDB). Urban Expansion Areas were first depicted on the CDMP Land Use Plan Map in 1983 and modified in the 1990 update of the Map. The Urban Expansion Areas have been modified only slightly since 1990. Important changes have occurred since that time that would affect development of the Urban Expansion Areas, including authorization of the Comprehensive Everglades Restoration Plan, development of the West Wellfield, increased efforts to improve compatibility around military installations, and advancements in our understanding of the impacts of climate change.

The County is currently beginning the comprehensive review and update of the CDMP, known as the Evaluation and Appraisal Report, which the County is required to undertake every seven years. The Evaluation and Appraisal Report includes an evaluation of the progress the County has made in implementing the CDMP and also recommends changes to the CDMP. This process affords an opportunity to review the County's Urban Expansion Area locations and policies in a comprehensive manner, together with other related policies. The County remains committed to promoting infill development to reduce pressure to expand the UDB. Changes to the Urban Expansion Areas must be contemplated together with updates that strengthen policies to support the creation of compact, pedestrian-oriented communities centered on multi-modal transportation corridors within the UDB.

To ensure that the process includes the input of all interested parties, I am creating the Mayor's Urban Expansion Area Task Force (Task Force) to advance recommendations related to this important issue. The Task Force will hear public comment during three input sessions focused on the following topics: 1) Environmental considerations, 2) Agricultural and rock mining considerations, and 3) Development considerations. Staff from the Department of Regulatory and Economic Resources' Planning Division will facilitate the Task Force meetings and input sessions. The work of this Task Force is not an endorsement of immediate expansion in this area but rather a visioning effort to ensure that, when its development is called for, it is in synch with the overall planning goals of the County to balance environmental preservation, resiliency, transportation/land use planning, and economic development. The purpose and composition of the Task Force is outlined below.

Purpose: The purpose of the Task Force is to provide recommendations for consideration by the Planning Advisory Board and Board of County Commissioners on the following topics:

- Changes to the current boundaries of the Urban Expansion Areas;
- Creation of new Urban Expansion Areas; and
- Changes to the criteria that should be considered for applications requesting expansion of the UDB.

Membership: The Task Force will include one representative from the following organizations:

- 1) 1000 Friends of Florida
- 2) Tropical Audubon Society
- 3) Urban Environment League

Honorable Chairman Esteban L. Bovo, Jr.
and Members, Board of County Commissioners
Page 2

- 4) Nova Southeastern Shepard Broad Law Center
- 5) Sierra Club
- 6) Agricultural Practices Advisory Board
- 7) Redland Citizens Association
- 8) Rock mining representative
- 9) Builders Association of South Florida
- 10) Latin Builders Association
- 11) Florida East Coast Chapter of Associated Builders and Contractors, Inc.
- 12) Florida Home Builders Association
- 13) Homestead Air Reserve Base Representative
- 14) Property Owners' Representative – Eastern Urban Expansion Area
- 15) Property Owners' Representative – Western Urban Expansion Area
- 16) Community Council 11
- 17) Community Council 14
- 18) Community Council 15

A summary of all recommendations and the Task Force's deliberations will be presented to the Planning Advisory Board and Board of County Commissioners. All meetings will be noticed, and all public records will be maintained, in accordance with the Government in the Sunshine Laws. Members of the Board of County Commissioners and their staff are invited to attend. The Task Force is anticipated to complete its work and sunset within seven months, but shall not exceed one year.

If you have any questions or concerns, please feel free to contact Jerry Bell, Assistant Director, Division of Planning, Department of Regulatory and Economic Resources, at (305) 375-2835 or Jerry.Bell@miamidade.gov.

- c: Abigail Price- Williams, County Attorney
Geri Bonzon-Keenan, First Assistant County Attorney
Office of the Mayor Senior Staff
Lourdes Gomez, Deputy Director, Department of Regulatory and Economic Resources
Jerry Bell, Assistant Director, Department of Regulatory and Economic Resources
Neil Singh, Interim Commission Auditor

Attachment B
UEA Task Force
Attendance Summary

MIAMI-DADE COUNTY URBAN EXPANSION AREA TASK FORCE ATTENDANCE SUMMARY

Organization/Member Name	8/28/17	10/16/17	10/30/17	11/17/17	12/01/17	12/18/17	1/5/18	2/26/18	3/19/18	4/6/18	4/17/18	4/23/18	4/30/18	5/7/18
Rock mining representative	X	X	X	X	X	X	X		X	X	X	X	X	X
Kerri Barsh	X	X	X	X	X	X	X		X	X	X	X	X	X
FL East Coast Chapter of Associated Builders & Contractors		X	X			X	X							
Carol Bowden														
Ashley McElheny (alternate)		X	X			X	X							
Tropical Audubon Society		X	X	X	X	X	X			X				X
Erin Clancy		X	X	X	X	X	X			X				X
Latin American Business Association	X	X	X		X			X	X	X	X	X	X	
William Delgado	X		X		X			X		X	X	X	X	
Eric Guerra (alternate)		X							X					
Community Council 15	X	X	X					X	X					
Enid Washington Demps	X	X	X					X	X					
Community Council 11		X	X											
Alex Diaz		X	X											
Property Owners' Representative for the Eastern UEA	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Nick Diaz	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Sierra Club														
Dany Garcia		X	X		X	X	X	X		X	X	X	X	X
Linda Benson/Elizabeth Bonnell (alternate)*	X			X					X					
Florida Home Builders Association	X			X	X	X	X	X	X	X	X		X	X
Richard Gomez	X			X	X	X	X	X	X	X	X		X	X
Tropical Fruit Growers of South Florida	X	X	X	X	X	X	X	X	X	X		X	X	X
Steve Green	X	X	X	X	X	X	X	X	X			X	X	X
Glenn Breatley (alternate)										X				
Nova Southeast Shepard Broad Law Center		X	X	X	X			X		X			X	X
Richard Grosso		X	X	X	X			X		X			X	X
Redland Citizens Association	X	X	X				X	X	X	X	X	X	X	X
Mike Hatcher	X	X	X	X		X	X	X	X	X	X	X	X	X
1000 Friends of Florida	X	X		X								X		X
Thomas Hawkins	X	X		X								X		X
Ryan Smart (alternate)														
Agricultural Practices Advisory Board	X	X	X	X	X	X		X	X	X	X	X	X	X
James Humble	X	X	X	X	X			X	X	X	X		X	X
Biscayne National Park														
Matt Johnson														
Everglades National Park	X	X	X	X		X							X	
Pedro Ramos	X													
Robert Johnson (alternate)		X	X	X		X							X	
Community Council 14	X	X		X			X		X		X		X	X
Yesenia Fatima Lara	X	X		X			X		X		X		X	X
Builders Association of South Florida	X	X	X		X	X		X	X	X	X	X	X	
Maria Llievano-Cruz	X	X	X	X	X	X		X	X	X	X	X	X	X
Dade County Farm Bureau	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Bill Losner	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Property Owners' Representative for the Western UEA	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Francisco Pines	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Urban Land Institute – the SE FI/Caribbean Chapter		X		X	X	X	X		X			X		
John Renne		X		X		X	X		X			X		
Friends of the Everglades	X	X	X	X	X	X	X	X	X	X	X		X	X
Laura Reynolds		X	X		X	X	X	X		X	X		X	
Nancy Lee/Camilla Sharp (alternate)**	X		X		X		X	X			X		X	X

Organization/Member Name	8/28/17	10/16/17	10/30/17	11/17/17	12/01/17	12/18/17	1/5/18	2/26/18	3/19/18	4/6/18	4/17/18	4/23/18	4/30/18	5/7/18
Florida Nursery Growers & Landscape Association	X	X	X		X		X	X	X	X	X	X	X	
Barney Rutzke Jr.	X	X	X		X		X	X	X	X	X	X	X	
Peggy Machin (alternate)														
Urban Environment League		X	X	X	X	X	X	X	X		X		X	X
Paul Schwiep		X	X	X	X	X	X	X	X		X		X	X
Latin Builders Association	X		X		X		X	X		X		X	X	X
Erick Valderrama	X		X		X		X	X		X		X	X	X
Homestead Air Reserve Base	X	X		X	X	X	X	X	X	X	X	X	X	X
Larry Ventura	X	X		X	X	X	X	X	X	X	X	X	X	X
Miccosukee Tribe of Florida														
Vacant														

X = Present

* Elizabeth Bonnell resigned on October 13, 2017 and was replaced by Linda Benson

** Camilla Sharp replaced Nancy Lee on May 7, 2018

Attachment C
UEA Task Force
Meeting Summaries

URBAN EXPANSION AREA TASK FORCE MEETING SUMMARY

South Dade Regional Library
10750 SW 211 Street, Cutler Bay, FL 33189
August 28, 2017

Task Force Members Present

Kerri Barsh, Elizabeth Bonnell, William Delgado (left at 2:00 pm), Enid Washington Demps (left at 2:00 pm), Nick Diaz, Richard Gomez, Steve Green, Mike Hatcher, Thomas Hawkins, James Humble, Yesenia Fatima Lara, Nancy Lee, Maria Lievano-Cruz, Bill Losner, Francisco Pines, Pedro Ramos, Barney Rutzke Jr., Erick Valderrama, Larry Ventura

Department of Regulatory and Economic Resources (RER) Planning Division Staff

Kimberly Brown, Supervisor of Long-Range Planning; Jerry Bell, Assistant Director for Planning; Noel Stillings, Senior Planner; Mark Dorsey, Principal Planner; Helen Brown, Principal Planner

Other Miami-Dade County and Government Staff

Abbie Schwaderer Raurell (Assistant County Attorney), Rhonda Victor Sibilia (Commission on Ethics & Public Trust), Christine Velazquez (DERM); Craig Grossenbacher (DERM); Charles LaPradd (Agricultural Manager)

I. Attendance

Ms. Stillings called roll of the members, 19 Members of The Task Force were present. The meeting commenced at 1:10 pm.

II. Introductions

Ms. Brown introduced herself and other County staff, including Jerry H. Bell, Assistant Director for Planning, RER, Abbie Schwaderer-Raurell, Assistant County Attorney and Rhonda Victor Sibilia, Communications Director, Miami-Dade County Commission on Ethics and Public Trust. Ms. Brown informed attendees that there is a public comment section today towards the end of the agenda. If anyone from the public would like to speak, a speaker card should be filled out. Ms. Brown informed the members that they will also be considering dates for public input sessions on specified topics later on the agenda. Ms. Brown reviewed a handout outlining rules of conduct for the Task Force.

III. Code of Ethics Ordinance

Rhonda Victor Sibilia, Communications Director, Miami-Dade County Commission on Ethics Office and Public Trust provided an overview of the Office on Ethics and Public Trust and the Code of Ethics Ordinance. Ms. Victor Sibilia provided two handouts to the members, one titled Highlights of the Miami-Dade County Ethics Code and the other titled Governing Above Board.

IV. Florida's Public Records Act and Sunshine Law

Abbie Schwaderer-Raurell, Assistant County Attorney, Miami-Dade County Attorney's Office gave an overview of the Florida's Public Records Act and Sunshine Law to the members.

V. UEA Task Force – Purpose and Timeline

Ms. Brown provided a presentation on the Task Force background, purpose and timeline. The purpose of the task force is to provide recommendations related to; 1) changes to the current boundaries of the Urban Expansion Areas; 2) creation of new Urban Expansion Areas; and 3)

changes to the criteria that should be considered for applications requesting expansion of the UDB. Recommendations will become effective only if adopted as policy by the Board of County Commissioners. Recommendations will inform the County's review and assessment of the CDMP ("Evaluation and Appraisal Report") which is required every 7 years by State law. The Task Force was created in May 2017 and must sunset within one year. Ms. Brown reviewed the anticipated timeline for the Task Force which includes holding input sessions through early November then begin formulating recommendations in December. Recommendations are anticipated to be completed in early 2018.

VI. Overview of the Urban Development Boundary and Urban Expansion Areas

Ms. Brown provided a presentation on the Urban Development Boundary and Urban Expansion Areas including:

- *Presentation: Urban Development Boundary.* Ms. Brown provided an overview of the CDMP text and policies related to the UDB. There are currently two cities with land outside the UDB, Homestead and Florida City. There is also a pending incorporation proposal (South B) that includes land outside the UDB. The County retains jurisdiction over applications to move the UDB or redesignate land outside of it even when located within a municipality. In response to a question from Board Member Hawkins, Ms. Brown further clarified that these requirements are codified in the County's Code and that the County has home rule authority on the issue. Ms. Brown reviewed CDMP Policies LU-8H and LU-8F which provide the criteria for expansion of the UDB. In addition, Section 2-116.1 of the County Code indicates that a UDB amendment application cannot result in the creation of an enclave left outside of the UDB. Only 3 UDB amendments have been adopted in last 10 years, one staff amendment to close the "hole in the donut", a second amendment near the Homestead Speedway that excluded an equivalent amount of land outside the UDB, and a third application that is located along Kendall Drive.
- *Presentation: Urban Expansion Area Overview.* Ms. Brown provided an overview of the four current Urban Expansion Areas and related CDMP text and policies. UEAs are given priority for inclusion in the UDB pursuant to CDMP Policy LU-8G. UEAs were first depicted in 1983 and have been modified only slightly since 1990. One exception is the northernmost UEA which was reduced by about half in the last Evaluation and Appraisal Report process. In addition to the current UEAs, CDMP Policy LU-8I directs the County to look at the area located east of SW 147 Avenue and south of SW 232 Avenue for possible designation as a new UEA. Ms. Brown identified important changes that have occurred since the UEA boundaries were established including Comprehensive Everglades Restoration Plan, development of the West Wellfield, Homestead Air Reserve Base compatibility efforts and advancements in our understanding of the impacts of climate change. Approximately 70% of the UEA areas are constrained by Policy LU-8G which identifies areas that "shall not be considered" or "shall be avoided" for expansion of the UDB.

Task Force Discussion. Board Member Pines asked Ms. Brown to provide a definition of the Urban Expansion Areas. Ms. Brown indicated that they are the areas where urban growth should be prioritized if there is a demonstrated need to move the UDB based on the land supply/demand analysis.

- *Presentation: UDB Expansion Criteria.* Ms. Brown outlined the requirements of CDMP Policy LU-8F which states that the County should have sufficient land inside the UDB to

accommodate a 15-year supply of residential capacity. Business and industrial capacity is based on census geography. Ms. Brown outlined the requirements of CDMP Policy LU-8H which identifies the criteria for applications requesting expansion of the Urban Development Boundary. Ms. Brown indicated that currently the only TDR program in the County is the SUR program which relates to the East Everglades area. The County also has a Purchase of Development Rights program that typically utilizes USDA matching grant funds to purchase development rights on agricultural land allowing for the preservation of the land for agricultural purposes. Ms. Brown provided an overview of CDMP Policy LU-8G which identifies areas that “shall not be considered” or “shall be avoided” for expansion of the UDB.

Task Force Discussion. Board Member Green inquired about the definition of “developable land” as used in Policy CDMP LU-8F. Ms. Brown indicated that there are a myriad of issues that could make land undevelopable in accordance with Policy LU-8F land designated “water” or those with conservation easements would not be considered developable. Also, properties that do not meet the County’s defined thresholds that make it ripe for redevelopment. Board Member Green inquired about the definition of “agricultural land” as used in Policy CDMP LU-8H. Ms. Brown responded that the definition for “agricultural land” as used in CDMP Policy LU-8H would include land designated “Agriculture” on the CDMP land use plan map and land currently being used for agriculture.

- **Presentation: Urban Expansion Areas:** Ms. Brown provided a presentation on the acreage, CDMP Land Use, existing land use and policy constraints for each of the Urban Expansion Areas, as follows:
 - The northernmost UEA (“UEA No. 1”) is comprised of approximately 309 acres and is located in the lake belt area, as defined by state law. State law provides protections for rockmining uses in this area and indicates that the County shall strongly consider limestone mining activities. The UEA is designated “Open Land” on the CDMP Land Use Plan Map and existing uses primarily include agriculture and vacant, privately-owned land. The UEA contains no constraints pursuant to Policy LU-8G.
 - The western large UEA (“UEA No. 2”) contains approximately 2,825 acres that includes the West Wellfield. It is designated “Open Land”, “Agriculture” and “Institutions, Utilities, and Communications” on the CDMP Land Use Plan Map. Primary uses include agriculture, utilities, vacant privately-owned land and vacant government owned land. Approximately 950 acres of the UEA is within areas that “shall not be considered” or “shall be avoided” for expansion of the UDB pursuant to Policy LU-8G including East Coast Buffer, Future Wetlands, and CERP Project footprints. South Florida Water Management District recently reassessed the feasibility of the Bird Drive Basin CERP project and found that the project is no longer needed for seepage management. Maps provided by SFWMD still identify the area as a CERP project but SFWMD may be able to provide additional clarification during the environmental considerations input session. There are additional constraints in Chapter 24 related to sewage loading restrictions which further limit potential development within the West Wellfield Protection Area.
 - The eastern large UEA (“UEA No. 3”) is comprised of approximately ±3,124 acres located north of Homestead Air Reserve Base. It is designated “Agriculture” and

“Open Land” on the CDMP Land Use Plan Map and existing uses primarily include agriculture and an inactive rock mine. The entire UEA is within areas that “shall be avoided” per CDMP Policy LU-8G including Future Wetlands, Coastal High Hazard Areas, and CERP project footprints.

- The eastern small UEA (“UEA No. 4) is comprised of approximately 460 acres located near Homestead Speedway. A portion is located within the boundaries of the City of Homestead. It is designated “Agriculture” and “Open Land” on the CDMP Land Use Plan Map and existing uses include agriculture and vacant, privately-owned protected land which is protected through the EEL program. Approximately 400 acres are in the areas that “shall not be considered” or “shall be avoided” per Policy LU-8G including: Homestead Air Reserve Base accident potential zone, Future wetlands, Coastal High Hazard Areas, and CERP project footprints.
- Ms. Brown provided a description of the “UEA Study Area” which is the area identified in CDMP Policy LU-8I for possible designation as a UEA. Ms. Brown indicated that the area is approximately 920 acres and currently designated “Agriculture” on the CDMP Land Use Plan Map. Primary uses in the area include agriculture and residential. The area is included in the Redland community which is an area that “shall not be considered” for expansion of the UDB per Policy LU-8G. Ms. Brown indicated that this would need to be reconciled if the area is recommended for designation as a UEA

Task Force Discussion. Board Member Losner inquired as to whether there was an issue with Everglades National Park that resulted in limitations in water withdrawals from the West Wellfield. Ms. Brown indicated that there were concerns about impacts to Everglades National Park that resulted in the County entering into a 4-party agreement which includes Everglades National Park that limits withdrawals at the West Wellfield. Based on the withdrawals permitted by our water use permit, we are not close to the withdrawals that would be permitted by the 4-party agreement. Board Member Pines inquired as to whether the boundaries are being refined based on the drawdown that is taking place currently at the West Wellfield. Ms. Brown indicated that DERM is currently working with the USGS to modify the maps but no changes have taken place yet. Board Member Pines asked how much DERM anticipates contracting the wellfield protection areas based on the permits in place. Board Member Pines further inquired about how limitations of the Water Use Permit are reflected in the Wellfield Protection Areas. Ms. Brown indicated that DERM would be looking at installed capacity not what is in place or indicated in the Water Use Permit. Board Member Pines expressed concerns that the map is not accurate. Ms. Brown reiterated that the map reflects the currently adopted Wellfield Protection Areas and, until updated, are the boundaries used to guide policy.

Board Member Humble stated that a curtain wall was recently built along the boundary of Everglades National Park that has greatly impacted the amount of seepage coming from that area. Board Member Barsh indicated that Miami-Dade Limestone Products Association worked with Everglades National Park on the seepage barrier and would like to participate if the issue is discussed in detail.

Board Member Humble asked how many acres have been grandfathered for development outside of the UDB. Ms. Brown indicated that grandfathering and vested rights is determined on a case-by-case basis. Ms. Brown indicated that staff can provide a map of existing zoning outside the UDB but that is not always an indication of grandfathering and vested rights. Board Member Losner stated that areas exist outside of the UDB that were platted for one acre home sites prior to 1970 and further stated that years ago, when the density allowance was changed from 1 dwelling unit per 1 acre to 1 dwelling unit per 5 acres, certain intersections were identified for grandfathering based on existing platting. Ms. Brown indicated that the map presented in the presentation is showing CDMP land uses, some people have vested rights that allow for a different use and that is determined on a case-by-case basis.

- *Presentation: Sea Level Rise Vulnerability.* Ms. Brown reviewed the sea level rise vulnerability map and indicated that it is based on a model created jointly by Miami-Dade County and USGS to show increase in groundwater levels as a result of sea level rise. It depicts typical wet season groundwater levels with 0.7 foot rise in sea level based on 2040 projections and shows areas where the groundwater would be within 6 inches of the surface and areas that would be inundated under these conditions.

Task Force Discussion. Board Member Losner pointed out that the sea level rise vulnerability map presented in the handout shows groundwater within 6 inches of the surface where there are currently avocado groves. Board Member Humble indicated that avocado groves only last for approximately 36 hours when their roots are covered with water. Ms. Brown clarified that the map presented depicts the increased groundwater table as a result of sea level rise. Board Member Humble indicated that what is happening in the agricultural area is not a result of sea level rise. Board Member Losner expressed concerns that some of the increase in groundwater levels could be the result of increased water stages in Everglades National Park. Board Member Pines requested a map depicting sea level rise vulnerability for the entire County.

- Ms. Brown concluded the PowerPoint presentation with a link for the UEA task force website and stated that information would be posted on it.

VII. Input Sessions – Draft Schedule and Agendas

Ms. Brown reviewed a handout prepared by the RER-Planning Division with tentative dates and topics for the input sessions. Ms. Brown also distributed to the Board members the August 25, 2017 email received by Staff from Board member Pines requesting additional input sessions on the topics of transportation and affordable housing.

Task Force Discussion. Board Member Losner asked whether farmers could attend the Agricultural Consideration session to talk about the economic status of agriculture and the impacts of NAFTA. Ms. Brown indicated that the presentation portion was limited to governmental agencies but a public input period is provided that would allow for any member of the public to provide input.

Board Member Gomez expressed concerns about the limited timeframe for the Task Force to provide recommendations prior to sunset in May 2018. Ms. Brown indicated that

staff would bring forward draft recommendations for the Task Force to consider to help expedite the process. Discussion ensued regarding the ability of Task Force members to provide recommendations in advance of the meetings. Ms. Brown indicated that the Task Force members can submit recommendations to staff in advance of the meetings for distribution but that they need to be provided at least one week prior to the meeting.

Board Member Lievano-Cruz inquired about the difference between the input sessions and the regular task force meetings. Ms. Brown responded that the input sessions provide an opportunity to take a focused look at key issues related to the Task Force's purpose. Board Member Barsh asked whether additional speakers could be accommodated at the input sessions. Ms. Brown responded that the presentation portion of the input sessions was limited to government agencies but that the speakers could be accommodated during the public comment period. Board Member Pines asked for copies of staff recommendations related to the UEAs from the 2010 Evaluation and Appraisal Report. Ms. Brown indicated that she would send a link to all board members.

Board Member Losner asked whether they could discuss issues such as the condition of roads in the agricultural areas. Ms. Brown reiterated the purpose of the Task Force and indicated that the discussions should be within the scope of the purpose.

Board Member Green recommended that the Task Force break into subgroups with each group providing recommendations on a specified UEA. Ms. Brown indicated that the intent of the task force is to get the input of the full task force on all of the UEAs and identified the importance of having continuity in the recommendations.

Board Member Hawkins recommended that the Board also consider recommendations related to the data and analysis that is provided as part of the Evaluation and Appraisal Report. He also requested that the Board consider an additional input session focused on transportation issues and the possibility for setting meeting dates on days other than Monday.

Board Member Green inquired as to whether a GIS expert could attend each meeting to provide maps on demand. Ms. Brown responded that requested maps would be provided at the next scheduled meeting.

Board member Hatcher asked if recommendations could be done at the conclusion of each input session, which Ms. Brown responded that, while it would be up to the Board, the full context of the issues may not be realized until the conclusion of the input sessions. Board Member Gomez agreed, stating that the Board needed to see all the UEA criteria before voting on each individual UEA. Board member Valderrama agreed with Board member Pines' email that an additional session would be needed for transportation. Board members Green, Losner and Pines discussed what the additional session would include.

Motion: Board member Lievano-Cruz made a motion to have Transportation as a separate input session and have input on who the Task Force can invite to that session which should generally include road infrastructure, mass transit, concurrency backlogs, SMART Plan, and hear from MDX

and possibly the Turnpike. Board Member Pines seconded the motion. The motion passed unanimously as follows:

Kerri Barsh	Yes	Matt Johnson	Absent
Elizabeth Bonnell	Yes	Yesenia Fatima Lara	Yes
Carol Bowen	Absent	Nancy Lee	Yes
Erin Clancy	Absent	Maria Lievano-Cruz	Yes
William Delgado	Absent	Bill Losner	Yes
Enid Washington Demps	Absent	Francisco Pines	Yes
Alex Diaz	Absent	Pedro Ramos	Yes
Nick Diaz	Yes	John Renne	Absent
Richard Gomez	Yes	Barney Rutzke Jr.	Yes
Dr. Steve Green	Yes	Paul Schweip	Absent
Mike Hatcher	Yes	Erick Valderrama	Yes
Thomas Hawkins	Yes	Larry Ventura	Yes
James Humble	Yes		

Motion. Board Member Pines made a motion to have a special input session on Workforce Housing. Board Member Hatcher seconded the motion. The motion passed unanimously as follows:

Kerri Barsh	Yes	Matt Johnson	Absent
Elizabeth Bonnell	Yes	Yesenia Fatima Lara	Yes
Carol Bowen	Absent	Nancy Lee	Yes
Erin Clancy	Absent	Maria Lievano-Cruz	Yes
William Delgado	Absent	Bill Losner	Yes
Enid Washington Demps	Absent	Francisco Pines	Yes
Alex Diaz	Absent	Pedro Ramos	Yes
Nick Diaz	Yes	John Renne	Absent
Richard Gomez	Yes	Barney Rutzke Jr.	Yes
Dr. Steve Green	Yes	Paul Schweip	Absent
Mike Hatcher	Yes	Erick Valderrama	Yes
Thomas Hawkins	Yes	Larry Ventura	Yes
James Humble	Yes		

Task Force Discussion. Board members Lievano-Cruz and Lee discussed the locations of the meetings, and Board members Barsh, Gomez and Hawkins discussed time to be given to additional speakers. Ms. Brown stated that the availability of utilities issue was included in the development considerations session, in response to Board member Diaz' query. Board members Green, Valderrama and Barsh discussed having private sector parties as presenters. Board member Lee disagreed with that, maintaining that environmental groups lack resources to hire similar experts and presenters should only be County/governmental Staff. Board member Humble stated that presenters from the private sector allowed for varying opinions, and that he believed the presentation for the Everglades restoration should be done by the Everglades National Park rather than South Florida Water Management District (SFWMD). Board member Ramos replied that he would have no problem coordinating with SFWMD on the Everglades presentation. Board member Lara observed that Board Member Lee's concern could be addressed by requesting presenters to disclose what interests they represented and any compensation they are receiving.

Motion. Board Member Lee made a motion to limit the presentations to government agencies and that private interests will be heard only during the public input period of the agenda. Board Member Hatcher seconded the motion. The motion failed 4 to 13 as follows:

Kerri Barsh	No	Matt Johnson	Absent
Elizabeth Bonnell	No	Yesenia Fatima Lara	No
Carol Bowen	Absent	Nancy Lee	Yes
Erin Clancy	Absent	Maria Lievano-Cruz	No
William Delgado	Absent	Bill Losner	No
Enid Washington Demps	Absent	Francisco Pines	No
Alex Diaz	Absent	Pedro Ramos	No
Nick Diaz	No	John Renne	Absent
Richard Gomez	No	Barney Rutzke Jr.	No
Dr. Steve Green	No	Paul Schweip	Absent
Mike Hatcher	Yes	Erick Valderrama	No
Thomas Hawkins	Yes	Larry Ventura	Yes
James Humble	No		

Task Force Discussion. Board member Pines requested to get the materials from the input sessions ahead of time in order to review it, with Board Member Green requesting advance materials pertaining to updated CERP projects and timelines. Board member Pines questioned if there could be a rebuttal session after the input session. Ms. Brown responded that the Task Force members would be provided time for discussion.

Motion. Board member Green made motion for Staff reach out to Mr. MacVicar, of MacVicar Consulting, about making a presentation for water-related issues. Board Member Losner seconded the motion. The motion passed unanimously as follows:

Kerri Barsh	Yes	Matt Johnson	Absent
Elizabeth Bonnell	Yes	Yesenia Fatima Lara	Yes
Carol Bowen	Absent	Nancy Lee	Yes
Erin Clancy	Absent	Maria Lievano-Cruz	Yes
William Delgado	Absent	Bill Losner	Yes
Enid Washington Demps	Absent	Francisco Pines	Yes
Alex Diaz	Absent	Pedro Ramos	Yes
Nick Diaz	Yes	John Renne	Absent
Richard Gomez	Yes	Barney Rutzke Jr.	Yes
Dr. Steve Green	Yes	Paul Schweip	Absent
Mike Hatcher	Yes	Erick Valderrama	Yes
Thomas Hawkins	Yes	Larry Ventura	Yes
James Humble	Yes		

Motion. Board member Gomez made a motion to proceed with the environmental considerations input session with the addition of Staff reaching out to Mr. MacVicar about making a presentation, and provide an opportunity for the Task Force at the beginning of the session to set additional time for any additional presenters that are identified. Board Member Green seconded the motion. The motion passed unanimously as follows:

Kerri Barsh	Yes	Matt Johnson	Absent
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Elizabeth Bonnell	Yes	Yesenia Fatima Lara	Yes
Carol Bowen	Absent	Nancy Lee	Yes
Erin Clancy	Absent	Maria Lievano-Cruz	Yes
William Delgado	Absent	Bill Losner	Yes
Enid Washington Demps	Absent	Francisco Pines	Yes
Alex Diaz	Absent	Pedro Ramos	Yes
Nick Diaz	Yes	John Renne	Absent
Richard Gomez	Yes	Barney Rutzke Jr.	Yes
Dr. Steve Green	Yes	Paul Schweip	Absent
Mike Hatcher	Yes	Erick Valderrama	Yes
Thomas Hawkins	Yes	Larry Ventura	Yes
James Humble	Yes		

Task Force Discussion. *Ms. Brown stated that the date for the environmental input session was the date identified in draft provided to board, for September 25, 2017, and that Staff direction received was to proceed in a similar manner with the agricultural input session. Ms. Brown advised that the presentations for the agricultural input session are identified in draft provided to board and that, at start of session, the Board will have an opportunity to allocate additional time for other presenters. Board member Green asserted that he would like to hear not only from the presenter, Agricultural Manager Charles LaPradd, but also other from other experts such as University of Florida TREC Staff.*

Motion. Board member Losner made motion to proceed with the agricultural considerations presentations that are identified in the draft and that prior to the start of the input session the Board will have the opportunity to add additional presentations, and Mr. LaPradd be empowered to bring any non-governmental experts that he wishes to supplement his presentation such as staff from the University of Florida Tropical Research and Education Center (TREC) or Institute of Food and Agricultural Sciences (IFAS). Board Member Hatcher seconded the motion. The motion passed unanimously as follows:

Kerri Barsh	Yes	Matt Johnson	Absent
Elizabeth Bonnell	Yes	Yesenia Fatima Lara	Yes
Carol Bowen	Absent	Nancy Lee	Yes
Erin Clancy	Absent	Maria Lievano-Cruz	Yes
William Delgado	Absent	Bill Losner	Yes
Enid Washington Demps	Absent	Francisco Pines	Yes
Alex Diaz	Absent	Pedro Ramos	Yes
Nick Diaz	Yes	John Renne	Absent
Richard Gomez	Yes	Barney Rutzke Jr.	Yes
Dr. Steve Green	Yes	Paul Schweip	Absent
Mike Hatcher	Yes	Erick Valderrama	Yes
Thomas Hawkins	Yes	Larry Ventura	Yes
James Humble	Yes		

Task Force Discussion. *Ms. Brown inquired about the agenda and content of the rock mining input session. Board member Barsh responded that she was generally in agreement with the session as presented in the draft, but wanted to consult with her experts and come back with any additional information to set the agenda at the next meeting.*

Ms. Brown asked the Board for comments in regards to the remainder of the input sessions. Board member Pines stated that he would like to set the workforce housing and transportation input sessions, and then similar to Board member Barsh's action, would get back to the Board regarding the development considerations session.

Board member Lievano-Cruz inquired about the locations for the input sessions, and suggested that alternative locations should be considered for future meetings. Ms. Brown inquired about setting the location and date for the environmental considerations session.

Motion. Board member Losner made a motion to set the date of the environmental considerations input session for September 25, 2017 at 1:00 pm at the South Dade Regional Library. Board Member Pines seconded the motion. The motion passed unanimously as follows:

Kerri Barsh	Yes	Matt Johnson	Absent
Elizabeth Bonnell	Yes	Yesenia Fatima Lara	Yes
Carol Bowen	Absent	Nancy Lee	Yes
Erin Clancy	Absent	Maria Lievano-Cruz	Yes
William Delgado	Absent	Bill Losner	Yes
Enid Washington Demps	Absent	Francisco Pines	Yes
Alex Diaz	Absent	Pedro Ramos	Yes
Nick Diaz	Yes	John Renne	Absent
Richard Gomez	Yes	Barney Rutzke Jr.	Yes
Dr. Steve Green	Yes	Paul Schweip	Absent
Mike Hatcher	Yes	Erick Valderrama	Yes
Thomas Hawkins	Yes	Larry Ventura	Yes
James Humble	Yes		

Task Force Discussion. Board member Pines suggested the Board take a tour of the UEA areas to visualize areas under discussion. Discussion ensued between Board members Pines, Lievano-Cruz and County Attorney Schwaderer-Raurell regarding the Sunshine laws. Board member Hatcher stressed that he would like to make a motion and see if a tour could be done, as similar tours are done for the County's Commission on Disability Issues (CODI) and Citizens Transportation Advisory Committee (CTAC). Board member Lara questioned the Board about the benefit of having the tour as a group versus attending individually. Board members replied that individual board members could see the UEA areas on their own, and Board member Pines added that the Board may not have the background on factors such as transportation. Board member Lara stated that if the benefit was to have conversations, sunshine law seemed to preclude that from occurring. Board member Green added that, due to roadway conditions, Staff may want to consider the logistics of a large bus traveling on sometimes rural and unmaintained roadways. Ms. Brown added that Staff was available to look at the options, but that there was no current funding for the requested bus tour.

Motion. Board member Hatcher made a motion for Staff to research and come back at the next meeting, with a proposal of how and whether a site tour of the UEAS would work, and that motion was seconded by Board member Hawkins. The motion passed unanimously as follows:

Kerri Barsh	Yes	Matt Johnson	Absent
Elizabeth Bonnell	Yes	Yesenia Fatima Lara	Yes

Carol Bowen	Absent	Nancy Lee	Yes
Erin Clancy	Absent	Maria Lievano-Cruz	Yes
William Delgado	Absent	Bill Losner	Yes
Enid Washington Demps	Absent	Francisco Pines	Yes
Alex Diaz	Absent	Pedro Ramos	Yes
Nick Diaz	Yes	John Renne	Absent
Richard Gomez	Yes	Barney Rutzke Jr.	Yes
Dr. Steve Green	Yes	Paul Schweip	Absent
Mike Hatcher	Yes	Erick Valderrama	Yes
Thomas Hawkins	Yes	Larry Ventura	Yes
James Humble	Yes		

Task Force Discussion. Ms. Brown told the board that based on Board discussions, everyone seemed to be in favor of having the agricultural session at the South Dade Regional Library, and asked for a motion to set the date and time. Board member Ramos mentioned that while he would not be able to make it for that meeting, he believed his alternative would be able to attend.

Motion. Board member Lara made a motion for the agricultural considerations input session to be held on October 16, 2017 at 1:00 pm at the South Dade Regional Library. Board Member Green seconded the motion. The motion passed unanimously as follows:

Kerri Barsh	Yes	Matt Johnson	Absent
Elizabeth Bonnell	Yes	Yesenia Fatima Lara	Yes
Carol Bowen	Absent	Nancy Lee	Yes
Erin Clancy	Absent	Maria Lievano-Cruz	Yes
William Delgado	Absent	Bill Losner	Yes
Enid Washington Demps	Absent	Francisco Pines	Yes
Alex Diaz	Absent	Pedro Ramos	Yes
Nick Diaz	Yes	John Renne	Absent
Richard Gomez	Yes	Barney Rutzke Jr.	Yes
Dr. Steve Green	Yes	Paul Schweip	Absent
Mike Hatcher	Yes	Erick Valderrama	Yes
Thomas Hawkins	Yes	Larry Ventura	Yes
James Humble	Yes		

Task Force Discussion. Board member Lee indicated that she would like to change the date for the environmental considerations meeting. Ms. Brown indicated that the date was set through a prior motion and would need a vote for reconsideration prior to setting a new date.

Motion. Board member Hawkins made a motion to reconsider the date of September 25, 2017 for the environmental considerations session. Board Member Lee seconded the motion. The motion failed 7 to 10 as follows:

Kerri Barsh	Yes	Matt Johnson	Absent
Elizabeth Bonnell	Yes	Yesenia Fatima Lara	Yes
Carol Bowen	Absent	Nancy Lee	Yes
Erin Clancy	Absent	Maria Lievano-Cruz	No

William Delgado	Absent	Bill Losner	No
Enid Washington Demps	Absent	Francisco Pines	No
Alex Diaz	Absent	Pedro Ramos	No
Nick Diaz	No	John Renne	Absent
Richard Gomez	No	Barney Rutzke Jr.	No
Dr. Steve Green	Yes	Paul Schweip	Absent
Mike Hatcher	Yes	Erick Valderrama	No
Thomas Hawkins	Yes	Larry Ventura	No
James Humble	No		

VIII. Public Comment

After hearing that the Board had no more comments or deliberations, Ms. Brown indicated that she had two public comment cards and proceeded to open the meeting for public comment.

The first speaker, Barry White, stressed that the Board had no imperative to move the UDB. Mr. White observed that the County's agricultural land used to be 235,000 acres and currently is nearing a critical level at 65,000 acres. Mr. White observed that building beyond the UDB caused loss of land which helped to recharge the aquifer and thereby threatened drinking water. Mr. White stated that there were numerous areas inside the UDB for redevelopment such as Coral Way, the SW 37 Avenue corridor, and areas in Naranja. Mr. White offered his option to "freeze" the UDB forever, opining that could allow for the construction of the proposed Miami Dade Expressway Authority's SR 836 Southwest Extension roadway project.

The second speaker, Truly Burton with the Builders Association of South Florida, commended the Board for its efforts in addressing the many interrelated issues including transportation and workforce housing. Ms. Burton advised looking at job centers, community development, and how transportation ties into people's travel to work, jobs, and where they live. Ms. Burton applauded the idea of a bus tour, stating that was the ideal way to see what is happening in a neighborhood. Ms. Burton added that there needed to be a balance between the environment, housing, jobs, agriculture and transportation.

Seeing no other speakers present, Ms. Brown concluded the public input session.

IX. Adjourn

Having no further business, the Board adjourned the meeting at 4:17 p.m.

URBAN EXPANSION AREA TASK FORCE MEETING SUMMARY

South Dade Regional Library
10750 SW 211 Street, Cutler Bay, FL 33189
October 16, 2017

Task Force Members Present

Kerri Barsh, Ashley McElheny, Erin Clancy, Eric Guerra, Enid Washington Demps, Alex Diaz*, Nick Diaz, Dany Garcia, Steve Green, Richard Grosso (left at 2:50), Mike Hatcher*, Thomas Hawkins, James Humble, Yesenia Fatima Lara, Maria Lievano-Cruz, Bill Losner, Francisco Pines, Robert Johnson*, John Renne, Laura Reynolds, Barney Rutzke Jr., Paul Schwiep, and Larry Ventura. (*Present after roll call)

Department of Regulatory and Economic Resources (RER) Planning Division Staff

Kimberly Brown, Supervisor of Long-Range Planning; Jerry Bell, Assistant Director for Planning; Noel Stillings, Senior Planner; Mark Dorsey, Principal Planner; Helen Brown, Principal Planner; John Lucas, Principal Planning (Planning Research Section)

Other Miami-Dade County and Government Staff

Dennis Kerbel (Assistant County Attorney), Charles LaPradd (Miami-Dade County Agricultural Manager)

I. Attendance

Ms. Stillings called roll of the members, 20 Members of The Task Force were present. The meeting commenced at 1:11 pm.

II. Approval of August 28, 2017 Meeting Summary

Board Member Humble made a motion to accept the August 28, 2017 meeting summary. Board Member Hawkins seconded the motion. The motion passed unanimously.

III. Staff Coordinator's Report

Kimberly Brown stated that today's meeting is the first substantive meeting of the Task Force and will cover agriculture considerations. Ms. Brown reviewed the items that were provided in the agenda package in response to requests by the Task Force at the prior meeting including a map of zoning outside of the UDB, sea level rise vulnerability maps for the county, and a timeline for the Task Force to complete recommendations before May 2018.

IV. Scheduled Presentation: CDMP Policies related to Agriculture

Ms. Brown provided a presentation on CDMP policies relevant to agriculture including:

- encouraging agriculture as a viable economic use of suitable lands is a long-standing principle of the CDMP.
- the permitted uses in the "Agriculture" and "Open Land" land use categories
- the requirements in CDMP Policy LU-8H which require an applicant requesting expansion of the UDB to participate in the Purchase of Development Rights or Transfer of Development Rights (TDR) programs (the Severable Use Rights program is the only current TDR program), and provide buffering to adjacent agriculture land.

- the requirements of CDMP Policy LU-8G Areas which identifies areas that “shall not be considered” for expansion of the UDB including the Redland area south of eureka drive and the areas that “shall be avoided” for expansion of the UDB including land designated agriculture on the LUP map except when located within a designated UEA
- CDMP Policy LU-1R which requires the County to take steps to reserve the amount of land necessary to maintain an economically viable agricultural industry and to adopt a TDR program.
- Ms. Brown showed a map that identifies properties with an agricultural classification but indicated that its accuracy is limited because some properties may only have the classification on a portion of the property.

V. Scheduled Presentation: Overview of the Agricultural Industry

Charles LaPradd, Miami-Dade County Agricultural Manager, provided an overview of the industry including:

- The impact of agriculture to the County is about \$600 to \$700 million per year depending on season, weather, etc., which equates to a \$2 billion economic impact to the county.
- The industry has approximately 20,000 direct and indirect jobs and a direct payroll to agriculture employees of approx. \$132 million per year.
- The County ranks as the only subtropical growing region in the continental US, which makes us extremely unique. The County ranks No. 2 in Florida in crop value that is sold, and No. 22 in the US for the value of our products. The County ranks No. 1 in snap beans, avocado, nursery products, and various tropicals, including No. 1 in sweet potatoes (aka boniato, and not the typical Beauregard sweet potato) and 8th in the entire nation for sweet potatoes; we fluctuate between No. 1 and No. 2 in sweet corn and squash, including yellow and zucchini. There is an 80% chance that the vegetables on your plate during the winter season are grown here.
- Our major crops are ornamental plants, in the past it was vegetables, which are now second, and fruits (primarily avocados, which are the largest by volume per acre, followed by longans, dragon fruit, and guavas (the pink flesh and the Thai/Asian variety). In response to a question, he replied that tomatoes are mistakenly classified as a vegetable by USDA. Mr. LaPradd indicated that we are 5th in the state, and cichlids and Koi are the high dollar value crops produced per square foot, making koi the highest value agriculture product per square foot.
- Mr. LaPradd presented a table of agriculture classified properties from the Miami-Dade County Property Appraiser. He said that there are some differences between the US Census and the Property Appraiser data based on how the acreage is calculated, but we have approximately 58,000 acres.
- Our major markets are primarily east of the Mississippi, Canada, the Caribbean (many at the area resort hotels) and some high value goods to Europe. Our growth sectors are moving into Asian crops; we are now No. 1 in the state with the number of Asian growers, mainly Southeast Asia such as Thailand Cambodia and Vietnam. This area remains to be the only area capable of growing Latin fruit and vegetables, and we have a growing market in that as well. The flower and indoor container plants are growing; agritourism is growing and the state has made significant changes in laws regarding agritourism, which have preempted this county in many things, and others throughout the state, but it serves as a secondary source of income for farmers.

- Major issues affecting the agriculture industry include foreign competition, in-state competition, phytosanitary issues, regulations, disasters, water and land ownership patterns. The County produces high value crops but also at a high cost. Our growing season is similar to the lower cost producers in the world, such as Mexico, Dominican Republic, etc. so we have issues with those foreign trade agreements and have wreaked havoc on certain crops such as tomatoes, and other changes have taken place such as growth of Asian and Latin crops. In-state competition has eliminated our potato crops, which we stopped growing in 2005, due to farming occurring in other areas of the state which can grow 100 bags per acre more than here. In addition, we continue to face one new plant pest disease (plant/pest diseases) each month due to our location to the ports—we just recently got out of a quarantine (Oriental Fruit Fly) which covered 14,000 acres and millions of dollars. Regulations also affect the agricultural industry. Natural disasters, such as Irma which cost growers about \$250 Million in damages in 1 day, and we are subject to Mother Nature more than other industries. With respect to water, we have too much rather than too little, and its artificial movement throughout the region in places where it should not be. Land ownership patterns also affect the industry, about 50% is owned by real estate speculators or investors and is leased to farmers year to year or short term leases rather than being owned by farmers.

Task Force Discussion: Board Member Pines asked whether the Krome Avenue expansion has had impacts on water levels on farmland. Mr. LaPradd replied that it can, anytime land is raised to a higher elevation than an adjacent farm it can cause runoff onto the adjacent farm.

Board Member Reynolds asked whether there have been impacts to farmland as a result of saltwater intrusion or sea level rise. Mr. LaPradd indicated that, if water levels are high in the canals, it is difficult to drain areas down south where there are no pumps. He further indicated that some impacts occur during king tide events.

Board Member Renne asked whether the agricultural industry is seeing potential increases in investments or changes with the renegotiation of NAFTA and whether it will have a positive/negative impact. Mr. LaPradd replied there is cautious optimism and that it would have a tremendous impact, but it depends on how it is renegotiated. Scrapping the whole agreement is not going to happen, but tweaks will help. One of the things the local agriculture community has always had an issue with are the “anti-dumping” rules (which prevent other countries from selling products below their own production costs). Currently, it needs to affect 50% of the industry to allow for a suit to be brought. One proposed change would allow for “seasonal suits” so that during our growing season, if the products from another country are sold at a lower than agreed upon floor price, the affected party can file a lawsuit against that producer.

Board Member Green stated that labor is also a major issue and includes high housing costs, transportation and immigration status. LaPradd said there’s a new agriculture jobs bill which may help resolve this issues.

Board Member Barsh inquired about the top factors that would help to maintain a viable agriculture industry. LaPradd said he’s not sure the government can maintain the industry,

the best thing is for the county to get out of the way. The county can do things that inhibit agriculture, such as approving a development adjacent to agriculture land without proper buffering or setback; or restricting what can be grown such as seasonal agriculture limitations.

Board Member Humble said the most profitable crops in Dade County are the crops that cannot be imported such as nursery plants (due to limitations on importing soil), mamey, longan, boniato, etc. This is why the growth in this county has been in nurseries. Board Member Losner further stated that if soil is allowed to be imported into this country, it would be the end of the ornamental industry. Mr. LaPradd clarified that there are currently no proposals to change the laws that prevent the importing of soil and added that the same restrictions prevent the County from sending potted plants to Europe.

In response to a question from Board Member Pines, Mr. LaPradd indicated that ownership patterns vary by agricultural sectors. Indoor plants and smaller shade house operations tend to be farmer-owned, but many field nurseries and vegetable growers are on year to year leases, which inhibits major investments in irrigation systems, fencing, and other equipment.

VI. Scheduled Presentation: Purchase of Development Rights Program

Charles LaPradd, Miami-Dade County Agricultural Manager, provided a presentation on the Purchase of Development Rights program including:

- In 2004 Miami-Dade County voters approved the Building Better Communities General Obligation Bond Program. As part of the bond program, the residents of Miami-Dade County voted to expend \$30 million for the acquisition of development rights agricultural property through a purchase of development rights program. In 2016, the Board of County Commissioners allocated \$10 Million to beach re-nourishment program, with promise to return the \$10 Million through other sources.
- Miami-Dade County utilizes its PDR program to purchase conservation easements that limit the residential development opportunity on viable agricultural properties from willing sellers.
- Only lands with available density outside the UDB, designated agriculture by the CDMP map and currently farmed are eligible for the program.
- The purchase of these rights will help to ensure that the property will remain undeveloped and available for agricultural uses. Benefits include the ability to maintain the rural character of the agricultural area, a more diversified economic base, aquifer recharge and an improved quality of life.
- Mr. LaPradd reviewed the review process for PDR applications. He indicated that staff reviews the application for soil, size, cost, historic use, adjacent uses, and other factors, then makes a recommendation to the Board of County Commissioners.
- Mr. LaPradd indicated that easements have been acquired on 664 acres and another 142 acres are in the process of closing. All acquisitions have been acquired with matching grant funding from the USDA. Approximately \$7 million of the PDR allocation has been spent to date.

Task Force Discussion. Board Member Reynolds asked how the program could be more attractive to landowners. LaPradd said he gets a lot of applications from owners of 5-acre properties, but the program does not allow that unless the parcel is adjacent to another parcel. Board Member Reynolds asked if that requirement should be changed. He said no, unless it is adjacent to a 20-acre parcel, or if there are 5-acre parcels together, but to spend limited funds on a small isolated property is not efficient use of the funds; a 100-acre parcel would be better. He also said the funds are allocated annually and the most he has received from the bond program is about \$3 million a year. One year the USDA offered him \$8 million, but the county could not match those funds, so he had to turn it down. In response to a question from Board Member Grosso, Mr. LaPradd indicated that the USDA match funding is likely to continue, but it depends on how the Farm Bill progresses, which is currently being drafted. Mr. LaPradd further indicated that there are many owners of agricultural land that do not reside in this country and are not eligible to receive federal funds.

Board Member Renne indicated that a lot of farmers are looking at the tradeoff between preserving their land or selling for potential development and inquired about the comparison between the county's purchase price for land on a per acre basis compared to the market price for development purposes. Mr. LaPradd replied that every parcel in the county is appraised, and every sale price is different. Mr. LaPradd indicated that there was low interest in the PDR program during the recession. A property owner's interest in the program typically depends on the person, the property location and their business model. The average age of growers in the County is about 60 years old. Four properties that participated in the PDR program have since been sold and all were good sales.

Board Member Humble stated that mortgages on land can be the beginning of the end for a farmer. Farmers tend to get underwater and lose their farm. It looks like the parcels you purchased rights on holds off the potential loss of the property. However, if the property can't be farmed, it is difficult to get any value from the land. You may be giving up the long-term value of the land by participating in the PDR program. Mr. LaPradd agreed that if the land could not be farmed due to external influences, it would be difficult to use the land for anything else once the property rights are acquired through the PDR program.

Board Member Rutzke asked whether there are any restrictions on the type of agriculture you can have on the land in the PDR program and whether it is permissible to build a nursery shadehouse. Mr. LaPradd replied that the USDA has restrictions and MDC has restrictions. There are no restriction on what you can grow, other than marijuana. You can have structures similar to shadehouses but you cannot exceed 2% total impervious surface.

Board Member Diaz indicated that there are a handful of field grow nurseries on the east side of the UDB but they are vacant for most of the year and inquired as to why there are not used year-round. Mr. LaPradd replied that it is due to the specific farming season depending on the crop. The primary crop on the east side is sweet corn and the market for that crop is at the beginning of the year. The market is not strong at the end of the year because you are competing with Georgia and North Florida. Board Member Diaz asked whether other crops can be grown in that area with the Marl soil. Mr. LaPradd replied that

there are a lot of crops that be grown on the east side, Marl is a good producing soil. He further indicated that it is not a matter of what you can grow, it's a matter of what you can sell. It may also be limited in the summer due to the high water table and drainage limitations. He further emphasized that there is a lot that can be done with the land on the east side and indicated that it is the area where farming typically occurred. Board Member Humble further stated that most of the farming in the 1950s was on the east side, including potatoes and tomatoes. The rest of the farming, thousands of acres, were also farmed in the "Hole in the Donut" which is now inside Everglades National Park. In response to a question from Board Member Diaz, Mr. LaPradd clarified that NAFTA is not what affected potatoes, it was the fact that it could be grown cheaper elsewhere. We got down to planting one crop which make the market very susceptible to impacts such as floods.

Board Member Barsh asked Mr. LaPradd about the reason for the seasonal agriculture restriction in the CDMP. Mr. LaPradd indicated that the County just wanted to make sure that no one lost money since these areas tend to be wet and have a higher than normal water table especially during certain times of the year. Mr. LaPradd indicated that there are many crops that can grow in those areas year round such as Royal Palm. In response to a question from Board Member Barsh, Mr. LaPradd clarified that the seasonal agriculture limitation applies to all types of agriculture, it is not restricted to a specific crop.

In response to a question from Board Member Losner, Mr. LaPradd indicated that approximately 12,000 acres of agricultural land has been moved to public ownership for purposes of everglades restoration. Board Member Reynolds asked how many acres of agricultural land has been lost to development. Mr. LaPradd was unsure of the exact amount. Board Member Humble indicated that a consultant was hired many years ago and found that the amount of agricultural land lost to development was only 487 acres.

Board Member Renne asked about the amount of local agricultural production that is consumed locally. Mr. LaPradd replied that it depends on the crop. Between November and April, Miami-Dade County produces enough green beans to feed the entire east coast.

Board Member Barsh asked for a description of how agricultural products are transported. Mr. LaPradd indicated that 99 percent is transported by truck. In March, there are 5,000 to 6,000 trucks on the road transporting agricultural products. Board Member Barsh asked for clarification on the concern with pests entering through the Port. Mr. LaPradd clarified that the concern is related to pests entering through the Port and affecting our agricultural industry.

Board Member Grosso asked for clarification on whether loss of farm land due to price increases as a result of land speculation or land use change has a negative impact on agriculture. Mr. LaPradd clarified that land that is purchased by developer can still be farmed, and they usually do farm it for the favorable property tax status. However, if the investor has an expectation of development in the near future, they tend to do shorter leases with the farmer. It's difficult for farmers to make investments in the property in these circumstances.

Board Member Grosso inquired about the amount of land required to maintain an economically viable agricultural industry as required by CDMP Policy LU-1R. Ms. Brown stated that the necessary acreage was last quantified as part of a 2002 study that showed that approximately 52,000 acres was needed to maintain a viable industry and that approximately 58,000 acres remain.

Board Member Pines discussed recent newspaper articles that indicated that only 10% of the negative impacts to agriculture can be attributed to development and that the most influential factors included NAFTA, pests, natural disasters, etc. Mr. LaPradd clarified that development next to farms does make it difficult to farm. In response to a question from Mr. Pines, Mr. LaPradd clarified that, to his knowledge, the policies in the CDMP have not been changed due to NAFTA.

Board Member Green indicated that new people are not going into farming so it's not being passed down to the next generation. Mr. LaPradd indicated that this is a national problem as well as a local problem. Young people do want to get into farming but it can be very expensive to get into farming with no family connection. Sometimes renting a farm can help a new start-up but the trade-off is that you can't leverage that land for lending purposes.

Board Member Barsh inquired about the impact from Hurricane Irma on the agricultural industry. Mr. LaPradd indicated that it was approximately \$250 million and further emphasized the vulnerability of the agricultural industry to weather-related impacts.

Board Member Barsh asked whether the agricultural industry has had a problem with a shortage of trucks. Mr. LaPradd stated that there is a shortage in the spring which is a normal industry pinch. He indicated that the larger concern is a current shortage of labor. Workers that would previously migrate here from Texas to work are now finding high wage, low skill jobs in construction due to the natural disasters that have occurred in Texas.

In response to a question from Board Member Reynolds, Mr. LaPradd indicated that he does not track the number of farms that are leased rather than owned but he would estimate that around 60% are leased.

Discussion ensued regarding areas that have been purchased by public entities for Everglades restoration. Board Member Humble indicated that many areas that were historically farmed for over 60 years are now considered to be wetlands.

(Board Member Pines distributed three newspaper articles: "South Florida's Shrinking Agriculture Industry Fights to Stay in the Game", "Crop Shift", and "South Florida's Shrinking Farmland")

VII. Scheduled Presentation: Agricultural Trends and Projections

Ms. Brown introduced John Lucas, Principal Planner with the Miami-Dade County Planning Research Section. Mr. Lucas provided a presentation on Agricultural Trends and Projections including:

- Mr. Lucas indicated that the information he would be presenting is based on two sources, the first is the Census of Agriculture and the second is the County's database on land use including the property appraiser database. In response to a question from Board Member Hatcher, Mr. Lucas clarified that the County's data source includes property appraiser information and the Research Section's current land use database which is based on site analysis. In response to a question from Board Member Green, Mr. Lucas indicated that the projections he will be presenting are based on basic assumptions using a linear trend. Mr. Lucas indicated that the Agricultural Census is conducted every five years and the most recent data is from 2012. The data comes from forms that are filled out by farmers. Hurricane Irma may impact the numbers for 2017.
- Mr. Lucas presented data that shows that the number of farms grew 56% to 2,954 between 1992 and 2012. The Census defines a "farm" as an establishment that sells more than \$1,000 in agricultural products.
- Mr. Lucas presented data that shows that the total acreage in farming fell 2.8% to 81,303 acres and the average farm size fell 36.4% to 28 acres between 1992 and 2012 which indicates that the average size of farms is decreasing.
- Based on industry trends, the number of farms is projected to grow 17.5% to 3,137 in the next 20 years. The number of farm acres is projected to decrease 4.4% to 74,750 Acres and the average farm size is projected to drop 29.8% to 21.2 acres by 2037.
- Almost all of the growth in the last ten and twenty year periods occurred in farms under 10 acres in size. Over 20 years, the number of farms under ten acres was up 81% to account for 69% of all farms.
- The average value of a farm in Miami-Dade County has grown 2.7% since 1992 in inflation adjusted dollars. However, after a peak reported in the 2007 Census, the average value has fallen 14.9% to \$699,700.
- On a per acre basis, the average value in inflation adjusted dollars grew 48% between 1992 and 2012 to \$25,423 per acre. This was achieved even after falling 17% between 2007 and 2012.
- The market value of total products sold was \$604 million in 2012. This was down 3.2% from 1992, and 17.5% from 2007. The average market value per farm of products sold was \$204,500 in 2012. This was down 38% from 1992, and 30% from 2007 partly reflecting the smaller size of farms.
- Total acreage outside the UDB with at least one residential unit grew 17% between 2007 and 2017. Such acreage represented 10.1% of Ag-land outside the UDB in 2017, up from 8.2% in 2007. 80% of this acreage with at least one residential unit had an agricultural exemption.
- Countywide there were 62,884 acres of agricultural land in 2017 according to the Miami-Dade Property Appraiser's records. Just 5,827 acres (9.3%) of this was inside the UDB, down from 12.8% in 2007. The total agricultural acreage declined by 5,800 acres between 2007 and 2017. Approximately half of the lost acreage was located inside the UDB (2,980, 51.3%) and half was located outside the UDB (2,830, 48.7%).

Task Force Discussion. Board Member Hawkins inquired about the cause of the decline in agricultural land in 2007. Mr. LaPradd indicated that he has found errors with the Agricultural Census data and often relies instead on data from the Miami-Dade County Property Appraiser. The Census is compiled from surveys taken over a couple of years, it is not a snapshot of one year. In addition, it has the potential to double count land that is farmed by two different farmers during different times of the year. Since the Census is self-reported, a farmer may report total acreage when only a portion is used for farming. In contrast, the Property Appraiser only counts the portion of the land that is actually farmed. Board Member Green indicated that acreage can also get double counted in the Census if you interplant two types of fruit trees. Mr. Lucas stated that farms that are headquartered in Miami-Dade County may report acreage that is in another County which can skew the Census numbers.

Board Member Reynolds asked whether the uptick in 2007 could have resulted from a change in market value. Mr. LaPradd replied that it was more likely due to an agricultural reverification conducted by the Property Appraiser in 2005. At the same time, we had property values increase. Many people applied for agricultural classification during that time because the values were so high.

Board Member Green asked whether marijuana will be included as an agricultural product at some point. Mr. LaPradd replied that it would not be included until legalized by the Federal government.

Mr. LaPradd indicated that declines in market value between 2007 and 2012 could have been caused by a number of external events including the recession (there was a 60 to 80% decline in demand for landscape material), an uncharacteristic freeze in 2010 that went over 40 days, as well as, flooding and quarantines that affected agricultural products.

Board member Reynolds asked if the data was collected through voluntary methods such as a survey. Mr. Lucas stated that the data was based on their land use records, property records, aerial photography and site visits. Board members Schwiep and Nick Diaz questioned the why the loss was occurring. Mr. Lucas responded that the majority of agricultural land loss outside the UDB was due to government acquisition by entities such as the SFWMD, and inside the UDB was due to conversion to other uses such as residential and other factors. Board members Humble and Losner asserted that the government has purchased more agricultural land than indicated. Mr. Lucas clarified that the data was for the specific time period from 2007 to 2017. In response to an inquiry by board member Barsh, Mr. Lucas indicated that the data from the ongoing agricultural Census should become available in late 2018.

Board member Grosso indicated that he had to leave the meeting, and requested for Everglades National Park staff to present at the next meeting regarding the Everglades restoration. Ms. Brown responded that Superintendent Ramos indicated at the last meeting he was comfortable with the SFWMD presenting but that she could reach out to him again on that issue. Board member Garcia added that the entire County was part of the Everglades, and efforts are underway now to restore what was destroyed. Board member Hatcher opined that certain Community Council zoning decisions would explain the conversion of farmland inside the UDB. Ms. Brown added that the CDMP policy looks at the agricultural land use

designation inside and outside the UDB differently. Ms. Brown explained that the CMDP envisions no new commercial agriculture inside the UDB, except for the “Horse Country” area; and there are CDMP policies for the protection of economically viable agricultural land outside the UDB. Board member Renne stated that if millions of people were to move into the County, there would still not be no commercial land inside the UDB to provide for them. Ms. Brown responded that while there are exceptions to where agriculture is permitted, generally the CDMP depicts urban land uses within the UDB.

Board member Renne wanted to confirm what he heard earlier that the local winter crop production was greater than the local food consumption, and Mr. LaPradd confirmed that statement was correct. Mr. Renne voiced his concern about the long-term supply and demand for projecting out long-term population projections and its impact on the agricultural industry. Mr. LaPradd reiterated the importance of local agriculture to the rest of the country, adding that the South Florida area south of Lake Okeechobee and southern California are the only two areas that conduct winter farming. Mr. LaPradd spoke about the future trends for both of those areas face not only local but also international pressure from competition. Mr. LaPradd stated that from a strategic standpoint of food production, if South Florida and southern California do not produce those crops then they will have to come from expensive greenhouse production, or be imported. Board member Losner suggested that people should look at the labels on their produce in the grocery store to see their country of origin, as fruits and vegetables are required to carry that label of origin. Board member Losner opined that seventy-five percent of the fruits and vegetables in the U.S. comes from foreign countries, and that due to citrus greening and the recent hurricanes to expect even more from countries such as Brazil. Board member Green disagreed, stating that the law changed and supermarkets no longer have to show the country of origin on the label.

Board member Garcia asked if the UDB were to be expanded would there be an increase of farmland within the UDB. Ms. Brown responded that if a property was currently designated as agricultural and the UDB was expanded to include it, then it would be redesignated to an urban land use. In response to Mr. Garcia’s follow-up query, Ms. Brown clarified that if that property was developed, it could not be changed back to farmland as it would not be consistent with the policies of the CMDP. County Attorney Kerbel added that while they had not seen that example, in theory a person could apply to change its land use, but it would be unlikely given that the concrete would be already in the ground.

Board member Losner opined that the agricultural designation outside the UDB of the one house per five acres was “lifestyle living” which attracted certain people to locate there, but once there then complained about agricultural practices such as the aerial spraying and farm tractors on roadways. Board member Hatcher stated that residents moving into the area should be aware of those agricultural conditions as the County passed a requirement for notification for property owners to inform them that they were moving into an agricultural area. Board member Reynolds questioned if there was any consideration to retract the five-acre agricultural land use policy to protect farmland from the “lifestyle living.” Ms. Brown stated that the potential issue of downzoning might be problematic because the state of Florida has strong private property laws. Board member Schwiep questioned if commercial farms are allowed within the UDB. Ms. Brown responded that the CDMP has designated as agriculture the areas outside the UDB and within the UDB only within the Horse Country area. In response

to Board member Schwiep and Pines comments, Ms. Brown stated that there were still some existing agricultural uses inside the UDB which are allowed to continue, but the assumption based on the future land use plan map is that eventually it would be converted to an urban use. County Attorney Kerbel pointed out that there were differences between the CDMP and zoning map in that the zoning map contained remnant parcels zoned AU (agriculture) which are allowed to continue, but that if you wanted to change its use to something else it might be deemed inconsistent with the CDMP. Board member Schwiep asked for a copy of the PowerPoint presentation, and Ms. Brown responded that all of the presentations would be posted on the County's UEA website.

Board members Schwiep and Barsh questioned the loss and location of agricultural lands within the UDB. Mr. Lucas explained that approximately one-third of agricultural lands lost were within the UDB and that it was a net-acre figure. Board member Losner related that he had served on County zoning and planning boards and that the Planning Staff had always encouraged uses such as agricultural land within the UDB to be developed. Board member Humble described how the East Everglades study set aside thousands of acres for future farming and set the one house per forty-acre policy, but that the SURs had no receiving area for years. Board members Losner and Barsh questioned the usage and viability of the SURs. Ms. Brown explained that the SUR discussion would be addressed in detail in the upcoming scheduled environmental input session.

Board member Rutzke questioned the recent purchase of a 600-acre parcel outside the UDB by FPL for the purpose of installing solar panels. Mr. LaPradd explained that FPL had acquired property and that the parcel in question was a 400-acre parcel located by Krome Avenue and SW 136 Street currently leased out for farming which will continue until developed with the solar panels. County Attorney Kerbel indicated that there is a pending zoning application for the property that will be considered by CZAB 11 at a public hearing scheduled on October 31, 2017. Board member Reynolds suggested that rather than focusing on one particular parcel, there should be a discussion of potential solar farms and their potential impact to agricultural land and options within the CDMP to encourage solar on rooftops or by some other means. Ms. Brown stated that utility uses are allowed in the agricultural area if there is a demonstrated need or it is in the public interest and no suitable site exists outside the agricultural area for that use. Ms. Brown added that any applications for the use of solar panels in the agricultural area are reviewed on a case by case basis according to that criteria.

VIII. Public Comment

Ms. Brown opened the meeting for public comment.

Speaker: Don Pybas. Mr. Pybas identified himself as the former County's Agricultural Extension Agent and explained that the Agricultural Census was a survey and thus subject to erroneous or duplicate information such as two people farming the same parcel. Mr. Pybas highlighted the crucial role of trucking in the agricultural industry due to 95% of locally grown produce being transported by truck. Mr. Pybas stressed the importance of the agricultural industry and added that only two packing houses remain in the County.

Speaker: Cooper McMillan. Mr. McMillan stated that there was 87,000 acres of agricultural land in 1987 and many acres were lost in the Frog Pond area, resulting in loss of extensive

agricultural lands. Mr. McMillan stated that while there was still agricultural land remaining, to remember the vital role of farmers in managing those farmlands. Mr. McMillan spoke of the challenges facing farmers, including theft, vandalism, and more restrictive lending laws. Mr. McMillan opined that the planned expansion of SW 137 Avenue might cause problems for the nearby agricultural activities.

Speaker: Arlene Samalion. Ms. Samalion identified herself as a member of the Redlands community and urged for the preservation of agricultural land. Ms. Samalion pointed out that her property included a County-designated Natural Forest Community (NFC) consisting of rare pinelands which helps with the oxygen and water ecosystems. Ms. Samalion voiced her concern for these valuable NFC lands and her desire that these lands not be impacted by any future east-west transportation corridor.

Speaker: Martin Motes. Mr. Motes identified himself as the owner of an orchid nursery. While it is correct that the average farm size is 28 acres, the mean size is less than five acres and over half are less than 7.5 acres. Future of south Florida agricultural industry lies in nurseries, horticulture, and specialty crops. There are agricultural techniques out of Indonesia that could be applied inside of the UDB. The value of developed land comes out of the taxpayer pocket in the form of infrastructure improvements. The developers should pay for the costs of development rather than the taxpayers. The salvation of agriculture in south Florida was the enactment of the 1 dwelling unit per 5 acre density limitation.

Speaker: Sidney Robinson. Mr. Robinson identified the need for real estate agents to fully disclose to prospective buyers the ongoing farm activities in the area including noise and odors. Mr. Robinson identified himself as a tropical fruit grower with his consumer base ranging from Key West to West Palm Beach. Mr. Robinson noted the need for transitional zoning adjacent to the agricultural area. Mr. Robinson posed two questions, namely: how much land zoned residential and agriculture inside the UDB has not been developed; and how much land inside the UDB that is available for redevelopment lies within the blighted urban areas? Mr. Robinson concluded his remarks stressing the importance of agriculture and not moving the UDB.

Speaker: Pat Malone. Ms. Malone gave an overview of some of her concerns regarding the Redlands and farming. She mentioned the loss of 158 acres of agricultural land near Krome Avenue and Kendall Drive. She indicated that there should be more opportunities for agriculture inside the UDB as there are food deserts inside the urban area and there are properties that are not being used or are undeveloped, and can be developed by someone who wants to provide local food. Farmers in South Dade don't just have the responsibility to provide fruits and vegetables for this area but have the responsibility to other parts of the country during the winter. We have a moral and economic responsibility to support the farmers and make sure we don't lose farmland.

Speaker: Margaret Pikarsky. Ms. Margaret Pikarsky identified herself as a small organic grower with a 5-acre parcel where she lives and grows. She noted that 95% of the food grown here is exported to be consumed by other parts of the country. The fact that we can produce fruits and vegetables during the winter time provides biosecurity. When we rezone agricultural land to a higher use, what are we saying, that we don't value the growing of food. We are losing agricultural land. The agricultural lands inside the UDB are being lost at a higher rate.

Expansion of the UDB into the UEAs will create a permanent loss of agricultural land. Land taken out of agricultural use does not go back to agricultural use. It is our responsibility to understand the important economic engine that agriculture provides for our area.

IX. Task Force Discussion

Board Member Losner discussed the value of farmland and how it affects agricultural lending. Farmland value in Miami-Dade County is \$37,000 or more per acre. In other areas of country the value is \$1,200 - \$2,500 per acre. It has been tough here for farmers. Banks locally would loan money based on the value of the land, but then came the Dodd Frank Act, unless they had another source of income other than the land, the banks had to stop loaning based on the value of the land. The point is that farmland is very expensive, farmers have a tough time buying land.

Board Member Lievano-Cruz noted that most of the speakers live or farm outside of the UEAs. She asked whether there is active farming in the UEA east of Krome Avenue from 8 Street - 88 Street. Mr. LaPradd responded that there is active farming including vegetables that change with the season, there are some u-picks and palms. Leases get traded frequently so the crops can also change frequently.

Board Member Green indicated that the mean agricultural acreage of approximately 28 acres which was presented Mr. Lucas is not the most useful measurement. The more useful measurement is the median size of a farm in Miami-Dade County which is between 5 and 10 acres. That is what we should consider to be the average farm size.

Board Member Reynolds discussed that many speakers expressed concerns with the expansion areas being so close to the agricultural land and to Krome Avenue; and on how that impacts existing farms and trucking for farms and the importance of transitional zoning. Ms. Brown indicated that along the majority of UDB adjacent to agriculture, the areas is designated for estate density which provide a transition to agriculture. There are portions, however, where the agricultural area abuts areas inside of the UDB that are designated as Urban Centers and permit higher densities and intensities. Mr. LaPradd further indicated that densities in this area are approximately 30 dwelling units per acre.

Board Member McElheny inquired if members are forced to consider additional areas for the UEA or can we change existing UEA's. Ms. Brown informed that the purpose is to provide recommendations on changes to the current boundaries of the UEA, creation of new UEA and changes to the criteria that should be considered for applications requesting expansion of the UDB.

Board Member Losner inquired about industrial uses outside the UDB. Mr. LaPradd indicated that there is some industrial outside of the UDB including a concrete plant and warehouses. Board Member Reynolds asked whether this is the reason for the UEA Study Area. Ms. Brown indicated that it is more related to the area's proximity to the Urban Center and premium transit service along the busway.

Board Member Schwiep asked how the current UEA were developed. Ms. Brown indicated the UEA's have been on the maps since 1983 with only minor changes. Important efforts have

occurred since that time including CERP, military compatibility efforts, and climate change modeling that have led to policy constraints in the current UEA.

Board Member Renne indicated that it would be helpful to know how much agricultural production is occurring in the UEAs and the UEA study area; and the amount of agricultural land that would be lost if these lands were changed and developed in those areas. Mr. LaPradd indicated that all of the areas are suitable for agricultural production. He further indicated that Dr. Evans, Chief Economist, University of Florida, could run numbers on what is being farmed now, including the average land being farmed, types of crops and production numbers. In response to a question from Board Member Barsh, Mr. LaPradd clarified that the UEA near SW 8th Street is not currently being farmed, but farming is occurring on vast majority of all the other UEAs and adjacent to the Study Area.

Board Member Reynolds indicated that she is interested in a write-up on each of the areas, addressing agricultural use, sea level rise, the elevation, proximity to conservation and rock mining lands, in order to determine if these areas are appropriate for development.

X. Set Dates for Future Task Force Meetings

(Ms. Kim Brown distributed email communication from Board Member Richard Gomez.)

Ms. Brown informed the members that there are constraints under the Sunshine Law on site bus tour of the area, however a digital site tour using Google Earth can be provided to the members at a future meeting. Board Member Losner requested that copies of aerials of the UEA's be provided at the next meeting. Ms. Brown indicated those can be provided.

Ms. Brown indicated that the next meeting is scheduled for Monday, October 30, 2017, at 1:00 at the South Dade Regional Library, for the Environmental Considerations Session and the speakers have been confirmed. Since the environmental agenda is quite long, the environmental issues will be divided into two input sessions and the second session will be grouped with the session addressing rockmining. At the October 30 meeting, the South Florida Water Management District will be addressing CERP and East Coast Buffer, Miami-Dade County Division of Environmental Resource Management will be addressing wellfield protection and threatened and endangered species. Presentations on Sea Level Rise and the Severable Use Rights program will be moved to the next session which has a tentative date of Friday, November 17, 2017.

Members discussed meetings dates and not changing the dates once they have been set as members have put dates on their schedule. Ms. Brown indicated that the Florida Department of Environmental Protection is under travel restrictions due to Hurricane Irma so she is not able to confirm a date with them yet, so some flexibility is needed for the future dates. Ms. Brown also indicated that she has not yet been able to confirm whether Mr. MacVicar will be available to present at the next meeting.

Board Member Reynolds suggested that Everglades National Park and/or the Army Corp of Engineers also present on the Everglades at the next meeting. Ms. Brown clarified that under the 'Scheduled Presentations' section of the meeting the presenters will be limited to governmental agencies. The Task Force members voted at the last meeting to include the

'Other Presentations' section on the Agenda for the Task Force members to provide additional time for other speakers that are not governmental agencies to address the Task Force.

Board Member Green stressed the importance of having a path to get to recommendations. He suggested that a questionnaire to each member may help to focus the input. Board Member Reynolds identified the importance of providing details on the four UEAs. Ms. Brown indicated that after all input sessions conclude, staff will be formulating recommendations based on what was discussed and on the questionnaire comments prior to formulating recommendations.

XI. Adjourn

Having no further business, the Board adjourned the meeting at 4:18 p.m.

URBAN EXPANSION AREA TASK FORCE MEETING SUMMARY

South Dade Regional Library
10750 SW 211 Street, Cutler Bay, FL 33189
October 30, 2017

Task Force Members Present

Member	Representing	
Kerri Barsh	Rock mining representative	Present
Ashley McElheny	Florida East Coast Chapter of Associated Builders & Contractors	Present
Erin Clancy	Tropical Audubon Society	Present
William Delgado	Latin American Business Association	Present
Enid Washington Demps	Community Council 15	Present
Alex Diaz	Community Council 11	Present
Nick Diaz	The Property Owners' Representative for the Eastern UEA	Present
Dany Garcia	Sierra Club	Present *
Richard Gomez	Florida Home Builders Association	Absent
Steve Green	Tropical Fruit Growers of South Florida	Present
Richard Grosso	Nova Southeast Shepard Broad Law Center	Present
Mike Hatcher	Redland Citizens Association	Present *
Thomas Hawkins	1000 Friends of Florida	Absent
James Humble	Agricultural Practices Advisory Board	Present
Matt Johnson	Biscayne National Park	Absent
Robert Johnson	Everglades National Park	Present
Yesenia Fatima Lara	Community Council 14	Absent
Maria Lievano-Cruz	Builders Association of South Florida	Present
Bill Losner	Dade County Farm Bureau	Present *
Francisco Pines	The Property Owners' Representative for the Western UEA	Present
John Renne	Urban Land Institute – the SE FI/Caribbean Chapter	Absent
Laura Reynolds	Friends of the Everglades	Present
Barney Rutzke Jr.	Florida Nursery Growers & Landscape Association	Present
Paul Schwiep	Urban Environment League	Present
Erick Valderrama	Latin Builders Association	Present
Larry Ventura	Homestead Air Reserve Base	Absent
Vacant	Miccosukee Tribe of Florida	Absent

* Present after roll call

Board Member Delgado left at 2:30

Board Member Grosso left at 2:40

Board Member Alex Diaz left at 3:20

Board Member Washington Demps left at 3:45

Department of Regulatory and Economic Resources (RER) Planning Division Staff

Kimberly Brown, Supervisor of Long-Range Planning; Jerry Bell, Assistant Director for Planning; Noel Stillings, Senior Planner; Helen Brown, Principal Planner

Other Miami-Dade County and Government Staff

Wilbur Mayorga (Miami-Dade County RER-Division of Environmental Resource Management), Gwen Burzycki (Miami-Dade County RER-Division of Environmental Resource Management), Kimberley Taplin (US Army Corps of Engineers), Brenda Mills (South Florida Water Management District)

I. Attendance

Ms. Stillings called roll of the members, 17 Members of The Task Force were present. The meeting commenced at 1:05 pm.

II. Approval of October 16, 2017 Meeting Summary

Motion. Board Member Delgado made a motion to approve the October 16, 2017 meeting summary, with the corrections (stated by Ms. Brown for the typographical errors to “phytosanitary” on page 3 and “indicated” on page 14). Board member Alex Diaz seconded the motion. The motion passed unanimously as follows:

Kerri Barsh	Yes	James Humble	Yes
Ashley McElheny	Yes	Matt Johnson	Absent
Erin Clancy	Yes	Robert Johnson	Yes
William Delgado	Yes	Yesenia Fatima Lara	Absent
Enid Washington Demps	Yes	Maria Lievano-Cruz	Yes
Alex Diaz	Yes	Bill Losner	Absent
Nick Diaz	Yes	Francisco Pines	Yes
Dany Garcia	Absent	John Renne	Absent
Richard Gomez	Absent	Laura Reynolds	Yes
Steve Green	Yes	Barney Rutzke Jr.	Yes
Richard Grosso	Yes	Paul Schweip	Yes
Mike Hatcher	Absent	Erick Valderrama	Yes
Thomas Hawkins	Absent	Larry Ventura	Absent

III. Staff Coordinator’s Report

Ms. Brown reviewed the agenda for the day and indicated that Mr. MacVicar will be available to present at the next meeting on November 17th. As a follow-up to a request from Mr. Losner at the prior meeting, Ms. Brown reminded the Task Force that aeries for each of the UEAs were provided in the Briefing Book distributed at the first meeting.

IV. Scheduled Presentation: Environmental CDMP Policies

Ms. Brown provided a presentation on CDMP policies relevant to environmental considerations including:

- The requirements of Policy LU-8G and CON-7J as it relates to the Everglades Buffer Area and Comprehensive Everglades Restoration Plan (CERP). Ms. Brown presented maps showing CERP boundaries (pink-hatched) and Everglades Buffer Area (green) in relation to the UEAs. In response to a question from Board Member Pines, Ms. Brown indicated

that the southern boundary of the Bird Drive CERP Project, as shown on the map, is approximately SW 64th Street.

- The CDMP text and requirements of Policy LU-8G as it relates to wellfield protection. Ms. Brown presented maps showing the boundaries of the wellfield protection areas as it relates to the UEAs.
- Policies CON-9A and CON-9B as it relates to protection of habitat for threatened and endangered species.
- Overview of the County's Severable Use Rights Program. Ms. Brown indicated that the Planning Division recently issued a report that recommended strengthening the requirements of CDMP Policy LU-8H(c) to require participation for non-residential applications and to define the extent of participation that is required.

V. Scheduled Presentation: Comprehensive Everglades Restoration Plan and East Coast Buffer Area

Brenda Mills, Principal Scientist, Everglades Policy and Coordination Division, South Florida Water Management District, provided an overview of CERP and the East Coast Buffer including:

- The Central and South Florida Project changed water flow in South Florida by channelizing water flow and segregated the water conservation areas. We are trying to move toward a more flowing system with more water reaching our natural areas including the quantity, quality and timing of the water.
- The "Restudy", initiated in the 1990s, resulted in the creation of the Comprehensive Everglades Restoration Plan. SFWMD is implementing the authorized CERP projects in coordination with the United States Army Corps of Engineers (USACE). The projects include wetlands to improve the quality of water, seepage management, and removing barriers to flow.
- The CERP framework was authorized by Congress in 2000. In response to a question from Mr. Pines, Ms. Mills clarified that the first (2007) and second (2014) generations of CERP plans were a continuation of the 2000 authorization and provided additional detail. The Planning Implementation Report is the document that Congress reviews when deciding whether to move forward with implementation.
- Ms. Mills showed a map of completed CERP projects. Ms. Mills provided an overview of the Pennsuco regional mitigation bank and C-4 detention basin. In response to a question from Board Member Barsh, Ms. Mills confirmed that the Pennsuco mitigation bank is a willing seller program. USACE is implementing the C-111 project in South Dade. Ms. Mills reviewed Phase I and Phase II of the Biscayne Bay Coastal Wetlands project. Phase II planning will be starting in a couple of years. Board Member Reynolds asked whether funding, \$1.5 million, has been allocated for Phase II planning. Ms. Mills was not aware of whether funding has been finalized.
- Ms. Mills provided an overview of the Bird Drive Recharge CERP project, indicating that it was intended to be an above-ground detention basin. Reevaluation of the project identified deficiencies in the original design which lead to a decision by SFWMD to modify the project and acquisition boundary. Discussion ensued regarding the modified boundary for the Bird Drive CERP project. It was decided that the boundary shown in Ms. Brown's presentation reflects the modified boundary. Board Member Pines asked for clarification on how the project boundaries changed. Ms. Mills replied that it is no longer planned to be an above-ground detention area for long-term storage, it is now planned to be more of a conveyance

feature and enhance aquifer recharge. The acquisition area was reduced by about one-third. Discussion ensued regarding ownership patterns in the Bird Drive Basin, particularly tribal lands. Ms. Mills indicated that there is no planned funding at this time for acquisition in the Bird Drive area.

- Ms. Mills provided a history of the East Coast Buffer Area, indicating that it was created as a result of efforts by the Audubon Society and other non-governmental agencies. It serves as a buffer between Everglades National Park, the Water Conservation Areas and the urban areas. Ms. Mills indicated that there is no East Coast Buffer project on the books of SFWMD. There is acquisition related to the East Coast Buffer because it dates back to this precursor concept. SFWMD has other projects that implement similar concepts and allow for managing seepage more effectively. Board Member Humble indicated that a Committee was formed several years ago and provided recommendations related to the East Coast Buffer.
- Kimberley Taplin, P.E., with the United States Army Corps of Engineers provided supplementary information on CERP. She indicated that the CERP plan authorized by Congress conditionally authorized 10 of the original 68 projects and indicated that no additional authorization would be needed if the cost did not go up. All project costs have exceeded original estimation so they all have needed to go back to Congress. She indicated that additional water will be needed for the next phase of the Biscayne Bay Coastal Wetlands and C-111 spreader canal so that is potentially an area where the Bird Drive area may be needed, to get additional water to those projects.

Task Force Discussion: Board Member Pines asked whether the 2000 CERP authorization identified specific parcels for potential acquisition and inquired about the timeline for acquisition once a parcel is identified for acquisition. Ms. Mills indicated that the CERP authorization included generalized maps but specific acquisition maps were fine-tuned later. She further indicated that acquisition follows the process consistent with state law. Discussion ensued between Board Member Humble and Ms. Brown regarding allowable uses on properties located in a CERP boundary. Ms. Brown indicated that areas in private ownership still retain rights to certain uses depending on the land use. Board Member Pines added that the SFWMD sent a letter to the County in the 1990s that asked for cooperation on CERP implementation. Board Member Humble indicated that, to his knowledge, Congress has never passed a bill related to an Everglades buffer. In response to a question from Board Member Green, Ms. Mills stated that there is no specific benchmark time for “restoration”, instead the goal of the program is to restore certain characteristics back to the ecosystem.

Board Member Reynolds indicated that the East Coast Buffer was created due to the short hydroperiod wetlands and trying to support endangered wildlife habitats. She further stated that the National Audubon Society was involved in the creation of that designation and still thinks it is critical for protection of endangered species.

Board Member Grosso inquired about the flood protection benefits of CERP projects to all of Miami-Dade County and asked whether there are reports showing the economic benefits of CERP. Ms. Mills responded that the flood protection benefits are countywide and that the Project Implementation Reports outline environmental benefits but do not quantify economic benefits. In response to Board Member Schwiep, Ms. Mills confirmed

that properties within the CERP footprints are on the SFWMD acquisition plan although actual prioritization of acquisition may vary depending on funding. In response to a question from Board Member Lievano Cruz, Ms. Mills stated that the CERP framework was authorized by Congress but the individual components need to go back to Congress. She further indicated that the Bird Drive project has not gone back to Congress and is not in the short-term priorities of the SFWMD. Board Member Grosso asked whether land speculation drives up the cost of CERP project. Ms. Mills confirmed that it is influenced by market forces. Board Member Reynolds asked Ms. Mills whether SFWMD has plans to surplus any of the land in the Bird Drive Basin. Ms. Mills replied that, to the best of her knowledge, land on the eastern side was added to the surplus list when the boundaries of the project were amended. Board Member Reynolds asked Ms. Mills to provide any additional information that may be available on changes to the Bird Drive CERP project.

VI. Scheduled Presentation: Everglades Restoration and Fostering Compatibility Between the Built and Natural System

Robert Johnson, Director, South Florida Natural Resources Center, provided a presentation on Everglades Restoration including:

- Maps depicting the topography using LIDAR elevation data and type of soils in Miami-Dade County. Maps detailed the high ground, encompassing the Atlantic Coastal Ridge, and the location of the transverse Glades where the canals were carved out. The soil maps depicted the dark grayish color are soils associated with the Atlantic Coastal Ridge, the highest ground, with other areas historically flooded either permanently or seasonally.
- Maps showing historic hydrology changes, contrasting 1959 and 1994 water depth through the southern Everglades region. Historically, the Pennsuco wetlands were long hydroperiod marsh, but are now better suited to short hydroperiod marsh because the water table in that area is much lower.
- A map of the eastern protective levee that runs along the entire length of the Everglades starting at the L-8 levee (near Lake Okeechobee). He indicated that there are some areas where development is located on the west side of the protective levee.
- Mr. Johnson indicated that the East Coast Buffer area was drawn based on soil type and duration of flooding and aligns with the footprint of the “Everglades Peat Area”.
- Some changes have occurred that have affected hydrology on the southern end of the system including compartmentalization of the Water Conservation Areas. In addition, flood control measures for the urban area have affected water level in the Everglades. The permeable aquifer makes it difficult to restore water flows on the west and continue to protect the east.
- The amount of water flow that went across Tamiami Trail from pre-drainage to today is estimated at about 40% of this historic flow.
- The 1952 levees established were depicted in red lines on the maps, and originally stopped south of Tamiami Trail but were later extended in the 1960s down to the tide.
- Status of the Modified Water Deliveries Project:
 - Part of the Tamiami Trail bridge completed
 - work to begin on the next section of the Tamiami Trail bridge
 - completed the Eight-and-a-half square mile area mitigation construction
 - completed the East Everglades Land Acquisition
 - Completed the WCA-3A, DNP, SDCS Water Control Plan
- Future CERP projects occurring throughout the state

- Historic changes in coastal groundwater levels in Miami-Dade County from 1940 to 1994, with some places in southern Miami-Dade County experiencing two and three feet lower groundwater levels.
- Management of invasive exotic fish species in Everglades National Park. The number of introduced exotic species, from the blue tipalia and walking catfish in the 1980s, has sharply increased with introduction of water management changes made from 2000 on.
- Map showing the exotic plant distribution in Everglades National Park, with the points of entry coming via the eastern developed areas.
- Establishment of the Everglades and Dry Tortugas Biosphere Reserve in 1976, during the same time the County's Urban Development Boundary (UEB) was established.

Task Force Discussion: *In response to questions from Board Member Barsh and Losner, Mr. Johnson showed the path of the water flow through Everglades National Park (ENP) and explained how the ground and surface water flowed to the lowest elevation. Board member Schwiep asked if any of the CERP projects would need to be contracted or expanded, based on any water table changes, climate change or sea level rise issues. Mr. Johnson detailed how the original CERP project for the Bird Drive Basin was to be a four-square mile reservoir with seepage barriers to hold water levels up to twelve feet, but the water seeped out as that area could not accommodate higher water levels. Mr. Johnson described how that project changed from a storage reservoir to a proposed conveyance feature utilizing a canal east of Krome Avenue to route water from north to south and direct it back to the Everglades further down. Mr. Johnson added that the proposed canal conveyance feature involves a land exchange with other public lands. Board member Pines asked if the boundaries of the conveyance canal were between SW 8 Street and SW 64 Street. Mr. Johnson explained that he would look up the presentation on the proposed canal which was made in 2014 by the South Florida Water Management District (SFWMD) to their Governing Board. Mr. Johnson explained that while the proposed canal was not in the final design phase, it did reach far south enough to reach the bottom of the West Wellfield, as one of the reasons for the canal is to route water to recharge that wellfield. Mr. Johnson added that the proposed canal envisioned as a substitute project to replace the benefits of two projects, namely the Bird Drive recharge area and the Everglades National Park (ENP) Seepage Management project. In response to Mr. Pines' request, Mr. Johnson replied that he would provide copies of those projects. Board member Green asked how the proposed canal would deliver the water back to the Shark River Slough, and Mr. Johnson responded that it would be done through the Water Conservation Area-3B by use of the pump station S-356 at the intersection of SW 8 Street and the L-31N canal. Mr. Green inquired if any of the pump stations had not been utilized. Mr. Johnson responded that while the pump stations may have different timing, all are currently being utilized.*

Board member Grosso stated that CERP is reviewed by the National Academy of Sciences (NAS), and asked what their latest assessment was. Mr. Johnson responded that the NAS wanted projects to be on a faster timeline, and to make it clear to landowners when the lands will be needed. Mr. Johnson added that the pace of the project timing was due to project restoration costs increasing and that all of the CERP projects required funding appropriations. Board member Grosso asked if development and roadways affected the viability of CERP projects, such as the proposed SR 836 Southwest

Extension project. Mr. Johnson responded that changing conditions required project designs to undergo substantial changes or “work arounds” such as the modifications to the originally-envisioned Bird Drive Basin reservoir. Mr. Johnson stated that while the scheduled separate input session on transportation could address the proposed SR 836 Southwest Extension project, it was located in the CERP project area which was identified by the County as a special area management plan in the 1980s, as wetlands to be restored.

Board member Reynolds asked how much water is lost from some of these unrealized projects, and how much water is needed to deliver through ENP to keep up with sea level rise. Mr. Johnson answered that based on modeling flow estimates, on average 800,000 to 900,000 acre feet is lost along the northern boundary of Shark River Slough and that approximately two-thirds of the water put into ENP drains out to the east, or is lost in evaporation. Mr. Johnson stated that was why the seepage management projects become so important, and commended the SFWMD for looking into doing these seepage management features. Mr. Johnson explained that while the estimates for sea level rise constantly change based on new information, their latest estimate show that it will take an additional 300,000 acre feet added to push back against about a foot of sea level rise. Mr. Johnson explained that as salt water rises into the freshwater wetlands, the salinity comes up and kills the freshwater plants and makes the peat soils collapse. Mr. Johnson added that process does not require full seawater but just enough seawater pushing against the freshwater. Mr. Johnson stressed the importance of delivering more water south on an expedited basis.

Board member Barsh asked Mr. Johnson to discuss the location and details of the L-31N seepage barrier project. Mr. Johnson replied the project is a five-mile north-south seepage barrier along the L-31N canal, with a 35-foot deep trench filled with concrete and bentonite which creates an impermeable barrier to the flow from the west to the east. Mr. Johnson added the L-31N project resulted in substantial benefit with a 25 percent reduction in seepage out of the area, and the project was funded by the Miami Dade Limestone Products Association as part of mitigation for their projects.

Board member Losner questioned that if higher water levels were wanted in ENP and to create a head against the saltwater, would the L-31 canals and pumps be enough 30 years in the future to prevent flooding on the eastern side. Mr. Johnson responded that more features would need to be added over time, as water levels are expected to be higher due to sea level rise. Mr. Losner inquired if ENP had changed its attitude toward seepage barriers or curtain walls. Mr. Johnson responded that he was not aware of those projects not working, but that they needed to be carefully placed as to not block groundwater flow to the wellfields.

Board member Grosso observed that all Florida counties contain areas where urban uses are discouraged to prevent suburban sprawl and save infrastructure monies, and that if there was no ENP there would still be other reasons under state law and in the CDMP to discourage suburban development in that area. Board member Grosso opined that the CDMP Land Use language regarding CERP projects should be changed from “shall be avoided” to “shall not be considered”.

VI. Scheduled Presentation: Miami-Dade County Wellfield Protection Ordinance

Wilbur Mayorga, P.E., Chief, Miami-Dade County Division of Environmental Resources Management (DERM), provided a presentation on the County's Wellfield Protection Ordinance, including:

- Regulatory basis for Wellfield Protection is based on:
 - The federal Safe Drinking Water Act (SDWA) of 1974 and subsequent amendments
 - States are authorized to apply to the U.S. Environmental Protection Agency (EPA) for authority to implement the SDWA within their own jurisdictions, and states can establish and enforce their own drinking water standards provided the state standards are as stringent as the EPA standards.
 - Local Governments – based on Florida's Wellhead Protection Program can expand on the states' wellfield protection rules by implementing their own strategies for protecting drinking water wells.
- Miami-Dade County's Wellfield program uses EPA guidance and management strategies to implement wellfield protection.
- Before the establishment of Miami-Dade County's Wellfield Protection Program in 1981, DERM's records showed existence of several wellfields, based on Fortran program and handwritten calculations of different drawdowns and withdrawal rates
- In 1981, Miami-Dade County established its Potable Water Supply Protection Ordinance, comprised of:
 - 41 wellfields
 - Wellfield Cone of Influence (COI) zones defined based on travel times
 - Five protection zones: 100 feet, 10, 30, 100 and 210 day travel times
 - Land use regulations established for areas in the cone of influence.
- 1985 to 2006 were adoption of ordinances finalizing the Northwest Wellfield protection zones, West Wellfield Interim Protection Areas, and 5 year day travel time.
- Miami-Dade County's Wellfield Protection management tools encompass:
 - Land use and zoning controls to prohibit incompatible uses within Wellfield Protection Areas
 - Prohibits within certain distances of production wells activities and/or industries with potential to cause contamination
 - Groundwater monitoring for early detection of threats to the water supply wells.
- Map showing location of Miami-Dade County's Wellfield Protection Areas
- Map showing the success of the Wellfield Protection program, showing that there were more contaminated sites per square mile outside the Wellfield Protection Areas than within the Wellfield Protection Areas, at an approximate six-to-one ratio.
- Miami-Dade County does not rely on a single wellfield--instead relies on the overall system to insure water supply capacity.
- From 2011 to 2014, DERM conducted four public workshops to update the North West Wellfield and the West Wellfield regulations, with groundwater modeling with the USGS.
- In 2015, Ordinance 15-25 revised the hazardous materials definition and prohibitions and:
 - Revised definition and accounts for the concentration, quantity and physical state of the material and allows for updates
 - Revised restrictions to allow for "de minimus quantities" and allow exemption for household and personal care products.

- Hazardous materials were revised to:
 - Based on characteristics of a chemical, which if introduced to potable water supply well, will impair the portability of the water
 - Constitute a hazardous material if the chemical is present at concentrations which exceed the groundwater cleanup target level set forth in Section 24 of the Code.
- Diagrams depicting the previous and revised prohibition of hazardous material within the Wellfield Protection Area
- Importance of the North West Wellfield (NWWF) and the West Wellfield (WWF), in that they are the least urban and most westerly WPA, subject to more stringent land use restrictions, and are critical to the County's long term sustainable drinking water supply.
- The proposed revisions to the NWWF and WWF boundaries were not implemented in 2015 by the Board of County Commissioners (BCC), who requested DERM in Ordinance 15-25 to:
 - Conduct further scientific investigation and studies
 - Return to the BCC within 24 months with results
 - The proposed pump age rate for the West Wellfield Protection Area – shall not exceed 40 million gallons per day (gpd).
- Wellfield Technical Work Group established:
 - Consisting of 8 members selected from stakeholder groups
 - Had eight meetings between March 2016-June 2017
 - Conducted scientific evaluation of the stakeholder concerns with respect to USGS report, to evaluate the NWWF and WWF boundaries
 - Provided consensus recommendations addressing all the original stakeholder concerns relating to USGS model and report.
 - Recommended additional modeling to address travel time through rock quarry lakes
 - Report being finalized, will be submitted to BCC
 - Upon BCC approval, DERM will implement the recommendations.

Task Force Discussion: Board member Green inquired if the earlier modeling DERM performed with Fortran program measured or estimated travel times. Mr. Mayorga responded that the travel times were estimated, based on rigorous calibration procedures, with dye trace studies utilized to conduct a conservative but reasonable validation of the travel time. Board member Green inquired if the changes in water table and flow were accounted for in the groundwater modeling. Mr. Mayorga explained that their updated groundwater modeling included the new information related to elements such as groundwater flow, surface water and canal boundaries. Board member Losner stated that some areas of the aquifer were more porous than others, and asked how this was accounted for in the modeling. Mr. Mayorga explained that the USGS model had assumed some areas had higher flows and within certain depths, and utilized the Monte Carlo analysis to account for the range of variabilities. Board member Losner stated that he was on the original West Wellfield Committee but it was later determined that the West Wellfield affected ENP. Mr. Mayorga explained that there was no seepage barrier at the time of the original committee and the agreements with the ENP, SFWMD and others allowed for the ability to increase the allocations if the data showed there was no detrimental impacts to ENP. Mr. Mayorga stressed that the County relies on the entire water supply system and

not on an individual wellfield to insure the drinking water supply. Board member Reynolds inquired as to the membership and study findings of the Wellfield Task Force, and Mr. Mayorga stated that he provided the Recommendations to the UEA TF coordinator Ms. Brown. Board Member Reynolds asked for a summary of the recommendations. Mr. Mayorga indicated that there was consensus on most issues such as installed capacity, drawdown, wellfield boundaries. The recommendation related to the impact of lakes on pollutant travel times will take the most time and require extensive modeling. Mr. Mayorga indicated that the recommendations of the Wellfield Task Force will be going to the Board of County Commissioners in the coming weeks.

Board Member Pines asked whether the USGS study concluded that the County is pumping too much water out of the wellfields. Mr. Mayorga indicated that it did not. In response to a question from Board Member Pines, Mr. Mayorga indicated that the USGS model uses 25 MGD, which is the capacity of the structures that have been installed. However, there is additional conveyance capacity way beyond that which was installed by Miami Dade WASD. The significant changes from the original west wellfield to the 2011 through 2014 workshops are: the movement of saltwater intrusion, the need for the county to prepare contingency plans to ensure where drinking water will come from, and evaluation of the entire wellfield system. The system must be flexible enough to account for changes in rainfall during different seasons. The County needs to plan for the short term as well as the long term water needs. Current pumpage at the west wellfield is between 10 and 15 MGD, however, we have the capacity to increase it to 25 MGD. We have further capabilities to increase it up to 40 MGD following coordination with SFWMD and ENP. Board Member Pines asked what pumpage the west wellfield cones of influence are based on. Mr. Mayorga indicated that it is based on design installed maximum capacity of 140 MGD. The USGS modeled the cones of influence based on 25 MGD. Mr. Mayorga explained that the outer boundary is based on drawdown and is different than the travel time contours. The travel time contours of the Northwest Wellfield are likely to change in a significant way as a result of the new modeling. In response to a follow-up question by Board Member Pines, Mr. Mayorga indicated that uses that are considered to be compatible with the wellfields are outlined in the Code. Mr. Mayorga indicated that the maps in the USGS report may change based on the updated analysis considering the influence of the lakes.

In response to the a question from Board Member Schwiep, Ms. Brown clarified that the maps shown in the presentation indicate the currently-adopted wellfield protection boundaries and not the revised boundaries based on updated modeling. Mr. Mayorga added that it will be a multi-year effort to go through the peer-reviewed effort to update the wellfield boundaries. One of the key improvements with the new groundwater model is taking into consideration the hydraulic barriers such as the Snapper Creek Canal extension, NW 25th Street canal, etc. Our directive was very clear; we were required to conduct additional scientific studies and provide technical recommendations, and now we are in the process of providing those recommendations to the elected officials. When approved, we will move forward with the next phase which will be new modelling

Board Member Barsh indicated that rockmining land in the Northwest wellfield will be donated to the County and will serve as buffers to the wellfield. Board Member Pines

inquired as to why the west wellfield doesn't have a broad outer boundary similar to the northwest wellfield. Mr. Mayorga indicated that it due to the seepage barrier located west of the west wellfield. Analysis will determine the amount of pumping that can occur at the west wellfield, considering the seepage barrier, without affecting ENP. Board Member Pines inquired about changes in the west wellfield under the new modeling. Mr. Mayorga indicated that there will be little changes to the west and south, the most significant changes will be on the north. He reemphasized that this is all subject to further review based on the recommendations of the Wellfield Task Force. Board Member Reynolds asked whether the Task Force should be using the map of the currently-adopted wellfield protection areas. Mr. Mayorga indicated that the currently-adopted map is the only one that can legally be relied upon.

VI. Scheduled Presentation: Threatened and Endangered Species

Gwen Burzycki, Miami-Dade County RER-Division of Environmental Resource Management, provided a presentation on threatened and endangered species including:

- A map of the Wood Stork Core Foraging Areas, which cover the majority of the County, and represent the approximate range of the area around the nests where wood storks will forage. Wood storks are a federally-designated threatened species. If conditions are good for wood storks, then other bird species will benefit as well. Nesting success is critical for these species, so the water quality and food sources have to be very good. Wood storks prefer water levels of approximately seventeen centimeters.
- The US Fish and Wildlife Service (FWS) has been evaluating species for consideration under the Endangered Species Act, including plants and insects. Where appropriate, FWS tries to designate critical habitat for these species which is defined as land that has features essential to the conservation of the species. There is no designated habitat for the wood stork. Ms. Burzycki showed a map of designated habitat including the American Crocodile, Cape Sable Seaside Sparrow and, more recently, the Florida Leaf Wing Butterfly, and Bartram's Hairstreak, and Sand Flax.
- Urban Expansion Area 1 is mostly wetlands, and is within one or more wood stork core foraging areas; this area is also within the Florida Bonneted Bat Consultation Area. Discussion ensued regarding the location of the proposed Miami-Dade County wastewater treatment plant.
- Urban Expansion Area 2 is also within core foraging areas for wood storks. There are also Everglades Snail Kite nests near the L-31 N canal and Tamiami Trail which are endangered as well. The Snail Kite feeds on the Apple Snail, typically found on canal edges or seasonal wetlands. This Expansion Area has many wetlands as well as seasonal agriculture, so it floods during the wet season. It is also within the Florida Bonneted Bat Consultation Area which covers the majority of the County.
- A map of critical habitat in relation to the Policy 8-I Study Area. There is critical habitat, not within, but immediately adjacent to this area. There are also a couple of County-designated Natural Forest Communities inside the study area. It is also within the Wood Stork Core Foraging Area and Florida Bonneted Bat Consultation Area.
- Urban Expansion Area 3 is within the Wood Stork Core Foraging Area and Florida Bonneted Bat Consultation Area. Along the coast are seasonal farmlands which may be used by migratory shorebirds for feeding during the summer migration period.

- Urban Expansion Area 4 is not within a core foraging area for wood storks, but it is in the Bonneted Bat consultation area. A portion of the UEA is within the FWS Florida Panther Focus Area which were established by tracking radio-collared panthers.

VII. Public Comment

Ms. Brown opened the meeting for public comment.

Speaker: Pat Milone. Ms. Milone commented that the water issue couldn't be more complicated than it is in our County. Many states are battling in courts about river water being diverted unfairly. She cited environmental concerns associated with fracking, toxic water, sea-level rise, and saltwater intrusion. She mentioned the need to consider public health and the environment. The health of threatened and endangered species can be an indicator of human health. Plastics in the water pose a threat to sea life. Sewage leaks are fouling our beaches. Ms. Milone read a quote from Edward Abby – "Growth for the Sake of Growth is the ideology of the cancer cell"...

VIII. Set Dates for Future Task Force Meetings

Ms. Brown announced that the next meeting will be on November 17, 2017 at the West Dade Regional Library located at 9445 Coral Way, at 1:00 p.m. and will focus on sea level rise and rockmining considerations.

Motion. Board Member Reynolds made a motion to invite Hal Wanless to make a presentation to the next UEA Task Force meeting on sea level rise. Board member Clancy seconded the motion. The motion passed unanimously as follows:

Kerri Barsh	Yes	James Humble	Yes
Ashley McElheny	Yes	Matt Johnson	Absent
Erin Clancy	Yes	Robert Johnson	Yes
William Delgado	Absent	Yesenia Fatima Lara	Absent
Enid Washington Demps	Absent	Maria Lievano-Cruz	Yes
Alex Diaz	Absent	Bill Losner	Yes
Nick Diaz	Yes	Francisco Pines	Yes
Dany Garcia	Yes	John Renne	Absent
Richard Gomez	Absent	Laura Reynolds	Yes
Steve Green	Yes	Barney Rutzke Jr.	Yes
Richard Grosso	Absent	Paul Schweip	Yes
Mike Hatcher	Yes	Erick Valderrama	Yes
Thomas Hawkins	Absent	Larry Ventura	Absent

Task Force Discussion. Board Member Losner suggested that the next session include a speaker that does not believe in sea level rise. Board Member Barsh mentioned the importance of addressing blasting as a compatibility consideration in the rockmining session.

IX. Adjourn

Having no further business, the Board adjourned the meeting at 3:59 p.m.

URBAN EXPANSION AREA TASK FORCE MEETING SUMMARY

West Dade Regional Library
9445 Coral Way, Miami FL 33165
November 17, 2017

Task Force Members Present

Member	Representing	
Kerri Barsh	Rock mining representative	Present
Ashley McElheny	Florida East Coast Chapter of Associated Builders & Contractors	Absent
Erin Clancy	Tropical Audubon Society	Present *
William Delgado	Latin American Business Association	Absent
Enid Washington	Community Council 15	Absent
Demps		
Alex Diaz	Community Council 11	Absent
Nick Diaz	Property Owners' Representative for the Eastern UEA	Present
Linda Benson	Sierra Club	Present
Richard Gomez	Florida Home Builders Association	Present
Steve Green	Tropical Fruit Growers of South Florida	Present
Richard Grosso	Nova Southeast Shepard Broad Law Center	Present
Mike Hatcher	Redland Citizens Association	Absent
Thomas Hawkins	1000 Friends of Florida	Present
James Humble	Agricultural Practices Advisory Board	Present
Matt Johnson	Biscayne National Park	Absent
Robert Johnson	Everglades National Park	Present
Yesenia Fatima Lara	Community Council 14	Present *
Maria Lievano-Cruz	Builders Association of South Florida	Absent
Bill Losner	Dade County Farm Bureau	Present
Francisco Pines	Property Owners' Representative for the Western UEA	Present
John Renne	Urban Land Institute – the SE FI/Caribbean Chapter	Present *
Laura Reynolds	Friends of the Everglades	Present
Barney Rutzke Jr.	Florida Nursery Growers & Landscape Association	Absent
Paul Schwiep	Urban Environment League	Present
Erick Valderrama	Latin Builders Association	Absent
Larry Ventura	Homestead Air Reserve Base	Present
Vacant	Miccosukee Tribe of Florida	Absent

* Present after roll call

Board member Ventura left at 2:55.

Board member Gomez left at 3:00.

Board member Schwiep left at 3:15.

Department of Regulatory and Economic Resources (RER) Planning Division Staff

Jerry Bell, Assistant Director for Planning; Noel Stillings, Senior Planner; Mark Dorsey, Principal Planner; Helen Brown, Principal Planner; Manny Armada, Chief, Charles LaPradd, Agricultural Manager

Other Miami-Dade County and Government Staff

Christine Velazquez (RER-Division of Environmental Resources Management); Katie Hagemann, RER-Office of Resilience; Alan Whitehouse, Florida Department of Environmental Protection

I. Attendance

Ms. Stillings called roll of the members, 14 members were present. The meeting commenced at 1:08 pm.

II. Approval of the October 30, 2017 Meeting Summary

Motion. Board member Pines made a motion to approve the October 30, 2017 meeting summary. Board member Schwiep seconded the motion. The motion passed unanimously as follows:

Kerri Barsh	Yes	James Humble	Yes
Ashley McElheny	Absent	Matt Johnson	Absent
Erin Clancy	Yes	Robert Johnson	Yes
William Delgado	Absent	Yessenia Fatima Lara	Yes
Enid Washington Demps	Absent	Maria Lievano-Cruz	Absent
Alex Diaz	Absent	Bill Losner	Yes
Nick Diaz	Yes	Francisco Pines	Yes
Linda Benson	Yes	John Renne	Yes
Richard Gomez	Yes	Laura Reynolds	Yes
Steve Green	Yes	Barney Rutzke Jr.	Absent
Richard Grosso	Yes	Paul Schwiep	Yes
Mike Hatcher	Absent	Erick Valderrama	Absent
Thomas Hawkins	Yes	Larry Ventura	Yes

III. Staff Coordinator's Report

Mr. Bell announced that the meeting summary from today's meeting will not be provided one week in advance as we have in the past due to the upcoming Thanksgiving holiday. It will be provided 3 days prior to the next meeting which is scheduled for December 1st.

Mr. Bell provided a follow-up on a request from the prior meeting where the Task Force requested additional information from the SFWMD on the Bird Drive Basin, and that info was emailed to the taskforce yesterday.

Mr. Bell reviewed the handouts that were provided to the Task Force including: 1) a memo showing the Task Force meeting dates through January 5th, and 2) a revised Policy Constraints map which is intended to reflect those areas identified in CDMP policy LU-8G which identifies areas that "shall not be considered" and/or "shall be avoided" (for UDB expansion). Board Member Pines indicated that the original map which showed the entire

wellfield protection area under “shall not be considered” category, when in actuality the CDMP policy only identifies a certain geographic area within the wellfield that shall not be considered. Board Member Losner asked staff to review the map designation for an area located at the north corner of Krome Avenue and Hwy 41 which he indicated is shown as parkland when the current use is a casino. A letter from the Everglades Coalition was also distributed at the request of Board Member Laura Reynolds. A map depicting ownership in the Bird Drive Basin area was also distributed at the request of Board Member Pines. Discussion ensued between Board Members Pines and Reynolds regarding the location of tribal lands in relation to CERP project footprints.

Board Member Reynolds asked about changes to Urban Expansion Area No. 2 that were recommended by staff as part of the last Evaluation and Appraisal Report and recommended that staff provide a presentation on the prior recommendations. Mr. Bell replied that the information was written and those documents can be provided. Mr. Bell indicated that the information could be sent by email and any follow-up questions can be discussed during the meeting.

Mr. Bell announced that Board Member Barsh has asked to give a presentation today related to rockmining. Board Member Barsh indicated that her presentation will be in relation to blasting because no one was scheduled to speak on the issue.

IV. Scheduled Presentations: Relevant CDMP Policies

Bell: This (PowerPoint) presentation will put some of the issues into context. The issues today are rock mining, coastal high hazard areas and sea level rise.

- Mr. Bell reviewed the state statutes that require the County to address rock mining and include policies that protect the industry in our CDMP. Section 373.4149 (Florida Statutes; F.S.) states that when amending comprehensive plans that we shall strongly consider limestone mining activities; any amendments to comp plans that concern lands within 1-mile of the Lake Belt area shall be compatible with limestone mining activities; and a requirement that no amendments to local comprehensive plans for any residential purposes shall be approved in certain sections.
- Mr. Bell presented a map showing the Lake Belt area, the County Rockmining Overlay Zoning Area (ROZA), which permits mining by right without a public hearing; and the Pennsuco wetlands, which is a mitigation area for rock mining activity.
- Policies in the CDMP include CON-3E which states that the area west of the Turnpike, east of the Dade-Broward Levee, north of NW 12 Street, and south of Okeechobee Road shall be reserved for limestone mining and approved uses, and the entire area west of the Turnpike north of NW 25 Street and south of Okeechobee Road shall remain un-urbanized. Policy CON-6A states that the areas of highest suitability for mineral extraction shall be reserved for that use.
- Policy LU-8G states that when considering land areas to add to the UDB should avoid the coastal high hazard area east of the Atlantic Coastal Ridge. The coastal high hazard area is the area below the elevation of a Category 1 storm surge line. Policy CM-9A which states that land use amendments to the CHHA that would increase residential density or decrease LOS below the established standards shall be prohibited. The coastal high hazard area policies we now have do not take into account the compounding impact of sea level rise on storm surge. Board Member Reynolds inquired about the surge height when referring to a Category 1 storm surge. Ms. Hagemann replied that storm surge heights vary. In response to questions from Board Members Barsh and Schwiep, Mr. Bell indicated that the definition of Coastal High Hazard Areas is outlined in State Statutes, the

CDMP and there is a published storm surge atlas that identifies inundated areas according to elevation. He indicated that these maps could be provided.

- As part of the 2010 EAR, the County added policies to the CDMP to address sea level rise. Policy LU-3E states that Miami-Dade County shall initiate an analysis of the impacts of climate change on the built environment, addressing development standards relating to investments in the infrastructure development of public facilities. There is also a resolution that the County study and make recommendations on considering how sea level rise is considered when reviewing land use and zoning applications. County staff issued an initial report, and this is what we are looking at in the current EAR as we go forward. In 2015, the State passed a bill addressing Peril of Flood, which requires the Coastal Management element of the CDMP to include development and redevelopment principles, strategies and solutions to reduce flood risk in coastal areas, that encourages best development practices and redevelopment principles, strategies and engineering solutions in order to allow for the removal of coastal properties from designated coastal flood zones, and to identify site development techniques to reduce losses due to flooding.

V. Scheduled Presentations: Miami-Dade County Lake Belt Plan

Alan Whitehouse, Florida Department of Environmental Protection, Mining and Mitigation Program, provided a presentation on the Miami-Dade County Lake Belt Plan including:

- Florida has six large mines that are ranked in the top 20 in the Country, five are located in Miami-Dade County's Lake Belt including Cemex, White Rock North, Tarmac Pennsuco, Cemex Krome and Florida Rock Miami. These mines provide high quality rock and serve a large area that includes Jacksonville, Tampa, Kennedy Space Center, Disney World, FDOT and other parts of the country.
- In 1912, the first two companies were mined in Miami-Dade County, they were located in North Miami Beach, the Maule Lake, and the Ojus Mining Company (Greynolds) just after the railroad was completed. During the depression the companies fell on hard times, Ojus Mining Company gave the land to the County for Greynolds Park and Maule Lake was sold to private owners and developed.
- Mr. Whitehouse noted the location of the Northwest Wellfield within the Lake Belt Area and the West Wellfield adjacent to the Lake Belt Area.
- As urbanization crowded the east side, miners started looking for land on the west fringe of the County, where former sugar cane fields were located. In 1962, the first mine was established on the Pennsuco lands. At about the same time mines were being established in the Lake Belt area, the County was looking for large undisturbed areas for a large wellfield. When the Northwest Wellfield was established in the 1980s, it is almost completely surrounded by mining lands. In 1985, the Miami-Dade County Commission adopted the Northwest Wellfield Protection Plan which required that urban development near the Northwest Wellfield should be discouraged and limestone quarrying activities should be encouraged.
- In 1990, the six largest mining companies in the region formed the South Florida Lake Belt Mining Coalition which pushed for the creation of the lake belt plan and hired a consulting firm to prepare the plan. In 1992, the Governor signed a bill creating the Northwest Dade County Freshwater Lake Plan Implementation Committee. The committee was tasked with developing a plan to enhance the water supply for Miami-Dade County and the Everglades and to maximum the efficient recovery of limestone while protecting the environment and educating various groups on the benefits of the plan.

- In 1997, the committee issued Phase I of the plan which was adopted by the legislature. Phase II of the plan was adopted in 2001 which provided more detail for the Lake Belt plan, it established the footprint of future mining and distinguished areas suitable for mining, areas suitable for environmental mitigation, areas where further analysis was needed to determine mining suitability, and provided the basis for a wetland mitigation fee.
- The Lake Belt Plan resulted in the establishment of a per-ton fee on the extracted limestone which has restored 12,200 acres in Pennsuco, and groundwater monitoring requirements to protect the Northwest Wellfield water supply. The Plan also envisioned that the area may be used in the future for recreational areas or reservoirs for excess stormwater.
- Board Member Robert Johnson asked about why the mitigation areas north of SW 8th Street form a substantial buffer but south of SW 8th Street there is no buffering, as the rockmining area is directly up against the levee adjacent to the Everglades. Mr. Whitehouse indicated there was a historical mine that was in place prior to developing the Lake Belt plan. Board Member Johnson further clarified that there is additional land directly adjacent to the levee that is not currently mined but designated for potential mining. Mr. MacVicar, of MacVicar Consulting, further clarified that there is strip of land, approximately 230 feet, between the canal and the mine, which has no wetland or habitat value, this is the area where the seepage barrier has been constructed. The biggest problem with this area is not the size, but that it is adjacent to the L-31 North Canal and there is no way to keep it wet for wetland restoration.
- Mr. Whitehouse discussed plans for the Lake Belt area after mining ceases which includes wellfield protection through land preservation. Mr. Whitehouse showed a map depicting areas that will be donated to the County once mining is complete and areas that will be put under conservation easements to protect the water quality of the wellfield after mining is complete. Board Member Schwiep inquired if there is an equivalent donation protection around the West Wellfield. Mr. Whitehouse indicated there was not. Board Member Schwiep further inquired on how the protection area was determined. Mr. MacVicar indicated that it generally coincides with the 210-day travel time. Discussion ensued between Mr. Whitehouse and Mr. MacVicar as to whether it followed the 210-day or 60-day travel time contour.
- Mr. Whitehouse reviewed the groundwater monitoring requirements and network that ensures that the mining operations are not impacting water quality at the wellfield.
- Over \$97 million in mitigation fees have been collected. It has been used for mitigation at Pennsuco, the Dade Broward levee, Southern Glades, and the C-139 Annex. It was also used to construct the L-31N underground seepage barrier south of Kendall Krome quarry which was constructed to a depth of 35 feet to create a barrier to reduce water seepage out of Everglades National Park.
- The Pennsuco Wetland Seepage Control Project is a future project that is planned as an above ground system that will help to divert water into the Pennsuco wetlands and sustain the hydrioperiod in order to offset any potential seepage impact from the expanded mining.

Task Force Discussion. Board Member Pines inquired about the meaning of “seepage mitigation”. Mr. Whitehouse indicated that seepage means that when you remove rock from the ground and create a lake even though the rock is very porous it still provides some resistance to water from the west flowing eastward, so if you pull that resistance out it could potentially increase the flow and draw water out of Everglades National Park.

Therefore, by creating artificial barriers it reduces the rate of seepage to compensate for the impact of mining, this can be done with an above or below ground barrier. The County's aquifer is more porous than other areas.

Board Member Green inquired on what environmental protection has been provided in the Lake Belt Plan. Mr. Whitehouse indicated that no environmental protection has been done on-site but that littoral zones would be created that would provide habitat for wildlife. Board Member Grosso inquired on the number of acres that have been mined and mitigated. Mr. MacVicar indicated that 15,000 acres have been mined, and 12,000 acres mitigated. Mr. Whitehouse further clarified that most of the mining was done prior to the Lake Belt Plan. Board Member Grosso asked how much of the mitigation money has been used to acquire Everglades-related wetlands. Mr. MacVicar indicated that \$130 million has been spent on wetland mitigation, \$20 million on the seepage barriers and the remainder of the funds spent on acquisition or restoration. Board Member Grosso asked about the value of a ton of limerock and the current per-ton mitigation fee. Mr. Whitehouse was unsure of the exact value of limerock but indicated that it is approximately \$10 per ton. Mr. MacVicar indicated that the mitigation fee per ton is currently approximately 11 cents but has been as high as 60 cents per ton in the past. Board Member Barsh indicated that the permit requires payment in advance, 100 credits in advance, and currently they are paid 700 credits in advance.

Board Member Grosso asked Mr. Whitehouse about the relevance of his presentation to the task force's charge, particularly how liberal or strict the County should be in moving its development to the west. Mr. Whitehouse indicated that is out of his purview. Board Member Humble noted that up until 1973 there was no urban development boundary line. Mr. Jerry Bell indicated that the reason for this presentation is that rock mining is a major use outside the UDB along with agriculture and environmental protection areas and it is important to understand the impacts of these uses.

Board Member Schwiep inquired about how the state deals with blasting complaints, Mr. Whitehouse indicated it is strictly handled by the State Fire Marshall, not Florida Department of Environmental Protection.

Board Member Renne noted his understanding is that the primarily role of the urban growth boundary is for expanding urbanized area for residential purposes, so for the lands being used for mining what is the feasibility of those lands being converted to residential uses. Mr. Whitehouse noted the ones to be donated to the County for wellfield protection or conservation easement cannot be used for residential uses. Mr. Whitehouse indicated that most of the Lake Belt area will remain lake. The Task Force discussed the possibility of the Lake Belt area being suitable for development following completion of mining including the possibility for floating development. Mr. Whitehouse indicated that when the lakes are built out they are approximately 600 acres and 60 to 80 feet in depth which makes them very hard to fill back in. Board Member Pines asked when mining is expected to conclude in the Lake Belt area. Mr. Whitehouse replied that the Lake Belt Plan is a 50-year plan commencing in 2001, but it is dependent upon economic forces.

Board Member Reynolds inquired if any of the current lakes become briny at depths of 60 to 80 feet. Mr. Whitehouse replied that they have not, the chloride levels have been very low. Board Member Losner inquired if any of the lakes can be used to store drinking water in the future, Mr. Whitehouse they can be used for flood control but not for drinking water. Board Member Losner further inquired about a large lake being built south of Lake Okeechobee for storage of drinking water for the Everglades. Board Member Reynolds commented only if it is lined and the water quality is good. Mr. Whitehouse further commented it is very difficult to use these lakes for storing drinking water but they can be used for flood control.

Board Member Benson inquired on the status of Southern Gardens, Mr. Whitehouse noted that Southern Gardens was agricultural not rock mining and is being restored to wetlands. Board Member Clancy asked whether there is an infinite amount of rock that can be mined and what is the timeline for turning it over to the government. Mr. Whitehouse noted that rock mining takes time, and economic and market forces determine the need for rock mining. He further noted that some of the mining land has already been turned over to the South Florida Water Management District and the Corp for conservation.

Board Member Barsh provided a map of the area that is referred to as the ROZA, and future rock line overlay. The drag line is used to excavate, this drag line alone took over a year and half to assemble, and it is a big capital contribution. Board Member Barsh touted the economic impact of mining in South Florida. Rock mining is finite based in a limited area and can only occur where geological formations are located.

Board Member Reynolds inquired about the rules on blasting. Board Member Barsh noted that blasting is essential and very expensive and causes neighbors to be unhappy. Chapter 552.30 of the Florida Statutes governs blasting, Florida state regulations stricter than national guidelines. Miners try to have a good neighbor policy. Board Member Barsh noted that mining cannot occur without blasting. Board Member Barsh indicated blasting is handled by the State Fire Marshall's office, it is done per Chapter 552.30, F.S., and regulation. Rock miners establish the peak particle blasting, which is the ground vibration limit. The key is that miners are required to measure the blast to the peak particle velocity at the closest occupied structure property not owned or mined by the blasting company. This means that if residential is built close to a quarry, their criteria has to be measured at the closest structure being compatible with residential and other uses. Miners understand the issue and challenge is they want to be a good neighbor and coexist. One of the primary concerns for miners is residential uses occurring in close proximity to where blasting is conducted. For example miners had an issue with an area requesting moving the UDB, near NW 41 Street, miners opposed that application as we still had active mining going on in that area and felt that use which had residential and other compatibles was not compatible. In other areas miners have supported moving the UDB as it is industrial and did not have a conflict.

Board Member Barsh noted that the legislature found that there is a strategic and critical need for available supply of construction aggregate and that a disruption of the supply would cause a significant detriment to the state's construction industry including FDOT, and overall health, safety and welfare. Florida is probably 2nd in the nation for the consumption of limestone.

Board Member Barsh noted that Florida Statutes indicates the Florida Department of Transportation should weigh in on whether an application for zoning, comprehensive plan, land use permit, or ordinance would have an effect on the availability, transportation, cost and potential extraction of construction aggregate materials on the local area, the region and the state. The overarching goals of the Lake Belt Plan include: 1) enhance the water supply for the county and the Everglades, including wellfield protection; 2) maximize efficient recovery of limestone while promoting the social and economic welfare of the community and protecting the environment; and 3) educate various groups and the public of the benefits of the plan.

Board Member Renne indicated that it sounds like the rockmining industry wants to preserve and protect the boundary in close proximity to where it operates. He inquired if there are specific areas that where there are development pressures that may come in conflict with what the miners want. Board Member Barsh indicated that the industry looks at applications on a case-by-case basis looking at the timing and phasing. She further noted that there are state mandates regarding compatibility. There was a FDOT Strategic Aggregates Study in 2007, which included representatives such as miners, environmentalists, cities and counties, etc., on the committee. It was an attempt to look at the challenges ahead. Permitting of new mines can take 7 to 10 years. Mr. Barsh indicated 90% of the aggregate is moved by truck and 10% is moved by rail. Ms. Barsh identified the areas of active mines in relation to the UEAs.

Board Member Barsh noted that the key considerations related to rockmining include: 1) limerock is a finite, place-based resource, 2) it is a heavily regulated industry, 3) there is significant capital investment required to participate in this industry, 4) Florida is heavily dependent upon it, 5) it is a major economic engine; 6) compatibility with development, particularly residential development; and compatibility with environmental neighbors based upon buffers, seepage barriers and 7) ongoing environmental oversight. Board Member Barsh indicated that development could occur in the area north of Okeechobee Road once mining ceases since it is not restricted by conservation easements, and does not have a requirement to dedicate to the County.

Board Member Reynolds asked whether Mr. Harold Wanless could be moved up on the Agenda, members agreed to move up Mr. Wanless' presentation on the Agenda. Board Member Schwiep suggested that we should follow the process the members had agreed to, that is to hear from government staff only, and if members wanted to hear from someone else it should be done through a motion and vote. He further noted that the Agenda was published and any changes should be done through a motion and voted on, as the process needs to be transparent. Mr. Bell noted that he had asked at the beginning of the meeting about Board Member Barsh's presentation and no members opposed. He further noted that, in the future, any revisions to the Agenda will be done through a motion and vote by the members.

VI. Other Presentations (requested by the Task Force): Dr. Harold Wanless: Sea Level Rise Vulnerability in South Florida

Dr. Harold Wanless, Professor of Geological Sciences, University of Miami, provided an overview of sea level rise vulnerability in South Florida including:

- Overview of how the burning of fossil fuels has contributed to global warming. Global warming is rays from the sun coming in and bouncing off of the earth and being trapped by greenhouse gases and heating the atmosphere. Over 93% of the heat is transferred to

the oceans. This makes the impact of global warming irreversible over the coming centuries. Over half of the heat that has been trapped in the ocean has occurred since 1997. The warmer ocean is expanding and causing ice sheets in Greenland and Antarctica to melt, it is doubling every seven to ten years.

- Predications released in the 2012 U.S. Climate Assessment that incorporate acceleration of ice sheet melt predict that we will be at between 4 feet and 8.2 feet of sea level rise by the end of the century. Dr. Wanless recommends using an assumption of 6.6 feet of sea level rise by the end of the century. Dr. Wanless showed a map depicting the impact of sea level rise on Miami-Dade County at different levels of sea level rise.
- In response to a question from Board Member Reynolds, Dr. Wanless clarified that the gravity-based components of the stormwater management system will no longer operate as designed as sea levels rise, water will instead need to be pumped.
- Sea level rise also increases the height and devastation associated with storm surge.
- Dr. Wanless explained historical trends in CO2 concentration and sea level rise.
- In response to a question from Board Member Pines, Dr. Wanless explained that the purpose of the information presented is to demonstrate that some of the areas within the Urban Expansion Areas may be unlivable with future sea level rise, some as recently as the next 30 years.
- In response to a question from Board Member Losner, Dr. Wanless clarified that levees along the coast will not hold back ocean water because of the porous limestone. Everglades restoration that raises water levels will help hold back saltwater intrusion and protect our drinking water supply.
- Dr. Wanless showed a map of sea level changes over the last 120,000 years and stressed the importance of not expanding development into the most vulnerable areas.

Task Force Discussion: *In response to a question from Board Member Grosso, Dr. Wanless indicated that sea level rise is also raising water levels on the west side of the County. Dr. Wanless further stated that, at some point, the Everglades will be an estuary that will reach up to Lake Okeechobee. Dr. Wanless indicated that over 80% of our water control structures will be compromised with 2 feet of sea level rise. He indicated that development of areas that are currently open space would exacerbate the problem and may add population to vulnerable areas. He further indicated that, at some point, it may be cheaper to pay people to relocate rather than continue to rebuild infrastructure. Dr. Wanless also discussed the importance of environmental remediation before redeveloping. Board Member Grosso asked where future development should be directed. Dr. Wanless replied that developers are already seeking out land on high ground for new development opportunities.*

Board Member Green inquired about the effect of sea level rise on saltwater intrusion and the importance of ensuring sufficient recharge of the aquifer. Dr. Wanless expressed the importance of the freshwater systems to the natural systems, agriculture, residents and future economy. He also indicated that it has become cheaper to do reverse osmosis and expressed his view that we may be forced in the future to let salinity encroach into the aquifer and increase the use of reverse osmosis.

Board Member Losner indicated that more fill is needed to raise houses and expressed skepticism about the sea level rise modeling.

VII. Scheduled Presentations: Sea Level Rise Vulnerability in South Florida

Katherine Hagemann, Resiliency Program Manager, Miami-Dade County RER-Office of Resilience, provided an overview of sea level rise vulnerability in South Florida including:

- Ms. Hagemann described historical changes in sea level and the effect of glacial ice sheet melt on the rate of sea level rise.
- The network of tidal gauge data and NASA data demonstrate that sea level rise is occurring and show consistency in the trends.
- Key West Tide Gauge includes 100 years of records. It shows that there has been 9.5 inches of sea level rise over the last 100 years.
- King Tides are occurring more frequently in recent years, as much as 29 times per year. The effects of sea level rise will be felt first, not as immediate permanent inundation, but as more frequent flooding events.
- Miami-Dade County uses the Southeast Florida Regional Climate Change Compact Sea Level Rise Projections for planning purposes. The County is currently looking at the vulnerability of critical infrastructure. In addition, new County facilities are being built to account for sea level rise.
- The County is working with SFWMD to address stormwater infrastructure that currently relies on gravity-based conveyance which will no longer be effective with sea level rise. In some cases, the gravity system has been replaced with pumps.
- Ms. Hagemann reiterated that sea level rise is not only a coastal issue, there are already inland properties in low-lying areas that are experiencing repetitive losses due to flooding.

VIII. Other Presentations (requested by the Task Force): Tom MacVicar: Water Management Issues in South Florida

Tom MacVicar of MacVicar Consulting, introduced himself as a water resource consultant and provided a presentation on water management issues in South Florida including:

- Mr. MacVicar characterized the federal water projects which have occurred in South Florida as being done in three phases:
 1. Phase I which Mr. MacVicar characterized as a “Plan, authorize, build and operate” phase, where traditional planning methods were followed to develop a flood control plan, Congress authorized it, and the U.S. Army Corps (Corps) and the South Water Management District (SFWMD) built and operated it. Mr. MacVicar displayed a series of aerial maps showing the entire region from Lake Okeechobee to South Miami-Dade County, with the authorized flood control projects displayed on the maps. In this phase were included:
 - Flood Control Act of 1948
 - Authorized Lake Okeechobee being managed up to 17.5 feet above sea level.
 - Authorized the Central and Southern Florida Comprehensive Plan.
 - Authorized the East Coast Protective Levee
 - Authorized the Water Conservation Areas (WCAs) outlet structures
 - Flood Control Act of 1954
 - Authorized the completion of the WCAs
 - Added East Coast Canals
 - Flood Control Act of 1962

- Authorized the South Dade portion of the project for the South Dade Canal System and the Cutler drain.
 - 2. Phase II was a “Plan, authorize, and don’t build” phase, which Mr. MacVicar characterized as where a plan was developed and authorized by Congress, but was never built. In this phase were included:
 - Flood Control Act of 1965
 - Authorized the Hendry County and Southwest Dade Plan, of which neither was built. However, it affected future plans, which were designed assuming that these plans were approved.
 - Flood Control Act of 1968
 - Authorized Lake Okeechobee being managed up to 21 feet.
 - Built the South Dade Conveyance Project, which erroneously assumed that the previously referenced Southwest Dade Plan was built. Mr. MacVicar stated that no analysis was performed for the wet season water levels, and did not take into account the groundwater flow into the L-31N canal.
 - 3. Phase III, which Mr. MacVicar characterized as a “Plan, approve, change plan, build something else” phase where plans were developed and approved, but changed without the required authorization and constructed. Mr. MacVicar opined that since 1989 water resources have been at this stage.
 - Everglades National Park Expansion Act of 1989 (Modified Water Deliveries)
 - Modified Water Deliveries was to re-establish sheetflow from WCA-3B to Everglades National Park (ENP) and provide flood protection for the 8.5 Square Mile Area.
 - ❖ Mr. MacVicar stated that the Corps provided “flood mitigation” instead of flood protection for the 8.5 Square Mile area, and that the water goes south, instead of north.
 - Water Resources Development Act (WRDA) of 1996
 - C-111 General Re-evaluation Project, which included the acquisition of the Frog Pond, Rocky Glades and buffer cells in the west.
 - ❖ Mr. MacVicar noted that Board Member Humble was part of the team that owned the Frog Pond, and that Board Member Rutzke’s father owned a grove in the Rocky Glades.
 - ❖ Mr. MacVicar stated the idea was to pump the water out of the L-31 canal into the buffers built into the Frog Pond, where it would flow into northern Taylor Slough.
 - WRDA of 2000, the Central Everglades Restoration Project (CERP).
 - Tamiami Trail Improvements and the 1-mile bridge.
 - Mr. MacVicar stated that the 1-mile bridge was not even part of the plan but has very effectively opened up water flow from the Tamiami Canal into ENP.
 - Mr. MacVicar stressed that the C-111 Environmental Assessment Report was published in 2007, seven years after the project was already built. Mr. MacVicar noted that due to this, no public outreach was done on this and Mr. MacVicar contrasted that to the extensive public outreach performed concerning the Cape Sable Sparrow.
 - Mr. MacVicar showed a series of charts depicting historical levels in groundwater stations around the South Dade agricultural area. Mr. MacVicar pointed out with the South Dade

Conveyance System the dry season was lost in areas and that the water levels increased in the wet season. Mr. MacVicar declared that the Modified Waters Project and the C-111 project did not improve the water table conditions. Mr. MacVicar contended that thousands of acres of agricultural land experienced persistent increases in the water table elevation. Mr. MacVicar stated that projects such as the Modified Waters and C-111 were only meeting a portion of its objectives, and that the Central Everglades Planning Project cannot solve it because it has no function to handle seepage and impacts to the west. Mr. MacVicar concluded his presentation in stating that the County's Comprehensive Plan protection of agriculture should protect agriculture against all opposing interests, including federal.

Task Force Discussion: Board member Grosso questioned Mr. MacVicar as to his point of reviewing the water restoration history and asked if Mr. MacVicar believed that the Everglades restoration was unnecessary and if the Corps was the wrong agency to be performing that. Mr. MacVicar replied that the proper planning methods were not followed, and that the County's Comprehensive Plan stressed the value of agricultural lands but failed to protect it from the federal government. Board member Grosso pointed out those actions were part of the process to restore the historic water flows in Everglades National Park (ENP). Mr. MacVicar replied that water flows have not been restored, and that agricultural lands were impacted in the process. Board member Grosso observed that there may be other opinions from people representing different clients and industries who may believe that the Corps and SFWMD operations of the flood control system overly benefits farming at the expense of the ecosystem. Board member Renne noted that the Board's task regarding the UEAs has no bearing on agricultural lands lost to federal takings, and asked for Mr. MacVicar's advice regarding the Board's task. Mr. MacVicar asserted that the federal government's action concerning agricultural lands was a property rights issue. Board member Grosso disagreed with Mr. MacVicar's view, and Board member Humble agreed with Mr. MacVicar and reiterated the history of federal government actions concerning the East Everglades area. Board member Pines emphasized that those government actions were similar to what is occurring now with the Bird Drive Basin area, which he opined exists as a longstanding project although Indian land lies within the project footprint, which the SFWMD does not want to build. Discussion ensued as to the issue of property rights. Board Members Diaz and Pines stated that the UEA designation causes high level of concern for the property owners. Board member Grosso contended that there were multiple issues of public policy that included balancing Lake Belt mining, Everglades restoration and all other urban planning issues; agriculture could not be the final consideration.

In response to Board member Pines' question, Mr. MacVicar maintained that the Bird Drive Basin project would never be built. Board member Reynolds questioned if there was ever a SFWMD resolution passed. Mr. MacVicar declared that he believed the project would not move forward without a local sponsor, which SFWMD did not want to sponsor. Mr. MacVicar surmised that there were numerous letters regarding that and Board member Pines stated that there were resolutions passed, which Board member Reynolds requested copies of. Board member Johnson called attention to the proposed canal conveyance project and stressed that the plan was to move more water in the L-31N canal; and that the proposed conveyance system would not bring water in from an outside area,

but instead to convey it. Board member Johnson related that the project was to provide more protection from routing more water to the C-111 canal. Board member Johnson added the decisions regarding projects take a long time to move forward and be implemented. In response to Board member Reynolds' inquiry, Board member Johnson explained the details of lands in that area being surplus, with the help of the ten million dollars from the Department of Interior.

Board Member Nick Diaz inquired regarding Ms. Hagemann's earlier presentation if she believed Hurricane Irma was a significant event, relating how news reports predicted a drastic storm surge which did not occur. Board member Diaz related how there was longtime farming operations happening in the eastern area, north of the Homestead Air Reserve Base, which never experienced more than inches of rain during storm events, even during Hurricane Andrew. Board member Diaz added that the area is well served by drainage features, such as the C-102 canal, Coconut Palm canal, and the Turkey Point canal. Ms. Hagemann explained how new storm predictions have to be performed within a tight timeframe without taking into consideration salinity control structures and other features affecting the movement of the storm surge. Board member Reynolds added that Hurricane Irma was broken up by the Everglades.

IX. Public Comment

Mr. Bell opened the public comment period. He indicated that the only public speaker had left and closed the public comment period.

X. Task Force Discussion

Discussion ensued regarding the protocol for Task Force meetings. Mr. Bell stressed that he was willing to hear suggestions for improvements to future meetings. Board member Johnson suggested that Board members wishing to speak should move and place their nameplates vertically, for Staff to see who is in queue, so Staff can call on Board members in order. Board member Barsh acknowledged that while fellow Board member Gomez had departed, his previous suggestions regarding protocol for future meetings should be revisited. Board member Renne suggested that for future speakers if they could give their recommendation in regard to the Board's mandate for the UEAs. Board member Green agreed, stating that future speakers should provide background only sufficient to the Board's task or what they believe the Board should consider. Board member Barsh disagreed, stating that many speakers from the public sector may not feel it is within their purview and may not be comfortable giving recommendations. Board member Green responded that those public sector speakers can still provide the Board with considerations. Board member Lara expressed her opinion that Board members disguised their comments as questions and imposed their viewpoints, which took up valuable time and detracted from the presentations.

Board member Reynolds requested past Staff recommendations for UEAs from the last Evaluation and Appraisal (EAR) report, contending that this Board's task was to formulate similar recommendations. Board member Humble inquired as to what the current Staff recommendation was for the UEAs. Mr. Bell replied that Staff will provide the Board with the past recommendations, and will have recommendations at the end of the current EAR process. Mr. Bell added that a reason why this Board was convened was to come up with

recommendations regarding the UEA. Mr. Bell stated there would be three more of these input sessions, with a UEA survey sent out, before moving into the meetings to resolve the issues the Board was tasked with.

The meeting was adjourned at 4:41 pm.

URBAN EXPANSION AREA TASK FORCE MEETING SUMMARY

Miami-Dade County, Stephen P. Clark Center
111 NW 1 Street, Room 18-3, Miami, FL 33128
December 1, 2017

Task Force Members Present

Member	Representing	
Kerri Barsh	Rock mining representative	Present
Ashley McElheny	Florida East Coast Chapter of Associated Builders & Contractors	Absent
Erin Clancy	Tropical Audubon Society	Present *
William Delgado	Latin American Business Association	Present
Enid Washington	Community Council 15	Absent
Demps		
Alex Diaz	Community Council 11	Absent
Nick Diaz	Property Owners' Representative for the Eastern UEA	Present
Dany Garcia	Sierra Club	Present
Richard Gomez	Florida Home Builders Association	Present
Steve Green	Tropical Fruit Growers of South Florida	Present
Richard Grosso	Nova Southeast Shepard Broad Law Center	Present
Mike Hatcher	Redland Citizens Association	Absent
Thomas Hawkins	1000 Friends of Florida	Absent
James Humble	Agricultural Practices Advisory Board	Present
Matt Johnson	Biscayne National Park	Absent
Robert Johnson	Everglades National Park	Absent
Yesenia Fatima Lara	Community Council 14	Absent
Maria Lievano-Cruz	Builders Association of South Florida	Present *
Bill Losner	Dade County Farm Bureau	Present
Francisco Pines	Property Owners' Representative for the Western UEA	Present
John Renne	Urban Land Institute – the SE FI/Caribbean Chapter	Present *
Laura Reynolds	Friends of the Everglades	Present
Barney Rutzke Jr.	Florida Nursery Growers & Landscape Association	Present
Paul Schwiep	Urban Environment League	Present
Erick Valderrama	Latin Builders Association	Present *
Larry Ventura	Homestead Air Reserve Base	Present
Vacant	Miccosukee Tribe of Florida	Absent

* Present after roll call

Board member Schwiep left at 2:58

Board member Grosso left at 3:45.

Board member Delgado left at 3:47.

Board member Losner left at 4:10.

Board member Humble left at 4:12.

Department of Regulatory and Economic Resources (RER) Planning Division Staff

Jerry Bell, Assistant Director for Planning; Kim Brown, Supervisor of Long-Range Planning; Noel Stillings, Senior Planner; Mark Dorsey, Principal Planner; Helen Brown, Principal Planner; Robert Hesler, Supervisor for Demographics and Economic Development, and Charles LaPradd, RER-Agricultural Manager;

Other Miami-Dade County and Government Staff

Jess Linn, Principal Planner, RER-Development Services, Maria Valdes, Chief, Comprehensive Planning and Water Supply Certification, and Jose Ramos, Division Director of Aviation Planning

I. Attendance

Ms. Stillings called roll of the members, 14 members were present. The meeting commenced at 1:10 pm.

II. Approval of the November 17, 2017 Meeting Summary

Motion. Board member Delgado made a motion to approve the November 17, 2017 meeting summary. Board member Pines seconded the motion and asked Ms. Brown to send a link to the County's Storm Surge Planning maps to the members. The motion passed unanimously as follows:

Kerri Barsh	Yes	James Humble	Yes
Ashley McElheny	Absent	Matt Johnson	Absent
Erin Clancy	Absent	Robert Johnson	Absent
William Delgado	Present	Yesenia Fatima Lara	Absent
Enid Washington Demps	Absent	Maria Lievano-Cruz	Absent
Alex Diaz	Absent	Bill Losner	Yes
Nick Diaz	Yes	Francisco Pines	Yes
Dany Garcia	Yes	John Renne	Yes
Richard Gomez	Yes	Laura Reynolds	Yes
Steve Green	Yes	Barney Rutzke Jr.	Yes
Richard Grosso	Yes	Paul Schwiep	Yes
Mike Hatcher	Absent	Erick Valderrama	Absent
Thomas Hawkins	Absent	Larry Ventura	Yes

III. Staff Coordinator's Report

Ms. Brown acknowledged there was discussion about protocol and the process moving forward, and indicated that towards the end of December 2017 Staff will send a survey out to the Board members to complete and turn in. Ms. Brown stated that once the input session are completed the Board would reconvene to start formulating their recommendations based on that input.

Board member Schwiep called attention to the presentations from Board member Barsh made on behalf of the Miami-Dade Limestone Products Association and by the Florida Department of Environmental Protection. Board member Schwiep suggested to round out that discussion that the Board should also hear a presentation about the proximity to the rock mining and its effect on the homeowners.

Motion. Board Member Schwiep made a motion to add to the last input session an additional presentation concerning rock mining's proximity and impact on nearby homeowners such as

blasting and traffic. Board Member Reynolds seconded the motion. The motion passed 10 to 5 as follows:

Kerri Barsh	Yes	James Humble	No
Ashley McElheny	Absent	Matt Johnson	Absent
Erin Clancy	Yes	Robert Johnson	Absent
William Delgado	No	Yesenia Fatima Lara	Absent
Enid Washington Demps	Absent	Maria Lievano-Cruz	Absent
Alex Diaz	Absent	Bill Losner	No
Nick Diaz	No	Francisco Pines	No
Dany Garcia	Yes	John Renne	Absent
Richard Gomez	Yes	Laura Reynolds	Yes
Steve Green	Yes	Barney Rutzke Jr.	Yes
Richard Grosso	Yes	Paul Schwiep	Yes
Mike Hatcher	Absent	Erick Valderrama	Absent
Thomas Hawkins	Absent	Larry Ventura	Yes

Board Member Losner stated he would like to hear a different viewpoint other than sea level rise is going to occur. Board member Green disagreed, stating it would be a waste of time and that viewpoint has no scientific credibility. Discussion between Board members Ventura and Losner occurred regarding potential difficulties in finding a person in time for the input session.

Motion. Board member Losner made a motion to add an input session for a presentation by a person who does not believe in sea level rise, by January 5, 2018, and if that does not occur to move forward without that presentation. Board member Diaz seconded the motion. Motion passed 9 to 7 as follows:

Kerri Barsh	Yes	James Humble	Yes
Ashley McElheny	Absent	Matt Johnson	Absent
Erin Clancy	No	Robert Johnson	Absent
William Delgado	Yes	Yesenia Fatima Lara	Absent
Enid Washington Demps	Absent	Maria Lievano-Cruz	Absent
Alex Diaz	Absent	Bill Losner	Yes
Nick Diaz	Yes	Francisco Pines	Yes
Dany Garcia	No	John Renne	No
Richard Gomez	Yes	Laura Reynolds	No
Steve Green	No	Barney Rutzke Jr.	Yes
Richard Grosso	No	Paul Schwiep	No
Mike Hatcher	Absent	Erick Valderrama	Absent
Thomas Hawkins	Absent	Larry Ventura	Yes

Board member Pines made a motion to add a presentation by a private land planning consultant, Ken Metcalf, to the housing affordability input session. Board Member Humble seconded the motion. Discussion ensued on the motion. Board member Renne emphasized that housing affordability was an important issue for the organization he was representing, the Urban Land Institute. Board member Renne stressed that housing affordability involved certain nuanced issues such as current zoning which is restrictive to expanding affordability in infill locations. He asked that those issues be addressed and indicated that the Urban Land

Institute could recommend a speaker. Board member Pines clarified that he wished to have a private consultant, Ken Metcalf, speak only to the CDMP issues concerning needs analysis and methodology. Board member Schwiep stated that he was willing to hear from a private consultant but would also like to hear as well from the Urban Land Institute on those nuanced issues. Board Member Pines amended his motion to include a member of the Urban Land Institute in addition to Ken Metcalf. Board Member Humble seconded the motion, as amended.

Motion. Board member Pines made a motion to have two presentations added to the housing affordability session, private land planning consultant Ken Metcalf and a person from the Urban Land Institute. Board member Humble seconded the motion. The motion passed unanimously as follows:

Kerri Barsh	Yes	James Humble	Yes
Ashley McElheny	Absent	Matt Johnson	Absent
Erin Clancy	Yes	Robert Johnson	Absent
William Delgado	Yes	Yessenia Fatima Lara	Absent
Enid Washington Demps	Absent	Maria Lievano-Cruz	Yes
Alex Diaz	Absent	Bill Losner	Yes
Nick Diaz	Yes	Francisco Pines	Yes
Dany Garcia	Yes	John Renne	Yes
Richard Gomez	Yes	Laura Reynolds	Yes
Steve Green	Yes	Barney Rutzke Jr.	Yes
Richard Grosso	Yes	Paul Schwiep	Yes
Mike Hatcher	Absent	Erick Valderrama	Absent
Thomas Hawkins	Absent	Larry Ventura	Yes

In response to Board member Delgado's inquiry, Ms. Brown announced December 18, 2017 at 1:00 pm at Government Center in downtown Miami would be the date for the next UEA Task Force input session concerning transportation. Ms. Brown expressed concern that the additional presentations might result in lengthy agendas and that an additional session might be needed. Board member Pines asked that staff from the County's Planning Research Section be available to answer questions at the housing affordability input session.

IV. Scheduled Presentation: CDMP Criteria for Expansion of the UDB

Ms. Brown provided a presentation on the CDMP criteria for the expansion of the UDB including:

- Overview of Section 163.3177(1)(f)(3), Florida Statutes which indicates that the comprehensive plan must be based on at least the minimum amount of land required to accommodate the medium population projections for at least a 10-year planning period.
- Overview of Section 163.3177(6)(a)(9), Florida Statutes which states that the future land use element and any amendment thereto shall discourage the proliferation of urban sprawl

and outlines sprawl indicators to determine whether a particular plan amendment discourages urban sprawl.

- CDMP Policy LU-8F which outlines the requirements related to the demonstration of need for applications requesting expansion of the UDB.
- CDMP Policy LU-8H which outlines the criteria that must be met by applications requesting expansion of the UDB, after need is demonstrated in accordance with Policy LU-8F.
- CDMP Policy LU-8G(iii) which identifies the areas that shall be given priority for inclusion into the UDB (after need is demonstrated in accordance with LU-8F) including:
 - a) Planning Analysis Tiers having the earliest projected supply depletion year;
 - b) Land within the UEAs and contiguous to the UDB;
 - c) Locations within one mile of a planned urban center or extraordinary transit service;
 - d) Locations having projected surplus service capacity or where necessary facilities and services can be readily extended
- Overview of Chapter 163, Florida Statutes and County policies concerning military compatibility:
 - Ch. 163.3177(3)(a) requiring future land element to include criteria to achieve the compatibility of lands adjacent/closely proximate to military installations
 - CDMP Policy LU-8G: areas within Homestead Air Reserve Base (HARB) accident potential zones shall not be considered for UDB expansion
 - County zoning ordinance that limits the uses that can occur in the accident potential zones and 75 decibel noise contour of HARB, and prohibits public assembly within those areas, along with height restrictions for areas within the flight path of HARB.
 - HARB Commanding officer by state law is a reviewing agency for land use plan amendments near HARB.

V. Scheduled Presentation: Land Use Supply and Demand

Ms. Brown noted that the scheduled presenter, Manny Armada, was not able to present due to an unexpected medical appointment, and introduced in his place Robert Hesler, Supervisor for Demographics and Economic Development, Miami-Dade County Department of Regulatory and Economic Resources, Planning Research Division. Mr. Hesler provided a presentation on land use supply and demand, including:

- Available residential capacity being determined based on units from vacant land, plus units from approved development, plus units from redevelopment potential.
 - Units from vacant land – capacity is determined as:
 - Based on existing land use, zoning, municipal plans, covenants and other legal restrictions.
 - The net capacity of the vacant land equals the gross capacity (100% of a sites allowable capacity); minus 20% to allow for build-out limitations; minus 3% to account for the existence of small vacant or underutilized parcels.
 - Units from approved development projects:
 - Projects analyzed are large-scale projects approved by Miami-Dade County or a municipality, have an unexpired permit, and capacity is determined:
 - Capacity of projects yet to start construction at the time of the analysis is reduced by 50% due to the possibility that they will never commence. Capacity

of projects under construction at the time of the analysis is counted at 100%.

Units from Redevelopment Potential

- Only existing residential parcels and parking lots are currently analyzed to evaluate redevelopment potential (excluding single-family-type parcels).
 - Only parcels inside the Urban Infill Area are considered.
 - Redevelopment Potential Calculation:
 - 1) The building-to-land value ratio must be 0.75 or lower.
 - 2) The structure must have been built before 1970.
 - 3) The ratio of allowable-to-existing density must be 4-to-1.
 - 4) The parcel must be greater than 0.25 acres.
 - The net increase in units is added to capacity.
 - Mr. Hesler stated that some of the redevelopment ratios may have to be revisited, such as the 1970 requirement and the 0.25 provision due to current trends concerning affordable housing and micro-housing.
- Residential Demand Analysis
 - Begins with the Countywide and MSA population projections. Population projections entail a two-step process:
 - 1) Using a widely-accepted peer-reviewed component methodology incorporating births, deaths, and international and domestic in-migration and out-migration, a countywide population projection is developed for the planning horizon.
 - 2) Using a mathematical algorithm incorporating historical population trends and the remaining residential capacity in each area, the countywide projection is then allocated to each of the 32 minor statistical areas (MSAs).
 - The population projections are then converted into housing unit demand by using Census “persons-per-household” data. It is also adjusted downward to account for seasonal and second homes using Census data.
 - To determine the depletion year, the total adjusted demand for housing units is subtracted from the adjusted capacity. The depletion year is the point when the demand equals or exceeds the capacity.
 - Projections do not represent predictions or desired outcomes. Mr. Hesler emphasized that the local housing market is extremely vulnerable to internal and external shocks.
 - Non-Residential Capacity (Commercial)
 - Commercial capacity and demand projections are measured by acreage of land use in commercial activities.
 - Commercial Land Use Sectors include: Retail Trade, Wholesale Trade, Finance, Insurance, Real Estate and Rental and Leasing, Professional and Business Services, Education and Health Services, Leisure and Hospitality, Other Services.
 - Methodology:
 - Obtain historical control totals for commercial acreage, commercial employment, and population totals
 - Based on analysis of North American Industrial Classification System (NAICS) by Sector, and for the purposes of estimating the control totals, Commercial Employment includes:
 - 1) 100% of Employment in Retail Trade; Finance, Insurance, Real Estate and Rental and Leasing
 - 2) 95% of Employment in Information
 - 3) 75% of Employment in Professional and Business Services; Education and Health Services; Leisure and Hospitality; and, Other Services
 - 4) 8% of Employment in Wholesale Trade

- Using the historical control totals, a linear regression is run to estimate Commercial Acreage from Population and Commercial Employment. The resulting Commercial Demand Coefficients are then applied to population and employment projections independently derived by County staff, to generate the projected demand for commercial land uses.
- Next, the projected countywide demand for commercial land is allocated to each MSA. The historical trend of the average annual change for “in-use” commercial land is calculated in each MSA. The change is either positive, negative or zero. If this average change is negative or zero the MSA’s share of projected countywide demand growth is set to zero. If the average change is positive the MSA’s “in-use” growth rate is averaged with the population growth rate to ensure the fastest growing MSAs will capture the largest share of projected commercial demand growth.
- Finally, the projected demand for commercial land in each Tier and MSA is the basis for an absorption and depletion rate to be applied to the physical supply of commercial land. The end result is a depletion year for commercial land uses by MSA, tier and countywide to be used in the CDMP amendment process.
- Finally, the projected demand for commercial land in each Tier and MSA is the basis for an absorption and depletion rate to be applied to the physical supply of commercial land. The end result is a depletion year for commercial land uses by MSA, tier and countywide to be used in the CDMP amendment process.
- Non-Residential Capacity (Industrial)
 - Mr. Hesler indicated that the Industrial capacity calculation is similar to commercial with the primary difference being that it is not driven by population, it is driven by economic conditions.
 - The first step is to obtain historical control totals for industrial acreage and industrial employment.
 - The historical industrial acreage and employment data allow for the calculation of the ratio of industrial land to industrial employee, the Industrial Demand Ratio.
 - This Industrial Demand Ratio is applied to the industrial employment projections independently derived by the Planning Research and Economic Analysis staff to generate the countywide projected demand for industrial land.
 - Methodology:
 - Industrial employment is defined as: 100% of Manufacturing employment, 92% of Wholesale Trade employment, 30% of Construction employment, 20% of Transportation and Warehousing employment, 15% of Other Services employment
 - Next, the countywide projected demand for industrial land is allocated across each MSA. The historical trend of the average annual change for “in-use” industrial land is calculated in each MSA. The change is either positive, negative or zero.
 - If this average change is negative or zero the MSA’s share of projected countywide demand growth is set to zero.
 - For all of the MSAs where the average change is positive, the growth in countywide demand for industrial land is allocated proportionately to each according to its historic “in-use” rate of growth.
 - Finally, the projected demand for industrial land in each Tier and MSA is the basis for an absorption and depletion rate to be applied to the physical supply of industrial land. The end result is a depletion year for industrial land uses by MSA, tier and countywide to be used in the CDMP amendment process.

Task Force Discussion. Board Member Renne questioned if the 20% reduction for build-out limitations and 3% reduction to account for small vacant or underutilized parcels were ever tested. Mr. Hesler responded that the methodology was tested when originally developed, as that was where the numbers came from but Mr. Hesler acknowledged that things had since changed including affordable housing is now done on much smaller parcels, and that perhaps it could be revisited.

Discussion ensued regarding the 50% reduction of units for projects yet to start construction when calculating the capacity. Board member Schwiep contended that no reductions should be done for projects that have not started. Board member Reynolds observed that it would be interesting to see how often the 50% ratio was wrong and where 100% of that capacity came to fruition. Mr. Hesler responded that some of those projects were permitted but took a long time to commence. Board member Barsh asked if there was an explicit definition of what constituted a large scale project. Mr. Hesler explained that there was not an explicit definition and the term generally referred to large projects. Mr. Hesler added that smaller projects for redevelopment should also be considered, and related his experience viewing small redevelopment projects occurring on smaller parcels in the north central part of the County. Board member Humble observed that the 50% reduction for projects not commencing was likely due to financing. Mr. Hesler concurred, stating that financing likely was a part of it and that there were numerous reasons why projects did not commence such as changing market conditions.

In response to a question from Board Member Reynolds, Mr. Hesler clarified that staff constantly analyzes capacity, looking at changes in zoning here in the County or in municipalities that could impact the capacity.

Board member Pines asked if there was a difference between the analysis for incorporated areas versus unincorporated areas. Mr. Hesler explained that the analysis was done at the MSA and tier levels. Mr. Hesler stressed that it would be a mistake treating unincorporated areas monolithically as there was a great variety of various housing and commercial developments.

In response to Board Member Renne's inquiry, Mr. Hesler explained that much of the redevelopment potential refers to the Urban Infill Area (UIA) which is the area generally located east of SR 826 hypothetically extended down to the Bay. Ms. Brown responded to Board Member Renne's request and stated that she would provide a copy of the UIA map to the board. Board Member Reynolds indicated that elevation should be considered when drawing the Urban Infill Area given the anticipated impacts of sea level rise. Board Member Schwiep asked why redevelopment capacity was not calculated for an area beyond the Urban Infill Area, perhaps to the Turnpike. Mr. Hesler responded that there may be benefits to including those areas in the analysis. He indicated that there may be a lot of redevelopment potential in Homestead and Florida City, for example that is not reflected in the analysis. Board Member Schwiep asked when the requirement that a building be built prior to 1970 to be considered for redevelopment was last updated. Mr. Hesler indicated that it has not been updated in some time. Board Member Barsh asked whether the analysis considered the availability of infrastructure. Mr. Hesler indicated that it is not one of the criteria that is considered for redevelopment potential. Board Member Renne indicated that a significant amount of residential redevelopment is occurring on former commercial parcels and offered an example from Miramar. Mr. Hesler indicated

that it is not reflected in the analysis. He further indicated that mixed-use development is not captured in the analysis.

Board Member Pines asked whether the Land Supply/Demand Methodology is published. Mr. Hesler replied that it was published as part of the last Evaluation and Appraisal Report (EAR) and will be published again as part of the next EAR. Board Member Reynolds asked how commercial vacancies are incorporated into the non-residential analysis. Mr. Hesler indicated that high vacancy rates would reduce the rate of growth of “in use” commercial development and reduce the allocation of projected demand. Mr. Hesler indicated that vacancies are not considered in the residential analysis because they are already counted in the capacity.

Board Member Grosso asked whether “persons-per-household” changes over time. Mr. Hesler indicated that it does change and that there have been discussions with Bureau of Economic and Business Research (BEBR) on what those figures should be. Numbers come from the Census. The Decennial Census and the American Community Survey have been different in the past. Board Member Grosso inquired about the reason for using past trends at the MSA level to project future growth. Mr. Hesler indicated that using past trends is one of the most reliable methods for projecting future growth because there is inertia. We look at carrying capacity and past trends.

Board Member Grosso asked when the needs analysis in Policy LU-8F was added. Ms. Brown replied that it was added in the mid-1990s and further clarified that the policy indicates that the County “should” maintain a 15-year supply. Board Member Grosso inquired about the appropriateness of maintaining a 15-year supply as the County continues to grow and mature and asked whether the threshold could be reduced to 10 years and still comply with state law. Ms. Brown indicated that the capacity requirement could be reduced to 10 years and still comply with state law.

In response to a question from Board Member Grosso, Mr. Hesler indicated that we currently only consider planned and zoned density as residential capacity. Board Member Grosso questioned the appropriateness of this standard indicating that the property could be rezoned to a higher density in accordance with the overriding land use. Mr. Hesler indicated that the higher density would be included once the rezoning occurs and indicated that the numbers are constantly being updated.

Board Member Green asked whether undocumented individuals are included in the population figures. Mr. Hesler indicated that it only captures undocumented individuals that file a tax return or complete the Census. Board Member Green asked why the analysis did not utilize non-linear regression (rather than linear regression) that weighs more heavily factors that have been more important in determining recent trends. Mr. Hesler indicated that linear regression is the simplest and it would require careful analysis to change it.

Board Member Losner inquired about the impact of a possible influx of population from Puerto Rico. Mr. Hesler indicated that we will not know the exact impact until the next Census.

In response to a question from Board Member Pines, Mr. Hesler indicated that the basic assumption that increasing the supply of housing will reduce housing cost has not held true. For example, there has been a massive increase in supply along the coast yet prices have continued to increase. The housing market is very complex, there are so many types of demand.

Board Member Pines asked to see the population projections by MSA and Board Member Renne further asked for a build-out map by MSA showing areas that are more built out and those that are less built out. Mr. Hesler indicated that the information could be sent to the members. Mr. Hesler also added that information on the depletion year is published and population is updated during the EAR process.

Board Member Humble indicated that much of the housing market is being fueled by wealth from other areas. He also stressed the importance of building infrastructure in advance of growth. Board Member Humble stated his opinion that the Urban Development Boundary should be expanded to the western levee.

Board Member Barsh asked how the commercial percentages are determined. Mr. Hesler responded that County staff looked at employment by NAICS Codes.

Board Member Clancy noted that the capacity appears to be underestimated and inquired about whether staff is aware of how much the current calculation may be underestimating the capacity. Mr. Hesler indicated that he does not know but stressed the need to make sure that capacity is accurately being measured.

Board Member Grosso reiterated that housing supply is not linked to affordability and emphasized that many cities are facing housing affordability issues. He noted that fixing the affordability issue will require real action to ensure that affordable units are built and not just using housing affordability as a reason to allow for more development.

Board Member Reynolds asked whether the market is leading towards renting rather than purchasing, and whether that is accounted for in the capacity analysis. Mr. Hesler said no, because they are very close substitutes, as the price of housing goes up the population shifts toward rentals, the population follows the market. The greater question is the affordability, the challenge we face in the data is the number of affordable workforce housing units and the number of low income housing units, there is an extreme shortage of affordable units. There is plenty of working poor who pay over 50% of their income on rent. It is not a question of which type is available, it is the supply and the affordability of new development.

Board Member Losner expressed concerns with the large number of affordable Section 8 housing apartments in the charrette areas in south Dade, as the land is cheaper. Board Member Pines indicated that he is particularly concerned about workforce housing.

VI. Scheduled Presentation: Military Compatibility – Homestead Air Reserve Base (HARB)

Mr. Lawrence Ventura, Environmental Flight Chief, United States Air Force, Homestead Air Reserve Base provided a presentation on military compatibility including:

- Board Member Ventura gave background information on HARB which is hosted by the 482nd Fighter Wing. Its Mission is Air Superiority using the F-16C, the fighting falcon, which protects our national interests here and abroad.
- Major tenants include SOCSOUTH special operations command. Other missions by Florida Air National Guard they fly the F-15 which protects our shores here. US Customs and Border Patrol fly helicopters, turbo props and jets out of the HARB. Special Operations Command staff. The largest storage area for munitions south of Eglin Air Force Base, and dispose of ordnance of military finds of police departments from West Palm Beach to Key West. The Florida Army National Guard is also at the HARB.
- HARB is in consideration to host the F-35 jet.
- Mr. Ventura presented data showing the economic impact of HARB on the local economy and indicated that HARB is the 2nd largest employer in South Dade.
- Mr. Ventura provided a map of the Safety Zones and Noise Contours around HARB which were established in the Air Installation Compatible Use Zone Study (AICUZ). The Safety Zones are comprised of three areas; the Clear Zone, Accident Potential Zone 1 (APZ1) and Accident Potential Zone 2 (APZ2). The Clear Zones are closest to the runway and represent the greatest risk for crashes. APZ1 extends out from the Clear Zone followed by APZ2. The risk of crashes decreases as you move further from the runway, however, Mr. Ventura emphasized that crashes can occur outside of the Safety Zones.
- The Noise Contours represent the noise impacts of flight operations and include four decibel levels that decrease as you move away from the runway. Mr. Ventura emphasized that the noise contours are not static and can change depending on flight operations. Mr. Ventura showed a map of historical noise contours to demonstrate how they have changed over the years. If HARB gets the F-35, noise contours will change but it not yet known how much they will change.
- Mr. Ventura showed a map depicting a safety zone for ordnance disposal. It puts out a low decibel sounds which can cause impulsive noise impacts. HARB receives complaints from development that has built up around HARB.
- Mr. Ventura showed a map of areas subject to height restrictions around HARB called “Imaginary Surfaces” which stretch out 5-miles from the base.
- Encroachment is activities that could interfere or pose a threat to safety or with the mission of HARB. Bases are typically built away from development but over time, developments move closer and closer. People will move near the bases, then complain about the impacts. The AICUZ study provided recommendations on what is compatible usage and what is not, from density to noise, types of businesses, etc. The expansion of the UDB and UEA may allow future incompatibility, thereby limiting the base’s activities and future growth.
- Mr. Ventura described the history of HARB from an active full-fledged base in the 1980s to a reserve base following Hurricane Andrew. He presented a map showing how development has moved closer to the base since 1980 and emphasized concerns with urbanization near the base. Mr. Ventura showed images of crashes that occurred at other military installations. Mr. Ventura presented a map with the crash locations from other bases superimposed on a map of HARB to demonstrate where those crashes would have occurred if they had happened at HARB. He pointed out that some of the crashes would have occurred outside of the Safety Zones. In June 2010, a HARB plane had to jettison

its 2 fuel tanks over Biscayne National Park and in August 2016 an F-16 crashed into a safety barrier off the runway from an aborted takeoff due to a bird strike.

- Mr. Ventura presented relevant sections of state law including Sections 163.3161, 163.3175, and 163.3177 F.S., which identify the importance of protecting military installations and require local governments to address compatibility in their comprehensive plans.
- Mr. Ventura highlighted CDMP Policy LU-4I which indicates that proposals for future land uses on land adjacent to HARB shall maintain or improve compatibility with HARB. Mr. Ventura showed a map depicting current incompatible land uses near HARB. Mr. Ventura pointed out that UEA No. 4 is within the Accident Potential Zones and the obstacle evaluation area for runway 6, non-precision approach. He emphasized that the UDB is the best line of defense against encroachment and continued urbanization towards HARB may prevent or curtail the ability to train as we fight. Protecting compatible land use and mitigating incompatible uses is a dynamic process; future HARB missions may include other aircraft, expanded noise contours, expanded ammunition storage and urbanization could limit future expansion of the HARB.

Task Force Discussion. Board Member Humble asked why HARB doesn't purchase land in vulnerable areas. Mr. Ventura indicated it is economics, this problem is all over the world. There is a directive that if money becomes available to purchase lands or easements in the clear zone. After that, it is up to the communities to protect the base. In response to a question from Board Member Losner, Mr. Ventura indicated that HARB did purchase easements on nearby properties in the 1950s, but they are not complete. The state tries to purchase easements, HARB tries to partner with other groups, such as environmental, agricultural groups, DOD, etc. to purchase easements, but it is a difficult process to get all parties to agree.

In response to a question from Board Member Reynolds, Mr. Ventura indicated that HARB has opposed applications requesting to move the UDB near the base. Board Member Losner indicated that the farm worker housing was there in the 1940s and south of that location there was a German prison camp. Mr. Ventura indicated that, during the war, the housing was rented by the base.

Board Member Diaz inquired if other bases around the country have concerns with nearby development. Mr. Ventura indicated that all bases have an AICUZ for the same reason, compatibility issues. Board Member Diaz noted as a farmer and land investor for many years, the idea they had was as long as you were not in the crash zones, takeoff or landing zones, you were ok, it seems now that this has expanded out to other areas. He referenced a recent experience where HARB recommended denial of an application he had filed. He noted that Miami International Airport (MIA) has more flight activity and yet people live in close proximity, he further indicated that HARB has more limited flight activity. Board Member Diaz further inquired about the F-35 coming to the HARB. Mr. Ventura indicated that MIA is subject to Federal Aviation Administration regulations which are designed to protect the aircraft whereas the military standards are trying to protect the people on the ground. The military installations include operations and maneuvers that are not present at commercial airports and may increase the potential safety hazards. He emphasized that the military has conducted studies, such as the AICUZ, with the purpose of identifying and addressing safety and compatibility issues.

In response to a question from Board Member Diaz, Mr. Ventura replied that incompatible development can curtail operations because there may be a point in which complaints,

or an accident, or a new incompatible development may result in a reassessment of the base's operations. Board Member Diaz asked if some of the bases that have population around it have closed. Mr. Ventura replied that they have, every time there is a Base Realignment and Closure (BRAC) round bases get closed, including Homestead. Board Member Diaz then asked if there is any research to see if the politics are realistic for future BRAC. Mr. Ventura replied that he could not discuss BRAC.

Board Member Diaz inquired about the differences between a reserve and active base. Mr. Ventura replied that an active duty base has all of the infrastructure components for the personnel such as housing, school, shopping, hospital and recreation. It's a closed community; they have their own power plant and treatment plant. He said a reserve base doesn't have all of these components. It has the basics such as airplanes, pilots, and the mission being conducted, but they generally do not have the same family support structure, housing, etc. They are not all the same, but typically that's what they consist of. He said the pilots are Reserve pilots, and the staff are Reservists. They come on base to do their training on weekends and during the week, and in times of need, and they will fly overseas and/or deploy worldwide to support the war effort. The difference is that Reservists have civilian jobs during the week they could be a commercial pilot, then train on an F-16 on weekends. Board Member Diaz asked if Reserve bases only fly older aircraft. Mr. Ventura said no. They did in the past, but he has been on a Reserve base when they received new planes directly off of the assembly line. Traditionally, the Reserve bases received the older equipment and active duty bases received the new aircraft. But that's no longer the case because the military now operates under "force integration," which has active duty and Reserve components come together. We now have active duty staff at our base working with our reservists and flying Reserve airplanes. But we are now in line for the F-35, a brand new aircraft and air frame. The F-16 is a sunset weapons system and its days are limited. So if we want a fighter base to continue, HARB needs to get the F-35, or continue on as something else, so we want to position ourselves as best we can, including encroachment, to make sure we get the new aircraft.

Board Member Diaz asked if noise reducing construction techniques, such as impact windows, can mitigate the noise impacts that would be expected from an F-35. Mr. Ventura replied that you can, if the noise contours are stagnant; if you know what the noise is going to be now and into the future, then yes you can. There are provisions in the City of Homestead and County ordinances to build homes with sound attenuating materials in order to reduce interior levels to a certain decibel. But this presupposes that we know what the noise level would be in the future. Board Member Diaz then asked if the decibel level of the F-35 is more than that of a Lufthansa aircraft. Mr. Ventura did not know the answer.

Board Member Losner replied that Mr. Ventura has been very tactful, but what he has not said is that the planes carry bombs, rockets and bullets, and in past operations may have even carried a nuclear bomb or atomic bomb. So we would not want an airplane falling at all, whether there is development or not. Board Member Renne indicated that it seems odd that the responsibility is on the local governments to provide protections for these military bases rather than Federal or State governments. Mr. Ventura replied that the Federal government places the burden of protecting the base on the local government. Mr. Bell reiterated that there are statutory provisions that require local governments to provide for military compatibility. Board Member Renne asked Mr. Ventura to clarify what limitations on development are necessary and what limitations

would be nice to have. Mr. Ventura replied that some of what they are dealing with are unknowns such as future missions. He said these are not “nice to have,” but are areas we wish to protect. He said they have purchased easements in the past, and continue to do so, but now it is very difficult because the bulk of them were purchased in the 1950s, when there was only farmland. There are regulations in place at the city, state and county levels, but they cannot protect everything. But the government is not about to take away development rights. So we are trying to work towards compatible development, which is what we have been doing successfully in the city for the last few years. He said there is development going on right now in the Park of Commerce, which is inside the Accident Potential Zone (APZ). And there is development that is compatible, but our first and best line of defense (for HARB) is the UDB. If urbanization comes closer, there is no guarantee what is going to happen, what will go up and where, or what their future missions might be, and the Air Force is trying to prevent that. He said they have a good relationship with the (Homestead) Speedway and Biscayne and Everglades National Parks because they each have a vested interest in preventing encroaching development.

Board Member Diaz asked if existing compatible development would close the base as of now. Mr. Ventura replied that he cannot speak on BRAC issues at this time but, as for now, he had no reason to believe that existing compatible development would close the base. Board Member Humble questioned why the Air Force could not purchase land around the base similar. Mr. Ventura replied that it is not practical for the Department of Defense to purchase land around every military base around the world.

Board Member Reynolds asked why the UEAs were designated within the flight path. Mr. Ventura replied that the Accident Potential Zones did not exist until AICUZ came out in the 1970s. Ms. Brown added that the UEA boundaries were designated in 1983, but the Accident Potential Zones became areas that “shall not be considered” for expansion of the UDB as recently as the last Evaluation and Appraisal Report. Board Member Diaz stated that a large portion of the property owners in this area are from generations long before 1942 when this base started, and he is representing those people. Board Member Barsh asked if the AICUZ was established by the Federal government. Board Member Ventura replied that it was established by the US Air Force and that each branch has its own version and it is site specific.

VII. Scheduled Presentation: Urban Centers and Charrette Plans

Ms. Brown introduced Mr. Jess Linn, Principal Planner in the Miami-Dade County Department of Regulatory and Economic Resources, Development Services Division. Mr. Linn provided a presentation on Urban Centers and Charrette Plans including:

- He will focus on those centers down south near the UDB. He will also talk about charrette plans, particularly one charrette conducted for the West Kendall area that addressed the type of development that should occur there.
- The CDMP Future Land Use Plan map depicts urban centers throughout the County, which are identified by circles. He said the County’s policy is that urban centers will intensify over time. They are nodes of development that occur primarily at Metrorail stations and major commercial nodes, such as Dadeland, Aventura, downtown Miami and other areas. South Dade has two urban centers, Princeton and Naranja. These urban centers allow relatively high intensity development abutting the UDB and agricultural lands, which creates an interesting contrast. He noted that these two urban centers are

adjacent to the area that CDMP Policy LU-8I indicates should be studied for possible designation as an Urban Expansion Area.

- Mr. Linn showed the existing zoning within the Princeton and Naranja urban center districts, which includes a core, center, and edge sub districts. The core centers on the Metrorail station and includes intense development, and the edge sub district is less intense and is further away from the core. The most intense land uses occur along U.S. 1 and the Busway. High density residential occurs near the busway stations and tapers away from U.S. 1. He said the urban centers were adopted in 2005-2007, and are in various stages of development. He indicated that the area near SW 232nd may be a good candidate for a future urban center since there is a lot of vacant land in the area.
- He said that urban centers are intended to reflect an urban character with buildings fronting the streets, sidewalks, on-street parking, and to encourage people to use the streets as pedestrians and bicyclists. He provided examples of various buildings and homes recently built within the Naranja and Princeton urban centers. There has been a lot of multi-family and affordable home construction, but recently they are seeing more market rate homes being constructed which are indistinguishable from the affordable units.
- In 2014, the Development Services Division held the West Kendall Corridor Study, a planning study of the area from SW 132 Avenue to Krome Avenue, which included a portion of land outside of the UDB and within one of the urban expansion areas. He indicated that the process included a charrette with members of the community to develop the Charrette Planning Report. The report identified several parcels within the study area that could provide development or redevelopment opportunities including the Baptist Hospital site, and the Kendale Lakes Mall property. Mr. Linn showed conceptual designs for these sites as well as roadways in the area from the Charrette Planning Report. He stated that the primary preference of charrette participants is to keep the UDB where it is. However, if the UDB were to be expanded into the UEA, the charrette participants did not want to see more of the same low-density, strip mall development, but prefer more walkable streets, mixed uses, parks and open space, etc.

Task Force Discussion.

Board Member Pines asked whether development of the UEA in the manner described in the West Kendall Charrette Report would alleviate traffic in the area. Mr. Linn replied that alleviating traffic is the desired outcome but it is unknown whether this will occur in practice.

Board Member Losner stated that he participated in the charrettes that created the urban centers along the Busway and did not think the urban centers would be zoned until public hearings were held. He expressed concerns about the amount of Section 8 housing in the area. Mr. Linn replied that zoning does not control whether an area becomes Section 8 housing.

Board Member Reynolds asked if the identified zones in West Kendall overlay with the Smart Plan (transportation). Mr. Linn replied that it does, but at this time FDOT is conducting studies, and he does not know what mode will be used or where the stops may be located. He said the urban centers were added to the LUP map years ago. Board Member Reynolds replied that these areas should be identified according to public transportation rather than be disconnected, so she would like to see the higher density areas aligned with planned public transportation, as it is along the U.S. 1 corridor,

because having this amount of density out west, without the supporting transportation, is concerning.

VIII. Public Comment

Ms. Brown opened the public comment period and noted that one speaker card had been received from Daryl Jones. Mr. Daryl Jones introduced himself and stated his background as a former Florida state senator and nominee for Secretary of the Air Force under President Bill Clinton, to which he served in that chair for one year. He stated that he has also represented the community on base realignment and closure (BRAC) commissions in 1995 and 2005. He said that he was here to make the Board aware that there are at least two other points of view to consider, which is the Air Force at-large, from a national perspective, and from the communities located around those bases. Mr. Jones stated that he was an F-16 fighter pilot, who served 30 years, and is a retired Air Force Colonel. He spent 18 of his 30 years stationed at Homestead AFB, and was the acting Mission Support Commander, and Mr. Ventura's department was under his command.

He showed a photo of Naval Air Station Fort Worth Joint Reserve Base, and others, and stated that it is the first base to have a squadron of F-35's. He pointed out that there is development surrounding the base and said that development was not an issue for locating the F-35.

He stated that the Air Force will, on occasion, spend money on easements, and in special cases they will purchase land, but that is not to be expected here. He said what is to be expected is compatible development that does not affect the mission in a negative way. He emphasized that there is already development right up to the base's gates and noted that there were 7,000 people here when Homestead was an active Air Force base prior to Hurricane Andrew. Mr. Jones showed a picture of the base in 1994 and pointed out that there was development around the base at that time. He further stated that if Homestead was an Air Force base today, they would still be doing the same.

As for crashes, he said HARB has one of the best safety records. The probability of a fighter aircraft crash is far safer, when you compare hours of operation to crashes, than driving a car; the probability is very low. The locations of those fighter crashes that Mr. Ventura cited, were not here, but if you were to look at where those crashes did occur, they were open fields where highly trained pilots sought to find the safest place to land. That is not true in all cases, and you do have crashes into buildings. But the reason these communities have decided to build around those bases is to mitigate the noise, and because of the low likelihood of damage to the community.

Mr. Jones indicated that military bases represent a huge economic engine for most communities, and people will locate near bases even when they are in remote locations. Thus there are two types of development that occur: businesses surround a base to take advantage of the huge population of an active duty base, and then there is development that fills in the middle. He indicated that this is how development occurred near HARB.

IX. Task Force Discussion

Board Member Delgado stressed the need for members with opposing views to communicate more directly with one another to find common ground. He noted that the UDB line doesn't seem logical. Mr. Bell indicated that staff would provide a survey then hold facilitated meetings to get the input of the Task Force members. Board Member Grosso indicated that the survey may be an opportunity to identify common ground by having each member identify one issue from the opposing side that the member could support. Discussion ensued among Board Members Grosso and Renne about the best way to identify common ground. It was agreed that the Staff Coordinator would seek to elicit information on the survey that will allow common ground to be identified once the Task Force convenes to formulate recommendations.

Board member Reynolds suggested possibly having one-on-one conversations or break into groups to hear other members concerns on the issues. Ms. Brown indicated these meetings are required to be conducted in accordance with the Sunshine Law and she would find out from attorney how that could occur. Board Member Barsh indicated that she provided considerations on the last page of the presentation she distributed at the prior meeting to provide the basis for discussion.

Board Member Reynolds mentioned the Seven50 Plan and asked if there is a way information from the plan could be presented to the board. Ms. Brown replied that she could provide a link to the Plan. Board Member Reynolds moved that the Seven50 Plan visuals be shown to this Board, whether it be by County staff, or by someone involved in planning, such as Victor Dover, as it shows what can be done if we force infill development; the motion was seconded by Board Member Clancy. Ms. Brown clarified that a motion was only needed if the presentation would be made by someone other than staff. After a brief discussion, it was decided that staff would present the Seven50 Plan at a future meeting and the motion was withdrawn. Board Member Reynolds reiterated that the request is to show the visual representation of the Seven50 planning effort.

The meeting was adjourned at 4:22 pm.

**URBAN EXPANSION AREA TASK FORCE
MEETING SUMMARY
Monday, December 18, 2017, 1:00 P.M.
Stephen P. Clark Center
111 NW 1st Street, Room 18-3 (18th Floor), Miami, FL 33128**

Task Force Members Present

Member	Representing	
Kerri Barsh	Rock mining representative	Present
Ashley McElheny	Florida East Coast Chapter of Associated Builders & Contractors	Present
Erin Clancy	Tropical Audubon Society	Present
William Delgado	Latin American Business Association	Absent
Enid Washington	Community Council 15	Absent
Demps		
Alex Diaz	Community Council 11	Absent
Nick Diaz	Property Owners' Representative for the Eastern UEA	Present
Dany Garcia	Sierra Club	Present
Richard Gomez	Florida Home Builders Association	Present
Steve Green	Tropical Fruit Growers of South Florida	Present
Richard Grosso	Nova Southeast Shepard Broad Law Center	Absent
Mike Hatcher	Redland Citizens Association	Present *
Thomas Hawkins	1000 Friends of Florida	Absent
James Humble	Agricultural Practices Advisory Board	Present
Matt Johnson	Biscayne National Park	Absent
Robert Johnson	Everglades National Park	Present
Yesenia Fatima Lara	Community Council 14	Absent
Maria Lievano-Cruz	Builders Association of South Florida	Present *
Bill Losner	Dade County Farm Bureau	Present
Francisco Pines	Property Owners' Representative for the Western UEA	Present
John Renne	Urban Land Institute – the SE FI/Caribbean Chapter	Present
Laura Reynolds	Friends of the Everglades	Present *
Barney Rutzke Jr.	Florida Nursery Growers & Landscape Association	Absent
Paul Schwiep	Urban Environment League	Present
Erick Valderrama	Latin Builders Association	Absent
Larry Ventura	Homestead Air Reserve Base	Present
Vacant	Miccosukee Tribe of Florida	Absent

* Present after roll call

Board member McElheny left at 3:10.

Board members Losner and Humble left at 3:19.

Board member Pines left at 4:20.

Board member Barsh left at 4:23.

Board member Green left at 4:24.

Board members Hatcher and Reynolds left at 4:28.

Department of Regulatory and Economic Resources (RER) Planning Division Staff

Jerry Bell, Assistant Director for Planning; Kim Brown, Supervisor of Long-Range Planning; Noel Stillings, Senior Planner; Vinod Sandanasamy, Transportation Planning Section Supervisor, Mark Dorsey, Principal Planner; Helen Brown, Principal Planner; Manny Armada, Chief; Robert Hesler, Supervisor for Demographics and Economic Development; Lourdes Gomez, Deputy Director; and Charles LaPradd, RER-Agricultural Manager.

Other Miami-Dade County and Government Staff

Christine Velazquez and Craig Grossenbacher, RER-Division of Environmental Resources (DERM); Elizabeth Rockwell, Chief Communications Officer, Miami-Dade Transportation Planning Organization; Jesus Guerra, Deputy Director, Miami-Dade Transportation Planning Organization; Mayra Diaz, Miami-Dade Expressway Authority

I. Attendance

Ms. Stillings called roll of the members, 14 members were present. The meeting commenced at 1:08 pm.

II. Approval of the December 1, 2017 Meeting Summary

Motion. Board member Humble made a motion to approve the December 1, 2017 meeting summary. Board member Pines seconded the motion. The motion passed unanimously as follows:

Kerri Barsh	Yes	James Humble	Yes
Ashley McElheny	Yes	Matt Johnson	Absent
Erin Clancy	Yes	Robert Johnson	Yes
William Delgado	Absent	Yesenia Fatima Lara	Absent
Enid Washington Demps	Absent	Maria Lievano-Cruz	Absent
Alex Diaz	Absent	Bill Losner	Yes
Nick Diaz	Yes	Francisco Pines	Yes
Dany Garcia	Yes	John Renne	Yes
Richard Gomez	Yes	Laura Reynolds	Absent
Steve Green	Yes	Barney Rutzke Jr.	Absent
Richard Grosso	Absent	Paul Schwiep	Yes
Mike Hatcher	Absent	Erick Valderrama	Absent
Thomas Hawkins	Absent	Larry Ventura	Yes

III. Staff Coordinator's Report

Ms. Brown stated that she had emailed an online survey to board members asking their availability for future meetings. In response to a request from Board Member Humble, Ms. Brown noted that the board previously discussed moving meetings around to different locations, and if it was the will of the task force to move future meetings down south, that could be accommodated. Ms. Brown asked the board members to indicate through a show of hands if they preferred the south Miami-Dade area or downtown Miami for future meetings. Ms. Brown identified that the majority of the board members indicated a preference for future meetings to be held in south Miami-Dade.

As follow-up to items requested at the December 1, 2017 Task Force meeting, Ms. Brown reviewed items emailed to board members, including the Seven50 Plan weblink, and the Urban Infill Area map. Ms. Brown noted pending items for board members that include the buildout date map by MSA and the UEA survey. Ms. Brown reviewed today's handouts to board members including the December 1, 2017 meeting summary, and a climate change article requested for distribution by Board Member Losner in place of a presentation. Ms. Brown clarified that while board members had voted to hear a presentation with a differing viewpoint on climate change, Staff was not able to find anyone locally with the proper credentials to make the presentation.

IV. Scheduled Presentation: Strategic Miami Area Rapid Transit (SMART) Plan

Elizabeth Rockwell and Jesus Guerra of the Miami-Dade Transportation Planning Organization (TPO) provided a presentation on the TPO's Strategic Miami Area Rapid Transit (SMART) Plan, including:

- TPO Governing Board on February 18, 2016 passed Resolution No. 06-16 which set as highest priority the advancement of rapid transit corridor projects in Miami-Dade County. TPO Governing Board on April 21, 2016 passed Resolution No. 02-16 which adopted the SMART plan with directive that the TPO Executive Director to take all necessary steps to implement the SMART plan.
- Ms. Rockwell passed out a brochure with a map detailing the location of the SMART corridors.
- Ms. Rockwell presented an approximately two-minute video on the SMART plan, available on the TPO website at: <http://www.miamidadetpo.org/smartplan.asp>, with highlights including:
 - Miami-Dade County is the most populous county in Florida, and experiences millions of visitors each year.
 - TPO has prioritized the growth and expansion of mass transit in order to address congestion and provide alternate transportation choices for residents and visitors.
 - SMART plan identifies six rapid transit corridors and six Bus Express Rapid Transit (BERT) corridors that directly support the mobility of the County's future population and employment growth.
 - The six rapid transit corridors in SMART plan have long been documented in the TPO's Long Range Transportation Plan (LRTP), and are consistent with the People's Transportation Plan (PTP).
 - The SMART plan will advance the corridors to Project Development and Environmental Phase (PD&E) in order to pursue federal and state transportation funds.
 - During the PD&E phase, more detailed analysis will be completed in order to determine the most appropriate transit solution for each corridor.
 - Project stakeholders including the general public, businesses and elected officials, will be engaged during the process.
 - The process includes the development of a comprehensive financial plan, that will be based on the unique needs of each corridor including the capital investment, operation and maintenance costs needed to advance the SMART plan corridors. This may involve a multi-year phasing plan for implementation.

- SMART plan builds on existing backbone of the transit network and will meet the needs of the regional travel patterns. This regional connectivity is supported by regional transportation partners across the region.
- The SMART plan includes a comprehensive approach which will allow the plan to support future population and employment growth in the region.
- The TPO will coordinate with federal, state, and local transportation agencies in order to implement the required policy and funding network necessary to advance the plan.
- Ms. Rockwell identified the six Rapid Transit corridors in the SMART Plan as: Beach, East-West, Kendall, North, Northeast and South.
- Two activities are currently underway for these corridors, namely:
 - PD&E phase, being conducted by Florida Department of Transportation (FDOT) District VI and the County's Department of Transportation and Public Works (DTPW).
 - Implementation phase being conducted by the TPO through land use planning charrettes
- The six Bus Express Rapid Transit (BERT) network corridors are:
 - Beach Express, Flagler Street, Florida Turnpike, the Northwest Miami-Dade Express, the South Miami-Dade Express, and the Southwest Miami-Dade Express.
 - These BERT corridors represent over 90 miles of express bus network.
- Over 63% of the County's population, approximately 1.7 million residents, live within a two-mile radius of the corridors. Over 855,000 employees are located within a two-mile radius of the corridors.
- Over 77% of residents commute to work outside their residential district, well above the national average of 66%. Graphic representation depicting the existing and future travel time comparisons for commuters, with future projections showing decreased travel times once the SMART plan corridors are implemented.
- The SMART plan is endorsed by the TPO, multiple municipalities, and other state and regional transportation agencies such as FDOT and the Miami-Dade Expressway Authority (MDX).

Task Force Discussion. Board member Reynolds inquired about the funding and implementation timeframe for the SMART Plan. Ms. Reynolds stated that timing was critical because once the SMART corridors are built it would alleviate some of the pressure on the UEAs by offering better mobility in the urban cores. Ms. Rockwell introduced TPO Deputy Director Jesus Guerra to answer funding inquiries. Mr. Guerra explained that the TPO has been discussing funding for many years, not only the capital needed for construction but also funding needed for operations and maintenance. Mr. Guerra stated that the three funding sources needed for the SMART plan were state, local and federal. Mr. Guerra emphasized that federal funding is getting limited and the County could not depend on the past 80% federal/20% local match, and that percentage was moving to a 50/50 and even a 40/60 match. Mr. Guerra emphasized that the TPO was working with partners such as FDOT and with the PTP plan to allocate federal funds as a local match and also for bonding revenue, for SMART plan funding. Board member Reynolds reiterated that if the TPO was to get the necessary funding, what would be the timeframe to implement the SMART Plan. Mr. Guerra responded that the TPO has \$75 million in

place for years 2023 to 2053, which will be used for right-of-way acquisition. Mr. Guerra explained that the TPO Governing Board passed a resolution to advance the North and South Corridors first. Mr. Guerra stated that the TPO will make a decision about the alignment and stations, the design and construction, and would like to have something in place by 2023 or 2025.

Board member Humble recollected that when he initially moved to the Redlands, it only took 30 minutes travel time to the Miami International Airport, with no tolls. Mr. Humble observed that same commute now is congested, takes hours and costs tolls, opining that it was not “smart” planning. Mr. Guerra responded that the SMART plan corridors have been in place for over twenty years, and are the major corridors in the County that move the largest amount of people. Mr. Guerra explained that major cities such as Chicago, New York and London have in place good transportation systems but still experience traffic problems. Mr. Guerra emphasized that the SMART plan was to provide people with options, such as bus rapid transit or other transit modes, to provide people with “smart choices.” Mr. Guerra also pointed out the TPO is working to provide people with a “first and last mile” options with other modes, including bicycling, pedestrianism, Uber, and carpools. Mr. Guerra added that the TPO hopes to offer by summer 2018 “on demand” solutions to have riders picked up from transit stations and transported to their residences. Board member Losner observed that while sports stadiums get built, his area, southern Miami-Dade County, was a “stepchild” which does not receive infrastructure. Mr. Guerra explained that the SMART plan was not planning for all of the County, just the six rapid transit corridors and the BERTs. Mr. Guerra stated that the South Corridor is approximately 20 miles, and is the longest corridor in the SMART plan. Mr. Guerra emphasized the TPO is trying to provide reliable transportation from south to central Miami-Dade County which may include bus stations, transit oriented development (TOD), park-and-rides and other improvements in order to accomplish that. Mr. Guerra stated that different communities either supported--or opposed--development along the corridor, and urged board members to participate in the SMART plan charrettes and express their viewpoints. Board Member Lievano-Cruz asked for clarification on board member Reynolds’ earlier inquiry regarding the SMART plan timeframe. Mr. Guerra pointed out that two months ago the TPO Governing Board prioritized the North and South Corridors. Board Member Lievano-Cruz inquired why those two corridors were selected and if the TPO consulted other transportation agencies. Mr. Guerra explained that the TPO Governing Board decision was made because the North and South Corridors had numerous studies performed and thus had more complete documentation needed for federal funding. Mr. Guerra emphasized that the TPO is working with other agencies, such as with MDX on the East-West corridor, with Florida’s Turnpike Authority on the Kendall Corridor, and with All Aboard and Tri Rail on the Northeast Corridor.

Board Members Green and Renne stated that while they appreciated the SMART plan presentation, they wanted to know how the SMART Plan presentation was related to the mission of this board concerning the UEAs. Mr. Guerra responded that the South Corridor is a challenge because it is different from the other corridors and involves numerous different uses, and that they needed support from parties and input on any suggested improvements. Ms. Brown added that this SMART plan presentation was requested by this board back in August, and suggested that board members should try to keep the

discourse to the issues under the purview of this board. Board member Pines inquired if the East-West and Kendall corridors would address some of the areas in the western part of the County. Mr. Guerra replied that they are working with MDX on the East-West corridor to provide bus rapid transit in the first phase, from downtown Miami to the MIC and then to FIU. Mr. Guerra stated that the Kendall Corridor would be from Dadeland to Krome Avenue. Board Member Pines inquired if some of the SMART project corridors would address some of the traffic concerns. Mr. Guerra emphasized that it was not only the transit service they would provide, but also Transit Oriented Development options and planning scenarios to analyze the best option to promote the corridors.

Board member Diaz opined that if employment hubs were located in southern Miami-Dade County, it would help alleviate traffic congestion. Mr. Guerra responded that there were several hubs on the South Corridor they were considering for TOD development, and also are looking at economic development along the entire South Corridor. Mr. Guerra stressed that it is a 1.5 billion cost estimate, just for the North and South Corridors. Mr. Guerra outlined that the TPO was working on creative funding solutions for the SMART plan, including partnering with MDX and Turnpike, and also public-private partnerships. In response to Board member Diaz' further inquiry, Mr. Guerra explained that the buffer around the corridors is a half-mile on either side.

Board Members Schwiep and Pines asked for clarification on the Northeast Corridor, inquiring if the issue of commuter rail was resolved. Mr. Guerra clarified that the Northeast Corridor was All Aboard's Brightline commuter rail line, and the County had no jurisdiction on that as it was a FEC corridor. Mr. Guerra explained that there are current discussions for Tri-Rail to run its trains on the Brightline corridor. Responding to board member Pines' question, Mr. Guerra clarified that All Aboard is building one of its main stations here in downtown Miami within the County's urban areas, and is expected to provide jobs and services. In response to Board member Schwiep's inquiry, Mr. Guerra stated that BRT, Metrorail elevated, and Metrorail at-grade are being evaluated for the North Corridor, and the DTPW had not reached a decision yet on the modes for the South Corridor. Mr. Guerra reiterated that the 1.5 billion cost estimate was just for the North and South corridors.

Board Member Pines inquired about the concept of land use and transportation planning. Mr. Guerra responded that before those planning efforts were done separately, but with the SMART plan RER is now part of the process. Mr. Guerra remarked that RER is assisting the TPO in developing different planning scenarios with the different types of transit mode technology, assessing changes in land uses, facilities, and projections.

Board Member Schwiep noted the existing traffic congestion in the western and southern portions of the County. He pointed out that the design and funding for the west and south corridors of the SMART Plan are still in the early stages and may take a long time to be implemented. Therefore, urban expansion to the west or to the south would make an existing problem worse. He also noted that the northeast corridor is further along with approximately 8 planned stops. Mr. Guerra responded that the TPO is working to complete the PD&E for the south corridor by Summer 2018 but noted that, at the same, the TPO is evaluating the adjacent land uses to help expedite the process. Board Member Reynolds indicated that, in the past, the County has expanded westward in response to

transportation problems. The SMART plan will provide more opportunities for infill development that will negate the need for western expansion. Board Member Hatcher further noted that the SMART Plan provides an opportunity to look at the existing urban areas where infill can happen. It is impossible to get around in the southern portion of the County because there is no transportation infrastructure, adding more people without improving the infrastructure will only add to the problems. We need to look at how the infrastructure can be improved in these urban areas.

In response to a question from Board Member Pines, Mr. Guerra noted that ridership projections will be determined as part of the PD&E. Mr. Pines asked about the cost to implement the SMART plan, noting that estimates have varied widely. Mr. Guerra responded that the preliminary estimate for the North and South corridors is \$1.5 billion but the final number will come out with the PD&E in the summer of 2018. Board Member Losner requested ridership totals on the South Dade Busway from Florida City to Dadeland over the last 7 years.

In response to a question from Board Member Lievano Cruz, Mr. Guerra indicated that the PD&E for the Kendall Corridor is being conducted by FDOT and by next year they will come up with the proposed alignment and technology. Mr. Guerra also indicated that the TPO is working with the Turnpike Enterprise to try to provide express bus service along the Kendall Corridor noting that state law allows the Turnpike Enterprise to provide feeder routes up to five miles from their facility. This will allow for increases in ridership before moving forward with other options for the corridor. Board Member Lievano Cruz asked whether there is anything in the CDMP that would prevent the necessary improvement to implement the SMART Plan and specifically inquired about the process to put a park-and-ride outside of the UDB. Ms. Brown and Mr. Guerra responded that it would require an amendment to the UDB. Mr. Guerra indicated that one of the issues on the Kendall Corridor is availability of land, we have to look at creating Transit Oriented Developments.

Board Member Pines asked whether the TPO considered the West Kendall Charrette recommendation of building employment hubs in the western portion of the County that may reverse the traffic patterns. Mr. Guerra described the charrette process that is being conducted as part of the SMART Corridor planning studies.

In response to a request from Board Member Barsh, Ms. Brown indicated that a map of the SMART corridors in relation to the UEAs would be provided. Board Member McElheny indicated that some of the UEAs are within the SMART Plan buffer. Ms. Brown reiterated that the buffers around the SMART corridors are for planning purposes and do not identify the specific area where land uses will change.

V. Scheduled Presentation: Concurrency Backlogs

Vinod Sandanasamy, Supervisor, Transportation Planning, provided a presentation on transportation concurrency backlogs in the County including:

- The information presented was based on a review of the existing and short-term impacts on roadways near the UEAs

- Provided an overview of transportation concurrency including definition and history. Mr. Sandanasamy noted the limitations of the concurrency system and emphasized that it is not possible to pave your way out of congestion.
- Provided an overview of Transportation Concurrency Exception Areas, Transportation Concurrency Management Areas, Long-Term Concurrency Management, and Multi-Modal Transportation Districts.
- Provided an overview of proportionate fair share mitigation
- Showed a table of countywide adopted level of service standards
- Showed a table of existing traffic conditions for roadways near the eastern UEAs. He indicated that, with the exception of Old Culter Road (from SW 184th Street to Franjo Road) and SW 112th Avenue (from the Turnpike to SW 280th Street), most roadways have capacity.
- Showed a table of existing traffic conditions for roadways near the western UEAs. He noted that several roadways are running out of capacity but not yet failing.
- Showed a table of planned projects from the 2040 Long Range Transportation Plan and indicated that the planned projects would add capacity. Mr. Sandanasamy indicated that the planned projects are designed to serve the land uses in the CDMP. Discussion ensued regarding mitigation requirements for the impacts of large project. Mr. Sandanasamy noted that large developments pay for the impacts they create. In response to a question from Board Member Barsh, Mr. Sandanasamy clarified the funding priorities for projects in the LRTP. Priority I projects have a timeframe of 5 years. Priority II has a timeframe of 2021 to 2025. He further indicated that Priority I projects are funded. Board Member Lievano Cruz asked who is responsible for building the planned projects. Mr. Sandanasamy indicated that the identified projects would be funded by various sources which are identified in the LRTP.
- Mr. Sandanasamy showed a map of the planned SR836 extension project and indicated that it could add capacity in that area.
- Mr. Sandanasamy showed a map of existing transit corridors near the UEAs and indicated that these transit services increase capacity in the area that allows the County to maintain a lower level of service for the roadway.
- Mr. Sandanasamy showed a map of the SMART Plan and indicated that the planned projects would also add capacity.

Task Force Discussion. Board Member Schwiep inquired about the level of service on SR836 and Krome Avenue. Mr. Sandanasamy indicated that he did not have the information for SR836 but would provide it. Mr. Sandanasamy indicated that the level of service of Krome Avenue is "C". Board Member Diaz identified the existing transportation corridors near UEA No. 3 including the Turnpike which is being expanded and currently includes two exits, US-1, Old Cutler Road, SW 112th Avenue and the Busway. Board Member Diaz also noted that Black Point Marina which is located near UEA No. 3 could support water transportation. Board Member Diaz opined that the area would benefit from an employment hub to relieve pressure on the roadways.

VI. Scheduled Presentation: Commuting Patterns

Mr. Manuel Armada, Chief, Planning Research, provided a presentation on commuting patterns in the County including:

- Urban development and expansion can have benefits to residents in terms of housing choices and suburban amenities, among other things. When development and expansion become “sprawl,” the costs to residents and the community at large begin to accelerate. Most obvious among these costs are commuting costs to and from work.
- Mr. Armada presented a chart depicting the mode of transportation to work for workers in Miami-Dade County and indicated that the number of residents that work at home increased 36% between 2012 and 2016.
- Mr. Armada presented a chart showing average travel time to work by mode for 2012 and 2016. The chart showed that commute times have increased for all modes of transportation.
- To analyze commute patterns, Mr. Armada combined MSAs 6.1 and 6.2 which are located near the western UEAs and combined MSAs 7.3 and 7.4 which are located near the eastern UEA's, then looked at other areas to see if the patterns are replicated. For MSAs 6.1 and 6.2, Mr. Armada presented a chart based on census LEHD (Longitudinal Employment & Household Dynamics) data that shows that 31,229 people are employed in the area and live outside of the area, 122,994 people live in the area and are employed outside of the area, and 16,706 people are employed and live in the area. Mr. Armada showed a chart that indicated that people that work in MSAs 6.1 and 6.2 tend to have lower annual income and those that leave the area tend to have higher incomes.
- For MSAs 7.3 and 7.4, Mr. Armada presented a chart based on census LEHD (Longitudinal Employment & Household Dynamics) data that shows that 8,833 people are employed in the area and live outside of the area, 35,094 people live in the area and are employed outside of the area, and 5,179 people are employed and live in the area. Mr. Armada showed a chart that indicated that people that live and work in MSAs 7.3 and 7.4 tend to have lower annual income.
- For comparison, Mr. Armada showed data from Miami Lakes, Doral, South Miami, Hialeah, Downtown Miami and Homestead. He indicated that the data does not account for the mode of transportation.
 - The data from Miami Lakes showed a similar pattern, more people leave Miami Lakes for work than come into the area and people that leave the area tend to have higher incomes.
 - In Doral, those that are employed in the area and live outside have higher wages. In addition, more people come into Doral for work than go out.
 - In South Miami, more people come into the area for work than go out. Salaries are higher, probably due to the hospital, but the commute patterns are similar.
 - In Hialeah, more people leave the area for work.
 - Downtown Miami which includes the DDA area and Brickell brings in more people than any other MSA, but only 5% live and work in this area. Board Member Reynolds inquired about the number of people coming into Downtown that use public transit. Mr. Armada noted in MSA 5.2 for Downtown Miami, less than 4% who live and work in this area use public transit, he does not have the percentage on those who use public transit living outside the Downtown Miami area.
 - In Homestead, more workers leave the area than come into the area.
- Mr. Armada presented a series of conclusions from the data as follows:
 - In all of the diverse areas analyzed, the vast majority of residents leave the area to work. The vast majority of workers in an area commute from outside of the area. Those residents that live and work in an area tend, generally, to have lower incomes (some may be students or part-time workers). The areas that seem to resist these trends are

- those with a much larger work force than resident population such as Downtown Miami, Doral, and South Miami.
- The decision on where to live and where to work appears to be a highly complex decision subject to many, possibly contradictory, factors which appear in the data to be unresponsive to mere proximity of housing and employment. In order to increase the number of residents who work in their community it appears necessary to dramatically increase the ratio of jobs relative to residents as well as increase substantially the amount of affordable and workforce housing. Even then, the data suggests the impact on commuting patterns will be modest. The current data demonstrates that since most workers leave their area of residence for jobs and most workers in an area commute from an outside-the-area residence, efficient and affordable transportation systems remain paramount because people want connectivity and accessibility to jobs.

Task Force Discussion. Board Member Losner asked where the number on earning patterns comes from. Mr. Armada indicated that the earnings number come from the LEHD and US Labor and Statistics. Mr. Armada indicated that the data reflects reality but he lamented that fact that it does not provide narrower wage categories. Board Member Green inquired if the LEHD data included undocumented workers. Mr. Armada indicated that they would only be included if they get a social security number or if they reported by their employer.

Board Member Schwiep indicated that the data on the number of people that live and work in Downtown Miami seems low and inquired about the number of residential units that are in the pipeline in Downtown Miami. Mr. Armada did not have the specific number but speculated that it is probably substantial. He indicated that he would provide the data.

Board Member Pines inquired about the definition of sprawl as used in the presentation and asked how sprawl is addressed in the CDMP. Ms. Brown responded that the indicators of sprawl include those that were discussed in the prior task force meeting. Mr. Armada clarified that, in order for a development to be self-contained, it would need to contain a sufficient number of jobs and workforce housing. The Area Median Income (AMI) is \$51,800 which is higher than the median household income in Miami-Dade County which is \$45,955, the units would need to be affordable at 140% of AMI.

Board Member Schwiep noted that the data seems to show that in self-contained areas where jobs and housing are available, people still commute outside of the area. Mr. Armada indicated that the exception to that trend is Doral and Downtown Miami where the jobs-to-resident population ratio is very high. Mr. Armada reiterated that there are many considerations that factor into an individual's decision on where to live. Board Member Hatcher noted that there are many government offices and educational institutions in Doral that provide jobs. Board Member Losner noted that housing costs are a major factor when deciding where to purchase a home. Board Member Hatcher noted that the affordable areas tend to be more remote, such as south Dade and people that purchase in these areas do not take into account the cost and time of commuting.

Board Member Pines inquired about population projections over the next 10 to 15 years. Mr. Armada noted that he is in the process of updating those figures. Ms. Brown noted that we have some numbers on the projected growth out to the Evaluation and Appraisal

Report planning horizon of 2040. Mr. Armada noted that Miami-Dade County is a mature area, and is not growing at not an increasing rate.

Board Member Garcia inquired if there are general trends on where people are going to work. Mr. Armada responded that the data can provide the general area. In general, the people working in Kendall are coming from south Dade, MSA 7.3 and 7.4; the people living in Kendall are going to work in Doral, Downtown Miami and Coral Gables.

Board Member Diaz inquired if the UEAs were developed where there is workforce housing and employment centers, for example if you had an Amazon down south or smaller ones people would live and work in the same area and it would help alleviate traffic. Mr. Armada noted that Amazon headquarters wanted to be in the core area and where there rapid transit accessibility, so that by itself eliminates many areas in the county, but smaller employment centers would work. In many cases you have to have the zoning and infrastructure and over time the market would change, but it does take time.

In response to a question from Board Member Clancy, Mr. Armada stated that the data does not negate the need for mass transit and noted the importance of having areas with concentrations of employment and density to make transit feasible. Board Member Clancy indicated that she would like where people going to work in employment hubs like Doral and Downtown Miami are coming from. Mr. Armada indicated people going to work in Doral are coming from Kendall, the north, the east and south, because the businesses are very specific.

Board Member Barsh inquired if all the people coming to Downtown Miami are from Miami-Dade County. Mr. Armada indicated there is a substantial number of people coming from Broward to Downtown Miami and Doral, but not so much to south Miami-Dade; but that does not change the commuting pattern of travel in Miami-Dade County. Mr. Armada stated that the data shows that people are not living, working and playing in mixed use areas as would be expected but that could be changed, to some extent, by changing some of the parameters, making transit feasible and lowering pressure to move outside of the area.

Board Member Schwiep asked if the data indicates whether people that live in transit oriented developments are using transit. Ms. Brown noted that transit does have data linking housing units and transit boardings.

VII. Scheduled Presentation: Miami-Dade Expressway Authority Projects

Mr. Albert Sosa representing Miami-Dade Expressway Authority (MDX), provided a presentation on MDX Projects in the County including:

- Mr. Sosa gave an overview MDX, and addressed a proposed project located in one of the UEA's. Mr. Sosa informed the members that MDX controls 5 roadways in Miami-Dade County, SR 924, SR 112, SR 874, SR 878 and SR 836, and when feasible and necessary MDX looks to expand those roadways. MDX is funded by user fees.
- Mr. Sosa displayed a map showing how the MDX roadways relate to the Smart Plan.
- Some of MDX's major ongoing projects include:
 - the Dolphin Park-in-Ride, on the west end of SR 836, which serves as an anchor for transit services
 - widening SR 836 from NW 87 Avenue to NW 17 Avenue,
 - expanding SR 836 to 195, and

- expanding SR 874 to SW 128 Street.
- Some projects currently under PD&E study include:
 - 2 projects for SR 924, one to the West from SR 826 to HEFT; and one to the East from NW 32 Avenue to I95.
 - There is a project outside the UDB located in an UEA, it is an extension of SR 836 to the south and to the west to SW 136 Street. Currently SR 836 ends at NW 12 Street and NW 137 Avenue. This project is proposed to increase connectivity in the area and improve travel time; it is not proposed to serve areas outside the UDB. The traffic projections for it are for current traffic demands inside the UDB. It is proposed to serve traffic currently going east on Sunset and Kendall Drive to the Turnpike to employment centers. Once the facility is put in place the model shows traffic splits and creates contra flow on the streets, it balances the traffic on the arterial roadways, and there is less travel time on these roadways, there is an overall reduction in vehicle miles travelled from the creation of this expressway. The proposed roadway is a 4-lane expressway, 2 lanes north, 2 lanes south with a shared-use path on one side for pedestrians and bikes, and recreational use, similar to SR 836 between 82nd and 107th Avenues. MDX is also reserving space for potential future transit, so if the County wanted to add an exclusive transit service in the future, there is an area for the use. MDX is also looking at the use of the inside shoulders as dedicated express transit envelopes, which are called express technology lanes.
 - MDX is currently modifying the existing SR836 corridor to accommodate express transit on the inside shoulders. MDX is also looking at accommodating transit on the inside shoulders on SR874.

Task Force Discussion. Board Member Renne noted that the models for the 836 extension project do not examine growth outside the UDB, but inquired if MDX could run a model to see how much growth outside the UDB would be allowable before traffic on that roadway segment would start to fail, as the purpose of the Task Force is to look at growth outside the UDB, this could assist the Task Force in their work and mission. Mr. Sosa indicated from a technical perspective MDX could do that but from a practical perspective MDX runs the model based on the land use in place, MDX said they could look into doing this.

Board Member Reynolds asked whether a mass transit component would actually be built as part of the 836 extension project or if it only reserves space for future transit. Mr. Sosa responded that MDX is planning as part of the project to have the interior twelve feet of asphalt for transit use. In addition, MDX is reserving space in the design for possible future fixed guideway transit. Board Member Reynolds asked about the total acreage that needs to be acquired for the project. Mr. Sosa indicated that he did not have the information on-hand but indicated that it would be about 12 miles long and about 300 feet wide.

Board Member Schwiep indicated that the existing CSX line could potentially be used for commuter rail instead of building the 836 extension. He asked whether MDX can allocate some of its budget to transit. Mr. Sosa indicated that they have always partnered with other governmental agencies to incorporate transit components when appropriate. Board Member Reynolds asked whether there was a recent change in state law that allowed a

portion of the MDX budget to be used for public transit. Mr. Sosa responded that House Bill 1049 indicated that 20% to 50% of MDX's budget can be directed to the County for transportation purposes but did not specify the mode.

Board Member Reynolds asked whether MDX has looked at ways to prevent the impacts of the 836 extension project or how to prevent the type of sprawl development that would result. Mr. Sosa responded that MDX does not believe that the project will cause sprawl. We're not proposing an expansion of the UDB or additional development. The project is meant to serve existing traffic from existing land uses. Mr. Sosa indicated that MDX's traffic projections take into account projects proposed in the SMART Plan. There is a very large latent demand in the area that will be served by the project.

Board Member Schwiep asked whether a UDB amendment is needed to allow for the 836 extension project. Ms. Brown clarified that it would not require an amendment to the UDB but would require updating other portions of the CDMP text and figures to identify the facility.

In response to a question from Board Member Lievano Cruz, Mr. Sosa indicated that MDX is currently going through the Planning Development and Engineering (PD&E) process and evaluating different alignments for the project. They will eventually decide on a recommended alignment. He indicated that they are currently working with the Miami-Dade County Department of Regulatory and Economic Resources on a CDMP amendment application to allow for the project and maps showing various alignments have been submitted to support the application. Board Member Lievano Cruz stated that the project will allow people already living out there to go west to connect with the project and this will alleviate traffic. Mr. Sosa confirmed that it will alleviate traffic on some of the east-west roadways. Board Member Lievano Cruz asked what CDMP changes are necessary to allow for the project to occur. Mr. Bell clarified that the application will require an update to the maps in the Transportation Element of the CDMP to show the proposed alignment and update some of the corresponding text. Mr. Sosa noted that the application is going through a similar process to what was required for the Krome Avenue widening project.

Board Member Reynolds asked why the County is making the application rather than MDX. Mr. Sosa indicated that the County Mayor has directed his staff to work with MDX on the application. Mr. Bell noted that it will be filed as part of the October 2017 Cycle. Staff will analyze the application which will be reviewed by the various agencies then go through the public hearing process. Discussion ensued regarding the denial of a resolution by the Board of County Commissioners that would have required staff to file an amendment related to the SR836 extension. Mr. Bell confirmed that the denial of that resolution did not preclude a staff application from being filed.

Board Member Reynolds asked whether MDX included the Krome Avenue widening and SMART Plan corridors in their analysis. Mr. Sosa responded that MDX's traffic modeling contemplates bus rapid transit along Kendall Drive and shows that there is still a need for the project to serve the latent demand in the area.

Board Member Reynolds asked whether MDX looked at the cost of a dedicated transit lane on 157th Avenue for example. Mr. Sosa noted that the Kendall Bus Rapid Transit project is projected to cost \$200 to \$300 million and carry about 8,000 passengers per day while the 836 extension project would cost \$600 to 800 million and will be designed to carry 80,000 passengers per day.

Board Member Reynolds expressed concerns that the 836 extension project may increase the concurrency capacity for development outside of the UDB. She further suggested that MDX should purchase buffers along the corridor to prevent sprawl, and noted that this would have the added benefit of preserving farmland and environmentally-sensitive land and would allow for flood attenuation. Mr. Bell noted that staff will look at adding protections into the application to prevent the roadway improvement from creating sprawl or adding concurrency capacity. Mr. Sosa responded that MDX may be able to accomplish some of the goals Board Member Reynolds mentioned as part of their wetland mitigation.

In response to a question from Board Member Pines, Mr. Bell clarified that Urban Expansion Areas are areas where, if there is a demonstrated need for additional development is warranted, these are the areas that should be considered. Mr. Bell reiterated that the charge of the task force is to review and recommend changes to the UEAs.

Board Member Garcia noted that part of the need for the Krome Avenue expansion was for emergency evacuation and asked why the 836 extension project is not being built inside the UDB. Mr. Sosa responded that MDX considered ten alignments at the beginning of the project including some that were located inside of the UDB but found that the impacts to residents and cost were so great that they were not feasible. Mr. Sosa reiterated that the project was not designed to serve the area outside of the UDB. Board Member Garcia opined that the roadway will put additional pressure for further westward expansion.

Board Member Clancy noted the need to evaluate the current UEAs in light of considerations such as the Comprehensive Everglades Restoration Plan and inquired about the cost of tolls on the proposed facility. Mr. Sosa responded that MDX has not yet gone through the toll setting process but they expect it to be similar to existing MDX facilities, about \$0.16 per mile. Board Member Clancy indicated that the cost of tolls should be reviewed against the income data for commuters in the area to see how much it is impacting people commuting to their jobs.

In response to a question from Board Member Schwiep, Mr. Sosa noted that the Operating and Maintenance costs will likely be around \$500,000 per centerline mile per year but emphasized that this is a very rough number.

In response to a question from Board Member Reynolds, Mr. Sosa indicated that MDX has not spent Operating and Maintenance money on transit but they work in coordination with the County to provide capital funding for infrastructure improvements associated with transit. He noted MDX's current investments including the Dolphin Park-and-Ride and the SR836 improvements to allow express bus service on the shoulders. Mr. Sosa stated that

MDX's expenditures on transit also included over \$80 million on the Miami Intermodal Center (MIC) and the Metrorail Earlington Heights extension to the MIC. Board member Reynolds requested that Mr. Sosa e-mail that information to her and expressed her viewpoint that MDX should be spending more on transit.

Board Member Schwiep noted that the SR836 expansion project prejudices the process that Task Force is tasked with and paves over environmentally-sensitive land.

Motion. Board Member Schwiep made a motion for a resolution to oppose the SR 836 Southwest Extension project to build outside the UDB. Board Member Reynolds seconded the motion. Ms. Brown indicated that, if approved, the opposition should be noted in the final report of the Task Force rather than through a resolution to the Board of County Commissioners. Board member Lievano-Cruz stated that the SR 836 SW Extension Project opined that the motion went beyond the purview of the board, and expressed her support for the project. Board Member Reynolds disagreed stating that the SR 836 SW Extension Project placed undue pressure on the UEAs, and that it is within the board's purview. Discussion ensued regarding the appropriate format of the recommendation. During the discussion, quorum was lost and no vote was taken on the motion. Ms. Brown indicated that the motion could be brought back at the next meeting.

Board member Renne questioned the modeling assumptions made for the SR 836 SW Extension project, opining that more data should be analyzed. Board member Renne stated that MDX should perform additional analysis for future development scenarios involving land uses outside the UDB, and for the impacts of that additional traffic. Mr. Bell explained that the SR 836 SW Extension Project was being filed as a staff amendment, and that analysis would be performed as it went through the review process and in the Initial Recommendations report. Mr. Sosa replied that MDX's analysis only looked at existing land uses and did not conjecture about future land uses. Board member Renne observed that looking at future land uses was a best planning practice typically done through modeling for most transportation projects, and stressed that it should be performed for this \$800 million dollar project.

Board Member Renne asked if the project would be required to include National Environmental Policy Act (NEPA) analysis including completion of an Environmental Impact Statement. Mr. Sosa replied that the project will require Federal permits and will, therefore, include NEPA analysis.

In response to Board member Clancy's inquiry, Mr. Sosa clarified that the monies used to build the SR 836 SW Extension project would be generated by the roadway tolls on that roadway, and it was not the case that they would have \$600 to \$800 million to spend somewhere else.

Board member Clancy inquired as to the importance of transit income five to ten years ahead, in MDX's business plan. Mr. Sosa replied that MDX had not projected that far ahead for transit ridership, and stated that MDX views providing transit as an option and a way to help reduce congestion.

VIII. Public Comment:

Ms. Brown announced that she had received one speaker card, but that person had already left. Ms. Brown asked if other members of the public wished to speak, none came forward.

IX. Task Force Discussion:

Ms. Brown asked whether the Task Force wanted to move forward with the Seven50 presentation or move it to the next meeting. Discussion ensued reflecting a preference to move the presentation to the next meeting. Ms. Brown noted that it would be added to the agenda of the next meeting.

The meeting was adjourned at 4:29 pm.

**URBAN EXPANSION AREA TASK FORCE
MEETING SUMMARY
Friday, January 5, 2018, 1:00 P.M.
West Dade Regional Library
9445 Coral Way, Miami, FL 33165**

Task Force Members Present

Member	Representing	
Kerri Barsh	Rock mining representative	Present
Ashley McElheny	Florida East Coast Chapter of Associated Builders & Contractors	Present
Erin Clancy	Tropical Audubon Society	Present
William Delgado	Latin American Business Association	Absent
Enid Washington Demps	Community Council 15	Absent
Alex Diaz	Community Council 11	Absent
Nick Diaz	Property Owners' Representative for the Eastern UEA	Present
Dany Garcia	Sierra Club	Present
Richard Gomez	Florida Home Builders Association	Present
Steve Green	Tropical Fruit Growers of South Florida	Present
Richard Grosso	Nova Southeast Shepard Broad Law Center	Absent
Mike Hatcher	Redland Citizens Association	Present *
Thomas Hawkins	1000 Friends of Florida	Absent
James Humble	Agricultural Practices Advisory Board	Absent
Matt Johnson	Biscayne National Park	Absent
Robert Johnson	Everglades National Park	Absent
Yesenia Fatima Lara	Community Council 14	Present
Maria Lievano-Cruz	Builders Association of South Florida	Absent
Bill Losner	Dade County Farm Bureau	Present
Francisco Pines	Property Owners' Representative for the Western UEA	Present
John Renne	Urban Land Institute – the SE FL/Caribbean Chapter	Present
Laura Reynolds	Friends of the Everglades	Present
Barney Rutzke Jr.	Florida Nursery Growers & Landscape Association	Present
Paul Schwiep	Urban Environment League	Present *
Erick Valderrama	Latin Builders Association	Present
Larry Ventura	Homestead Air Reserve Base	Present
Vacant	Miccosukee Tribe of Florida	Absent

* Present after roll call

Board member Ventura left at 4:03.

Department of Regulatory and Economic Resources (RER) Planning Division Staff

Jerry Bell, Assistant Director for Planning; Kim Brown, Supervisor of Long-Range Planning; Noel Stillings, Senior Planner; Mark Dorsey, Principal Planner; Helen Brown, Principal Planner; Manny Armada, Chief; and Robert Hesler, Supervisor for Demographics and Economic Development.

Other Miami-Dade County and Government Staff

Christine Velazquez, RER-Division of Environmental Resources (DERM).

I. Attendance

Ms. Stillings called roll of the members, 15 members were present. The meeting commenced at 1:14 pm.

II. Approval of the December 18, 2017 Meeting Summary

Ms. Brown noted a change to the meeting summary from the prior draft that was provided, to Page 8 under Task Force Discussion, the comments of Board Member Diaz were further detailed.

Motion. Board member Reynolds made a motion to approve the December 18, 2017 meeting summary. Board member Gomez seconded the motion. The motion passed unanimously as follows:

Kerri Barsh	Yes	James Humble	Absent
Ashley McElheny	Yes	Matt Johnson	Absent
Erin Clancy	Yes	Robert Johnson	Absent
William Delgado	Absent	Yesenia Fatima Lara	Yes
Enid Washington Demps	Absent	Maria Lievano-Cruz	Absent
Alex Diaz	Absent	Bill Losner	Yes
Nick Diaz	Yes	Francisco Pines	Yes
Dany Garcia	Yes	John Renne	Yes
Richard Gomez	Yes	Laura Reynolds	Yes
Steve Green	Yes	Barney Rutzke Jr.	Yes
Richard Grosso	Absent	Paul Schwiep	Absent
Mike Hatcher	Absent	Erick Valderrama	Yes
Thomas Hawkins	Absent	Larry Ventura	Yes

III. Staff Coordinator's Report

Ms. Brown indicated that the online survey to board members will be going out next week. As follow-up to items requested at previous Task Force meetings, several items have been provided today, one is a map showing the depletion year by MSA; and another is a map showing the one-half mile buffer around the smart corridors in relation to the UEA's.

Ms. Brown indicated that the next meeting date will be February 26, 2018.

IV. Scheduled Presentation: Seven50 Plan

Ms. Brown presented an overview of the Seven50 Plan, including:

- Seven-50 Plan was led by South Florida Regional Planning Council and included funding from the HUD Sustainable Communities Grant. It was a regional effort that involved 7 counties, and 121 municipalities.
- The Seven50 public engagement process reached more than 1 million people including over 2,245 survey responses. It looked at how anticipated population growth of 3 million more people regionally could be accommodated through the year 2060.
- The survey asked respondents to choose their preferred growth scenario. Options included a Trend Scenario and Suburban Expansion Scenario both of which resulted in increased development in southern and western Miami-Dade County including depletion of existing farmland and environmentally-sensitive land. It also included a Region in Motion Scenario that anticipated full implementation of the SMART Plan with growth being accommodated around transit stations. Over 73% of respondents expressed a preference for the Region in Motion Scenario. Ms. Brown noted some of the impacts of the various growth scenarios that were identified in the Seven50 report. For example, the Suburban Expansion Scenario resulted in significantly more farmland being depleted and higher infrastructure costs when compared to the Region in Motion Scenario.
- Ms. Brown indicated that the County undertook a similar survey as part of the Evaluation and Appraisal Report process that sought broad participation and closed in mid-November 2017. As part of the effort, the County released an interactive, web-based survey that presented various growth scenarios to accommodate population growth through the year 2040. Over 1,100 survey responses were received. Based on self-reported information, 93% of the survey respondents live, and a good majority both live and work in Miami-Dade County. Growth scenarios presented in the survey included a Future Trend Scenario which assumed that growth would occur at a rate of 17% within urban centers, consistent with historical growth trends. Additional growth was accommodated outside of the urban centers up to the depletion year for available capacity, after which, growth was anticipated to push outside of the current Urban Development Boundary. The Future Trend Scenario used the assumption that growth would occur at a minimum density of 10 dwelling units per acre.
- A second Future Urban Center Scenario showed growth being accommodated along the SMART Plan corridors. The Future Urban Center resulted in less farmland and environmentally-sensitive land being depleted, more efficient delivery of services, better support of transit ridership, and lower greenhouse gas emissions. Ms. Brown presented the results of the survey which showed that respondents strongly favored the Future Urban Center Scenario. In response to a request from Board Member Reynolds, Ms. Brown indicated that she could follow up with the percentage of respondents that favored or strongly favored the Urban Center Scenario.
- In response to a question from Board Member Diaz, Ms. Brown noted that the Future Trend Scenario did not show growth in Urban Expansion Area No. 3 because data from NOAA showed that area being vulnerable to sea level rise. In response to a question from Board Member Pines, Ms. Brown stated that the Future Trend Scenario shows growth occurring in the southern portion of UEA No. 2 and south of the UEA No. 2 boundary but reiterated that the assumptions depicted in the growth scenarios are strictly for the purpose of allowing the public to visualize the impacts of different growth policies.

Task Force Discussion. Board Member Losner noted it would be helpful if the presentations were provided prior to the meeting. Board Member Green inquired about whether the potential for vertical development inside of the UDB was included. Ms. Brown responded that the Urban Center Scenario included the assumption that additional vertical development capacity would be accommodated along the SMART corridors. Mr. Armada further noted that multi-family growth is included in the analysis and every time there is a CDMP cycle, the analysis is updated.

Discussion ensued regarding the County's capacity analysis as it relates to CDMP Policy LU-8F. Board Member Renne noted that at a previous meeting it was mentioned that development in the infill area has increased beyond what was forecasted, and asked whether there is a way to quantify the excess between the projections and what has been built. Mr. Armada confirmed that recent redevelopment in the infill area has exceeded what was anticipated. He further noted that the capacity analysis is a very fluid process and that it needs to be periodically updated to account for newly approved projects. Board Member Renne noted the importance of understanding the demand by housing type.

Board Member Pines asked for clarification on how the supply is calculated. Mr. Armada stated that the supply is based on what is available on vacant land and redevelopment. Demand is based on the population demand translated into households and the type of units. Mr. Armada stated that the supply analysis is very conservative. For example, the number of units are discounted to 50% for major approved projects. Mr. Armada expressed his opinion that these assumptions should be revisited since at this time they are fairly conservative. In response to a question from Mr. Pines, Mr. Armada noted that housing affordability cannot be directly correlated to the capacity analysis without considering various factors. Discussion ensued between Mr. Pines and Mr. Armada regarding depletion years by MSA. Mr. Armada noted that a project can be approved that will change the MSA depletion year in one day. Mr. Pines noted that MSA 6.1 currently has a depletion year of 2020 and asked whether that demonstrates that there will be a potential need in that MSA in 2020. Mr. Armada stated that it does demonstrate that there will be a potential need in that MSA but not in the broader market. Board Member Renne pointed out that the outer MSAs have a more recent depletion year than the inner MSAs. Mr. Armada responded that this is primarily due to the low density nature of development in the outer MSAs and that the inner MSAs are being redeveloped with higher densities.

Discussion ensued between Board Member Schwiep and Mr. Armada regarding the current practice of discounting major approved projects by 50% in the capacity analysis. Mr. Armada reiterated his opinion that this practice should be studied and revisited but noted that the projects are calculated at 100% once development commences. Board Member Schwiep asked to see a depletion map that did not include the 50% reduction. Mr. Armada speculated that a change to the percentage for major approved projects would have a greater impact closer to the urban core. In response to a question from Board Member Schwiep, Mr. Armada confirmed that the needs analysis for UDB amendment applications is assessed countywide. He further noted that the countywide depletion year is approximately 2030. Board Member Valderrama asked Mr. Armada

what improvements he would recommend to the capacity analysis. Mr. Armada suggested revisiting the 50% reduction for major approved projects and looking at the period between approval and construction to see whether the full unit count was developed. In response to a question from Board Member Schwiep, Mr. Armada stated that the supply analysis for vacant land and redevelopment parcels assumes the maximum development potential based on the zoning.

Board Member Reynolds pointed out that the results of the EAR survey and the Seven50 survey show that people want to be near transit and conserve farmland. She asked how County staff reviews UDB amendment applications that show a near-term depletion year in the MSA but plenty of capacity in other areas. Mr. Armada confirmed that it does, he noted that supply and demand looks at the whole market area which is Miami-Dade County. Board Member Reynolds expressed her opinion that this is the best way to calculate supply and demand to encourage development along transit. Board Member Pines noted that the survey represented a sample and not the total population and that

he has yet to find a viable transit corridor. He went on to state that he has reviewed the Miami-Dade County Infill Strategy Task Force Report from 1997 that addressed transit issues and not much has changed in the County since then. Board member Reynolds inquired about efforts made by RER to publicize the EAR effort and survey. Ms. Brown discussed the public outreach efforts, including six publicly advertised workshops, utilization of the County's social media outlets, an interview on WRLN, and through outreach partners such as the American Institute of Architects.

Board Member Losner indicated that the County needs to look at the economic viability of agriculture. He noted that farmers want to be able to sell their farmland for the highest and best price.

Board Member Renne asked how much capacity would be added by developing the UEAs. Mr. Armada responded that the analysis could be done but you would need to make certain development assumptions such as density. He made reference to the differing product types and how the product type has changed in the past 10 years as seen in past application outside of the UDB, where there has been a change from single family product type to a combination of uses. Board Member Pines stated that the change in the product type in those past applications was in response to the County's changes in the CDMP's where urbanistic concepts were desired.

Board member Barsh questioned how the capacity figures fit in with a project's usual zoning and t-plat approval. Mr. Armada responded that once projects were approved, they would pick up the additional units and include it in their computations. Board member Clancy inquired if the methodology understates the available capacity and overstates the need for additional capacity. Mr. Armada agreed, explaining that their methodology was based on conservative capacity estimates. Board member Reynolds noted that the task force should revisit and address the 50% capacity issue in a potential recommendation in the future. In response to Board member McElheny's inquiry, Mr. Armada clarified that vacant land is computed based on its existing zoning. In response to further questions from Board Member Pines, Mr. Armada stated that even though

the property is vacant and has no development plans, it still has unrealized capacity. Board Member Pines mad reference to the Lemon parcel in Doral and how nothing has happened nor is planned for that parcel yet the County still computes the potential maximum number of units from that parcel

Response from Ms. Brown to Board Member Green's inquiry on land supply and demand. Ms. Brown's one sentence response on Policy LU-8F from the CDMP, the needs analysis for an application requesting expansion of the UDB. It indicates that the County should maintain a 15 year supply inside of the UDB. If it is found that that depletion year is within that 15 year pin to date of the EAR, then there could be a demonstrated need.

V. Scheduled Presentation: CDMP Polices Related to Housing Affordability

Ms. Brown presented an overview of the CDMP polices related to workforce housing, including:

- Voluntary Workforce Housing Density Bonus Program –up to 25% density bonus for development of WHU (units priced for households between 60 and 140% of AMI).
- Objective HO-6. Increase affordable housing opportunities within reasonable proximity to employment, mass transit and necessary public services in existing urbanized areas.
 - Code requires 12.5% workforce housing units in Urban Centers

VI. Scheduled Presentation: Housing Affordability in Miami-Dade County

Manuel Armada, Chief of the Planning Research Division, Regulatory and Economic Resources (RER) provided a presentation on housing affordability in Miami-Dade County, including:

- Increasingly, working-class households cannot afford a mortgage or rent.
- Growths in rents and homeownership costs continues to exceed the rate of growth of incomes by a large margin.
- Without transportation improvements, growing transportation costs only make the situation worse.
- Housing affordability has an impact across the board for any region, in that people have to spend more and more on housing and less on other activities.
- The U.S. Census Bureau definition for a cost-burdened household: the conventional public policy indicator of housing affordability in the U.S. is the percent of income spent on housing. Housing expenditures that exceed 30 percent of household income have historically been viewed as an indicator of a housing affordability problem.
- Map depicting the cost burden of renters by MSA:
 - The measure counts the number of households where the median rent (the typical rent) as a share of the median (or typical) household income in an MSA is greater than 30%.
 - There was not a single minor statistical area (MSA) where the typical renter household wasn't cost burdened.
 - The cost-burden rate of households ranged from 41% of households in MSA 1.2 up to 69% in MSA 5.1.

- 18 MSAs had rates that were 60% or higher, with 69% occurring in MSA 5.1 where a large percentage of the population are on fixed incomes and significant amount are age 65+ households.
- Map depicting the cost burden of homeowners by MSA:
 - The measure counts the households where the median (or typical) share of homeownership costs as a share of the median (or typical) household income in an MSA is greater than 30%.
 - The rate ranged from 33% of households that were cost burdened in MSA 7.5 up to 64% in MSA 5.1.
 - 10 MSAs had rates that were over 50%.
- Map showing the cost burden of all households by MSA:
 - The measure combines the number of both renter and owner households.
 - The rate ranged from 41% of households in MSA 1.2 up to 68% in MSA 5.1 that were cost burdened.
 - 23 MSAs had rates that were over 50%.
- Map illustrating the transportation cost burden of households by MSA:
 - The measure compares estimated transportation costs by MSA from the Center for Neighborhood Technology (CNT) with the countywide Area Median Income (AMI) published by U.S. HUD.
 - At 15%, a household is considered cost burdened.
 - Every MSA had a transportation cost burden rate in excess of 15%, ranging from a low of 16% in MSA 4.7 to a high of 28% in MSA 5.7.
 - It is basically a factor of the distance travelled from people's homes to their work.
 - Only one MSA was located on the fringe that had a lower measure than the others, namely Doral, which may be due to its large employment center.
- Chart showing countywide trends of cost-burdened renter and owner households from 1990 to 2016:
 - Long before the bubble, however, nearly half of renter households and one-third of owner households were cost burdened.
 - While the numbers have improved modestly recently, more than three out of five renter households and two out of five owner households remain cost burdened.
- Chart showing countywide trends of cost indices for income, rent, home values, and construction costs:
 - The values of each variable was set to 100 in the year 2000 in order to facilitate a direct comparison of the change in the values over time.
 - From 2000 to 2016, construction costs increased over 55%; rent increased 86%; and home values increased 134%--in contrast to household income increasing only 28%.
- Comparisons showing the annual growth rate of jobs from 2010 to 2016 and the 2016 average annual wage by Miami-Dade County Sector:
 - Average annual wage in the County in 2016 was \$60,210.
 - Only 2 of the 10 fastest growing sectors paid an average annual wage greater than the county average.
 - The two were the very small mining and extraction sector, and the much larger professional, scientific and technical services sector.
 - The weighted average annual wage for the jobs created between 2010 and 2016 was just \$33,434--nearly \$27,000 per year below the 2016 countywide average.

- If one could find it, this annual income would be approximately enough to support the purchase of an approximately \$115,000 house.
 - Shows that the majority of growing industries are low-paying jobs.
 - The largest industry in terms of employment in 2016 was health care and social assistance. The 2016 average annual wage was \$31,984.
 - This annual income would be approximately enough to support the purchase of a \$112,000 house
 - The arts, entertainment and recreations sector grew 3.3% per year between 2010 and 2016. The 2016 average annual wage was \$44,928.
 - This annual income would be approximately enough to support the purchase of a \$155,000 house
 - The highest wage sector among the top-ten-fastest-growing sectors (excluding mining) was professional, scientific and technical services. The 2016 average annual wage was \$95,648.
 - This annual income would be approximately enough to support the purchase of a \$325,000 house
 - However, the median single-family home sales price in 2016 was \$328,000.
- Other factors affect affordability besides simply supply and demand functions, such as:
 - Residential construction costs
 - Psychological price momentum – a term coined by Case Schiller, alluding to how consumers feed into this by perceptions
 - International investors – especially in Miami-Dade County.
 - Speculative investors
 - Amenities – factors like if someone wants to live by a park or by the bay
 - Densities
- Solutions to consider, such as:
 - Innovative zoning approaches
 - Effective inclusionary zoning
 - Enhance the quality of jobs including wages and productivity
 - Community land trusts
 - Public-private partnerships to leverage redevelopment projects
 - Transit improvements and TOD inside the infill area.

Task Force Discussion. Board member Pines inquired if the housing affordability in the County was a crisis. Mr. Armada replied that there definitely was a countywide affordability problem, and depending on who you spoke with, may vary from a housing epidemic to a housing issue. In response to board member Pines' inquiry, Mr. Armada defined effective inclusionary zoning as one that worked to produce a significant amount of units, i.e. 300 units a year, as opposed to producing something like 3 units a year. Mr. Armada reiterated that there was not one single solution to housing affordability in the County, but rather many tools that could be used to ameliorate the issue of affordability, such as community land trusts and public-private partnerships. Board member McElheny inquired if Mr. Armada had compared housing issues here in the County versus other cities. Mr. Armada replied that they have reviewed housing affordability in other areas, contending that the problem exists in nearly all areas, with it more pronounced in some areas than others. Board member Schwiep inquired if there were requirements in the RFPs on TODs to provide affordability housing. Ms. Brown responded that the County's Urban Centers

required 12.5% of the units to be set aside for workforce housing. Board member Hatcher asked for the definition of affordable versus workforce housing. Mr. Armada answered that workforce housing was 60 to 140% of the AMI, and affordable housing was 30 to 60% of the AMI, with Ms. Brown adding that the CDMP put it up to 80% of the AMI. Mr. Losner inquired what category Section 8 housing fell under. Mr. Armada explained that Section 8 housing depended on a person's income and it was a form of government housing assistance, with a qualified person paying towards the housing costs and the government making up the difference. Board Member Schwiep asked for countywide data on the number of cost-burdened renters and homeowners. Mr. Armada indicated that he would follow up with that information.

VII. Other Presentations (as requested by the Task Force): Ken Metcalf¹

Ken Metcalf is Planning Director at Stearns Weaver Miller and consultant for Wonderly Holdings, Inc. and Limonar Development, Inc, owners of over 480 acres of land within UEA No. 2. He provided a presentation on the County's Land Supply/Demand projections, including:

- Outlined his experience as a former administrator in the Florida Department of Economic Opportunity (formerly Department of Community Affairs).
- Outlined the requirements of CDMP Policy LU-8F and LU-8G and pointed out that Policy LU-8F calculates need countywide but Policy LU-8G identifies where that allocation should occur by Tier.
- Discussed the County's 2010 Evaluation and Appraisal Report (EAR) including:
 - The EAR showed a depletion year of 2016 for single-family residential, a depletion year of 2026 for multi-family residential and a combined single family/multi-family residential depletion year of 2021.
 - Redevelopment capacity was included for the first time.
 - Outlined the priorities for accommodating residential demand.
- Mr. Metcalf provided his views regarding changes to the growth management laws as a result of the 2011 Community Planning Act including:
 - his interpretation that state law requires proportionate allocation of population density to the unincorporated area,
 - his interpretation that state law requires a minimum land use allocation of 10 years,
 - other considerations include job creation, capital investment, economic diversification, antiquated development patterns, planned development strategies and operation of the real estate market.
- Mr. Metcalf asserted that CDMP Policy LU-8F does not meet the requirements of Section 163.3177(1)(f)(3), Florida Statutes which, in his view, requires the County to maintain a 10-year supply throughout the time between Evaluation and Appraisal Reports. He recommends that the County adopt a 20-year horizon for land supply.
- Mr. Metcalf expressed his view that the County's methodology for allocating countywide population without regard for municipal boundaries does not meet the requirements of Section 163.3177(1)(f)(3), Florida Statutes which states that "Absent physical limitations on population growth, population projections for each municipality, and the unincorporated area within a county must, at a minimum, be reflective of each area's proportional share of the total county population and the total county population growth". In his view, this will require the County to allocate 44% of population growth to the unincorporated area. He

¹ 'Other Presentations' include presentations requested by the Task Force members. The information provided is the opinion of the presenter and does not represent the views of a particular governmental agency.

indicated that he does not necessarily recommend strictly separating incorporated and unincorporated areas but that the unincorporated area could be categorized as suburban since it is less dense. He further opined that the proportionate allocation of population growth is important because the needs of the urban core are different than suburban areas, building expensive units Downtown and on the beach do not address the County's affordable housing needs. He expressed concern that many parts of the unincorporated area consists of single-family subdivisions.

- Mr. Metcalf stated that the County should focus on policies that will reduce outmigration, such as those addressing traffic and affordable housing, then adjust the population projections to reflect a reduced outmigration based on the anticipated outcome of those policies.
- Board Member Renne asked Mr. Metcalf to summarize the crux of his arguments. Mr. Metcalf said the crux of his argument is that one size does not fit all, the allocation of population to the urban core should not limit the ability to have some allocation in the unincorporated area. Board Member asked if Mr. Metcalf's argument is that there needs to be an expansion of the UDB to accommodate a different type of housing demand. Mr. Metcalf indicated that Mr. Renne's characterization is correct. Board Member Renne asked whether Mr. Metcalf had done any analysis to see what impact UDB expansion would have on traffic. Mr. Metcalf indicated that he was only there to address housing affordability.
- Mr. Metcalf presented some statistics from a 2016 report by Richard Florida that showed that Miami-Dade County is one of the least affordable metro areas in the country.
- Mr. Metcalf presented some findings from the County's 2010 Evaluation and Appraisal Report including:
 - Uncertainty and instability due to the severe mismatch between the upscale housing production and the unmet affordable housing demand.
 - Affordable housing imbalance has been exacerbated by the loss of rental housing to conversion and decline in rental housing production.
 - Land Use and housing policy at the local level affects the expansion of housing supply, in particular in the affordable housing range.
- Mr. Metcalf expressed his view that the Urban Expansion Areas should be developed as urban nodes to help urbanize suburban areas such as Kendall. Board Member Green noted that this view is based on Mr. Metcalf's opinion rather than an interpretation of the facts. Mr. Metcalf agreed that it was his opinion but indicated that it is supported by the urban center and smart growth policies of the CDMP. Ms. Brown noted that these policies are currently focused on the areas within the UDB. Mr. Metcalf reiterated his opinion that an urban village in Kendall could provide capacity for growth and support transit and affordable housing. Mr. Armada clarified that it is not a given that development outside of the UEA will address housing affordability, it depends on the type of development.
- Mr. Metcalf noted that the land supply analysis includes sites that have remained vacant year-after-year and indicated that it is important to determine why. We need to focus more on market demand and housing cost relative to income. We need to match our housing demand by price with our housing supply. Mr. Armada clarified that there are a lot of reasons that a parcel can be passed over for many years then suddenly be identified for development.
- Board Member Schwiep noted that existing incorporated areas such as Hialeah, Florida City and Miami Gardens, which are located on existing transit corridors, have the potential

to provide affordable housing options. Board Member Renne noted that there is a lot of affordable housing in older suburbs near Downtown. Mr. Metcalf reiterated his opinion that the analysis should account for the housing cost regardless of where it is located.

- Mr. Metcalf pointed out that a lot of the capacity in Downtown Miami will be unaffordable for most of the County's residents.
- Mr. Metcalf noted that the County's 'Business and Office' land use designation allows for residential uses but it is unknown how many of those parcels will be developed with residential uses, this does not allow for an accurate capacity estimate for these parcels.
- Mr. Metcalf identified specific parcels that, in his opinion, would not development with the capacity projected in the County's capacity calculation. Mr. Metcalf stressed the need for realistic supply assumptions and noted some examples where, in his opinion, the supply assumptions do not align with the land use policies and on-the-ground conditions.
- Mr. Metcalf noted the need for large parcels in the County that can accommodate employment centers and economic clusters. He also stated that projects are often developed in phases, with later phases frequently never being built. He stated that it is important for the redevelopment component of the capacity analysis to match how redevelopment has actually been occurring.
- Mr. Metcalf expressed his opinion that the UEAs can be developed with an urban center type concept but a good amount of land would be needed to allow density to decrease from the core to the edge.
- Mr. Metcalf concluded by stating that the UEA's provide a lot of opportunities to implement the CDMP's objectives. The UEA's provide design flexibility because of the size of the properties.
- Mr. Metcalf reiterated that the County should review the statutory changes, and extend the planning horizon in Policy LU-8F so that we are not facing a 3-year UDB between Evaluation and Appraisal Report cycles.

Task Force Discussion. Board Member Reynolds asked about the age of the data and whether the projects could have been approved for mixed use. Mr. Metcalf responded that the data was provided by the County around November 2017 and that the parcels he was discussing were vacant and did not have approved projects. Board Member Reynolds noted that she was representing Friends of the Everglades and asked Mr. Metcalf whether he was being compensated for his presentation. Mr. Metcalf noted that he was being compensated by Wonderly Holdings and Limonar Development for his presentation.

Ms. Brown announced that the last speaker, Mr. Michael Pizzi, had a prior obligation and had to leave, and will be rescheduled for the February 26th meeting. She introduced Mr. Andrew Frey to speak on urban infill issues.

VIII. Other Presentations (as requested by the Task Force): Andrew Frey²

Andrew Frey is a housing developer and member of the Urban Land Institute. He provided a presentation on Urban Infill, including:

- Mr. Frey introduced himself as a housing developer who has built at the edge of the UDB and in urban infill areas. He also noted that he lives in a single family home. He projects

² "Other Presentations" include presentations requested by the Task Force members. The information provided is the opinion of the presenter and does not represent the views of a particular governmental agency.

include Signature at Doral, Signature at Kendall, and a small scale project in Little Havana. He is also a Tri-Rail board member.

- Mr. Frey stated that, in his opinion, the county has not crafted a larger vision for how we want to grow and this has led to contention about the Urban Development Boundary. Mr. Frey advocated for a more technical, and less political, method of moving of the UDB.
- But the UDB is still an important tool.
- Regarding the idea of urban infill, he said the project he built in Little Havana is on a 5,000 sf lot, 3-stories, and 8 units, which equates to 70 DU/Ac which is a very high density. He said there is an entire spectrum of other scales of infill development historically built in Little Havana, Miami Beach, and downtown Coral Gables, but that scale of development has not been considered in recent decades.
- Mr. Frey stated that we should make decisions and policy recommendations based on accurate data. He stressed the importance of considering fiscal responsibility in development and taking into account infrastructure costs. He stated that there are a lot of things that we are not doing true-cost accounting for in terms of patterns of development. We need to consider what patterns of development pay for themselves and what patterns of development generate enough in property taxes to cover the services they need. If we need more supply, consider where it makes fiscal sense to accommodate that growth. He noted that the non-profit organization, Strong Towns, has done research on the issue of fiscally responsible development.
- Mr. Frey noted that the issue of fiscal responsibility also extends to our transportation system, where we have made extensive investments in transit over the last 30 years yet housing has been built a significant distance from these systems. This has created a situation where ridership is inadequate to financially support the system.
- Mr. Frey stated his opinion that the greatest driver of affordability is supply. He said it should consider all of the costs of living including transportation costs.
- In conclusion, Mr. Frey said he has built in urban areas and at the edge of the UDB, and believes that there is great capacity in midrise, midscale urban development. Regardless of where the capacity is located, it is important to utilize accurate data in order to make good decisions.

Task Force Discussion. Board Member Reynolds asked Mr. Frey if he is working on infill projects today or projects outside of the UDB. Mr. Frey replied that he is working on urban infill projects right now. He noted that there are different products for different stages in life or preferences. However, it ties back to the larger vision of what kind of County we want to be, what it will look like and what kind of development patterns are most fiscally responsible. The answer will be different for different people but those are the criteria we need to consider.

Board Member Schwiep asked who was paying him to be here today, and whether the Little Havana project required entitlements such as variances. Mr. Frey replied that no one paid for him to speak, and the Little Havana project did not require variances or rezoning. Board Member Green said Mr. Frey had been quoted as saying that Cincinnati was a model for urban development that Miami should emulate, and asked in what way we should model Cincinnati, and what is our path for doing so. Mr. Frey replied that he loves Cincinnati, particularly the Over-the-Rhine neighborhood and, although it is a neighborhood in flux and may change, he likes that it has found a way to adapt existing urban buildings with new investment, while remaining economically and racially diverse.

Board Member Clancy asked what kind of incentives the County could create to make it attractive for developers to build affordable or workforce housing. Mr. Frey replied that the most prolific affordable housing program in the County is the LIHTC (Low Income Housing Tax Credit) program. However, that program is dictated by the State and is on a point system of which Miami-Dade County is awarded 3 projects per year. He said those projects average about 100 units each, so we gain about 300 affordable housing units each year. There are other programs but they are not as prolific. But the problem of affordability is extreme as we have 250,000 or more “cost-burdened” households in Miami-Dade County. So if the best program is providing 300 units per year, how do we address the needs for the remaining households? He said he believes the only thing that can generate units for that number of households is the private sector, so market rate housing supply has to be the centerpiece of our affordability strategy. He said we should continue LIHTC, the surtax and other programs, but acknowledged that our regional housing strategy should focus on encouraging market rate housing supply.

Board Member Pines asked Mr. Frey what was the price point for the units he built. Mr. Frey replied they are all rental units, and was approximately \$1.65 per sq.ft. in Doral and Kendall, and \$2.00 per sq.ft. in Little Havana. Board Member Pines also asked what hurdles he may have faced in developing in the urban core. Mr. Frey stated that water and sewer infrastructure in the urban areas is older and sized for much lower density and is in need of upgrades. Mr. Frey replied that he had to upgrade the water main which cost approximately \$70,000, but was not a large expense in the overall project budget. He added that the County has a donation program for water & sewer infrastructure. However, the County accepts the donations as if it is an asset, but if you consider the operations, maintenance, repair and replacement of that infrastructure, the property taxes generated by the development that enables the infrastructure is often not an asset, but a liability. We are donating a loss to the taxpayers, so it is important to see which patterns of developments pay for themselves. Board members discussed the federal consent decree which requires the County to make improvements to the existing sewer infrastructure. Board Member Valderrama noted that the cost to extend infrastructure may be greater closer to the UDB when compared to the urban infill area.

Board Member Reynolds noted that the Seven50 Plan provides a snapshot of how people want growth in the County to occur, it is just a matter of how to get there. She then said that, when offered choices, most people overwhelmingly choose better transportation and mobility, and that requires infill development. Mr. Frey reiterated that certain products are right for certain people at certain times in their lives. He said that he respected the thought and effort that went into the Seven50 Plan, but it is not law. We have to take the Seven50 vision and not just put it into a document, but establish a set of laws and operational procedures that will carry the vision forward without a constant fight.

Board Member Pines asked if the discussion around water and sewer infrastructure referenced WASD’s integrated water and sewer master plan, and if it addresses aging infrastructure. Ms. Brown replied that, with respect to the aging infrastructure, there was a recent effort to review commercial and industrial areas and infrastructure needs in those areas to develop a capital plan and prioritization. Mr. Armada indicated that many of the needed improvements have dedicated funding but he does not know the timing of those improvements. Discussion ensued between Board Member Pines and Mr. Armada regarding the cost of connecting to infrastructure in the urban core. Mr. Armada noted that if a project is located within an Enterprise Zone, the developer can receive a refund of

connection fees. Board Member Pines noted that the cost of connecting to infrastructure gets passed on to the end-buyer.

Board Member Diaz noted that there may be County-owned land that could be used for affordable housing and specifically mentioned the land near Homestead Air Reserve Base that was deeded to the County by the federal government.

IX. Public Comment:

The following speakers addressed the Task Force during the public comment period:

- Ms. Kate Tobin introduced herself as a representative of the Riviera Isles Blasting Committee and spoke about urban expansion in relation to rock mining. She lives in west Miramar, approximately 900 feet from a quarry operated by White Rock. She said that in addition to the physical damage blasting has caused to their homes, the psychological impact on vulnerable citizens such as the elderly, children, persons with special needs, and veterans with PTSD (post-traumatic stress disorder), should also be considered. She said the human response to ground vibrations has been studied for over 100 years, and have shown that humans perceive ground vibrations at levels much lower than vibrations that could cause structural damage. She has experienced first-hand the fear, anxiety and other impacts of blasting activity in close proximity to their homes; this has affected their community for two decades and the industry's political clout has protected them from any effective oversight or consequences for their actions. When her time expired, she asked that additional documents (studies on the effect of blasting on humans and 4 emails from residents) be added to the record.
- Ms. Truly Burton, on behalf of the Builders' Association of South Florida (BASF), addressed workforce housing. She said her association has been very involved in this issue and has addressed it with the County. In regards to the earlier discussion of definitions, workforce housing is a relatively recent term. Miami-Dade County has its own definition, and HUD (U.S. Department of Housing and Urban Development) defines others, "affordable," "low," "moderate," etc. There is no federal definition for workforce housing (note: HUD is a federal agency). Second, the program has a limited set of incentives. She said BASF presented 10 incentives to the Commission sponsor but only got two approved: density, and certain things by right. She said that we cannot have an arsenal of one; we need to have a variety of options because every project is different. Typically, 28% of any home price is in government fees, such as building permits, development approvals, testing, compliance with regulatory issues, etc. For example, 28% of a \$350,000 home is \$90,000. That is a very important cost driver. They have asked the BCC to reduce or eliminate those fees, but they said they have no budget. She also said she constantly hears there is a crisis in affordability, which means we need to increase the density immediately in appropriate areas, along transit lines, and expand the UEA to add more land into the master plan. Ms. Burton noted that having more tools in the toolbox would help to increase workforce housing. She indicated that she will provide the list of the incentives developed by BASF.

The meeting was adjourned at 4:18 pm.

**URBAN EXPANSION AREA TASK FORCE
MEETING SUMMARY
Monday, February 26, 2018, 1:00 P.M.
West Dade Regional Library
9445 Coral Way, Miami, FL 33165**

Task Force Members Present

Member	Representing	
Kerri Barsh	Rock mining representative	Absent
Ashley McElheny	Florida East Coast Chapter of Associated Builders & Contractors	Absent
Erin Clancy	Tropical Audubon Society	Absent
William Delgado	Latin American Business Association	Present
Enid Washington Demps	Community Council 15	Present
Alex Diaz	Community Council 11	Absent
Nick Diaz	Property Owners' Representative for the Eastern UEA	Present
Dany Garcia	Sierra Club	Present
Richard Gomez	Florida Home Builders Association	Present
Steve Green	Tropical Fruit Growers of South Florida	Present
Richard Grosso	Nova Southeast Shepard Broad Law Center	Present
Mike Hatcher	Redland Citizens Association	Present *
Thomas Hawkins	1000 Friends of Florida	Absent
James Humble	Agricultural Practices Advisory Board	Present
Matt Johnson	Biscayne National Park	Absent
Robert Johnson	Everglades National Park	Absent
Yesenia Fatima Lara	Community Council 14	Absent
Maria Lievano-Cruz	Builders Association of South Florida	Present
Bill Losner	Dade County Farm Bureau	Present
Francisco Pines	Property Owners' Representative for the Western UEA	Present
John Renne	Urban Land Institute – the SE FI/Caribbean Chapter	Absent
Laura Reynolds	Friends of the Everglades	Present
Barney Rutzke Jr.	Florida Nursery Growers & Landscape Association	Present
Paul Schwiep	Urban Environment League	Present
Erick Valderrama	Latin Builders Association	Present *
Larry Ventura	Homestead Air Reserve Base	Present
Vacant	Miccosukee Tribe of Florida	Absent

* Present after roll call

Board member Demps left at 3:25.
Board member Delgado left at 3:28.
Board member Ventura left at 4:02.

Department of Regulatory and Economic Resources (RER) Planning Division Staff

Jerry Bell, Assistant Director for Planning; Kim Brown, Supervisor of Long-Range Planning; Noel Stillings, Senior Planner; Mark Dorsey, Principal Planner; Manny Armada, Chief; and Robert Hesler, Supervisor for Demographics and Economic Development.

Other Miami-Dade County and Government Staff

Craig Grossenbacher, RER-Division of Environmental Resources (DERM); Charles LaPradd, RER-Agricultural Manager; Shailendra Singh, Planning Section Supervisor, Development Services Division; and Dennis Kerbel, Assistant County Attorney.

I. Attendance

Ms. Stillings called roll of the members, 15 members were present. The meeting commenced at 1:11 pm.

II. Welcome

Miami-Dade County Commissioner Javier D. Souto, District 10, welcomed the members of the Task Force to the Westchester community and reinforced the importance of their efforts.

Approval of the December 18, 2017 Meeting Summary

Board Member Pines stated that he has provided recommended changes to the meeting summary and would recommend deferring approval until staff and the other Task Force members have had an opportunity to review those changes. Board Member Reynolds asked that the proposed changes be forwarded to the entire board; Ms. Ms. Brown agreed to do so.

Motion. Board member Pines made a motion to defer the January 5, 2018 meeting summary until the next meeting, after review of Board member Pines' comments. Board member Losner seconded the motion. The motion passed unanimously as follows:

Kerri Barsh	Absent	James Humble	Yes
Ashley McElheny	Absent	Matt Johnson	Absent
Erin Clancy	Absent	Robert Johnson	Absent
William Delgado	Yes	Yesenia Fatima Lara	Absent
Enid Washington Demps	Yes	Maria Lievano-Cruz	Yes
Alex Diaz	Absent	Bill Losner	Yes
Nick Diaz	Yes	Francisco Pines	Yes
Dany Garcia	Yes	John Renne	Absent
Richard Gomez	Yes	Laura Reynolds	Yes
Steve Green	Yes	Barney Rutzke Jr.	Yes
Richard Grosso	Yes	Paul Schwiep	Yes
Mike Hatcher	Absent	Erick Valderrama	Absent
Thomas Hawkins	Absent	Larry Ventura	Yes

III. Staff Coordinator's Report

Ms. Brown announced that the primary purpose of today's meeting was to discuss the results from the survey that was distributed to the taskforce members. She had received 15 surveys, from a total of 26 appointed members, but had hoped for 100% participation, and the taskforce could discuss the survey format or other issues before discussing the results. Board Member

Losner asked who compiled the questions for the survey. Ms. Brown replied that the survey questions followed the charge of the taskforce as set out by the Mayor's memo in creating the taskforce, but staff is available to answer any questions they may have. She said there may be more time to complete the survey and their input would be incorporated into the final report of the taskforce; and others will be able to resubmit their comments.

Board Member Losner opined that the survey was premature and should have been completed at the end of the taskforce. Ms. Brown replied that the taskforce will sunset in mid-May, and we are getting close to that date. Board Member Green agreed with Board Member Losner, but believed that the taskforce is not on track because it has not had sufficient open discussion. He said they should look at each of the UEA areas individually and then discuss/decide what information they would need pertaining to that area. He felt that most of the topics presented have not directly addressed what they need to know about each area, nor has it given them an opportunity to discuss amongst themselves the issues. Board Member Reynolds said that the survey had a deadline and should have been completed within that timeframe. Board Member Pines agreed with Board Members Losner and Green, specifically the need to determine the depletion and supply analysis that was discussed at the last meeting, and there are still pending documents from staff. He said their role is to determine need and expansion, and how those areas are to be used when the need arises. Ms. Brown replied that we have the staff in attendance to answer those questions. Board Member Rutzke also agreed that the survey was premature and the taskforce needed more information in order to accurately complete the survey. He asked if the first survey would be discarded if they resubmit a new survey. Ms. Brown replied yes, and that the revised survey would be submitted in the report.

Board Member Losner made a motion that release of the survey be held as "pending" and not be released until further information is received from the remaining meetings. Ms. Brown replied that the survey gives us input to discuss at the meetings, and will help to ferret out additional information. Board Member Washington Demps stated that she had already completed the survey and did not want it to have been a waste of her time. Board Member Schwiep asked if there had been any pushback on completing the survey before the deadline. Ms. Brown replied that there had not, and noted that some people contacted her with questions, to which she was able to guide them through the survey. Board Member Reynolds disagreed that they be discarded and suggested that an extension would be better, and the taskforce could use the surveys as an interim step and for those who want to resubmit their comments. Ms. Brown replied that three weeks should be enough time to incorporate revised survey results into the final report.

Board Member Losner reiterated that his motion is to have the survey pending until we get more information and not to throw it out. Board Member Gomez expressed his opinion that compiling survey results just results in a report and not actual recommendations. He said the taskforce has not had enough discussions to come to a consensus and draft a document that would provide a clear direction. He said they should have open discussion and have a formal recommendation and not just a response to a survey.

Mr. Dennis Kerbel, Assistant County Attorney, addressed the difference between the survey and creating a set of recommendations the board would vote on as a body. He explained

there is a limitation on the board's ability to vote on recommendations as a result of an ethics opinion from Mr. Joe Centorino, Commission on Ethics, since there are property owners and other interested parties on this board who, under state ethics rules, could be prohibited from voting on issues or recommendations that could affect their interests. And this is why at the end of this process there will be a series of surveys that staff will compile into a document that can be shared with the PAB and the BCC. It will guide them in their recommendations as the Evaluation and Appraisal Report goes forward. This is a limitation of State ethics laws that we cannot control. Board Member Gomez asked when this came into effect because he has sat on other boards that have formulated recommendations. Mr. Kerbel replied that this board is unique because it includes property owners who are actually affected by the regulations. So there are limitations in state ethics laws that we cannot get around. The opinion by Mr. Centorino was limited as to whether this taskforce is, or is not, a county board—which it is not—and there is not enough time left in this process to obtain an opinion from the State as to their ability to vote.

Board Member Reynolds asked whether Mr. Centorino's opinion was provided to the Task Force members. Ms. Brown replied that it was included in the email with the survey. Board Member Delgado replied that he remembers over 20 years ago there was a similar task force in South Dade to deal with the UDB and they provided recommendations to the BCC; but today we have a taskforce that has less power because we are now turning in surveys. It would have been better to sit at the table in like-minded groups and come up with compromises that could be provided to the BCC. Other than that he doesn't see a solution to this problem, but he supported Mr. Losner's motion. Ms. Brown replied that she hopes that we will find points of agreement through our conversations and that no one will feel that their recommendations were not important.

Board Member Green suggested that we conceive of this survey as an initial straw vote as to where there is currently agreement and to help future discussions, then submit another survey that would either confirm their earlier position, amend their previous position, or be considered as a first time submittal. Mr. Kerbel replied that a lot of what was said could work. A straw vote presents the same problem as a final vote, and was hopeful that through this discussion the points of agreement and disagreement would be apparent and that would lead to the discussion, but unfortunately, a vote is a vote, and the taskforce is limited by those rules. Mr. Jerry Bell, Assistant Director for Planning, replied that staff will schedule a charrette/visioning exercise next month, to allow more of the type of discussion and different perspectives they seek. He said the staff was unaware at the outset that the taskforce would have this issue with voting, and expressed that staff wants their input and that can be done via the survey and charrette process.

Board Member Grosso asked if the recommendations would be synthesized into themes or proposals that have emerged from the survey results. Ms. Brown replied that they would. Board Member Schwiep replied that he understood there may be financial conflicts of interest for property owners voting, but asked for those who don't own property why they cannot vote. Mr. Kerbel replied that if the owners can't vote on these items it would defeat the purpose of the board. He said the purpose is to get a sense of all of the stakeholder's views and the taskforce was designed to include representation from property owners on the board. So if they can't vote on the item, their voice would be eliminated, and that would present an issue

about what the ultimate recommendation would be. So in order to assure that everyone's views are heard and assessed during this process, they need to have surveys and staff will filter the results into a final report. He said that because of the ethics opinion there cannot be a vote on the final report. But it opens up the opportunity of a visioning session as long as this board is concluded within 364 days of when the board was formed which was May 16, 2017.

Board Member Losner stated that he felt staff has a deadline and is pushing the taskforce to fulfill the report before they are ready to do so. Board Member Humble said he agrees with the motion on the floor. Board Member Garcia said it would have been helpful to have reviewed the questions before filling them out.

Board Member Valderrama expressed that he also expected more dialogue and debate and said the survey questions are not yes or no answers but have grey areas. He had read some of the infill reports from 1997 and said that all of the recommendations made then are still there and have not been put into place. He asked rhetorically what he would do, as a commissioner, with a pie chart of percentages on how people voted on a survey, and how would that be used constructively. He said he has been on other boards that have been very involved and had presented detailed information, and the BCC were still challenged to respond; if we are just filling out a check list, he didn't understand what was accomplished. Mr. Bell replied that is the reason staff was considering a charrette/workshop, to encourage dialogue and debate and to receive their input. Board Member Reynolds, for clarification, asked if the survey was just a tool to get them to a recommendation that staff would put together for the BCC. Mr. Kerbel replied that it will not be a recommendation from the taskforce, but would be similar to the format of a charrette. Board Member Pines noted that a West Kendall charrette was previously conducted for the West Kendall area and asked that the Preface and 'Statement of Legislative Intent' portion of the CDMP be circulated to the board. Ms. Brown agreed to do so.

Board Member Schwiep reiterated the process and said the survey results are already there for the public record and asked what the point of the motion was. Ms. Brown asked Board Member Losner for clarification on the motion. Board Member Losner replied that the motion is that the survey be held pending and not be incorporated into the study until they have further information. In response to an inquiry from Board Member Leviano-Cruz, Mr. Kerbel stated that if a taskforce member owns property within that particular UEA they could not vote, but if no one owned property in the UEA they could. Board Member Leviano-Cruz then suggested that those members recuse themselves from voting. Mr. Kerbel replied that they could, but that was not the point of this body; he said the point of this body was to include property owners, so it would be an issue if they could not vote on the recommendations. Board Member Leviano-Cruz then suggested that the board take motions on each UEA and make a recommendation as to what should occur within that UEA and to look at the policies and comment on those as well. She felt the taskforce was not able to deliberate or suggest what they would like to see in UEA 1 or 2, and all they had was a survey which was at times confusing. She hoped that going forward they could vote on each UEA and if there was a conflict that member would recuse themselves, but submitting the report would not be reflective of what this board feels.

Mr. Kerbel replied that a vote on each UEA is possible if there are no property owners included. He said the problem the taskforce faces is that the board, by design, included people who technically and legally have a conflict because they are voting on something that directly affects their property. It would defeat the purpose of the task force if those people cannot vote on the recommendations. He suggested that a charrette-type process would allow for discussion on the issues while avoiding a formal vote. Discussion ensued between Board Member Humble and Mr. Kerbel regarding what could constitute a financial conflict.

Board Member Ventura asked for clarification of the motion and its pending status. He said they completed the survey and it is already public record; it is not the end of the process, and there is more process to follow, all of which would be made public and the recommendations will go to the PAB and BCC, so before voting on the motion he wanted to know what “pending” means. Board Member Losner reiterated his point again and agreed that the surveys are public information, but said it is also on the record that others thought the survey was not thorough enough, and therefore the survey should be held pending rather than being encompassed in the study. Ms. Brown replied that staff is amenable to considering the survey results preliminary until it’s incorporated into the final report.

Board Member Gomez inquired about how revised surveys would be incorporated into the final report. Ms. Brown replied that any member can resubmit a survey and that amended survey will be the one to be included in the report. Board Member Pines asked if they could go through each UEA, determine where the conflicts are, then vote on the ones that do not have a conflict. Ms. Brown deferred to Mr. Kerbel, who replied if no one has a direct financial conflict, there would be no problem with the vote. Board Member Losner said as the Dade County Farm Bureau member he represents owners, so why would that not be a conflict. Mr. Kerbel replied that the opinion Mr. Centorino issued applied to those who have a direct financial conflict in the outcome of the vote. Board Member Garcia asked if there was a list of which board members own property that may present a conflict of interest. Ms. Brown replied that with ethics issues people need to be self-governing and consult with the ethics office if there is a questions about whether a particular interest would represent a conflict.

Motion. Board member Losner made a motion to hold the results of the survey received so far and consider as preliminary until the Board considers them final at a subsequent meeting. Board member Pines seconded the motion. The motion passed 15 to 1 as follows:

Kerri Barsh	Absent	James Humble	Yes
Ashley McElheny	Absent	Matt Johnson	Absent
Erin Clancy	Absent	Robert Johnson	Absent
William Delgado	Yes	Yesenia Fatima Lara	Absent
Enid Washington	Yes	Maria Lievano-Cruz	Yes
Demps			
Alex Diaz	Absent	Bill Losner	Yes
Nick Diaz	Yes	Francisco Pines	Yes
Dany Garcia	Yes	John Renne	Absent
Richard Gomez	Yes	Laura Reynolds	Yes
Steve Green	Yes	Barney Rutzke Jr.	Yes
Richard Grosso	Yes	Paul Schwiep	No

Mike Hatcher	Absent	Erick Valderrama	Yes
Thomas Hawkins	Absent	Larry Ventura	Yes

IV. Other Presentations (as requested by the Task Force): Michael Pizzi¹

Michael Pizzi is a local attorney. He provided a presentation on the impact of rock mining operations on residential uses, including:

- Mr. Pizzi urged the task force to seriously consider the compatibility of residential uses in proximity to mining.
- Mr. Pizzi recounted his personal experience with the impacts of the blasting associated with rock mining operations including his daughter's crib shaking. He lamented the fact that nothing has changed in the approximately 30 years since he experienced these issues. He noted that his neighbors have noticed cracks in their homes.
- Mr. Pizzi provided a study by Lampl Herbert Consultants that was conducted for the State Fire Marshall which documented 53 complaints in 2013, 63 complaints in 2015, and 239 complaints in 2016. He discussed resident efforts to end blasting in Homestead, Country Club and Miramar including resident petitions.
- Mr. Pizzi read from a 2016 Miami Herald article that quoted Luis Dominguez, a U.S. veteran, who stated that the blasting transports him back to the combat zone. His wife who has Alzheimer's disease becomes scared and confused when she hears blasting.
- Miami-Dade County created a blasting task force to study the effects of mining and issue a report. The blasting task force issued recommendations for consideration by the Board of County Commissioners. Shortly afterwards, the State of Florida amended jurisdiction over mining activity which had the effect of removing local authority over regulating blasting. Mr. Kerbel confirmed that Miami-Dade County cannot regulate blasting.
- In his opinion, the blasting standards that the State has established are insufficient.
- Mr. Pizzi urged the task force to consider the concerns of residents as it relates to blasting as they consider the expansion of residences near mining.

V. Scheduled Presentation: UEA Task Force Survey Results

Ms. Brown presented an overview of the results of the UEA Task Force Survey, including:

- 15 members out of 26 appointed members have participated thus far.
- The survey followed the relevant CDMP texts and highlights the most important considerations with regards to the purpose of the Task Force.
- State law requires a ten year supply of land for continued development. The UDB is not permanent line, at the same time the 2030 UDB line can be misconstrued as areas that will be brought into the UDB within the long-range planning horizon. Perhaps there is a better way to present the UEA's and the process for including those UEA's into the UDB.
- **CDMP Policy LU-8F.** The UDB should contain developable land having capacity to sustain countywide residential demand for a period of 10 years after adoption of the most recent evaluation and appraisal report plus a five year surplus. The estimation of this capacity shall include the capacity to develop and redevelop around transit stations at the densities recommended in Policy LU-7F.

¹ 'Other Presentations' include presentations requested by the Task Force members. The information provided is the opinion of the presenter and does not represent the views of a particular governmental agency.

Ms. Brown highlighted the survey comments related to Policy LU-8F including recommendations to expand the supply to 20 years and others to retract it to 10 years. Board member Pines inquired about obtaining updated land use and population figures. Mr. Armada replied that land use calculations are updated on almost a weekly basis, and a portion of that information was contained in an earlier presentation made to the Task Force. Mr. Armada explained that, based on population figures from 2013, there is currently more than a 10-year supply of residential land. He further explained that the County is working on updates to the population projections. Board member Pines expressed his doubts about how the Board could formulate a recommendation for Policy LU-8F without having the most current figures. Mr. Armada stated that the Board was tasked with other issues which they did not need the population figures and could make recommendations on. In response to Board member Valderrama's question, Ms. Brown responded that the Evaluation and Appraisal Report (EAR) is conducted every seven years. Mr. Armada added that, even though the 15-year supply requirement is tied to the EAR, the land use analysis is performed in every CDMP cycle by MSA to determine the amount of land that is available, and that currently the estimated countywide depletion year is approximately 2029. Board Member Pines opined that the supply of residential units impacts housing affordability and reiterated the importance of having the most current population projections. Mr. Armada stated it would take approximately six to eight weeks to compile those figures, and Ms. Brown reiterated that waiting on those figures would leave little time for the Board to discuss those results.

Board member Schwiep stated that the 50% calculation used in the methodology calculation did not make sense. He further questioned if the SMART plan was included in the calculation as there was a CDMP policy regarding an increase in density around transit stations. Mr. Armada responded that the SMART plan was still ongoing, and that the 50% calculation figure was to insure that the methodology was not overly optimistic and to recognize that some developments might not materialize. Mr. Armada added that the methodology would be examined along with any other changes that might happen, during the EAR process. Board Member Reynolds asked to see the capacity calculation with the 50% reduction for major approved projects and without the reduction. Board member Green opined that projections and policy were not two static items, but dynamic; that if the policy is changed, the projections were then changed. Board Member Losner asked for clarification on the land supply requirement. Mr. Armada explained that for land supply the state requires 10 years, the County self-imposed a 15-year requirement, and currently the land supply was due to run out in approximately 2029. Board member Lievano-Cruz inquired if the capacity was broken down between single-family and multi-family residential housing units. Mr. Armada answered that the overall supply for the depletion year was combined, and that figure could be broken down between single-family and multi-family residential housing. Board member Valderrama inquired if the figure could be broken down by MSA, and Ms. Brown responded that information was previously provided to the Board in a map.

Board member Reynolds questioned the difference between the state requirements in Chapter 163 of Florida Statutes and the County's requirements for land supply. Ms. Brown reiterated that the state law required 10 years, but that the County requirement is for 15 years. Ms. Brown added that the state law does not have requirements for how the

capacity calculation are conducted, and that the County's capacity calculations were very stringent. Board Member Reynolds inquired about the source of the population figures. Mr. Armada stated that the County used its own population figures, and not the state's figures from BEBR (Bureau of Economic and Business Research). In response to an inquiry from Board Member Reynolds, Ms. Brown confirmed that the capacity to accommodate population growth could be accommodated through infill development rather than moving the UDB. Board member Humble asked about housing prices and supply, and mentioned the influx of Puerto Ricans into the County. Mr. Armada replied that the influx of Puerto Ricans into the County up to now has been minimal, based on information obtained from the School Board and other sources. Mr. Armada explained that many factors affect housing affordability including location and personal taste, and it is not a simple formula of more housing supply equating to more affordable housing prices. Mr. Armada cited an analogy of unemployment theory equating people would leave places with high unemployment to seek better opportunities elsewhere. Mr. Armada explained that this has not been the case in Miami-Dade County, as people may not leave due to reasons such as family affiliations, language, childcare arrangements, and personal network.

Board member Diaz asked if there were any places left in the County to build low density single-family, or if this was becoming predominately apartments. Mr. Armada responded that although there is less land available than there was ten and twenty years ago, there is still land available in the south and west with the Lennar Company still building zero lot lines and townhomes. Mr. Armada responded that there were still opportunities for resale, and transitioning areas like Westchester which was built out and lost population between 2000 and 2010 due to an aging population and children leaving the home and moving elsewhere.

Board member Garcia asked if having the most current population figures would extend the May 2018 completion date for the Task Force. Upon hearing from Ms. Brown that it would not, Board member Garcia inquired if it was realistic for the Board to wait for the population figures in order to make decisions. Mr. Armada responded that he could obtain the current population figures within six weeks and added that the upcoming visioning/charrette session could be performed without having those numbers. Board member Garcia observed that the population figures would increase, and that the Board could move ahead with certain things without the current population figures. Board member Schwiep stated in regards to unexpected actions, how was the City of Miami's Miami 21 zoning code factored into capacity calculations. Mr. Armada responded that that no one could have imaged the intensity of redevelopment that occurred in that area. Mr. Armada added that entire redevelopment area had probably over 18,000 units waiting to be built, and that was it factored into the capacity calculations.

Ms. Brown reminded the members that the recommendations of the Task Force would be represented in the survey responses and asked that the motion clarify exactly what action was being delayed pending receipt of the population projections. Discussion ensued between Board Member Pines, Mr. Kerbel and Ms. Brown regarding the ability of the Task Force to vote on issues where there is clearly no conflict of interest. Ms. Brown explained that the purpose of creating the Task Force was to get the input of all the members on

these issues, and that it should not be parsed in that manner. Board member Pines stated that the conclusion of the survey should be delayed until current population figures were received from the County. Board member Hatcher mentioned that he had worked on numerous EARs and while the specific numbers used in the calculation might change, the most important consideration is the policies. Board Member Valderrama inquired if the capacity calculations would include Urban Centers and the SMART plan, and if it was broken up in brackets for certain types of household income. Mr. Armada responded that the figures were not done by income, but by MSA which takes that into account; and would include Urban Centers but not the SMART plan, which was still being completed. Board Member Valderrama's asked for details on how the final Task Force report would be structured. Ms. Brown clarified that she hoped to have a draft final report to the Board, for them to discuss the final report format. In response to Board Member Pines' query about the SMART Plan, Ms. Brown stated that the Transportation Planning Organization is working on the SMART plan, and might be recommending amendments for adjacent land uses to the corridors, and Mr. Armada estimated that some aspect might be completed by 2019. Board member Pines asked how many transit stations there are currently that would be considered as part of the analysis required under CDMP Policy LU-8F. Ms. Brown responded that Policy LU-7F related specifically to rail transit stations, and Mr. Armada added that perhaps as a result of the SMART plan more stations might be added. Board member Valderrama added that all those aspects regarding the SMART plan were still policy decisions, and that it could be many additional years before a person would actually be riding it.

Motion. Board member Pines made a motion to delay the deadline of the survey until the Department completes the population projections. Board member Lievano-Cruz seconded the motion. The motion passed 9 to 8 as follows:

Kerri Barsh	Absent	James Humble	Yes
Ashley McElheny	Absent	Matt Johnson	Absent
Erin Clancy	Absent	Robert Johnson	Absent
William Delgado	Yes	Yesenia Fatima Lara	Absent
Enid Washington Demps	No	Maria Lievano-Cruz	Yes
Alex Diaz	Absent	Bill Losner	Yes
Nick Diaz	Yes	Francisco Pines	Yes
Dany Garcia	No	John Renne	Absent
Richard Gomez	Yes	Laura Reynolds	No
Steve Green	No	Barney Rutzke Jr.	Yes
Richard Grosso	No	Paul Schwiep	No
Mike Hatcher	No	Erick Valderrama	Yes
Thomas Hawkins	Absent	Larry Ventura	No

Ms. Brown introduced the survey recommendation to conduct a separate needs analysis for the unincorporated area as part of Policy LU-8F. Ms. Brown stated that Staff felt Countywide projections, and not just UMSA, were the best way to account for Countywide growth considerations, and that the Department of Economic Opportunity has indicated that the County's methodology complies with state law. Board member Pines asked whether it would assist in determining the price point noting that the east side of the County

has a different price point than the west side. Mr. Armada noted that the capacity is calculated countywide and by MSA. He further noted that it cannot be compartmentalized by subgeography because people move around. Board Member Pines asked whether the computation separates single family and multi-family housing. Mr. Armada confirmed that it does and that the information can be provided. Board Member Pines requested to see the information separated by the east side and the west side of the County. Mr. Armada indicated that the information could be provided but noted that everything on the east side is not going to be high-priced.

Ms. Brown introduced the survey recommendation to reduce the required land supply in Policy LU-8F to 10 years. Board Member Garcia asked about how reducing the required land supply would impact the County's review cycles. Ms. Brown noted that the Evaluation and Appraisal Report will still occur every seven years and the required capacity would still be tied to that process. Board Member Garcia asked whether reducing the supply requirement would change the timing of the County's population projections. Mr. Armada responded that the County calculates the population projections about every four years and this would not change. He further noted that the County assesses the capacity every cycle even though Policy LU-8F links it to the time of the Evaluation and Appraisal Report and indicated that the Board of County Commissioners may consider this interim data in their decision about whether to move the UDB.

- **Policy LU-8F.** The adequacy of non-residential land supplies shall be based on land 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 local subarea geography such as census tracts, minor statistical areas 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.
 - Ms. Brown highlighted some of the survey comments including:
 - Note that it is not the intent that each subarea must continually increase development capacity.
 - Recognize need for employment centers
- **Policy LU-8G(i)(a).** The following areas shall not be considered: The northwest wellfield protection area located west of the turnpike extension between Okeechobee road and NW 25th Street.
 - Ms. Brown noted that there was 100% agreement among the survey respondents to retain the portion of the policy that relates to the Northwest Wellfield Protection Area.
 - Board Member Schwiep inquired about the timeline of the effort to update the boundaries of the wellfield protection areas for the Northwest and West Wellfields. Ms. Brown noted that the updates to the boundaries will likely take a couple of years to complete.
- **Policy LU-8G(i)(a).** The following areas shall not be considered: The West Wellfield protection area west of SW 157 Avenue between SW 8th Street and SW 42nd Street.

- Ms. Brown summarized the survey comments which recommend updating the policy once the wellfield protection areas are updated.
 - Board Member Reynolds asked about the reason that the Policy Constraints Map was amended to only show a portion of the West Wellfield Protection Area. Ms. Brown noted that only a portion of the West Wellfield Protection Area is constrained by Policy LU-8G and noted that the map was corrected to reflect the area that is constrained by Policy LU-8G.
- **Policy LU-8G(i)(b).** The following areas shall not be considered: Water conservation areas, Biscayne aquifer recharge areas, and everglades buffer areas designated by the SFWMD.
 - Ms. Brown stated that CERP projects are currently identified as areas that “shall be avoided” but noted that the projects mentioned in Policy LU-8G(i)(b) are interrelated with CERP. Ms. Brown stated that the survey results included nuanced discussions about the specific CERP authorizations that should be considered in the policy. She provided the suggestion that areas identified in the CERP Restudy could be identified as areas that “shall be avoided” and projects that have advanced to a Project Implementation Report could be identified as areas that “shall not be considered”. Board Member Grosso expressed his support for moving CERP to areas that “shall not be considered”. Board Member Humble stated that very little of the CERP plan has been funded. He further stated that CERP should not be used as a reason to restrict development in south Dade County. He noted that agriculture is the primary activity in that area and it has declined over the years. He stated that the agriculture industry is heavily affected by federal policies including trade agreements. There is very little tomato industry. The nursery industry is only successful because there is no competition among imports. If the limitation on the importing of soil were to be lifted, the nursery industry would also decline. Restrictions on the importing of mamey and boniato has prevented competition among those crops. Agriculture is a business and when it no longer makes money, it will disappear. The only asset farmers have is their land. Board Member Humble stated that the area east of the L-31 canal is not part of the everglades and was not historically part of the everglades. He asked why this area would not be considered for urban development when there is very little land left. Board Member Humble expressed his opinion that the Homestead Air Reserve Base should purchase properties that they feel conflict with their mission rather than just recommending denial of development applications. Board Member Garcia stated that some of the areas in the everglades have been designated for farming and noted that this poses a problem when trying to restore the historic water flows. He also stated that many of the areas of the County were drained to allow for urban development and this also poses an issue when trying to restore the water. CERP is the process of trying to restore those historic water flows. Board Member Grosso stated that once farming is no longer economically viable it may justify changing the policy at that time. Until that time, the policy should reflect current conditions. He restated his opinion that CERP should be included as an area that “shall not be considered”. Board Member Grosso expressed his interest in taking a vote of task force members on whether CERP should be included as an area that “shall not be considered”. Discussion ensued regarding an opinion

from Joseph Centorino, Executive Director and General Counsel of the Miami-Dade Commission on Ethics and Public Trust and how it impacted the voting procedures of the task force. Mr. Kerbel clarified that procedural motions are acceptable but motions on certain substantive issues may run up against the issue that Mr. Centorino stated in his opinion. Ms. Brown stated that the survey and visioning session would be the primary mechanism for garnering the input of the members. Board Member Lievano Cruz suggested that each member submit a white paper. Ms. Brown stated that the survey would be expanded to ask the specific question of whether CERP should be included as an area that “shall not be considered”.

- Ms. Brown stated that state law allows the South Florida Water Management District to designate prime aquifer recharge areas but it has not done so to date.
- **Policy LU-8G(i)(c).** The following areas shall not be considered: The Redland area south of Eureka Drive.
 - Ms. Brown noted that the boundaries of the Redland area have never been defined in the policy and highlighted the survey recommendation to define the boundaries. She indicated that the policy could be amended to utilize the boundary that was established in the Redland Preservation and Tourism Plan.
 - Board Member Rutzke stated that there is already hardship in farming and they need to have a way out once there is no money in farming. Board Member Garcia asked whether it would make sense to identify an area specifically for farming in order to protect it. He further stated that this would remove speculative interest among these property owners. Ms. Brown stated that the CDMP currently requires the County to take steps to reserve sufficient land to maintain an economically viable agricultural industry. She further noted that a report conducted by the County some time ago found that approximately 52,000 acres was needed to maintain an economically viable industry and we currently have between 57,000 and 58,000 acres remaining. Board Member Humble expressed his opinion that it is unfair to have policies that treat farmers differently. Discussion ensued regarding farming subsidies and Board Member Humble stated that farming in south Florida is not subsidized. Board Member Diaz stated that in UEA No. 3, very few farmers are producing and most property owners are just meeting the minimum requirements for an agricultural exemption.
 - Board Member Losner asked whether the policy would restrict development in the Redland area forever. Ms. Brown stated that it is the policy of the Board of County Commissioners and can be changed by the Board. Board Member Losner recommended that it be amended to specify that it is restricted until such time as agriculture is not economically viable but then further stated that farmers should not be singled out at all. He indicated that the Redland boundary is much larger than the area identified in the Policy Constraints Map. Board Member Green stated that agriculture cannot be viewed as a unitary enterprise. Some crops are no longer economically viable, however, farmers in the area have become inventive and found crops that are economically viable such as specialty crops. The decline of one type of crop does not mean that the whole area is in decline. We have different kinds of farmers, some are land speculators that just farm to maintain a tax exemption, some farmers see their land as their legacy, and some farmers

really enjoy the farming lifestyle. Board Member Losner recommended that the County separate out the 5-acre and 10-acre parcels that are home sites since this is primarily lifestyle farming. Commercial farming is not as big as you might think, the agricultural exemptions do not give a proper indication of the extent of commercial farming. Board Member Diaz stated that property owners in the agricultural area currently have the right to develop 5-acre ranchettes which would eliminate farming. Board Member Reynolds asked whether farming is occurring on smaller lots. Mr. Green stated that the median size of farms in Miami-Dade County is about 7.5 acres.

Task Force Discussion. Board Member Valderrama suggested that staff be mindful of how the survey results are being aggregated and summarized to make sure that they provide an accurate picture of the survey results. Discussion ensued regarding the possibility of clarifying the “amend” category to specify whether the recommendation made the policy more or less restrictive. Mr. Valderrama asked about the format of the remaining task force meetings. Ms. Brown stated that the remaining meetings will be used to continue discussion on the preliminary results of the surveys, then to conduct a visioning session then work toward a final report. Mr. Bell further stated that any organization that would like to submit a white paper is welcome to do so.

VI. Public Comment:

The following speakers addressed the Task Force during the public comment period:

- Mr. Walter Vick identified himself as a landowner that is being represented on the Task Force by Board Member Nick Diaz. Mr. Vick expressed concern about Board Member Diaz not being able to vote on certain issues. Mr. Kerbel clarified that the task force has been structured in a manner that will specifically allow his input to be included. Mr. Vick stated that there is a proliferation of landfills near UEA No. 3 in the vicinity of the South Dade Landfill noting that Inland Marine purchased forty acres of land that they plan to use for spoil from the dredged channels. There is an entire block there that is nothing but landfills. On the east side of UEA No. 3 there is a gas line, there is a new sewer line coming in, all the infrastructure is basically in place. He noted that he received a letter related to eminent domain for SW 137th Avenue. Board Member Reynolds asked Ms. Brown to provide clarification on the use of land for spoil near UEA No. 3.
- Ms. Truly Burton, on behalf of the Builders’ Association of South Florida (BASF), stated that her members are concerned about the misdesignation of the Urban Expansion Areas. She noted that densities have not been significantly increased and housing affordability is ticking upward every year, much of this is due to the constrained amount of land we have. In order to provide urban centers, we need sufficiently large parcels that can accommodate those uses. That’s how you get self-sustaining employment centers.

Task Force Discussion. Board Member Valderrama noted that the County is building the West District Wastewater Treatment Plant that will redirect flows to the west to relieve pressure on some of the other treatment plants. He noted that this same concept can be applied to the urban expansion areas. Board Member Pines asked for aerial photography showing development around the Urban Expansion Areas such as Google Earth views. Ms. Brown noted that aerial photographs were provided previously but they can be revisited during the visioning session.

Ms. Brown announced that the next meeting will take place on March 19, 2018 at 1:00 at the South Dade Regional Library.

The meeting was adjourned at 4:19 pm.

**URBAN EXPANSION AREA TASK FORCE
MEETING SUMMARY
Monday, Friday, March 19, 2018, 1:00 P.M.
South Dade Regional Library
10750 SW 211 Street, Cutler Bay, FL 33189**

Task Force Members Present

Member	Representing	
Kerri Barsh	Rock mining representative	Present
Ashley McElheny	Florida East Coast Chapter of Associated Builders & Contractors	Absent
Erin Clancy	Tropical Audubon Society	Absent
Eric Guerra	Latin American Business Association	Present
Enid Washington	Community Council 15	Present
Demps		
Alex Diaz	Community Council 11	Absent
Nick Diaz	Property Owners' Representative for the Eastern UEA	Present *
Linda Benson	Sierra Club	Present *
Richard Gomez	Florida Home Builders Association	Present
Steve Green	Tropical Fruit Growers of South Florida	Present
Richard Grosso	Nova Southeast Shepard Broad Law Center	Absent
Mike Hatcher	Redland Citizens Association	Present
Thomas Hawkins	1000 Friends of Florida	Absent
James Humble	Agricultural Practices Advisory Board	Present
Matt Johnson	Biscayne National Park	Absent
Robert Johnson	Everglades National Park	Absent
Yesenia Fatima Lara	Community Council 14	Present
Maria Lievano-Cruz	Builders Association of South Florida	Present
Bill Losner	Dade County Farm Bureau	Present
Francisco Pines	Property Owners' Representative for the Western UEA	Present
John Renne	Urban Land Institute – the SE FI/Caribbean Chapter	Present *
Laura Reynolds	Friends of the Everglades	Absent
Barney Rutzke Jr.	Florida Nursery Growers & Landscape Association	Present
Paul Schwiep	Urban Environment League	Present
Erick Valderrama	Latin Builders Association	Absent
Larry Ventura	Homestead Air Reserve Base	Present
Vacant	Miccosukee Tribe of Florida	Absent

* Present after roll call

Board member Demps left at 3:13.
Board member Ventura left at 4:01.

Department of Regulatory and Economic Resources (RER) Planning Division Staff

Lourdes Gomez, Deputy Director; Jerry Bell, Assistant Director for Planning; Kim Brown, Supervisor of Long-Range Planning; Noel Stillings, Senior Planner; Mark Dorsey, Principal Planner; Manny Armada, Chief; and Robert Hesler, Supervisor for Demographics and Economic Development.

Other Miami-Dade County and Government Staff

Shailendra Singh, Planning Section Supervisor, Development Services Division; Jess Linn, Principal Planner, Development Services Division; Dennis Kerbel, Assistant County Attorney; and Stephanie Cornejo, Park Planner II, Parks, Recreation and Open Spaces Department.

I. Attendance

Ms. Stillings called roll of the members, 14 members were present. The meeting commenced at 1:26 pm.

II. Motion to Approve the January 5, 2018 and February 26, 2018 Meeting Summaries

Motion. Board member Hatcher made a motion to approve the January 5, 2018 and February 26, 2018 meeting summaries. Board member Demps seconded the motion. The motion passed unanimously as follows:

Kerri Barsh	Present	James Humble	Present
Ashley McElheny	Absent	Matt Johnson	Absent
Erin Clancy	Absent	Robert Johnson	Absent
Eric Guerra	Present	Yesenia Fatima Lara	Present
Enid Washington Demps	Present	Maria Lievano-Cruz	Present
Alex Diaz	Absent	Bill Losner	Present
Nick Diaz	Absent	Francisco Pines	Present
Linda Benson	Absent	John Renne	Absent
Richard Gomez	Present	Laura Reynolds	Absent
Steve Green	Present	Barney Rutzke Jr.	Present
Richard Grosso	Absent	Paul Schwiep	Present
Mike Hatcher	Present	Erick Valderrama	Absent
Thomas Hawkins	Absent	Larry Ventura	Present

III. Staff Coordinator's Report

Board member Losner mentioned that the survey is to be held as preliminary and feels that the task force should have compiled the survey. Ms. Brown explained that the survey results will not be considered final until incorporated into the final report. Presentation of the preliminary survey results is only intended to be a springboard for further discussion among the board. She further stated that the survey questions follow the charge of the Task Force as set out by the Mayor but additional survey questions can be proposed and will be sent as an addendum. Board member Losner questioned if the report would be presented to the task force, Ms. Brown responded that it would. Board member Losner then asked about the timeframe for changing the final report. Ms. Brown noted the time constraints associated with obtaining population projections that will be ready about two weeks before the Task Force is scheduled to sunset.

Discussion ensued regarding potential conflicts of interest among task force members. Assistant County Attorney Kerbel stated that, while local conflict of interest rules may not apply since the task force is in existence for less than one year, State ethics ruled do apply. Mr. Kerbel reiterated that the task force, by design, includes some members that may potentially have a conflict. Since the Mayor had indicated the importance of getting the input of all task force members on all of the issues under its charge, staff has determined that the fairest way to represent the opinions of all members is through a series of survey questions.

Mr. Losner asked whether the task force could request an extension to its timeframe. Mr. Kerbel responded that it would need to be approved by the Board of County Commissioners if it is in existence for more than one year and this may prove problematic for members that also serve on other County boards.

Ms. Brown noted that, in response to a request from a task force member, she has made available the inquiries that staff received for interpretations from the Commission on Ethics related to conflicts of interest. She indicated that they are available upon request.

Board member Humble pointed out that some people inside of the UDB don't want the UDB to move because it may impact their property and implied that this may represent a conflict of interest. He further stated his opinion that farmers do not have the same rights as those within the UDB. If farming of the land is no longer economically viable, they can't do anything else with their land. Mr. Kerbel clarified that people speaking before the County Commission would not have a conflict of interest, it only comes into play when voting on a board.

Board Member Lievano Cruz made a motion to add a presentation by Jeff Berrow to the next Task Force meeting, Board Member Humble seconded the motion. Discussion ensued on the motion. Board Member Green stated his preference to receive the information from Mr. Berrow in writing, noting that the task force needs to move on with substantive discussions. Board Member Renne agreed, stating that the task force has already heard extensive testimony on the issues and has already received the necessary information to move forward with discussions. Board Member Schwiep further agreed but questioned why the task force could not continue working beyond May. Mr. Kerbel reiterated that the task force needs to sunset within 364 days. Board Member Losner asked whether the task force could meet more frequently before May. Ms. Brown indicated that the task force could meet as often as they choose before May 15th. Board Member Humble expressed his opinion that it is important to listen to property owners.

Motion. Board member Lievano-Cruz made a motion to add a presentation by Jeff Berrow to the next Task Force meeting scheduled for April 6, 2018. Board member Humble seconded the motion. The motion passed 11 to 6 as follows:

Kerri Barsh	Yes	James Humble	Yes
Ashley McElheny	Absent	Matt Johnson	Absent
Erin Clancy	Absent	Robert Johnson	Absent
Eric Guerra	Yes	Yesenia Fatima Lara	Yes
Enid Washington Damps	No	Maria Lievano-Cruz	Yes
Alex Diaz	Absent	Bill Losner	Yes

Nick Diaz	Yes	Francisco Pines	Yes
Linda Benson	No	John Renne	No
Richard Gomez	Yes	Laura Reynolds	Absent
Steve Green	No	Barney Rutzke Jr.	Yes
Richard Grosso	Absent	Paul Schwiep	No
Mike Hatcher	Yes	Erick Valderrama	Absent
Thomas Hawkins	Absent	Larry Ventura	No

Task Force Discussion. Board member Green pointed out the time constraints and need for progress on the issues. Board member Hatcher suggested breaking the task force be broken into subcommittees. Board member Green noted he had already suggested that and it had been turned down. Ms. Brown noted that the point of the task force is to receive input from all board members on all of the issues. Board member Green reiterated the efficiency associated with breaking into groups and that breaking into groups does not abrogate any one member from weighing in on the product of subcommittee. Board member Losner reminded everyone that there are three meetings left and the need to move forward and focus on the UEAs. Ms. Brown reminded the board about the meeting agenda and the point of the visioning exercise is to discuss the details of each UEA. Board member Pines expressed agreement with breaking into groups. Ms. Brown raised the issue of additional meeting dates, Board member Green suggested a doodle poll. Ms. Brown reminded everyone that a doodle poll has been taken and it will be reviewed for potential dates. Board member Rutzke suggested discussing each UEA one at a time as a whole group.

IV. Scheduled Presentation: Visioning Session

Mr. Jess Linn and Mr. Shailendra Singh provided an introductory presentation to help facilitate a visioning exercise on the UEAs, including:

- An aerial photograph of the UDB line at SW 157th Avenue and SW 184th Street which depicted low-density residential development adjacent to the UDB. Mr. Linn posed the question of whether we want to continue to develop as we have in recent history.
- A hypothetical square mile which showed a development pattern with 5-acre home sites together with higher intensity development.
- A hypothetical development scenario that depicted home sites clustered on smaller lots to allow for greater retention of agricultural land.
- Two hypothetical development scenarios were presented for UEA No. 2. The first showed suburban residential development on canals with strip center shopping centers. The second showed more intense development with a significant amount of public open space, and grid pattern of streets. Mr. Linn posed the question of whether the CDMP should provide more guidance in terms of future development patterns in the UEAs.
- Images of a community near Madrid, Spain that represents an example of compact development with a variety of housing types, significant open space, a shopping center, civic facilities and a transit station that is centrally located. The community is also located adjacent to agricultural land with a greenbelt.
- Images of Coral Gables which developed as a suburban community but was connected by a trolley line and was designed to include many of the necessary services and amenities.

- Photographs depicting the intersection of SW 107th Avenue and Kendall Drive in the late 1960s and today.

Task Force Discussion. Board Member Humble opined that Everglades National Park is what should be considered the “western fringe” of the County and noted that 85% of the land is federally-owned. Mr. Linn noted that his use of the term “western fringe” referred to the edge of the developed area.

Board Member Pines noted that the slide depicting more intense development in UEA No. 2 resulted from the West Kendall Charrette process that involved 5 or 6 community meetings and an open design workshop. He further noted that nearby residents showed a preference for a more intense development pattern for UEA No. 2 similar to what is depicted in the second development scenario. Mr. Linn responded that input received at the charrette focused on the idea that, if the UEA becomes urbanized, it should not be more low-density development, but should instead provide more of a destination.

Mr. Renne asked whether the proposed vision would create additional traffic in the absence of available transit options. Mr. Linn explained the importance of transit being planned together with transportation infrastructure. Mr. Renne asked whether any of UEAs are within ½ mile of the SMART corridors. Mr. Brown responded that a very small portion of UEA No. 2 would likely fall within ½ mile of the western terminus of the Kendall corridor but noted that the exact location of the western terminus had not yet been determined. Mr. Renne noted that many of the UEAs are one mile from public transportation and noted that one mile should not be considered to be walking distance to public transportation. Mr. Linn agreed.

Board Member Losner stated that commercial agriculture does not mix with residential home sites. He noted there are already problems being created by the 5-acre home sites.

Board Member Pines stated that the idea of creating a self-contained community in UEA No. 2 is to keep people from traveling east. Board Member Diaz stated that the Turnpike is located near UEA No. 3 and the area could also be served by a trolley. He further noted the importance of creating labor hubs so people don’t need to travel outside of the area for work.

Board Member Renne stated that he has been doing research on the topic of self-contained communities as a professor and researcher for 20 years. He disputed the idea that communities can be self-contained communities, noting that all communities create traffic. He agreed that certain types of development can encourage a reverse commute but only when planned with adequate infrastructure. He further opined that surface roadway infrastructure is not adequate infrastructure.

Board Member Pines noted that the infrastructure in the urban core is aging and does not have adequate capacity, therefore, it is better to address the issue out west where new infrastructure can be created. Board Member Pines further stated that the infrastructure out west should be planned in advance. Board Member Renne agreed and inquired about the status of that infrastructure.

Board Member Losner stated that the current patterns of development in the County are creating classes of people. He stated that it should be more integrated.

Board Member Lievano Cruz asked how the development near Madrid came to fruition. Mr. Linn responded that he is not an expert on Spanish planning policy but stated that it is his understanding that the government puts it out to bid for a master developer. He speculated that it was spurred by the extension of the transit line into the area. Board Member Lievano Cruz noted that it is not a developer-driven process like we have here. Mr. Linn agreed noting that the government first designates it for urban development.

Board Member Barsh asked about the insights that could be gleaned from the Madrid, Spain example. Mr. Linn stated that it was intended to provide a contrast to the typical low density development that has occurred on the western fringe of the County.

Board Member Pines asked whether there are currently policies in the CDMP that would require development similar to the Madrid, Spain example. Ms. Brown responded that Policy LU-8H of the CDMP currently requires applications proposing expansion of the UDB to be at least 10 dwelling units per acre for residential uses, a minimum Floor Area Ratio of 0.25 for non-residential uses, and provide for the non-residential needs of a residential community. Board Member Pines asked whether there is or was ever a policy to look more favorably on areas that are greater than 500 acres located adjacent to the UDB. Ms. Brown stated that the CDMP does not currently contain such a policy and she is not aware of such a policy ever existing in the CDMP.

Board Member Renne asked whether the build out of the UEA as a mixed use development would create additional pressure to further increase the boundary on the fringe of the new development. Board Member Renne noted that commercial land uses would create more traffic than residential based on the Institute for Transportation Engineers trip generation rates. Mr. Linn noted that the idea is to capture more of the traffic internally. Board Member Renne stated that in terms of best practice for how a region should function, urban planning theory includes the concept of the "Transect" which is the idea that density should gradually taper down as you get closer to the edge. If you put a very intense use right at the edge, you would expect over time that it would create a new node and result in further outward expansion. Board Member Renne stated his concerns about the effect that opening up the UEAs for significant urban development would have on long-range planning efforts in the County and the possibility that it would lead to additional expansion until we are right up against the Everglades.

Board Member Green stated that the CDMP policies require a buffer zone where the development is adjacent to agricultural areas and noted that the graphics presented did not show a buffer zone.

Board Member Schwiep referenced the 1997 Urban Infill Strategy Report (which was reviewed again in 2014) noting the recommendation that the Land Use Element be amended to reduce pressure to expand the UDB by increasing density and intensity inside the UDB including providing incentives and removing barriers to infill development. He noted that Miami21 created new capacity inside of the UDB. He asked what is being done to increase capacity

inside of the UDB. Mr. Singh responded that the County has rezoned many areas designated as “urban centers” for higher density and intensity. Ms. Brown further responded that the County designates the Urban Infill Area as a Transportation Concurrency Exception Area and prioritizes infrastructure improvements in the Urban Infill Area to further incentive infill development.

Board Member Schwiep asked whether the capacity analysis currently considers development around future transit stations specifically those that would be designated as part of the SMART Plan. Ms. Brown responded that Policy LU-8F which is the policy that requires a demonstration of need for any application proposing to move the UDB indicates that the capacity analysis shall include consideration of the ability to develop around transit stations at the minimum densities identified in Policy LU-7F. Some of the areas along the proposed SMART corridors, such as those along the South Dade Busway, are designated urban centers and have already been rezoned for higher densities. The consultants for each of the SMART Corridors are still working to identify the station locations so the specific land use designations would follow once those locations are identified.

Board Member Lievano Cruz asked whether the SMART Corridor plans would take into consideration the Urban Expansion Area and further asked whether the Planning Division is working with the Transportation Planning Organization (TPO) to determine station locations. Ms. Brown replied that the Planning Division and TPO are working together to determine the station locations and are considering the Urban Development Boundary in their planning efforts.

Mr. Singh posed the question of whether availability of transportation is an important consideration for development of the Urban Expansion Areas. Board Member Renne responded that ULI has an interest in looking at smart, sustainable development. The demand for new housing and development tends to be in areas where there is accessibility to transit because traffic is at such a terrible level in this region that we can’t just build without thinking about transportation. ULI would be supportive of development that offers more options than just driving. In response to a question from Mr. Singh regarding the current density requirements of Policy LU-8H, Board Member Renne noted that 10 dwelling units per acre would generate significant traffic without the availability of a public transportation option.

Board member Schwiep noted that the Northeast corridor of the SMART plan would be easy to implement, as rail currently operates there, and inquired if the CDMP policy for density was specific to rail. Ms. Brown clarified that CDMP policy LU-7F specifically set densities around rail stations. Board member Schwiep asked if that same policy is applicable if it was Bus Rapid Transit (BRT), and Mr. Bell answered that would be considered once the zoning was in place. In response to Board member Schwiep’s inquiry, Ms. Brown stated that there was no automatic upzoning for rail centers; it would first be designated as an Urban Center on the CDMP LUP map with area plans and zoning performed. Board member Pines requested a map showing locations of the rail stations, and Mr. Singh explained that charrettes are underway for all six of the SMART plan corridors with no station locations decided yet, nor if the corridor will be BRT, rail, or some other mode. In response to Board Member Pines’ inquiry, Ms. Brown answered that the Kendall corridor ended around SW 167 Avenue in the west. Board member Benson related her experience of attending the Kendall corridor

charrettes and how the participants did not want to give up a roadway lane for mass transit. Board member Schwiep agreed, observing that while reversible lanes were discussed it would be a slim percentage to having an actual transit system implemented on the Kendall corridor. Board member Hatcher related his participation on various boards and seeing the increased intensity and Urban Centers designated on the Busway. Mr. Singh stated that five Urban Centers were added to the CDMP, and certain densities were proposed and put in place, for anyone contemplating development there. Ms. Brown reiterated that the Urban Centers address all of the mass transit stations such as BRT and rail, and that Policy LU-7F specifically set the minimum densities around rail stations. Board member Humble related how the Palmetto Expressway used to be two lanes, ending at Kendall Drive and SW 107 Avenue, and the tolled roads are expensive which many drivers could not pay and thus used secondary roads, adding to the traffic congestion.

Board member Diaz stated that his interest was in UEA No. 3, and asked about its distance to the Busway (Transitway). Mr. Linn clarified that the UEA No. 3 was the one located east of the Turnpike, and responded that it was a distance of approximately two miles. Mr. Linn stated that the service areas for most transit corridors were one-half mile on either side, and that another type of transit facility might be needed to serve that area. Board member Diaz asked if an east-west trolley would be acceptable. Mr. Linn related how even with small and oddly-shaped parcels they were able to work with the business community and encourage development in the Urban Centers along the Busway. Mr. Linn stated that most buses operating on the Busway are full, with capacity crowds at the transfer point where the Metrorail ended at the Dadeland station. Board member Diaz asked if trolley service to the Busway was provided, would that UEA No. 3 be considered a good area for growth. Mr. Linn responded that factors such as the capacity of the Turnpike, efficacy of providing a feeder service to the Busway, desire of the community, and willingness of people to use transit would need to be considered. Mr. Linn cited as an alternative to typical suburban sprawl the Kendall Commons development located around Kendall Drive and SW 167 Avenue. Mr. Linn related that when the UDB was moved for that property, the BCC required it to be a Traditional Neighborhood Development (TND). Kendall Commons contains walkable streets, mixed uses, variety of development types, and live-work units consisting of townhouses where the ground floor is a shop. Mr. Linn stated that the design of the TND with shorter blocks produced a walkable neighborhood with goods and services within proximity to people living in that area. Board member Diaz stated that rather than people living in the neighborhood using transit, he was referring to people using the Busway to come to UEA No. 3, as a labor hub. Board member Diaz added that the areas next to the Busway are small areas where you could not create an office park or a "grand scheme." Mr. Linn responded that was why he presented graphic images of alternative developments to the typical suburban sprawl, and explained that typical developments were not pedestrian-friendly and not conducive to walking. Board member Green remarked that it was premature for presenters to ask the board's view on these issues which they have not discussed. Mr. Green maintained that narrowly looking at the traffic within Kendall Commons might be acceptable, but was not a model to emulate as there was a great deal of traffic getting to it within the larger community. Mr. Singh questioned if the board wished to discuss the issue further, and Board member Hatcher asserted that in his area of interest, the UEA Study Area, the agricultural industry is fighting to survive and contending with not only insects, economic issues, labor issues and international issues but also with neighbors moving into the agricultural areas. Board member Humble observed that some of

those people moving into the agricultural area were non-conforming businesses who paid \$44 million in fines last year, and opined that it was easier to pay fines than obtain a variance. Board member Humble detailed the challenges facing the agricultural industry including: 12,000 acres of avocado trees with almost 50% being lost to laurel wilt; tomato acreage reduced from 30,000 acres to 600 acres; concluding that the agricultural industry won't survive if there is no income, as it is a business.

Board member Renne commended Mr. Singh and Mr. Linn on their presentations, but pointed out that even in a pedestrian-friendly environment with transit available at best only 25% of people will use that transit. Board member Renne observed that this board needed to realize the implications of their suggestions: if there is development in the UEAs, then it will cause more traffic congestion and that the roadway system was not adequate to serve those needs. Board member Renne pointed out there was no evidence of anything planned or funding for transportation infrastructure in the UEAs. Board member Renne stressed that if development occurs in the UEAs' fringe locations it will ripple into the next generation as a demand to go further out, in a perpetual cycle. Mr. Linn responded that as a policy option perhaps a perhaps a more stringent concurrency system was needed for those UEAs for transit and roadway level of service. Board member Pines commented that the County should put infrastructure in place like Broward County did and then phase in the development, when the need arises. Board member Pines asserted that UEA No. 2 should be contracted and relocated to areas further south as CERP projects were located there, and that since it was such a political issue the UDB should be made permanent and relocated to Krome Avenue. Mr. Singh questioned that then for any kind of potential development to occur in the UEAS, that to make sure the transportation infrastructure was in place first. Board member Pines agreed, and stated that the MDX southwest extension project was being proposed, so it was needed out in Kendall. Mr. Singh stressed that if the UEAs contained a mix of uses in a live-work-play area it would probably add more density than just residential; and if it was all residential that those residents would be definitely commuting. Board member Pines reiterated that the UEAs are areas that get priority for inclusion, when the need arises as identified by Mr. Armada, RER Research Department. Board member Pines asserted that housing affordability was an issue, with a different market for the eastern side than for the affordable areas on the western urban fringe where the MSA 6.1 or 6.2 had a depletion year of 2020. Board member Pines asserted that needed to be addressed and should follow Broward County's example and set a UDB and make it permanent. Mr. Singh questioned if the board wanted to address the issue that if the UEAs are developed, then it would be expanded any more.

Board member Renne stressed that development expansion created further demand for development expansion, regardless if there was infrastructure. Board member Renne contended that the point of an urban growth boundary was to stop development from occurring in a particular area; and that if the board was to make a recommendation to expand into an area that down the road there would probably going to be pressure to expand it even further. Board member Pines stated that the County identified the UEAS as areas of future growth, once the UEAs are developed that the County should emulate Broward County: absent an extraordinary circumstance there will be no development outside the newly designated UEA. Board member Renne stressed that if the UEAs are developed it will create a market condition in which there will be incentive for people to try to change the policies in the future—to grow past that line. Mr. Singh stated that that was a possibility unless it was designed and

developed in a way that is responding to the existing infrastructure. Board member Lievano Cruz agreed with Board member Renne in that if the UEAS are expanded it needs to be planned accordingly and make sure the design is done where the transportation infrastructure is built in, but did not agree with Board member Renne's conclusion that it would encourage further development. Board member Lievano-Cruz cited Doral as a good work-live-play mixed-use example with trolley system in place. Board member Lievano-Cruz voiced her support of the MDX southwest extension project which will alleviate some of the traffic problems and for the future were building it before it gets there. Board member Lievano-Cruz stated as a board they could support through recommendations/the survey that they supported the MDX project, or the graphic presentations shown of the Madrid development. Board member Lievano-Cruz opined that the board should not just state to move the UDB, but that they were moving it and detail kind of development should be there. Ms. Brown questioned if that was something Board member Lievano-Cruz wanted to add to the survey. Board member Lievano-Cruz related that she was used to boards making motions and asked how she could take some sort of position to see transportation infrastructure in place first before any expansion is allowed. Mr. Bell stated that Staff would return to the next meeting with some drawings, synthesis of the information, and continue the discussion. Mr. Bell added that if Board member Lievano-Cruz wanted to make a suggestion for a survey question that could be done as well. Board member Schwiep suggested a survey question asking if the transportation infrastructure should precede any inclusion of the UEAs within the UDB and cited the example of Coral Gables having their trolley system in place first. Board member Schwiep related his experience of people in Kendall opposing changing the roadway to accommodate mass transit, and contended that if was done in reverse, the mass transit would be in place and made it a place where people could move. Board member Schwiep pointed out that the County's 1997 Infill Study called for discouraging people from moving out to suburban areas which increased traffic; and more intense development should be encouraged within the existing UDB. Board member Schwiep added that most young people desire to live in those dense, walkable areas like Brickell, and opined that is where development is going and needs to go. Board member Schwiep asserted that opposition to that came from people who have financial interests in the UEAs and are advocating to protect their property interests. Mr. Singh added that the urban centers have gone through the design process, and the idea is to intensify them as they are the future downtown Kendall's. Mr. Linn said Doral was intended to be industrial, so for it to have evolved from industrial into a city with multiple downtowns is interesting. Board Member Lievano Cruz said when Doral became a city it was master planned, and she hopes the County will do the same in the UEA's.

Mr. Linn said the SR 836 Extension, if aligned within the UEA, has a potential exit at Kendall Drive. He said this generally implies a certain type of development pattern, and if you look at what occurs at an expressway interchange with a major arterial roadway, you have a McDonalds, a discount auto parts store, a BJ's, Target, Marshalls, an office building, etc. all separated by parking lots and retention ponds. And again, is that the best use of land that is in limited supply. The expressway itself may be a good thing in terms of drawing people off of Kendall Drive and giving them an alternative route to their destination, but the implication of the future development pattern of the expressway itself needs to be contemplated, and do our policies have a shortfall in terms of providing guidance into something better, different or more desirable.

Board Member Humble replied that the proposed SR 836 route is not good and should go all the way to the levee just like Broward County, and he finds it amazing that it is going right through the middle of that agricultural area when it would be better off going west.

Board Member Losner stated that the subject of jobs was discussed, and South Dade, including Homestead is, and has been, a bedroom community for years. He said jobs are what is needed to help relieve the traffic. He said when American Bankers opened, they were glad because they created jobs for the people who lived nearby. He also said in order to create jobs, they tried to get HARB to become a joint use facility, and the City of Homestead created a tax-free zone to attract businesses to the area to hire area residents. He concluded that Miami-Dade County has to do something to create jobs in South Dade so that people don't have to drive so far. He said another example was South COM, which should have located at HARB rather than Doral.

Board Member Greene said the Tropical Fruit Growers of South Florida recently voted to object to the SR 836 Extension. He said they agree that the traffic situation is horrible, but it is not the solution. He said the better solution is what Board Member Humble had suggested, which is for the road to go west and then south. He agreed with what Board Member Schwiep had said, in large part based on two public comments. One was from Mr. Barry White, the president of the Kendall Federation of Homeowners, who made a plea to take note of the fact that just because the Task Force was convened, they don't need to recommend any changes. He said it may be best to recommend no change, particularly in terms of the added stress to already overburdened systems, especially transportation that any additional development would offer. He said the second comment was made was from Mr. Don Pybas, the former director of the County's Cooperative Extension Service who, in reference to UEA No. 2 but applicable to the others as well, which is that the increased traffic in UEA 2 would be devastating to the agricultural industry, as that is the major route used by many agricultural truckers going north on Krome Avenue, and adding more traffic to the overburdened road would have a grave economic effect on the movement of agricultural commodities. He thinks those comments together represent very different aspects of the public, and it's hard for him to find any argument that would persuade him to do anything until we have transportation infrastructure in place.

Board Member Diaz said they have talked about affordability being the issue. He said that his brother-in-law had just moved into this area and was looking for housing near the Dadeland Metrorail, but rents were about \$2,500 per month for a 2 bedroom, which most people cannot afford. And that is what makes the UEA's exciting because they are affordable. He said in South Dade, they have the Turnpike being expanded, they are close to the Busway, there are 2 exits within the expansion area, Exits 9A and 9B, and you can take a water taxi from Black Point Marina to downtown, there's a 230-acre regional park, and who knows what will happen to the Homestead Air Reserve Base in the future. He said there is a lot that can happen and thinks that things are in place for that area. That is what he thinks are the major points about UEA No. 3.

Board Member Pines echoed the other board members' sentiments that he too thinks today's meeting has been very helpful and productive in just dialoging. He said he would like to

continue in this way to see if they could come up with a recommendation based on the consensus of the board.

Discussion ensued regarding the addition of more task force meeting dates. Board Member Lievano Cruz suggested that, rather than adding meeting dates, the task force consider an early start time for future meetings. Ms. Brown asked if everyone would be amenable to meeting at an earlier time; there was informal agreement among the members.

Board Member Barsh asked if we can look at requiring, or trying to provide, flexibility with the planning for future transportation that we may not currently have the technology for, to allow for future flexibility. Board Member Barsh suggested that consideration be given to providing space for future transportation options, the number of lanes, etc. Ms. Brown asked if her question could be made into a survey question. Board Member Barsh replied that she will come up with more clear language.

Ms. Brown said there were a few additional survey questions that have already been mentioned that could be sent as an Addendum to the survey. At the last meeting they talked about a survey question related to whether CERP areas should be added as areas that shall not be considered. In response to Board Member Schwiep's comments, a survey question could also be added on whether UDB expansion should require demonstration of adequate transit infrastructure. Board Member Schwiep clarified that his question was more about sequencing, whether the infrastructure should be constructed before the expansion occurs. After a few clarifying questions, Ms. Brown said the question would work better if it could be turned into a yes or no question.

Board Member Schwiep noted that the wellfield protection areas are currently in the process of being revised. He opined that updates to the policies related to the Northwest and West Wellfields should be considered after that process concludes.

Board Member Pines said they have previously made reference to white papers, and asked what is expected of the members over the next few meetings. Mr. Bell replied that if they want to submit a white paper that it is fine, as well as survey questions. He said they are going to continue this type of discussion in the next meeting. The staff will take the input, what was heard today, and come back and represent it to them in order to keep the discussion ongoing. He said his focus is to continue this type of discussion, and they will continue to take survey questions, and if they want to submit a white paper as well that is fine. Board Member Pines said he preferred this format of open dialogue over submitting a white paper.

Board Member Gomez said he thinks traffic is the key, but all infrastructure should be included. Board Member Barsh said she would be interested in hearing the options Board Member Humble had said that farmers require. Board Member Humble lamented the loss of farmland to governmental agencies.

V. Public Comment:

The following speakers addressed the Task Force during the public comment period:

- Mr. Scott Mittleman. Mr. Mittleman stated that he moved to Miami in 1969 and has been involved in real estate and development, particularly in South Dade. He said he is the

largest holder of SUR's in Miami-Dade County, and that he has heard that this board has discussed SUR's, and he wanted to make certain that they consider how SUR's may be used in the UEA's and to increase density. He provided a little history of SUR's and their creation in the 1980s, when most of the development rights had been taken from landowners in far southwest Miami-Dade County, who agreed to exchange their development rights with the promise by Miami-Dade County for SUR's. He said they were told they could be used in unincorporated Miami-Dade County inside the UDB to increase density where growth should occur such as infill areas and closer to town. However, he said the County subsequently incorporated all of the areas where the SUR's were to be used, as well as wholesale annexations in other areas where they could have been used. So the two-thirds of SURs that remain, the demand is very low today, there's no place to use them, and there's very little land left within the UDB that has not been built on and developed. He is hoping the County will come up with more innovative uses where SUR's could be used, and the owners of SUR's will be able to get fair and equitable value for they're rights. Board Member Hatcher asked if the SUR's could be used in some of the receiving areas in the municipalities. Mr. Mittleman replied no, because they can only be used in unincorporated parts of the County inside of the UDB, and when those areas incorporated, the County had failed to tell those municipalities they needed to accept the SURs. Ms. Brown clarified that the Board of County Commissioners adopted an ordinance that allowed the SURs to be used in municipalities, however, it at the discretion of the municipality whether to allow for the use of SURs. Board Member Humble recounted his personal experience with the SUR program and agreed with Mr. Mittleman's arguments. Mr. Singh added that most of the urban centers that have been area-planned in the Zoning Code allow for SUR's for densities that go up to 60 du/ac.

- Ms. Truly Burton, on behalf of the BASF (Builders' Association of South Florida), said that she is pleased that for the first time they are talking to each other. She said it makes for a better dialogue and hopefully a better product. She said we all need to learn from the mistakes on transportation. Kendall relief is clearly needed as soon as possible. She said the takeaway from this is that mixed uses are a must. The old style of residential in one area and commercial in another was a mistake, mixed use is the way to go whether it is infill, in the middle, on the edge or wherever. Second, planning for infrastructure is very important. You not only have to include roads, but you also have to include water and sewer because of rainfall and storm runoff, so it has to be a package along with the proper development. And third, the UEA's were seen by the development industry as urban expansion areas where development was going to go, but it has not done so. She said the UEA's have been 'no go' zones for the last 25 years, and that some of them are misnomers because they also have environmental constraints. She said they need more land to build, whether it's mixed use or whatever, because housing affordability hangs in the balance because of constrained land supply. She added that the UDB has not functioned the way it was supposed to function, and that has caused an affordability issue.
- Mr. Dennis Sytsma said that he was appalled at the task force's lack of concern for protecting unique domestic farm land. He said he has seen vast removals from the land bank that is agriculture in Miami-Dade for urban sprawl and asked 'when is enough, enough' to satisfy all of the development needs, and at what point will we protect agriculture from development. He said that the business model for agriculture is difficult,

because farmers have to sell land to keep farming, but they also have to keep land to keep farming, so at what point do we extinguish tropical fruit growing and all of the crops that are unique to this part of the world? He said we are not going to solve the sprawl problem by moving the UDB. He said the presentation shows the wrong country, instead of Spain, they should have looked at Australia. Australia and New Zealand have tight immigration laws, and downtown Brisbane has banned vehicles; all of the vehicular traffic is underground. He said that cannot apply to South Florida, but we are not going to solve the problems by moving the UDB, we need to contain urban sprawl. Board Member Renne said that the interests on this group that represent the agricultural industry, and the farmers in particular, appear to be wanting the UDB to be expanded. Board Member Renne asked if the desire of farmers was to keep the UDB or to move it. Board Member Greene replied that there is no such thing as the 'farmers.' He said agriculture in this County is represented by distinct groups that have very little overlap in their interests. He said we have groups like his who represent over 100 farmers and packing houses. The median farm size in Miami-Dade County is 7.5 acres, and the vast majority of his group would prefer that the UDB shrink rather than expand. Others, like Board Members Humble and Losner, their interests are primarily with respect to property value and, as was explained to him by another farmer, property value is an essential part of a farming operation because the equity is used for loans. He then said there are those who identify as farmers but are not, but are land speculators who rent out land to take advantage of agricultural exemptions; and then there are agriculturists who aren't farmers at all but are nurserymen. He concluded that there is no unitary view for farmers. He said the biggest landowners would probably prefer that the UDB disappear, whereas the largest number of people prefer the UDB remain in place or even shrink to add more farm land. Board Member Losner replied that Board Member Green forgot to mention the farmer who rents farmland from a speculator and does not want the speculator to develop the land.

Task Force Discussion.

Mr. Bell reviewed the next steps, which will include a continuation of this dialogue at the next meeting, and a synthesis of the results. Mr. Bell announced that the next meeting will be from 11:30 a.m. to 4:00 p.m on April 6, 2018. He also said they could e-mail any additional survey questions. He asked for a vote on the 11:30 a.m. to 4:00 p.m. schedule for April 6; there was a unanimous voice vote.

The meeting was adjourned at 4:12 pm.

Attachment D
UEA Task Force
Member Surveys

Attachment D-1
1000 Friends of Florida

**MIAMI-DADE COUNTY URBAN EXPANSION AREA TASK FORCE
MEMBER SURVEY**

Thomas Hawkins

Task Force Member Name: _____

1000 Friends of Florida

Organization/Group Represented: _____

Please list up to three of your most important considerations as it relates to the UEAs.

1. Whether the urban area accomodates infill development
2. Whether the urban area is well served by transit
3. Whether the UEAs support agriculture and rural land uses

CHARGE 1 – Recommended Changes to the current boundaries of the Urban Expansion Areas

1. Which alternative do you recommend for UEA No. 1 (see attached map for boundaries):
 - ☐ Maintain UEA
 - ☒ Eliminate UEA
 - ☐ Other (describe) _____
2. Which alternative do you recommend for UEA No. 2 (see attached map for boundaries):
 - ☐ Maintain UEA
 - ☒ Eliminate UEA
 - ☐ Maintain UEA but adjust boundary to only exclude areas identified as “shall not be considered” in Policy LU-8G.
 - ☐ Maintain UEA but adjust boundary to only exclude areas identified as “shall be avoided” in Policy LU-8G.
 - ☐ Maintain UEA but adjust boundary to exclude all areas identified as “shall not be considered” and “shall be avoided” in Policy LU-8G.
 - ☐ Other (describe) _____

3. Which alternative do you recommend for UEA No. 3 (see attached map for boundaries):

- ☐ Maintain UEA
- ☒ Eliminate UEA
- ☐ Maintain UEA but adjust boundary to exclude areas identified as “shall be avoided” in Policy LU-8G.
- ☐ Other (describe) _____

4. Which alternative do you recommend for UEA No. 4 (see attached map for boundaries):

- ☐ Maintain UEA
- ☒ Eliminate UEA
- ☐ Maintain UEA but adjust boundary to only exclude areas identified as “shall not be considered” in Policy LU-8G.
- ☐ Maintain UEA but adjust boundary to only exclude areas identified as “shall be avoided” in Policy LU-8G.
- ☐ Maintain UEA but adjust boundary to exclude all areas identified as “shall not be considered” and “shall be avoided” in Policy LU-8G.
- ☐ Other (describe) _____

CHARGE 2 – Recommended new Urban Expansion Areas

- ☒ No new UEAs
- ☐ The area identified in CDMP Policy LU-8I. (south of SW 232 Street, east of SW 147 Avenue)
- ☐ Locations within one mile of a planned urban center or extraordinary transit service
- ☐ All areas outside of the current UDB except for areas identified as “shall not be considered” and/or “shall be avoided” in Policy LU-8G.
- ☐ Other (describe) _____

CHARGE 3 – Recommended changes to criteria for UDB expansion – land supply (CDMP Policy LU-8F.)

1. The UDB should contain developable land having capacity to sustain countywide residential demand for a period of 10 years after adoption of the most recent Evaluation and Appraisal Report plus a five year surplus. The estimation of this capacity shall include the capacity to develop and redevelop around transit stations at the densities recommended in Policy LU-7F.

- ☒ Retain
- ☐ Delete
- ☐ Amend (describe) _____

2. The adequacy of non-residential land supplies shall be based on land supplies in subareas of the County appropriate to the type of use, as well as 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 local subarea geography such as Census Tracts, Minor Statistical Areas 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.

- ☒ Retain
☐ Delete
☐ Amend (describe) _____

CHARGE 3 – Recommended changes to criteria for UDB expansion – priority and avoidance areas (CDMP Policy LU-8G.)

1. 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.
☒ Retain
☐ Delete
☐ Amend (describe) _____
 - b. The West Wellfield Protection Area west of SW 157 Avenue between SW 8 Street and SW 42 Street;
☒ Retain
☐ Delete
☐ Amend (describe) _____
 - c. Water Conservation Areas, Biscayne Aquifer Recharge Areas, and Everglades Buffer Areas designated by the South Florida Water Management District;
☒ Retain
☐ Delete
☐ Amend (describe) _____
 - d. The Redland area south of Eureka Drive; and
☒ Retain
☐ Delete
☐ Amend (describe) _____

e. Areas within the accident potential zones of the Homestead Air Reserve Base

☒

Retain

☐

Delete

☐

Amend (describe) _____

2. The following areas shall be avoided:

a. Future Wetlands delineated in the Conservation and Land Use Element;

☐

Retain

☐

Delete

☒

Amend (describe) _____ change to "shall not be considered"

b. Land designated Agriculture on the Land Use Plan map, except where located in designated Urban Expansion Areas (UEAs);

☐

Retain

☐

Delete

☒

Amend (describe) _____ change to "shall not be considered"

c. Coastal High Hazard Areas east of the Atlantic Coastal Ridge;

☐

Retain

☐

Delete

☒

Amend (describe) _____ change to "shall not be considered"

d. Comprehensive Everglades Restoration Plan project footprints delineated in Tentatively Selected Plans and/or Project Implementation Reports.

☐

Retain

☐

Delete

☒

Amend (describe) _____

3. The following areas shall be given priority for inclusion:

a. Land within Planning Analysis Tiers having the earliest projected supply depletion year;

☐

Retain

☒

Delete

☐

Amend (describe) _____

- b. Land within the UEAs and contiguous to the UDB;
- ☐ Retain
- ☒ Delete
- ☐ Amend (describe) _____
- c. Locations within one mile of a planned urban center or extraordinary transit service;
- ☒ Retain
- ☐ Delete
- ☐ Amend (describe) _____
- d. Locations having projected surplus service capacity or where necessary facilities and services can be readily extended.
- ☐ Retain
- ☒ Delete
- ☐ Amend (describe) _____
- e. Identify additional areas not listed above, if any, that you feel should not be considered for expansion of the UDB.
- _____
- f. Identify additional areas, not listed above, if any, that you feel should be avoided for expansion of the UDB.
- _____
- g. Identify additional areas not listed above, if any, that you feel should be given priority for inclusion in the UDB.
- _____

CHARGE 3 – Recommended changes to criteria for UDB expansion – development types and standards (CDMP Policy LU-8H.)

1. Residential development shall provide for the non-residential needs of residents of proposed development, including places of employment, shopping, schools, recreational and other public facilities.
☒ Retain
☐ Delete
☐ Amend (describe) _____
2. Residential development shall be at an average minimum density of 10 dwelling units per gross acre
☒ Retain
☐ Delete
☐ Amend (describe) _____
3. Residential development must participate in the Purchase of Development Rights, Transfer of Development Rights or other County established programs geared to protecting agricultural lands and/or environmentally sensitive lands
☒ Retain
☐ Delete
☐ Amend (describe) _____
4. Non-residential development, excluding public facilities, shall be developed at a minimum intensity of .25 FAR.
☐ Retain
☐ Delete
☒ Amend (describe) **Increase minimum FAR to 0.5** _____
5. The proposed development shall be planned to provide adequate buffering to adjacent agricultural lands and shall incorporate and promote bicycle and pedestrian connectivity throughout the development
☒ Retain
☐ Delete
☐ Amend (describe) _____

6. The proposed development must be demonstrated not to discourage or inhibit infill and redevelopment efforts within the UDB.

☒

Retain

☐

Delete

☐

Amend (describe) _____

7. The proposed development will not leave intervening parcels between the proposed development and any portion of the UDB.

☒

Retain

☐

Delete

☐

Amend (describe) _____

8. It must be demonstrated that the proposed development will have a positive net financial impact on the County.

☒

Retain

☐

Delete

☐

Amend (describe) _____

9. Should additional criteria for UDB expansion, beyond those listed above, be added?

10. Please indicate types of development that should be prioritized and/or required for potential UDB expansions, if any:

☐

Commercials development to serve proximate existing residential community inside the UDB.

☐

Employment centers to serve proximate existing residential communities inside the UDB.

☐

Regional commercial and industrial activities.

☐

Residential, mixed-use development

☐

Other (please describe) _____

CHARGE 3 – Recommended changes to criteria for UDB expansion – application requirements (Section 2-116.1, Code of Miami-Dade County)

1. Applications requesting amendment to the Urban Development Boundary (UDB) or to the Urban Expansion Area (UEA) boundary depicted on the Land Use Plan map, or to the land use classification of land located outside of said Urban Development Boundary may be filed only during the May period in odd-numbered years.

☒

Retain

☐

Delete

☐

Amend (describe) _____

2. The Director of the Department may also file applications requesting amendments to the UDB, UEA or to the land use classification of land located outside of said UDB for processing during the January, May or October period following the adoption of an evaluation and appraisal report, provided that the amendments proposed in said applications are suggested in the adopted evaluation and appraisal report.

☒

Retain

☐

Delete

☐

Amend (describe) _____

3. No application to expand the area within the UDB shall be filed where such application would result in an area of land located outside of the UDB being more than seventy-five percent (75%) surrounded by land that is within the UDB. If two or more applications to expand the area within the UDB would cumulatively result in an area of land located outside the UDB being more than seventy-five percent (75%) surrounded by land that is within the UDB, then the later-submitted application or applications shall not be filed.

☒

Retain

☐

Delete

☐

Amend (describe) _____

**Urban Expansion Area Task Force
Member Survey - Addendum**

Name: Thomas Hawkins

Organization: 1000 Friends of Florida

- 1) CDMP Policy LU-8G(ii) currently lists Comprehensive Everglades Restoration Plan (CERP) project footprints as areas that “shall be avoided” for expansion of the Urban Development Boundary (UDB). Should CERP project footprints instead be included as areas that “shall not be considered” for expansion of the UDB?

☒ Yes

☐ No

Comment: _____

- 2) Should the County require that adequate mass transit infrastructure be in place prior to or concurrent with the inclusion of land within the UDB?

☒ Yes

☐ No

Comment: _____

- 3) CDMP Policy LU-8F currently indicates that the County should maintain a 15-year supply of residential land inside of the UDB beyond the date of the Evaluation and Appraisal Report adoption.

- a. Should this timeframe remain, be increased or be decreased?

☐ Remain

☐ Increase

☒ Decrease

Comment: The CDMP should either not include this policy or should provide methodology for measuring the available supply of residential land that anticipates existing urban areas will increase in density to the potential allowed under the CDMP or the applicable municipal comprehensive plan.

- b. Should the County consistently maintain a 10-year residential land supply?

☐ Yes

☒ No

Comment: _____

- 4) Which of the following do you think should apply to development in the Urban Expansion Areas (UEA)? (check all that you feel should apply)

☒ Development in the UEAs should not be considered

☐ Require workforce housing units to be provided

- ☐ Require demonstration of job creation at wages commensurate with housing cost
- ☐ Require demonstration of long-term resilience to the impacts of climate change
- ☐ Require demonstration that an adequate amount of agricultural land will be preserved commensurate with the impacts of the application.
- ☐ Require a mix of uses that reduce the need for external trips
- ☐ Require large-scale employment centers

Comment: _____

- 5) Should the areas outside of the UDB that are not located within an Urban Expansion Area be designated as areas that “shall be avoided” for expansion of the UDB?

☒ Yes

☐ No

Comment: _____

- 6) Should the County maintain a minimum amount of acreage in Urban Expansion Areas?

☐ Yes

☒ No

Comment: _____

- 7) Should inland and coastal areas vulnerable to severe flooding be identified as areas that “shall be avoided” for expansion of the UDB?

☒ Yes

☐ No

Comment: _____

- 8) What changes should be considered to the methodology for calculating development capacity for the purposes of CDMP Policy LU-8F? (check all that you feel should be considered)

☒ Land supply for vacant parcels is currently based on maximum allowed by zoning. Should the methodology be revised to account for redevelopment potential up to the maximum permitted by the land use plan map?

☐ Redevelopment capacity is currently only included for the area inside of the Urban Infill Area (as defined in Policy TC-1B). Should the redevelopment capacity analysis be expanded to include the area between the Urban Infill Area and the Urban Development Boundary?

☒ The units associated with major proposed projects are currently counted at 50% at the time of review process and 100% at the time of construction. Should the units associated with major proposed projects be counted at 100% at the time of site plan approval?

☒ A site is currently only considered to be likely to redevelop if the potential density is at least four times greater than the current density. Should a site be considered

likely to redevelop if the potential density is at least two times greater than the current density?

- ☒ Under the current methodology, only structures built prior to 1970 are considered to be likely to redevelop. Should this threshold be reassessed in each Evaluation and Appraisal Report to relate to the lifespan of a typical building with consideration for the short-term planning horizon?
- ☐ Should the non-residential capacity analysis consider the need for targeted industries?
- ☐ Should the non-residential capacity analysis consider the need to plan for large scale master planned employment centers/areas for workforce housing?

9) Coastal High Hazard Areas include areas that are vulnerable to destructive storm surge during a Category One Hurricane. CDMP Policy LU-8G(ii) currently lists the Coastal High Hazard Areas (CHHA) as areas that “shall be avoided” for expansion of the UDB.

a. Should CHHAs instead be included as areas that “shall not be considered” for expansion of the UDB?

☒ Yes

☐ No

b. Should the Coastal High Hazard Areas account for sea level rise?

☒ Yes

☐ No

Comment: _____

10) Should the criteria for applications proposing expansion of the UDB be amended to include the following (check all that you feel should be included)?

- ☐ Increase the required density (10 dwelling units per acre currently required)
- ☐ Increase the required floor area ratio (0.25 FAR currently required)
- ☐ Define the specific width of buffering that must be provided from agricultural land
- ☒ Require proximity to mass transit
- ☐ Consider proximity to active rockmining uses and require buffers, development phasing or similar mitigative measures

Comment: _____

11) Should there be a minimum acreage for UDB amendment applications?

☐ Yes

☐ No

Comment: No response.

12) Should a new UEA be considered in the area south of UEA No. 2, north of SW 184th Street, east of Krome Avenue?

☐ Yes

☒ No

Comment: _____

13) Would you like to see the County coordinate/facilitate public master planning exercises such as charrettes for each of the Urban Expansion Areas?

☒ Yes

☐ No

Comment: If the UAEs are considered for expansion of the UDB, the county should facilitate a public master planning process prior to consideration by policy makers.

Name: Thomas Hawkins

Organization: 1000 Friends of Florida

14) Should the boundaries of Urban Expansion Area No. 2 be contracted to exclude areas that "shall not be considered" and "shall be avoided" for expansion of the UDB pursuant to Policy LU-8G?

☒ Yes

☐ No

Comments:

15) Should the boundaries of Urban Expansion Area No. 3 be contracted to exclude areas that "shall be avoided" for expansion of the UDB pursuant to Policy LU-8G?

☒ Yes

☐ No

Comments:

16) Should the boundaries of Urban Expansion Area No. 4 be contracted to exclude areas that "shall not be considered" and "shall be avoided" for expansion of the UDB pursuant to Policy LU-8G?

☒ Yes

☐ No

Comments:

Attachment D-2
Agricultural Practices Advisory Board

**Urban Expansion Area Task Force
Member Survey - Addendum**

Name: JAMES S. Humble

Organization: Ag. Practices

- 1) CDMP Policy LU-8G(ii) currently lists Comprehensive Everglades Restoration Plan (CERP) project footprints as areas that "shall be avoided" for expansion of the Urban Development Boundary (UDB). Should CERP project footprints instead be included as areas that "shall not be considered" for expansion of the UDB?

☐ Yes

☒ No

Comment: _____

- 2) Should the County require that adequate mass transit infrastructure be in place prior to or concurrent with the inclusion of land within the UDB?

☒ Yes

☐ No

Comment: _____

- 3) CDMP Policy LU-8F currently indicates that the County should maintain a 15-year supply of residential land inside of the UDB beyond the date of the Evaluation and Appraisal Report adoption.

- a. Should this timeframe remain, be increased or be decreased?

☐ Remain

☐ Increase

☒ Decrease

Comment: _____

- b. Should the County consistently maintain a 10-year residential land supply?

☒ Yes

☐ No

Comment: _____

- 4) Which of the following do you think should apply to development in the Urban Expansion Areas (UEA)? (check all that you feel should apply)

☐ Development in the UEAs should not be considered

☐ Require workforce housing units to be provided

- ☐ Require demonstration of job creation at wages commensurate with housing cost
- ☐ Require demonstration of long-term resilience to the impacts of climate change
- ☐ Require demonstration that an adequate amount of agricultural land will be preserved commensurate with the impacts of the application.
- ☐ Require a mix of uses that reduce the need for external trips
- ☐ Require large-scale employment centers

Comment: _____

- 5) Should the areas outside of the UDB that are not located within an Urban Expansion Area be designated as areas that "shall be avoided" for expansion of the UDB?

- ☐ Yes
☒ No

Comment: _____

- 6) Should the County maintain a minimum amount of acreage in Urban Expansion Areas?

- ☒ Yes
☐ No

Comment: _____

- 7) Should inland and coastal areas vulnerable to severe flooding be identified as areas that "shall be avoided" for expansion of the UDB?

- ☐ Yes
☒ No

Comment: _____

- 8) What changes should be considered to the methodology for calculating development capacity for the purposes of CDMP Policy LU-8F? (check all that you feel should be considered)

- ☐ Land supply for vacant parcels is currently based on maximum allowed by zoning. Should the methodology be revised to account for redevelopment potential up to the maximum permitted by the land use plan map?
- ☐ Redevelopment capacity is currently only included for the area inside of the Urban Infill Area (as defined in Policy TC-1B). Should the redevelopment capacity analysis be expanded to include the area between the Urban Infill Area and the Urban Development Boundary?
- ☐ The units associated with major proposed projects are currently counted at 50% at the time of review process and 100% at the time of construction. Should the units associated with major proposed projects be counted at 100% at the time of site plan approval?

- ☐ A site is currently only considered to be likely to redevelop if the potential density is at least four times greater than the current density. Should a site be considered likely to redevelop if the potential density is at least two times greater than the current density?
 - ☐ Under the current methodology, only structures built prior to 1970 are considered to be likely to redevelop. Should this threshold be reassessed in each Evaluation and Appraisal Report to relate to the lifespan of a typical building with consideration for the short-term planning horizon?
 - ☐ Should the non-residential capacity analysis consider the need for targeted industries?
 - ☒ Should the non-residential capacity analysis consider the need to plan for large scale master planned employment centers/areas for workforce housing?
- 9) Coastal High Hazard Areas include areas that are vulnerable to destructive storm surge during a Category One Hurricane. CDMP Policy LU-8G(ii) currently lists the Coastal High Hazard Areas (CHHA) as areas that "shall be avoided" for expansion of the UDB.
- a. Should CHHAs instead be included as areas that "shall not be considered" for expansion of the UDB?
 - ☐ Yes
 - ☒ No
 - b. Should the Coastal High Hazard Areas account for sea level rise?
 - ☒ Yes
 - ☐ No
- Comment: _____
- 10) Should the criteria for applications proposing expansion of the UDB be amended to include the following (check all that you feel should be included)?
- ☐ Increase the required density (10 dwelling units per acre currently required)
 - ☐ Increase the required floor area ratio (0.25 FAR currently required)
 - ☐ Define the specific width of buffering that must be provided from agricultural land
 - ☐ Require proximity to mass transit
 - ☒ Consider proximity to active rockmining uses and require buffers, development phasing or similar mitigative measures
- Comment: _____
- 11) Should there be a minimum acreage for UDB amendment applications?
- ☐ Yes
 - ☒ No
- Comment: _____

12) Should a new UEA be considered in the area south of UEA No. 2, north of SW 184th Street, east of Krome Avenue?

☒ Yes

☐ No

Comment: _____

13) Would you like to see the County coordinate/facilitate public master planning exercises such as charrettes for each of the Urban Expansion Areas?

☐ Yes

☒ No

Comment: _____

Name: James Humble

Organization: Agricultural Practices Advisory Board

14) Should the boundaries of Urban Expansion Area No. 2 be contracted to exclude areas that "shall not be considered" and "shall be avoided" for expansion of the UDB pursuant to Policy LU-8G?

☐ Yes

☒ No

Comments:

15) Should the boundaries of Urban Expansion Area No. 3 be contracted to exclude areas that "shall be avoided" for expansion of the UDB pursuant to Policy LU-8G?

☐ Yes

☒ No

Comments:

16) Should the boundaries of Urban Expansion Area No. 4 be contracted to exclude areas that "shall not be considered" and "shall be avoided" for expansion of the UDB pursuant to Policy LU-8G?

☐ Yes

☒ No

Comments:

Attachment D-3
Builders Association of South Florida

**MIAMI-DADE COUNTY URBAN EXPANSION AREA TASK FORCE
MEMBER SURVEY**

Task Force Member Name: Maria Lievano Cruz

Organization/Group Represented: BASF

Please list up to three of your most important considerations as it relates to the UEAs.

1. Consider that UEA's are part of planning process tools that serve as a vehicle to properly plan the growth of Miami-Dade County.
2. The UEA should be analyzed to help address the inventory of developable land through a technical process not a political process.
3. The UEA should not include environmentally sensitive lands or government owned land and should be adjusted to include areas that have a higher development potential.

CHARGE 1 – Recommended Changes to the current boundaries of the Urban Expansion Areas

1. Which alternative do you recommend for UEA No. 1 (see attached map for boundaries):

- ☐ Maintain UEA
- ☐ Eliminate UEA
- ☒ Other (describe) Incorporate area within the UDB to allow for new commercial and industrial facilities

2. Which alternative do you recommend for UEA No. 2 (see attached map for boundaries):

- ☐ Maintain UEA
- ☐ Eliminate UEA
- ☐ Maintain UEA but adjust boundary to only exclude areas identified as “shall not be considered” in Policy LU-8G.
- ☐ Maintain UEA but adjust boundary to only exclude areas identified as “shall be avoided” in Policy LU-8G.
- ☐ Maintain UEA but adjust boundary to exclude all areas identified as “shall not be considered” and “shall be avoided” in Policy LU-8G.
- ☒ Other (describe) Incorporate a portion of UEA within the UDB excluding areas identified as “shall not be considered” in policy LU-8G. Furthermore, new UEA areas south of current UEA si

3. Which alternative do you recommend for UEA No. 3 (see attached map for boundaries):

- ☐ Maintain UEA
- ☐ Eliminate UEA
- ☒ Maintain UEA but adjust boundary to exclude areas identified as “shall be avoided” in Policy LU-8G.
- ☐ Other (describe) _____

4. Which alternative do you recommend for UEA No. 4 (see attached map for boundaries):

- ☐ Maintain UEA
- ☐ Eliminate UEA
- ☐ Maintain UEA but adjust boundary to only exclude areas identified as “shall not be considered” in Policy LU-8G.
- ☐ Maintain UEA but adjust boundary to only exclude areas identified as “shall be avoided” in Policy LU-8G.
- ☒ Maintain UEA but adjust boundary to exclude all areas identified as “shall not be considered” and “shall be avoided” in Policy LU-8G.
- ☐ Other (describe) _____

CHARGE 2 – Recommended new Urban Expansion Areas

- ☐ No new UEAs
- ☒ The area identified in CDMP Policy LU-8I. (south of SW 232 Street, east of SW 147 Avenue)
- ☒ Locations within one mile of a planned urban center or extraordinary transit service
- ☒ All areas outside of the current UDB except for areas identified as “shall not be considered” and/or “shall be avoided” in Policy LU-8G.
- ☒ Other (describe) The above should be done in a phased approach.

CHARGE 3 – Recommended changes to criteria for UDB expansion – land supply (CDMP Policy LU-8F.)

1. The UDB should contain developable land having capacity to sustain countywide residential demand for a period of 10 years after adoption of the most recent Evaluation and Appraisal Report plus a five year surplus. The estimation of this capacity shall include the capacity to develop and redevelop around transit stations at the densities recommended in Policy LU-7F.

- ☐ Retain
- ☐ Delete
- ☒ Amend (describe) amend to have a 15 year supply to more accurately depict the actual supply.

2. The adequacy of non-residential land supplies shall be based on land supplies in subareas of the County appropriate to the type of use, as well as 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 local subarea geography such as Census Tracts, Minor Statistical Areas 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.

☐

Retain

☐

Delete

☒

Amend (describe)

to allow the inclusion of planned regional centers and look at modifying the way the absorption methodology is applied.

CHARGE 3 – Recommended changes to criteria for UDB expansion – priority and avoidance areas (CDMP Policy LU-8G.)

1. 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.
- ☒ Retain
- ☐ Delete
- ☐ Amend (describe) _____
- b. The West Wellfield Protection Area west of SW 157 Avenue between SW 8 Street and SW 42 Street;
- ☐ Retain
- ☐ Delete
- ☒ Amend (describe) _____
- to accurately reflect most current data from DERM and USGS studies which reduces the wellfield protection area.
- c. Water Conservation Areas, Biscayne Aquifer Recharge Areas, and Everglades Buffer Areas designated by the South Florida Water Management District;
- ☐ Retain
- ☐ Delete
- ☒ Amend (describe) _____
- clarification is needed on bird drive basin and its relationship to CERP as an unfunded non-viable project.
- d. The Redland area south of Eureka Drive; and
- ☐ Retain
- ☐ Delete
- ☒ Amend (describe) _____ to add to areas that shall be avoided

- e. Areas within the accident potential zones of the Homestead Air Reserve Base

☒

Retain

☐

Delete

☐

Amend (describe) _____

2. The following areas shall be avoided:

- a. Future Wetlands delineated in the Conservation and Land Use Element;

☒

Retain

☐

Delete

☐

Amend (describe) _____

- b. Land designated Agriculture on the Land Use Plan map, except where located in designated Urban Expansion Areas (UEAs);

☐

Retain

☐

Delete

☒

Amend (describe) _____ to add " unless Agricultural land is deemed to be lower quality or viability or included future UEAs"

- c. Coastal High Hazard Areas east of the Atlantic Coastal Ridge;

☐

Retain

☐

Delete

☒

Amend (describe) the area should be more specifically defined _____

- d. Comprehensive Everglades Restoration Plan project footprints delineated in Tentatively Selected Plans and/or Project Implementation Reports.

☒

Retain

☐

Delete

☐

Amend (describe) _____

3. The following areas shall be given priority for inclusion:

- a. Land within Planning Analysis Tiers having the earliest projected supply depletion year;

☒

Retain

☐

Delete

☐

Amend (describe) _____

b. Land within the UEAs and contiguous to the UDB;

☒

Retain

☐

Delete

☐

Amend (describe) _____

c. Locations within one mile of a planned urban center or extraordinary transit service;

☒

Retain

☐

Delete

☐

Amend (describe) _____

d. Locations having projected surplus service capacity or where necessary facilities and services can be readily extended.

☒

Retain

☐

Delete

☐

Amend (describe) _____

e. Identify additional areas not listed above, if any, that you feel should not be considered for expansion of the UDB.

County should create one single map that clearly shows "areas not to be considered" and "areas to be avoided".

f. Identify additional areas, not listed above, if any, that you feel should be avoided for expansion of the UDB.

g. Identify additional areas not listed above, if any, that you feel should be given priority for inclusion in the UDB.

CHARGE 3 – Recommended changes to criteria for UDB expansion – development types and standards (CDMP Policy LU-8H.)

1. Residential development shall provide for the non-residential needs of residents of proposed development, including places of employment, shopping, schools, recreational and other public facilities.
☒ Retain
☐ Delete
☐ Amend (describe) _____
2. Residential development shall be at an average minimum density of 10 dwelling units per gross acre
☒ Retain
☐ Delete
☐ Amend (describe) _____
3. Residential development must participate in the Purchase of Development Rights, Transfer of Development Rights or other County established programs geared to protecting agricultural lands and/or environmentally sensitive lands
☐ Retain
☒ Delete
☐ Amend (describe) _____
4. Non-residential development, excluding public facilities, shall be developed at a minimum intensity of .25 FAR.
☒ Retain
☐ Delete
☐ Amend (describe) _____
5. The proposed development shall be planned to provide adequate buffering to adjacent agricultural lands and shall incorporate and promote bicycle and pedestrian connectivity throughout the development
☐ Retain
☐ Delete
☒ Amend (describe) delete agricultural buffering

6. The proposed development must be demonstrated not to discourage or inhibit infill and redevelopment efforts within the UDB.

☐ Retain

☒ Delete

☐ Amend (describe) _____

7. The proposed development will not leave intervening parcels between the proposed development and any portion of the UDB.

☒ Retain

☐ Delete

☐ Amend (describe) _____

8. It must be demonstrated that the proposed development will have a positive net financial impact on the County.

☒ Retain

☐ Delete

☐ Amend (describe) _____

9. Should additional criteria for UDB expansion, beyond those listed above, be added?

10. Please indicate types of development that should be prioritized and/or required for potential UDB expansions, if any:

☒ Commercial development to serve proximate existing residential community inside the UDB.

☒ Employment centers to serve proximate existing residential communities inside the UDB.

☒ Regional commercial and industrial activities.

☒ Residential, mixed-use development

☐ Other (please describe) _____

CHARGE 3 – Recommended changes to criteria for UDB expansion – application requirements (Section 2-116.1, Code of Miami-Dade County)

1. Applications requesting amendment to the Urban Development Boundary (UDB) or to the Urban Expansion Area (UEA) boundary depicted on the Land Use Plan map, or to the land use classification of land located outside of said Urban Development Boundary may be filed only during the May period in odd-numbered years.

☐

Retain

☒

Delete

☐

Amend (describe) _____

2. The Director of the Department may also file applications requesting amendments to the UDB, UEA or to the land use classification of land located outside of said UDB for processing during the January, May or October period following the adoption of an evaluation and appraisal report, provided that the amendments proposed in said applications are suggested in the adopted evaluation and appraisal report.

☐

Retain

☐

Delete

☒

Amend (describe) _____

Should be allowed to file at any time. Why have cycles?

3. No application to expand the area within the UDB shall be filed where such application would result in an area of land located outside of the UDB being more than seventy-five percent (75%) surrounded by land that is within the UDB. If two or more applications to expand the area within the UDB would cumulatively result in an area of land located outside the UDB being more than seventy-five percent (75%) surrounded by land that is within the UDB, then the later-submitted application or applications shall not be filed.

☐

Retain

☒

Delete

☐

Amend (describe) _____

**Urban Expansion Area Task Force
Member Survey - Addendum**

Name: Maria Lievano Cruz

Organization: Builders Association of South Florida

- 1) CDMP Policy LU-8G(ii) currently lists Comprehensive Everglades Restoration Plan (CERP) project footprints as areas that “shall be avoided” for expansion of the Urban Development Boundary (UDB). Should CERP project footprints instead be included as areas that “shall not be considered” for expansion of the UDB?

☐ Yes

☒ No

Comment: _____

- 2) Should the County require that adequate mass transit infrastructure be in place prior to or concurrent with the inclusion of land within the UDB?

☒ Yes

☐ No

Comment: Stressing the fact that it should NOT be “prior to”. If an application includes mass transit solutions and other infrastructure needs it should be sufficient to allow an application to move forward.

- 3) CDMP Policy LU-8F currently indicates that the County should maintain a 15-year supply of residential land inside of the UDB beyond the date of the Evaluation and Appraisal Report adoption.

- a. Should this timeframe remain, be increased or be decreased?

☒ Remain

☐ Increase

☐ Decrease

Comment: The supply calculations should result in an accurate representation of the actual supply. In other words, staff should evaluate the specific type of residential supply (single family, condos, affordability)

- b. Should the County consistently maintain a 10-year residential land supply?

☒ Yes

☐ No

Comment: Need further clarification on 15 year v. 10 year supply.

4) Which of the following do you think should apply to development in the Urban Expansion Areas (UEA)? (check all that you feel should apply)

- ☐ Development in the UEAs should not be considered
- ☐ Require workforce housing units to be provided
- ☐ Require demonstration of job creation at wages commensurate with housing cost
- ☐ Require demonstration of long-term resilience to the impacts of climate change
- ☐ Require demonstration that an adequate amount of agricultural land will be preserved commensurate with the impacts of the application.
- ☐ Require a mix of uses that reduce the need for external trips
- ☐ Require large-scale employment centers

Comment: While I believe all of these factors should be considered, I do not believe it should be a "requirement".

5) Should the areas outside of the UDB that are not located within an Urban Expansion Area be designated as areas that "shall be avoided" for expansion of the UDB?

☒ Yes

☐ No

Comment: _____

6) Should the County maintain a minimum amount of acreage in Urban Expansion Areas?

☐ Yes

☒ No

Comment: _____

7) Should inland and coastal areas vulnerable to severe flooding be identified as areas that "shall be avoided" for expansion of the UDB?

☐ Yes

☒ No

Comment: What is "vulnerable to severe flooding". We need a clearly defined area. This question is misleading because any undeveloped property can be considered "vulnerable" since there is no infrastructure to address flooding.

8) What changes should be considered to the methodology for calculating development capacity for the purposes of CDMP Policy LU-8F? (check all that you feel should be considered)

- ☒ Land supply for vacant parcels is currently based on maximum allowed by zoning. Should the methodology be revised to account for redevelopment potential up to the maximum permitted by the land use plan map?
- ☒ Redevelopment capacity is currently only included for the area inside of the Urban Infill Area (as defined in Policy TC-1B). Should the redevelopment capacity analysis be expanded to include the area between the Urban Infill Area and the Urban Development Boundary?
- ☒ The units associated with major proposed projects are currently counted at 50% at the time of review process and 100% at the time of construction. Should the units associated with major proposed projects be counted at 100% at the time of site plan approval?
- ☒ A site is currently only considered to be likely to redevelop if the potential density is at least four times greater than the current density. Should a site be considered likely to redevelop if the potential density is at least two times greater than the current density?
- ☒ Under the current methodology, only structures built prior to 1970 are considered to be likely to redevelop. Should this threshold be reassessed in each Evaluation and Appraisal Report to relate to the lifespan of a typical building with consideration for the short-term planning horizon?
- ☐ Should the non-residential capacity analysis consider the need for targeted industries?
- ☐ Should the non-residential capacity analysis consider the need to plan for large scale master planned employment centers/areas for workforce housing?

9) Coastal High Hazard Areas include areas that are vulnerable to destructive storm surge during a Category One Hurricane. CDMP Policy LU-8G(ii) currently lists the Coastal High Hazard Areas (CHHA) as areas that “shall be avoided” for expansion of the UDB.

a. Should CHHAs instead be included as areas that “shall not be considered” for expansion of the UDB?

☒ Yes

☐ No

b. Should the Coastal High Hazard Areas account for sea level rise?

☒ Yes

☐ No

Comment: Keep in mind that the definition of CHHA may change over time.

10) Should the criteria for applications proposing expansion of the UDB be amended to include the following (check all that you feel should be included)?

- ☒ Increase the required density (10 dwelling units per acre currently required)
- ☒ Increase the required floor area ratio (0.25 FAR currently required)
- ☐ Define the specific width of buffering that must be provided from agricultural land
- ☐ Require proximity to mass transit
- ☒ Consider proximity to active rockmining uses and require buffers, development phasing or similar mitigative measures

Comment: As it relates to mass transit, it should be considered in proximity to existing and future mass transit corridors.

11) Should there be a minimum acreage for UDB amendment applications?

☒ Yes

☐ No

Comment: For example, 500 acre minimum developments will encourage mixed-use/town center style developments as presented by county staff and other planners. These types of developments can attract private sector investments in necessary infrastructure for transit, roads, water and sewer, parks, etc.

12) Should a new UEA be considered in the area south of UEA No. 2, north of SW 184th Street, east of Krome Avenue?

☐ Yes

☒ No

Comment: It should be an expansion of UEA #2 and not a new UEA. Based on Jeff Berrow's presentation, the County should adjust the boundary of UEA #2.

13) Would you like to see the County coordinate/facilitate public master planning exercises such as charrettes for each of the Urban Expansion Areas?

☒ Yes

☐ No

Comment: However, I believe Charrettes already occurred in UEA #2.

Name: Maria Lievano Cruz

Organization: Builders Association of South Florida

- 14) Should the boundaries of Urban Expansion Area No. 2 be contracted to exclude areas that "shall not be considered" and "shall be avoided" for expansion of the UDB pursuant to Policy LU-8G?

☒ Yes

☐ No

Comments: Yes, the boundaries should be contracted. Once contracted, the new area should shift south and the new southern boundary should be SW 168th street.

- 15) Should the boundaries of Urban Expansion Area No. 3 be contracted to exclude areas that "shall be avoided" for expansion of the UDB pursuant to Policy LU-8G?

☒ Yes

☐ No

Comments: Yes, Unless there is persuasive evidence that the eastern portion of the UEA should not be included in the CHHA.

- 16) Should the boundaries of Urban Expansion Area No. 4 be contracted to exclude areas that "shall not be considered" and "shall be avoided" for expansion of the UDB pursuant to Policy LU-8G?

☒ Yes

☐ No

Comments:

Attachment D-4
Community Council 14

MIAMI-DADE COUNTY URBAN EXPANSION AREA TASK FORCE
MEMBER SURVEY

Task Force Member Name: Yesenia Lara

Organization/Group Represented: Community Council 14

Please list up to three of your most important considerations as it relates to the UEAs.

1. Affordable housing
2. Traffic
3. Preservation of agricultural land

CHARGE 1 – Recommended Changes to the current boundaries of the Urban Expansion Areas

1. Which alternative do you recommend for UEA No. 1 (see attached map for boundaries):

- ☒ Maintain UEA
☐ Eliminate UEA
☐ Other (describe) _____

2. Which alternative do you recommend for UEA No. 2 (see attached map for boundaries):

- ☐ Maintain UEA
☐ Eliminate UEA
☐ Maintain UEA but adjust boundary to only exclude areas identified as “shall not be considered” in Policy LU-8G.
☐ Maintain UEA but adjust boundary to only exclude areas identified as “shall be avoided” in Policy LU-8G.
☒ Maintain UEA but adjust boundary to exclude all areas identified as “shall not be considered” and “shall be avoided” in Policy LU-8G.
☐ Other (describe) _____

3. Which alternative do you recommend for UEA No. 3 (see attached map for boundaries):

- ☐ Maintain UEA
- ☐ Eliminate UEA
- ☒ Maintain UEA but adjust boundary to exclude areas identified as "shall be avoided" in Policy LU-8G.
- ☐ Other (describe) _____

4. Which alternative do you recommend for UEA No. 4 (see attached map for boundaries):

- ☐ Maintain UEA
- ☐ Eliminate UEA
- ☐ Maintain UEA but adjust boundary to only exclude areas identified as "shall not be considered" in Policy LU-8G.
- ☐ Maintain UEA but adjust boundary to only exclude areas identified as "shall be avoided" in Policy LU-8G.
- ☒ Maintain UEA but adjust boundary to exclude all areas identified as "shall not be considered" and "shall be avoided" in Policy LU-8G.
- ☐ Other (describe) _____

CHARGE 2 – Recommended new Urban Expansion Areas

- ☐ No new UEAs
- ☐ The area identified in CDMP Policy LU-8I. (south of SW 232 Street, east of SW 147 Avenue)
- ☒ Locations within one mile of a planned urban center or extraordinary transit service
- ☐ All areas outside of the current UDB except for areas identified as "shall not be considered" and/or "shall be avoided" in Policy LU-8G.
- ☐ Other (describe) _____

CHARGE 3 – Recommended changes to criteria for UDB expansion – land supply (CDMP Policy LU-8F.)

1. The UDB should contain developable land having capacity to sustain countywide residential demand for a period of 10 years after adoption of the most recent Evaluation and Appraisal Report plus a five year surplus. The estimation of this capacity shall include the capacity to develop and redevelop around transit stations at the densities recommended in Policy LU-7F.

- ☒ Retain
- ☐ Delete
- ☐ Amend (describe) _____

2. The adequacy of non-residential land supplies shall be based on land supplies in subareas of the County appropriate to the type of use, as well as 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 local subarea geography such as Census Tracts, Minor Statistical Areas 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.

- ☒ Retain
☐ Delete
☐ Amend (describe) _____

CHARGE 3 – Recommended changes to criteria for UDB expansion – priority and avoidance areas (CDMP Policy LU-8G.)

1. 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.

- ☒ Retain
☐ Delete
☐ Amend (describe) _____

- b. The West Wellfield Protection Area west of SW 157 Avenue between SW 8 Street and SW 42 Street;

- ☒ Retain
☐ Delete
☐ Amend (describe) _____

- c. Water Conservation Areas, Biscayne Aquifer Recharge Areas, and Everglades Buffer Areas designated by the South Florida Water Management District;

- ☒ Retain
☐ Delete
☐ Amend (describe) _____

- d. The Redland area south of Eureka Drive; and

- ☒ Retain
☐ Delete
☐ Amend (describe) _____

- e. Areas within the accident potential zones of the Homestead Air Reserve Base

☒

Retain

☐

Delete

☐

Amend (describe) _____

2. The following areas shall be avoided:

- a. Future Wetlands delineated in the Conservation and Land Use Element;

☒

Retain

☐

Delete

☐

Amend (describe) _____

- b. Land designated Agriculture on the Land Use Plan map, except where located in designated Urban Expansion Areas (UEAs);

☒

Retain

☐

Delete

☐

Amend (describe) _____

- c. Coastal High Hazard Areas east of the Atlantic Coastal Ridge;

☒

Retain

☐

Delete

☐

Amend (describe) _____

- d. Comprehensive Everglades Restoration Plan project footprints delineated in Tentatively Selected Plans and/or Project Implementation Reports.

☒

Retain

☐

Delete

☐

Amend (describe) _____

3. The following areas shall be given priority for inclusion:

- a. Land within Planning Analysis Tiers having the earliest projected supply depletion year;

☒

Retain

☐

Delete

☐

Amend (describe) _____

b. Land within the UEAs and contiguous to the UDB;

☒

Retain

☐

Delete

☐

Amend (describe) _____

c. Locations within one mile of a planned urban center or extraordinary transit service;

☒

Retain

☐

Delete

☐

Amend (describe) _____

d. Locations having projected surplus service capacity or where necessary facilities and services can be readily extended.

☒

Retain

☐

Delete

☐

Amend (describe) _____

e. Identify additional areas not listed above, if any, that you feel should not be considered for expansion of the UDB.

f. Identify additional areas, not listed above, if any, that you feel should be avoided for expansion of the UDB.

g. Identify additional areas not listed above, if any, that you feel should be given priority for inclusion in the UDB.

CHARGE 3 – Recommended changes to criteria for UDB expansion – development types and standards (CDMP Policy LU-8H.)

1. Residential development shall provide for the non-residential needs of residents of proposed development, including places of employment, shopping, schools, recreational and other public facilities.

☒

Retain

☐

Delete

☐

Amend (describe) _____

2. Residential development shall be at an average minimum density of 10 dwelling units per gross acre

☒

Retain

☐

Delete

☐

Amend (describe) _____

3. Residential development must participate in the Purchase of Development Rights, Transfer of Development Rights or other County established programs geared to protecting agricultural lands and/or environmentally sensitive lands

☒

Retain

☐

Delete

☐

Amend (describe) _____

4. Non-residential development, excluding public facilities, shall be developed at a minimum intensity of .25 FAR.

☒

Retain

☐

Delete

☐

Amend (describe) _____

5. The proposed development shall be planned to provide adequate buffering to adjacent agricultural lands and shall incorporate and promote bicycle and pedestrian connectivity throughout the development

☒

Retain

☐

Delete

☐

Amend (describe) _____

6. The proposed development must be demonstrated not to discourage or inhibit infill and redevelopment efforts within the UDB.

☒

Retain

☐

Delete

☐

Amend (describe) _____

7. The proposed development will not leave intervening parcels between the proposed development and any portion of the UDB.

☒

Retain

☐

Delete

☐

Amend (describe) _____

8. It must be demonstrated that the proposed development will have a positive net financial impact on the County.

☒

Retain

☐

Delete

☐

Amend (describe) _____

9. Should additional criteria for UDB expansion, beyond those listed above, be added?

10. Please indicate types of development that should be prioritized and/or required for potential UDB expansions, if any:

☐

Commercials development to serve proximate existing residential community inside the UDB.

☒

Employment centers to serve proximate existing residential communities inside the UDB.

☐

Regional commercial and industrial activities.

☐

Residential, mixed-use development

☐

Other (please describe) _____

CHARGE 3 – Recommended changes to criteria for UDB expansion – application requirements (Section 2-116.1, Code of Miami-Dade County)

1. Applications requesting amendment to the Urban Development Boundary (UDB) or to the Urban Expansion Area (UEA) boundary depicted on the Land Use Plan map, or to the land use classification of land located outside of said Urban Development Boundary may be filed only during the May period in odd-numbered years.

☒

Retain

☐

Delete

☐

Amend (describe) _____

2. The Director of the Department may also file applications requesting amendments to the UDB, UEA or to the land use classification of land located outside of said UDB for processing during the January, May or October period following the adoption of an evaluation and appraisal report, provided that the amendments proposed in said applications are suggested in the adopted evaluation and appraisal report.

☒

Retain

☐

Delete

☐

Amend (describe) _____

3. No application to expand the area within the UDB shall be filed where such application would result in an area of land located outside of the UDB being more than seventy-five percent (75%) surrounded by land that is within the UDB. If two or more applications to expand the area within the UDB would cumulatively result in an area of land located outside the UDB being more than seventy-five percent (75%) surrounded by land that is within the UDB, then the later-submitted application or applications shall not be filed.

☒

Retain

☐

Delete

☐

Amend (describe) _____



UEA No. 1




UEA No. 2

UEA Study Area

UEA No. 3

UEA No. 4

Legend

-  2020 Urban Development Boundary
-  Urban Expansion Areas
-  Policy LU-8I UEA Study Area

Prepared By: Department of Regulatory and Economic Resources, August 2017

Urban Expansion Area Map

0 6,500 13,000
SCALE IN FEET

**Urban Expansion Area Task Force
Member Survey - Addendum**

Name: Yesenia Lara

Organization: Community Council 14

- 1) CDMP Policy LU-8G(ii) currently lists Comprehensive Everglades Restoration Plan (CERP) project footprints as areas that "shall be avoided" for expansion of the Urban Development Boundary (UDB). Should CERP project footprints instead be included as areas that "shall not be considered" for expansion of the UDB?

☐ Yes

☒ No

Comment: _____

- 2) Should the County require that adequate mass transit infrastructure be in place prior to or concurrent with the inclusion of land within the UDB?

☒ Yes

☐ No

Comment: _____

- 3) CDMP Policy LU-8F currently indicates that the County should maintain a 15-year supply of residential land inside of the UDB beyond the date of the Evaluation and Appraisal Report adoption.

- a. Should this timeframe remain, be increased or be decreased?

☐ Remain

☐ Increase

☒ Decrease

Comment: _____

- b. Should the County consistently maintain a 10-year residential land supply?

☒ Yes

☐ No

Comment: _____

- 4) Which of the following do you think should apply to development in the Urban Expansion Areas (UEA)? (check all that you feel should apply)

☐ Development in the UEAs should not be considered

☒ Require workforce housing units to be provided

- ☒ Require demonstration of job creation at wages commensurate with housing cost
- ☐ Require demonstration of long-term resilience to the impacts of climate change
- ☐ Require demonstration that an adequate amount of agricultural land will be preserved commensurate with the impacts of the application.
- ☒ Require a mix of uses that reduce the need for external trips
- ☐ Require large-scale employment centers

Comment: _____

- 5) Should the areas outside of the UDB that are not located within an Urban Expansion Area be designated as areas that “shall be avoided” for expansion of the UDB?

- ☒ Yes
- ☐ No

Comment: _____

- 6) Should the County maintain a minimum amount of acreage in Urban Expansion Areas?

- ☐ Yes
- ☒ No

Comment: _____

- 7) Should inland and coastal areas vulnerable to severe flooding be identified as areas that “shall be avoided” for expansion of the UDB?

- ☒ Yes
- ☐ No

Comment: _____

- 8) What changes should be considered to the methodology for calculating development capacity for the purposes of CDMP Policy LU-8F? (check all that you feel should be considered)

- ☐ Land supply for vacant parcels is currently based on maximum allowed by zoning. Should the methodology be revised to account for redevelopment potential up to the maximum permitted by the land use plan map?
- ☒ Redevelopment capacity is currently only included for the area inside of the Urban Infill Area (as defined in Policy TC-1B). Should the redevelopment capacity analysis be expanded to include the area between the Urban Infill Area and the Urban Development Boundary?
- ☐ The units associated with major proposed projects are currently counted at 50% at the time of review process and 100% at the time of construction. Should the units associated with major proposed projects be counted at 100% at the time of site plan approval?

- ☐ A site is currently only considered to be likely to redevelop if the potential density is at least four times greater than the current density. Should a site be considered likely to redevelop if the potential density is at least two times greater than the current density?
- ☒ Under the current methodology, only structures built prior to 1970 are considered to be likely to redevelop. Should this threshold be reassessed in each Evaluation and Appraisal Report to relate to the lifespan of a typical building with consideration for the short-term planning horizon?
- ☐ Should the non-residential capacity analysis consider the need for targeted industries?
- ☒ Should the non-residential capacity analysis consider the need to plan for large scale master planned employment centers/areas for workforce housing?

9) Coastal High Hazard Areas include areas that are vulnerable to destructive storm surge during a Category One Hurricane. CDMP Policy LU-8G(ii) currently lists the Coastal High Hazard Areas (CHHA) as areas that "shall be avoided" for expansion of the UDB.

a. Should CHHAs instead be included as areas that "shall not be considered" for expansion of the UDB?

☐ Yes

☒ No

b. Should the Coastal High Hazard Areas account for sea level rise?

☒ Yes

☐ No

Comment: _____

10) Should the criteria for applications proposing expansion of the UDB be amended to include the following (check all that you feel should be included)?

- ☐ Increase the required density (10 dwelling units per acre currently required)
- ☐ Increase the required floor area ratio (0.25 FAR currently required)
- ☒ Define the specific width of buffering that must be provided from agricultural land
- ☒ Require proximity to mass transit
- ☐ Consider proximity to active rockmining uses and require buffers, development phasing or similar mitigative measures

Comment: _____

11) Should there be a minimum acreage for UDB amendment applications?

☐ Yes

☒ No

Comment: _____

12) Should a new UEA be considered in the area south of UEA No. 2, north of SW 184th Street, east of Krome Avenue?

☐ Yes

☒ No

Comment: _____

13) Would you like to see the County coordinate/facilitate public master planning exercises such as charrettes for each of the Urban Expansion Areas?

☒ Yes

☐ No

Comment: _____

Name: Yesenia Lara

Organization: Community Council 14

14) Should the boundaries of Urban Expansion Area No. 2 be contracted to exclude areas that "shall not be considered" and "shall be avoided" for expansion of the UDB pursuant to Policy LU-8G?

☐ Yes

☒ No

Comments:

15) Should the boundaries of Urban Expansion Area No. 3 be contracted to exclude areas that "shall be avoided" for expansion of the UDB pursuant to Policy LU-8G?

☐ Yes

☒ No

Comments:

16) Should the boundaries of Urban Expansion Area No. 4 be contracted to exclude areas that "shall not be considered" and "shall be avoided" for expansion of the UDB pursuant to Policy LU-8G?

☐ Yes

☒ No

Comments:

Attachment D-5
Community Council 15

**MIAMI-DADE COUNTY URBAN EXPANSION AREA TASK FORCE
MEMBER SURVEY**

Task Force Member Name: Enid K. Demps
Organization/Group Represented: Community Council 15

Please list up to three of your most important considerations as it relates to the UEAs.

1. EFFECT ON WATER & ECO SYSTEMS
2. HOUSING AFFORDABILITY
3. TRANSIT ACCESS

CHARGE 1 – Recommended Changes to the current boundaries of the Urban Expansion Areas

1. Which alternative do you recommend for UEA No. 1 (see attached map for boundaries):
 - a. Maintain UEA
 - ☒ b. Eliminate UEA
 - c. Other (describe)
2. Which alternative do you recommend for UEA No. 2 (see attached map for boundaries):
 - a. Maintain UEA
 - ☒ b. Eliminate UEA
 - c. Maintain UEA but adjust boundary to only exclude areas identified as "shall not be considered" in Policy LU-8G.
 - d. Maintain UEA but adjust boundary to only exclude areas identified as "shall be avoided" in Policy LU-8G.
 - e. Maintain UEA but adjust boundary to exclude all areas identified as "shall not be considered" and "shall be avoided" in Policy LU-8G.
 - f. Other (describe)
3. Which alternative do you recommend for UEA No. 3 (see attached map for boundaries):
 - a. Maintain UEA
 - ☒ b. Eliminate UEA
 - c. Maintain UEA but adjust boundary to exclude areas identified as "shall be avoided" in Policy LU-8G.
 - d. Other (describe)

4. Which alternative do you recommend for UEA No. 4 (see attached map for boundaries):
- a. Maintain UEA
 - b. Eliminate UEA
 - c. Maintain UEA but adjust boundary to only exclude areas identified as "shall not be considered" in Policy LU-8G.
 - d. Maintain UEA but adjust boundary to only exclude areas identified as "shall be avoided" in Policy LU-8G.
 - e. Maintain UEA but adjust boundary to exclude all areas identified as "shall not be considered" and "shall be avoided" in Policy LU-8G.
 - f. Other (describe)

CHARGE 2 – Recommended new Urban Expansion Areas

- 1. No new UEAs
- 2. The area identified in CDMP Policy LU-8I. (south of SW 232 Street, east of SW 147 Avenue)
- 3. Locations within one mile of a planned urban center or extraordinary transit service
- 4. All areas outside of the current UDB except for areas identified as "shall not be considered" and/or "shall be avoided" in Policy LU-8G.
- 5. Other (describe)

CHARGE 3 – Recommended changes to criteria for UDB expansion – land supply (CDMP Policy LU-8F.)

- 1. The UDB should contain developable land having capacity to sustain countywide residential demand for a period of 10 years after adoption of the most recent Evaluation and Appraisal Report plus a five year surplus. The estimation of this capacity shall include the capacity to develop and redevelop around transit stations at the densities recommended in Policy LU-7F.
 - a. Retain
 - b. Delete
 - c. Amend (describe)
- 2. The adequacy of non-residential land supplies shall be based on land supplies in subareas of the County appropriate to the type of use, as well as 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 local subarea geography such as Census Tracts, Minor Statistical Areas 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.
 - a. Retain
 - b. Delete
 - c. Amend (describe)

Depms

CHARGE 3 – Recommended changes to criteria for UDB expansion – priority and avoidance areas (CDMP Policy LU-8G.)

1. 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.
 - i. Retain
 - ii. Delete
 - iii. Amend (describe)
 - b. The West Wellfield Protection Area west of SW 157 Avenue between SW 8 Street and SW 42 Street;
 - i. Retain
 - ii. Delete
 - iii. Amend (describe)
 - c. Water Conservation Areas, Biscayne Aquifer Recharge Areas, and Everglades Buffer Areas designated by the South Florida Water Management District;
 - i. Retain
 - ii. Delete
 - iii. Amend (describe)
 - d. The Redland area south of Eureka Drive; and
 - i. Retain
 - ii. Delete
 - iii. Amend (describe)
 - e. Areas within the accident potential zones of the Homestead Air Reserve Base
 - i. Retain
 - ii. Delete
 - iii. Amend (describe)
2. The following areas shall be avoided:
 - a. Future Wetlands delineated in the Conservation and Land Use Element;
 - i. Retain
 - ii. Delete
 - iii. Amend (describe)
 - b. Land designated Agriculture on the Land Use Plan map, except where located in designated Urban Expansion Areas (UEAs);
 - i. Retain
 - ii. Delete
 - iii. Amend (describe)

Demps

- c. Coastal High Hazard Areas east of the Atlantic Coastal Ridge;
 - i. Retain
 - ii. Delete
 - iii. Amend (describe)
- d. Comprehensive Everglades Restoration Plan project footprints delineated in Tentatively Selected Plans and/or Project Implementation Reports.
 - i. Retain
 - ii. Delete
 - iii. Amend (describe)

3. The following areas shall be given priority for inclusion:

- a. Land within Planning Analysis Tiers having the earliest projected supply depletion year;
 - i. Retain
 - ii. Delete
 - iii. Amend (describe)
- b. Land within the UEAs and contiguous to the UDB;
 - i. Retain
 - ii. Delete
 - iii. Amend (describe)
- c. Locations within one mile of a planned urban center or extraordinary transit service;
 - i. Retain
 - ~~ii. Delete~~
 - iii. Amend (describe)
- d. Locations having projected surplus service capacity or where necessary facilities and services can be readily extended.
 - i. Retain
 - ii. Delete
 - iii. Amend (describe)
- e. Identify additional areas not listed above, if any, that you feel should not be considered for expansion of the UDB.
- f. Identify additional areas, not listed above, if any, that you feel should be avoided for expansion of the UDB.
- g. Identify additional areas not listed above, if any, that you feel should be given priority for inclusion in the UDB.

Demps.

CHARGE 3 – Recommended changes to criteria for UDB expansion – development types and standards (CDMP Policy LU-8H.)

1. Residential development shall provide for the non-residential needs of residents of proposed development, including places of employment, shopping, schools, recreational and other public facilities.
 - a. Retain
 - b. Delete
 - c. Amend (describe)
2. Residential development shall be at an average minimum density of 10 dwelling units per gross acre
 - a. Retain
 - b. Delete
 - c. Amend (describe)
3. Residential development must participate in the Purchase of Development Rights, Transfer of Development Rights or other County established programs geared to protecting agricultural lands and/or environmentally sensitive lands
 - a. Retain
 - b. Delete
 - c. Amend (describe)
4. Non-residential development, excluding public facilities, shall be developed at a minimum intensity of .25 FAR.
 - a. Retain
 - b. Delete
 - c. Amend (describe)
5. The proposed development shall be planned to provide adequate buffering to adjacent agricultural lands and shall incorporate and promote bicycle and pedestrian connectivity throughout the development
 - a. Retain
 - b. Delete
 - c. Amend (describe)
6. The proposed development must be demonstrated not to discourage or inhibit infill and redevelopment efforts within the UDB.
 - a. Retain
 - b. Delete
 - c. Amend (describe)

Demp's

7. The proposed development will not leave intervening parcels between the proposed development and any portion of the UDB.
 - a. Retain
 - b. Delete
 - c. Amend (describe)
8. It must be demonstrated that the proposed development will have a positive net financial impact on the County.
 - a. Retain
 - b. Delete
 - c. Amend (describe)
9. Should additional criteria for UDB expansion, beyond those listed above, be added?
10. Please indicate types of development that should be prioritized and/or required for potential UDB expansions, if any:
 - a. Commercial development to serve proximate existing residential community inside the UDB.
 - b. Employment centers to serve proximate existing residential communities inside the UDB.
 - c. Regional commercial and industrial activities.
 - d. Residential, mixed-use development
 - e. Other (please describe)

CHARGE 3 – Recommended changes to criteria for UDB expansion – application requirements (Section 2-116.1, Code of Miami-Dade County)

1. Applications requesting amendment to the Urban Development Boundary (UDB) or to the Urban Expansion Area (UEA) boundary depicted on the Land Use Plan map, or to the land use classification of land located outside of said Urban Development Boundary may be filed only during the May period in odd-numbered years.
 - a. Retain
 - b. Delete
 - c. Amend (describe)
2. The Director of the Department may also file applications requesting amendments to the UDB, UEA or to the land use classification of land located outside of said UDB for processing during the January, May or October period following the adoption of an evaluation and appraisal report, provided that the amendments proposed in said applications are suggested in the adopted evaluation and appraisal report.
 - a. Retain
 - b. Delete
 - c. Amend (describe)

- Demps
3. No application to expand the area within the UDB shall be filed where such application would result in an area of land located outside of the UDB being more than seventy-five percent (75%) surrounded by land that is within the UDB. If two or more applications to expand the area within the UDB would cumulatively result in an area of land located outside the UDB being more than seventy-five percent (75%) surrounded by land that is within the UDB, then the later-submitted application or applications shall not be filed.
- a. Retain
 - b. Delete
 - c. Amend (describe)

Attachment D-6
Dade County Farm Bureau

MIAMI-DADE COUNTY URBAN EXPANSION AREA TASK FORCE
MEMBER SURVEY

Task Force Member Name: William LOSNER
Organization/Group Represented: FARM BUREAU

Please list up to three of your most important considerations as it relates to the UEAs.

1. Property Rights
2. " "
3. " "

CHARGE 1 – Recommended Changes to the current boundaries of the Urban Expansion Areas

1. Which alternative do you recommend for UEA No. 1 (see attached map for boundaries):

- ☐ Maintain UEA
☐ Eliminate UEA
☐ Other (describe) Move the UEA in some areas

2. Which alternative do you recommend for UEA No. 2 (see attached map for boundaries):

- ☒ Maintain UEA
☒ Eliminate UEA
☐ Maintain UEA but adjust boundary to only exclude areas identified as "shall not be considered" in Policy LU-8G.
☐ Maintain UEA but adjust boundary to only exclude areas identified as "shall be avoided" in Policy LU-8G.
☐ Maintain UEA but adjust boundary to exclude all areas identified as "shall not be considered" and "shall be avoided" in Policy LU-8G.
☐ Other (describe)

3. Which alternative do you recommend for UEA No. 3 (see attached map for boundaries):



Maintain UEA



Eliminate UEA



Maintain UEA but adjust boundary to exclude areas identified as "shall be avoided" in Policy LU-8G.



Other (describe) _____

4. Which alternative do you recommend for UEA No. 4 (see attached map for boundaries):



Maintain UEA



Eliminate UEA



Maintain UEA but adjust boundary to only exclude areas identified as "shall not be considered" in Policy LU-8G.



Maintain UEA but adjust boundary to only exclude areas identified as "shall be avoided" in Policy LU-8G.



Maintain UEA but adjust boundary to exclude all areas identified as "shall not be considered" and "shall be avoided" in Policy LU-8G.



Other (describe) _____

CHARGE 2 – Recommended new Urban Expansion Areas



No new UEAs



The area identified in CDMP Policy LU-8I. (south of SW 232 Street, east of SW 147 Avenue)



Locations within one mile of a planned urban center or extraordinary transit service



All areas outside of the current UDB except for areas identified as "shall not be considered" and/or "shall be avoided" in Policy LU-8G.



Other (describe) NO UDB

CHARGE 3 – Recommended changes to criteria for UDB expansion – land supply (CDMP Policy LU-8F.)

1. The UDB should contain developable land having capacity to sustain countywide residential demand for a period of 10 years after adoption of the most recent Evaluation and Appraisal Report plus a five year surplus. The estimation of this capacity shall include the capacity to develop and redevelop around transit stations at the densities recommended in Policy LU-7F.



Retain



Delete



Amend (describe) NO UDB

2. The adequacy of non-residential land supplies shall be based on land supplies in subareas of the County appropriate to the type of use, as well as 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 local subarea geography such as Census Tracts, Minor Statistical Areas 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.

☐ Retain

☐ Delete

☐ Amend (describe) NO UDB

CHARGE 3 – Recommended changes to criteria for UDB expansion – priority and avoidance areas (CDMP Policy LU-8G.)

1. 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.

☐ Retain

☐ Delete

☐ Amend (describe) MIAMI Dade Does Not Need Wellfield Protection Area

- b. The West Wellfield Protection Area west of SW 157 Avenue between SW 8 Street and SW 42 Street;

☐ Retain

☐ Delete

☐ Amend (describe) SAME AS ABOVE

- c. Water Conservation Areas, Biscayne Aquifer Recharge Areas, and Everglades Buffer Areas designated by the South Florida Water Management District;

☐ Retain

☒ Delete

☐ Amend (describe) _____

- d. The Redland area south of Eureka Drive; and

☒ Retain

☐ Delete

☐ Amend (describe) CHANGE 1 HOUSE PER 5 ACRES TO ONE PER ACRE

e. Areas within the accident potential zones of the Homestead Air Reserve Base

☐ Retain

☒ Delete

☐ Amend (describe)

US Govt Should Buy the Land
from property owners

2. The following areas shall be avoided:

a. Future Wetlands delineated in the Conservation and Land Use Element;

☐ Retain

☒ Delete

☐ Amend (describe)

We have enough wet lands
in ENP

b. Land designated Agriculture on the Land Use Plan map, except where located in designated Urban Expansion Areas (UEAs);

☐ Retain

☒ Delete

☐ Amend (describe)

Ag land should be in the UDB

c. Coastal High Hazard Areas east of the Atlantic Coastal Ridge;

☐ Retain

☒ Delete

☐ Amend (describe)

d. Comprehensive Everglades Restoration Plan project footprints delineated in Tentatively Selected Plans and/or Project Implementation Reports.

☐ Retain

☐ Delete

☐ Amend (describe)

3. The following areas shall be given priority for inclusion:

a. Land within Planning Analysis Tiers having the earliest projected supply depletion year;

☐ Retain

☐ Delete

☐ Amend (describe)

b. Land within the UEAs and contiguous to the UDB;

☐

Retain

☐

Delete

☐

Amend (describe)

NO UDB

c. Locations within one mile of a planned urban center or extraordinary transit service;

☐

Retain

☐

Delete

☐

Amend (describe)

d. Locations having projected surplus service capacity or where necessary facilities and services can be readily extended.

☐

Retain

☐

Delete

☐

Amend (describe)

e. Identify additional areas not listed above, if any, that you feel should not be considered for expansion of the UDB.

None

f. Identify additional areas, not listed above, if any, that you feel should be avoided for expansion of the UDB.

g. Identify additional areas not listed above, if any, that you feel should be given priority for inclusion in the UDB.

FARM Land

CHARGE 3 – Recommended changes to criteria for UDB expansion – development types and standards (CDMP Policy LU-8H.)

1. Residential development shall provide for the non-residential needs of residents of proposed development, including places of employment, shopping, schools, recreational and other public facilities.

☒ Retain

☐ Delete

☐ Amend (describe) _____

2. Residential development shall be at an average minimum density of 10 dwelling units per gross acre

☒ Retain

☐ Delete

☐ Amend (describe) _____

3. Residential development must participate in the Purchase of Development Rights, Transfer of Development Rights or other County established programs geared to protecting agricultural lands and/or environmentally sensitive lands

☐ Retain

☐ Delete

☐ Amend (describe) DON'T Protect Agricultural lands

4. Non-residential development, excluding public facilities, shall be developed at a minimum intensity of .25 FAR.

☐ Retain

☐ Delete

☐ Amend (describe) _____ ?

5. The proposed development shall be planned to provide adequate buffering to adjacent agricultural lands and shall incorporate and promote bicycle and pedestrian connectivity throughout the development

☐ Retain

☐ Delete

☐ Amend (describe) NO Buffer

6. The proposed development must be demonstrated not to discourage or inhibit infill and redevelopment efforts within the UDB.

☐ Retain

☒ Delete

☐ Amend (describe) _____

7. The proposed development will not leave intervening parcels between the proposed development and any portion of the UDB.

☐ Retain

☒ Delete

☐ Amend (describe) _____

8. It must be demonstrated that the proposed development will have a positive net financial impact on the County.

☐ Retain

☒ Delete

☐ Amend (describe) _____

9. Should additional criteria for UDB expansion, beyond those listed above, be added?

All land should be in UDB

10. Please indicate types of development that should be prioritized and/or required for potential UDB expansions, if any:

☒ Commercial development to serve proximate existing residential community inside the UDB.

☒ Employment centers to serve proximate existing residential communities inside the UDB.

☐ Regional commercial and industrial activities.

☒ Residential, mixed-use development

☐ Other (please describe) _____

CHARGE 3 – Recommended changes to criteria for UDB expansion – application requirements (Section 2-116.1, Code of Miami-Dade County)

1. Applications requesting amendment to the Urban Development Boundary (UDB) or to the Urban Expansion Area (UEA) boundary depicted on the Land Use Plan map, or to the land use classification of land located outside of said Urban Development Boundary may be filed only during the May period in odd-numbered years.

☐

Retain

☐

Delete

☐

Amend (describe) _____

At Any Time

2. The Director of the Department may also file applications requesting amendments to the UDB, UEA or to the land use classification of land located outside of said UDB for processing during the January, May or October period following the adoption of an evaluation and appraisal report, provided that the amendments proposed in said applications are suggested in the adopted evaluation and appraisal report.

☒

Retain

☐

Delete

☐

Amend (describe) _____

3. No application to expand the area within the UDB shall be filed where such application would result in an area of land located outside of the UDB being more than seventy-five percent (75%) surrounded by land that is within the UDB. If two or more applications to expand the area within the UDB would cumulatively result in an area of land located outside the UDB being more than seventy-five percent (75%) surrounded by land that is within the UDB, then the later-submitted application or applications shall not be filed.

☐

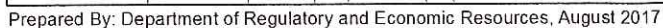
Retain

☒

Delete

☐

Amend (describe) _____



**Urban Expansion Area Task Force
Member Survey - Addendum**

Name: William Losner

Organization: Farm Bureau

- 1) CDMP Policy LU-8G(ii) currently lists Comprehensive Everglades Restoration Plan (CERP) project footprints as areas that “shall be avoided” for expansion of the Urban Development Boundary (UDB). Should CERP project footprints instead be included as areas that “shall not be considered” for expansion of the UDB?

☐ Yes

☒ No

Comment: _____

- 2) Should the County require that adequate mass transit infrastructure be in place prior to or concurrent with the inclusion of land within the UDB?

☐ Yes

☒ No

Comment: _____

- 3) CDMP Policy LU-8F currently indicates that the County should maintain a 15-year supply of residential land inside of the UDB beyond the date of the Evaluation and Appraisal Report adoption.

- a. Should this timeframe remain, be increased or be decreased?

☒ Remain

☐ Increase

☐ Decrease

Comment: We should have plans for roads, sewer and water

- b. Should the County consistently maintain a 10-year residential land supply?

☒ Yes

☐ No

Comment: 15 year

- 4) Which of the following do you think should apply to development in the Urban Expansion Areas (UEA)? (check all that you feel should apply)

☐ Development in the UEAs should not be considered

☐ Require workforce housing units to be provided

- ☐ Require demonstration of job creation at wages commensurate with housing cost
- ☐ Require demonstration of long-term resilience to the impacts of climate change
- ☐ Require demonstration that an adequate amount of agricultural land will be preserved commensurate with the impacts of the application.
- ☐ Require a mix of uses that reduce the need for external trips
- ☐ Require large-scale employment centers

Comment: Let the market and viability of agriculture decide

- 5) Should the areas outside of the UDB that are not located within an Urban Expansion Area be designated as areas that “shall be avoided” for expansion of the UDB?

- ☐ Yes
☒ No

Comment: Forget wetlands we have all of Everglades National Park

- 6) Should the County maintain a minimum amount of acreage in Urban Expansion Areas?

- ☐ Yes
☒ No

Comment: No, County has lots of land by the Air Force Base

- 7) Should inland and coastal areas vulnerable to severe flooding be identified as areas that “shall be avoided” for expansion of the UDB?

- ☐ Yes
☒ No

Comment: _____

- 8) What changes should be considered to the methodology for calculating development capacity for the purposes of CDMP Policy LU-8F? (check all that you feel should be considered)

- ☐ Land supply for vacant parcels is currently based on maximum allowed by zoning. Should the methodology be revised to account for redevelopment potential up to the maximum permitted by the land use plan map?
- ☐ Redevelopment capacity is currently only included for the area inside of the Urban Infill Area (as defined in Policy TC-1B). Should the redevelopment capacity analysis be expanded to include the area between the Urban Infill Area and the Urban Development Boundary?
- ☐ The units associated with major proposed projects are currently counted at 50% at the time of review process and 100% at the time of construction. Should the units associated with major proposed projects be counted at 100% at the time of site plan approval?

- ☒ A site is currently only considered to be likely to redevelop if the potential density is at least four times greater than the current density. Should a site be considered likely to redevelop if the potential density is at least two times greater than the current density?
- ☒ Under the current methodology, only structures built prior to 1970 are considered to be likely to redevelop. Should this threshold be reassessed in each Evaluation and Appraisal Report to relate to the lifespan of a typical building with consideration for the short-term planning horizon?
- ☐ Should the non-residential capacity analysis consider the need for targeted industries?
- ☐ Should the non-residential capacity analysis consider the need to plan for large scale master planned employment centers/areas for workforce housing?

9) Coastal High Hazard Areas include areas that are vulnerable to destructive storm surge during a Category One Hurricane. CDMP Policy LU-8G(ii) currently lists the Coastal High Hazard Areas (CHHA) as areas that “shall be avoided” for expansion of the UDB.

a. Should CHHAs instead be included as areas that “shall not be considered” for expansion of the UDB?

☐ Yes

☒ No

b. Should the Coastal High Hazard Areas account for sea level rise?

☐ Yes

☐ No

Comment: _____

10) Should the criteria for applications proposing expansion of the UDB be amended to include the following (check all that you feel should be included)?

☐ Increase the required density (10 dwelling units per acre currently required)

☐ Increase the required floor area ratio (0.25 FAR currently required)

☐ Define the specific width of buffering that must be provided from agricultural land

☐ Require proximity to mass transit

☐ Consider proximity to active rockmining uses and require buffers, development phasing or similar mitigative measures

Comment: Agricultural land should be for expansion of the UDB

11) Should there be a minimum acreage for UDB amendment applications?

☐ Yes

☒ No

Comment: _____

12) Should a new UEA be considered in the area south of UEA No. 2, north of SW 184th Street, east of Krome Avenue?

☒ Yes

☐ No

Comment: _____

13) Would you like to see the County coordinate/facilitate public master planning exercises such as charrettes for each of the Urban Expansion Areas?

☐ Yes

☒ No

Comment: _____

Name: Bill Losner

Organization: Dade County Farm Bureau

14) Should the boundaries of Urban Expansion Area No. 2 be contracted to exclude areas that "shall not be considered" and "shall be avoided" for expansion of the UDB pursuant to Policy LU-8G?

☒ Yes

☐ No

Comments:

15) Should the boundaries of Urban Expansion Area No. 3 be contracted to exclude areas that "shall be avoided" for expansion of the UDB pursuant to Policy LU-8G?

☐ Yes

☒ No

Comments:

16) Should the boundaries of Urban Expansion Area No. 4 be contracted to exclude areas that "shall not be considered" and "shall be avoided" for expansion of the UDB pursuant to Policy LU-8G?

☐ Yes

☒ No

Comments:

Attachment D-7

Florida Home Builders Association

**MIAMI-DADE COUNTY URBAN EXPANSION AREA TASK FORCE
MEMBER SURVEY**

Task Force Member Name: Richard M. Gomez

Organization/Group Represented: FHBA

Please list up to three of your most important considerations as it relates to the UEAs.

1. Forward Planning for use of UEA's
2. Density increases in infill areas
3. Responsible mapping/designation of UEA's

CHARGE 1 – Recommended Changes to the current boundaries of the Urban Expansion Areas

1. Which alternative do you recommend for UEA No. 1 (see attached map for boundaries):

- ☐ Maintain UEA
☐ Eliminate UEA
☒ Other (describe) Bring into UDB and eliminate the UEA.

2. Which alternative do you recommend for UEA No. 2 (see attached map for boundaries):

- ☐ Maintain UEA
☐ Eliminate UEA
☐ Maintain UEA but adjust boundary to only exclude areas identified as "shall not be considered" in Policy LU-8G.
☐ Maintain UEA but adjust boundary to only exclude areas identified as "shall be avoided" in Policy LU-8G.
☐ Maintain UEA but adjust boundary to exclude all areas identified as "shall not be considered" and "shall be avoided" in Policy LU-8G.
☒ Other (describe) Eliminate "shall not be considered" areas and extend West to Krome, South to 184th Street

3. Which alternative do you recommend for UEA No. 3 (see attached map for boundaries):

- ☒ Maintain UEA
- ☐ Eliminate UEA
- ☐ Maintain UEA but adjust boundary to exclude areas identified as "shall be avoided" in Policy LU-8G.
- ☐ Other (describe) _____

4. Which alternative do you recommend for UEA No. 4 (see attached map for boundaries):

- ☐ Maintain UEA
- ☐ Eliminate UEA
- ☒ Maintain UEA but adjust boundary to only exclude areas identified as "shall not be considered" in Policy LU-8G.
- ☐ Maintain UEA but adjust boundary to only exclude areas identified as "shall be avoided" in Policy LU-8G.
- ☐ Maintain UEA but adjust boundary to exclude all areas identified as "shall not be considered" and "shall be avoided" in Policy LU-8G.
- ☐ Other (describe) _____

CHARGE 2 – Recommended new Urban Expansion Areas

- ☐ No new UEAs
- ☐ The area identified in CDMP Policy LU-8I. (south of SW 232 Street, east of SW 147 Avenue)
- ☐ Locations within one mile of a planned urban center or extraordinary transit service
- ☐ All areas outside of the current UDB except for areas identified as "shall not be considered" and/or "shall be avoided" in Policy LU-8G.
- ☒ Other (describe) See response to UEA No.2

CHARGE 3 – Recommended changes to criteria for UDB expansion – land supply (CDMP Policy LU-8F.)

1. The UDB should contain developable land having capacity to sustain countywide residential demand for a period of 10 years after adoption of the most recent Evaluation and Appraisal Report plus a five year surplus. The estimation of this capacity shall include the capacity to develop and redevelop around transit stations at the densities recommended in Policy LU-7F.

- ☒ Retain
- ☐ Delete
- ☒ Amend (describe) Adjustments to capacity calculations need to be made to show true capacity.

2. The adequacy of non-residential land supplies shall be based on land supplies in subareas of the County appropriate to the type of use, as well as 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 local subarea geography such as Census Tracts, Minor Statistical Areas 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.

- ☒ Retain
☐ Delete
☐ Amend (describe) _____

CHARGE 3 – Recommended changes to criteria for UDB expansion – priority and avoidance areas (CDMP Policy LU-8G.)

1. 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.

- ☒ Retain
☐ Delete
☐ Amend (describe) _____

- b. The West Wellfield Protection Area west of SW 157 Avenue between SW 8 Street and SW 42 Street;

- ☒ Retain
☐ Delete
☐ Amend (describe) _____

- c. Water Conservation Areas, Biscayne Aquifer Recharge Areas, and Everglades Buffer Areas designated by the South Florida Water Management District;

- ☒ Retain
☐ Delete
☐ Amend (describe) _____

- d. The Redland area south of Eureka Drive; and

- ☐ Retain
☒ Delete
☐ Amend (describe) _____

- e. Areas within the accident potential zones of the Homestead Air Reserve Base

☒

Retain

☐

Delete

☐

Amend (describe) _____

2. The following areas shall be avoided:

- a. Future Wetlands delineated in the Conservation and Land Use Element;

☒

Retain

☐

Delete

☐

Amend (describe) _____

- b. Land designated Agriculture on the Land Use Plan map, except where located in designated Urban Expansion Areas (UEAs);

☐

Retain

☒

Delete

☐

Amend (describe) _____

- c. Coastal High Hazard Areas east of the Atlantic Coastal Ridge;

☐

Retain

☐

Delete

☒

Amend (describe) _____

Retain with the exception of areas affected in UEA 3.

- d. Comprehensive Everglades Restoration Plan project footprints delineated in Tentatively Selected Plans and/or Project Implementation Reports.

☒

Retain

☐

Delete

☐

Amend (describe) _____

3. The following areas shall be given priority for inclusion:

- a. Land within Planning Analysis Tiers having the earliest projected supply depletion year;

☒

Retain

☐

Delete

☒

Amend (describe) _____

and with the proper infrastructure in place or as part of the proposed development plan.

b. Land within the UEAs and contiguous to the UDB;

☒

Retain

☐

Delete

☐

Amend (describe) _____

c. Locations within one mile of a planned urban center or extraordinary transit service;

☒

Retain

☐

Delete

☐

Amend (describe) _____

d. Locations having projected surplus service capacity or where necessary facilities and services can be readily extended.

☒

Retain

☐

Delete

☐

Amend (describe) _____

e. Identify additional areas not listed above, if any, that you feel should not be considered for expansion of the UDB.

f. Identify additional areas, not listed above, if any, that you feel should be avoided for expansion of the UDB.

g. Identify additional areas not listed above, if any, that you feel should be given priority for inclusion in the UDB.

Any develop-able land outside the UDB should be identified by staff; this is a planning item not a matter of opinion.

CHARGE 3 – Recommended changes to criteria for UDB expansion – development types and standards (CDMP Policy LU-8H.)

1. Residential development shall provide for the non-residential needs of residents of proposed development, including places of employment, shopping, schools, recreational and other public facilities.
☒ Retain
☐ Delete
☐ Amend (describe) _____
2. Residential development shall be at an average minimum density of 10 dwelling units per gross acre
☒ Retain
☐ Delete
☐ Amend (describe) _____
3. Residential development must participate in the Purchase of Development Rights, Transfer of Development Rights or other County established programs geared to protecting agricultural lands and/or environmentally sensitive lands
☒ Retain
☐ Delete
☐ Amend (describe) _____
4. Non-residential development, excluding public facilities, shall be developed at a minimum intensity of .25 FAR.
☒ Retain
☐ Delete
☐ Amend (describe) _____
5. The proposed development shall be planned to provide adequate buffering to adjacent agricultural lands and shall incorporate and promote bicycle and pedestrian connectivity throughout the development
☒ Retain
☐ Delete
☐ Amend (describe) _____

6. The proposed development must be demonstrated not to discourage or inhibit infill and redevelopment efforts within the UDB.

☒

Retain

☐

Delete

☐

Amend (describe) _____

7. The proposed development will not leave intervening parcels between the proposed development and any portion of the UDB.

☒

Retain

☐

Delete

☐

Amend (describe) _____

8. It must be demonstrated that the proposed development will have a positive net financial impact on the County.

☐

Retain

☒

Delete

☐

Amend (describe) _____

9. Should additional criteria for UDB expansion, beyond those listed above, be added?

See attached supplemental letter. Also housing afford-ability, county wide, should be factor in considering expansion.

10. Please indicate types of development that should be prioritized and/or required for potential UDB expansions, if any:

☐

Commercials development to serve proximate existing residential community inside the UDB.

☐

Employment centers to serve proximate existing residential communities inside the UDB.

☐

Regional commercial and industrial activities.

☐

Residential, mixed-use development

☒

Other (please describe) Infrastructure, mass transit, schools, services, workforce/affordable housingetc.

CHARGE 3 – Recommended changes to criteria for UDB expansion – application requirements (Section 2-116.1, Code of Miami-Dade County)

1. Applications requesting amendment to the Urban Development Boundary (UDB) or to the Urban Expansion Area (UEA) boundary depicted on the Land Use Plan map, or to the land use classification of land located outside of said Urban Development Boundary may be filed only during the May period in odd-numbered years.

☐

Retain

☐

Delete

☒

Amend (describe)

UEA applications should be prioritized and not subject to odd number requirements.

2. The Director of the Department may also file applications requesting amendments to the UDB, UEA or to the land use classification of land located outside of said UDB for processing during the January, May or October period following the adoption of an evaluation and appraisal report, provided that the amendments proposed in said applications are suggested in the adopted evaluation and appraisal report.

☒

Retain

☐

Delete

☐

Amend (describe)

3. No application to expand the area within the UDB shall be filed where such application would result in an area of land located outside of the UDB being more than seventy-five percent (75%) surrounded by land that is within the UDB. If two or more applications to expand the area within the UDB would cumulatively result in an area of land located outside the UDB being more than seventy-five percent (75%) surrounded by land that is within the UDB, then the later-submitted application or applications shall not be filed.

☐

Retain

☒

Delete

☐

Amend (describe)



UEA No. 1




UEA No. 2

UEA Study Area

UEA No. 3

UEA No. 4

Legend

-  2020 Urban Development Boundary
-  Urban Expansion Areas
-  Policy LU-8I UEA Study Area

Prepared By: Department of Regulatory and Economic Resources, August 2017

Urban Expansion Area Map

0 6,500 13,000
SCALE IN FEET

February 2, 2018

Long-Range Planning Section, Planning Division
Regulatory and Economic Resources Department
Miami-Dade County
111 NW 1st Street - 12 Floor
Miami, Florida 33128

Attn.: Kimberly Brown

Dear Mrs. Brown,

Please allow this letter to serve as a supplement to the survey response requested from the Miami Dade County UEA Task Force Members sent via email dated 1/18/2018.

In reviewing the questionnaire I am very disappointed in the format and structure the County staff has chosen to attempt to attain feedback from the Task Force to start drafting its UEA recommendations to the Board of County Commissioners. The form provided is vague, limited to points selected by County Staff, disregarded other alternatives and provided no method for a true dialogue or debate. This form does not introduce explanations or rationales as to why each member is responding to the question in any given matter. This dialogue is crucial in understanding the real issues and concerns with the current UEA process in the County.

It is my opinion that this questionnaire is going to do nothing but create a stalemate within the Task Force, directing the certain interest groups into their corners, rather than encouraging consensus, as the draft recommendation created from this questionnaire is going to be very vague. A vague recommendation is going to accomplish nothing but an adversarial debate within the membership of the task force.

Unfortunately, due to time constraints, I fear that trying to modify and re-issue this survey, drafting a recommendation and agreeing to a final recommendation prior to this Task Force sunseting would be a daunting and time consuming effort. At a minimum the County should send an addendum to the survey with more specific information and questions.

In addition, I find it disconcerting that very little reference was made to the impact issues relating to quality of life issues within the developed portion of the County, such as transit, infrastructure, workforce housing, commercial centers, schools, etc. (essentially intelligent planning) nor to the procedure to determine the use (capacity calculation, need, requirements) of the UEA's. Essentially, this questionnaire is a mapping tool; but it was my understanding that we were to be working on a planning tool.

The function of planning is the implementation of managed growth, resulting from the considered analysis of the data and statistical information collected by professionals, in order to guide future growth. The proposed questionnaire is on its face nothing more than an attempt to solicit a survey based upon opinions by generally lay members of

this Task Force utilizing the same standards that have been in place for decades. Absent from the questions you have formulated is statistical information relating to future growth rates and the preferences of where people would like to reside. There are many members on this Task Force who favor no constraints on future growth and others who believe that the existing Urban Boundary is somehow a “sacred line in the sand” which should never be violated. Obviously, the planning section of the Department of Regulatory and Economic Resources knows that neither of these positions can hold up to public scrutiny and to the facts relating to future population projections. I suggest the following addendum be issued to the questionnaire in order to get appropriate feedback from my fellow members:

1. Provide us with population projections for the next 10-20 year horizons.
2. Provide us with actual numbers of those areas contained in the Urban Expansion Areas which are environmentally sensitive, in public ownership, are not in the Lake Belt, are not regulated by Biscayne National Park, and are regulated by the Homestead Air Force Base so that we can actually view the total growth area which could possibly be utilized for future growth. Telling our Task Force that we have an Urban Expansion Area of X acres when in fact we have substantially less land supply for future growth is misleading.
3. The questionnaire does not address Global Warming, resilience and its future impact upon growth expectations along the entire Eastern boundary of the County. We must plan for the expectation that within the next generation several of our coastal areas may not be able to continue as population centers.
4. What steps, if any, should Dade County utilize, under its express authority under the Home Rule Charter, to compel infill municipalities to accommodate larger populations? Coastal Communities are the first to pass Resolutions urging the Board of County Commissioner to “hold the line”, but absent in urging sound solutions of taking its fair share of future growth.
5. Existing growth is choking our County transportation infrastructure, based upon reactive (in lieu of proactive) planning for mass transit and a transportation system which is inadequate to service our population centers. We must recognize that future growth will occur and we will need to properly accommodate the growth within our finite supply of land.
6. We must call upon institutional memory to discern what was the thinking in creating the UDB as well as the creation of the Urban Expansion Areas. Prior County employees who worked on the Land Use Map should be sought out, interviewed and instruct us on the facts that were used in creating these Maps, in lieu of trying to guess and allow public opinion to cloud the true intent of these boundaries. It is my recommendation that these individuals be contacted and interviewed. Their input would be extremely helpful to our deliberations.

Please review the above and take this into consideration so that this Task Force has the opportunity to complete the task it set out to do in a meaningful and impactful way. The inherent difficulty of selecting representatives to serve on a Task Force is that they commence the meeting with preordained positions making proposed solutions difficult to achieve. We must all understand that our Community will continue to grow and that the growth must be accommodated with infrastructure and sound growth policies. Reaching a consensus on this sensitive subject will be a struggle until such time that we are educated by County Staff with all of the information I have enumerated above. This is not a game that there will be winners and losers. Our County's future is at stake.

Sincerely,

A handwritten signature in blue ink, appearing to read 'R. Gomez', with a stylized flourish at the end.

Richard Gomez

**Urban Expansion Area Task Force
Member Survey - Addendum**

Name: Richard Gomez

Organization: FHBA

- 1) CDMP Policy LU-8G(ii) currently lists Comprehensive Everglades Restoration Plan (CERP) project footprints as areas that “shall be avoided” for expansion of the Urban Development Boundary (UDB). Should CERP project footprints instead be included as areas that “shall not be considered” for expansion of the UDB?

☒ Yes

☐ No

Comment: _____

- 2) Should the County require that adequate mass transit infrastructure be in place prior to or concurrent with the inclusion of land within the UDB?

☒ Yes

☐ No

Comment: This should also state that all transit improvement projects be properly coordinated with future expansion areas, so that future capacities are incorporated in transit planning so that the projects can be pro-active instead of re-active.

- 3) CDMP Policy LU-8F currently indicates that the County should maintain a 15-year supply of residential land inside of the UDB beyond the date of the Evaluation and Appraisal Report adoption.

- a. Should this timeframe remain, be increased or be decreased?

☒ Remain

☐ Increase

☐ Decrease

Comment: _____

- b. Should the County consistently maintain a 10-year residential land supply?

☒ Yes

☐ No

Comment: _____

- 4) Which of the following do you think should apply to development in the Urban Expansion Areas (UEA)? (check all that you feel should apply)

☐ Development in the UEAs should not be considered

- ☒ Require workforce housing units to be provided
- ☐ Require demonstration of job creation at wages commensurate with housing cost
- ☒ Require demonstration of long-term resilience to the impacts of climate change
- ☐ Require demonstration that an adequate amount of agricultural land will be preserved commensurate with the impacts of the application.
- ☒ Require a mix of uses that reduce the need for external trips
- ☒ Require large-scale employment centers

Comment: _____

- 5) Should the areas outside of the UDB that are not located within an Urban Expansion Area be designated as areas that “shall be avoided” for expansion of the UDB?

☐ Yes

☒ No

Comment: Only environmentally sensitive areas, wetlands, water conservation areas, etc. shall be designated “shall be avoided

- 6) Should the County maintain a minimum amount of acreage in Urban Expansion Areas?

☒ Yes

☐ No

Comment: _____

- 7) Should inland and coastal areas vulnerable to severe flooding be identified as areas that “shall be avoided” for expansion of the UDB?

☐ Yes

☒ No

Comment: This question is too vague. Need to be more specific as to what defines “vulnerable” and “severe”.

- 8) What changes should be considered to the methodology for calculating development capacity for the purposes of CDMP Policy LU-8F? (check all that you feel should be considered)

- ☐ Land supply for vacant parcels is currently based on maximum allowed by zoning. Should the methodology be revised to account for redevelopment potential up to the maximum permitted by the land use plan map?
- ☐ Redevelopment capacity is currently only included for the area inside of the Urban Infill Area (as defined in Policy TC-1B). Should the redevelopment capacity analysis be expanded to include the area between the Urban Infill Area and the Urban Development Boundary?
- ☐ The units associated with major proposed projects are currently counted at 50% at the time of review process and 100% at the time of construction. Should the units

associated with major proposed projects be counted at 100% at the time of site plan approval?

- ☐ A site is currently only considered to be likely to redevelop if the potential density is at least four times greater than the current density. Should a site be considered likely to redevelop if the potential density is at least two times greater than the current density?
- ☐ Under the current methodology, only structures built prior to 1970 are considered to be likely to redevelop. Should this threshold be reassessed in each Evaluation and Appraisal Report to relate to the lifespan of a typical building with consideration for the short-term planning horizon?
- ☐ Should the non-residential capacity analysis consider the need for targeted industries?
- ☐ Should the non-residential capacity analysis consider the need to plan for large scale master planned employment centers/areas for workforce housing?

***This question is beyond the scope of the UEA Task Force's charge.
From the County website:**

"The purpose of the Urban Expansion Area Task Force is to provide recommendations for consideration by the Planning Advisory Board and Board of County Commissioners on the following topics:

- **Changes to the current boundaries of the Urban Expansion Areas;**
- **Creation of new Urban Expansion Areas; and**
- **Changes to the criteria that should be considered for applications requesting expansion of the UDB."**

The "criteria" are in the CDMP Land Use Element; the methodology is not. The task force should not be weighing in on methodological issues.

- 9) Coastal High Hazard Areas include areas that are vulnerable to destructive storm surge during a Category One Hurricane. CDMP Policy LU-8G(ii) currently lists the Coastal High Hazard Areas (CHHA) as areas that "shall be avoided" for expansion of the UDB.
- a. Should CHHAs instead be included as areas that "shall not be considered" for expansion of the UDB?
 - ☐ Yes
 - ☒ No
 - b. Should the Coastal High Hazard Areas account for sea level rise?
 - ☒ Yes
 - ☐ No

Comment: These areas may require Building Code modifications to account for storm surge and sea level rise, but should not be removed from possible inclusion should

viable construction/engineering techniques be developed to account for these conditions.

10) Should the criteria for applications proposing expansion of the UDB be amended to include the following (check all that you feel should be included)?

- ☒ Increase the required density (10 dwelling units per acre currently required)
- ☐ Increase the required floor area ratio (0.25 FAR currently required)
- ☒ Define the specific width of buffering that must be provided from agricultural land
- ☐ Require proximity to mass transit
- ☒ Consider proximity to active rockmining uses and require buffers, development phasing or similar mitigative measures

Comment: _____

11) Should there be a minimum acreage for UDB amendment applications?

- ☐ Yes
- ☒ No

Comment: _____

12) Should a new UEA be considered in the area south of UEA No. 2, north of SW 184th Street, east of Krome Avenue?

- ☒ Yes
- ☐ No

Comment: Should be limited to 167th Street, per Mr. Bercow's presentation.

13) Would you like to see the County coordinate/facilitate public master planning exercises such as charrettes for each of the Urban Expansion Areas?

- ☒ Yes
- ☐ No

Comment: _____

Name: Richard Gomez

Organization: Florida Home Builders Association

14) Should the boundaries of Urban Expansion Area No. 2 be contracted to exclude areas that "shall not be considered" and "shall be avoided" for expansion of the UDB pursuant to Policy LU-8G?

☒ Yes

☐ No

Comments: My recommendation remains that UEA No. 2 should be contracted as stated above; additionally it needs to be expanded South to 168th Street.

15) Should the boundaries of Urban Expansion Area No. 3 be contracted to exclude areas that "shall be avoided" for expansion of the UDB pursuant to Policy LU-8G?

☒ Yes

☐ No

Comments:

16) Should the boundaries of Urban Expansion Area No. 4 be contracted to exclude areas that "shall not be considered" and "shall be avoided" for expansion of the UDB pursuant to Policy LU-8G?

☒ Yes

☐ No

Comments:

Attachment D-8

Florida Nursery Growers & Landscape Association

MIAMI-DADE COUNTY URBAN EXPANSION AREA TASK FORCE
MEMBER SURVEY

Task Force Member Name: Barney Ritzke Jr.

Organization/Group Represented: FNGLA

Please list up to three of your most important considerations as it relates to the UEAs.

1. Ag land availability
2. affordable housing
3. Road quality

CHARGE 1 – Recommended Changes to the current boundaries of the Urban Expansion Areas

1. Which alternative do you recommend for UEA No. 1 (see attached map for boundaries):
 - ☒ a. Maintain UEA
 - b. Eliminate UEA
 - c. Other (describe)
2. Which alternative do you recommend for UEA No. 2 (see attached map for boundaries):
 - a. Maintain UEA
 - b. Eliminate UEA
 - c. Maintain UEA but adjust boundary to only exclude areas identified as "shall not be considered" in Policy LU-8G.
 - ☒ d. Maintain UEA but adjust boundary to only exclude areas identified as "shall be avoided" in Policy LU-8G.
 - e. Maintain UEA but adjust boundary to exclude all areas identified as "shall not be considered" and "shall be avoided" in Policy LU-8G.
 - f. Other (describe) Extend South and West to 184 St.
3. Which alternative do you recommend for UEA No. 3 (see attached map for boundaries):
 - ☒ a. Maintain UEA
 - b. Eliminate UEA
 - c. Maintain UEA but adjust boundary to exclude areas identified as "shall be avoided" in Policy LU-8G.
 - d. Other (describe)

4. Which alternative do you recommend for UEA No. 4 (see attached map for boundaries):
- a. Maintain UEA
 - b. Eliminate UEA
 - c. Maintain UEA but adjust boundary to only exclude areas identified as "shall not be considered" in Policy LU-8G.
 - d. Maintain UEA but adjust boundary to only exclude areas identified as "shall be avoided" in Policy LU-8G.
 - e. Maintain UEA but adjust boundary to exclude all areas identified as "shall not be considered" and "shall be avoided" in Policy LU-8G.
 - f. Other (describe)

CHARGE 2 – Recommended new Urban Expansion Areas

- 1. No new UEAs
- 2. The area identified in CDMP Policy LU-8I. (south of SW 232 Street, east of SW 147 Avenue)
- 3. Locations within one mile of a planned urban center or extraordinary transit service
- 4. All areas outside of the current UDB except for areas identified as "shall not be considered" and/or "shall be avoided" in Policy LU-8G.
- 5. Other (describe)

CHARGE 3 – Recommended changes to criteria for UDB expansion – land supply (CDMP Policy LU-8F.)

- 1. The UDB should contain developable land having capacity to sustain countywide residential demand for a period of 10 years after adoption of the most recent Evaluation and Appraisal Report plus a five year surplus. The estimation of this capacity shall include the capacity to develop and redevelop around transit stations at the densities recommended in Policy LU-7F.
 - a. Retain
 - b. Delete
 - c. Amend (describe)
- 2. The adequacy of non-residential land supplies shall be based on land supplies in subareas of the County appropriate to the type of use, as well as 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 local subarea geography such as Census Tracts, Minor Statistical Areas 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.
 - a. Retain
 - b. Delete
 - c. Amend (describe)

*and allowance
consideration should be given for new
and different Types of business*

CHARGE 3 – Recommended changes to criteria for UDB expansion – priority and avoidance areas (CDMP Policy LU-8G.)

1. 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.

- i. Retain
- ii. Delete
- iii. Amend (describe)

- b. The West Wellfield Protection Area west of SW 157 Avenue between SW 8 Street and SW 42 Street;

- i. Retain
- ii. Delete
- iii. Amend (describe)

- c. Water Conservation Areas, Biscayne Aquifer Recharge Areas, and Everglades Buffer Areas designated by the South Florida Water Management District;

- i. Retain
- ii. Delete
- iii. Amend (describe) *Everglades Buffer Areas can be considered*

- d. The Redland area south of Eureka Drive; and

- i. Retain
- ii. Delete
- iii. Amend (describe)

- e. Areas within the accident potential zones of the Homestead Air Reserve Base

- i. Retain
- ii. Delete
- iii. Amend (describe)

2. The following areas shall be avoided:

- a. Future Wetlands delineated in the Conservation and Land Use Element;

- i. Retain
- ii. Delete
- iii. Amend (describe)

- b. Land designated Agriculture on the Land Use Plan map, except where located in designated Urban Expansion Areas (UEAs);

- i. Retain
- ii. Delete
- iii. Amend (describe)

- c. Coastal High Hazard Areas east of the Atlantic Coastal Ridge;
 - i. Retain
 - ii. Delete
 - iii. Amend (describe)
- d. Comprehensive Everglades Restoration Plan project footprints delineated in Tentatively Selected Plans and/or Project Implementation Reports.
 - i. Retain
 - ii. Delete
 - iii. Amend (describe)

3. The following areas shall be given priority for inclusion:

- a. Land within Planning Analysis Tiers having the earliest projected supply depletion year;
 - i. Retain
 - ii. Delete
 - iii. Amend (describe)
- b. Land within the UEAs and contiguous to the UDB;
 - i. Retain
 - ii. Delete
 - iii. Amend (describe)
- c. Locations within one mile of a planned urban center or extraordinary transit service;
 - i. Retain
 - ii. Delete
 - iii. Amend (describe)
- d. Locations having projected surplus service capacity or where necessary facilities and services can be readily extended.
 - i. Retain
 - ii. Delete
 - iii. Amend (describe)
- e. Identify additional areas not listed above, if any, that you feel should not be considered for expansion of the UDB.
- f. Identify additional areas, not listed above, if any, that you feel should be avoided for expansion of the UDB.
- g. Identify additional areas not listed above, if any, that you feel should be given priority for inclusion in the UDB. *The lands East & West of Krome Ave. down to 184 St.*

CHARGE 3 – Recommended changes to criteria for UDB expansion – development types and standards (CDMP Policy LU-8H.)

1. Residential development shall provide for the non-residential needs of residents of proposed development, including places of employment, shopping, schools, recreational and other public facilities.
 - a. Retain
 - b. Delete
 - c. Amend (describe)
2. Residential development shall be at an average minimum density of 10 dwelling units per gross acre
 - a. Retain
 - b. Delete
 - c. Amend (describe) *need to Allow for 1 ac. Homes sites closer to ag lands*
3. Residential development must participate in the Purchase of Development Rights, Transfer of Development Rights or other County established programs geared to protecting agricultural lands and/or environmentally sensitive lands
 - a. Retain
 - b. Delete
 - c. Amend (describe)
4. Non-residential development, excluding public facilities, shall be developed at a minimum intensity of .25 FAR.
 - a. Retain
 - b. Delete
 - c. Amend (describe)
5. The proposed development shall be planned to provide adequate buffering to adjacent agricultural lands and shall incorporate and promote bicycle and pedestrian connectivity throughout the development
 - a. Retain
 - b. Delete
 - c. Amend (describe)
6. The proposed development must be demonstrated not to discourage or inhibit infill and redevelopment efforts within the UDB.
 - a. Retain
 - b. Delete
 - c. Amend (describe)

7. The proposed development will not leave intervening parcels between the proposed development and any portion of the UDB.
 - ☒ a. Retain
 - ☐ b. Delete
 - ☐ c. Amend (describe)

8. It must be demonstrated that the proposed development will have a positive net financial impact on the County.
 - ☒ a. Retain
 - ☐ b. Delete
 - ☐ c. Amend (describe)

9. Should additional criteria for UDB expansion, beyond those listed above, be added?

10. Please indicate types of development that should be prioritized and/or required for potential UDB expansions, if any:
 - ☒ a. Commercial development to serve proximate existing residential community inside the UDB.
 - ☒ b. Employment centers to serve proximate existing residential communities inside the UDB.
 - ☒ c. Regional commercial and industrial activities.
 - ☒ d. Residential, mixed-use development
 - ☐ e. Other (please describe)

CHARGE 3 – Recommended changes to criteria for UDB expansion – application requirements (Section 2-116.1, Code of Miami-Dade County)

1. Applications requesting amendment to the Urban Development Boundary (UDB) or to the Urban Expansion Area (UEA) boundary depicted on the Land Use Plan map, or to the land use classification of land located outside of said Urban Development Boundary may be filed only during the May period in odd-numbered years.
 - ☐ a. Retain
 - ☐ b. Delete
 - ☐ c. Amend (describe) *may be filed in May every year*

2. The Director of the Department may also file applications requesting amendments to the UDB, UEA or to the land use classification of land located outside of said UDB for processing during the January, May or October period following the adoption of an evaluation and appraisal report, provided that the amendments proposed in said applications are suggested in the adopted evaluation and appraisal report.
 - ☐ a. Retain
 - ☐ b. Delete
 - ☐ c. Amend (describe) *file during the same time period as the Public only.*

3. No application to expand the area within the UDB shall be filed where such application would result in an area of land located outside of the UDB being more than seventy-five percent (75%) surrounded by land that is within the UDB. If two or more applications to expand the area within the UDB would cumulatively result in an area of land located outside the UDB being more than seventy-five percent (75%) surrounded by land that is within the UDB, then the later-submitted application or applications shall not be filed.
- a. Retain
 - b. Delete
 - c. Amend (describe)

Urban Expansion Area Map

Urban Expansion Area Task Force
Member Survey - Addendum

Name: Barney Rutzke Jr.

Organization: F.N.G.L.A.

- 1) CDMP Policy LU-8G(ii) currently lists Comprehensive Everglades Restoration Plan (CERP) project footprints as areas that "shall be avoided" for expansion of the Urban Development Boundary (UDB). Should CERP project footprints instead be included as areas that "shall not be considered" for expansion of the UDB?

☐ Yes

☒ No

Comment: _____

- 2) Should the County require that adequate mass transit infrastructure be in place prior to or concurrent with the inclusion of land within the UDB?

☐ Yes

☒ No

Transit infrastructure can be put in after inclusion of Land
Comment: It should be in place prior to or concurrent
to the actual development being put in.

- 3) CDMP Policy LU-8F currently indicates that the County should maintain a 15-year supply of residential land inside of the UDB beyond the date of the Evaluation and Appraisal Report adoption.

- a. Should this timeframe remain, be increased or be decreased?

☐ Remain

☒ Increase

☐ Decrease

Comment: _____

- b. Should the County consistently maintain a 10-year residential land supply?

☒ Yes

☐ No

Comment: or more

- 4) Which of the following do you think should apply to development in the Urban Expansion Areas (UEA)? (check all that you feel should apply)

☐ Development in the UEAs should not be considered

☒ Require workforce housing units to be provided

- ☐ Require demonstration of job creation at wages commensurate with housing cost
- ☐ Require demonstration of long-term resilience to the impacts of climate change
- ☐ Require demonstration that an adequate amount of agricultural land will be preserved commensurate with the impacts of the application.
- ☒ Require a mix of uses that reduce the need for external trips
- ☐ Require large-scale employment centers

Comment: _____

- 5) Should the areas outside of the UDB that are not located within an Urban Expansion Area be designated as areas that "shall be avoided" for expansion of the UDB?

☐ Yes

☒ No

Comment: We should be able to consider all areas.

- 6) Should the County maintain a minimum amount of acreage in Urban Expansion Areas?

☒ Yes

☐ No

Comment: _____

- 7) Should inland and coastal areas vulnerable to severe flooding be identified as areas that "shall be avoided" for expansion of the UDB?

☐ Yes

☒ No

Comment: Inland areas are easily able to be protected
with a little planning

- 8) What changes should be considered to the methodology for calculating development capacity for the purposes of CDMP Policy LU-8F? (check all that you feel should be considered)

- ☐ Land supply for vacant parcels is currently based on maximum allowed by zoning. Should the methodology be revised to account for redevelopment potential up to the maximum permitted by the land use plan map?
- ☐ Redevelopment capacity is currently only included for the area inside of the Urban Infill Area (as defined in Policy TC-1B). Should the redevelopment capacity analysis be expanded to include the area between the Urban Infill Area and the Urban Development Boundary?
- ☐ The units associated with major proposed projects are currently counted at 50% at the time of review process and 100% at the time of construction. Should the units associated with major proposed projects be counted at 100% at the time of site plan approval?

- ☐ A site is currently only considered to be likely to redevelop if the potential density is at least four times greater than the current density. Should a site be considered likely to redevelop if the potential density is at least two times greater than the current density?
 - ☐ Under the current methodology, only structures built prior to 1970 are considered to be likely to redevelop. Should this threshold be reassessed in each Evaluation and Appraisal Report to relate to the lifespan of a typical building with consideration for the short-term planning horizon?
 - ☐ Should the non-residential capacity analysis consider the need for targeted industries?
 - ☐ Should the non-residential capacity analysis consider the need to plan for large scale master planned employment centers/areas for workforce housing?
- 9) Coastal High Hazard Areas include areas that are vulnerable to destructive storm surge during a Category One Hurricane. CDMP Policy LU-8G(ii) currently lists the Coastal High Hazard Areas (CHHA) as areas that "shall be avoided" for expansion of the UDB.
- a. Should CHHAs instead be included as areas that "shall not be considered" for expansion of the UDB?
 - ☐ Yes
 - ☒ No
 - b. Should the Coastal High Hazard Areas account for sea level rise?
 - ☐ Yes
 - ☐ No
- Comment: _____
- 10) Should the criteria for applications proposing expansion of the UDB be amended to include the following (check all that you feel should be included)?
- ☐ Increase the required density (10 dwelling units per acre currently required)
 - ☐ Increase the required floor area ratio (0.25 FAR currently required)
 - ☐ Define the specific width of buffering that must be provided from agricultural land
 - ☐ Require proximity to mass transit
 - ☐ Consider proximity to active rockmining uses and require buffers, development phasing or similar mitigative measures
- Comment: _____
- 11) Should there be a minimum acreage for UDB amendment applications?
- ☐ Yes
 - ☒ No
- Comment: _____

12) Should a new UEA be considered in the area south of UEA No. 2, north of SW 184th Street, east of Krome Avenue?

☒ Yes

☐ No

Comment: _____

13) Would you like to see the County coordinate/facilitate public master planning exercises such as charrettes for each of the Urban Expansion Areas?

☐ Yes

☐ No

Comment: _____

Name: Barney Rutzke, Jr.

Organization: Florida Nursery Growers & Landscape Association

14) Should the boundaries of Urban Expansion Area No. 2 be contracted to exclude areas that "shall not be considered" and "shall be avoided" for expansion of the UDB pursuant to Policy LU-8G?

☐ Yes

☒ No

Comments:

15) Should the boundaries of Urban Expansion Area No. 3 be contracted to exclude areas that "shall be avoided" for expansion of the UDB pursuant to Policy LU-8G?

☐ Yes

☒ No

Comments:

16) Should the boundaries of Urban Expansion Area No. 4 be contracted to exclude areas that "shall not be considered" and "shall be avoided" for expansion of the UDB pursuant to Policy LU-8G?

☐ Yes

☒ No

Comments:

Attachment D-9
Friends of the Everglades

MIAMI-DADE COUNTY URBAN EXPANSION AREA TASK FORCE MEMBER SURVEY

Task Force Member Name: Laura L. Reynolds

Organization/Group Represented: Friends of the Everglades

Please list up to three of your most important considerations as it relates to the UEAs.

1. Proximity of UEAs to wetlands and wellfields
2. Flood Risk & Environmental Justice
3. Inaccuracy in required vacancy projection

CHARGE 1 – Recommended Changes to the current boundaries of the Urban Expansion Areas

1. Which alternative do you recommend for UEA No. 1 (see attached map for boundaries):

- ☒ **Maintain UEA**
- b. ☐ Eliminate UEA
- ☒ **Other (describe):**

The southern half of UEA 3 falls within the 'Maximum' extent of the Western Wellfield. The county may want to consider removing this portion of the UEA should it also fall at 7 feet NAVD above sea-level or lower.

2. Which alternative do you recommend for UEA No. 2 (see attached map for boundaries):

- a. ☐ Maintain UEA
- ☒ **Eliminate UEA**
- c. ☐ Maintain UEA but adjust boundary to only exclude areas identified as "shall not be considered" in Policy LU-8G.
- d. ☐ Maintain UEA but adjust boundary to only exclude areas identified as "shall be avoided" in Policy LU-8G.
- e. ☐ Maintain UEA but adjust boundary to exclude all areas identified as "shall not be considered" and "shall be avoided" in Policy LU-8G.
- f. ☐ Other (describe)

3. Which alternative do you recommend for UEA No. 3 (see attached map for boundaries):

- a. ☐ Maintain UEA
- ☒ **Eliminate UEA**
- c. ☐ Maintain UEA but adjust boundary to exclude areas identified as "shall be avoided" in Policy LU-8G.
- d. ☐ Other (describe)

4. Which alternative do you recommend for UEA No. 4 (see attached map for boundaries):
 - a. Maintain UEA
 - b. Eliminate UEA
 - c. Maintain UEA but adjust boundary to only exclude areas identified as “shall not be considered” in Policy LU-8G.
 - d. Maintain UEA but adjust boundary to only exclude areas identified as “shall be avoided” in Policy LU-8G.
 - ✓ **Maintain UEA but adjust boundary to exclude all areas identified as “shall not be considered” and “shall be avoided” in Policy LU-8G.**
 - f. Other (describe)

CHARGE 2 – Recommended new Urban Expansion Areas

- ✓ **No new UEAs**
- 2. The area identified in CDMP Policy LU-8I. (south of SW 232 Street, east of SW 147 Avenue)
- 3. Locations within one mile of a planned urban center or extraordinary transit service
- 4. All areas outside of the current UDB except for areas identified as “shall not be considered” and/or “shall be avoided” in Policy LU-8G.
- ✓ **Other (describe):**

The study of the LU-8I study area should continue. Should the county find that the majority of land in this area lies at 7 feet NAVD above sea-level or lower, this area should not be considered.

CHARGE 3 – Recommended changes to criteria for UDB expansion – land supply (CDMP Policy LU-8F.)

1. The UDB should contain developable land having capacity to sustain countywide residential demand for a period of 10 years after adoption of the most recent Evaluation and Appraisal Report plus a five-year surplus. The estimation of this capacity shall include the capacity to develop and redevelop around transit stations at the densities recommended in Policy LU-7F.
 - a. Retain
 - b. Delete
 - ✓ **Amend (describe)**

Under FS Chapter 163.3177-3, local CDMP’s are required to base their plans “on at least the minimum amount of land required to accommodate the medium projections as published by the Office of Economic and Demographic Research for at least a 10-year planning period”. Under the Miami Dade County CDMP policy LU-8F, the CDMP states that the UDB should contain developable land having the capacity to sustain projected countywide residential demand for a period of 10 years after adoption of the most recent EAR plus a 5 year surplus, making for a total 15-year Countywide supply beyond the date of EAR adoption. This five year surplus is not required under state law, threatens to encourage unwise planning decisions, and should be removed from the CDMP. Population trends change over time as carrying capacity is approached, and as such the requirement to maintain a 15 year surplus can easily encourage patently unnecessary sprawl into resource-critical areas.

2. The adequacy of non-residential land supplies shall be based on land supplies in subareas of the County appropriate to the type of use, as well as 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 local subarea geography such as Census Tracts, Minor Statistical Areas 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.

✓ **Retain**

- b. Delete
- c. Amend (describe)

CHARGE 3 – Recommended changes to criteria for UDB expansion – priority and avoidance areas (CDMP Policy LU-8G.)

1. 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.

✓ **Retain**

- ii. Delete
- iii. Amend (describe)

- b. The West Wellfield Protection Area west of SW 157 Avenue between SW 8 Street and SW 42 Street;

✓ **Retain**

- ii. Delete

✓ **Amend (describe) :**

This area should be expanded out of consideration for the new research emerging from the 2004 and 2013 USGS studies, which indicated that “The composite 210-day capture zones differ substantially in shape and extent from the 210-day capture zones used by the county to establish Wellhead Protection Areas”¹. We must abide by the principal of excess caution when it comes to the integrity of our fresh-water supply.

- c. Water Conservation Areas, Biscayne Aquifer Recharge Areas, and Everglades Buffer Areas designated by the South Florida Water Management District;

✓ **Retain**

- ii. Delete
- iii. Amend (describe)

- d. The Redland area south of Eureka Drive; and

✓ **Retain**

- ii. Delete
- iii. Amend (describe)

¹ Estimation of Capture Zones and Drawdown at the Northwest and West Well Fields, Miami-Dade County, Florida, Using an Unconstrained Monte Carlo Analysis: Recent (2004) and Proposed Conditions
<https://pubs.usgs.gov/of/2013/1086/pdf/ofr2013-1086.pdf>

- e. Areas within the accident potential zones of the Homestead Air Reserve Base

- ✓ **Retain**

- ii. Delete

- iii. Amend (describe)

- 2. The following areas shall be avoided:

- a. Future Wetlands delineated in the Conservation and Land Use Element;

- ✓ **Retain**

- ii. Delete

- iii. Amend (describe)

- b. Land designated Agriculture on the Land Use Plan map, except where located in designated Urban Expansion Areas (UEAs);

- ✓ **Retain**

- ii. Delete

- iii. Amend (describe)

- Coastal High Hazard Areas east of the Atlantic Coastal Ridge;

- ✓ **Retain**

- ii. Delete

- ✓ **Amend (describe)**

Low-lying high flood-risk areas on the Western side of the Ridge should also be avoided. Those areas falling at 7 feet NAVD above sea level or lower should be avoided.

- c. Comprehensive Everglades Restoration Plan project footprints delineated in Tentatively Selected Plans and/or Project Implementation Reports.

- ✓ **Retain**

- ii. Delete

- iii. Amend (describe)

- 3. The following areas shall be given priority for inclusion:

- a. Land within Planning Analysis Tiers having the earliest projected supply depletion year;

- i. Retain

- ✓ **Delete**

- iii. Amend (describe)

- b. Land within the UEAs and contiguous to the UDB;

- i. Retain

- ✓ **Delete**

- iii. Amend (describe)

- c. Locations within one mile of a planned urban center or extraordinary transit service;

- ✓ **Retain**

- ii. Delete

- ✓ **Amend (describe):**

Transit services offered on new roads constructed after 2017 should not be included in this definition. Ideally, we believe that the only new transit routes this designation should apply to are those identified under the SMART plan.

- d. Locations having projected surplus service capacity or where necessary facilities and services can be readily extended.

- i. Retain
- ✓ **Delete**
- iii. Amend (describe)

- e. Identify additional areas not listed above, if any, that you feel should not be considered for expansion of the UDB.

A greater buffer should be placed between areas deemed acceptable for residential development and active rock mines. Multiple reports have detailed the litany of health and safety impacts of living adjacent to active rock-mining facilities². The extension of residential development into this region constitutes a breach of environmental justice for the prospective occupants.

- f. Identify additional areas, not listed above, if any, that you feel should be avoided for expansion of the UDB.

- g. Identify additional areas not listed above, if any, that you feel should be given priority for inclusion in the UDB.

CHARGE 3 – Recommended changes to criteria for UDB expansion – development types and standards (CDMP Policy LU-8H.)

- 1. Residential development shall provide for the non-residential needs of residents of proposed development, including places of employment, shopping, schools, recreational and other public facilities.

- ✓ **Retain**
- b. Delete
- c. Amend (describe)

- 2. Residential development shall be at an average minimum density of 10 dwelling units per gross acre

- ✓ **Retain**
- b. Delete
- ✓ **Amend (describe): Increase to 15 units per gross acre.**

² 'Are you in Miami or Syria?' Explosions shake homes, break windows, crack floors', Linda Robertson, December 4th, 2017. <http://www.miamiherald.com/news/local/community/miami-dade/article187589028.html>

3. Residential development must participate in the Purchase of Development Rights, Transfer of Development Rights or other County established programs geared to protecting agricultural lands and/or environmentally sensitive lands

✓ **Retain**

b. Delete

✓ **Amend (describe):**

The Purchase of Development Rights program's operational procedures should be amended to allow for the purchase or transfer of development rights of smaller parcels. Currently, the PDR program does not allow for the owners of 5 acre properties to take part in the program unless the lot in question was adjacent to a 20 acre parcel or if multiple 5 acre parcels were grouped together. The majority of agriculturalists in Miami Dade County operate on relatively small lots, and the ongoing trend is towards ever smaller lot sizes. During the October 16th Agricultural Considerations Input Session multiple presenters noted the trend of decreased lot sizes for agricultural operations. Mr. Lucas presented data showing that average farm size fell 36.4% to 28 acres between 1992 and 2012 which indicates that the average size of farms is decreasing slide 32 of the presentation contained the projection that by 2037 "The average farm size is projected to drop 29.8% to 21.2 acres." If the PDR and TDR programs are to prove successful, measures must be taken to extend the option to smaller parcel-holders. These measures could include the development of methods to encourage neighbors to bundle together in applying for the program or a reduction in minimum lot size for eligibility. Furthermore, we believe this program should receive increased funding from the county. Slide 23 of the presentation noted the fact that Dade county voters previously approved \$30 million for the PDR program,

\$10 Million of which was diverted by the County Commission to the beach re-nourishment program in 2016, with the promise to return the \$10 Million through other sources. As we approach the possible expansion of the UDB into the UEA's we believe it is prudent that the county begin more earnest efforts to restore this funding, and potentially increase funding for the program beyond the original \$30 million.

4. Non-residential development, excluding public facilities, shall be developed at a minimum intensity of .25 FAR.

✓ **Retain**

b. Delete

c. Amend (describe)

5. The proposed development shall be planned to provide adequate buffering to adjacent agricultural lands and shall incorporate and promote bicycle and pedestrian connectivity throughout the development

✓ **Retain**

b. Delete

c. Amend (describe)

6. The proposed development must be demonstrated not to discourage or inhibit infill and redevelopment efforts within the UDB.

✓ **Retain**

b. Delete

c. Amend (describe)

7. The proposed development will not leave intervening parcels between the proposed development and any portion of the UDB.

✓ **Retain**

b. Delete

c. Amend (describe)

8. It must be demonstrated that the proposed development will have a positive net financial impact on the County.

✓ **Retain**

b. Delete

✓ **Amend (describe):**

Impact on water resources, repair costs from more likely flooding events, lost time/productivity from induced traffic, and the cost of extending services and new transit routes in the urban periphery should be accounted for under this analysis.

9. Should additional criteria for UDB expansion, beyond those listed above, be added?

We believe that residential and commercial supply capacity within the Minor Statistical Areas is underestimated under current projection practices. This underestimation could lead to unnecessary expansion of the UDB, at great cost to County resources. We have several suggestions for how to improve the accuracy of these projections.

Units from vacant land:

- **In the status quo, capacity of projects yet to start construction at the time of the analysis is reduced by 50% due to the possibility that they will never commence. The accuracy of this %50 figure demands explanation. Study should be conducted on exactly what percentages of permitted projects do not reach construction. Ideally, we believe that there should be no or minimal reduction in projected unit capacity from projects that have already received permitting.**
- **Projections of net capacity of vacant land are determined via the sites capacity at its current zoning. Projections should instead be based upon the maximum allowable density for the overriding land use to reflect the capacity for rezoning. This would better reflect the County's stated desire to promote densification as well as the reality that such rezoning is quite feasible within the current system**

Units from Redevelopment Potential

- **In the Status quo, only existing residential parcels and parking lots are currently analyzed to evaluate redevelopment potential (excluding single-family-type parcels). The redevelopment potential calculation requires the building to land value ratio to be .75 or lower, the structure must have been built prior to 1970, the ratio of allowable to existing density must be 4-1 and the parcel must be 0.25 acres. This set of conditions is overly constraining. Increased trends towards smaller units and "micro-housing" suggest that the 0.25 acre requirement be revisited and reduced. Furthermore, the requirement that the structure must have been built prior to 1970 does not necessarily reflect current trends and ignores very worthwhile opportunities for redevelopment.**

- Portland constitutes another major US city which relies on an Urban Growth Boundary as an essential zoning tool. Portland city planners incorporate the potential for redevelopment of existing multi-unit structures to greater levels of density by assessing profit incentives for redevelopment. The means by which they calculate this incentive is by using a 'strike price threshold'. If the real market value per square foot is less than the strike price, the tax lot is assumed eligible for redevelopment. The rationale for the strike price thresholds is that developers have a profit motive. For the purposes of this BLI, it is assumed that developers may want to redevelop a property if the potential profit justifies property acquisition costs. Strike Price values are determined by economic consultants in addition to working groups. Miami planners should consider incorporating such ideas³.

Demand Projection

- In the projections of supply currently relied upon, supply is not linked to affordability. Lack of affordable housing should not be used as an excuse for more urban sprawl, instead measures should be taken to ensure that affordable housing inside the urban corridor is readily available. On December 1st, Mr. Hesler pointed out that "the basic assumption that increasing the supply of housing will reduce housing cost has not held true." Expansion of supply should not be substituted for measures to produce true affordability.
- Trends in number of persons per household should be incorporated into demand projections. These figures are available either through the Decennial Census and American Community Survey.
- Finally, the department's reliance on linear regression as opposed to the potentially far more accurate non-linear regression is concerning and should be restudied. Populations and complex systems generally do not. Mr. Hesler indicated that the simplicity of the linear regression model is the primary reason for the county's reliance upon it. We do not find this answer satisfactory. The question of whether UDB expansion is warranted has massive implications upon county resources and quality of life and must be made using only the most reliable means of calculation. The county may want to consider switching to a logistical growth model, with an incorporated 'upper growth limit'. This may better reflect the fact that there exists a carrying capacity within the county, past which population growth will likely level off or decline as the result of increased property prices and overburdened resources⁴.

³ Methodology for determining the 2014 Urban Growth Report's buildable land inventory, <https://www.oregonmetro.gov/sites/default/files/2015/10/27/2014UGR-Appendix-2-BLI-methods-Final.pdf>

⁴ Mulligan, Logistic Population Growth in the World's Largest Cities, Geographical Analysis ISSN 0016-7363, University of Arizona, Tucson.

10. Please indicate types of development that should be prioritized and/or required for potential UDB expansions, if any:

- a. Commercials development to serve proximate existing residential community inside the UDB.
- b. Employment centers to serve proximate existing residential communities inside the UDB.
- c. Regional commercial and industrial activities.
- d. Residential, mixed-use development

✓ **Other (please describe): None of the above**

CHARGE 3 – Recommended changes to criteria for UDB expansion – application requirements (Section 2-116.1, Code of Miami-Dade County)

1. Applications requesting amendment to the Urban Development Boundary (UDB) or to the Urban Expansion Area (UEA) boundary depicted on the Land Use Plan map, or to the land use classification of land located outside of said Urban Development Boundary may be filed only during the May period in odd-numbered years.

✓ **Retain**

b. Delete

c. **Amend (describe): Extend the period to once every 4 years.**

2. The Director of the Department may also file applications requesting amendments to the UDB, UEA or to the land use classification of land located outside of said UDB for processing during the January, May or October period following the adoption of an evaluation and appraisal report, provided that the amendments proposed in said applications are suggested in the adopted evaluation and appraisal report.

a. Retain

✓ **Delete**

c. Amend (describe)

3. No application to expand the area within the UDB shall be filed where such application would result in an area of land located outside of the UDB being more than seventy-five percent (75%) surrounded by land that is within the UDB. If two or more applications to expand the area within the UDB would cumulatively result in an area of land located outside the UDB being more than seventy-five percent (75%) surrounded by land that is within the UDB, then the later-submitted application or applications shall not be filed.

✓ **Retain**

b. Delete

c. Amend (describe)

**Urban Expansion Area Task Force
Member Survey - Addendum**

Name: Laura L. Reynolds

Organization: Friends of the Everglades

- 1) CDMP Policy LU-8G(ii) currently lists Comprehensive Everglades Restoration Plan (CERP) project footprints as areas that “shall be avoided” for expansion of the Urban Development Boundary (UDB). Should CERP project footprints instead be included as areas that “shall not be considered” for expansion of the UDB?

☒ Yes

☐ No

Comment: The goals of the Comprehensive Everglades Restoration Project are critical to the carrying capacity and ultimately the overall sustainability of our population in Florida. If we wish to sustain our population in the long-term in an era of more rapid sea level rise, it is imperative that we maintain the freshwater head and flood absorption capacity provided by the Everglades. We must strive to increase or at least maintain the spatial extent of wetlands if CERP is to be successful and succeed at maintaining our ecological resources and resilience to climate change. Those areas designated as CERP project footprints or that serve as wellfields for the municipal population are the most important and should be designated “shall not be considered”

- 2) Should the County require that adequate mass transit infrastructure be in place prior to or concurrent with the inclusion of land within the UDB?

☒ Yes

☐ No

Comment: The pattern of unchecked developmental sprawl served only by road extension, or with insufficient and unreliable public transportation options has led to massive congestion issues in Miami-Dade County. The transportation analytics firm Inrix recently ranked Miami as the 5th most congested city in the US and 10th in the world. The congestion on Miami’s roads deteriorates quality of life, hampers our economy, and results in massive pollution. The 2012 Urban mobility report showed that Miami’s cars released 56 billion pounds of carbon dioxide annually, approximately 380 pounds per commuter. The expansion of urban sprawl without prior or concurrent public transit expansion will only put more cars on the road and undermine county objectives to achieve resiliency.

- 3) CDMP Policy LU-8F currently indicates that the County should maintain a 15-year supply of residential land inside of the UDB beyond the date of the Evaluation and Appraisal Report adoption.

- a. Should this timeframe remain, be increased or be decreased?

☐ Remain

☐ Increase

☒ Decrease

Comment: State statute only requires a 10 year supply. There is no reason to exceed this state statute. Overdevelopment is a real threat that we must be cognizant of. As we encroach upon the agricultural land, wetlands, and low lying areas outside the 2020 UDB we inherently degrade our resource base and expose our citizens and investments to danger. Thus, it is important that we minimize unnecessary encroachments outside the UDB.

The 15 year requirement all but assures that we will expand beyond what is necessary to sustain population. Population dynamics are in constant flux, and as a region approaches capacity, rate of increase begins to level off. Projecting too far into the future based on current trends thus presents a danger for over-projection, which can lead to unnecessary degradation of county resources.

b. Should the County consistently maintain a 10-year residential land supply?

☐ Yes

☒ No

Comment: The mandate that communities must maintain a certain amount of readily developable land to facilitate limitless population growth is patently unsustainable. Our Region does have a carrying capacity and it is possible we have already reached that capacity. We are seeing signs all across the state of Florida of degraded water quality and lack of freshwater supply. Limitless population growth beyond these boundaries is unsustainable and reduces overall prosperity by pulling tax dollars out of the town centers already established. This holds especially true in Miami Dade County. The developable high ground in Miami Dade County occupies a central elevated corridor, beyond which development is unwise and unsustainable. The wetlands and low-lying areas which flank this corridor known as the "Atlantic Coastal Ridge" should not be viewed as 'readily developable', as they are both highly flood-prone and highly critical to the freshwater and agricultural resource base of Miami Dade County and of those that already live here.

4) Which of the following do you think should apply to development in the Urban Expansion Areas (UEA)? (check all that you feel should apply)

☒ Development in the UEAs should not be considered

☐ Require workforce housing units to be provided

☐ Require demonstration of job creation at wages commensurate with housing cost

☒ Require demonstration of long-term resilience to the impacts of climate change

☒ Require demonstration that an adequate amount of agricultural land will be preserved commensurate with the impacts of the application.

☒ Require a mix of uses that reduce the need for external trips

☐ Require large-scale employment centers

Comment: Infill development must be prioritized above any expansion past the current Urban Development Boundary. Infill development is the only truly

sustainable basis for future growth and must be accompanied by public transit. If expansions beyond the current Urban Development Boundary do occur, they must be thoroughly vetted to ensure minimum degradation of natural resources and meet resilience standards.

- 5) Should the areas outside of the UDB that are not located within an Urban Expansion Area be designated as areas that “shall be avoided” for expansion of the UDB?

☒ Yes

☐ No

Comment: The vast majority of land located outside the UDB is low-lying, designated for agricultural use, or serves as important wetland or open space critical for aquifer recharge. Infill development must be prioritized above any incursion past the UDB. If any area must be designated for expansion to compensate for the necessary curtailment of UEAs 2 and 3, this expansion must be preceded by careful analysis and study of the nature of the area to be expanded into, the resources it contains and the degree to which it lies at or below a minimum threshold of 3 feet above sea level.

- 6) Should the County maintain a minimum amount of acreage in Urban Expansion Areas?

☐ Yes

☒ No

Comment The vast majority of land within the UEAs as drawn is not suitable for development. UEAs 2 and 3 stand out in their unsuitability for development. UEA 2 overlaps almost entirely with the most central and transmissive portion of the Western Wellfield, which provides a crucial source of fresh water for Miami’s citizens and businesses. UEA 2 also includes future designated wetlands, CERP Project buffer areas, and is low-lying. UEA 3 is virtually entirely encompassed by the Coastal High Hazard Area designation and contains study areas for phase II of the Biscayne Bay Coastal Wetlands project, a vital component of CERP. Both these UEAs should be almost completely removed. County Staff recommended retraction of these UEA’s during the previous evaluation and appraisal report and we must act upon this recommendation now, before any development is allowed in this area, including a new highway bisecting this area.

- 7) Should inland and coastal areas vulnerable to severe flooding be identified as areas that “shall be avoided” for expansion of the UDB?

☒ Yes

☐ No

Comment: Flooding is not merely a coastal issue. Inland areas adjacent to the Everglades are also at risk for flooding. Areas below 3 feet above sea level should not be considered for future development. Lidar Maps and Inundation maps should be included in our CDMP and should be designated “shall not be considered”

- 8) What changes should be considered to the methodology for calculating development capacity for the purposes of CDMP Policy LU-8F? (check all that you feel should be considered)

- ☒ Land supply for vacant parcels is currently based on maximum allowed by zoning. Should the methodology be revised to account for redevelopment potential up to the maximum permitted by the land use plan map?
 - ☒ Redevelopment capacity is currently only included for the area inside of the Urban Infill Area (as defined in Policy TC-1B). Should the redevelopment capacity analysis be expanded to include the area between the Urban Infill Area and the Urban Development Boundary?
 - ☒ The units associated with major proposed projects are currently counted at 50% at the time of review process and 100% at the time of construction. Should the units associated with major proposed projects be counted at 100% at the time of site plan approval?
 - ☒ A site is currently only considered to be likely to redevelop if the potential density is at least four times greater than the current density. Should a site be considered likely to redevelop if the potential density is at least two times greater than the current density?
 - ☒ Under the current methodology, only structures built prior to 1970 are considered to be likely to redevelop. Should this threshold be reassessed in each Evaluation and Appraisal Report to relate to the lifespan of a typical building with consideration for the short-term planning horizon?
 - ☐ Should the non-residential capacity analysis consider the need for targeted industries?
 - ☐ Should the non-residential capacity analysis consider the need to plan for large scale master planned employment centers/areas for workforce housing?
- 9) Coastal High Hazard Areas include areas that are vulnerable to destructive storm surge during a Category One Hurricane. CDMP Policy LU-8G(ii) currently lists the Coastal High Hazard Areas (CHHA) as areas that “shall be avoided” for expansion of the UDB.
- a. Should CHHAs instead be included as areas that “shall not be considered” for expansion of the UDB?
 - ☒ Yes
 - ☐ No
 - b. Should the Coastal High Hazard Areas account for sea level rise?
 - ☒ Yes
 - ☐ No

Comment: Sea level rise is a reality which must be taken into account. Sea Level rise is occurring at a faster than average rate in the Miami area. Failure to account for the phenomenon of sea-level rise will endanger the safety of citizens and compromise both county and private investment. Lidar and inundation maps should be incorporated into the CDMP and should be designated “shall not be considered” for areas 3 feet above sea level or less and “shall be avoided” for those areas 6 feet above sea level to 3 feet above sea level.
- 10) Should the criteria for applications proposing expansion of the UDB be amended to include the following (check all that you feel should be included)?

- ☒ Increase the required density (10 dwelling units per acre currently required)
- ☒ Increase the required floor area ratio (0.25 FAR currently required)
- ☒ Define the specific width of buffering that must be provided from agricultural land
- ☒ Require proximity to mass transit
- ☒ Consider proximity to active rockmining uses and require buffers, development phasing or similar mitigative measures

Comment: The pattern of development which predominates on the county periphery has caused major problems for residents of Miami Dade County. This pattern of development which largely provides insufficient buffering from both agriculture and rockmining operations as well as insufficient access to transit (leading to massive congestion) has created untenable conditions on the county periphery which constitute a breach of social and environmental justice. No development beyond the current boundaries of the Urban Development Boundary is truly sustainable, but those which are approved must at least maintain minimum standards for health and livability and take ample care to maximize the preservation of resources and minimize the conflict between incompatible land-uses.

11) Should there be a minimum acreage for UDB amendment applications?

- ☒ Yes
- ☐ No

Comment: The constant chipping away at the boundaries of the UDB both creates a pattern of uncoordinated development and presents county planners and citizens with a “boiling frog” phenomenon, wherein slow incremental changes can eventually compound to collapse the goals of sprawl prevention.

12) Should a new UEA be considered in the area south of UEA No. 2, north of SW 184th Street, east of Krome Avenue?

- ☐ Yes
- ☒ No

Comment: This area provides prime agricultural land which must be preserved in order to maintain the viability of Miami Dade County’s agricultural economy. Helping to identify prime infill areas would be a more valuable use of time for planners to help mold the future of Dade County. This would help identify needed upgrades to infrastructure that developers could then cost share in completing to satisfy the necessary requirements.

13) Would you like to see the County coordinate/facilitate public master planning exercises such as charrettes for each of the Urban Expansion Areas?

- ☐ Yes
- ☒ No

Comment: County resources would be better spent identifying how to incentivize and promote the development of infill within the current 2020 Urban Development Boundary. This is the only truly sustainable way to accommodate population growth.

Name: Laura Reynolds

Organization: Friends of the Everglades

- 14) Should the boundaries of Urban Expansion Area No. 2 be contracted to exclude areas that "shall not be considered" and "shall be avoided" for expansion of the UDB pursuant to Policy LU-8G?

☒ Yes

☐ No

Comments: In addition the attached map shows the full extent of the wellfield that overlaps UEA 2 and should be included as a "shall be avoided" area and added to the CDMP LU8G constraints policy in the 2018 EAR cycle. Because we are aware of the transitivity of our limestone in south Florida and it was discussed at the TASK FORCE meetings I would avoid the full extent of this area when retracting UEA 2

- 15) Should the boundaries of Urban Expansion Area No. 3 be contracted to exclude areas that "shall be avoided" for expansion of the UDB pursuant to Policy LU-8G?

☒ Yes

☐ No

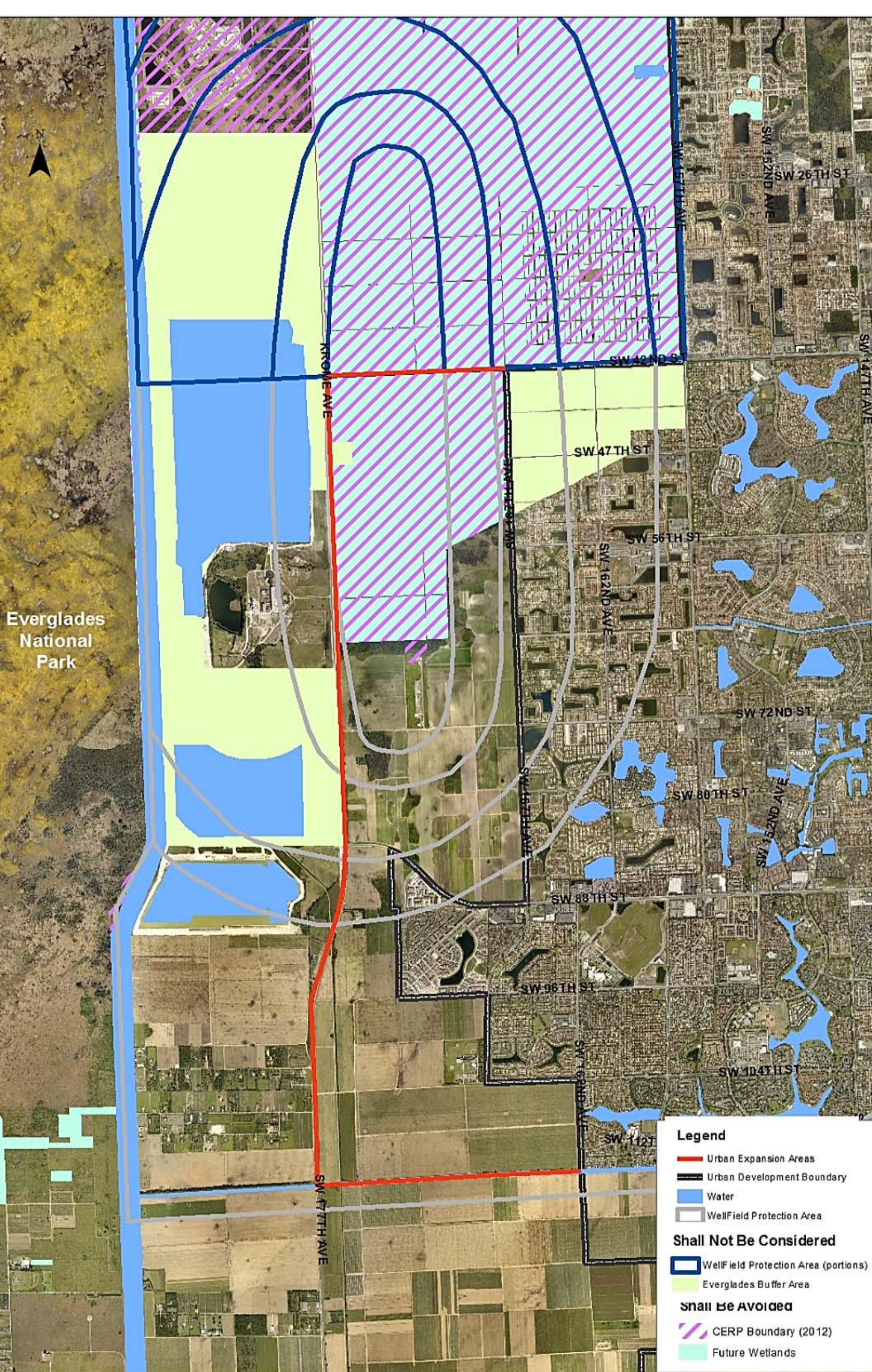
Comments: It is clear this area not only conflicts with CERP designated lands, but it is also in a Coastal High Hazard area , it is clear from the presentation from the Air Force Base representative that these areas do perform in storms exactly as the NOAA model suggests they will. This ground truthing exercise was a much more convincing presentation. I was not convinced Mr Waller the hydrologist hired by Mr Diaz had really looked into this area specifically or had performed an analysis of the NOAA model used to predict the high hazard areas.

- 16) Should the boundaries of Urban Expansion Area No. 4 be contracted to exclude areas that "shall not be considered" and "shall be avoided" for expansion of the UDB pursuant to Policy LU-8G?

☒ Yes

☐ No

Comments:



Legend

- Urban Expansion Areas
- Urban Development Boundary
- Water
- WellField Protection Area

Shall Not Be Considered

- WellField Protection Area (portions)
- Everglades Buffer Area

Shall Be Avoided

- CERP Boundary (2012)
- Future Wetlands

Attachment D-10

Homestead Air Reserve Base Representative

**MIAMI-DADE COUNTY URBAN EXPANSION AREA TASK FORCE
MEMBER SURVEY**

Task Force Member Name: Larry Ventura

Organization/Group Represented: Homestead Air Reserve Base Representative

Please list up to three of your most important considerations as it relates to the UEAs.

1. Remove UEA No. 4 to prevent urbanization toward HARB thereby ensuring public safety, preserving current operations, and positioning base to receive future mission sets.
2. Preserve agricultural/environmentally protected/open lands near HARB, thereby ensuring maximum compatibility with current and future military missions sets.
3. Protect against sea level rise and salt water intrusion per base installation Comprehensive Encroachment Management Action Plan to engage with County to pursue Adaptation Action Area or other strategies to improve coastal resiliency.

CHARGE 1 – Recommended Changes to the current boundaries of the Urban Expansion Areas

1. Which alternative do you recommend for UEA No. 1 (see attached map for boundaries):

- ☒ Maintain UEA
☐ Eliminate UEA
☐ Other (describe) _____

2. Which alternative do you recommend for UEA No. 2 (see attached map for boundaries):

- ☐ Maintain UEA
☐ Eliminate UEA
☐ Maintain UEA but adjust boundary to only exclude areas identified as “shall not be considered” in Policy LU-8G.
☐ Maintain UEA but adjust boundary to only exclude areas identified as “shall be avoided” in Policy LU-8G.
☒ Maintain UEA but adjust boundary to exclude all areas identified as “shall not be considered” and “shall be avoided” in Policy LU-8G.
☐ Other (describe) _____

3. Which alternative do you recommend for UEA No. 3 (see attached map for boundaries):

- ☐ Maintain UEA
- ☐ Eliminate UEA
- ☒ Maintain UEA but adjust boundary to exclude areas identified as "shall be avoided" in Policy LU-8G.
- ☐ Other (describe) Protects environmental health and public safety, allows for maximum compatibility with current military mission, and best positions base for future mission sets.

4. Which alternative do you recommend for UEA No. 4 (see attached map for boundaries):

- ☐ Maintain UEA
- ☒ Eliminate UEA
- ☐ Maintain UEA but adjust boundary to only exclude areas identified as "shall not be considered" in Policy LU-8G.
- ☐ Maintain UEA but adjust boundary to only exclude areas identified as "shall be avoided" in Policy LU-8G.
- ☐ Maintain UEA but adjust boundary to exclude all areas identified as "shall not be considered" and "shall be avoided" in Policy LU-8G.
- ☐ Other (describe) Significant portion of UEA is within HARB hazard areas (Accident Potential Zones, noise contours, height and hazard zone, and precision approach area). Further urbanization is not recommended.

CHARGE 2 – Recommended new Urban Expansion Areas

- ☐ No new UEAs
- ☐ The area identified in CDMP Policy LU-8I. (south of SW 232 Street, east of SW 147 Avenue)
- ☒ Locations within one mile of a planned urban center or extraordinary transit service
- ☐ All areas outside of the current UDB except for areas identified as "shall not be considered" and/or "shall be avoided" in Policy LU-8G.
- ☐ Other (describe) _____

CHARGE 3 – Recommended changes to criteria for UDB expansion – land supply (CDMP Policy LU-8F.)

1. The UDB should contain developable land having capacity to sustain countywide residential demand for a period of 10 years after adoption of the most recent Evaluation and Appraisal Report plus a five year surplus. The estimation of this capacity shall include the capacity to develop and redevelop around transit stations at the densities recommended in Policy LU-7F.

- ☒ Retain
- ☐ Delete
- ☐ Amend (describe) _____

2. The adequacy of non-residential land supplies shall be based on land supplies in subareas of the County appropriate to the type of use, as well as 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 local subarea geography such as Census Tracts, Minor Statistical Areas 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.

- ☒ Retain
☐ Delete
☐ Amend (describe) _____

CHARGE 3 – Recommended changes to criteria for UDB expansion – priority and avoidance areas (CDMP Policy LU-8G.)

1. 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.

- ☒ Retain
☐ Delete
☐ Amend (describe) _____

- b. The West Wellfield Protection Area west of SW 157 Avenue between SW 8 Street and SW 42 Street;

- ☒ Retain
☐ Delete
☐ Amend (describe) _____

- c. Water Conservation Areas, Biscayne Aquifer Recharge Areas, and Everglades Buffer Areas designated by the South Florida Water Management District;

- ☒ Retain
☐ Delete
☐ Amend (describe) _____

- d. The Redland area south of Eureka Drive; and

- ☒ Retain
☐ Delete
☐ Amend (describe) _____

e. Areas within the accident potential zones of the Homestead Air Reserve Base

☒ Retain

☐ Delete

☒ Amend (describe) Add Noise Contours and explosive safety arcs to "shall not" exclusion areas due to current safety concerns and future mission incompatibilities. _____

2. The following areas shall be avoided:

a. Future Wetlands delineated in the Conservation and Land Use Element;

☒ Retain

☐ Delete

☐ Amend (describe) _____

b. Land designated Agriculture on the Land Use Plan map, except where located in designated Urban Expansion Areas (UEAs);

☒ Retain

☐ Delete

☐ Amend (describe) _____

c. Coastal High Hazard Areas east of the Atlantic Coastal Ridge;

☒ Retain

☐ Delete

☐ Amend (describe) _____

d. Comprehensive Everglades Restoration Plan project footprints delineated in Tentatively Selected Plans and/or Project Implementation Reports.

☒ Retain

☐ Delete

☐ Amend (describe) _____

3. The following areas shall be given priority for inclusion:

a. Land within Planning Analysis Tiers having the earliest projected supply depletion year;

☒ Retain

☐ Delete

☐ Amend (describe) _____

b. Land within the UEAs and contiguous to the UDB;

☒

Retain

☐

Delete

☒

Amend (describe)

Retain provided UEAs are amended to exclude areas that "shall not be considered" or "shall be avoided" as recommended in prior responses.

c. Locations within one mile of a planned urban center or extraordinary transit service;

☒

Retain

☐

Delete

☐

Amend (describe)

d. Locations having projected surplus service capacity or where necessary facilities and services can be readily extended.

☒

Retain

☐

Delete

☐

Amend (describe)

e. Identify additional areas not listed above, if any, that you feel should not be considered for expansion of the UDB.

f. Identify additional areas, not listed above, if any, that you feel should be avoided for expansion of the UDB.

Areas adjacent to and near HARB, it's flight paths, and hazard areas, should be avoided to protect public health and safety, current military mission, and future mission sets.

g. Identify additional areas not listed above, if any, that you feel should be given priority for inclusion in the UDB.

CHARGE 3 – Recommended changes to criteria for UDB expansion – development types and standards (CDMP Policy LU-8H.)

1. Residential development shall provide for the non-residential needs of residents of proposed development, including places of employment, shopping, schools, recreational and other public facilities.
☒ Retain
☐ Delete
☐ Amend (describe) _____
2. Residential development shall be at an average minimum density of 10 dwelling units per gross acre
☒ Retain
☐ Delete
☐ Amend (describe) _____
3. Residential development must participate in the Purchase of Development Rights, Transfer of Development Rights or other County established programs geared to protecting agricultural lands and/or environmentally sensitive lands
☒ Retain
☐ Delete
☐ Amend (describe) _____
4. Non-residential development, excluding public facilities, shall be developed at a minimum intensity of .25 FAR.
☒ Retain
☐ Delete
☒ Amend (describe) _____
Retain provided UEAs are amended to exclude areas that "shall not be considered" as recommended in prior responses.
5. The proposed development shall be planned to provide adequate buffering to adjacent agricultural lands and shall incorporate and promote bicycle and pedestrian connectivity throughout the development
☒ Retain
☐ Delete
☐ Amend (describe) _____

6. The proposed development must be demonstrated not to discourage or inhibit infill and redevelopment efforts within the UDB.

☒

Retain

☐

Delete

☐

Amend (describe) _____

7. The proposed development will not leave intervening parcels between the proposed development and any portion of the UDB.

☒

Retain

☐

Delete

☐

Amend (describe) _____

8. It must be demonstrated that the proposed development will have a positive net financial impact on the County.

☒

Retain

☐

Delete

☐

Amend (describe) _____

9. Should additional criteria for UDB expansion, beyond those listed above, be added?

10. Please indicate types of development that should be prioritized and/or required for potential UDB expansions, if any:

☐

Commercials development to serve proximate existing residential community inside the UDB.

☐

Employment centers to serve proximate existing residential communities inside the UDB.

☐

Regional commercial and industrial activities.

☐

Residential, mixed-use development

☐

Other (please describe) _____

CHARGE 3 – Recommended changes to criteria for UDB expansion – application requirements (Section 2-116.1, Code of Miami-Dade County)

1. Applications requesting amendment to the Urban Development Boundary (UDB) or to the Urban Expansion Area (UEA) boundary depicted on the Land Use Plan map, or to the land use classification of land located outside of said Urban Development Boundary may be filed only during the May period in odd-numbered years.

☒

Retain

☐

Delete

☐

Amend (describe) _____

2. The Director of the Department may also file applications requesting amendments to the UDB, UEA or to the land use classification of land located outside of said UDB for processing during the January, May or October period following the adoption of an evaluation and appraisal report, provided that the amendments proposed in said applications are suggested in the adopted evaluation and appraisal report.

☒

Retain

☐

Delete

☐

Amend (describe) _____

3. No application to expand the area within the UDB shall be filed where such application would result in an area of land located outside of the UDB being more than seventy-five percent (75%) surrounded by land that is within the UDB. If two or more applications to expand the area within the UDB would cumulatively result in an area of land located outside the UDB being more than seventy-five percent (75%) surrounded by land that is within the UDB, then the later-submitted application or applications shall not be filed.

☒

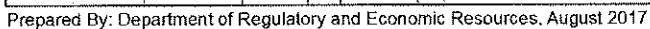
Retain

☐

Delete

☐

Amend (describe) _____



A horizontal number line with tick marks at 0, 6,500, and 13,000. A bracket is drawn below the line, spanning from the 0 mark to the 6,500 mark. Below the bracket, the text "SCALE IN FEET" is written.

ADDENDUM TO URBAN EXPANSION AREA TASK FORCE SURVEY:

BACKGROUND PAPER

ON

HOMESTEAD AIR RESERVE BASE ENCROACHMENT MANAGEMENT

BACKGROUND

Historically, the Air Force has protected operations in and around the airfield environment through the Air Installations Compatible Use Zones (AICUZ) Program. Additional regulations, including Air Force Instruction (AFI) 13-201, Airspace Management, and AFI 13-212, Range Planning and Operations, institutionalized protections in and around airspace and ranges. As new encroachment challenges were identified, it was apparent that existing programs could not address the wide range of encroachment. It also became clear that a comprehensive and integrated approach building on existing knowledge, skills, and programs was necessary.

In 2008, a Steering Committee was formed in reaction to DOD and congressional awareness of competition for these resources and initiated the development of encroachment-specific Air Force instructions and directives. The Air Force Encroachment Management (AFEM) Program was established by AFI 90-2001, Encroachment Management, signed September 3, 2014.

The AFEM Program addresses encroachment and sustainment challenges that have the potential to affect both the Air Force mission and the quality of life in surrounding communities. AFI 90-2001 defines encroachment management responsibilities, which include the designation of installation-level encroachment management teams and the development of Installation Complex Encroachment Management Action Plans (ICEMAPs). Homestead Air Reserve Base (HARB) was one of the first installations to receive a prototype ICEMAP in 2009. HARB recently completed an updated ICEMAP in 2017, and information from the 2017 ICEMAP is provided in this background paper.

ENCROACHMENT & SUSTAINMENT CHALLENGE AREAS

The ICEMAP and ongoing encroachment management responsibilities assess the following 13 encroachment and sustainment challenge areas, as defined by AFI 90-2001:

- | | |
|---|---|
| - Airspace and Land Restrictions | - Cultural Resources |
| - Airborne Noise | - Unexploded Ordnance and Munitions |
| - Urban Growth | - Marine Resources |
| - Spectrum Encroachment | - Energy Compatibility and Availability |
| - Endangered Species and Critical Habitat | - Security/Safety |
| - Air | - Natural Factors and Climate Effects |
| - Water | |

HARB ENCROACHMENT AND SUSTAINMENT CHALLENGES

The ICEMAP evaluates multiple encroachment challenges and assesses their significance relative to four factors: mission impacts, community impacts, program implementation, and external stakeholders.

Three significant encroachment challenges identified within the HARB ICEMAP are listed below. Additional information is provided for each encroachment challenge to describe the mission constraints and how the challenge affects military readiness and mission sustainment. Community impacts, both actual and perceived, associated with each encroachment challenge are also provided and include community constraints that may affect quality of life.

NATURAL FACTORS AND CLIMATE EFFECTS – POTENTIAL CHALLENGE: INCREASED STORM SURGE, SEA LEVEL RISE, AND FLOODING EVENTS COULD INCREASE THE FREQUENCY AND SEVERITY OF MISSION IMPACTS

Mission Constraints Overview	
<ul style="list-style-type: none"> ■ Creating Avoidance Areas ■ Reducing Usage Days ■ Increasing Temporary Duty for Training ■ Increasing Costs or Risks 	<ul style="list-style-type: none"> ■ Potential sea level rise inundation and associated increases in storm surge risk or recurring flood events could render certain portions of the installation inoperable or undevelopable due to the increased threat of flooding and creation of wetlands. ■ Future development outside the current Urban Development Boundary (UDB) could exacerbate future severe weather events. ■ Increased storm surges and severe winds could reduce the usage days of the airfield or other facilities that support HARB missions. ■ Additional impervious surfaces outside the installation will lead to higher levels of stormwater runoff from the community onto the installation, increasing the installation's stormwater management responsibilities. ■ If portions of the installation are unavailable for training due to severe weather and its secondary effects, personnel will have temporary duty (TDY) to other locations to complete training. ■ The constraints increase the cost of mission operations and could cause expensive damages to the installation. ■ Shifting wetlands and other habitats may increase responsibilities and costs for natural resource management.
Community Constraints Overview	
<ul style="list-style-type: none"> ■ Limiting Community Development ■ Reducing Availability of Resources 	<ul style="list-style-type: none"> ■ Certain types of community development could enhance or augment the higher storm surges. ■ Long-term adaptation efforts, however, are likely to improve resilience for both the installation and the community, and may increase the temporal viability of different areas. ■ Expanding wetland footprints in historic or otherwise suitable areas provides benefits such as establishing habitat, enhancing the ecosystem services associated with wetlands such as aquifer recharge and storm buffering protections, and creating recreation opportunities that wetlands provide. ■ If severe weather causes enough damage, HARB may be forced to compete

	with the community for access to utilities and infrastructure.
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URBAN GROWTH – POTENTIAL CHALLENGE: DEVELOPMENT PRESSURES IN SOUTH MIAMI-DADE COUNTY COULD CONTRIBUTE TO INCOMPATIBLE URBAN GROWTH

Mission Constraints Overview	
<ul style="list-style-type: none"> ▪ Modifying Operations ▪ Restricting Night Time Flight Operations ▪ Increasing Costs or Risks 	<ul style="list-style-type: none"> ▪ A decision to expand the UDB farther toward the installation or its mission footprint would likely increase residential densities and increase the risk of further encroachment upon the military mission. ▪ Incompatible development could include noise-sensitive areas, safety concerns, and tall structures. ▪ Incompatible development could result in HARB pilots' altering takeoff, landing, and closed-pattern procedures. ▪ Existing and potential incompatible development may affect a new mission, because noise zones may conflict with high-density existing or potential developments within the noise contours. ▪ Residential and other kinds of development that emit light in a concentrated area near HARB, could restrict or limit nighttime training. ▪ Incompatible development that includes high concentrations of people will increase the safety risks to HARB operations. ▪ Modifying operations could increase the costs of operations through increased personnel hours and use of fuel.
Community Constraints Overview	
<ul style="list-style-type: none"> ▪ Limiting Community Development ▪ Affecting Economic Development 	<ul style="list-style-type: none"> ▪ Amendment of current, and altering of potential, state and local regulations to better protect HARB missions will limit the potential for development in the area. ▪ Limiting community development will affect the local economic development potential of the area.

AIRBORNE NOISE – CURRENT CHALLENGE: NOISE COMPLAINTS DUE TO EXPLOSIVE ORDNANCE DISPOSAL RANGE OPERATIONS INCREASE THE RISK TO THE MISSION

Mission Constraints Overview	
<ul style="list-style-type: none"> ▪ Increasing Costs or Risks 	<ul style="list-style-type: none"> ▪ Community exposure to loud noises and vibrations from EOD activities increases the risk to the mission. ▪ Actions to reduce community exposure to noise and vibrations would be costly, such as relocating the EOD range.

Community Constraints Overview	
<ul style="list-style-type: none"> ▪ Limiting Community Development ▪ Affecting Economic Development ▪ Perceived Deteriorating Health and Wellness 	<ul style="list-style-type: none"> ▪ Population-dense development outside of the fence line near the EOD range is not encouraged by HARB. ▪ Shock fronts from EOD activities can travel off the installation and rattle windows up to 1.5 miles away.

CONCLUSION

Encroachment management and compatible use efforts at HARB are undertaken to help ensure community sustainability and preserve the vital national security mission. HARB seeks to protect the ability to conduct its current and potential future missions in the most unconstrained environment possible. HARB supports the removal of incompatible UEA No. 4 and does not support the creation or expansion of UEAs near HARB, as such designations could present mission sustainment challenges to current missions and future mission sets. HARB remains committed to working with our neighbors to protect our evolving missions and promote the long-term safety and wellbeing of our communities. Sustaining HARB's operational capabilities requires active, early participation in planning and land development processes to help ensure compatibility with Air Force missions.

**Urban Expansion Area Task Force
Member Survey - Addendum**

Name: Larry Ventura

Organization: Homestead Air Reserve Base

- 1) CDMP Policy LU-8G(ii) currently lists Comprehensive Everglades Restoration Plan (CERP) project footprints as areas that "shall be avoided" for expansion of the Urban Development Boundary (UDB). Should CERP project footprints instead be included as areas that "shall not be considered" for expansion of the UDB?

☒ Yes

☐ No

Comment: _____

- 2) Should the County require that adequate mass transit infrastructure be in place prior to or concurrent with the inclusion of land within the UDB?

☒ Yes

☐ No

Comment: _____

- 3) CDMP Policy LU-8F currently indicates that the County should maintain a 15-year supply of residential land inside of the UDB beyond the date of the Evaluation and Appraisal Report adoption.

- a. Should this timeframe remain, be increased or be decreased?

☐ Remain

☐ Increase

☒ Decrease

Comment: County should maintain consistency with Florida Statute 163.3177 requirement to maintain a 10-year land supply.

- b. Should the County consistently maintain a 10-year residential land supply?

☐ Yes

☒ No

Comment: _____

- 4) Which of the following do you think should apply to development in the Urban Expansion Areas (UEA)? (check all that you feel should apply)

☒ Development in the UEAs should not be considered

- ☐ Require workforce housing units to be provided
- ☐ Require demonstration of job creation at wages commensurate with housing cost
- ☒ Require demonstration of long-term resilience to the impacts of climate change
- ☒ Require demonstration that an adequate amount of agricultural land will be preserved commensurate with the impacts of the application.
- ☐ Require a mix of uses that reduce the need for external trips
- ☐ Require large-scale employment centers

Comment:

- 5) Should the areas outside of the UDB that are not located within an Urban Expansion Area be designated as areas that "shall be avoided" for expansion of the UDB?

☒ Yes

☐ No

Comment: _____

- 6) Should the County maintain a minimum amount of acreage in Urban Expansion Areas?

☐ Yes

☒ No

Comment: _____

- 7) Should inland and coastal areas vulnerable to severe flooding be identified as areas that "shall be avoided" for expansion of the UDB?

☒ Yes

☐ No

Comment: _____

- 8) What changes should be considered to the methodology for calculating development capacity for the purposes of CDMP Policy LU-8F? (check all that you feel should be considered)

- ☐ Land supply for vacant parcels is currently based on maximum allowed by zoning. Should the methodology be revised to account for redevelopment potential up to the maximum permitted by the land use plan map?
- ☐ Redevelopment capacity is currently only included for the area inside of the Urban Infill Area (as defined in Policy TC-1B). Should the redevelopment capacity analysis be expanded to include the area between the Urban Infill Area and the Urban Development Boundary?
- ☐ The units associated with major proposed projects are currently counted at 50% at the time of review process and 100% at the time of construction. Should the units associated with major proposed projects be counted at 100% at the time of site plan approval?

- ☐ A site is currently only considered to be likely to redevelop if the potential density is at least four times greater than the current density. Should a site be considered likely to redevelop if the potential density is at least two times greater than the current density?
- ☐ Under the current methodology, only structures built prior to 1970 are considered to be likely to redevelop. Should this threshold be reassessed in each Evaluation and Appraisal Report to relate to the lifespan of a typical building with consideration for the short-term planning horizon?
- ☐ Should the non-residential capacity analysis consider the need for targeted industries?
- ☐ Should the non-residential capacity analysis consider the need to plan for large scale master planned employment centers/areas for workforce housing?

Comment: This question requires an understanding of complex planning aspects that are generally beyond what would be reasonably expected of most task force members and, therefore, should not be considered.

- 9) Coastal High Hazard Areas include areas that are vulnerable to destructive storm surge during a Category One Hurricane. CDMP Policy LU-8G(ii) currently lists the Coastal High Hazard Areas (CHHA) as areas that "shall be avoided" for expansion of the UDB.

- a. Should CHHAs instead be included as areas that "shall not be considered" for expansion of the UDB?

☒ Yes

☐ No

- b. Should the Coastal High Hazard Areas account for sea level rise?

☒ Yes

☐ No

Comment: _____

- 10) Should the criteria for applications proposing expansion of the UDB be amended to include the following (check all that you feel should be included)?

- ☐ Increase the required density (10 dwelling units per acre currently required)
- ☐ Increase the required floor area ratio (0.25 FAR currently required)
- ☒ Define the specific width of buffering that must be provided from agricultural land
- ☒ Require proximity to mass transit
- ☒ Consider proximity to active rockmining uses and require buffers, development phasing or similar mitigative measures

Comment:

- 11) Should there be a minimum acreage for UDB amendment applications?

☒ Yes

☐ No

Comment: _____

12) Should a new UEA be considered in the area south of UEA No. 2, north of SW 184th Street, east of Krome Avenue?

☐ Yes

☒ No

Comment: _____

13) Would you like to see the County coordinate/facilitate public master planning exercises such as charrettes for each of the Urban Expansion Areas?

☐ Yes

☒ No

Comment: Would defer to County Planning staff's expertise in place of public master planning exercises.

Name: Lawrence Ventura, Jr.

Organization: Homestead Air Reserve Base

14) Should the boundaries of Urban Expansion Area No. 2 be contracted to exclude areas that "shall not be considered" and "shall be avoided" for expansion of the UDB pursuant to Policy LU-8G?

☒ Yes

☐ No

Comments:

15) Should the boundaries of Urban Expansion Area No. 3 be contracted to exclude areas that "shall be avoided" for expansion of the UDB pursuant to Policy LU-8G?

☒ Yes

☐ No

Comments:

16) Should the boundaries of Urban Expansion Area No. 4 be contracted to exclude areas that "shall not be considered" and "shall be avoided" for expansion of the UDB pursuant to Policy LU-8G?

☒ Yes

☐ No

Comments: On UEA 4, I think the entire area should be deleted because once you contract the UEA to exclude all the "shall not be considered" and "shall be avoided" areas, there isn't any area left that would make sense to expand to.

Attachment D-11

Latin American Business Association

**MIAMI-DADE COUNTY URBAN EXPANSION AREA TASK FORCE
MEMBER SURVEY**

Task Force Member Name: William J Delgado
Organization/Group Represented: Latin American Business Association

Please list up to three of your most important considerations as it relates to the UEAs.

1. Residential supply and affordability
2. Traffic relief through reverse commuting
3. Protecting environmentally sensitive lands

CHARGE 1 – Recommended Changes to the current boundaries of the Urban Expansion Areas

1. Which alternative do you recommend for UEA No. 1 (see attached map for boundaries):

- ☐ Maintain UEA
☒ Eliminate UEA
☐ Other (describe) _____

2. Which alternative do you recommend for UEA No. 2 (see attached map for boundaries):

- ☐ Maintain UEA
☐ Eliminate UEA
☐ Maintain UEA but adjust boundary to only exclude areas identified as "shall not be considered" in Policy LU-8G.
☐ Maintain UEA but adjust boundary to only exclude areas identified as "shall be avoided" in Policy LU-8G.
☐ Maintain UEA but adjust boundary to exclude all areas identified as "shall not be considered" and "shall be avoided" in Policy LU-8G.
☒ Other (describe) _____

Expand UEA from the present boundary of SW 112th St to SW 152nd St to offset the loss of acreage by the other UEA's due to environmental issues.

3. Which alternative do you recommend for UEA No. 3 (see attached map for boundaries):

- ☐ Maintain UEA
- ☐ Eliminate UEA
- ☒ Maintain UEA but adjust boundary to exclude areas identified as "shall be avoided" in Policy LU-8G.
- ☐ Other (describe) _____

4. Which alternative do you recommend for UEA No. 4 (see attached map for boundaries):

- ☐ Maintain UEA
- ☐ Eliminate UEA
- ☐ Maintain UEA but adjust boundary to only exclude areas identified as "shall not be considered" in Policy LU-8G.
- ☐ Maintain UEA but adjust boundary to only exclude areas identified as "shall be avoided" in Policy LU-8G.
- ☒ Maintain UEA but adjust boundary to exclude all areas identified as "shall not be considered" and "shall be avoided" in Policy LU-8G.
- ☐ Other (describe) _____

CHARGE 2 – Recommended new Urban Expansion Areas

- ☐ No new UEAs
- ☐ The area identified in CDMP Policy LU-8I. (south of SW 232 Street, east of SW 147 Avenue)
- ☐ Locations within one mile of a planned urban center or extraordinary transit service
- ☐ All areas outside of the current UDB except for areas identified as "shall not be considered" and/or "shall be avoided" in Policy LU-8G.
- ☒ Other (describe) _____

The area south of UEA No. 2 from the present boundary of SW 112th St to SW 152nd St to offset the loss of acreage by the other UEA's due to environmental issues.

CHARGE 3 – Recommended changes to criteria for UDB expansion – land supply (CDMP Policy LU-8F.)

1. The UDB should contain developable land having capacity to sustain countywide residential demand for a period of 10 years after adoption of the most recent Evaluation and Appraisal Report plus a five year surplus. The estimation of this capacity shall include the capacity to develop and redevelop around transit stations at the densities recommended in Policy LU-7F.

- ☐ Retain
- ☐ Delete
- ☒ Amend (describe) _____

Remove the following: "The estimation of this capacity shall include the capacity to develop and redevelop around transit stations at the densities recommended in Policy LU-7F."

2. The adequacy of non-residential land supplies shall be based on land supplies in subareas of the County appropriate to the type of use, as well as 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 local subarea geography such as Census Tracts, Minor Statistical Areas 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.

☐

Retain

☐

Delete

☒

Amend (describe) _____

Remove the following: “, as well as Countywide supply within the UDB.”

CHARGE 3 – Recommended changes to criteria for UDB expansion – priority and avoidance areas (CDMP Policy LU-8G.)

1. 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.

☒

Retain

☐

Delete

☐

Amend (describe) _____

- b. The West Wellfield Protection Area west of SW 157 Avenue between SW 8 Street and SW 42 Street;

☐

Retain

☒

Delete

☐

Amend (describe) _____

- c. Water Conservation Areas, Biscayne Aquifer Recharge Areas, and Everglades Buffer Areas designated by the South Florida Water Management District;

☒

Retain

☐

Delete

☐

Amend (describe) _____

- d. The Redland area south of Eureka Drive; and

☒

Retain

☐

Delete

☐

Amend (describe) _____

e. Areas within the accident potential zones of the Homestead Air Reserve Base

- ☒ Retain
☐ Delete
☐ Amend (describe) _____

2. The following areas shall be avoided:

a. Future Wetlands delineated in the Conservation and Land Use Element;

- ☒ Retain
☐ Delete
☐ Amend (describe) _____

b. Land designated Agriculture on the Land Use Plan map, except where located in designated Urban Expansion Areas (UEAs);

- ☐ Retain
☒ Delete
☐ Amend (describe) _____

c. Coastal High Hazard Areas east of the Atlantic Coastal Ridge;

- ☒ Retain
☐ Delete
☐ Amend (describe) _____

d. Comprehensive Everglades Restoration Plan project footprints delineated in Tentatively Selected Plans and/or Project Implementation Reports.

- ☒ Retain
☐ Delete
☐ Amend (describe) _____

3. The following areas shall be given priority for inclusion:

a. Land within Planning Analysis Tiers having the earliest projected supply depletion year;

- ☒ Retain
☐ Delete
☐ Amend (describe) _____

b. Land within the UEAs and contiguous to the UDB;

☒

Retain

☐

Delete

☐

Amend (describe) _____

c. Locations within one mile of a planned urban center or extraordinary transit service;

☐

Retain

☐

Delete

☒

Amend (describe) _____

Locations within two miles of a planned urban center or extraordinary transit service

d. Locations having projected surplus service capacity or where necessary facilities and services can be readily extended.

☒

Retain

☐

Delete

☐

Amend (describe) _____

e. Identify additional areas not listed above, if any, that you feel should not be considered for expansion of the UDB.

n/a

f. Identify additional areas, not listed above, if any, that you feel should be avoided for expansion of the UDB.

n/a

g. Identify additional areas not listed above, if any, that you feel should be given priority for inclusion in the UDB.

The area south of UEA No. 2 from the UDB on East, Krome Ave to the West, SW 152nd St to the South.

CHARGE 3 – Recommended changes to criteria for UDB expansion – development types and standards (CDMP Policy LU-8H.)

1. Residential development shall provide for the non-residential needs of residents of proposed development, including places of employment, shopping, schools, recreational and other public facilities.
☒ Retain
☐ Delete
☐ Amend (describe) _____
2. Residential development shall be at an average minimum density of 10 dwelling units per gross acre
☒ Retain
☐ Delete
☐ Amend (describe) _____
3. Residential development must participate in the Purchase of Development Rights, Transfer of Development Rights or other County established programs geared to protecting agricultural lands and/or environmentally sensitive lands
☐ Retain
☒ Delete
☐ Amend (describe) _____
4. Non-residential development, excluding public facilities, shall be developed at a minimum intensity of .25 FAR.
☒ Retain
☐ Delete
☐ Amend (describe) _____
5. The proposed development shall be planned to provide adequate buffering to adjacent agricultural lands and shall incorporate and promote bicycle and pedestrian connectivity throughout the development
☒ Retain
☐ Delete
☐ Amend (describe) _____

6. The proposed development must be demonstrated not to discourage or inhibit infill and redevelopment efforts within the UDB.

☐ Retain

☒ Delete

☐ Amend (describe) _____

7. The proposed development will not leave intervening parcels between the proposed development and any portion of the UDB.

☒ Retain

☐ Delete

☐ Amend (describe) _____

8. It must be demonstrated that the proposed development will have a positive net financial impact on the County.

☒ Retain

☐ Delete

☐ Amend (describe) _____

9. Should additional criteria for UDB expansion, beyond those listed above, be added?

No. _____

10. Please indicate types of development that should be prioritized and/or required for potential UDB expansions, if any:

☐ Commercial development to serve proximate existing residential community inside the UDB.

☐ Employment centers to serve proximate existing residential communities inside the UDB.

☐ Regional commercial and industrial activities.

☒ Residential, mixed-use development

☐ Other (please describe) _____

CHARGE 3 – Recommended changes to criteria for UDB expansion – application requirements (Section 2-116.1, Code of Miami-Dade County)

1. Applications requesting amendment to the Urban Development Boundary (UDB) or to the Urban Expansion Area (UEA) boundary depicted on the Land Use Plan map, or to the land use classification of land located outside of said Urban Development Boundary may be filed only during the May period in odd-numbered years.

☐

Retain

☐

Delete

☒

Amend (describe)

...may be filed every year during the May period.

2. The Director of the Department may also file applications requesting amendments to the UDB, UEA or to the land use classification of land located outside of said UDB for processing during the January, May or October period following the adoption of an evaluation and appraisal report, provided that the amendments proposed in said applications are suggested in the adopted evaluation and appraisal report.

☒

Retain

☐

Delete

☐

Amend (describe)

3. No application to expand the area within the UDB shall be filed where such application would result in an area of land located outside of the UDB being more than seventy-five percent (75%) surrounded by land that is within the UDB. If two or more applications to expand the area within the UDB would cumulatively result in an area of land located outside the UDB being more than seventy-five percent (75%) surrounded by land that is within the UDB, then the later-submitted application or applications shall not be filed.

☐

Retain

☒

Delete

☐

Amend (describe)

**Urban Expansion Area Task Force
Member Survey - Addendum**

Name: William Delgado

Organization: Latin American Business Association

- 1) CDMP Policy LU-8G(ii) currently lists Comprehensive Everglades Restoration Plan (CERP) project footprints as areas that "shall be avoided" for expansion of the Urban Development Boundary (UDB). Should CERP project footprints instead be included as areas that "shall not be considered" for expansion of the UDB?

☐ Yes

☒ No

Comment: _____

- 2) Should the County require that adequate mass transit infrastructure be in place prior to or concurrent with the inclusion of land within the UDB?

☐ Yes

☒ No

Comment: _____

- 3) CDMP Policy LU-8F currently indicates that the County should maintain a 15-year supply of residential land inside of the UDB beyond the date of the Evaluation and Appraisal Report adoption.

- a. Should this timeframe remain, be increased or be decreased?

☐ Remain

☒ Increase

☐ Decrease

Comment: _____

- b. Should the County consistently maintain a 10-year residential land supply?

☐ Yes

☒ No

Comment: County should consistently maintain a 20-year residential land supply

- 4) Which of the following do you think should apply to development in the Urban Expansion Areas (UEA)? (check all that you feel should apply)

☐ Development in the UEAs should not be considered

☐ Require workforce housing units to be provided

- ☐ Require demonstration of job creation at wages commensurate with housing cost
- ☐ Require demonstration of long-term resilience to the impacts of climate change
- ☐ Require demonstration that an adequate amount of agricultural land will be preserved commensurate with the impacts of the application.
- ☐ Require a mix of uses that reduce the need for external trips
- ☐ Require large-scale employment centers

Comment: _____

- 5) Should the areas outside of the UDB that are not located within an Urban Expansion Area be designated as areas that "shall be avoided" for expansion of the UDB?

- ☐ Yes
- ☒ No

Comment: _____

- 6) Should the County maintain a minimum amount of acreage in Urban Expansion Areas?

- ☒ Yes
- ☐ No

Comment: _____

- 7) Should inland and coastal areas vulnerable to severe flooding be identified as areas that "shall be avoided" for expansion of the UDB?

- ☒ Yes
- ☐ No

Comment: _____

- 8) What changes should be considered to the methodology for calculating development capacity for the purposes of CDMP Policy LU-8F? (check all that you feel should be considered)

- ☐ Land supply for vacant parcels is currently based on maximum allowed by zoning. Should the methodology be revised to account for redevelopment potential up to the maximum permitted by the land use plan map?
- ☐ Redevelopment capacity is currently only included for the area inside of the Urban Infill Area (as defined in Policy TC-1B). Should the redevelopment capacity analysis be expanded to include the area between the Urban Infill Area and the Urban Development Boundary?
- ☐ The units associated with major proposed projects are currently counted at 50% at the time of review process and 100% at the time of construction. Should the units associated with major proposed projects be counted at 100% at the time of site plan approval?

- ☐ A site is currently only considered to be likely to redevelop if the potential density is at least four times greater than the current density. Should a site be considered likely to redevelop if the potential density is at least two times greater than the current density?
- ☐ Under the current methodology, only structures built prior to 1970 are considered to be likely to redevelop. Should this threshold be reassessed in each Evaluation and Appraisal Report to relate to the lifespan of a typical building with consideration for the short-term planning horizon?
- ☒ Should the non-residential capacity analysis consider the need for targeted industries?
- ☒ Should the non-residential capacity analysis consider the need to plan for large scale master planned employment centers/areas for workforce housing?

9) Coastal High Hazard Areas include areas that are vulnerable to destructive storm surge during a Category One Hurricane. CDMP Policy LU-8G(ii) currently lists the Coastal High Hazard Areas (CHHA) as areas that "shall be avoided" for expansion of the UDB.

a. Should CHHAs instead be included as areas that "shall not be considered" for expansion of the UDB?

☐ Yes

☒ No

b. Should the Coastal High Hazard Areas account for sea level rise?

☐ Yes

☒ No

Comment: _____

10) Should the criteria for applications proposing expansion of the UDB be amended to include the following (check all that you feel should be included)?

- ☐ Increase the required density (10 dwelling units per acre currently required)
- ☐ Increase the required floor area ratio (0.25 FAR currently required)
- ☐ Define the specific width of buffering that must be provided from agricultural land
- ☐ Require proximity to mass transit
- ☐ Consider proximity to active rockmining uses and require buffers, development phasing or similar mitigative measures

Comment: _____

11) Should there be a minimum acreage for UDB amendment applications?

☐ Yes

☒ No

Comment: _____

12) Should a new UEA be considered in the area south of UEA No. 2, north of SW 184th Street, east of Krome Avenue?

☒ Yes

☐ No

Comment: _____

13) Would you like to see the County coordinate/facilitate public master planning exercises such as charrettes for each of the Urban Expansion Areas?

☐ Yes

☒ No

Comment: _____

Name: William Delgado

Organization: Latin American Business Association

14) Should the boundaries of Urban Expansion Area No. 2 be contracted to exclude areas that "shall not be considered" and "shall be avoided" for expansion of the UDB pursuant to Policy LU-8G?

☐ Yes

☒ No

Comments:

15) Should the boundaries of Urban Expansion Area No. 3 be contracted to exclude areas that "shall be avoided" for expansion of the UDB pursuant to Policy LU-8G?

☐ Yes

☒ No

Comments:

16) Should the boundaries of Urban Expansion Area No. 4 be contracted to exclude areas that "shall not be considered" and "shall be avoided" for expansion of the UDB pursuant to Policy LU-8G?

☐ Yes

☒ No

Comments:

Attachment D-12
Latin Builders Association

**MIAMI-DADE COUNTY URBAN EXPANSION AREA TASK FORCE
MEMBER SURVEY**

Task Force Member Name: Erick Valderrama

Organization/Group Represented: Latin Builder's Association

Please list up to three of your most important considerations as it relates to the UEAs.

1. Areas that are in close proximity to transportation/planned infrastructure
2. Potential Areas that have the ability to residential developments to 'master planned' appropriately
3. Density increase of existing urban areas adjacent to planned transportation corridors

CHARGE 1 – Recommended Changes to the current boundaries of the Urban Expansion Areas

1. Which alternative do you recommend for UEA No. 1 (see attached map for boundaries):

- ☐ Maintain UEA
☐ Eliminate UEA
☒ Other (describe) Reduce the UEA area to only show developable land.

2. Which alternative do you recommend for UEA No. 2 (see attached map for boundaries):

- ☐ Maintain UEA
☐ Eliminate UEA
☐ Maintain UEA but adjust boundary to only exclude areas identified as “shall not be considered” in Policy LU-8G.
☐ Maintain UEA but adjust boundary to only exclude areas identified as “shall be avoided” in Policy LU-8G.
☒ Maintain UEA but adjust boundary to exclude all areas identified as “shall not be considered” and “shall be avoided” in Policy LU-8G.
☐ Other (describe) _____

3. Which alternative do you recommend for UEA No. 3 (see attached map for boundaries):

- ☐ Maintain UEA
- ☐ Eliminate UEA
- ☒ Maintain UEA but adjust boundary to exclude areas identified as "shall be avoided" in Policy LU-8G.
- ☐ Other (describe) _____

4. Which alternative do you recommend for UEA No. 4 (see attached map for boundaries):

- ☐ Maintain UEA
- ☐ Eliminate UEA
- ☐ Maintain UEA but adjust boundary to only exclude areas identified as "shall not be considered" in Policy LU-8G.
- ☐ Maintain UEA but adjust boundary to only exclude areas identified as "shall be avoided" in Policy LU-8G.
- ☒ Maintain UEA but adjust boundary to exclude all areas identified as "shall not be considered" and "shall be avoided" in Policy LU-8G.
- ☐ Other (describe) _____

CHARGE 2 – Recommended new Urban Expansion Areas

- ☐ No new UEAs
- ☐ The area identified in CDMP Policy LU-8I. (south of SW 232 Street, east of SW 147 Avenue)
- ☐ Locations within one mile of a planned urban center or extraordinary transit service
- ☐ All areas outside of the current UDB except for areas identified as "shall not be considered" and/or "shall be avoided" in Policy LU-8G.
- ☒ Other (describe) Adjust the areas of the existing UEA's to show actual developable land. Maintain existing UEAs

CHARGE 3 – Recommended changes to criteria for UDB expansion – land supply (CDMP Policy LU-8F.)

1. The UDB should contain developable land having capacity to sustain countywide residential demand for a period of 10 years after adoption of the most recent Evaluation and Appraisal Report plus a five year surplus. The estimation of this capacity shall include the capacity to develop and redevelop around transit stations at the densities recommended in Policy LU-7F.

- ☒ Retain
- ☐ Delete
- ☒ Amend (describe) Adjust areas to show actual capacities of actual land that is developable

2. The adequacy of non-residential land supplies shall be based on land supplies in subareas of the County appropriate to the type of use, as well as 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 local subarea geography such as Census Tracts, Minor Statistical Areas 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.

- ☒ Retain
☐ Delete
☐ Amend (describe) _____

CHARGE 3 – Recommended changes to criteria for UDB expansion – priority and avoidance areas (CDMP Policy LU-8G.)

1. 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.
- ☒ Retain
☐ Delete
☐ Amend (describe) _____
- b. The West Wellfield Protection Area west of SW 157 Avenue between SW 8 Street and SW 42 Street;
- ☒ Retain
☐ Delete
☐ Amend (describe) _____
- c. Water Conservation Areas, Biscayne Aquifer Recharge Areas, and Everglades Buffer Areas designated by the South Florida Water Management District;
- ☒ Retain
☐ Delete
☐ Amend (describe) _____
- d. The Redland area south of Eureka Drive; and
- ☐ Retain
☒ Delete
☐ Amend (describe) _____

- e. Areas within the accident potential zones of the Homestead Air Reserve Base

☒

Retain

☐

Delete

☐

Amend (describe) _____

2. The following areas shall be avoided:

- a. Future Wetlands delineated in the Conservation and Land Use Element;

☒

Retain

☐

Delete

☐

Amend (describe) _____

- b. Land designated Agriculture on the Land Use Plan map, except where located in designated Urban Expansion Areas (UEAs);

☐

Retain

☒

Delete

☐

Amend (describe) _____

- c. Coastal High Hazard Areas east of the Atlantic Coastal Ridge;

☒

Retain

☐

Delete

☐

Amend (describe) _____

- d. Comprehensive Everglades Restoration Plan project footprints delineated in Tentatively Selected Plans and/or Project Implementation Reports.

☒

Retain

☐

Delete

☐

Amend (describe) _____

3. The following areas shall be given priority for inclusion:

- a. Land within Planning Analysis Tiers having the earliest projected supply depletion year;

☒

Retain

☐

Delete

☒

Amend (describe) _____

First priority

b. Land within the UEAs and contiguous to the UDB;

☒

Retain

☐

Delete

☐

Amend (describe)

Yes, in conjunction w/ Land Use element LU-8H

(with amendment of residential development

proposals of min. 200 gross acres)

c. Locations within one mile of a planned urban center or extraordinary transit service;

☒

Retain

☐

Delete

☐

Amend (describe)

d. Locations having projected surplus service capacity or where necessary facilities and services can be readily extended.

☒

Retain

☐

Delete

☐

Amend (describe)

e. Identify additional areas not listed above, if any, that you feel should not be considered for expansion of the UDB.

f. Identify additional areas, not listed above, if any, that you feel should be avoided for expansion of the UDB.

g. Identify additional areas not listed above, if any, that you feel should be given priority for inclusion in the UDB.

If considered for public beneficial use. ie, Transportation infrastructure (loop)

that provides alternative transportation north-south or east-west routes.

Also, if considered public beneficial use by County or State agencies for strict public recreational use. Parks, fairs, etc.

CHARGE 3 – Recommended changes to criteria for UDB expansion – development types and standards (CDMP Policy LU-8H.)

1. Residential development shall provide for the non-residential needs of residents of proposed development, including places of employment, shopping, schools, recreational and other public facilities.
☒ Retain
☐ Delete
☐ Amend (describe) _____
2. Residential development shall be at an average minimum density of 10 dwelling units per gross acre
☒ Retain
☐ Delete
☐ Amend (describe) _____
3. Residential development must participate in the Purchase of Development Rights, Transfer of Development Rights or other County established programs geared to protecting agricultural lands and/or environmentally sensitive lands
☒ Retain
☐ Delete
☐ Amend (describe) _____
4. Non-residential development, excluding public facilities, shall be developed at a minimum intensity of .25 FAR.
☒ Retain
☐ Delete
☐ Amend (describe) _____
5. The proposed development shall be planned to provide adequate buffering to adjacent agricultural lands and shall incorporate and promote bicycle and pedestrian connectivity throughout the development
☒ Retain
☐ Delete
☐ Amend (describe) _____

6. The proposed development must be demonstrated not to discourage or inhibit infill and redevelopment efforts within the UDB.

☒

Retain

☐

Delete

☐

Amend (describe)

7. The proposed development will not leave intervening parcels between the proposed development and any portion of the UDB.

☒

Retain

☐

Delete

☐

Amend (describe)

8. It must be demonstrated that the proposed development will have a positive net financial impact on the County.

☒

Retain

☐

Delete

☐

Amend (describe)

9. Should additional criteria for UDB expansion, beyond those listed above, be added?

10. Please indicate types of development that should be prioritized and/or required for potential UDB expansions, if any:

☐

Commercials development to serve proximate existing residential community inside the UDB.

☐

Employment centers to serve proximate existing residential communities inside the UDB.

☐

Regional commercial and industrial activities.

☐

Residential, mixed-use development

☒

Other (please describe) Residential mixed use developments that is in close proximity to transportation/planned infrastructure

provides supporting non-residential development such as schools, employment centers, and commercial development with minimum size of 200 gross acres.

CHARGE 3 – Recommended changes to criteria for UDB expansion – application requirements (Section 2-116.1, Code of Miami-Dade County)

1. Applications requesting amendment to the Urban Development Boundary (UDB) or to the Urban Expansion Area (UEA) boundary depicted on the Land Use Plan map, or to the land use classification of land located outside of said Urban Development Boundary may be filed only during the May period in odd-numbered years.

☐

Retain

☐

Delete

☒

Amend (describe)

May period, annually

2. The Director of the Department may also file applications requesting amendments to the UDB, UEA or to the land use classification of land located outside of said UDB for processing during the January, May or October period following the adoption of an evaluation and appraisal report, provided that the amendments proposed in said applications are suggested in the adopted evaluation and appraisal report.

☒

Retain

☐

Delete

☐

Amend (describe)

3. No application to expand the area within the UDB shall be filed where such application would result in an area of land located outside of the UDB being more than seventy-five percent (75%) surrounded by land that is within the UDB. If two or more applications to expand the area within the UDB would cumulatively result in an area of land located outside the UDB being more than seventy-five percent (75%) surrounded by land that is within the UDB, then the later-submitted application or applications shall not be filed.

☐

Retain

☒

Delete

☐

Amend (describe)

Delete. The formula is too vague with no substance

for (%) calculation reasoning. Application should be evaluated on its merits, not a broad, over simplistic formula.



UEA No. 1




UEA No. 2

UEA Study Area

UEA No. 3

UEA No. 4

Legend

-  2020 Urban Development Boundary
-  Urban Expansion Areas
-  Policy LU-8I UEA Study Area

Prepared By: Department of Regulatory and Economic Resources, August 2017

Urban Expansion Area Map

0 6,500 13,000
SCALE IN FEET

**Urban Expansion Area Task Force
Member Survey - Addendum**

Name: Erick Valderrama

Organization: Latin Builder's Association

- 1) CDMP Policy LU-8G(ii) currently lists Comprehensive Everglades Restoration Plan (CERP) project footprints as areas that "shall be avoided" for expansion of the Urban Development Boundary (UDB). Should CERP project footprints instead be included as areas that "shall not be considered" for expansion of the UDB?

☒ Yes

☐ No

Comment: _____

- 2) Should the County require that adequate mass transit infrastructure be in place prior to or concurrent with the inclusion of land within the UDB?

☐ Yes

☒ No

Comment: A properly planned mass transit infrastructure put in place will spur focused developments surrounding it. Along with proper zoning codes will allow large scale residential developments with urban centers, schools, surrounding it providing urban hubs.

- 3) CDMP Policy LU-8F currently indicates that the County should maintain a 15-year supply of residential land inside of the UDB beyond the date of the Evaluation and Appraisal Report adoption.

- a. Should this timeframe remain, be increased or be decreased?

☒ Remain

☐ Increase

☐ Decrease

Comment: _____

- b. Should the County consistently maintain a 10-year residential land supply?

☐ Yes

☐ No

Comment: see above.

- 4) Which of the following do you think should apply to development in the Urban Expansion Areas (UEA)? (check all that you feel should apply)

- ☐ Development in the UEAs should not be considered
- ☐ Require workforce housing units to be provided
- ☐ Require demonstration of job creation at wages commensurate with housing cost
- ☒ Require demonstration of long-term resilience to the impacts of climate change
- ☐ Require demonstration that an adequate amount of agricultural land will be preserved commensurate with the impacts of the application.
- ☒ Require a mix of uses that reduce the need for external trips
- ☒ Require large-scale employment centers

Comment: Workforce housing units is also needed. However, there should be incentive based development bonuses so that developers actually implement the programs and pass the savings to the end unit owners.

- 5) Should the areas outside of the UDB that are not located within an Urban Expansion Area be designated as areas that “shall be avoided” for expansion of the UDB?

- ☐ Yes
- ☒ No

Comment: First, the existing UEA’s should be adjusted to reflect the actual developable acreages. At that point, the designated areas can be re-evaluated.

- 6) Should the County maintain a minimum amount of acreage in Urban Expansion Areas?

- ☐ Yes
- ☒ No

Comment: That is subjective to the specific UEA area. One does not correlate metric does not necessarily correlate with the other.

- 7) Should inland and coastal areas vulnerable to severe flooding be identified as areas that “shall be avoided” for expansion of the UDB?

- ☐ Yes
- ☒ No

Comment: proper development at elevations above the designated flooding criterias should be acceptable. Needs to be studied further within the sub-areas.

- 8) What changes should be considered to the methodology for calculating development capacity for the purposes of CDMP Policy LU-8F? (check all that you feel should be considered)

- ☐ Land supply for vacant parcels is currently based on maximum allowed by zoning. Should the methodology be revised to account for redevelopment potential up to the maximum permitted by the land use plan map?

- ☐ Redevelopment capacity is currently only included for the area inside of the Urban Infill Area (as defined in Policy TC-1B). Should the redevelopment capacity analysis be expanded to include the area between the Urban Infill Area and the Urban Development Boundary?
 - ☒ The units associated with major proposed projects are currently counted at 50% at the time of review process and 100% at the time of construction. Should the units associated with major proposed projects be counted at 100% at the time of site plan approval?
 - ☐ A site is currently only considered to be likely to redevelop if the potential density is at least four times greater than the current density. Should a site be considered likely to redevelop if the potential density is at least two times greater than the current density?
 - ☐ Under the current methodology, only structures built prior to 1970 are considered to be likely to redevelop. Should this threshold be reassessed in each Evaluation and Appraisal Report to relate to the lifespan of a typical building with consideration for the short-term planning horizon?
 - ☐ Should the non-residential capacity analysis consider the need for targeted industries?
 - ☐ Should the non-residential capacity analysis consider the need to plan for large scale master planned employment centers/areas for workforce housing?
- 9) Coastal High Hazard Areas include areas that are vulnerable to destructive storm surge during a Category One Hurricane. CDMP Policy LU-8G(ii) currently lists the Coastal High Hazard Areas (CHHA) as areas that “shall be avoided” for expansion of the UDB.
- a. Should CHHAs instead be included as areas that “shall not be considered” for expansion of the UDB?
 - ☐ Yes
 - ☒ No
 - b. Should the Coastal High Hazard Areas account for sea level rise?
 - ☒ Yes
 - ☐ No
- Comment: _____
- 10) Should the criteria for applications proposing expansion of the UDB be amended to include the following (check all that you feel should be included)?
- ☒ Increase the required density (10 dwelling units per acre currently required)
 - ☒ Increase the required floor area ratio (0.25 FAR currently required)
 - ☒ Define the specific width of buffering that must be provided from agricultural land
 - ☒ Require proximity to mass transit
 - ☒ Consider proximity to active rockmining uses and require buffers, development phasing or similar mitigative measures
- Comment: _____

11) Should there be a minimum acreage for UDB amendment applications?

☒ Yes

☐ No

Comment: _____ 200 acres.

12) Should a new UEA be considered in the area south of UEA No. 2, north of SW 184th Street, east of Krome Avenue?

☒ Yes

☐ No

Comment: _____

13) Would you like to see the County coordinate/facilitate public master planning exercises such as charrettes for each of the Urban Expansion Areas?

☒ Yes

☐ No

Comment: _____

Attachment D-13

Nova Southeastern Shepard Broad Law Center

**MIAMI-DADE COUNTY URBAN EXPANSION AREA TASK FORCE
MEMBER SURVEY**

Task Force Member Name: Richard Grosso

Organization/Group Represented: NSU

Please list up to three of your most important considerations as it relates to the UEAs.

1. Preserving land for farming & Everglades protection & restoration
2. Meaningfully encouraging infill / redevelopment around existing urban centers/ mass transit areas.
3. Not replacing carbon-sinking land with pavement, infrastructure & development that reduces climate resiliency

CHARGE 1 – Recommended Changes to the current boundaries of the Urban Expansion Areas

1. Which alternative do you recommend for UEA No. 1 (see attached map for boundaries):

- ☐ Maintain UEA
- ☒ Eliminate UEA
- ☐ Other (describe) _____

2. Which alternative do you recommend for UEA No. 2 (see attached map for boundaries):

- ☐ Maintain UEA
- ☐ Eliminate UEA
- ☐ Maintain UEA but adjust boundary to only exclude areas identified as “shall not be considered” in Policy LU-8G.
- ☐ Maintain UEA but adjust boundary to only exclude areas identified as “shall be avoided” in Policy LU-8G.
- ☒ Maintain UEA but adjust boundary to exclude all areas identified as “shall not be considered” and “shall be avoided” in Policy LU-8G.
- ☐ Other (describe) _____

3. Which alternative do you recommend for UEA No. 3 (see attached map for boundaries):

- ☐ Maintain UEA
- ☐ Eliminate UEA
- ☒ Maintain UEA but adjust boundary to exclude areas identified as "shall be avoided" in Policy LU-8G.
- ☐ Other (describe) _____

4. Which alternative do you recommend for UEA No. 4 (see attached map for boundaries):

- ☐ Maintain UEA
- ☐ Eliminate UEA
- ☐ Maintain UEA but adjust boundary to only exclude areas identified as "shall not be considered" in Policy LU-8G.
- ☐ Maintain UEA but adjust boundary to only exclude areas identified as "shall be avoided" in Policy LU-8G.
- ☒ Maintain UEA but adjust boundary to exclude all areas identified as "shall not be considered" and "shall be avoided" in Policy LU-8G.
- ☐ Other (describe) _____

CHARGE 2 – Recommended new Urban Expansion Areas

- ☒ No new UEAs
- ☐ The area identified in CDMP Policy LU-8I. (south of SW 232 Street, east of SW 147 Avenue)
- ☐ Locations within one mile of a planned urban center or extraordinary transit service
- ☐ All areas outside of the current UDB except for areas identified as "shall not be considered" and/or "shall be avoided" in Policy LU-8G.
- ☐ Other (describe) _____

CHARGE 3 – Recommended changes to criteria for UDB expansion – land supply (CDMP Policy LU-8F.)

1. The UDB should contain developable land having capacity to sustain countywide residential demand for a period of 10 years after adoption of the most recent Evaluation and Appraisal Report plus a five year surplus. The estimation of this capacity shall include the capacity to develop and redevelop around transit stations at the densities recommended in Policy LU-7F.

- ☐ Retain
- ☐ Delete
- ☒ Amend (describe) Remove "plus a five year surplus"

2. The adequacy of non-residential land supplies shall be based on land supplies in subareas of the County appropriate to the type of use, as well as 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 local subarea geography such as Census Tracts, Minor Statistical Areas 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.

☐

Retain

☐

Delete

☒

Amend (describe)

Replace "be determined" with "consider". And at end "It is not the intent of this policy that each sub-area must continually increase its development capacity, as the

CHARGE 3 – Recommended changes to criteria for UDB expansion – priority and avoidance areas (CDMP Policy LU-8G.)

1. 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.

☒

Retain

☐

Delete

☐

Amend (describe)

- b. The West Wellfield Protection Area west of SW 157 Avenue between SW 8 Street and SW 42 Street;

☒

Retain

☐

Delete

☐

Amend (describe)

- c. Water Conservation Areas, Biscayne Aquifer Recharge Areas, and Everglades Buffer Areas designated by the South Florida Water Management District;

☒

Retain

☐

Delete

☐

Amend (describe)

- d. The Redland area south of Eureka Drive; and

☒

Retain

☐

Delete

☐

Amend (describe)

- e. Areas within the accident potential zones of the Homestead Air Reserve Base

☒

Retain

☐

Delete

☐

Amend (describe) _____

2. The following areas shall be avoided:

- a. Future Wetlands delineated in the Conservation and Land Use Element;

☐

Retain

☐

Delete

☒

Amend (describe) change to "shall not be considered"

- b. Land designated Agriculture on the Land Use Plan map, except where located in designated Urban Expansion Areas (UEAs);

☒

Retain

☐

Delete

☐

Amend (describe) _____

- c. Coastal High Hazard Areas east of the Atlantic Coastal Ridge;

☐

Retain

☐

Delete

☒

Amend (describe) change to "shall not be considered"

- d. Comprehensive Everglades Restoration Plan project footprints delineated in Tentatively Selected Plans and/or Project Implementation Reports.

☐

Retain

☐

Delete

☒

Amend (describe) change to "shall not be considered"

3. The following areas shall be given priority for inclusion:

- a. Land within Planning Analysis Tiers having the earliest projected supply depletion year;

☐

Retain

☒

Delete

☐

Amend (describe) _____

b. Land within the UEAs and contiguous to the UDB;

☒

Retain

☐

Delete

☐

Amend (describe) _____

c. Locations within one mile of a planned urban center or extraordinary transit service;

☐

Retain

☐

Delete

☒

Amend (describe) _____

Change to 1/2 mile; Add "unless within an area not to be considered."

d. Locations having projected surplus service capacity or where necessary facilities and services can be readily extended.

☐

Retain

☐

Delete

☒

Amend (describe) _____

Add "unless within an area not to be considered."

e. Identify additional areas not listed above, if any, that you feel should not be considered for expansion of the UDB.

f. Identify additional areas, not listed above, if any, that you feel should be avoided for expansion of the UDB.

g. Identify additional areas not listed above, if any, that you feel should be given priority for inclusion in the UDB.

CHARGE 3 – Recommended changes to criteria for UDB expansion – development types and standards (CDMP Policy LU-8H.)

1. Residential development shall provide for the non-residential needs of residents of proposed development, including places of employment, shopping, schools, recreational and other public facilities.

☐ Retain

☐ Delete

☒ Amend (describe) After "for the", insert "full mix of"; Add, at end: "to meet the full projected needs of the residential development." _____

2. Residential development shall be at an average minimum density of 10 dwelling units per gross acre

☒ Retain

☐ Delete

☐ Amend (describe) _____

3. Residential development must participate in the Purchase of Development Rights, Transfer of Development Rights or other County established programs geared to protecting agricultural lands and/or environmentally sensitive lands

☒ Retain

☐ Delete

☐ Amend (describe) _____

4. Non-residential development, excluding public facilities, shall be developed at a minimum intensity of .25 FAR.

☐ Retain

☐ Delete

☒ Amend (describe) **Increase this intensity.** _____

5. The proposed development shall be planned to provide adequate buffering to adjacent agricultural lands and shall incorporate and promote bicycle and pedestrian connectivity throughout the development

☐ Retain

☐ Delete

☒ Amend (describe) Insert, after "lands", to preclude conflicts between agricultural and suburban uses, including but not limited to passenger vehicle - farm vehicle conflicts, noise and odor conflicts, ar _____

6. The proposed development must be demonstrated not to discourage or inhibit infill and redevelopment efforts within the UDB.

☐ Retain

☐ Delete

☒ Amend (describe) Delete everything after "must" and replace with "demonstrate that it is required to meet a documented need for urban development that cannot be met through redevelopment."

7. The proposed development will not leave intervening parcels between the proposed development and any portion of the UDB.

☒ Retain

☐ Delete

☐ Amend (describe) _____

8. It must be demonstrated that the proposed development will have a positive net financial impact on the County.

☐ Retain

☐ Delete

☒ Amend (describe) Add "considering, among other things, the full demand for all public facilities and services required to serve the development."

9. Should additional criteria for UDB expansion, beyond those listed above, be added?

10. Please indicate types of development that should be prioritized and/or required for potential UDB expansions, if any:

☒ Commercial development to serve proximate existing residential community inside the UDB.

☒ Employment centers to serve proximate existing residential communities inside the UDB.

☐ Regional commercial and industrial activities.

☐ Residential, mixed-use development

☐ Other (please describe) But only "upon showing of a lack of existing such uses or redevelopment alternatives potentially available within two miles to to serve such existing development."

CHARGE 3 – Recommended changes to criteria for UDB expansion – application requirements (Section 2-116.1, Code of Miami-Dade County)

1. Applications requesting amendment to the Urban Development Boundary (UDB) or to the Urban Expansion Area (UEA) boundary depicted on the Land Use Plan map, or to the land use classification of land located outside of said Urban Development Boundary may be filed only during the May period in odd-numbered years.

☐

Retain

☐

Delete

☒

Amend (describe)

Replace "in odd-numbered years" with "every fourth odd numbered year"

2. The Director of the Department may also file applications requesting amendments to the UDB, UEA or to the land use classification of land located outside of said UDB for processing during the January, May or October period following the adoption of an evaluation and appraisal report, provided that the amendments proposed in said applications are suggested in the adopted evaluation and appraisal report.

☐

Retain

☐

Delete

☒

Amend (describe)

Replace "suggested in" with "demonstrated to be necessary to comply with the UDB-UEA provisions of the CDMP".

3. No application to expand the area within the UDB shall be filed where such application would result in an area of land located outside of the UDB being more than seventy-five percent (75%) surrounded by land that is within the UDB. If two or more applications to expand the area within the UDB would cumulatively result in an area of land located outside the UDB being more than seventy-five percent (75%) surrounded by land that is within the UDB, then the later-submitted application or applications shall not be filed.

☒

Retain

☐

Delete

☐

Amend (describe)



UEA No. 1




UEA No. 2

UEA Study Area

UEA No. 3

UEA No. 4

Legend

-  2020 Urban Development Boundary
-  Urban Expansion Areas
-  Policy LU-8I UEA Study Area

Prepared By: Department of Regulatory and Economic Resources, August 2017

Urban Expansion Area Map

0 6,500 13,000
SCALE IN FEET

**Urban Expansion Area Task Force
Member Survey - Addendum**

Name: **Richard Grosso**

Organization: **Nova SE Univ.**

- 1) CDMP Policy LU-8G(ii) currently lists Comprehensive Everglades Restoration Plan (CERP) project footprints as areas that "shall be avoided" for expansion of the Urban Development Boundary (UDB). Should CERP project footprints instead be included as areas that "shall not be considered" for expansion of the UDB?

☒ Yes

☐ No

Comment: _____

- 2) Should the County require that adequate mass transit infrastructure be in place prior to or concurrent with the inclusion of land within the UDB?

☒ Yes

☐ No

Comment: _____

- 3) CDMP Policy LU-8F currently indicates that the County should maintain a 15-year supply of residential land inside of the UDB beyond the date of the Evaluation and Appraisal Report adoption.

- a. Should this timeframe remain, be increased or be decreased?

☐ Remain

☐ Increase

☒ Decrease

Comment: **Should be 10 years, per Florida law. And also should be less by the amount of res. development (e.g. 1/5 allowed in Ag) allowed outside the UDB.**

- b. Should the County consistently maintain a 10-year residential land supply?

☒ Yes

☐ No

Comment: **Yes, per state law**

- 4) Which of the following do you think should apply to development in the Urban Expansion Areas (UEA)? (check all that you feel should apply)

☒ Development in the UEAs should not be considered

- ☐ Require workforce housing units to be provided
- ☒ Require demonstration of job creation at wages commensurate with housing cost
- ☒ Require demonstration of long-term resilience to the impacts of climate change
- ☒ Require demonstration that an adequate amount of agricultural land will be preserved commensurate with the impacts of the application.
- ☒ Require a mix of uses that reduce the need for external trips
- ☒ Require large-scale employment centers

Comment: “Adequate” amount of farmland should mean “equal”. The “reduc[tion] of external vehicular trips must be defined by an objective standard – for example 75% internal trip capture.

- 5) Should the areas outside of the UDB that are not located within an Urban Expansion Area be designated as areas that “shall be avoided” for expansion of the UDB?

☒ Yes

☐ No

Comment: _____

- 6) Should the County maintain a minimum amount of acreage in Urban Expansion Areas?

☐ Yes

☒ No

Comment: _____

- 7) Should inland and coastal areas vulnerable to severe flooding be identified as areas that “shall be avoided” for expansion of the UDB?

☒ Yes

☐ No

Comment: _____

- 8) What changes should be considered to the methodology for calculating development capacity for the purposes of CDMP Policy LU-8F? (check all that you feel should be considered)

- ☒ Land supply for vacant parcels is currently based on maximum allowed by zoning. Should the methodology be revised to account for redevelopment potential up to the maximum permitted by the land use plan map?
- ☒ Redevelopment capacity is currently only included for the area inside of the Urban Infill Area (as defined in Policy TC-1B). Should the redevelopment capacity analysis be expanded to include the area between the Urban Infill Area and the Urban Development Boundary?
- ☒ The units associated with major proposed projects are currently counted at 50% at the time of review process and 100% at the time of construction. Should the units

associated with major proposed projects be counted at 100% at the time of site plan approval?

- ☒ A site is currently only considered to be likely to redevelop if the potential density is at least four times greater than the current density. Should a site be considered likely to redevelop if the potential density is at least two times greater than the current density?
- ☒ Under the current methodology, only structures built prior to 1970 are considered to be likely to redevelop. Should this threshold be reassessed in each Evaluation and Appraisal Report to relate to the lifespan of a typical building with consideration for the short-term planning horizon?
- ☒ Should the non-residential capacity analysis consider the need for targeted industries?
- ☒ Should the non-residential capacity analysis consider the need to plan for large scale master planned employment centers/areas for workforce housing?

9) Coastal High Hazard Areas include areas that are vulnerable to destructive storm surge during a Category One Hurricane. CDMP Policy LU-8G(ii) currently lists the Coastal High Hazard Areas (CHHA) as areas that "shall be avoided" for expansion of the UDB.

a. Should CHHAs instead be included as areas that "shall not be considered" for expansion of the UDB?

☒ Yes

☐ No

b. Should the Coastal High Hazard Areas account for sea level rise?

☒ Yes

☐ No

Comment: _____

10) Should the criteria for applications proposing expansion of the UDB be amended to include the following (check all that you feel should be included)?

- ☒ Increase the required density (10 dwelling units per acre currently required)
- ☒ Increase the required floor area ratio (0.25 FAR currently required)
- ☒ Define the specific width of buffering that must be provided from agricultural land
- ☒ Require proximity to mass transit
- ☐ Consider proximity to active rockmining uses and require buffers, development phasing or similar mitigative measures

Comment: _____

11) Should there be a minimum acreage for UDB amendment applications?

☒ Yes

☐ No

Comment: _____

12) Should a new UEA be considered in the area south of UEA No. 2, north of SW 184th Street, east of Krome Avenue?

☐ Yes

☒ No

Comment: _____

13) Would you like to see the County coordinate/facilitate public master planning exercises such as charrettes for each of the Urban Expansion Areas?

☐ Yes

☒ No

Comment: _____

Name: Richard Grosso

Organization: Nova Southeastern Shepard Broad Law Center

14) Should the boundaries of Urban Expansion Area No. 2 be contracted to exclude areas that "shall not be considered" and "shall be avoided" for expansion of the UDB pursuant to Policy LU-8G?

☒ Yes

☐ No

Comments:

15) Should the boundaries of Urban Expansion Area No. 3 be contracted to exclude areas that "shall be avoided" for expansion of the UDB pursuant to Policy LU-8G?

☒ Yes

☐ No

Comments:

16) Should the boundaries of Urban Expansion Area No. 4 be contracted to exclude areas that "shall not be considered" and "shall be avoided" for expansion of the UDB pursuant to Policy LU-8G?

☒ Yes

☐ No

Comments:

Attachment D-14

Property Owners' Representative –
Eastern Urban Expansion Area

**MIAMI-DADE COUNTY URBAN EXPANSION AREA TASK FORCE
MEMBER SURVEY**

Task Force Member Name: Nick Diaz

Organization/Group Represented: Property Owners' Representative - Eastern Urban Expansion Area

Please list up to three of your most important considerations as it relates to the UEAs.

1. Recommend UEA Area 3 in the Final Report with a request to have an independent study that will be conducted with the current canal in place and who were not part of the original study
2. Coastal High Hazard Areas should be deleted from LU-8g(ii) b
3. Conduct Charrette to all four Expansion Areas

CHARGE 1 – Recommended Changes to the current boundaries of the Urban Expansion Areas

1. Which alternative do you recommend for UEA No. 1 (see attached map for boundaries):

- a. Maintain UEA
b. Eliminate UEA
c. Other (describe)

2. Which alternative do you recommend for UEA No. 2 (see attached map for boundaries):

- a. Maintain UEA
b. Eliminate UEA
c. Maintain UEA but adjust boundary to only exclude areas identified as "shall not be considered" in Policy LU-8G.
d. Maintain UEA but adjust boundary to only exclude areas identified as "shall be avoided" in Policy LU-8G.
e. Maintain UEA but adjust boundary to exclude all areas identified as "shall not be considered" and "shall be avoided" in Policy LU-8G.
f. Other (describe)

3. Which alternative do you recommend for UEA No. 3 (see attached map for boundaries):

- a. Maintain UEA
b. Eliminate UEA
c. Maintain UEA but adjust boundary to exclude areas identified as "shall be avoided" in Policy LU-8G.
d. Other (describe) Coastal High Hazard Areas should be deleted from LU-8g(ii) (b) there has been NO FLOODING after any recent major hurricane in UEA 3. The same can't be said for Downtown Miami or other parts of Miami-Dade. New independent studies should be conducted since most of the current information was formulated before the current canals have been put to use in this area.

4. Which alternative do you recommend for UEA No. 4 (see attached map for boundaries):

- a. Maintain UEA
- b. Eliminate UEA
- c. Maintain UEA but adjust boundary to only exclude areas identified as “shall not be considered” in Policy LU-8G.
- d. Maintain UEA but adjust boundary to only exclude areas identified as “shall be avoided” in Policy LU-8G.
- e. Maintain UEA but adjust boundary to exclude all areas identified as “shall not be considered” and “shall be avoided” in Policy LU-8G.
- f. Other (describe)

CHARGE 2 – Recommended new Urban Expansion Areas

- 1. No new UEAs
- 2. The area identified in CDMP Policy LU-8I. (south of SW 232 Street, east of SW 147 Avenue)
- 3. Locations within one mile of a planned urban center or extraordinary transit service
- 4. All areas outside of the current UDB except for areas identified as “shall not be considered” and/or “shall be avoided” in Policy LU-8G.
- 5. Other (describe)

CHARGE 3 – Recommended changes to criteria for UDB expansion – land supply (CDMP Policy LU-8F.)

- 1. The UDB should contain developable land having capacity to sustain countywide residential demand for a period of 10 years after adoption of the most recent Evaluation and Appraisal Report plus a five year surplus. The estimation of this capacity shall include the capacity to develop and redevelop around transit stations at the densities recommended in Policy LU-7F.
 - a. Retain
 - b. Delete
 - c. Amend (describe)
- 2. The adequacy of non-residential land supplies shall be based on land supplies in subareas of the County appropriate to the type of use, as well as 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 local subarea geography such as Census Tracts, Minor Statistical Areas 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.
 - a. Retain
 - b. Delete
 - c. Amend (describe)

CHARGE 3 – Recommended changes to criteria for UDB expansion – priority and avoidance areas (CDMP Policy LU-8G.)

1. 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.
 - i. Retain
 - ii. Delete
 - iii. Amend (describe)
- b. The West Wellfield Protection Area west of SW 157 Avenue between SW 8 Street and SW 42 Street;
 - i. Retain
 - ii. Delete
 - iii. Amend (describe)
- c. Water Conservation Areas, Biscayne Aquifer Recharge Areas, and Everglades Buffer Areas designated by the South Florida Water Management District;
 - i. Retain
 - ii. Delete
 - iii. Amend (describe)
- d. The Redland area south of Eureka Drive; and
 - i. Retain
 - ii. Delete
 - iii. Amend (describe)
- e. Areas within the accident potential zones of the Homestead Air Reserve Base
 - i. Retain
 - ii. Delete
 - iii. Amend (describe)

2. The following areas shall be avoided:

- a. Future Wetlands delineated in the Conservation and Land Use Element;
 - i. Retain
 - ii. Delete
 - iii. Amend (describe)
- b. Land designated Agriculture on the Land Use Plan map, except where located in designated Urban Expansion Areas (UEAs);
 - i. Retain
 - ii. Delete
 - iii. Amend (describe)

c. Coastal High Hazard Areas east of the Atlantic Coastal Ridge;

- i. Retain
 - ii. Delete
 - iii. Amend (describe)
- Coastal High Hazard Areas should be deleted from LU-8g(ii) (b) there has been NO FLOODING after any recent major hurricane in UEA 3. The same can't be said for Downtown Miami or other parts of Miami-Dade. New independent studies should be conducted since most of the current information was formulated before the current canals have been put to use in this area.

d. Comprehensive Everglades Restoration Plan project footprints delineated in Tentatively Selected Plans and/or Project Implementation Reports.

- i. Retain
- ii. Delete
- iii. Amend (describe)

3. The following areas shall be given priority for inclusion:

a. Land within Planning Analysis Tiers having the earliest projected supply depletion year;

- i. Retain
- ii. Delete
- iii. Amend (describe)

b. Land within the UEAs and contiguous to the UDB;

- i. Retain
- ii. Delete
- iii. Amend (describe)

c. Locations within one mile of a planned urban center or extraordinary transit service;

- i. Retain
- ii. Delete
- iii. Amend (describe) *Within a 3 mile trolley ride*

d. Locations having projected surplus service capacity or where necessary facilities and services can be readily extended.

- i. Retain
- ii. Delete
- iii. Amend (describe)

e. Identify additional areas not listed above, if any, that you feel should not be considered for expansion of the UDB. None

f. Identify additional areas, not listed above, if any, that you feel should be avoided for expansion of the UDB. None

g. Identify additional areas not listed above, if any, that you feel should be given priority for inclusion in the UDB. All UEA should be moved for consideration and debate before the Miami-Dade Board of County Commissioners and recommended within the Mayor's final recommendations. A Charrette for all UEA's should be implemented.

CHARGE 3 – Recommended changes to criteria for UDB expansion – development types and standards (CDMP Policy LU-8H.)

1. Residential development shall provide for the non-residential needs of residents of proposed development, including places of employment, shopping, schools, recreational and other public facilities.
 - a. Retain
 - b. Delete
 - c. Amend (describe)
2. Residential development shall be at an average minimum density of 10 dwelling units per gross acre
 - a. Retain
 - b. Delete
 - c. Amend (describe)
3. Residential development must participate in the Purchase of Development Rights, Transfer of Development Rights or other County established programs geared to protecting agricultural lands and/or environmentally sensitive lands
 - a. Retain
 - b. Delete
 - c. Amend (describe)
4. Non-residential development, excluding public facilities, shall be developed at a minimum intensity of .25 FAR.
 - a. Retain
 - b. Delete
 - c. Amend (describe) Increase F.A.R.
5. The proposed development shall be planned to provide adequate buffering to adjacent agricultural lands and shall incorporate and promote bicycle and pedestrian connectivity throughout the development
 - a. Retain
 - b. Delete
 - c. Amend (describe) Should be an amendable issue during zoning process.
6. The proposed development must be demonstrated not to discourage or inhibit infill and redevelopment efforts within the UDB.
 - a. Retain
 - b. Delete
 - c. Amend (describe)

7. The proposed development will not leave intervening parcels between the proposed development and any portion of the UDB.
- a. Retain
b. Delete
c. Amend (describe)
8. It must be demonstrated that the proposed development will have a positive net financial impact on the County.
- a. Retain
b. Delete
c. Amend (describe)
9. Should additional criteria for UDB expansion, beyond those listed above, be added?
Coastal High Hazard Areas should be deleted from LU-8g(ii) b
10. Please indicate types of development that should be prioritized and/or required for potential UDB expansions, if any:
- a. Commercials development to serve proximate existing residential community inside the UDB.
b. Employment centers to serve proximate existing residential communities inside the UDB.
c. Regional commercial and industrial activities.
- d. Residential, mixed-use development
e. Other (please describe)

CHARGE 3 – Recommended changes to criteria for UDB expansion – application requirements (Section 2-116.1, Code of Miami-Dade County)

1. Applications requesting amendment to the Urban Development Boundary (UDB) or to the Urban Expansion Area (UEA) boundary depicted on the Land Use Plan map, or to the land use classification of land located outside of said Urban Development Boundary may be filed only during the May period in odd-numbered years.
- a. Retain
→ b. Delete
→ c. Amend (describe) Should have two cycles per year
2. The Director of the Department may also file applications requesting amendments to the UDB, UEA or to the land use classification of land located outside of said UDB for processing during the January, May or October period following the adoption of an evaluation and appraisal report, provided that the amendments proposed in said applications are suggested in the adopted evaluation and appraisal report.
- a. Retain
b. Delete
c. Amend (describe)

3. No application to expand the area within the UDB shall be filed where such application would result in an area of land located outside of the UDB being more than seventy-five percent (75%) surrounded by land that is within the UDB. If two or more applications to expand the area within the UDB would cumulatively result in an area of land located outside the UDB being more than seventy-five percent (75%) surrounded by land that is within the UDB, then the later-submitted application or applications shall not be filed.
- a. Retain
 - b. Delete
 - c. Amend (describe)

**Urban Expansion Area Task Force
Member Survey - Addendum**

Name: Nick Diaz

Organization: Property Owner's Representative - Eastern Urban Expansion Area

- 1) CDMP Policy LU-8G(ii) currently lists Comprehensive Everglades Restoration Plan (CERP) project footprints as areas that "shall be avoided" for expansion of the Urban Development Boundary (UDB). Should CERP project footprints instead be included as areas that "shall not be considered" for expansion of the UDB?

Yes

☒ No

Comment: COASTAL HIGH HAZARD AREAS SHOULD BE DELETED FROM LU-8G(ii) b

- 2) Should the County require that adequate mass transit infrastructure be in place prior to or concurrent with the inclusion of land within the UDB?

Yes

☒ No

Comment: _____

- 3) CDMP Policy LU-8F currently indicates that the County should maintain a 15-year supply of residential land inside of the UDB beyond the date of the Evaluation and Appraisal Report adoption.

- a. Should this timeframe remain, be increased or be decreased?

Remain

Increase

☒ Decrease

Comment: _____

- b. Should the County consistently maintain a 10-year residential land supply?

☒ Yes

No

Comment: _____

- 4) Which of the following do you think should apply to development in the Urban Expansion Areas (UEA)? (check all that you feel should apply)

Development in the UEAs should not be considered

☒ Require workforce housing units to be provided

☒ Require demonstration of job creation at wages commensurate with housing cost

Require demonstration of long-term resilience to the impacts of climate change

Require demonstration that an adequate amount of agricultural land will be preserved commensurate with the impacts of the application.

☒ Require a mix of uses that reduce the need for external trips

Require large-scale employment centers

Comment: _____

- 5) Should the areas outside of the UDB that are not located within an Urban Expansion Area be designated as areas that "shall be avoided" for expansion of the UDB?

☒ Yes

No

Comment: _____

- 6) Should the County maintain a minimum amount of acreage in Urban Expansion Areas?

Yes

☒ No

Comment: _____

- 7) Should inland and coastal areas vulnerable to severe flooding be identified as areas that "shall be avoided" for expansion of the UDB?

Yes

☒ No

Comment: _____

- 8) What changes should be considered to the methodology for calculating development capacity for the purposes of CDMP Policy LU-8F? (check all that you feel should be considered)

Land supply for vacant parcels is currently based on maximum allowed by zoning. Should the methodology be revised to account for redevelopment potential up to the maximum permitted by the land use plan map?

Redevelopment capacity is currently only included for the area inside of the Urban Infill Area (as defined in Policy TC-1B). Should the redevelopment capacity analysis be expanded to include the area between the Urban Infill Area and the Urban Development Boundary?

- ☒ The units associated with major proposed projects are currently counted at 50% at the time of review process and 100% at the time of construction. Should the units associated with major proposed projects be counted at 100% at the time of site plan approval?

A site is currently only considered to be likely to redevelop if the potential density is at least four times greater than the current density. Should a site be considered likely to redevelop if the potential density is at least two times greater than the current density?

Under the current methodology, only structures built prior to 1970 are considered to be likely to redevelop. Should this threshold be reassessed in each Evaluation and Appraisal Report to relate to the lifespan of a typical building with consideration for the short-term planning horizon?

- X Should the non-residential capacity analysis consider the need for targeted industries?
- X Should the non-residential capacity analysis consider the need to plan for large scale master planned employment centers/areas for workforce housing?

9) Coastal High Hazard Areas include areas that are vulnerable to destructive storm surge during a Category One Hurricane. CDMP Policy LU-8G(ii) currently lists the Coastal High Hazard Areas (CHHA) as areas that "shall be avoided" for expansion of the UDB.

- a. Should CHHAs instead be included as areas that "shall not be considered" for expansion of the UDB?

Yes

X No

- b. Should the Coastal High Hazard Areas account for sea level rise?

Yes

X No

Comment: _____

10) Should the criteria for applications proposing expansion of the UDB be amended to include the following (check all that you feel should be included)?

X Increase the required density (10 dwelling units per acre currently required)

X Increase the required floor area ratio (0.25 FAR currently required)

Define the specific width of buffering that must be provided from agricultural land

Require proximity to mass transit

Consider proximity to active rockmining uses and require buffers, development phasing or similar mitigative measures

Comment: _____

11) Should there be a minimum acreage for UDB amendment applications?

Yes

X No

Comment: _____

12) Should a new UEA be considered in the area south of UEA No. 2, north of SW 184th Street, east of Krome Avenue?

Yes

X No

Comment: _____

13) Would you like to see the County coordinate/facilitate public master planning exercises such as charrettes for each of the Urban Expansion Areas?

X Yes

No

Comment: _____

Name: Nick Diaz

Organization: Property Owners' Representative – Eastern UEA

14) Should the boundaries of Urban Expansion Area No. 2 be contracted to exclude areas that “shall not be considered” and “shall be avoided” for expansion of the UDB pursuant to Policy LU-8G?

☐ Yes

☒ No

Comments:

15) Should the boundaries of Urban Expansion Area No. 3 be contracted to exclude areas that “shall be avoided” for expansion of the UDB pursuant to Policy LU-8G?

☐ Yes

☒ No

Comments:

16) Should the boundaries of Urban Expansion Area No. 4 be contracted to exclude areas that “shall not be considered” and “shall be avoided” for expansion of the UDB pursuant to Policy LU-8G?

☐ Yes

☒ No

Comments:

Attachment D-15

Property Owners' Representative –
Western Urban Expansion Area

**MIAMI-DADE COUNTY URBAN EXPANSION AREA TASK FORCE
MEMBER SURVEY**

Task Force Member Name: Francisco J. Pines

Organization/Group Represented: Western UEA Property Owners

Please list up to three of your most important considerations as it relates to the UEAs.

For MDC staff and the BCC to allow the UEAs to serve their purpose as a planning tool to accommodate growth and

1. not treat the UDB as a permanent line.
Broaden scope of policy issues considered in determining land use needs to include affordable housing and to work with owners within the UEAs to plan for its land use needs based on its unique location and market demands (Brickell, Downtown nor Miami Beach \$1,000,000 condos
2. do not meet the housing needs of suburban areas nor that of our workforce).
Direct MDC staff to specifically respond to statutory changes as part of the EAR process in terms of County need policies and
3. methodology as related to UDB/UEA.
4. The UDB application process should be a non-political process and based on technical reports and proper needs findings. The current method the County uses to determine supply and need should be revised from the current manner in which it is done.

CHARGE 1 – Recommended Changes to the current boundaries of the Urban Expansion Areas

1. Which alternative do you recommend for UEA No. 1 (see attached map for boundaries):

- ☒ a. Maintain UEA I would allow UEA No. 1 to come into the UDB so that MDC can build their
- b. Eliminate UEA needed sewer plant and allow for industrial and commercial uses to be
- ☒ c. Other (describe) built around that area since there is a shortage of such within the County.

2. Which alternative do you recommend for UEA No. 2 (see attached map for boundaries):

- a. Maintain UEA
- b. Eliminate UEA
- c. Maintain UEA but adjust boundary to only exclude areas identified as "shall not be considered" in Policy LU-8G.
- d. Maintain UEA but adjust boundary to only exclude areas identified as "shall be avoided" in Policy LU-8G.
- ☒ e. Maintain UEA but adjust boundary to exclude all areas identified as "shall not be considered" and "shall be avoided" in Policy LU-8G.
- f. Other (describe)

3. Which alternative do you recommend for UEA No. 3 (see attached map for boundaries):

- a. Maintain UEA
- b. Eliminate UEA
- ☒ c. Maintain UEA but adjust boundary to exclude areas identified as "shall be avoided" in Policy LU-8G.
- d. Other (describe)

4. Which alternative do you recommend for UEA No. 4 (see attached map for boundaries):
 - a. Maintain UEA
 - ☒ b. Eliminate UEA
 - c. Maintain UEA but adjust boundary to only exclude areas identified as "shall not be considered" in Policy LU-8G.
 - d. Maintain UEA but adjust boundary to only exclude areas identified as "shall be avoided" in Policy LU-8G.
 - e. Maintain UEA but adjust boundary to exclude all areas identified as "shall not be considered" and "shall be avoided" in Policy LU-8G.
 - f. Other (describe)

CHARGE 2 – Recommended new Urban Expansion Areas

1. No new UEAs
2. The area identified in CDMP Policy LU-8I. (south of SW 232 Street, east of SW 147 Avenue)
3. Locations within one mile of a planned urban center or extraordinary transit service
4. All areas outside of the current UDB except for areas identified as "shall not be considered" and/or "shall be avoided" in Policy LU-8G.
- ☒ 5. Other (describe) I would consider a new UEA south of SW 112th in UEA area 2 after the "shall not be considered" and "shall be avoided" in Policy LU-8G are reflected within UEA 2. However, I would phase any consideration for inclusion into the UDB ONLY for the area south of SW 112th ONLY after the original area that remains within the "revised" UEA is brought into the UDB. By the original area I mean from SW 64th till SW 112th (pls note that there is a parcel fronting 167th and north of 64th, that shall also remain within the UEA area 2 since it complies with Policy LU-8G.

CHARGE 3 – Recommended changes to criteria for UDB expansion – land supply (CDMP Policy LU-8F.)

1. The UDB should contain developable land having capacity to sustain countywide residential demand for a period of ~~10~~ ¹⁵ years after adoption of the most recent Evaluation and Appraisal Report plus a five year surplus. The estimation of this capacity shall include the capacity to develop and redevelop around transit stations at the densities recommended in Policy LU-7F.
 - a. Retain
 - b. Delete
 - ☒ c. Amend (describe) Change to at least 15 years plus 5 year surplus. Determine need proportionately for unincorporated area.
2. The adequacy of non-residential land supplies shall be based on land supplies in subareas of the County appropriate to the type of use, as well as 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 local subarea geography such as Census Tracts, Minor Statistical Areas 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.
 - a. Retain
 - b. Delete
 - ☒ c. Amend (describe) Change to recognize the need for unique non-residential categories that are not commercial, office or industrial. Change to allow opportunities for clusters or centers. The entire absorption methodology should be re-evaluated.

CHARGE 3 – Recommended changes to criteria for UDB expansion – priority and avoidance areas (CDMP Policy LU-8G.)

1. 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.
 - i. Retain
 - ii. Delete
 - iii. Amend (describe)
 - b. The West Wellfield Protection Area west of SW 157 Avenue between SW 8 Street and SW 42 Street;
 - i. Retain
 - ii. Delete
 - iii. Amend (describe)
 - c. Water Conservation Areas, Biscayne Aquifer Recharge Areas, and Everglades Buffer Areas designated by the South Florida Water Management District;
 - i. Retain
 - ii. Delete
 - iii. Amend (describe) There needs to be accurate and current information on all viable and feasible projects designated by the SFWMD since the information that is being relied on is inaccurate.
 - d. The Redland area south of Eureka Drive; and
 - i. Retain
 - ii. Delete
 - iii. Amend (describe)
 - e. Areas within the accident potential zones of the Homestead Air Reserve Base
 - i. Retain
 - ii. Delete
 - iii. Amend (describe)
2. The following areas shall be avoided:
 - a. Future Wetlands delineated in the Conservation and Land Use Element;
 - i. Retain
 - ii. Delete
 - iii. Amend (describe)
 - b. Land designated Agriculture on the Land Use Plan map, except where located in designated Urban Expansion Areas (UEAs);
 - i. Retain
 - ii. Delete
 - iii. Amend (describe)

- c. Coastal High Hazard Areas east of the Atlantic Coastal Ridge;

- i. Retain
- ii. Delete
- iii. Amend (describe)

- d. Comprehensive Everglades Restoration Plan project footprints delineated in Tentatively Selected Plans and/or Project Implementation Reports.

- i. Retain
 - ii. Delete
 - iii. Amend (describe)
- Amend as follows: Comprehensive Everglades Restoration Plan project footprints delineated in approved, feasible and funded Plans and/or Project Implementation Reports. As stated in 3.1 (c), there needs to be accurate and current information on all funded viable and feasible projects designated by the SFWMD and other agencies since the information that is being relied upon is inaccurate and causes tremendous harm to property owners when the SFWMD plans for decades on non-feasible projects.

3. The following areas shall be given priority for inclusion:

- a. Land within Planning Analysis Tiers having the earliest projected supply depletion year;

- i. Retain
 - ii. Delete
 - iii. Amend (describe)
- Amended to reflect the following: This should be applied based on first determining the unincorporated-wide need to ensure that the unincorporated area is provided a proportionate share of land use allocations.

- b. Land within the UEAs and contiguous to the UDB;

- i. Retain
- ii. Delete
- iii. Amend (describe)

- c. Locations within one mile of a planned urban center or extraordinary transit service;

- i. Retain
- ii. Delete
- iii. Amend (describe)

- d. Locations having projected surplus service capacity or where necessary facilities and services can be readily extended.

- i. Retain
- ii. Delete
- iii. Amend (describe)

- e. Identify additional areas not listed above, if any, that you feel should not be considered for expansion of the UDB.

- f. Identify additional areas, not listed above, if any, that you feel should be avoided for expansion of the UDB.

- g. Identify additional areas not listed above, if any, that you feel should be given priority for inclusion in the UDB.

CHARGE 3 – Recommended changes to criteria for UDB expansion – development types and standards (CDMP Policy LU-8H.)

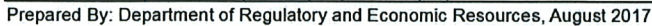
1. Residential development shall provide for the non-residential needs of residents of proposed development, including places of employment, shopping, schools, recreational and other public facilities.
 - ☒ a. Retain Mixed use urban villages shall be encouraged where a minimum of 600 acres can be assembled under unified control
 - b. Delete
 - ☒ c. Amend (describe) as a means to achieve affordable housing, transit support, economic diversity, quality urban design and land use compatibility.
2. Residential development shall be at an average minimum density of 10 dwelling units per gross acre
 - ☒ a. Retain
 - b. Delete
 - c. Amend (describe)
3. Residential development must participate in the Purchase of Development Rights, Transfer of Development Rights or other County established programs geared to protecting agricultural lands and/or environmentally sensitive lands
 - a. Retain
 - ☒ b. Delete
 - c. Amend (describe)
4. Non-residential development, excluding public facilities, shall be developed at a minimum intensity of .25 FAR.
 - ☒ a. Retain
 - b. Delete
 - c. Amend (describe)
5. The proposed development shall be planned to provide adequate buffering to adjacent agricultural lands and shall incorporate and promote bicycle and pedestrian connectivity throughout the development
 - a. Retain
 - ☒ b. Delete
 - c. Amend (describe)
6. The proposed development must be demonstrated not to discourage or inhibit infill and redevelopment efforts within the UDB.
 - a. Retain
 - ☒ b. Delete
 - c. Amend (describe)

7. The proposed development will not leave intervening parcels between the proposed development and any portion of the UDB.
 - ☒ a. Retain
 - b. Delete
 - c. Amend (describe)
8. It must be demonstrated that the proposed development will have a positive net financial impact on the County.
 - ☒ a. Retain
 - b. Delete
 - c. Amend (describe)
9. Should additional criteria for UDB expansion, beyond those listed above, be added?
10. Please indicate types of development that should be prioritized and/or required for potential UDB expansions, if any:
 - ☒ a. Commercial development to serve proximate existing residential community inside the UDB.
 - ☒ b. Employment centers to serve proximate existing residential communities inside the UDB.
 - ☒ c. Regional commercial and industrial activities.
 - ☒ d. Residential, mixed-use development
 - e. Other (please describe)

CHARGE 3 – Recommended changes to criteria for UDB expansion – application requirements (Section 2-116.1, Code of Miami-Dade County)

1. Applications requesting amendment to the Urban Development Boundary (UDB) or to the Urban Expansion Area (UEA) boundary depicted on the Land Use Plan map, or to the land use classification of land located outside of said Urban Development Boundary may be filed only during the May period in odd-numbered years.
 - a. Retain
 - ☒ b. Delete
 - c. Amend (describe)
2. The Director of the Department may also file applications requesting amendments to the UDB, UEA or to the land use classification of land located outside of said UDB for processing during the January, May or October period following the adoption of an evaluation and appraisal report, provided that the amendments proposed in said applications are suggested in the adopted evaluation and appraisal report.
 - ☒ a. Retain
 - b. Delete
 - c. Amend (describe)

3. No application to expand the area within the UDB shall be filed where such application would result in an area of land located outside of the UDB being more than seventy-five percent (75%) surrounded by land that is within the UDB. If two or more applications to expand the area within the UDB would cumulatively result in an area of land located outside the UDB being more than seventy-five percent (75%) surrounded by land that is within the UDB, then the later-submitted application or applications shall not be filed.
- a. Retain
 - ☒ b. Delete
 - c. Amend (describe)



0 6,500 13,000

SCALE IN FEET

**Urban Expansion Area Task Force
Member Survey - Addendum**

Name: Francisco J. Pines

Organization: Western UEA Property Owners

- 1) CDMP Policy LU-8G(ii) currently lists Comprehensive Everglades Restoration Plan (CERP) project footprints as areas that "shall be avoided" for expansion of the Urban Development Boundary (UDB). Should CERP project footprints instead be included as areas that "shall not be considered" for expansion of the UDB?

☐ Yes There should be an amendment to the CDMP or a provision that for all CERP projects to be implemented, the needed private lands SHALL BE acquired within 3 years of the announcement of the project. It is unjust for property owners to be under an oppressive
☒ No project footprint for decades with no ending. All for public purpose but with a set time-frame.
Comment: project footprint for decades with no ending. All for public purpose but with a set time-frame.

- 2) Should the County require that adequate mass transit infrastructure be in place prior to or concurrent with the inclusion of land within the UDB?

☐ Yes Where in the CDMP does it require to adopt a LOS standard. This seems like another way to delay critically needed land into the UDB to address the housing crisis that
☒ No Mr. Armada made reference to during his housing and need presentation.
Comment:

- 3) CDMP Policy LU-8F currently indicates that the County should maintain a 15-year supply of residential land inside of the UDB beyond the date of the Evaluation and Appraisal Report adoption.

- a. Should this timeframe remain, be increased or be decreased?

☐ Remain By increasing to a 20 year supply, this would allow the County to maintain a minimum of 13 years between EAR amendments. Further, the supply calculations should be broken down and applied by
☒ Increase MSAs as opposed to County wide. As has been stated in various Task Force meetings by members,
☐ Decrease a \$1,000,000+ unit in Brickell is not the same as an affordable home in Kendall.

Comment:

- b. Should the County consistently maintain a 10-year residential land supply?

☐ Yes
☒ No

Comment: At the very least the County should maintain a 20 year residential supply.

- 4) Which of the following do you think should apply to development in the Urban Expansion Areas (UEA)? (check all that you feel should apply)

☐ Development in the UEAs should not be considered
☐ Require workforce housing units to be provided

- ☐ Require demonstration of job creation at wages commensurate with housing cost
- ☐ Require demonstration of long-term resilience to the impacts of climate change
- ☐ Require demonstration that an adequate amount of agricultural land will be preserved commensurate with the impacts of the application.
- ☐ Require a mix of uses that reduce the need for external trips
- ☐ Require large-scale employment centers

Ag preservation outside of the UEAs is a County wide issue with a cost that should be spread across all citizens not just UEA owners. Same applies for housing costs/wages and glad our County is moving in this direction. It is unfair for the UEA owners to bear the brunt for a countywide problem.

- 5) Should the areas outside of the UDB that are not located within an Urban Expansion Area be designated as areas that "shall be avoided" for expansion of the UDB?

☒ Yes

☐ No

Comment: _____

- 6) Should the County maintain a minimum amount of acreage in Urban Expansion Areas?

☐ Yes

☒ No

Comment: _____

- 7) Should inland and coastal areas vulnerable to severe flooding be identified as areas that "shall be avoided" for expansion of the UDB?

☐ Yes FEMA does not use the term "severe flooding" in its flood zone designation descriptions.

☒ No Any proposed changes should reflect controlling documents and maps. Further, a significant portion of the undeveloped area west of the Turnpike and within the UDB is designated within

Comment: one or more of FEMA flood zone A classifications.

- 8) What changes should be considered to the methodology for calculating development capacity for the purposes of CDMP Policy LU-8F? (check all that you feel should be considered)

- ☐ Land supply for vacant parcels is currently based on maximum allowed by zoning. Should the methodology be revised to account for redevelopment potential up to the maximum permitted by the land use plan map?
- ☐ Redevelopment capacity is currently only included for the area inside of the Urban Infill Area (as defined in Policy TC-1B). Should the redevelopment capacity analysis be expanded to include the area between the Urban Infill Area and the Urban Development Boundary?
- ☐ The units associated with major proposed projects are currently counted at 50% at the time of review process and 100% at the time of construction. Should the units associated with major proposed projects be counted at 100% at the time of site plan approval?

- ☐ A site is currently only considered to be likely to redevelop if the potential density is at least four times greater than the current density. Should a site be considered likely to redevelop if the potential density is at least two times greater than the current density?
- ☐ Under the current methodology, only structures built prior to 1970 are considered to be likely to redevelop. Should this threshold be reassessed in each Evaluation and Appraisal Report to relate to the lifespan of a typical building with consideration for the short-term planning horizon?
- ☐ Should the non-residential capacity analysis consider the need for targeted industries?
- ☐ Should the non-residential capacity analysis consider the need to plan for large scale master planned employment centers/areas for workforce housing?

NONE OF THE ABOVE.

- 9) Coastal High Hazard Areas include areas that are vulnerable to destructive storm surge during a Category One Hurricane. CDMP Policy LU-8G(ii) currently lists the Coastal High Hazard Areas (CHHA) as areas that "shall be avoided" for expansion of the UDB.
- a. Should CHHAs instead be included as areas that "shall not be considered" for expansion of the UDB?
 - ☒ Yes
 - ☐ No
 - b. Should the Coastal High Hazard Areas account for sea level rise?
 - ☒ Yes
 - ☐ No
- Comment: _____

- 10) Should the criteria for applications proposing expansion of the UDB be amended to include the following (check all that you feel should be included)?
- ☐ Increase the required density (10 dwelling units per acre currently required)
 - ☐ Increase the required floor area ratio (0.25 FAR currently required)
 - ☐ Define the specific width of buffering that must be provided from agricultural land
 - ☐ Require proximity to mass transit
 - ☐ Consider proximity to active rockmining uses and require buffers, development phasing or similar mitigative measures
- Comment: None of the above.

- 11) Should there be a minimum acreage for UDB amendment applications?

- ☒ Yes
- ☐ No

Comment: Yes; all applications to amend the UDB shall have a minimum acreage of 500 acres.

12) Should a new UEA be considered in the area south of UEA No. 2, north of SW 152nd Street, east of Krome Avenue?

- ☒ Yes This question seems contrary to the desire to protect agriculture in the areas outside of the current UEAs; however, I would consider a new UEA once the current western UEA south of 64th Street and 112th gets priority for inclusion into the UDB. It should
- ☐ No

Comment: ~~be a 1st UEA (the current UEAs) followed by a 2nd UEA (the potentially new UEAs).~~

13) Would you like to see the County coordinate/facilitate public master planning exercises such as charrettes for each of the Urban Expansion Areas?

- ☐ Yes THIS HAS ALREADY BEEN DONE FOR UEA 2.....
- ☒ No

Comment: _____

Name: Francisco Pines

Organization: Property Owners' Representative – Western UEA

14) Should the boundaries of Urban Expansion Area No. 2 be contracted to exclude areas that “shall not be considered” and “shall be avoided” for expansion of the UDB pursuant to Policy LU-8G?

☒ Yes

☐ No

Comments: Yes, based on the attached reflected map prepared by RER.

15) Should the boundaries of Urban Expansion Area No. 3 be contracted to exclude areas that “shall be avoided” for expansion of the UDB pursuant to Policy LU-8G?

☒ Yes

☐ No

Comments:

16) Should the boundaries of Urban Expansion Area No. 4 be contracted to exclude areas that “shall not be considered” and “shall be avoided” for expansion of the UDB pursuant to Policy LU-8G?

☒ Yes

☐ No

Comments:



Attachment D-16

Redland Citizens Association

**MIAMI-DADE COUNTY URBAN EXPANSION AREA TASK FORCE
MEMBER SURVEY**

Task Force Member Name: MIKE FLATCHER

Organization/Group Represented: REDLAND CITIZEN ASSOCIATION

Please list up to three of your most important considerations as it relates to the UEA's.

1. PROPER CALCULATION OF EXISTING BUILDABLE UNITS INSIDE UDB
2. ABILITY TO PROVIDE PROPER INFRASTRUCTURE TO UEA'S
3. FUTURE SUSTAINABILITY OF UEA'S

CHARGE 1 – Recommended Changes to the current boundaries of the Urban Expansion Areas

1. Which alternative do you recommend for UEA No. 1 (see attached map for boundaries):

- ☒ Maintain UEA
☐ Eliminate UEA
☐ Other (describe) _____

2. Which alternative do you recommend for UEA No. 2 (see attached map for boundaries):

- ☐ Maintain UEA
☐ Eliminate UEA
☒ Maintain UEA but adjust boundary to only exclude areas identified as "shall not be considered" in Policy LU-8G.
☐ Maintain UEA but adjust boundary to only exclude areas identified as "shall be avoided" in Policy LU-8G.
☒ Maintain UEA but adjust boundary to exclude all areas identified as "shall not be considered" and "shall be avoided" in Policy LU-8G.
☐ Other (describe) _____

3. Which alternative do you recommend for UEA No. 3 (see attached map for boundaries):

- ☐ Maintain UEA
- ☒ Eliminate UEA
- ☐ Maintain UEA but adjust boundary to exclude areas identified as "shall be avoided" in Policy LU-8G.
- ☐ Other (describe) _____

4. Which alternative do you recommend for UEA No. 4 (see attached map for boundaries):

- ☐ Maintain UEA
- ☐ Eliminate UEA
- ☐ Maintain UEA but adjust boundary to only exclude areas identified as "shall not be considered" in Policy LU-8G.
- ☐ Maintain UEA but adjust boundary to only exclude areas identified as "shall be avoided" in Policy LU-8G.
- ☒ Maintain UEA but adjust boundary to exclude all areas identified as "shall not be considered" and "shall be avoided" in Policy LU-8G.
- ☐ Other (describe) _____

CHARGE 2 – Recommended new Urban Expansion Areas

- ☐ No new UEAs
- ☐ The area identified in CDMP Policy LU-8I. (south of SW 232 Street, east of SW 147 Avenue)
- ☐ Locations within one mile of a planned urban center or extraordinary transit service
- ☒ All areas outside of the current UDB except for areas identified as "shall not be considered" and/or "shall be avoided" in Policy LU-8G.
- ☐ Other (describe) _____

CHARGE 3 – Recommended changes to criteria for UDB expansion – land supply (CDMP Policy LU-8F.)

1. The UDB should contain developable land having capacity to sustain countywide residential demand for a period of 10 years after adoption of the most recent Evaluation and Appraisal Report plus a five year surplus. The estimation of this capacity shall include the capacity to develop and redevelop around transit stations at the densities recommended in Policy LU-7F.

- ☐ Retain
- ☒ Delete
- ☐ Amend (describe) _____

2. The adequacy of non-residential land supplies shall be based on land supplies in subareas of the County appropriate to the type of use, as well as 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 local subarea geography such as Census Tracts, Minor Statistical Areas 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.

☒

Retain

☐

Delete

☐

Amend (describe) _____

CHARGE 3 – Recommended changes to criteria for UDB expansion – priority and avoidance areas (CDMP Policy LU-8G.)

1. 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.

☒

Retain

☐

Delete

☐

Amend (describe) _____

- b. The West Wellfield Protection Area west of SW 157 Avenue between SW 8 Street and SW 42 Street;

☒

Retain

☐

Delete

☐

Amend (describe) _____

- c. Water Conservation Areas, Biscayne Aquifer Recharge Areas, and Everglades Buffer Areas designated by the South Florida Water Management District;

☒

Retain

☐

Delete

☐

Amend (describe) _____

- d. The Redland area south of Eureka Drive; and

☒

Retain

☐

Delete

☐

Amend (describe) _____

- e. Areas within the accident potential zones of the Homestead Air Reserve Base

☒

Retain

☐

Delete

☐

Amend (describe) _____

2. The following areas shall be avoided:

- a. Future Wetlands delineated in the Conservation and Land Use Element;

☒

Retain

☐

Delete

☐

Amend (describe) _____

- b. Land designated Agriculture on the Land Use Plan map, except where located in designated Urban Expansion Areas (UEAs);

☒

Retain

☐

Delete

☐

Amend (describe) _____

- c. Coastal High Hazard Areas east of the Atlantic Coastal Ridge;

☒

Retain

☐

Delete

☐

Amend (describe) _____

- d. Comprehensive Everglades Restoration Plan project footprints delineated in Tentatively Selected Plans and/or Project Implementation Reports.

☒

Retain

☐

Delete

☐

Amend (describe) _____

3. The following areas shall be given priority for inclusion:

- a. Land within Planning Analysis Tiers having the earliest projected supply depletion year;

☒

Retain

☐

Delete

☐

Amend (describe) _____

b. Land within the UEAs and contiguous to the UDB;

☒

Retain

☐

Delete

☐

Amend (describe) _____

c. Locations within one mile of a planned urban center or extraordinary transit service;

☐

Retain

☒

Delete

☐

Amend (describe) _____

d. Locations having projected surplus service capacity or where necessary facilities and services can be readily extended.

☒

Retain

☐

Delete

☐

Amend (describe) _____

e. Identify additional areas not listed above, if any, that you feel should not be considered for expansion of the UDB.

f. Identify additional areas, not listed above, if any, that you feel should be avoided for expansion of the UDB.

g. Identify additional areas not listed above, if any, that you feel should be given priority for inclusion in the UDB.

**CHARGE 3 – Recommended changes to criteria for UDB expansion – development types and standards
(CDMP Policy LU-8H.)**

1. Residential development shall provide for the non-residential needs of residents of proposed development, including places of employment, shopping, schools, recreational and other public facilities.
☒ Retain
☐ Delete
☐ Amend (describe) _____
2. Residential development shall be at an average minimum density of 10 dwelling units per gross acre
☒ Retain
☐ Delete
☐ Amend (describe) _____
3. Residential development must participate in the Purchase of Development Rights, Transfer of Development Rights or other County established programs geared to protecting agricultural lands and/or environmentally sensitive lands
☒ Retain
☐ Delete
☐ Amend (describe) _____
4. Non-residential development, excluding public facilities, shall be developed at a minimum intensity of .25 FAR.
☒ Retain
☐ Delete
☐ Amend (describe) _____
5. The proposed development shall be planned to provide adequate buffering to adjacent agricultural lands and shall incorporate and promote bicycle and pedestrian connectivity throughout the development
☒ Retain
☐ Delete
☐ Amend (describe) _____

6. The proposed development must be demonstrated not to discourage or inhibit infill and redevelopment efforts within the UDB.

☒

Retain

☐

Delete

☐

Amend (describe) _____

7. The proposed development will not leave intervening parcels between the proposed development and any portion of the UDB.

☒

Retain

☐

Delete

☐

Amend (describe) _____

8. It must be demonstrated that the proposed development will have a positive net financial impact on the County.

☒

Retain

☐

Delete

☐

Amend (describe) _____

9. Should additional criteria for UDB expansion, beyond those listed above, be added?

10. Please indicate types of development that should be prioritized and/or required for potential UDB expansions, if any:

☐

Commercials development to serve proximate existing residential community inside the UDB.

☒

Employment centers to serve proximate existing residential communities inside the UDB.

☐

Regional commercial and industrial activities.

☐

Residential, mixed-use development

☐

Other (please describe) _____

CHARGE 3 – Recommended changes to criteria for UDB expansion – application requirements (Section 2-116.1, Code of Miami-Dade County)

1. Applications requesting amendment to the Urban Development Boundary (UDB) or to the Urban Expansion Area (UEA) boundary depicted on the Land Use Plan map, or to the land use classification of land located outside of said Urban Development Boundary may be filed only during the May period in odd-numbered years.

☒

Retain

☐

Delete

☐

Amend (describe) _____

2. The Director of the Department may also file applications requesting amendments to the UDB, UEA or to the land use classification of land located outside of said UDB for processing during the January, May or October period following the adoption of an evaluation and appraisal report, provided that the amendments proposed in said applications are suggested in the adopted evaluation and appraisal report.

☒

Retain

☐

Delete

☐

Amend (describe) _____

3. No application to expand the area within the UDB shall be filed where such application would result in an area of land located outside of the UDB being more than seventy-five percent (75%) surrounded by land that is within the UDB. If two or more applications to expand the area within the UDB would cumulatively result in an area of land located outside the UDB being more than seventy-five percent (75%) surrounded by land that is within the UDB, then the later-submitted application or applications shall not be filed.

☒

Retain

☐

Delete

☐

Amend (describe) _____

**Urban Expansion Area Task Force
Member Survey - Addendum**

Name: MIKE HATCHER

Organization: REDLAND CITIZEN ASSOCIATION

- 1) CDMP Policy LU-8G(ii) currently lists Comprehensive Everglades Restoration Plan (CERP) project footprints as areas that "shall be avoided" for expansion of the Urban Development Boundary (UDB). Should CERP project footprints instead be included as areas that "shall not be considered" for expansion of the UDB?

☒ Yes

☐ No

Comment: _____

- 2) Should the County require that adequate mass transit infrastructure be in place prior to or concurrent with the inclusion of land within the UDB?

☒ Yes

☐ No

Comment: _____

- 3) CDMP Policy LU-8F currently indicates that the County should maintain a 15-year supply of residential land inside of the UDB beyond the date of the Evaluation and Appraisal Report adoption.

- a. Should this timeframe remain, be increased or be decreased?

☒ Remain

☐ Increase

☐ Decrease

Comment: _____

- b. Should the County consistently maintain a 10-year residential land supply?

☒ Yes

☐ No

Comment: _____

- 4) Which of the following do you think should apply to development in the Urban Expansion Areas (UEA)? (check all that you feel should apply)

☐ Development in the UEAs should not be considered

☒ Require workforce housing units to be provided

- ☐ Require demonstration of job creation at wages commensurate with housing cost
- ☐ Require demonstration of long-term resilience to the impacts of climate change
- ☒ Require demonstration that an adequate amount of agricultural land will be preserved commensurate with the impacts of the application.
- ☒ Require a mix of uses that reduce the need for external trips
- ☐ Require large-scale employment centers

Comment: _____

- 5) Should the areas outside of the UDB that are not located within an Urban Expansion Area be designated as areas that "shall be avoided" for expansion of the UDB?

☒ Yes

☐ No

Comment: _____

- 6) Should the County maintain a minimum amount of acreage in Urban Expansion Areas?

☒ Yes

☐ No

Comment: _____

- 7) Should inland and coastal areas vulnerable to severe flooding be identified as areas that "shall be avoided" for expansion of the UDB?

☒ Yes

☐ No

Comment: _____

- 8) What changes should be considered to the methodology for calculating development capacity for the purposes of CDMP Policy LU-8F? (check all that you feel should be considered)

☒ Land supply for vacant parcels is currently based on maximum allowed by zoning. Should the methodology be revised to account for redevelopment potential up to the maximum permitted by the land use plan map?

☐ Redevelopment capacity is currently only included for the area inside of the Urban Infill Area (as defined in Policy TC-1B). Should the redevelopment capacity analysis be expanded to include the area between the Urban Infill Area and the Urban Development Boundary?

☐ The units associated with major proposed projects are currently counted at 50% at the time of review process and 100% at the time of construction. Should the units associated with major proposed projects be counted at 100% at the time of site plan approval?

- ☐ A site is currently only considered to be likely to redevelop if the potential density is at least four times greater than the current density. Should a site be considered likely to redevelop if the potential density is at least two times greater than the current density?
- ☐ Under the current methodology, only structures built prior to 1970 are considered to be likely to redevelop. Should this threshold be reassessed in each Evaluation and Appraisal Report to relate to the lifespan of a typical building with consideration for the short-term planning horizon?
- ☒ Should the non-residential capacity analysis consider the need for targeted industries?
- ☒ Should the non-residential capacity analysis consider the need to plan for large scale master planned employment centers/areas for workforce housing?

9) Coastal High Hazard Areas include areas that are vulnerable to destructive storm surge during a Category One Hurricane. CDMP Policy LU-8G(ii) currently lists the Coastal High Hazard Areas (CHHA) as areas that "shall be avoided" for expansion of the UDB.

a. Should CHHAs instead be included as areas that "shall not be considered" for expansion of the UDB?

☒ Yes

☐ No

b. Should the Coastal High Hazard Areas account for sea level rise?

☒ Yes

☐ No

Comment: _____

10) Should the criteria for applications proposing expansion of the UDB be amended to include the following (check all that you feel should be included)?

☐ Increase the required density (10 dwelling units per acre currently required)

☐ Increase the required floor area ratio (0.25 FAR currently required)

☒ Define the specific width of buffering that must be provided from agricultural land

☒ Require proximity to mass transit

☒ Consider proximity to active rockmining uses and require buffers, development phasing or similar mitigative measures

Comment: _____

11) Should there be a minimum acreage for UDB amendment applications?

☒ Yes

☐ No

Comment: _____

12) Should a new UEA be considered in the area south of UEA No. 2, north of SW 184th Street, east of Krome Avenue?

☐ Yes

☒ No

Comment: _____

13) Would you like to see the County coordinate/facilitate public master planning exercises such as charrettes for each of the Urban Expansion Areas?

☐ Yes

☒ No

Comment: _____

Name: Mike Hatcher

Organization: Redland Citizens Association

14) Should the boundaries of Urban Expansion Area No. 2 be contracted to exclude areas that "shall not be considered" and "shall be avoided" for expansion of the UDB pursuant to Policy LU-8G?

☒ Yes

☐ No

Comments:

15) Should the boundaries of Urban Expansion Area No. 3 be contracted to exclude areas that "shall be avoided" for expansion of the UDB pursuant to Policy LU-8G?

☒ Yes

☐ No

Comments:

16) Should the boundaries of Urban Expansion Area No. 4 be contracted to exclude areas that "shall not be considered" and "shall be avoided" for expansion of the UDB pursuant to Policy LU-8G?

☒ Yes

☐ No

Comments:

Attachment D-17

Rock mining representative

Miami-Dade County Urban Expansion Area Task Force

Member Survey

Task Force Member Name: Kerri L. Barsh

Organization/Group Represented: Rockmining Industry – Miami-Dade Limestone Products Association

Up to Three Most Important Considerations:

1. Timing/Phasing of Development in UEAs with proximity to active rockmining areas (the Lake Belt region and other existing quarry areas); and
2. Compatibility of the proposed land uses in the UEAs; industrial/commercial/agricultural uses are preferred uses in the UEAs during periods of active mining due to issues of heavy truck traffic and the use of explosives to fracture the rock. The use of buffers/setbacks and phasing of development help address some of the compatibility issues associated with development in the UEA. Also, the quarries were located away from urban areas but with encroaching residential development to the west, being able to mine efficiently, which is one of the stated objectives of the Lake Belt Act is increasingly more difficult ; and
3. Rockmining in south Florida involves a finite, placed –based geologic resource that can ONLY occur where that geologic resource is found. The rockmining industry cannot simply re-locate elsewhere to conduct its operations, which require considerable investment of capital and equipment.

Charge 1 – Changes to the UEA Boundaries:

1. OTHER. For UEA No. 1, we note that this UEA’s proximity to active mining and ancillary facilities in the area, including a cement plant.
2. OTHER. For UEA No. 2, we note the considerable mining facility located immediately adjacent to this UEA with considerable infrastructure including rail and a relatively lengthy operational life (subject to economic conditions).
3. OTHER. For UEA No. 3, we note that rock mining interests do not appear to be proximate to this UEA. If they were to be proximate, please see our answer to A (the most important considerations).
4. OTHER. For UEA No. 4, we note that rock mining interests do not appear to be proximate to this UEA. If they were to be proximate, please see our answer to A (the most important considerations).

Charge 2 – Recommended New Urban Expansion Areas:

X Locations within one mile of planned urban center or extraordinary transit service

X OTHER – We do not oppose new UEAs but note that any new UEA be cognizant of the constraints enumerated above when contemplated within 2 miles of active construction materials mining.

Charge 3 – Recommended Changes to Criteria for UDB Expansion – Land Supply:

1. AMEND. The methodology for determining land supply requires further analysis and the assumptions made should be tied more closely to actual data and should be reviewed (ground-truthed) on a periodic basis to ascertain if the assumptions made were accurate. Also, the criteria should be completely consistent with the County's procedures for vesting concurrency.
2. AMEND. See comment immediately above.

Charge 3 – Recommended Changes to Criteria for UDB Expansion – Priority and Avoidance Areas:

1.
 - a. NW WELLFIELD PROTECTION AREA. Considering that the core area of the Lake Belt mining area is located within the NW Wellfield protection area, we urge that any UDB expansion be consistent with the 3 important considerations enumerated above. Also note that the Lake Belt statute itself contains certain limitations on land use amendments for any residential purpose for any property in located in Sections 35 and 36 and the east half of Sections 24 and 25, Township 53 South, Range 39 East. See Section 373.4149(4), Fla. Stat.
 - b. WEST WELLFIELD PROTECTION AREA – Please see the comments above relative to the important considerations.
 - c. WATER CONSERVATION AREAS, BISCAYNE AQUIFER RECHARGE AREAS, and EVERGLADES BUFFER AREAS -- In consultation with our M-DLPA team of experts, we understand that, with the exception of the WATER CONSERVATION AREAS, these designations are somewhat outdated and lack any legal definition. Therefore, we recommend that these areas be evaluated on a project by project basis on whether they remain as a priority and avoidance areas. With respect to the WATER CONSERVATION AREAS, which has meaning in law and is the equivalent of the Everglades Protection Areas, we recommend that the Priority and Avoidance criteria remain.
- 2.

- a. FUTURE WETLANDS – Given the uncertainty of the U.S. waters of the United States rule and certain determinations that wetlands may include land between furrows in agricultural areas, we are not sure what this avoidance area would mean or how it would be determined.
- b. AGRICULTURE – Given the testimony, documentation, and other information presented to the Task Force and the discussion among the Task Force members, we understand that the absolute avoidance criteria creates certain hardships on the agriculture community and therefore it should not be retained.
- c. COASTAL HIGH HAZARD AREAS – We need additional information on these areas before weighing-in on this criteria.
- d. COMPREHENSIVE EVERGLADES RESTORATION PLAN (CERP) -- Certain areas of the Lake Belt region are subject to the CERP footprint and it is unclear about how the methodology is applied and for how long and therefore we suggest that the criteria be refined to include CERP project footprints delineated in a Chief's report authorized by Congress.

3.

- a. LAND WITHIN PLANNING ANALYSIS TIERS – We are not sure of the ramifications of prioritizing these areas for inclusion, but we ask that any such prioritization be subject to the rockmining considerations enumerated above.
- b. LAND WITHIN UEAs and CONTIGUOUS to the UDB – Subject to the rockmining considerations enumerated above.
- c. LOCATIONS WITHIN 1 MILE OF PLANNED URBAN CENTER or TRANSIT – This criteria seems logical but we ask that any such prioritization be subject to the rockmining considerations enumerated above.
- d. LOCATIONS HAVING PROJECTED SURPLUS SERVICE CAPACITY -- We are not sure of the ramifications of prioritizing these areas for inclusion, but we ask that any such prioritization be subject to the rockmining considerations enumerated above.

Charge 3 – Recommended Changes to Criteria for UDB Expansion – Development Types and Standards:

We offer no comments on these criteria at present, except regarding No. 9, and to recommend that any development proposed for UDB expansion should consider the

rockmining related considerations set forth above as well as the criteria of Section 373.4149(4) for properties that are within 1 mile of the Miami-Dade County Lake Belt area.

Charge 3 – Recommended Changes to Criteria for UDB Expansion – Application Requirements:

1. FILING FREQUENCY -- To our knowledge, the merits of this requirement has not been discussed by the Task Force. In the absence of such testimony or documentation, we generally prefer flexibility in the application process.
2. DIRECTOR APPLICATIONS -- To our knowledge, the merits of this requirement has not been discussed by the Task Force. In the absence of such testimony or documentation, we generally prefer flexibility in the application process for the Director.
3. 75 % CRITERIA -- To our knowledge, the merits of this requirement has not been discussed by the Task Force. We have no comment on this application requirement.

We also recommend that, with respect to any amendment to the UDB, staff strongly consider any information provided by Florida DOT or other credible source “regarding the effect such change...would have on the availability, transportation, cost, and potential extraction of construction aggregate materials on the local area, the region, and the state.” See *generally* Section 337. 0261(2), Fla. Stat.

Miami-Dade County Urban Expansion Area Task Force

Member Survey – Addendum

Task Force Member Name: Kerri L. Barsh

Organization: Rockmining Industry – Miami-Dade Limestone Products Association

- 1) Comment: See prior submitted responses.
- 2) Comment: See prior submitted responses.
- 3)
 - a. Comment: See prior submitted responses.
 - b. Comment: See prior submitted responses.
- 4) Comment: See prior submitted responses.
- 5) Comment: We need specific information on the areas outside of the UDB, not located within an Urban Expansion Area, before weighing-in on this criteria.
- 6) Comment: We need additional information on the minimum amount of acreage being proposed for Urban Expansion Areas.
- 7) Comment: See prior submitted responses.
- 8) Comment: See prior submitted responses. Please note that any development proposed for UDB expansion should consider the rockmining related considerations we set forth in our prior responses, as well as the criteria of Section 373.4149(4) for properties that are within 1 mile of the Miami-Dade County Lake Belt Area.
- 9)
 - a. Comment: See prior submitted responses.
 - b. Comment: See prior submitted responses.
- 10) Comment: See prior submitted responses. We also emphasize that the criteria for applications proposing expansion of the UDB should include the rockmining considerations stipulated in our prior responses, in addition to the factors noted here (e.g. proximity to active rockmining uses, buffers, development phasing, and similar measures).
- 11) Comment: We need additional information on the minimum acreage being proposed for UDB applications.
- 12) Comment: See prior submitted responses. We noted previously, and emphasize here, that there are considerable rockmining facilities located immediately adjacent to UEA No. 2, which have considerable infrastructure, including rail, and a relatively lengthy operational life.
- 13) Comment: It depends on the scope and type of master planning exercises being proposed, the inclusion (and ability to participate) of relevant and potentially-impacted stakeholders, and the focus of the exercises on the critical issues for the respective UEAs.

Attachment D-18

Sierra Club

**MIAMI-DADE COUNTY URBAN EXPANSION AREA TASK FORCE
MEMBER SURVEY**

Task Force Member Name: Dany Garcia

Organization/Group Represented: Sierra Club Miami

Please list up to three of your most important considerations as it relates to the UEAs.

1. Growth management and response.
2. Affordability
3. Transportation

CHARGE 1 – Recommended Changes to the current boundaries of the Urban Expansion Areas

1. Which alternative do you recommend for UEA No. 1 (see attached map for boundaries):

- ☐ Maintain UEA
- ☒ Eliminate UEA
- ☐ Other (describe) _____

2. Which alternative do you recommend for UEA No. 2 (see attached map for boundaries):

- ☐ Maintain UEA
- ☒ Eliminate UEA
- ☐ Maintain UEA but adjust boundary to only exclude areas identified as “shall not be considered” in Policy LU-8G.
- ☐ Maintain UEA but adjust boundary to only exclude areas identified as “shall be avoided” in Policy LU-8G.
- ☐ Maintain UEA but adjust boundary to exclude all areas identified as “shall not be considered” and “shall be avoided” in Policy LU-8G.
- ☐ Other (describe) _____

3. Which alternative do you recommend for UEA No. 3 (see attached map for boundaries):

- ☐ Maintain UEA
- ☒ Eliminate UEA
- ☐ Maintain UEA but adjust boundary to exclude areas identified as "shall be avoided" in Policy LU-8G.
- ☐ Other (describe) _____

4. Which alternative do you recommend for UEA No. 4 (see attached map for boundaries):

- ☐ Maintain UEA
- ☒ Eliminate UEA
- ☐ Maintain UEA but adjust boundary to only exclude areas identified as "shall not be considered" in Policy LU-8G.
- ☐ Maintain UEA but adjust boundary to only exclude areas identified as "shall be avoided" in Policy LU-8G.
- ☐ Maintain UEA but adjust boundary to exclude all areas identified as "shall not be considered" and "shall be avoided" in Policy LU-8G.
- ☐ Other (describe) _____

CHARGE 2 – Recommended new Urban Expansion Areas

- ☐ No new UEAs
- ☐ The area identified in CDMP Policy LU-8I. (south of SW 232 Street, east of SW 147 Avenue)
- ☒ Locations within one mile of a planned urban center or extraordinary transit service
- ☐ All areas outside of the current UDB except for areas identified as "shall not be considered" and/or "shall be avoided" in Policy LU-8G.
- ☐ Other (describe) _____

CHARGE 3 – Recommended changes to criteria for UDB expansion – land supply (CDMP Policy LU-8F.)

1. The UDB should contain developable land having capacity to sustain countywide residential demand for a period of 10 years after adoption of the most recent Evaluation and Appraisal Report plus a five year surplus. The estimation of this capacity shall include the capacity to develop and redevelop around transit stations at the densities recommended in Policy LU-7F.

- ☐ Retain
- ☐ Delete
- ☒ Amend (describe) A1

2. The adequacy of non-residential land supplies shall be based on land supplies in subareas of the County appropriate to the type of use, as well as 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 local subarea geography such as Census Tracts, Minor Statistical Areas 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.

☐

Retain

☐

Delete

☒

Amend (describe)

A2

CHARGE 3 – Recommended changes to criteria for UDB expansion – priority and avoidance areas (CDMP Policy LU-8G.)

1. 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.

☒

Retain

☐

Delete

☐

Amend (describe)

- b. The West Wellfield Protection Area west of SW 157 Avenue between SW 8 Street and SW 42 Street;

☒

Retain

☐

Delete

☐

Amend (describe)

- c. Water Conservation Areas, Biscayne Aquifer Recharge Areas, and Everglades Buffer Areas designated by the South Florida Water Management District;

☒

Retain

☐

Delete

☐

Amend (describe)

- d. The Redland area south of Eureka Drive; and

☒

Retain

☐

Delete

☐

Amend (describe)

- e. Areas within the accident potential zones of the Homestead Air Reserve Base

☒

Retain

☐

Delete

☐

Amend (describe) _____

2. The following areas shall be avoided:

- a. Future Wetlands delineated in the Conservation and Land Use Element;

☒

Retain

☐

Delete

☐

Amend (describe) _____

- b. Land designated Agriculture on the Land Use Plan map, except where located in designated Urban Expansion Areas (UEAs);

☒

Retain

☐

Delete

☐

Amend (describe) _____

- c. Coastal High Hazard Areas east of the Atlantic Coastal Ridge;

☒

Retain

☐

Delete

☐

Amend (describe) _____

- d. Comprehensive Everglades Restoration Plan project footprints delineated in Tentatively Selected Plans and/or Project Implementation Reports.

☒

Retain

☐

Delete

☐

Amend (describe) _____

3. The following areas shall be given priority for inclusion:

- a. Land within Planning Analysis Tiers having the earliest projected supply depletion year;

☐

Retain

☒

Delete

☐

Amend (describe) _____

b. Land within the UEAs and contiguous to the UDB;

☐

Retain

☒

Delete

☐

Amend (describe) _____

c. Locations within one mile of a planned urban center or extraordinary transit service;

☐

Retain

☐

Delete

☒

Amend (describe) _____

Excluding new transit (post 2018).

d. Locations having projected surplus service capacity or where necessary facilities and services can be readily extended.

☐

Retain

☒

Delete

☐

Amend (describe) _____

e. Identify additional areas not listed above, if any, that you feel should not be considered for expansion of the UDB.

Flood prone areas.

f. Identify additional areas, not listed above, if any, that you feel should be avoided for expansion of the UDB.

Areas near rock mining facilities, wellfields, and aviation high traffic areas.

g. Identify additional areas not listed above, if any, that you feel should be given priority for inclusion in the UDB.

CHARGE 3 – Recommended changes to criteria for UDB expansion – development types and standards (CDMP Policy LU-8H.)

1. Residential development shall provide for the non-residential needs of residents of proposed development, including places of employment, shopping, schools, recreational and other public facilities.
☒ Retain
☐ Delete
☐ Amend (describe) _____

2. Residential development shall be at an average minimum density of 10 dwelling units per gross acre
☐ Retain
☐ Delete
☒ Amend (describe) 20 dwelling units per gross acre

3. Residential development must participate in the Purchase of Development Rights, Transfer of Development Rights or other County established programs geared to protecting agricultural lands and/or environmentally sensitive lands
☐ Retain
☐ Delete
☒ Amend (describe) Allow small lots to be included in program. Increase PDR funding.

4. Non-residential development, excluding public facilities, shall be developed at a minimum intensity of .25 FAR.
☒ Retain
☐ Delete
☐ Amend (describe) _____

5. The proposed development shall be planned to provide adequate buffering to adjacent agricultural lands and shall incorporate and promote bicycle and pedestrian connectivity throughout the development
☒ Retain
☐ Delete
☐ Amend (describe) _____

6. The proposed development must be demonstrated not to discourage or inhibit infill and redevelopment efforts within the UDB.

☒

Retain

☐

Delete

☐

Amend (describe) _____

7. The proposed development will not leave intervening parcels between the proposed development and any portion of the UDB.

☒

Retain

☐

Delete

☐

Amend (describe) _____

8. It must be demonstrated that the proposed development will have a positive net financial impact on the County.

☒

Retain

☐

Delete

☐

Amend (describe) _____

9. Should additional criteria for UDB expansion, beyond those listed above, be added?

10. Please indicate types of development that should be prioritized and/or required for potential UDB expansions, if any:

☐

Commercials development to serve proximate existing residential community inside the UDB.

☐

Employment centers to serve proximate existing residential communities inside the UDB.

☐

Regional commercial and industrial activities.

☐

Residential, mixed-use development

☒

Other (please describe) None of the above

CHARGE 3 – Recommended changes to criteria for UDB expansion – application requirements (Section 2-116.1, Code of Miami-Dade County)

1. Applications requesting amendment to the Urban Development Boundary (UDB) or to the Urban Expansion Area (UEA) boundary depicted on the Land Use Plan map, or to the land use classification of land located outside of said Urban Development Boundary may be filed only during the May period in odd-numbered years.

☒

Retain

☐

Delete

☐

Amend (describe) _____

2. The Director of the Department may also file applications requesting amendments to the UDB, UEA or to the land use classification of land located outside of said UDB for processing during the January, May or October period following the adoption of an evaluation and appraisal report, provided that the amendments proposed in said applications are suggested in the adopted evaluation and appraisal report.

☒

Retain

☐

Delete

☐

Amend (describe) _____

3. No application to expand the area within the UDB shall be filed where such application would result in an area of land located outside of the UDB being more than seventy-five percent (75%) surrounded by land that is within the UDB. If two or more applications to expand the area within the UDB would cumulatively result in an area of land located outside the UDB being more than seventy-five percent (75%) surrounded by land that is within the UDB, then the later-submitted application or applications shall not be filed.

☒

Retain

☐

Delete

☐

Amend (describe) _____



UEA No. 1




UEA No. 2

UEA Study Area

UEA No. 3

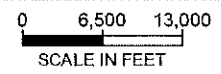
UEA No. 4

Legend

-  2020 Urban Development Boundary
-  Urban Expansion Areas
-  Policy LU-8I UEA Study Area

Prepared By: Department of Regulatory and Economic Resources, August 2017

Urban Expansion Area Map



A1 – The UDB should contain developable land having capacity to sustain countywide residential demand for a period of 10 years after adoption of the most recent Evaluation and Appraisal Report ~~plus a five year surplus~~. The estimation of this capacity shall include the capacity to develop and redevelop around transit stations at the densities recommended in Policy LU-7FA2. (Reduce number of years to state requirement)

A2 – The methods by which the county currently evaluates land supply needs to be re-evaluated. The methods should be done with more precision and possibly new methods altogether. Non-linear statistics?

**Urban Expansion Area Task Force
Member Survey - Addendum**

Name: _____ Dany Garcia _____

Organization: _____ Sierra Club Miami _____

- 1) CDMP Policy LU-8G(ii) currently lists Comprehensive Everglades Restoration Plan (CERP) project footprints as areas that "shall be avoided" for expansion of the Urban Development Boundary (UDB). Should CERP project footprints instead be included as areas that "shall not be considered" for expansion of the UDB?

☒ Yes

☐ No

Comment: _____

- 2) Should the County require that adequate mass transit infrastructure be in place prior to or concurrent with the inclusion of land within the UDB?

☒ Yes

☐ No

Comment: _____

- 3) CDMP Policy LU-8F currently indicates that the County should maintain a 15-year supply of residential land inside of the UDB beyond the date of the Evaluation and Appraisal Report adoption.

- a. Should this timeframe remain, be increased or be decreased?

☐ Remain

☐ Increase

☒ Decrease

Comment: _____

- b. Should the County consistently maintain a 10-year residential land supply?

☐ Yes

☒ No

Comment: _____

- 4) Which of the following do you think should apply to development in the Urban Expansion Areas (UEA)? (check all that you feel should apply)

☒ Development in the UEAs should not be considered

☒ Require workforce housing units to be provided

- ☒ Require demonstration of job creation at wages commensurate with housing cost
- ☒ Require demonstration of long-term resilience to the impacts of climate change
- ☒ Require demonstration that an adequate amount of agricultural land will be preserved commensurate with the impacts of the application.
- ☒ Require a mix of uses that reduce the need for external trips
- ☒ Require large-scale employment centers

Comment: Require high density development, only along mass transit corridors. Specifically Urban Study Area along US1.

- 5) Should the areas outside of the UDB that are not located within an Urban Expansion Area be designated as areas that "shall be avoided" for expansion of the UDB?

☒ Yes

☐ No

Comment: _____

- 6) Should the County maintain a minimum amount of acreage in Urban Expansion Areas?

☐ Yes

☒ No

Comment: _____

- 7) Should inland and coastal areas vulnerable to severe flooding be identified as areas that "shall be avoided" for expansion of the UDB?

☒ Yes

☐ No

Comment: _____

- 8) What changes should be considered to the methodology for calculating development capacity for the purposes of CDMF Policy LU-8F? (check all that you feel should be considered)

- ☒ Land supply for vacant parcels is currently based on maximum allowed by zoning. Should the methodology be revised to account for redevelopment potential up to the maximum permitted by the land use plan map?
- ☒ Redevelopment capacity is currently only included for the area inside of the Urban Infill Area (as defined in Policy TC-1B). Should the redevelopment capacity analysis be expanded to include the area between the Urban Infill Area and the Urban Development Boundary?
- ☒ The units associated with major proposed projects are currently counted at 50% at the time of review process and 100% at the time of construction. Should the units

associated with major proposed projects be counted at 100% at the time of site plan approval?

- ☐ A site is currently only considered to be likely to redevelop if the potential density is at least four times greater than the current density. Should a site be considered likely to redevelop if the potential density is at least two times greater than the current density?
- ☒ Under the current methodology, only structures built prior to 1970 are considered to be likely to redevelop. Should this threshold be reassessed in each Evaluation and Appraisal Report to relate to the lifespan of a typical building with consideration for the short-term planning horizon?
- ☐ Should the non-residential capacity analysis consider the need for targeted industries?
- ☒ Should the non-residential capacity analysis consider the need to plan for large scale master planned employment centers/areas for workforce housing?

9) Coastal High Hazard Areas include areas that are vulnerable to destructive storm surge during a Category One Hurricane. CDMP Policy LU-8G(ii) currently lists the Coastal High Hazard Areas (CHHA) as areas that "shall be avoided" for expansion of the UDB.

a. Should CHHAs instead be included as areas that "shall not be considered" for expansion of the UDB?

☒ Yes

☐ No

b. Should the Coastal High Hazard Areas account for sea level rise?

☒ Yes

☐ No

Comment: _____

10) Should the criteria for applications proposing expansion of the UDB be amended to include the following (check all that you feel should be included)?

- ☒ Increase the required density (10 dwelling units per acre currently required)
- ☒ Increase the required floor area ratio (0.25 FAR currently required)
- ☒ Define the specific width of buffering that must be provided from agricultural land
- ☒ Require proximity to mass transit
- ☒ Consider proximity to active rockmining uses and require buffers, development phasing or similar mitigative measures

Comment: _____

11) Should there be a minimum acreage for UDB amendment applications?

☒ Yes

☐ No

Comment: _____

12) Should a new UEA be considered in the area south of UEA No. 2, north of SW 184th Street, east of Krome Avenue?

☐ Yes

☒ No

Comment: _____

13) Would you like to see the County coordinate/facilitate public master planning exercises such as charrettes for each of the Urban Expansion Areas?

☒ Yes

☐ No

Comment: _____

Name: Dany Garcia

Organization: Sierra Club Miami

14) Should the boundaries of Urban Expansion Area No. 2 be contracted to exclude areas that "shall not be considered" and "shall be avoided" for expansion of the UDB pursuant to Policy LU-8G?

☒ Yes

☐ No

Comments:

15) Should the boundaries of Urban Expansion Area No. 3 be contracted to exclude areas that "shall be avoided" for expansion of the UDB pursuant to Policy LU-8G?

☒ Yes

☐ No

Comments:

16) Should the boundaries of Urban Expansion Area No. 4 be contracted to exclude areas that "shall not be considered" and "shall be avoided" for expansion of the UDB pursuant to Policy LU-8G?

☒ Yes

☐ No

Comments:

Attachment D-19
Tropical Audubon Society

**MIAMI-DADE COUNTY URBAN EXPANSION AREA TASK FORCE
MEMBER SURVEY**

Task Force Member Name: Erin Clancy

Organization/Group Represented: Tropical Audubon Society

Please list up to three of your most important considerations as it relates to the UEAs.

1. Protect of water supply (wellfields) and environmentally sensitive lands
2. Prevent the erosion of ag lands
3. Prevent investment in areas susceptible to flooding & sea level rise

CHARGE 1 – Recommended Changes to the current boundaries of the Urban Expansion Areas

1. Which alternative do you recommend for UEA No. 1 (see attached map for boundaries):

- ☒ Maintain UEA
☐ Eliminate UEA
☐ Other (describe) _____

2. Which alternative do you recommend for UEA No. 2 (see attached map for boundaries):

- ☐ Maintain UEA
☒ Eliminate UEA
☐ Maintain UEA but adjust boundary to only exclude areas identified as “shall not be considered” in Policy LU-8G.
☐ Maintain UEA but adjust boundary to only exclude areas identified as “shall be avoided” in Policy LU-8G.
☐ Maintain UEA but adjust boundary to exclude all areas identified as “shall not be considered” and “shall be avoided” in Policy LU-8G.
☐ Other (describe) _____

3. Which alternative do you recommend for UEA No. 3 (see attached map for boundaries):

- ☐ Maintain UEA
- ☒ Eliminate UEA
- ☐ Maintain UEA but adjust boundary to exclude areas identified as "shall be avoided" in Policy LU-8G.
- ☐ Other (describe) _____

4. Which alternative do you recommend for UEA No. 4 (see attached map for boundaries):

- ☐ Maintain UEA
- ☒ Eliminate UEA
- ☐ Maintain UEA but adjust boundary to only exclude areas identified as "shall not be considered" in Policy LU-8G.
- ☐ Maintain UEA but adjust boundary to only exclude areas identified as "shall be avoided" in Policy LU-8G.
- ☐ Maintain UEA but adjust boundary to exclude all areas identified as "shall not be considered" and "shall be avoided" in Policy LU-8G.
- ☐ Other (describe) _____

CHARGE 2 – Recommended new Urban Expansion Areas

- ☐ No new UEAs
- ☒ The area identified in CDMP Policy LU-8I. (south of SW 232 Street, east of SW 147 Avenue)
- ☐ Locations within one mile of a planned urban center or extraordinary transit service
- ☐ All areas outside of the current UDB except for areas identified as "shall not be considered" and/or "shall be avoided" in Policy LU-8G.
- ☐ Other (describe) _____

CHARGE 3 – Recommended changes to criteria for UDB expansion – land supply (CDMP Policy LU-8F.)

1. The UDB should contain developable land having capacity to sustain countywide residential demand for a period of 10 years after adoption of the most recent Evaluation and Appraisal Report plus a five year surplus. The estimation of this capacity shall include the capacity to develop and redevelop around transit stations at the densities recommended in Policy LU-7F.

- ☒ Retain
- ☐ Delete
- ☐ Amend (describe) _____

2. The adequacy of non-residential land supplies shall be based on land supplies in subareas of the County appropriate to the type of use, as well as 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 local subarea geography such as Census Tracts, Minor Statistical Areas 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.

- ☒ Retain
☐ Delete
☐ Amend (describe) _____

CHARGE 3 – Recommended changes to criteria for UDB expansion – priority and avoidance areas (CDMP Policy LU-8G.)

1. 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.

- ☒ Retain
☐ Delete
☐ Amend (describe) _____

- b. The West Wellfield Protection Area west of SW 157 Avenue between SW 8 Street and SW 42 Street;

- ☒ Retain
☐ Delete
☐ Amend (describe) _____

- c. Water Conservation Areas, Biscayne Aquifer Recharge Areas, and Everglades Buffer Areas designated by the South Florida Water Management District;

- ☒ Retain
☐ Delete
☐ Amend (describe) _____

- d. The Redland area south of Eureka Drive; and

- ☐ Retain
☐ Delete
☒ Amend (describe) See PT 1 in Attached Document. _____

- e. Areas within the accident potential zones of the Homestead Air Reserve Base

☒

Retain

☐

Delete

☐

Amend (describe) _____

2. The following areas shall be avoided:

- a. Future Wetlands delineated in the Conservation and Land Use Element;

☒

Retain

☐

Delete

☐

Amend (describe) _____

- b. Land designated Agriculture on the Land Use Plan map, except where located in designated Urban Expansion Areas (UEAs);

☒

Retain

☐

Delete

☐

Amend (describe) _____

- c. Coastal High Hazard Areas east of the Atlantic Coastal Ridge;

☒

Retain

☐

Delete

☐

Amend (describe) _____

- d. Comprehensive Everglades Restoration Plan project footprints delineated in Tentatively Selected Plans and/or Project Implementation Reports.

☒

Retain

☐

Delete

☐

Amend (describe) _____

3. The following areas shall be given priority for inclusion:

- a. Land within Planning Analysis Tiers having the earliest projected supply depletion year;

☐

Retain

☐

Delete

☒

Amend (describe) _____

See PT 2 in Attached Document.

b. Land within the UEAs and contiguous to the UDB;

☐

Retain

☐

Delete

☒

Amend (describe)

See PT 3 in Attached Document.

c. Locations within one mile of a planned urban center or extraordinary transit service;

☐

Retain

☐

Delete

☒

Amend (describe)

See PT 4 in Attached Document.

d. Locations having projected surplus service capacity or where necessary facilities and services can be readily extended.

☐

Retain

☒

Delete

☐

Amend (describe)

e. Identify additional areas not listed above, if any, that you feel should not be considered for expansion of the UDB.

See PT 5 in Attached Document.

f. Identify additional areas, not listed above, if any, that you feel should be avoided for expansion of the UDB.

g. Identify additional areas not listed above, if any, that you feel should be given priority for inclusion in the UDB.

CHARGE 3 – Recommended changes to criteria for UDB expansion – development types and standards (CDMP Policy LU-8H.)

1. Residential development shall provide for the non-residential needs of residents of proposed development, including places of employment, shopping, schools, recreational and other public facilities.
☒ Retain
☐ Delete
☐ Amend (describe) _____
2. Residential development shall be at an average minimum density of 10 dwelling units per gross acre
☒ Retain
☐ Delete
☐ Amend (describe) _____
3. Residential development must participate in the Purchase of Development Rights, Transfer of Development Rights or other County established programs geared to protecting agricultural lands and/or environmentally sensitive lands
☒ Retain
☐ Delete
☐ Amend (describe) _____
4. Non-residential development, excluding public facilities, shall be developed at a minimum intensity of .25 FAR.
☐ Retain
☐ Delete
☒ Amend (describe) See PT 6 in Attached Document.
5. The proposed development shall be planned to provide adequate buffering to adjacent agricultural lands and shall incorporate and promote bicycle and pedestrian connectivity throughout the development
☒ Retain
☐ Delete
☒ Amend (describe) See PT 7 in Attached Document.

6. The proposed development must be demonstrated not to discourage or inhibit infill and redevelopment efforts within the UDB.

☐ Retain

☒ Delete

☒ Amend (describe) See PT 8 in Attached Document.

7. The proposed development will not leave intervening parcels between the proposed development and any portion of the UDB.

☒ Retain

☐ Delete

☐ Amend (describe) _____

8. It must be demonstrated that the proposed development will have a positive net financial impact on the County.

☐ Retain

☒ Delete

☒ Amend (describe) See PT 9 in Attached Document.

9. Should additional criteria for UDB expansion, beyond those listed above, be added?
See PT 10 in Attached Document.

10. Please indicate types of development that should be prioritized and/or required for potential UDB expansions, if any:

☐ Commercial development to serve proximate existing residential community inside the UDB.

☐ Employment centers to serve proximate existing residential communities inside the UDB.

☐ Regional commercial and industrial activities.

☐ Residential, mixed-use development

☐ Other (please describe) _____

CHARGE 3 – Recommended changes to criteria for UDB expansion – application requirements (Section 2-116.1, Code of Miami-Dade County)

1. Applications requesting amendment to the Urban Development Boundary (UDB) or to the Urban Expansion Area (UEA) boundary depicted on the Land Use Plan map, or to the land use classification of land located outside of said Urban Development Boundary may be filed only during the May period in odd-numbered years.

☒

Retain

☐

Delete

☐

Amend (describe) _____

2. The Director of the Department may also file applications requesting amendments to the UDB, UEA or to the land use classification of land located outside of said UDB for processing during the January, May or October period following the adoption of an evaluation and appraisal report, provided that the amendments proposed in said applications are suggested in the adopted evaluation and appraisal report.

☒

Retain

☐

Delete

☐

Amend (describe) _____

3. No application to expand the area within the UDB shall be filed where such application would result in an area of land located outside of the UDB being more than seventy-five percent (75%) surrounded by land that is within the UDB. If two or more applications to expand the area within the UDB would cumulatively result in an area of land located outside the UDB being more than seventy-five percent (75%) surrounded by land that is within the UDB, then the later-submitted application or applications shall not be filed.

☒

Retain

☐

Delete

☐

Amend (describe) _____



Tropical Audubon Society

Appendix to UEA Task Force Survey – February 2, 2018

POINT 1.

Priority and avoidance areas for UDB expansion – the Redland Area south of Eureka Drive except the area East of 147th Ave and South of 232nd street (study area).

POINT 2.

Improve capacity of tiers with earliest depletion through amended land-use policy.

POINT 3.

To reflect reconfigured UEAs (eliminating all but #1 and including land South of 232nd street and East 147th Ave.)

POINT 4.

Except where radius extends beyond the UDB

POINT 5.

Low-lying areas within less than 3' above sea level (or similar benchmark).

POINT 6.

Increase landscape requirements to mitigate effects of surface parking.

POINT 7.

Strengthen the language with more definitions - what is adequate buffer? Specify minimum requirements for independent pedestrian and cyclist pathways.

POINT 8.

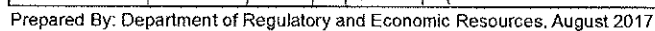
If development within the UDB is possible why is the proposed development necessary?

POINT 9.

Positive financial impact on the county should not be a criterion for expansion of the UDB.

POINT 10.

Any development outside the UDB must account for permanent conservation easement of agricultural lands or environmentally sensitive lands, or Coastal High Hazard Areas.



0 6,500 13,000

SCALE IN FEET

**Urban Expansion Area Task Force
Member Survey - Addendum**

Name: _____ ERIN CLANCY _____

Organization: _____ TROPICAL AUDUBON SOCIETY _____

- 1) CDMP Policy LU-8G(ii) currently lists Comprehensive Everglades Restoration Plan (CERP) project footprints as areas that “shall be avoided” for expansion of the Urban Development Boundary (UDB). Should CERP project footprints instead be included as areas that “shall not be considered” for expansion of the UDB?

X Yes

☐ No

Comment: _____

- 2) Should the County require that adequate mass transit infrastructure be in place prior to or concurrent with the inclusion of land within the UDB?

X Yes

☐ No

Comment: _____

- 3) CDMP Policy LU-8F currently indicates that the County should maintain a 15-year supply of residential land inside of the UDB beyond the date of the Evaluation and Appraisal Report adoption.

- a. Should this timeframe remain, be increased or be decreased?

X Remain

☐ Increase

☐ Decrease

Comment: _____

- b. Should the County consistently maintain a 10-year residential land supply?

☐ Yes

X No

Comment: The “consistently” requirement will mean frequent, ongoing, review and adjustment instead of a more thoughtful, periodic review.

- 4) Which of the following do you think should apply to development in the Urban Expansion Areas (UEA)? (check all that you feel should apply)

- X Development in the UEAs should not be considered
- ☐ Require workforce housing units to be provided
- ☐ Require demonstration of job creation at wages commensurate with housing cost
- X Require demonstration of long-term resilience to the impacts of climate change
- X Require demonstration that an adequate amount of agricultural land will be preserved commensurate with the impacts of the application.
- ☐ Require a mix of uses that reduce the need for external trips
- ☐ Require large-scale employment centers

Comment: _____

- 5) Should the areas outside of the UDB that are not located within an Urban Expansion Area be designated as areas that “shall be avoided” for expansion of the UDB?

☐ Yes

X No

Comment: _____

- 6) Should the County maintain a minimum amount of acreage in Urban Expansion Areas?

☐ Yes

X No

Comment: _____

- 7) Should inland and coastal areas vulnerable to severe flooding be identified as areas that “shall be avoided” for expansion of the UDB?

X Yes

☐ No

Comment: _____

- 8) What changes should be considered to the methodology for calculating development capacity for the purposes of CDMP Policy LU-8F? (check all that you feel should be considered)

X Land supply for vacant parcels is currently based on maximum allowed by zoning. Should the methodology be revised to account for redevelopment potential up to the maximum permitted by the land use plan map?

X Redevelopment capacity is currently only included for the area inside of the Urban Infill Area (as defined in Policy TC-1B). Should the redevelopment capacity analysis be expanded to include the area between the Urban Infill Area and the Urban Development Boundary?

- X The units associated with major proposed projects are currently counted at 50% at the time of review process and 100% at the time of construction. Should the units associated with major proposed projects be counted at 100% at the time of site plan approval?
- X A site is currently only considered to be likely to redevelop if the potential density is at least four times greater than the current density. Should a site be considered likely to redevelop if the potential density is at least two times greater than the current density?
- X Under the current methodology, only structures built prior to 1970 are considered to be likely to redevelop. Should this threshold be reassessed in each Evaluation and Appraisal Report to relate to the lifespan of a typical building with consideration for the short-term planning horizon?
- ☐ Should the non-residential capacity analysis consider the need for targeted industries?
- ☐ Should the non-residential capacity analysis consider the need to plan for large scale master planned employment centers/areas for workforce housing?

9) Coastal High Hazard Areas include areas that are vulnerable to destructive storm surge during a Category One Hurricane. CDM Policy LU-8G(ii) currently lists the Coastal High Hazard Areas (CHHA) as areas that “shall be avoided” for expansion of the UDB.

- a. Should CHHAs instead be included as areas that “shall not be considered” for expansion of the UDB?

XYes

☐No

- b. Should the Coastal High Hazard Areas account for sea level rise?

XYes

☐No

Comment:_____

10) Should the criteria for applications proposing expansion of the UDB be amended to include the following (check all that you feel should be included)?

- ☐ Increase the required density (10 dwelling units per acre currently required)
- ☐ Increase the required floor area ratio (0.25 FAR currently required)
- X Define the specific width of buffering that must be provided from agricultural land
- X Require proximity to mass transit
- ☐ Consider proximity to active rockmining uses and require buffers, development phasing or similar mitigative measures

Comment:_____

11) Should there be a minimum acreage for UDB amendment applications?

☐Yes

☒No

Comment:_____

- 12) Should a new UEA be considered in the area south of UEA No. 2, north of SW 184th Street, east of Krome Avenue?

☒Yes

☐No

Comment:_____

- 13) Would you like to see the County coordinate/facilitate public master planning exercises such as charrettes for each of the Urban Expansion Areas?

☒Yes

☐No

Comment:_____

Name: Erin Clancy

Organization: Tropical Audubon Society

14) Should the boundaries of Urban Expansion Area No. 2 be contracted to exclude areas that "shall not be considered" and "shall be avoided" for expansion of the UDB pursuant to Policy LU-8G?

☒ Yes

☐ No

Comments:

15) Should the boundaries of Urban Expansion Area No. 3 be contracted to exclude areas that "shall be avoided" for expansion of the UDB pursuant to Policy LU-8G?

☒ Yes

☐ No

Comments:

16) Should the boundaries of Urban Expansion Area No. 4 be contracted to exclude areas that "shall not be considered" and "shall be avoided" for expansion of the UDB pursuant to Policy LU-8G?

☒ Yes

☐ No

Comments:

Attachment D-20

Tropical Fruit Growers of South Florida

**MIAMI-DADE COUNTY URBAN EXPANSION AREA TASK FORCE
MEMBER SURVEY**

Task Force Member Name: Steven Green
Organization/Group Represented: Tropical Fruit Growers of South Florida, Inc.

Please list up to three of your most important considerations as it relates to the UEAs.

1. preserve any/all existing natural plant/animal communities as a refuge for flora and fauna
2. be sure any new utilization does not add to our beleaguered infrastructure, particularly with relevance to traffic
3. adhere to the notion of very low density "buffer zones" between primarily residential and primarily agricultural areas

CHARGE 1 – Recommended Changes to the current boundaries of the Urban Expansion Areas

1. Which alternative do you recommend for UEA No. 1 (see attached map for boundaries):

- ☒ Maintain UEA
☐ Eliminate UEA
☐ Other (describe) _____

2. Which alternative do you recommend for UEA No. 2 (see attached map for boundaries):

- ☒ Maintain UEA
☐ Eliminate UEA
☐ Maintain UEA but adjust boundary to only exclude areas identified as "shall not be considered" in Policy LU-8G.
☐ Maintain UEA but adjust boundary to only exclude areas identified as "shall be avoided" in Policy LU-8G.
☐ Maintain UEA but adjust boundary to exclude all areas identified as "shall not be considered" and "shall be avoided" in Policy LU-8G.
☐ Other (describe) _____

3. Which alternative do you recommend for UEA No. 3 (see attached map for boundaries):

- ☒ Maintain UEA
- ☐ Eliminate UEA
- ☐ Maintain UEA but adjust boundary to exclude areas identified as "shall be avoided" in Policy LU-8G.
- ☐ Other (describe) _____

4. Which alternative do you recommend for UEA No. 4 (see attached map for boundaries):

- ☒ Maintain UEA
- ☐ Eliminate UEA
- ☐ Maintain UEA but adjust boundary to only exclude areas identified as "shall not be considered" in Policy LU-8G.
- ☐ Maintain UEA but adjust boundary to only exclude areas identified as "shall be avoided" in Policy LU-8G.
- ☐ Maintain UEA but adjust boundary to exclude all areas identified as "shall not be considered" and "shall be avoided" in Policy LU-8G.
- ☐ Other (describe) _____

CHARGE 2 – Recommended new Urban Expansion Areas

- ☒ No new UEAs
- ☐ The area identified in CDMP Policy LU-8I. (south of SW 232 Street, east of SW 147 Avenue)
- ☐ Locations within one mile of a planned urban center or extraordinary transit service
- ☐ All areas outside of the current UDB except for areas identified as "shall not be considered" and/or "shall be avoided" in Policy LU-8G.
- ☐ Other (describe) _____

CHARGE 3 – Recommended changes to criteria for UDB expansion – land supply (CDMP Policy LU-8F.)

1. The UDB should contain developable land having capacity to sustain countywide residential demand for a period of 10 years after adoption of the most recent Evaluation and Appraisal Report plus a five year surplus. The estimation of this capacity shall include the capacity to develop and redevelop around transit stations at the densities recommended in Policy LU-7F.

- ☐ Retain
- ☐ Delete
- ☒ Amend (describe) DEFINE exactly what is meant by "developable land"

2. The adequacy of non-residential land supplies shall be based on land supplies in subareas of the County appropriate to the type of use, as well as 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 local subarea geography such as Census Tracts, Minor Statistical Areas 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.

☐

Retain

☐

Delete

☒

Amend (describe)

the notion of "land supplies" needs amendment so that it could include building up rather than building out

CHARGE 3 – Recommended changes to criteria for UDB expansion – priority and avoidance areas (CDMP Policy LU-8G.)

1. 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.

☒

Retain

☐

Delete

☐

Amend (describe)

- b. The West Wellfield Protection Area west of SW 157 Avenue between SW 8 Street and SW 42 Street;

☒

Retain

☐

Delete

☐

Amend (describe)

- c. Water Conservation Areas, Biscayne Aquifer Recharge Areas, and Everglades Buffer Areas designated by the South Florida Water Management District;

☒

Retain

☐

Delete

☐

Amend (describe)

- d. The Redland area south of Eureka Drive; and

☒

Retain

☐

Delete

☒

Amend (describe)

Redland area needs definition

- e. Areas within the accident potential zones of the Homestead Air Reserve Base

☒

Retain

☐

Delete

☐

Amend (describe) _____

2. The following areas shall be avoided:

- a. Future Wetlands delineated in the Conservation and Land Use Element;

☒

Retain

☐

Delete

☐

Amend (describe) _____

- b. Land designated Agriculture on the Land Use Plan map, except where located in designated Urban Expansion Areas (UEAs);

☒

Retain

☐

Delete

☐

Amend (describe) _____

- c. Coastal High Hazard Areas east of the Atlantic Coastal Ridge;

☒

Retain

☐

Delete

☐

Amend (describe) _____

- d. Comprehensive Everglades Restoration Plan project footprints delineated in Tentatively Selected Plans and/or Project Implementation Reports.

☒

Retain

☐

Delete

☐

Amend (describe) _____

3. The following areas shall be given priority for inclusion:

- a. Land within Planning Analysis Tiers having the earliest projected supply depletion year;

☐

Retain

☐

Delete

☒

Amend (describe) to take account of building up, not out

b. Land within the UEAs and contiguous to the UDB;

☐

Retain

☒

Delete

☒

Amend (describe) _____ should be EXCLUDED rather than given priority for inclusion

c. Locations within one mile of a planned urban center or extraordinary transit service;

☐

Retain

☒

Delete

☒

Amend (describe) _____ include only AFTER such a center and transit service are in place

d. Locations having projected surplus service capacity or where necessary facilities and services can be readily extended.

☐

Retain

☒

Delete

☐

Amend (describe) _____

e. Identify additional areas not listed above, if any, that you feel should not be considered for expansion of the UDB.

_____ We should not expand the UDB at all. Our priorities should be to build up rather than out while enhancing transit and travel infrastructure.

f. Identify additional areas, not listed above, if any, that you feel should be avoided for expansion of the UDB.

_____ All areas not currently within the UDB.

g. Identify additional areas not listed above, if any, that you feel should be given priority for inclusion in the UDB.

_____ none

CHARGE 3 – Recommended changes to criteria for UDB expansion – development types and standards (CDMP Policy LU-8H.)

1. Residential development shall provide for the non-residential needs of residents of proposed development, including places of employment, shopping, schools, recreational and other public facilities.
☐ Retain
☒ Delete
☐ Amend (describe) we should not be issuing a roadmap for UDB expansion

2. Residential development shall be at an average minimum density of 10 dwelling units per gross acre
☐ Retain
☒ Delete
☐ Amend (describe) we should not be issuing a roadmap for UDB expansion

3. Residential development must participate in the Purchase of Development Rights, Transfer of Development Rights or other County established programs geared to protecting agricultural lands and/or environmentally sensitive lands
☒ Retain
☐ Delete
☒ Amend (describe) must clarify the meaning in practice

4. Non-residential development, excluding public facilities, shall be developed at a minimum intensity of .25 FAR.
☐ Retain
☒ Delete
☐ Amend (describe) we should not be issuing a roadmap for UDB expansion

5. The proposed development shall be planned to provide adequate buffering to adjacent agricultural lands and shall incorporate and promote bicycle and pedestrian connectivity throughout the development
☐ Retain
☒ Delete
☐ Amend (describe) Agree completely with the sentiment but we should not be issuing a roadmap for UDB expansion

6. The proposed development must be demonstrated not to discourage or inhibit infill and redevelopment efforts within the UDB.

☐

Retain

☒

Delete

☐

Amend (describe) Agree completely with the sentiment but we should not be issuing a roadmap for UDB expansion

7. The proposed development will not leave intervening parcels between the proposed development and any portion of the UDB.

☐

Retain

☒

Delete

☐

Amend (describe) Disagree with the notion (intervening greenspaces are a plus) but in any case we should not be issuing a roadmap for UDB expansion

8. It must be demonstrated that the proposed development will have a positive net financial impact on the County.

☐

Retain

☒

Delete

☐

Amend (describe) Financial impact should not be a consideration for UDB

9. Should additional criteria for UDB expansion, beyond those listed above, be added?

10. Please indicate types of development that should be prioritized and/or required for potential UDB expansions, if any:

☐

Commercials development to serve proximate existing residential community inside the UDB.

☐

Employment centers to serve proximate existing residential communities inside the UDB.

☐

Regional commercial and industrial activities.

☐

Residential, mixed-use development

☒

Other (please describe) none

CHARGE 3 – Recommended changes to criteria for UDB expansion – application requirements (Section 2-116.1, Code of Miami-Dade County)

1. Applications requesting amendment to the Urban Development Boundary (UDB) or to the Urban Expansion Area (UEA) boundary depicted on the Land Use Plan map, or to the land use classification of land located outside of said Urban Development Boundary may be filed only during the May period in odd-numbered years.

☐

Retain

☐

Delete

☒

Amend (describe)

the first workday in odd-numbered centuries

2. The Director of the Department may also file applications requesting amendments to the UDB, UEA or to the land use classification of land located outside of said UDB for processing during the January, May or October period following the adoption of an evaluation and appraisal report, provided that the amendments proposed in said applications are suggested in the adopted evaluation and appraisal report.

☐

Retain

☒

Delete

☐

Amend (describe)

no such authority for non-elected officials

3. No application to expand the area within the UDB shall be filed where such application would result in an area of land located outside of the UDB being more than seventy-five percent (75%) surrounded by land that is within the UDB. If two or more applications to expand the area within the UDB would cumulatively result in an area of land located outside the UDB being more than seventy-five percent (75%) surrounded by land that is within the UDB, then the later-submitted application or applications shall not be filed.

☐

Retain

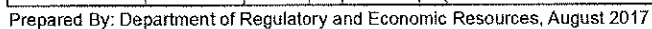
☐

Delete

☒

Amend (describe)

the notion of "75% surrounded" needs clarification -- is it a perimeter measurement or what?



0 6,500 13,000

SCALE IN FEET

**Urban Expansion Area Task Force
Member Survey - Addendum**

Name: Steven Green _____

Organization: _____ Tropical Fruit Growers of So. FLORIDA, Inc. _____

- 1) CDMP Policy LU-8G(ii) currently lists Comprehensive Everglades Restoration Plan (CERP) project footprints as areas that "shall be avoided" for expansion of the Urban Development Boundary (UDB). Should CERP project footprints instead be included as areas that "shall not be considered" for expansion of the UDB?

☒ Yes

☐ No

Comment: _____

- 2) Should the County require that adequate mass transit infrastructure be in place prior to or concurrent with the inclusion of land within the UDB?

☒ Yes

☐ No

Comment: _____

- 3) CDMP Policy LU-8F currently indicates that the County should maintain a 15-year supply of residential land inside of the UDB beyond the date of the Evaluation and Appraisal Report adoption.

- a. Should this timeframe remain, be increased or be decreased?

☐ Remain

☐ Increase

☒ Decrease

Comment: __ population demographics can change quickly, especially in our hurricane-prone area__

- b. Should the County consistently maintain a 10-year residential land supply?

☐ Yes

☒ No

Comment: ____ decrease to seven__

- 4) Which of the following do you think should apply to development in the Urban Expansion Areas (UEA)? (check all that you feel should apply)

☒ Development in the UEAs should not be considered

☐ Require workforce housing units to be provided

- ☐ Require demonstration of job creation at wages commensurate with housing cost
- ☐ Require demonstration of long-term resilience to the impacts of climate change
- ☐ Require demonstration that an adequate amount of agricultural land will be preserved commensurate with the impacts of the application.
- ☐ Require a mix of uses that reduce the need for external trips
- ☐ Require large-scale employment centers

Comment:_____ until infrastructure is adequate, then priority should be to ensure adequate agriculture

Should the areas outside of the UDB that are not located within an Urban Expansion Area be designated as areas that "shall be avoided" for expansion of the UDB?

☐ Yes

☒ No

Comment:_____ replace with shall be excluded from consideration_____

5) Should the County maintain a minimum amount of acreage in Urban Expansion Areas?

☐ Yes

☒ No

Comment:_____

6) Should inland and coastal areas vulnerable to severe flooding be identified as areas that "shall be avoided" for expansion of the UDB?

☐ Yes

☒ No

Comment:_____ replace with shall be excluded from consideration

7) What changes should be considered to the methodology for calculating development capacity for the purposes of CDMP Policy LU-8F? (check all that you feel should be considered)

- ☒ Land supply for vacant parcels is currently based on maximum allowed by zoning. Should the methodology be revised to account for redevelopment potential up to the maximum permitted by the land use plan map?
- ☐ Redevelopment capacity is currently only included for the area inside of the Urban Infill Area (as defined in Policy TC-1B). Should the redevelopment capacity analysis be expanded to include the area between the Urban Infill Area and the Urban Development Boundary?
- ☒ The units associated with major proposed projects are currently counted at 50% at the time of review process and 100% at the time of construction. Should the units associated with major proposed projects be counted at 100% at the time of site plan approval?

- ☒ A site is currently only considered to be likely to redevelop if the potential density is at least four times greater than the current density. Should a site be considered likely to redevelop if the potential density is at least two times greater than the current density?
- ☒ Under the current methodology, only structures built prior to 1970 are considered to be likely to redevelop. Should this threshold be reassessed in each Evaluation and Appraisal Report to relate to the lifespan of a typical building with consideration for the short-term planning horizon?
- ☐ Should the non-residential capacity analysis consider the need for targeted industries?
- ☒ Should the non-residential capacity analysis consider the need to plan for large scale master planned employment centers/areas for workforce housing?

8) Coastal High Hazard Areas include areas that are vulnerable to destructive storm surge during a Category One Hurricane. CDMP Policy LU-8G(ii) currently lists the Coastal High Hazard Areas (CHHA) as areas that "shall be avoided" for expansion of the UDB.

a. Should CHHAs instead be included as areas that "shall not be considered" for expansion of the UDB?

☒ Yes

☐ No

b. Should the Coastal High Hazard Areas account for sea level rise?

☒ Yes

☐ No

Comment: _____

9) Should the criteria for applications proposing expansion of the UDB be amended to include the following (check all that you feel should be included)?

☐ Increase the required density (10 dwelling units per acre currently required)

☐ Increase the required floor area ratio (0.25 FAR currently required)

☒ Define the specific width of buffering that must be provided from agricultural land

☒ Require proximity to mass transit

☐ Consider proximity to active rockmining uses and require buffers, development phasing or similar mitigative measures

Comment: _____

10) Should there be a minimum acreage for UDB amendment applications?

☒ Yes

☐ No

Comment. We need large-scale long-term planning, small parcell amendments mean we are itty-bitty planning. Exactly the wrong thing to do.

Should a new UEA be considered in the area south of UEA No. 2, north of SW 184th Street, east of Krome Avenue?

☐ Yes

☒ No

Comment: _____

11) Would you like to see the County coordinate/facilitate public master planning exercises such as charrettes for each of the Urban Expansion Areas?

☐ Yes

☒ No

Comment: _____

Name: Steve Green

Organization: Tropical Fruit Growers of South Florida

- 14) Should the boundaries of Urban Expansion Area No. 2 be contracted to exclude areas that "shall not be considered" and "shall be avoided" for expansion of the UDB pursuant to Policy LU-8G?

☒ Yes

☐ No

Comments: no development should occur in these sensitive areas

- 15) Should the boundaries of Urban Expansion Area No. 3 be contracted to exclude areas that "shall be avoided" for expansion of the UDB pursuant to Policy LU-8G?

☒ Yes

☐ No

Comments: no development should occur in these sensitive areas and that would also increase the already overburdened Krome Avenue gateway/access for agricultural products moved by truck

- 16) Should the boundaries of Urban Expansion Area No. 4 be contracted to exclude areas that "shall not be considered" and "shall be avoided" for expansion of the UDB pursuant to Policy LU-8G?

☒ Yes

☐ No

Comments: no development should occur in these sensitive areas and any development would also pose undue risk due to potential flooding from hurricane storm surges and sea level rise

Attachment D-21
Urban Environment League

**MIAMI-DADE COUNTY URBAN EXPANSION AREA TASK FORCE
MEMBER SURVEY**

Task Force Member Name: Paul Schwiep
Organization/Group Represented: UEL

Please list up to three of your most important considerations as it relates to the UEAs.

1. Promoting "Eastward Ho" Development within the UDB.
2. Protecting open space and green space to protect wellfields, agricultural land and environmental resources
3. Avoiding further "sub-urban" sprawl that increases congestion, spreads service providers (fire, police, schools) thin.,

CHARGE 1 – Recommended Changes to the current boundaries of the Urban Expansion Areas

1. Which alternative do you recommend for UEA No. 1 (see attached map for boundaries):

- ☐ Maintain UEA
☒ Eliminate UEA
☐ Other (describe) _____

2. Which alternative do you recommend for UEA No. 2 (see attached map for boundaries):

- ☐ Maintain UEA
☒ Eliminate UEA
☐ Maintain UEA but adjust boundary to only exclude areas identified as "shall not be considered" in Policy LU-8G.
☐ Maintain UEA but adjust boundary to only exclude areas identified as "shall be avoided" in Policy LU-8G.
☐ Maintain UEA but adjust boundary to exclude all areas identified as "shall not be considered" and "shall be avoided" in Policy LU-8G.
☐ Other (describe) _____

3. Which alternative do you recommend for UEA No. 3 (see attached map for boundaries):

- ☐ Maintain UEA
- ☒ Eliminate UEA
- ☐ Maintain UEA but adjust boundary to exclude areas identified as "shall be avoided" in Policy LU-8G.
- ☐ Other (describe) _____

4. Which alternative do you recommend for UEA No. 4 (see attached map for boundaries):

- ☐ Maintain UEA
- ☒ Eliminate UEA
- ☐ Maintain UEA but adjust boundary to only exclude areas identified as "shall not be considered" in Policy LU-8G.
- ☐ Maintain UEA but adjust boundary to only exclude areas identified as "shall be avoided" in Policy LU-8G.
- ☐ Maintain UEA but adjust boundary to exclude all areas identified as "shall not be considered" and "shall be avoided" in Policy LU-8G.
- ☐ Other (describe) _____

CHARGE 2 – Recommended new Urban Expansion Areas

- ☒ No new UEAs
- ☐ The area identified in CDMP Policy LU-8I. (south of SW 232 Street, east of SW 147 Avenue)
- ☐ Locations within one mile of a planned urban center or extraordinary transit service
- ☐ All areas outside of the current UDB except for areas identified as "shall not be considered" and/or "shall be avoided" in Policy LU-8G.
- ☐ Other (describe) _____

CHARGE 3 – Recommended changes to criteria for UDB expansion – land supply (CDMP Policy LU-8F.)

1. The UDB should contain developable land having capacity to sustain countywide residential demand for a period of 10 years after adoption of the most recent Evaluation and Appraisal Report plus a five year surplus. The estimation of this capacity shall include the capacity to develop and redevelop around transit stations at the densities recommended in Policy LU-7F.

- ☐ Retain
- ☐ Delete
- ☒ Amend (describe) We should adopt the County's Infill Task Force "Cornerstone Recommendation" No. 3 to not extend UDB.

2. The adequacy of non-residential land supplies shall be based on land supplies in subareas of the County appropriate to the type of use, as well as 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 local subarea geography such as Census Tracts, Minor Statistical Areas 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.

☐

Retain

☐

Delete

☐

Amend (describe)

I don't understand this.

CHARGE 3 – Recommended changes to criteria for UDB expansion – priority and avoidance areas (CDMP Policy LU-8G.)

1. 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.

☒

Retain

☐

Delete

☐

Amend (describe)

and we must await final delineation of the area.

- b. The West Wellfield Protection Area west of SW 157 Avenue between SW 8 Street and SW 42 Street;

☒

Retain

☐

Delete

☐

Amend (describe)

see above

- c. Water Conservation Areas, Biscayne Aquifer Recharge Areas, and Everglades Buffer Areas designated by the South Florida Water Management District;

☒

Retain

☐

Delete

☒

Amend (describe)

These should be expanded to account for sea level rise.

- d. The Redland area south of Eureka Drive; and

☒

Retain

☐

Delete

☐

Amend (describe)

- e. Areas within the accident potential zones of the Homestead Air Reserve Base

☒

Retain

☐

Delete

☒

Amend (describe) Turn into shall not be considered areas.

2. The following areas shall be avoided:

- a. Future Wetlands delineated in the Conservation and Land Use Element;

☒

Retain

☐

Delete

☒

Amend (describe) Turn into shall not be considered areas.

- b. Land designated Agriculture on the Land Use Plan map, except where located in designated Urban Expansion Areas (UEAs);

☒

Retain

☐

Delete

☒

Amend (describe) Turn into shall not be considered areas.

- c. Coastal High Hazard Areas east of the Atlantic Coastal Ridge;

☒

Retain

☐

Delete

☒

Amend (describe) Turn into shall not be considered areas and expand to account for SLR

- d. Comprehensive Everglades Restoration Plan project footprints delineated in Tentatively Selected Plans and/or Project Implementation Reports.

☒

Retain

☐

Delete

☒

Amend (describe) Turn into shall not be considered areas and expand to account for SLR

3. The following areas shall be given priority for inclusion:

- a. Land within Planning Analysis Tiers having the earliest projected supply depletion year;

☐

Retain

☐

Delete

☒

Amend (describe) Depletion should be redefined to account for upzoning and 100% of permitted projects

b. Land within the UEAs and contiguous to the UDB;

☐

Retain

☐

Delete

☒

Amend (describe)

UDB should not be moved in any fashion.

c. Locations within one mile of a planned urban center or extraordinary transit service;

☐

Retain

☐

Delete

☒

Amend (describe)

UDB should not be moved in any fashion.

d. Locations having projected surplus service capacity or where necessary facilities and services can be readily extended.

☐

Retain

☐

Delete

☒

Amend (describe)

UDB should not be moved in any fashion.

e. Identify additional areas not listed above, if any, that you feel should not be considered for expansion of the UDB.

Areas likely to be impacted by Cat 1 storm surge accounting for SLR.

f. Identify additional areas, not listed above, if any, that you feel should be avoided for expansion of the UDB.

Construction of a highway outside the UDB should be subject to same restrictions as moving UDB.

g. Identify additional areas not listed above, if any, that you feel should be given priority for inclusion in the UDB.

CHARGE 3 – Recommended changes to criteria for UDB expansion – development types and standards (CDMP Policy LU-8H.)

1. Residential development shall provide for the non-residential needs of residents of proposed development, including places of employment, shopping, schools, recreational and other public facilities.
☒ Retain
☐ Delete
☐ Amend (describe) _____
2. Residential development shall be at an average minimum density of 10 dwelling units per gross acre
☐ Retain
☐ Delete
☐ Amend (describe) _____
3. Residential development must participate in the Purchase of Development Rights, Transfer of Development Rights or other County established programs geared to protecting agricultural lands and/or environmentally sensitive lands
☒ Retain
☐ Delete
☐ Amend (describe) _____
4. Non-residential development, excluding public facilities, shall be developed at a minimum intensity of .25 FAR.
☐ Retain
☐ Delete
☐ Amend (describe) _____
5. The proposed development shall be planned to provide adequate buffering to adjacent agricultural lands and shall incorporate and promote bicycle and pedestrian connectivity throughout the development
☒ Retain
☐ Delete
☐ Amend (describe) _____

6. The proposed development must be demonstrated not to discourage or inhibit infill and redevelopment efforts within the UDB.

☒ Retain
☐ Delete
☐ Amend (describe) _____

7. The proposed development will not leave intervening parcels between the proposed development and any portion of the UDB.

☒ Retain
☐ Delete
☐ Amend (describe) _____

8. It must be demonstrated that the proposed development will have a positive net financial impact on the County.

☒ Retain
☐ Delete
☐ Amend (describe) _____

9. Should additional criteria for UDB expansion, beyond those listed above, be added?

The environmental benefit provided by open areas should be calculated (Prof. Richard Weiskoff has done good work in this regard) and considered.

10. Please indicate types of development that should be prioritized and/or required for potential UDB expansions, if any:

☐ Commercials development to serve proximate existing residential community inside the UDB.
☐ Employment centers to serve proximate existing residential communities inside the UDB.
☐ Regional commercial and industrial activities.
☐ Residential, mixed-use development
☒ Other (please describe) None

CHARGE 3 – Recommended changes to criteria for UDB expansion – application requirements (Section 2-116.1, Code of Miami-Dade County)

1. Applications requesting amendment to the Urban Development Boundary (UDB) or to the Urban Expansion Area (UEA) boundary depicted on the Land Use Plan map, or to the land use classification of land located outside of said Urban Development Boundary may be filed only during the May period in odd-numbered years.

☐

Retain

☐

Delete

☒

Amend (describe)

A moratorium on applications should be adopted.

2. The Director of the Department may also file applications requesting amendments to the UDB, UEA or to the land use classification of land located outside of said UDB for processing during the January, May or October period following the adoption of an evaluation and appraisal report, provided that the amendments proposed in said applications are suggested in the adopted evaluation and appraisal report.

☐

Retain

☐

Delete

☐

Amend (describe)

See above

3. No application to expand the area within the UDB shall be filed where such application would result in an area of land located outside of the UDB being more than seventy-five percent (75%) surrounded by land that is within the UDB. If two or more applications to expand the area within the UDB would cumulatively result in an area of land located outside the UDB being more than seventy-five percent (75%) surrounded by land that is within the UDB, then the later-submitted application or applications shall not be filed.

☐

Retain

☐

Delete

☐

Amend (describe)

See above



UEA No. 1




UEA No. 2

UEA Study Area

UEA No. 3

UEA No. 4

Legend

-  2020 Urban Development Boundary
-  Urban Expansion Areas
-  Policy LU-8I UEA Study Area

Prepared By: Department of Regulatory and Economic Resources, August 2017

Urban Expansion Area Map

0 6,500 13,000
SCALE IN FEET

**Urban Expansion Area Task Force
Member Survey - Addendum**

Name: Paul J. Schwiep

Organization: Urban Environment League

- 1) CDMP Policy LU-8G(ii) currently lists Comprehensive Everglades Restoration Plan (CERP) project footprints as areas that "shall be avoided" for expansion of the Urban Development Boundary (UDB). Should CERP project footprints instead be included as areas that "shall not be considered" for expansion of the UDB?

☒ Yes

☐ No

Comment: Continuing to authorize development within CERP footprints both interferes with CERP objectives and drives up, in some cases dramatically, CERP implementation costs. CERP Project footprint sites should be cordoned off from consideration for these reasons.

- 2) Should the County require that adequate mass transit infrastructure be in place prior to or concurrent with the inclusion of land within the UDB?

☒ Yes

☐ No

Comment: Historically, efforts to "backfill" transit infrastructure into developed areas has been nearly impossible due to the disruption this visits on existing communities. What we are seeing with efforts to retrofit Kendall with mass transit is an example. The BCC should authorize and implement transit first otherwise it may be impossible to do so later and traffic congestion, already intolerable, will worsen.

- 3) CDMP Policy LU-8F currently indicates that the County should maintain a 15-year supply of residential land inside of the UDB beyond the date of the Evaluation and Appraisal Report adoption.

- a. Should this timeframe remain, be increased or be decreased?

☐ Remain

☐ Increase

☒ Decrease

Comment: At some point we have to face the reality that we are land-locked between the ocean and farmable Everglades. To deal with population increases, we need to increase density in existing urban core. Miami 21 is a good example of how to satisfy demand.

- b. Should the County consistently maintain a 10-year residential land supply?

☐ Yes

☒ No

Comment: _____

- 4) Which of the following do you think should apply to development in the Urban Expansion Areas (UEA)? (check all that you feel should apply)

- ☒ Development in the UEAs should not be considered
- ☐ Require workforce housing units to be provided
- ☐ Require demonstration of job creation at wages commensurate with housing cost
- ☐ Require demonstration of long-term resilience to the impacts of climate change
- ☐ Require demonstration that an adequate amount of agricultural land will be preserved commensurate with the impacts of the application.
- ☐ Require a mix of uses that reduce the need for external trips
- ☐ Require large-scale employment centers

Comment: The UEAs do not currently pose viable development alternatives for various reasons that are particular to each UEA. Attempting to impose development criteria is simply a useless exercise given the intractable obstacles to development in each UEA.

- 5) Should the areas outside of the UDB that are not located within an Urban Expansion Area be designated as areas that "shall be avoided" for expansion of the UDB?

☐ Yes

☐ No

Comment: _____

- 6) Should the County maintain a minimum amount of acreage in Urban Expansion Areas?

☐ Yes

☒ No

Comment: Doing so merely increases speculation in land areas that are outside the UDB.

- 7) Should inland and coastal areas vulnerable to severe flooding be identified as areas that "shall be avoided" for expansion of the UDB?

☒ Yes

☐ No

Comment: Authorizing development in areas susceptible to flooding in a category one hurricane is inviting misery on families. Not only must such areas be avoided, the County must acknowledge that sea level rise (SLR) is a reality that may dramatically alter the viability of development in low lying areas. We are whistling past the graveyard if we don't come to grips with this reality.

8) What changes should be considered to the methodology for calculating development capacity for the purposes of CDMP Policy LU-8F? (check all that you feel should be considered)

- ☒ Land supply for vacant parcels is currently based on maximum allowed by zoning. Should the methodology be revised to account for redevelopment potential up to the maximum permitted by the land use plan map?
- ☒ Redevelopment capacity is currently only included for the area inside of the Urban Infill Area (as defined in Policy TC-1B). Should the redevelopment capacity analysis be expanded to include the area between the Urban Infill Area and the Urban Development Boundary?
- ☒ The units associated with major proposed projects are currently counted at 50% at the time of review process and 100% at the time of construction. Should the units associated with major proposed projects be counted at 100% at the time of site plan approval?
- ☒ A site is currently only considered to be likely to redevelop if the potential density is at least four times greater than the current density. Should a site be considered likely to redevelop if the potential density is at least two times greater than the current density?
- ☒ Under the current methodology, only structures built prior to 1970 are considered to be likely to redevelop. Should this threshold be reassessed in each Evaluation and Appraisal Report to relate to the lifespan of a typical building with consideration for the short-term planning horizon?
- ☐ Should the non-residential capacity analysis consider the need for targeted industries?
- ☒ Should the non-residential capacity analysis consider the need to plan for large scale master planned employment centers/areas for workforce housing?

9) Coastal High Hazard Areas include areas that are vulnerable to destructive storm surge during a Category One Hurricane. CDMP Policy LU-8G(ii) currently lists the Coastal High Hazard Areas (CHHA) as areas that "shall be avoided" for expansion of the UDB.

a. Should CHHAs instead be included as areas that "shall not be considered" for expansion of the UDB?

☒ Yes

☐ No

b. Should the Coastal High Hazard Areas account for sea level rise?

☒ Yes

☐ No

Comment: _____

10) Should the criteria for applications proposing expansion of the UDB be amended to include the following (check all that you feel should be included)?

- ☐ Increase the required density (10 dwelling units per acre currently required)

- ☐ Increase the required floor area ratio (0.25 FAR currently required)
- ☒ Define the specific width of buffering that must be provided from agricultural land
- ☒ Require proximity to mass transit
- ☒ Consider proximity to active rockmining uses and require buffers, development phasing or similar mitigative measures

Comment: _____

11) Should there be a minimum acreage for UDB amendment applications?

☐ Yes

☐ No

Comment: Since UEL strongly supports a moratorium on such applications, imposing a minimum is moot.

12) Should a new UEA be considered in the area south of UEA No. 2, north of SW 184th Street, east of Krome Avenue?

☐ Yes

☒ No

Comment: _____

13) Would you like to see the County coordinate/facilitate public master planning exercises such as charrettes for each of the Urban Expansion Areas?

☐ Yes

☒ No

Comment: See response to question 11.

Name: Paul Schwiep

Organization: Urban Environment League

14) Should the boundaries of Urban Expansion Area No. 2 be contracted to exclude areas that "shall not be considered" and "shall be avoided" for expansion of the UDB pursuant to Policy LU-8G?

☐ Yes

☒ No

Comments: Eliminate UEA

15) Should the boundaries of Urban Expansion Area No. 3 be contracted to exclude areas that "shall be avoided" for expansion of the UDB pursuant to Policy LU-8G?

☐ Yes

☒ No

Comments: Eliminate UEA

16) Should the boundaries of Urban Expansion Area No. 4 be contracted to exclude areas that "shall not be considered" and "shall be avoided" for expansion of the UDB pursuant to Policy LU-8G?

☐ Yes

☒ No

Comments: Eliminate UEA

Attachment D-22

Urban Land Institute (Southeast Florida/Caribbean Chapter)

**MIAMI-DADE COUNTY URBAN EXPANSION AREA TASK FORCE
MEMBER SURVEY**

Task Force Member Name: John L. Renne

Organization/Group Represented: Urban Land Institute

Please list up to three of your most important considerations as it relates to the UEAs.

1. Containing sprawl / encouraging infill development
2. Ensuring long-term agricultural land uses outside of the UDB
3. Ensuring long-term rural land uses outside of the UDB

CHARGE 1 – Recommended Changes to the current boundaries of the Urban Expansion Areas

1. Which alternative do you recommend for UEA No. 1 (see attached map for boundaries):

- ☐ Maintain UEA
☒ Eliminate UEA
☐ Other (describe) _____

2. Which alternative do you recommend for UEA No. 2 (see attached map for boundaries):

- ☐ Maintain UEA
☒ Eliminate UEA
☐ Maintain UEA but adjust boundary to only exclude areas identified as “shall not be considered” in Policy LU-8G.
☐ Maintain UEA but adjust boundary to only exclude areas identified as “shall be avoided” in Policy LU-8G.
☐ Maintain UEA but adjust boundary to exclude all areas identified as “shall not be considered” and “shall be avoided” in Policy LU-8G.
☐ Other (describe) _____

3. Which alternative do you recommend for UEA No. 3 (see attached map for boundaries):

- ☐ Maintain UEA
- ☒ Eliminate UEA
- ☐ Maintain UEA but adjust boundary to exclude areas identified as "shall be avoided" in Policy LU-8G.
- ☐ Other (describe) _____

4. Which alternative do you recommend for UEA No. 4 (see attached map for boundaries):

- ☐ Maintain UEA
- ☒ Eliminate UEA
- ☐ Maintain UEA but adjust boundary to only exclude areas identified as "shall not be considered" in Policy LU-8G.
- ☐ Maintain UEA but adjust boundary to only exclude areas identified as "shall be avoided" in Policy LU-8G.
- ☐ Maintain UEA but adjust boundary to exclude all areas identified as "shall not be considered" and "shall be avoided" in Policy LU-8G.
- ☐ Other (describe) _____

CHARGE 2 – Recommended new Urban Expansion Areas

- ☒ No new UEAs
- ☐ The area identified in CDMP Policy LU-8I. (south of SW 232 Street, east of SW 147 Avenue)
- ☐ Locations within one mile of a planned urban center or extraordinary transit service
- ☐ All areas outside of the current UDB except for areas identified as "shall not be considered" and/or "shall be avoided" in Policy LU-8G.
- ☒ Other (describe) One-mile is too far for transit walkability. I would consider 1/2 mile.

CHARGE 3 – Recommended changes to criteria for UDB expansion – land supply (CDMP Policy LU-8F.)

1. The UDB should contain developable land having capacity to sustain countywide residential demand for a period of 10 years after adoption of the most recent Evaluation and Appraisal Report plus a five year surplus. The estimation of this capacity shall include the capacity to develop and redevelop around transit stations at the densities recommended in Policy LU-7F.

- ☒ Retain
- ☐ Delete
- ☐ Amend (describe) _____

2. The adequacy of non-residential land supplies shall be based on land supplies in subareas of the County appropriate to the type of use, as well as 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 local subarea geography such as Census Tracts, Minor Statistical Areas 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.

☒

Retain

☐

Delete

☐

Amend (describe) _____

CHARGE 3 – Recommended changes to criteria for UDB expansion – priority and avoidance areas (CDMP Policy LU-8G.)

1. 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.

☒

Retain

☐

Delete

☐

Amend (describe) _____

- b. The West Wellfield Protection Area west of SW 157 Avenue between SW 8 Street and SW 42 Street;

☒

Retain

☐

Delete

☐

Amend (describe) _____

- c. Water Conservation Areas, Biscayne Aquifer Recharge Areas, and Everglades Buffer Areas designated by the South Florida Water Management District;

☒

Retain

☐

Delete

☐

Amend (describe) _____

- d. The Redland area south of Eureka Drive; and

☒

Retain

☐

Delete

☐

Amend (describe) _____

- e. Areas within the accident potential zones of the Homestead Air Reserve Base

☒

Retain

☐

Delete

☐

Amend (describe) _____

2. The following areas shall be avoided:

- a. Future Wetlands delineated in the Conservation and Land Use Element;

☒

Retain

☐

Delete

☐

Amend (describe) _____

- b. Land designated Agriculture on the Land Use Plan map, except where located in designated Urban Expansion Areas (UEAs);

☒

Retain

☐

Delete

☐

Amend (describe) _____

- c. Coastal High Hazard Areas east of the Atlantic Coastal Ridge;

☒

Retain

☐

Delete

☐

Amend (describe) _____

- d. Comprehensive Everglades Restoration Plan project footprints delineated in Tentatively Selected Plans and/or Project Implementation Reports.

☒

Retain

☐

Delete

☐

Amend (describe) _____

3. The following areas shall be given priority for inclusion:

- a. Land within Planning Analysis Tiers having the earliest projected supply depletion year;

☒

Retain

☐

Delete

☐

Amend (describe) _____

b. Land within the UEAs and contiguous to the UDB;

☒

Retain

☐

Delete

☐

Amend (describe) _____

c. Locations within one mile of a planned urban center or extraordinary transit service;

☐

Retain

☐

Delete

☒

Amend (describe) _____

Change to a half-mile.

d. Locations having projected surplus service capacity or where necessary facilities and services can be readily extended.

☒

Retain

☐

Delete

☐

Amend (describe) _____

e. Identify additional areas not listed above, if any, that you feel should not be considered for expansion of the UDB.

f. Identify additional areas, not listed above, if any, that you feel should be avoided for expansion of the UDB.

g. Identify additional areas not listed above, if any, that you feel should be given priority for inclusion in the UDB.

CHARGE 3 – Recommended changes to criteria for UDB expansion – development types and standards (CDMP Policy LU-8H.)

1. Residential development shall provide for the non-residential needs of residents of proposed development, including places of employment, shopping, schools, recreational and other public facilities.
☒ Retain
☐ Delete
☐ Amend (describe) _____
2. Residential development shall be at an average minimum density of 10 dwelling units per gross acre
☒ Retain
☐ Delete
☐ Amend (describe) _____
3. Residential development must participate in the Purchase of Development Rights, Transfer of Development Rights or other County established programs geared to protecting agricultural lands and/or environmentally sensitive lands
☒ Retain
☐ Delete
☐ Amend (describe) _____
4. Non-residential development, excluding public facilities, shall be developed at a minimum intensity of .25 FAR.
☒ Retain
☐ Delete
☐ Amend (describe) _____
5. The proposed development shall be planned to provide adequate buffering to adjacent agricultural lands and shall incorporate and promote bicycle and pedestrian connectivity throughout the development
☒ Retain
☐ Delete
☐ Amend (describe) _____

6. The proposed development must be demonstrated not to discourage or inhibit infill and redevelopment efforts within the UDB.

☒

Retain

☐

Delete

☐

Amend (describe) _____

7. The proposed development will not leave intervening parcels between the proposed development and any portion of the UDB.

☒

Retain

☐

Delete

☐

Amend (describe) _____

8. It must be demonstrated that the proposed development will have a positive net financial impact on the County.

☒

Retain

☐

Delete

☐

Amend (describe) _____

9. Should additional criteria for UDB expansion, beyond those listed above, be added?

A criteria about developing areas threatened by long-term sea-level rise should be added.

10. Please indicate types of development that should be prioritized and/or required for potential UDB expansions, if any:

☐

Commercials development to serve proximate existing residential community inside the UDB.

☐

Employment centers to serve proximate existing residential communities inside the UDB.

☐

Regional commercial and industrial activities.

☐

Residential, mixed-use development

☐

Other (please describe) _____

CHARGE 3 – Recommended changes to criteria for UDB expansion – application requirements (Section 2-116.1, Code of Miami-Dade County)

1. Applications requesting amendment to the Urban Development Boundary (UDB) or to the Urban Expansion Area (UEA) boundary depicted on the Land Use Plan map, or to the land use classification of land located outside of said Urban Development Boundary may be filed only during the May period in odd-numbered years.

☒

Retain

☐

Delete

☐

Amend (describe) _____

2. The Director of the Department may also file applications requesting amendments to the UDB, UEA or to the land use classification of land located outside of said UDB for processing during the January, May or October period following the adoption of an evaluation and appraisal report, provided that the amendments proposed in said applications are suggested in the adopted evaluation and appraisal report.

☒

Retain

☐

Delete

☐

Amend (describe) _____

3. No application to expand the area within the UDB shall be filed where such application would result in an area of land located outside of the UDB being more than seventy-five percent (75%) surrounded by land that is within the UDB. If two or more applications to expand the area within the UDB would cumulatively result in an area of land located outside the UDB being more than seventy-five percent (75%) surrounded by land that is within the UDB, then the later-submitted application or applications shall not be filed.

☒

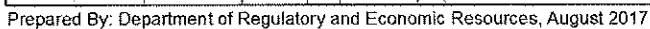
Retain

☐

Delete

☐

Amend (describe) _____



**Urban Expansion Area Task Force
Member Survey - Addendum**

Name: John L. Renne

Organization: Urban Land Institute

- 1) CDMP Policy LU-8G(ii) currently lists Comprehensive Everglades Restoration Plan (CERP) project footprints as areas that "shall be avoided" for expansion of the Urban Development Boundary (UDB). Should CERP project footprints instead be included as areas that "shall not be considered" for expansion of the UDB?

☒ Yes

☐ No

Comment: _____

- 2) Should the County require that adequate mass transit infrastructure be in place prior to or concurrent with the inclusion of land within the UDB?

☒ Yes

☐ No

Comment: _____

- 3) CDMP Policy LU-8F currently indicates that the County should maintain a 15-year supply of residential land inside of the UDB beyond the date of the Evaluation and Appraisal Report adoption.

- a. Should this timeframe remain, be increased or be decreased?

☐ Remain

☐ Increase

☒ Decrease

Comment: The policy should be updated to reflect where the demand for housing is located. The figure below shows where housing has been built from 2000 – 2016 according to the Census and the data reveals that most of the demand is on the east. Also, single-family housing demand has leap-frogged over the existing suburbs Miami-Dade County to the fringe. The County should incentivize redevelopment of new housing in the existing urban area rather than in the expansion areas.

Dominant Type of New Housing Built
2000-2016
Miami-Fort Lauderdale-Pompano Beach, FL CSA



Source: U.S. Census Bureau, 2007-2016 Census of Population and Housing, Census of the United States, 2000-2016. Data for the Miami-Fort Lauderdale-Pompano Beach, FL CSA. Data for the Miami-Fort Lauderdale-Pompano Beach, FL CSA. Data for the Miami-Fort Lauderdale-Pompano Beach, FL CSA. Data for the Miami-Fort Lauderdale-Pompano Beach, FL CSA.

b. Should the County consistently maintain a 10-year residential land supply?

☐ Yes

☒ No

Comment: _____

4) Which of the following do you think should apply to development in the Urban Expansion Areas (UEA)? (check all that you feel should apply)

- ☒ Development in the UEAs should not be considered
- ☐ Require workforce housing units to be provided
- ☐ Require demonstration of job creation at wages commensurate with housing cost
- ☐ Require demonstration of long-term resilience to the impacts of climate change
- ☐ Require demonstration that an adequate amount of agricultural land will be preserved commensurate with the impacts of the application.
- ☐ Require a mix of uses that reduce the need for external trips
- ☐ Require large-scale employment centers

Comment: _____

- 5) Should the areas outside of the UDB that are not located within an Urban Expansion Area be designated as areas that "shall be avoided" for expansion of the UDB?

☒ Yes

☐ No

Comment: _____

- 6) Should the County maintain a minimum amount of acreage in Urban Expansion Areas?

☐ Yes

☒ No

Comment: _____

- 7) Should inland and coastal areas vulnerable to severe flooding be identified as areas that "shall be avoided" for expansion of the UDB?

☒ Yes

☐ No

Comment: _____

- 8) What changes should be considered to the methodology for calculating development capacity for the purposes of CDMP Policy LU-8F? (check all that you feel should be considered)

☒ Land supply for vacant parcels is currently based on maximum allowed by zoning. Should the methodology be revised to account for redevelopment potential up to the maximum permitted by the land use plan map? YES

☒ Redevelopment capacity is currently only included for the area inside of the Urban Infill Area (as defined in Policy TC-1B). Should the redevelopment capacity analysis be expanded to include the area between the Urban Infill Area and the Urban Development Boundary? YES

☒ The units associated with major proposed projects are currently counted at 50% at the time of review process and 100% at the time of construction. Should the units

associated with major proposed projects be counted at 100% at the time of site plan approval? YES

- ☒ A site is currently only considered to be likely to redevelop if the potential density is at least four times greater than the current density. Should a site be considered likely to redevelop if the potential density is at least two times greater than the current density? YES
- ☒ Under the current methodology, only structures built prior to 1970 are considered to be likely to redevelop. Should this threshold be reassessed in each Evaluation and Appraisal Report to relate to the lifespan of a typical building with consideration for the short-term planning horizon? YES
- ☒ Should the non-residential capacity analysis consider the need for targeted industries?
- ☒ Should the non-residential capacity analysis consider the need to plan for large scale master planned employment centers/areas for workforce housing?

9) Coastal High Hazard Areas include areas that are vulnerable to destructive storm surge during a Category One Hurricane. CDMP Policy LU-8G(ii) currently lists the Coastal High Hazard Areas (CHHA) as areas that "shall be avoided" for expansion of the UDB.

a. Should CHHAs instead be included as areas that "shall not be considered" for expansion of the UDB?

☒ Yes

☐ No

b. Should the Coastal High Hazard Areas account for sea level rise?

☒ Yes

☐ No

Comment: _____

10) Should the criteria for applications proposing expansion of the UDB be amended to include the following (check all that you feel should be included)?

☒ Increase the required density (10 dwelling units per acre currently required)

☒ Increase the required floor area ratio (0.25 FAR currently required)

☒ Define the specific width of buffering that must be provided from agricultural land

☒ Require proximity to mass transit

☒ Consider proximity to active rockmining uses and require buffers, development phasing or similar mitigative measures

Comment: _____

11) Should there be a minimum acreage for UDB amendment applications?

☒ Yes

☐ No

Comment: _____

- 12) Should a new UEA be considered in the area south of UEA No. 2, north of SW 184th Street, east of Krome Avenue?

☐ Yes

☒ No

Comment: _____

- 13) Would you like to see the County coordinate/facilitate public master planning exercises such as charrettes for each of the Urban Expansion Areas?

☐ Yes

☒ No

Comment: _____ I think planning will lead to expectations for development. We are not in favor of developing these areas.

Name: John Renne

Organization: Urban Land Institute (Southeast Florida/Caribbean Chapter)

- 14) Should the boundaries of Urban Expansion Area No. 2 be contracted to exclude areas that “shall not be considered” and “shall be avoided” for expansion of the UDB pursuant to Policy LU-8G?

☒ Yes

☐ No

Comments: There are significant redevelopment opportunities inside the UDB to accommodate for future growth of housing and commercial. Infill should be encouraged and expansion discouraged.

- 15) Should the boundaries of Urban Expansion Area No. 3 be contracted to exclude areas that “shall be avoided” for expansion of the UDB pursuant to Policy LU-8G?

☒ Yes

☐ No

Comments: There are significant redevelopment opportunities inside the UDB to accommodate for future growth of housing and commercial. Infill should be encouraged and expansion discouraged.

- 16) Should the boundaries of Urban Expansion Area No. 4 be contracted to exclude areas that “shall not be considered” and “shall be avoided” for expansion of the UDB pursuant to Policy LU-8G?

☒ Yes

☐ No

Comments: There are significant redevelopment opportunities inside the UDB to accommodate for future growth of housing and commercial. Infill should be encouraged and expansion discouraged.

Attachment E
Miami-Dade County Land Supply
and Demand Methodology

LAND USE AND CAPACITY DESIGNATION METHODS

The purpose of the development capacity analysis is to ascertain the amount of land available for future growth and construction on undeveloped land inside the Urban Development Boundary (UDB) using as main references the current zoning and the Comprehensive Development Master Plan (CDMP) in Miami-Dade County. The analysis seeks to determine the capacity for developing both additional single-family and multi-family type residential dwelling units, the number of acres of commercial (office and other remaining business uses), and industrial capacity inside the UDB. This analysis of capacity, addresses land in both the municipal and unincorporated areas within the County's current UDB line. Sites are analyzed using identical criteria that reflect a group of assumptions based on existing land development policies, regulations, approved development orders, planned scenarios, and trends of development.

A Development Capacity Analysis, sometimes referred to as a "build-out analysis" or "buildable lot inventory," is a conservative estimate of the total amount of development that may be built in an area under a certain set of conditions and assumptions. These include Board of County Commissioners adopted amendments and resolutions, applicable land use laws, regulations, agreements, covenants, and policies (e.g., zoning district regulations; master plan development guidelines, future land use plans; administrative site plan approvals; environmental considerations; ownership patterns; availability of infrastructure like water and sewer, road network, etc).

Development capacity is determined by the number of gross acres for dwelling units on vacant and agricultural land; industrial and commercial capacity is to be determined in terms of gross acres. Commercial capacity is separated into office capacity, and business capacity. On the other hand, residential capacity is estimated in numbers of units that could be accommodated on a site according to the different factors that are considered during the analysis.

In Miami-Dade County, development capacity guidelines are based on:

- An analysis of the capacity in areas available for development, including vacant properties, agricultural parcels and redevelopment projects.
- An analysis of the land area needed to satisfy demand for development at densities consistent with the Master Plan and currently approved zoning districts.
- An analysis using *The Real Time Information* (property appraisal information, paid impact fees and building permits, Water and Sewer agreements), and *Administrative regulations* (zoning covenants and agreements, approved redevelopment projects, administrative site plan approvals, county and municipal development resolutions, etc) available for determining capacity with accuracy and pragmatism.

Development capacity is the ability of land without an existing use (excluding agriculture) to accommodate greater development. It is simply developable vacant land, without severe physical constraints (size, shape, accessibility), legal restrictions (dedicated platted areas like landscape parcels, entrances, lakes, or right of ways and easements, etc.), or environmental constraints (conservation areas, environmentally sensitive parcels, preserves, etc), and finally ownership limitations (government owned properties, private institutionally owned properties, community associations), which might have a future use different to residential, industrial or commercial.

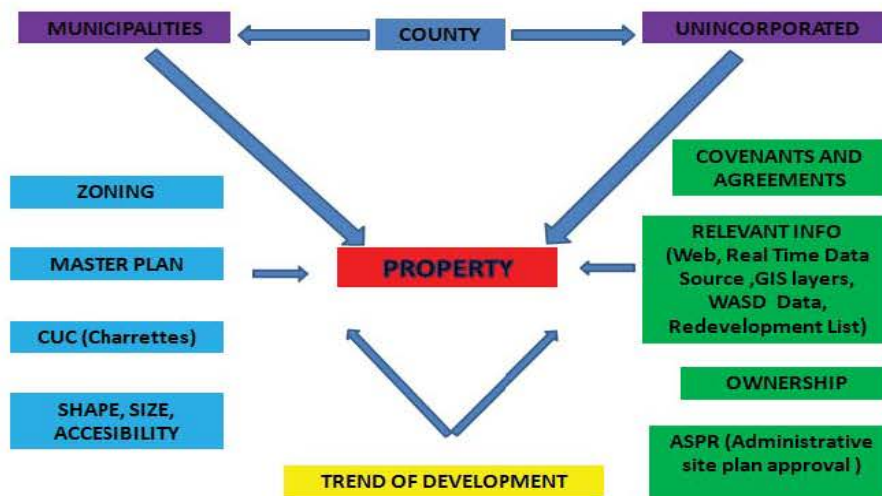
For many years, land usages and estimates of remaining development capacity on vacant and agricultural land inside the Urban Development Boundary (UDB) have been mapped with Geographic Information Systems (GIS) technologies. The estimation of development capacity is an intense and sophisticated process that involves revision of existing and future uses on parcel by parcel basis across the County. This process is done updating the current digitized uses based on new aerial photography that the County acquires almost every year; in addition an extensive monitoring process is performed through field work in order to keep track of land use changes.

It is also important to mention that the planners in charge of maintaining the development capacity estimates have to examine multiple development regulations from municipalities and unincorporated Miami-Dade County areas. Several sources of information are dynamically consulted with during this process, for example: water and sewer agreements available in GIS data format through the Water and Sewer department; zoning changes, and administrative development approvals that are collected when are published online either by the unincorporated Miami-Dade County or the municipal governments; paid impact fees available in GIS data format through the Miami-Dade County Zoning Records Section. In addition, proposed and approved plats available through Miami-Dade County Public Works Department online records, and Plat Committee Agendas; development plans and proposed projects that are approved through the Board of County Commissioners or from municipal Governments, usually collected from the municipal web sites and Board of County Commissioners agendas, and Clerk of Court online records, are utilized.

The Planning Research Section has implemented a comprehensive local land monitoring system to assess and assign future development capacity to vacant and agricultural land. The seventh steps involved in conducting such an assessment are:

1. Identify vacant or agricultural land which is available for development according to the development rights that are granted by governing zoning and master plan designations.
2. Identify and subtract vacant or agricultural land proposed and approved for urban public or private institutional services.
3. Identify and subtract vacant or agricultural land with physical or environmental constraints.
4. Identify and limit the development capacity according to approved projects considering restrictive covenants, and administrative development approvals and agreements.
5. Identify and counting land that is officially approved for redevelopment.
6. Estimate and counting land that is likely to be redeveloped.
7. Estimate the supply and demand based on the approved methodology.

The following schema represents the general methodology and rationale that is used during the development capacity assignment in Miami-Dade County.



Development capacity assignment is performed establishing the geographic location of the study area and compiling all the information that is needed and available; the geographic location provides a first approach to the sources of information to be used in the analysis. In general at Miami-Dade County is found that at unincorporated areas there is more accurate and available information for performing the analysis.

Once all the information is compiled, the next step is to analyze the different factors to take into account for capacity assignment. All those factors work together, and there is not a pyramidal hierarchy where one factor is more important than the other. Nevertheless, there are *general factors or principles* that rule the estimation of the capacity assignment (those are located on the left side of the schema with a blue background), and *singular or unique governing factors* located on the right side of the schema with a green background that overwrite the general factors under special conditions.

As a general rule it shall be said that the singular or governing factors are consistent with the general factors and are subordinated to them, but are more specific and relevant under certain conditions for estimating the capacity assignment. Finally, at the bottom of the schema the Trend of Development is found, this is a factor that is subject to assumptions and interpretations but can still be used as part of the analysis.

After this introductory and theoretical explanation about what development capacity is, how is estimated, and what sources of information are used to determine it. Let's present the procedures that are implemented in GIS to assess it:

- Development capacity assignment is calculated only for vacant and/or agricultural land inside the UDB, and is configured using property boundaries when assigning capacity to the property folios. Following this rationale a property or parcel might be considered a site for development capacity estimations.
- There are instances when properties might be aggregated or split for assigning capacity, and then a special land use unit called "Site" is created under certain conditions as follow: common ownership, platted subdivisions, approved development boundaries and site plans, covenants and agreements, different zoning districts and future land use designations.
- The zoning district regulations for municipal and unincorporated Miami-Dade County areas are the main criteria for determining the capacity on a site, but sometimes future land use map amendments are introduced in order to modify the zoning criteria; if that is the scenario the new future land use designation prevails over the current zoning district regulations at the time of capacity assignment.
- The location, size, shape, infrastructure availability, and accessibility of a property located inside the UDB are important factors to take into account for determining capacity. These factors are considered in the analysis as additional governing criteria for deciding what could be development capacity.
- The development information recorded on the Real Time Data source (paid impact fees and building permits, water and sewer agreements and redevelopment approvals), and other Administrative Official records like zoning covenants and agreements, administrative site plan approvals, development resolutions, etc) will prevail over the zoning district regulations and future land use designations for assigning capacity on a site.
- There are three constraints or limitations to the development of vacant and agricultural sites inside the UDB. The first is institutional ownership, the second is the environmental restrictions, and the third is the size, shape and accessibility of the property. These constraints do not remove the legal development rights (residential, commercial or industrial) of a property granted by the existing zoning regulations or master plan designation; that is why the mentioned sites are identified for limiting the capacity assignment in them.
- Sites under a conservation category or officially designated as environmentally sensitive land by any governmental agency; as well as sites that are government owned or controlled are removed from capacity assignment unless that there is an officially approved development plan for the mentioned areas.

These are the guidelines and procedures that are used and implemented for the Planning Research Section of the Department of Planning and Zoning in Miami-Dade County for estimating future development capacity.

Extent of Vacant and Developable Land

This section addresses the requirements of S. 163.3191(2)(b), F.S., which is the extent of vacant and developable land. The 2010 land use file identifies five categories of vacant land, which are government owned or controlled and non-protected, privately owned and protected, government owned or controlled and protected, privately owned and non-protected and major approved projects. Government owned or controlled and protected vacant land is largely land purchased by the County, state or South Florida Water Management District (SFWMD) for environmental reasons. Privately owned and protected vacant land is property that is being considered for acquisition by a governmental agency for environmental protection. Non-protected privately vacant land may be available for agriculture, mining, or development. Non-protected government owned or controlled vacant land may be available for a variety of development activities supported by public agencies such as schools, drainage impoundments, economic development activities, affordable housing, parks and other public facilities. Vacant land classified as major approved projects includes land where some type of special development exception (administrative site plan approvals, and some other special administrative development approvals like Class II Special Permits and Major Use Special Permits in the City of Miami) has been officially approved. Figure 1.1-2 shows the location of the various types of vacant land and the other property that is developable.

The vacant land for the entire County in 2010 included a total of 129,458.68 acres or 202.28 square miles, which was a decrease of 5,965.1 acres or approximately 9.3 square miles from the 2001 total. Of this total only 23.34 percent (30,556.02 acres or approximately 47.7 square miles) was classified in the 2010 file as non-protected privately owned land. Another 4.42 percent (5,656.87 acres or approximately 8.8 square miles) were classified as non-protected government owned or controlled land. Most of the vacant land is located outside of the UDB and is not

generally accessible to urban services such as sewer, potable water, and transportation.

Policies TC-4C and WS-1A of the adopted CDMP give the highest priority to the provision of infrastructure to the area within the UDB and second priority to areas designated as an UEA on the CDMP Land Use Plan (LUP) map. Within the UDB, the 2010 land use file identified a total of 16,717.77 acres or 26.12 square miles of vacant land with 12,489.44 acres or 74.71 percent classified as being non-protected privately owned land. An additional 2382.54 acres or 3.72 square miles within the UDB is classified as non-protected government owned or controlled land. In addition, 5467.66 acres or 8.54 square miles of agricultural land is located within the UDB. Except for 354 acres in the Horse Country area which is bounded by Bird Road, HEFT, Sunset Drive and SW 127 Avenue, this agricultural land is designated for urban uses.

According to the 2010 existing land use file, the total amount of vacant land in the four UEAs is 1616.73 acres or 2.53 square miles. Approximately 74.7 percent of the total vacant land area or 1207.59 acres is classified as being unprotected privately owned land. The acreage in unprotected private vacant lands is primarily located in either the UEA area bounded by theoretical 138 Avenue, SW 8 Street, theoretical 147 Avenue and theoretical NW 25 Street or the UEA area bounded by the UDB, theoretical SW 112 Street, Krome Avenue and theoretical SW 40 Street.