The following information is provided by

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Policy changes to help clarify the process for expanding the UDB

Item 1

Amend Policy LU-8G (iii) to state that land within ½ mile of the South Dade Busway would be the top priority for expansion of the UEA.

Corresponding Change

Amend Policy LU-8G (i) to exclude land within ½ mile of the South Dade Busway from the Redlands "Shall not be considered" area.

Note

Said change would correspond to the County's Urban Expansion Area Study dated May 7, 2021. All of the abovementioned land falls within the Urban Expansion Area 3A boundary. Likewise this is consistent with LU-8J whereby the County is required to identify areas to compensate for areas removed from the UEA.

Item 2

Amend LU-8F to include language whereby RER shall provide a report for each EAR Task Force that is convened that indicates the shortfall of land supply needed to meet the 10-year demand of residential and non-residential uses and will propose land for creating new Urban Expansion Areas based on criteria in LU-8G (iii) for the EAR's consideration.

Note

The CDMP should endeavor to create greater certainty around where growth should and should not occur in Miami-Dade County. The Urban Expansion Areas are an existing vehicle that should carry more weight and have greater vigor dictating where development will be supported. Triggers established already in the CDMP will determine when more land can be added to UEA's. RER staff will present these findings each time the EAR Task Force convenes. When triggers are met then the land will be identified and the EAR will vote to add land to an existing UEA or create a new UEA.

Policy changes to promote and encourage infill development

Item 1

Add a new CDMP policy directing the County to designate new Urban Centers in areas with significant employment concentrations throughout Miami-Dade County (to be identified by RER) to encourage housing and a mix of uses with greater densities in Miami-Dade's incorporated communities and unincorporated areas.

Item 2

Modify LU-7F to include Urban Centers.

Note

In keeping with LU-1C, LU-1S and the stated purpose of the EAR Task Force, to focus on infill development opportunities where capacities already exist to support development, the County should use its jurisdictional power to promote greater densities of housing near where people work – like it already does near transit. This can be accomplished by 1) expanding Urban Centers to include major employment centers in the County and 2) amending the Code of Miami-Dade County to give similar entitlements found in Rapid Transit Zoning to Urban Centers.