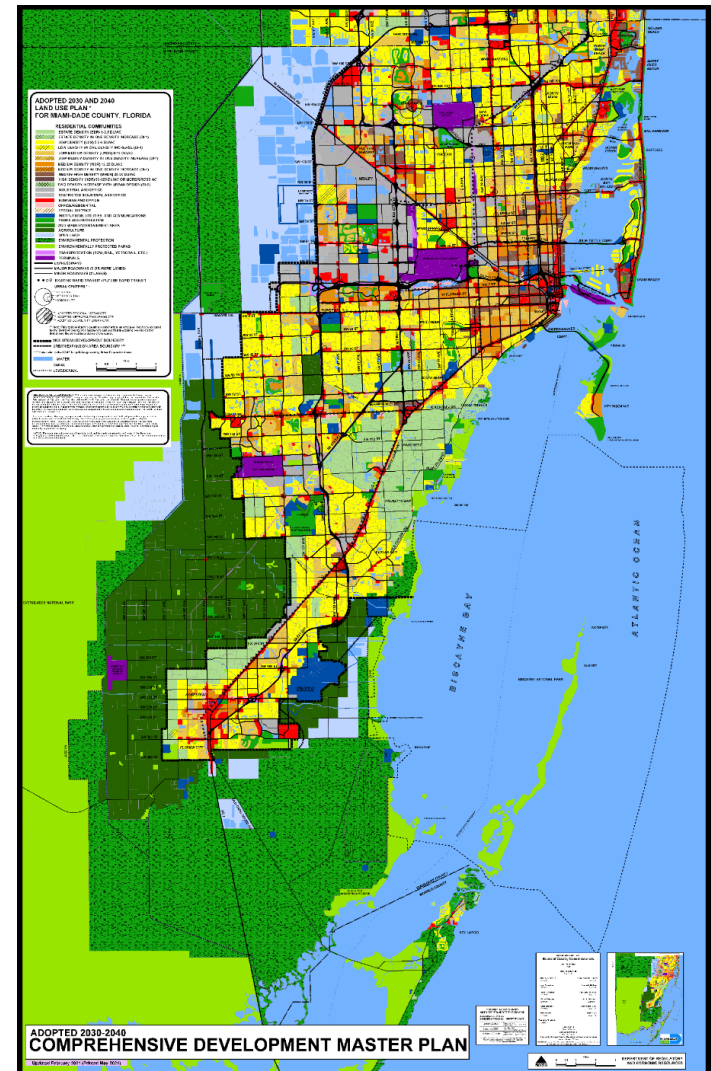




Department of Regulatory and Economic Resources
Planning Division
North Central MAC Presentation
February 4, 2026

Planning Division

- 39 Full Time Staff
- Includes five (5) Sections:
 - Metropolitan Planning
 - Planning Research
 - Office of Historic Preservation
 - Long Range and Neighborhood Planning
 - Agricultural Manager's Office
- Provides services related to sound growth management, historic preservation, urban and rural area planning, agriculture, sustainability planning, and transportation development through the CDMP and related activities.



Planning Division

- The CDMP is:
 - the “Constitution” for current and future land uses.
 - implemented through land development regulations, area plans, capital projects.
 - a document which contains Maps, Goals, Objectives and Policies that reflect the County’s vision for current and future development and conservation.
 - a document that changes over time.

ADOPTED COMPONENTS COMPREHENSIVE DEVELOPMENT MASTER PLAN

For
Miami-Dade County, Florida

July 2020 Edition
As adopted July 22, 2020, and as amended through April 21, 2022

This volume incorporates all amendments made to the CDMP through the:

May 2019 Amendment Cycle
2019 Out of Cycle Applications
October 2019 Amendment Cycle
2020 Out of Cycle Applications
January 2020 Amendment Cycle
October 2020 Amendment Cycle
2021 Out of Cycle Applications

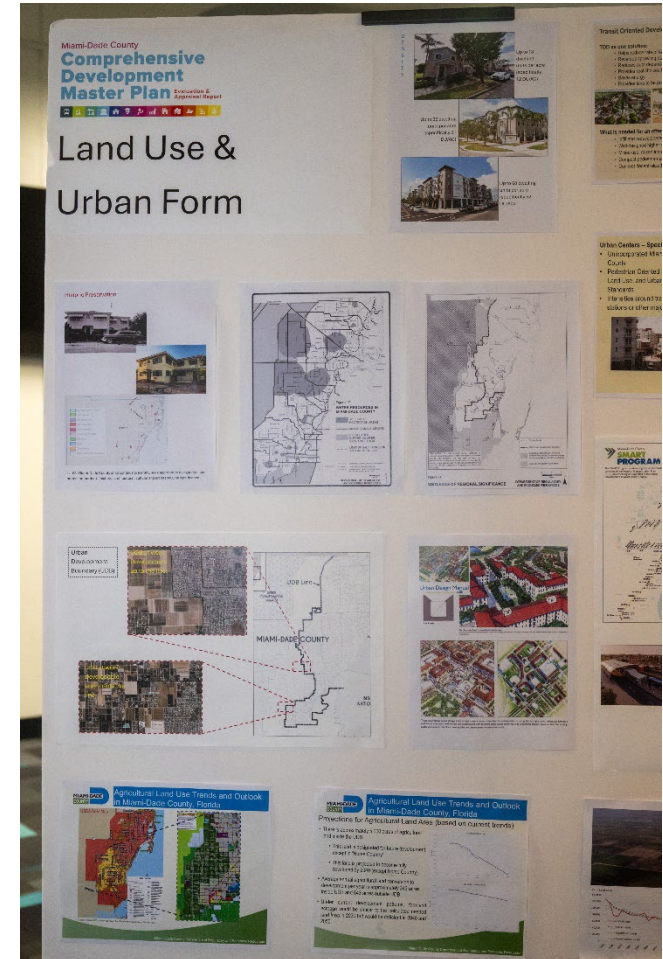
Miami-Dade County
Department of Regulatory and Economic Resources
Stephen P. Clark Center
111 NW First Street
Miami, Florida 33128-1972
(305) 375-2835



Planning Division

Metropolitan Planning Section

- Maintains, updates and interprets the CDMP – which is a State-Mandated Plan.
- The CDMP accomplishes the following:
 - “Constitution” for current and future land uses.
 - Foundation for, and implemented through, more detailed land development regulations, neighborhood plans and special studies, capital projects.
 - Maps, goals, objectives and policies that reflect the County’s vision for current and future development and conservation.
 - Ensure adequate supply of land to meet current and future needs.
 - Ensure Infrastructure and services to meet current and future demand.
 - Conservation of natural, historic and cultural resources.
- Conduct long range planning studies and transportation planning & reviews such as Agriculture Study & Mobility Fee Study.



Planning Division

Planning Research & Economic Analysis Section



Opportunity Occupations in Miami-Dade County - 2021

This unit provides for the research, analysis, and data needs in support of the CDMP, the Department and other county departments and agencies.

- Prepares population, housing, employment and general demographic estimates and projections (countywide/subarea)
- Maintains land-use databases and GIS map layers in support of the CDMP and other needs
- Conducts employment, labor force, and wage analysis by industry and occupation, and economic and fiscal impact analysis
- Prepares recurring and special reports on demographics, housing, commercial real estate, and international trade
- Provides technical support and analysis for the needs to all sections of the Planning Division
- Produces other data and analysis requested by County departments and agencies

Recently the Atlanta, Philadelphia and Cleveland Federal Reserve banks published a working paper titled "Identifying Opportunity Occupations in the Nation's Largest Metropolitan Economies." The paper defined opportunity occupations as those which pay more than the national median wage adjusted for regional price differences and require less-than a bachelor's degree. The data to identify these occupations comes from the BLS Occupation and Employment Statistics (OES) for employment levels and hourly wage rates for the Miami-Fort Lauderdale-Pompano Beach MSA; the BLS Employment Projections Program (EPP) for educational requirements; the Department of Labor O*NET program for an alternate set of educational requirements; and the Census' Current Population Survey for hours worked by occupation.

The purpose of this analysis is to provide insight onto the extent that the Miami-MSA economy provides quality jobs accessible to workers without a four-year college degree. This is of critical importance in a region where the labor market is dominated by low-paying tourism-based accommodation and food service jobs for this segment of the workforce. In previous generations many parts of the country, these opportunity jobs may have been union jobs in manufacturing.

The results are shown below:

2021 Opportunity Occupational Employment in the Miami MSA		
EPP	153 465,710	Opportunity Occupations out of 612 (25.0%) Employment in Opportunity Occupations (19.7%)
O*NET	183 554,090	Opportunity Occupations out of 612 (29.9%) Employment in Opportunity Occupations (22.3%)

The EPP data identified 153 occupations in 2021 that were opportunity occupations. These occupations accounted for 465,710 workers or 19.7% of all employment in the MSA for which educational requirements could be identified. The average wage of these jobs was \$55,798 per year, 36% higher than the median wage for all workers in the US, and 44% higher than the median wage for all workers in the Miami MSA.

The O*NET data identified 183 2021 opportunity occupations in the MSA employing 554,090 workers, 22.3% of the total. The difference from the EPP data results from the differences in educational requirements identified by the two sources for some occupations. The average wage identified from the O*NET dataset was

\$62,628 per year, 53% higher than the all-occupations national median annual wage, and 62% higher than the MSA all-occupation median.

The Federal Reserve study identified 20.1% of jobs in 2014 that were in opportunity occupations, right in the middle of the range identified here of 18.8% to 22.3%. It is commonly assumed that as the labor market tightens, educational requirements are loosened in the hiring process. If that is the case currently with the post-pandemic labor shortages, then it is possible this segment of the labor market can be growing. The following table shows the top 25 occupations by number of employees identified by the EPP data.

Top 25 Miami MSA Opportunity Occupations Based on the US Bureau of Labor Statistics Employment Projections Program (EPP) Educational Requirements

Occupation	Typical Annual Earnings	2021 Employment
Registered Nurses	\$95,852	53,950
First-Line Supervisors of Office and Administrative Support Workers	\$55,036	31,400
Sales Representatives, Wholesale and Manufacturing, Except Technical and Scientific Products	\$50,069	29,470
Sales Representatives of Services, Except Advertising, Insurance, Financial Services, and Travel	\$52,407	25,460
First-Line Supervisors of Retail Sales Workers	\$41,803	20,830
Paralegals and Legal Assistants	\$52,000	13,280
Police and Sheriff's Patrol Officers	\$71,003	12,970
First-Line Supervisors of Construction Trades and Extraction Workers	\$61,799	12,480
Electricians	\$48,702	12,430
Computer User Support Specialists	\$46,056	11,690
Licensed Practical and Licensed Vocational Nurses	\$45,069	10,650
Insurance Sales Agents	\$41,328	10,250
Heating, Air Conditioning, and Refrigeration Mechanics and Installers	\$42,211	9,160
First-Line Supervisors of Transportation and Material Moving Workers, Except Aircraft Cargo Handling Supervisors	\$52,486	8,310
First-Line Supervisors of Mechanics, Installers, and Repairers	\$63,141	8,280
Property, Real Estate, and Community Association Managers	\$54,499	8,180
Executive Secretaries and Executive Administrative Assistants	\$55,047	7,520
Plumbers, Pipefitters, and Steamfitters	\$44,588	6,800
Claims Adjusters, Examiners, and Investigators	\$56,679	6,410
First-Line Supervisors of Non-Retail Sales Workers	\$74,134	6,350
First-Line Supervisors of Production and Operating Workers	\$57,016	6,280
Correctional Officers and Jailers	\$56,779	5,990
Postal Service Mail Carriers	\$57,939	5,820
Aircraft Mechanics and Service Technicians	\$67,244	5,590
Legal Secretaries and Administrative Assistants	\$43,696	5,120
Total - All Opportunity Occupations	\$55,798	465,710

The top occupation by level of employment was registered nursing, with 12% of the total opportunity-occupation employment. Combined, first-line supervisors of office and administrative workers and retail sales workers accounted for an additional 11% of opportunity-occupation employment. The top 25 occupations as defined by the EPP data accounted for 72% of all opportunity-occupation employment.

Planning Division

Office of Historic Preservation

- Utilizes historic preservation tools and policies to foster equity and resilience through community-informed preservation
- Implements the requirements of the Miami-Dade County Historic Preservation Ordinance (Ch. 16-A) for all unincorporated areas and 24 municipalities
- Maintains archaeological jurisdiction for all unincorporated areas and 33 municipalities
- Conducts historic resource survey work and outreach to further identify potential historic, cultural, and/or archaeological resources
- Performs regulatory functions for historic site permitting
- Administers financial incentives
- Staff to County Historic Preservation Board

www.miamidade.gov/historicpreservation
email: historicpreservation@miamidade.gov



Planning Division

Long Range and Neighborhood Planning Section

- This Section provides multi-disciplinary expertise as it relates to planning.
 - Neighborhood and community enhancement;
 - Technology (to enhance planning and zoning reviews, public access to information and citizen involvement/engagement);
 - Environmental and natural resource planning;
 - Infrastructure, service and capital improvements planning;
 - Development and real estate;
 - Transportation and mobility;
 - Housing.
- Key Responsibilities:
 - The Section's Strategic Metropolitan Planner's (SMPs) assist in developing, amending, implementing and monitoring new and existing CDMP policies, zoning ordinances, and planning/zoning studies for Miami-Dade County, and monitor planning-related legislation at the municipal, regional, state and federal levels for consistency with County policies and regulations.
 - Additionally, SMPs act as liaisons with other RER Divisions, County Departments and external agencies/stakeholders to allow for a more engaged and informed planning process.



Planning Division

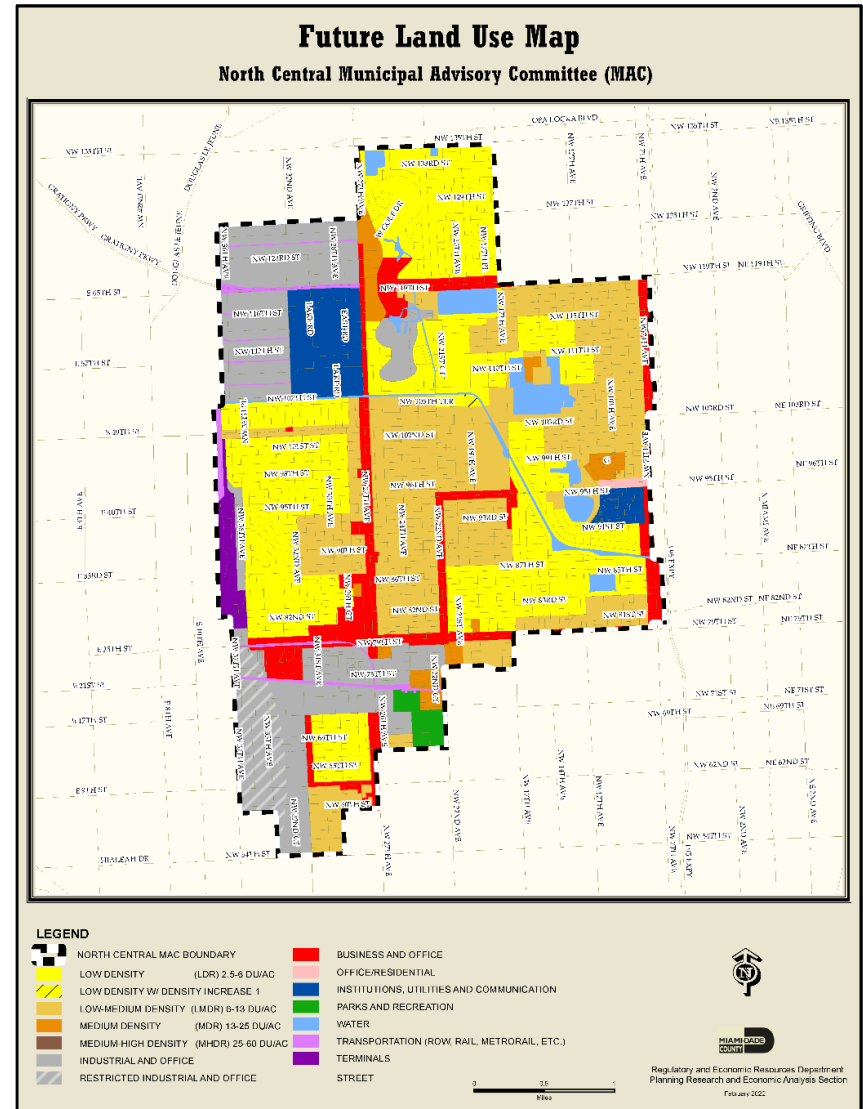
Agriculture Manager

- Miami-Dade County's Agricultural industry is one of the most complex and diverse in the country. It employs more than 14,000 people, utilizing approximately 65,000 acres, and producing more than \$1.2 Billion in sales each year.
- The industry is a valuable resource for Miami-Dade County, being the second highest grossing county in the state and 18th in the nation based on crop value. Crops from Miami-Dade growers are sold throughout the country, Canada, and the Caribbean, providing significant outbound trade.
- Key Responsibilities:
 - Serves as a primary liaison between the agricultural industry, residents, and the government of Miami-Dade County.
 - Address constituent concerns and support local farmers with regulatory and operational issues.
 - Develop and implement strategies to promote the viability and sustainability of agriculture.
 - Review land use applications and provide input on development proposals affecting agricultural land.
 - Administer the Purchase of Development Rights (PDR) to preserve farmland.
 - Coordinate with the Miami-Dade Office of Emergency Management and USDA during disaster events and provide disaster loss assessments.
 - Collaborates with schools, colleges and universities on agricultural research, education and outreach initiatives.
 - Provide post-disaster recovery guidance to farmers.
 - Undergoes special projects with South Miami-Dade.
- Area of Expertise:
 - Agricultural policy and land use planning
 - Farmland preservation and rural land management
 - Emergency response and disaster recovery
 - Environmental stewardship (aquifer recharge, wildlife habitat, and open space)
 - Economic development through outbound trade and agribusiness support
 - Legislative review and impact analysis on agriculture



Planning Division

- Area of North Central within District 2:
 - 11.4 square miles
- Mostly Low and Medium Density Residential, with Business and Industrial Uses
- Institutional includes North Shore Hospital site and Miami Dade College

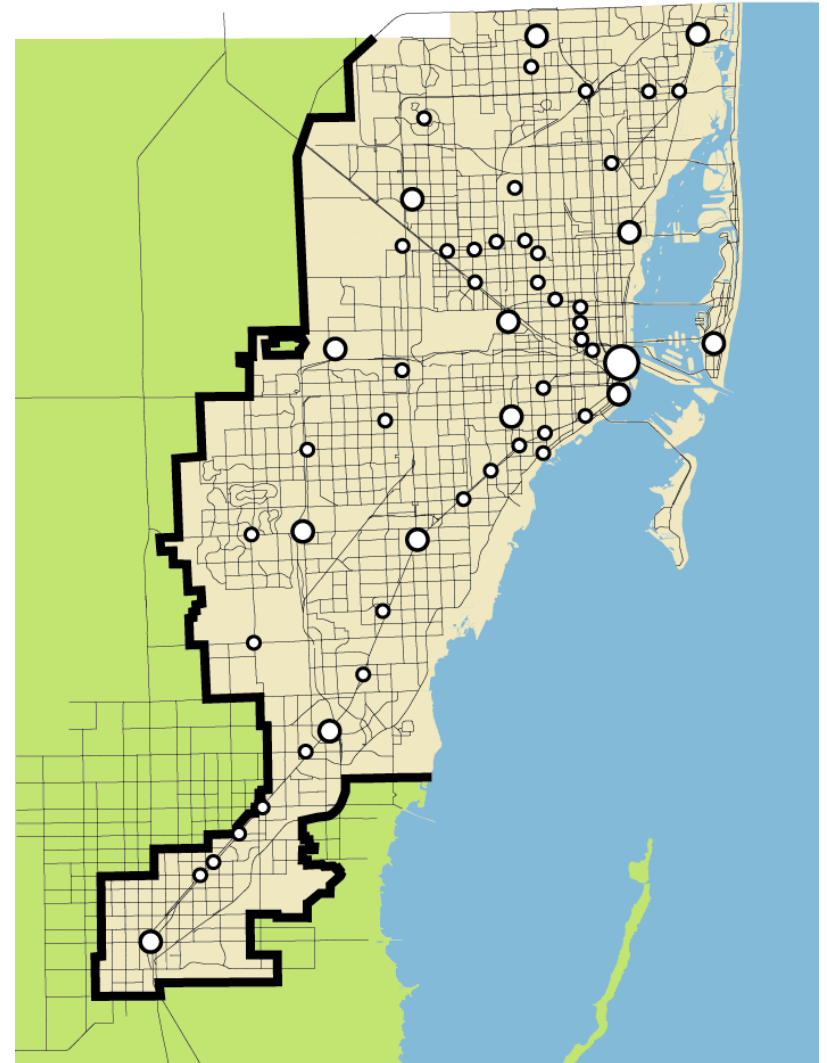


Planning Division

Metropolitan Urban Centers

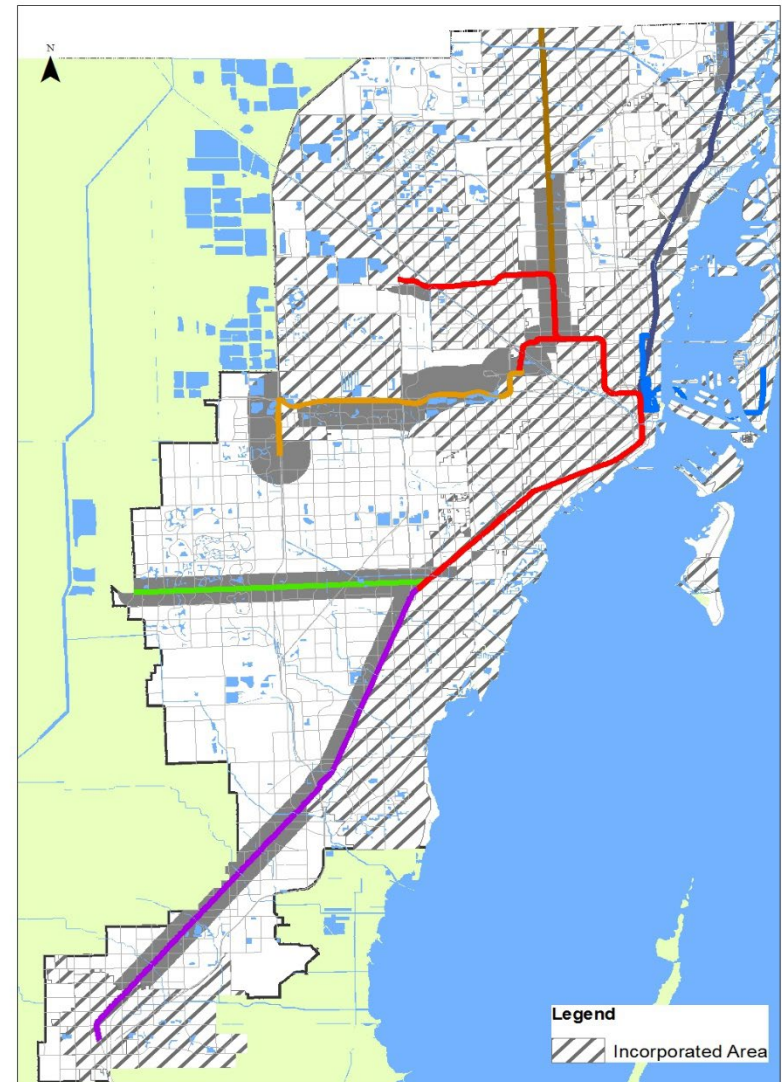
- Urban Centers are designated in the County's Comprehensive Development Master Plan as:
 - Regional
 - Metropolitan
 - Community
- Each urban center is appropriate for transit-oriented development
- Urban Centers create compact, mixed use, walkable communities around transportation hubs.

Designated Urban Centers



Planning Division

- The County's existing Metrorail System is a 25-mile rail rapid transit system.
- The six SMART Plan rapid transit corridors build on the existing Metrorail System.
- Policies call for intensification of development in areas within one-half mile of the Metrorail and SMART Plan Corridors and one mile of the East-West Corridor.
 - Excluding the incorporated areas
- The proposed North Corridor along NW 27 Avenue would serve the North Central area.



THANK YOU!

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