



MEMORANDUM

(DRAFT – REVISED AND UPDATED) AGENDA ITEM #IV.D

DATE: FEBRUARY 26, 2024

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: REGIONAL ISSUES: COMPREHENSIVE PLAN AMENDMENT REVIEW

Pursuant to the 1974 Interlocal Agreement creating the South Florida Regional Planning Council (Council), 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.”

In fulfillment of the Interlocal Agreement directive and its duties under State law, the Council reviews local government Comprehensive Plan amendments for consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. Pursuant to Section 163.3184, Florida Statutes as presently in effect, Council review of comprehensive plan amendments is limited to 1) adverse effects on regional resources and facilities identified in the 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 Commerce certifies its completeness.

A written report of the Council’s evaluation 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.



Council Staff Comments:

The three Miami-Dade CDMP amendments this cycle are partially, or entirely, located outside of the Urban Development Boundary (UDB). All three amendments propose land use changes to what is currently agricultural land in South Dade. The intent of the UDB is to ensure smart growth that prioritizes development in areas that have adequate available infrastructure to support development. There is insufficient information available to determine if there are negative effects on regional resources, though sensitivity to regional projects is acknowledged and the SRPP is clear on policy to preserve agricultural and environmental land when possible.

Goal 12 Encourage the retention of the Region’s rural lands and agricultural economy.

Policy 12.1 Maintain the character of rural and agricultural areas by encouraging compatibility of adjacent land uses.

Policy 12.2 Encourage the environmental compatibility of rural and agricultural lands through such means as best management practices for stormwater runoff.

Policy 12.3 Discourage the expansion of urban service areas into agricultural lands except: 1) when the expansion is necessary to accommodate projected population growth; and 2) when the development densities will be sufficient to support public transportation.

Policy 12.4 In the event that land is converted from agriculture to urban uses, local governments should discourage sprawl development patterns and require urban design and density necessary to support pedestrian-orientation, public transportation, and the efficient provision of other infrastructure.

Goal 15 Restore and protect the ecological values and functions of the Everglades Ecosystem by increasing habitat area, increasing regional water storage, and resorting water quality.

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.

In its review of these proposed amendments, Council staff reviewed the transmittals, the recorded Miami-Dade County transmittal meeting held on January 24, 2024, and reached out to Homestead Air Reserve Base and commenting agencies including, but not limited to, U.S. Fish & Wildlife Service, the Florida Department of Commerce, Florida Department of Environmental Protection, and South Florida Water Management District who are in the process of their respective reviews. Agency review comments are not due until March 7th which is after the Council’s meeting. As of February 23, 2024, no concerns or technical assistance comments reflecting potential adverse regional or extra-jurisdictional impacts were received from local governments or partner agencies.

It is acknowledged that the amendment sites are proximate to the study area of 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. There is no information, however, to indicate that the amendments would have a direct impact on the BBSEER project.

PROPOSED AMENDMENTS

Miami-Dade County 24-01ESR

Summary of Proposed Amendment Application No. CDMP20230008

Redesignates a site on the Land Use Plan (LUP) map from “Agriculture” to “Environmental Protection” (1 Dwelling Unit per 5 gross acres). The site is approximately 239 gross acres, generally located south of theoretical SW 400 Street between theoretical SW 217 Avenue and theoretical SW 227 Avenue. The intent is for the site to be used to create a wetlands mitigation bank which could serve a beneficial environmental purpose.

Miami-Dade County RER Staff has some questions surrounding several aspects of the application but recommends transmittal of the application to work with the applicant and obtain comments from state and regional review agencies.

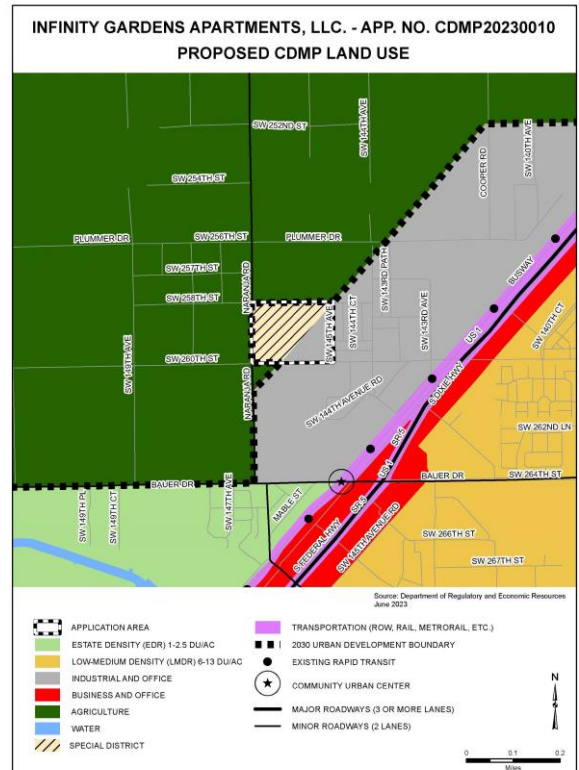
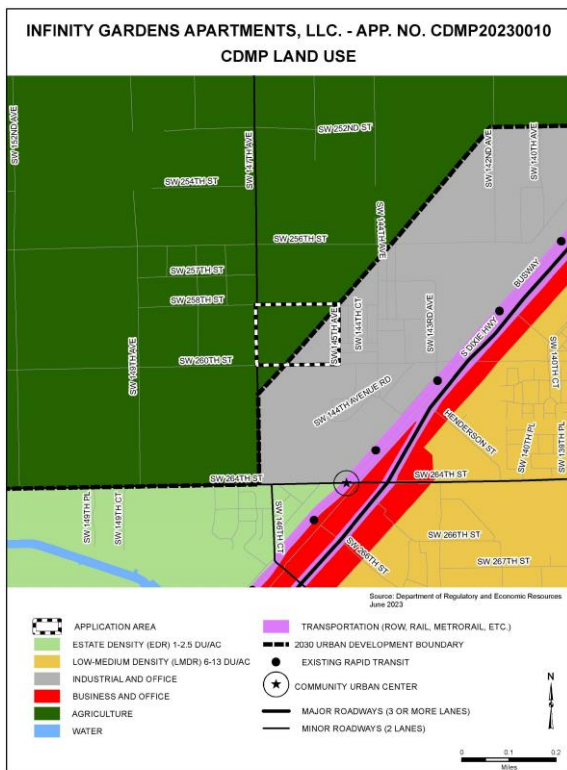


- Miami-Dade Commission BCC Vote to Transmit for Comments: 11 aye, 2 absent
- Transmittal Date: February 7, 2024
- Miami-Dade County RER Staff Recommendation: Transmit with Acceptance of the Proffered Declaration of Restrictions

Miami-Dade County 24-02ESR

Summary of Proposed Amendment Application No. CDMP20230010

Expands the 2030 Urban Development Boundary (UDB) to include the ±8.48-acre portion of the application site designated “Agriculture”. The site is located East of 147 Avenue, between SW 258 Street and SW 260 Street. It redesignates the application site from: “Agriculture” (One dwelling unit per 5 gross acres) and “Industrial and Office” to “Special District” and “Industrial and Office”; revises the CDMP Land Use Element “Special District” text to create the “The West Naranja Bus Rapid Transit Multifamily Access District”; revises Policies LU-8G, LU-8H and the interpretive text section of the CDMP Land Use Element entitled “Policies for Development of Urban Centers”. While County Staff “... recommends transmittal of the application ..., in addition to the proposed Special District text, the application proposes three separate CDMP Land Use Element text changes, two of which should be denied.”



- Miami-Dade Commission BCC Vote to transmit for Comments: 12 aye, 1 absent
- Transmittal Date: February 7, 2024
- Miami-Dade County RER Staff Recommendation: Transmit with the Proffered Declaration of Restrictions and Deny for the proposed standard amendment to the CDMP Land Use Element and Adopted 2030-2040 Land Use plan map.

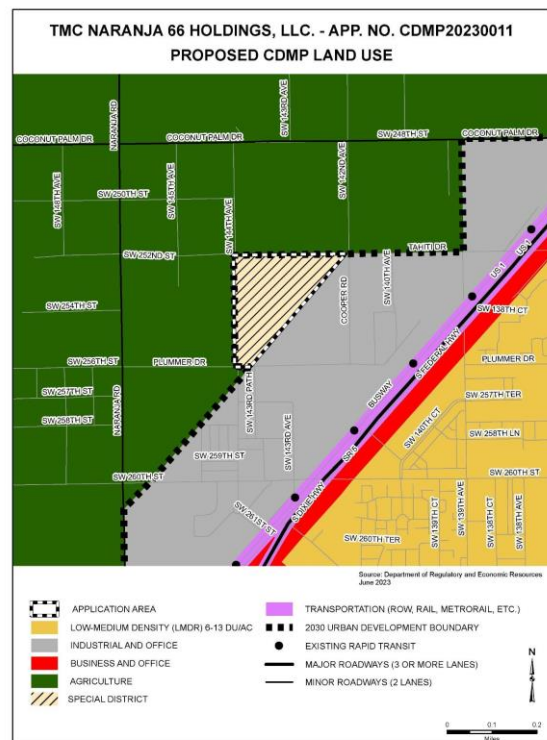
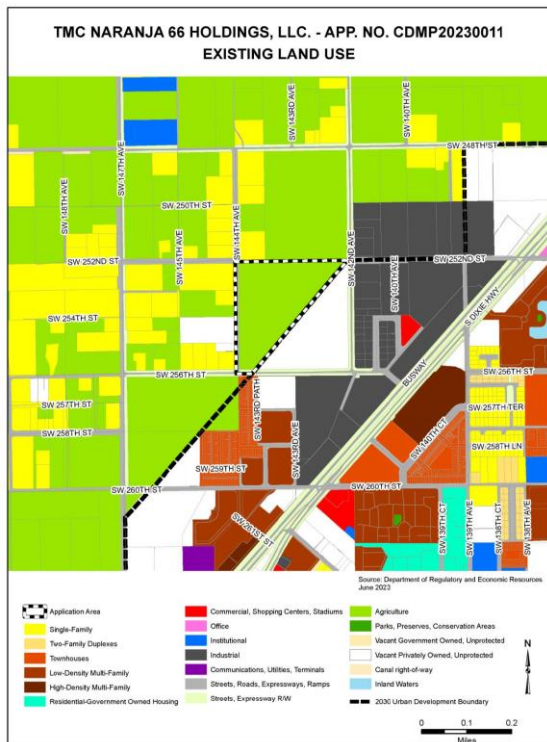
Miami-Dade County 24-03ESR

Summary of Proposed Amendment Application No. CDMP20230011

Expands the Urban Development Boundary to include the Application Site. The site is approximately 21.8 gross acres and is located between SW 252 Street and SW 256 Street, and between SW 142 Avenue and SW 144 Avenue. The proposed amendment seeks to redesignates the application site on the Land Use Plan map: From: "Agriculture" (1 Dwelling Unit /5 Acre) To: "Special District", revises the CDMP Land Use Element "Special District" text to create the "Westend at Princeton" District, and adds the proffered Declaration of Restrictions in the Restrictions Table in Appendix A of the CDMP Land Use Element.

According to the Miami-Dade RER Transmittal Report "The application site is within 1 /2 miles of the South Dade Transitway, a Strategic Miami Area Rapid Transit (SMART) Plan corridor, and is a portion of a parcel that is both bifurcated by the UDB and partly in a zoned and CDMP designated Urban Center (the portion of the parcel inside the UDB), raising the question of how CDMP Land Use Element Policy LU-8G that governs when and where to expand the UDB should be applied in this case ... among other criteria, Policy LU-8Giii) c) gives priority to areas within one mile of planned urban center or transit service station for inclusion the UDB, when expansion is warranted ...". This site is located in the U.S. Fish and Wildlife consultation area for the federally endangered Florida bonneted bat. Council staff received no feedback from the U.S. Fish and Wildlife Service.

In summary, there are myriad policy issues that need to be weighed by the Miami-Dade Commission regarding how best to weigh and balance competing policy priorities in Miami-Dade County.



- Miami-Dade Commission BCC Vote to transmit for Comments: 11 aye, 2 absent
- Transmittal Date: February 7, 2024
- Miami-Dade County RER Staff Recommendation: Transmit with the Proffered Declaration of Restrictions

Staff Recommendation

Council Staff has not identified at this time 1) adverse effects on regional resources and facilities identified in the SRPP and/or 2) extra-jurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the Region. Council staff received few comments from outside agencies.

Council Staff recommends that the Board:

1. Approve Miami-Dade 24-01ESR and this report for transmittal to the local governments with a copy to the State Land Planning Agency.
2. Approve Miami-Dade 24-02ESR and this report for transmittal to the local governments with a copy to the State Land Planning Agency with note of the two text amendments that should be denied.
3. Approve Miami-Dade 24-03ESR and this report for transmittal to the local governments with a copy to the State Land Planning Agency with note of the consultation area of the Florida bonneted bat, pending comments from the U.S. Fish and Wildlife Service.

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