



# MEMORANDUM

AGENDA ITEM #III.B

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DATE: OCTOBER 17, 2022

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: REGIONAL ISSUES: COMPREHENSIVE PLAN AMENDMENT REVIEW - MIAMI-DADE COUNTY  
CDMP 22-06ER (PROPOSED)

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## **Amendment Review**

Pursuant to the Interlocal Agreement creating the South Florida Regional Planning Council in 1974, the Council is directed by its member counties to “assure the orderly, economic, and balanced growth and development of the Region, consistent with the protection of natural resources and environment of the Region and to protect the health, safety, welfare and quality of life of the residents of the Region.”

The South Florida Regional Planning Council (Council) reviews Comprehensive Plan amendments for consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)* Pursuant to Section 163.3184, Florida Statutes. Council review of amendments to local government comprehensive plans is limited to 1) adverse effects on regional resources and facilities identified in the *Strategic Regional Policy Plan for South Florida (SRPP)* and 2) extra-jurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the Region. The Council’s review of amendments is conducted in two stages: (1) proposed or transmittal and (2) adoption. Council staff reviews the contents of the amendment package once the Department of Economic Opportunity certifies its completeness.

A written report containing an evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the State Land Planning Agency within 30 calendar days of receipt of the amendment.



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## Background

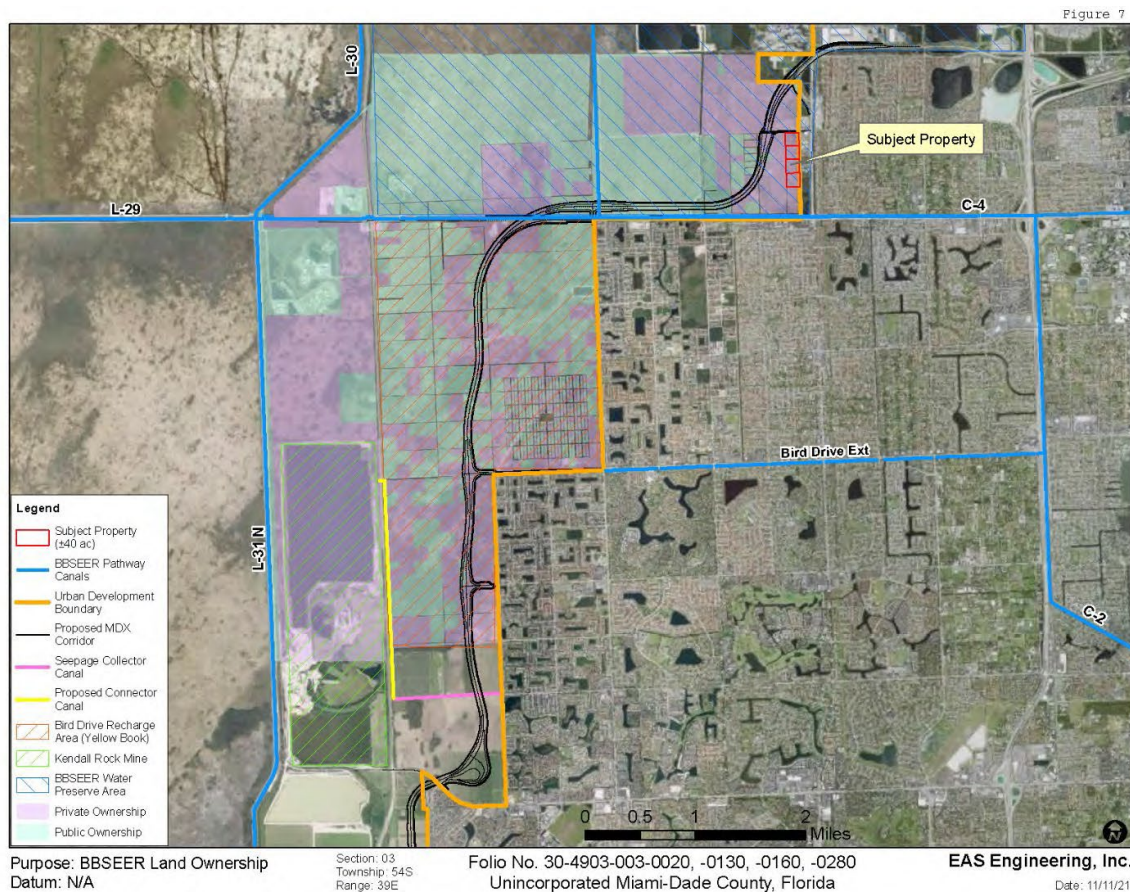
Miami-Dade County CDMP Proposed Amendment 22-06ER was considered by the Miami-Dade County Commission on September 22, 2022. The Board of County Commissioners (BCC) voted to transmit the proposed amendment with the Declaration of Restrictions and requested agency comments. Miami-Dade County Staff's recommendation to the BCC was to Transmit with Change and Deny.

Council staff received Miami-Dade County's proposed amendment package #22-06ESR on September 29, 2022. The intent of the amendment is to allow for the development of an approximately 39 net acre site as a truck parking and equipment storage facility, as well as other commercial, retail, and ancillary uses.

Summary of the Proposed Amendment:

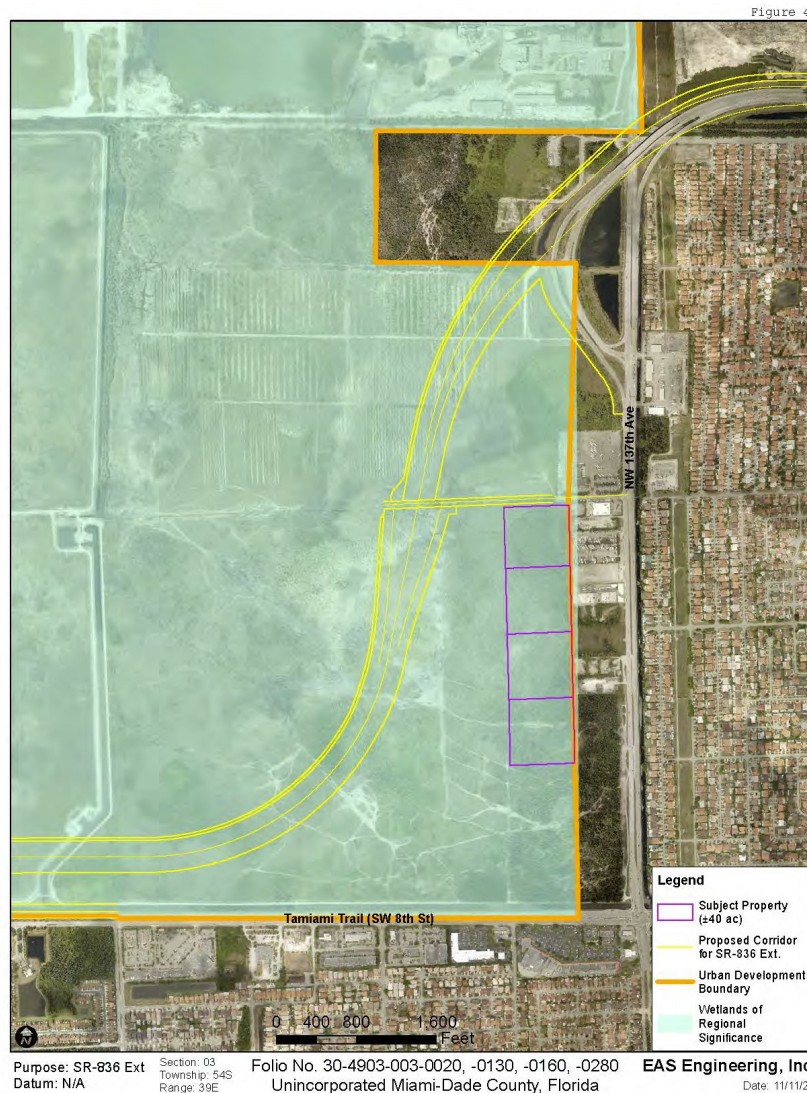
1. Expand the 2030 Urban Development Boundary (UDB) to include the application site.
  2. Redesignate the application site from "Open Land" to "Special District".
  3. Revise the CDMP Land Use Element text to create the "MIA Transport Hub".
  4. Add the proffered Declaration of Restrictions in the Restrictions Table in Appendix A of the CDMP Land Use Element, if accepted by the Board of County Commissioners
  5. Land Use Element, if accepted by the Board of County Commissioners
- (source: Miami-Dade County Transmittal, Page 1)

The Miami-Dade County Department of Environmental Resources Management (DERM) identifies the subject site as being located within a low-lying area consisting of Wetlands of Regional Significance (known

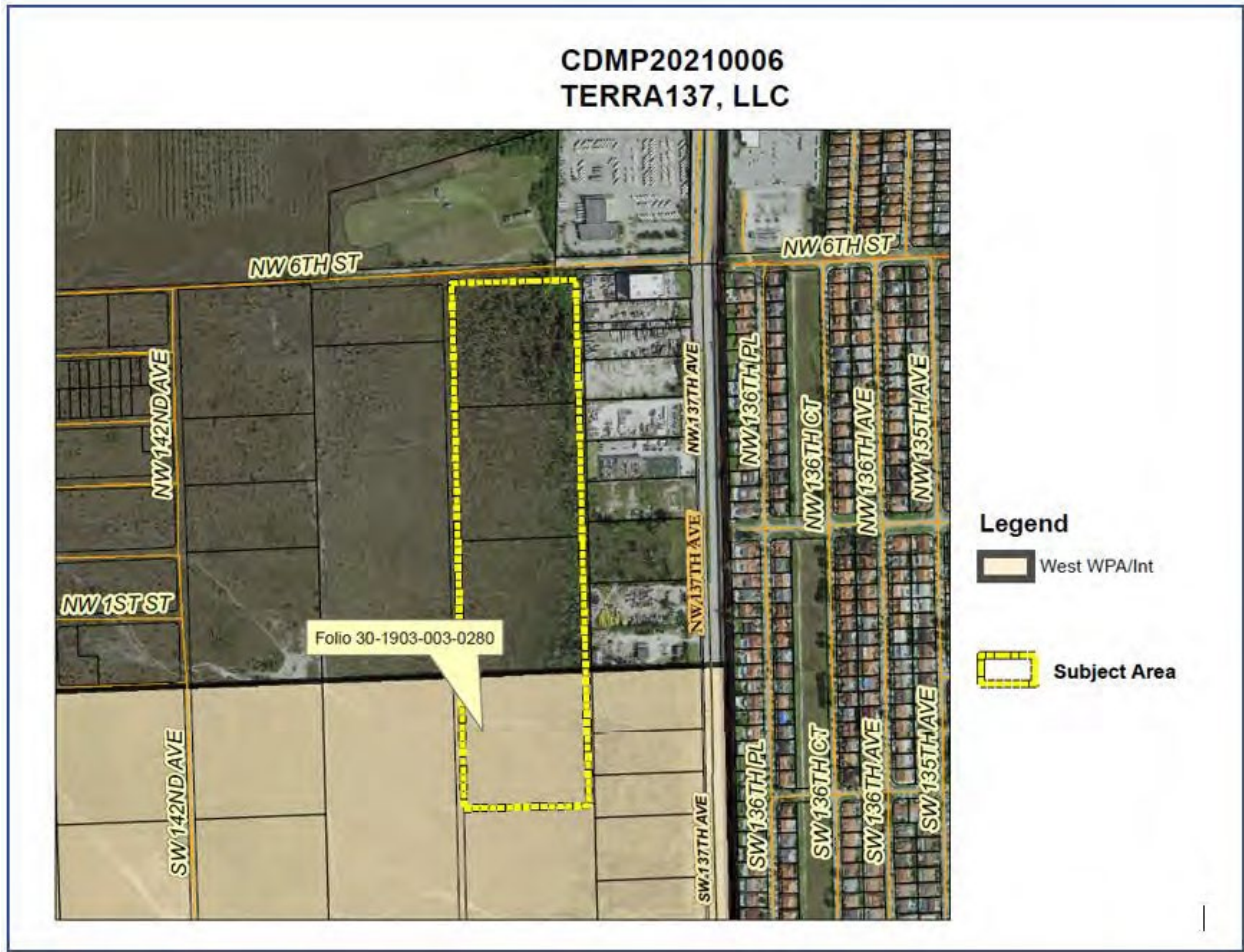


as the East Coast Buffer Water Preserve Area) that are being evaluated for potential restoration under the Biscayne Bay Southeastern Everglades Ecosystem (BBSEER) project.

As per the Miami-Dade County Transmittal Package, the southern 10-acre portion of the application site, folio No. 30-4903-003-0280, is located within the outer edge of the West Wellfield Interim protection area as shown on the figure which follows. The Board of County Commissioners has adopted ordinances that establish wellfield protection zones in response to the documented association between land use and groundwater contamination. These ordinances limit land uses that use, handle, generate, dispose of, or store hazardous materials and hazardous waste within wellfield protection areas, including within the West Wellfield Interim protection area. These ordinances also establish restrictions for land use, sewage loading and stormwater disposal that were intended to ensure pristine water quality within this wellfield by excluding land uses that could compromise groundwater quality and pose a threat to drinking water resources.



CDMP20210006  
TERRA137, LLC

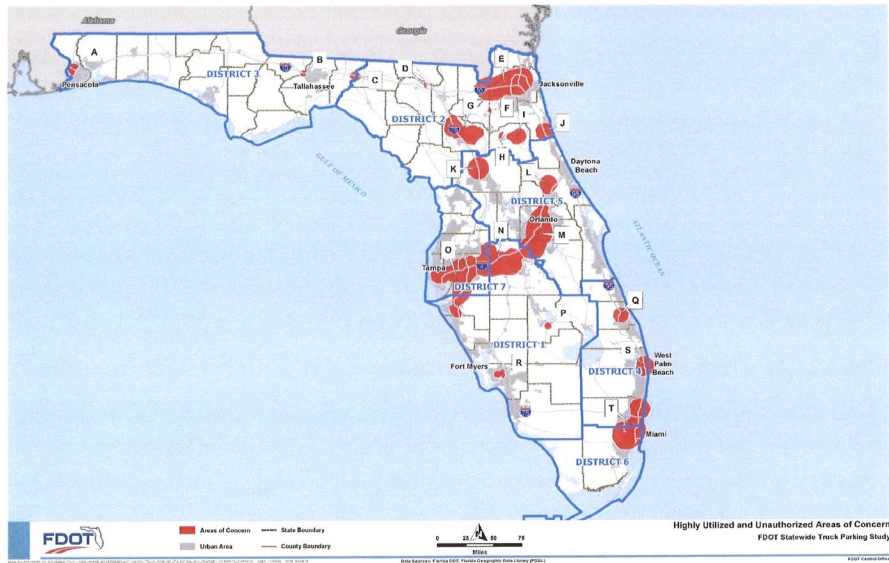


**Agency Review**

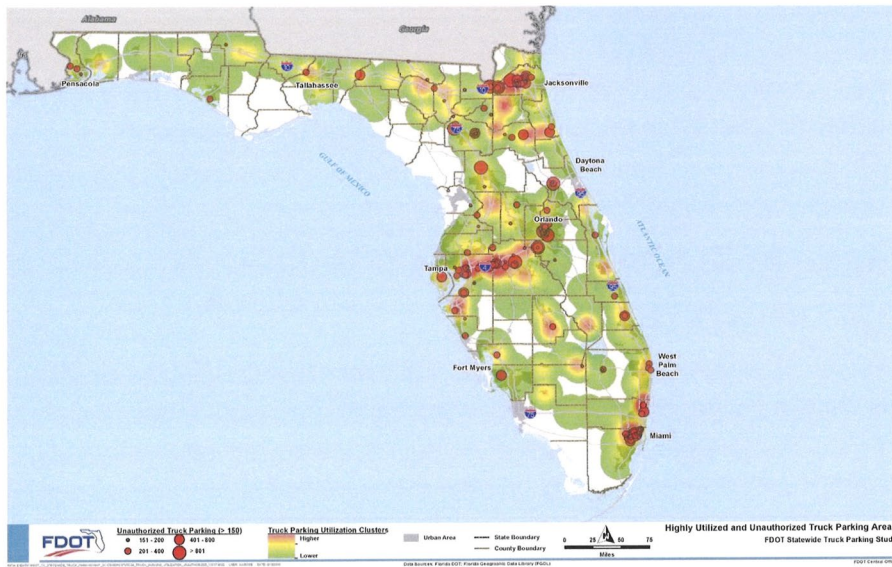
In support of the amendment, the regional unmet need for truck parking in Miami-Dade County was articulated in a [Statewide Truck Parking Study](#) conducted by the Florida Department of Transportation in March 2020. This study identified significant unmet need within Miami-Dade and Broward counties. There has been a historical effort within Miami-Dade County to identify potential locations to meet this unmet need for truck parking, evidenced by the September 2010 study [Comprehensive Parking Study for Freight Transport in Miami-Dade County](#) and a subsequent 2012 study, both conducted by the Miami-Dade Metropolitan Planning Organization (MPO), now known as the Transportation Planning Organization (TPO).

The Florida Department of Transportation District Six in their letter of October 10, 2022 found that “the proposed amendment would not adversely impact transportation resources and facilities of state importance, pursuant to the amendment’s proffered Declaration of Restrictions.” As of October 14, 2022, no additional agency comments have been received.

ES 3 | Top 20 Truck Parking Areas of Concern Statewide



ES 2 | Unauthorized Truck Parking and Utilization of Public and Private Truck Parking



### **Issue of Regional Concern**

The issue of regional concern is the unknown impact of the amendment on the BBSEER project, managed jointly by the US Army Corps of Engineers (USACE) and the South Florida Water Management District (SFWMD), due to its impact on Miami-Dade County wetlands. The BBSEER project is vital to the preservation of Natural Resources of Regional Significance as identified in the SRPP, namely Biscayne Bay and the Florida Everglades.

The most recent publicly available information for the BBSEER alternatives analysis provides only general information as to which Miami-Dade County properties may be critical to the project, and are provided in draft form, with the final alternative yet to be selected. As such, the effect of this amendment on the BBSEER project is currently unclear and will be until such time that the final alternatives are selected for implementation. The BBSEER Fact Sheet articulates the following detailed information on the critical nature of the project, and how it relates to specific Miami-Dade County areas:

- The Biscayne Bay and Southeastern Everglades Ecosystem Restoration (BBSEER) Project is part of the Comprehensive Everglades Restoration Plan (CERP). The purpose of CERP is to modify structural and operational components of the Central and Southern Florida (C&SF) Project to achieve restoration of the Everglades and the south Florida Ecosystem.
- Six CERP components were identified for study as part of the BBSEER Project are the Biscayne Bay Coastal Wetlands, Biscayne Bay Coastal Canals, C-111N Canal Project, South Miami Dade County Reuse, West Miami Dade County Reuse, and North Lake Belt. These components are highly interdependent features of the recommended plan that are being formulated, optimized, and implemented in a comprehensive and integrated manner

### **Staff Recommendation**

At its July 23, 2018 Council Meeting, the Council reinforced the practice that amendments lacking adequate data and analysis for review will be found generally inconsistent until such time that adequate data and analysis is available.

Due to insufficient information on the impact of the amendment on the Biscayne Bay Southeastern Everglades Ecosystem (BBSEER) project, managed jointly by the US Army Corps of Engineers (USACE) and the South Florida Water Management District (SFWMD), Council Staff is unable to determine whether this proposed amendment is generally consistent with the SRPP. As such, the amendment must be assumed to be inconsistent with the *Strategic Regional Policy Plan for South Florida (SRPP)* until such time that agency review comments from the South Florida Water Management District and other relevant agencies are received and evaluated by the Council.

Council Staff recognizes that there is an important regional unmet need for truck parking as elevated by the State of Florida Department of Transportation and Miami-Dade County TPO that could be addressed, in part, by the proposed project. However, Council Staff recommends that the Council find Amendment 22-06ER to the Miami-Dade County CDMP be found generally inconsistent with the *Strategic Regional*

*Policy Plan for South Florida (SRPP)* until such time there is data and analysis indicating the potential impacts the proposed amendment may have on the Biscayne Bay Southeastern Everglades Ecosystem (BBSEER) project.

**Strategic Regional Policy Plan**

Policy 15.1 Encourage land uses and development patterns that are consistent with Everglades Ecosystem restoration and with the protection of Natural Resources of Regional Significance.

**Recommendation**

Find Proposed Amendment to the Miami-Dade County CDMP 22-06ER generally inconsistent with the Strategic Regional Policy Plan Policy 15.1. Approve this report for transmittal to the local governments with a copy to the State Land Planning Agency.

Miami-Dade County 22-06ER (Received 09-29-22)	✓	N/A	10-17-22	09-22-22
<ol style="list-style-type: none"> <li>1. The proposed amendment to Miami-Dade County’s Comprehensive Plan Miami-Dade County would expand the 2030 Urban Development Boundary (UDB) to include the application site, located west of SW 137 Avenue between SW 8<sup>th</sup> Street (SR 90) and NW 6<sup>th</sup> Street, proximate to the westernmost point of the SR 836 (Dolphin Expressway). The land use designation would be amended from “Open Land” to “Special District” for the approximately 39 net acre site, revising the CDMP Land Use Element text to create the “MIA Transport Hub”.</li> <li>2. This amendment the subject property within Miami-Dade County.</li> <li>3. It is unknown if this amendment creates any adverse impact to Natural Resources of Regional Significance as identified in the Strategic Regional Policy Plan.</li> </ol>				

Council staff is committed to working with the County to assist in resolving any data and analysis needs and open items prior to adoption and transmittal to the Council for final review.