



CITY OF MIAMI GARDENS

COMPREHENSIVE DEVELOPMENT MASTER PLAN

FUTURE LAND USE ELEMENT

DATA INVENTORY AND ANALYSIS

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TABLE OF CONTENTS

A. INTRODUCTION	1
B. COMMUNITY VISION.....	1
C. INVENTORY OF EXISTING CONDITIONS	1
1. Existing Land Use Categories	2
a. Residential.....	2
b. Commercial.....	3
c. Industrial	5
d. Institutional	6
e. Parks and Recreation/Open Space	6
f. Vacant Lands	7
g. Transportation.....	7
h. Other Categories.	7
2. Natural Resources	7
a. Potable Water Wells and Wellhead Protection Areas.....	7
b. Water Bodies and Floodplains	8
c. Wetlands	8
d. Minerals and Soils.....	9
3. Population Projections, Methodology and Timeframes.....	9
D. LAND USE ANALYSIS	10
1. Availability of Services and Facilities	10
a. Roadways.....	10
b. Transit	11
c. Sanitary Sewer	12
d. Potable Water.....	12
e. Solid Waste	13
f. Drainage.....	14
g. Parks and Recreation.....	14
2. Future Land Use Concept.....	14
3. Character and Magnitude of Vacant/Undeveloped Land.....	16
a. Vacant Land Analysis Methodology	17
b. Residential Vacant Land.....	20
c. Non-Residential Vacant Land.....	21
d. Soils & Topography - Suitability for Development.....	21
e. Natural Resources	22
f. Historic and Archeological Resources.....	22
4. Future Land Use Needs.....	23
E. FUTURE LAND USE PLAN.....	23
1. Future Land Use Categories.	24

a. Neighborhoods.....	24
b. Commerce Areas.....	25
c. Preservation Areas	26
2. Infill and Redevelopment.....	26
3. Annexation	27
4. Community Design.....	27
F. COMPARISON OF CITY’S PROPOSED FUTURE LAND USE PLAN WITH EXISTING MIAMI DADE COUNTY FUTURE LAND USE PLAN	28
1. Integration of Land Use and Transportation.....	28
2. Number of Categories.....	29
3. Residential Density and Neighborhoods.....	29
4. Relationship to Zoning.....	29
5. Mixed-use Urban Infill and Redevelopment Areas.....	29
6. Conventional Commercial and Industrial Uses.....	30
7. Urban Intensities.....	30
8. Comparison of Impact of New City Plan and Existing County Plan Upon Water, Sewer, Solid Waste and Other Services.....	30
APPENDIX A – Community Vision Matrix	Error! Bookmark not defined.
APPENDIX B – Town Center Documents	Error! Bookmark not defined.

LIST OF TABLES

Table FLU I - 1: Existing Land Use in Miami Gardens	32
Table FLU I - 2: Historical Population Growth and Future Projections.....	33
Table FLU I - 3: Planned Developments Inventory.....	34
Table FLU I - 7: Summary of Committed Land/Planned Developments.....	36
Table FLU I - 8: Future Land Use Map Acreages.....	37
Table FLU I - 9: Future Land Use Classifications for Miami Gardens.....	38
Table FLU I - 10: Uncommitted Vacant Lands Development Potential Per City of Miami Gardens Plan.....	40
Table FLU I - 11: Uncommitted Vacant Lands Development Potential Per Existing Miami Dade County Plan.....	41
Table FLU I - 12: FLUM Density/Intensity & Criteria Summary Table	42
Table FLU I - 13: Comparison of City and County Land Use Categories	44

Table FLU I - 14: City Land Use, Use and Zoning Equivalency Chart45

LIST OF EXHIBITS

Exhibit FLU I - 1: City of Miami Gardens Aerial Photograph.....47

Exhibit FLU I - 2: Vacant Housing Units for Seasonal Use Per Census Tracts48

Exhibit FLU I - 3: Census 2000 Demographic and Housing Characteristics50

Exhibit FLU I - 4: Federal and State Designated Endangered, Threatened and Potentially
Endangered Flora in Miami-Dade County.....51

Exhibit FLU I - 5: Federal and State Designated Endangered, Threatened and Potentially
Endangered Fauna in Miami-Dade County53

LIST OF MAPS

Map FLU I - 1: Existing Land Use56

Map FLU I - 2: Planned Developments57

Map FLU I - 3: Uncommitted Vacant Lands58

Map FLU I - 4: Natural Resources59

Map FLU I - 5: Flood Zones60

Map FLU I - 6: Future Land Use Map61

Map FLU I - 7: Future Land Use & Functional Classification Roadways62

Map FLU I - 8: Existing Urban Service Area Boundary63

Map FLU I - 9: North Miami Beach/Miami-Dade W.A.S.D. Water Service Area Exchange64

Map FLU I - 10: North Miami Beach/Miami-Dade W.A.S.D. Sewer Service Area Exchange ...65

Map FLU I - 11: City of Miami Gardens Stormwater Inventory66

Map FLU I - 12: Public Facilities67

Map TRAN II - 2: Functional Classification68

CHAPTER I - FUTURE LAND USE ELEMENT

DATA AND ANALYSIS

A. INTRODUCTION

The City of Miami Gardens' Future Land Use Element (FLUE) is based on data, inventory and analysis of existing land use conditions, population projections and estimates, and opportunities for the city. This section provides the basis for the Goals, Objectives and Policies of the Comprehensive Development Master Plan (CDMP) that are actually adopted. The Future Land Use Element is the base for the City's anticipated growth potential and provides the basis for implementing the community's vision.

B. COMMUNITY VISION

The City of Miami Gardens was incorporated in 2003. In early 2005 the city undertook the process to develop a consensus vision for the newly formed City. The Vision would provide direction for the Comprehensive Development Master Plan (CDMP). As a first step, a representative group of almost 40 citizens and community leaders, including the Mayor and City Council, residents, business owners, and representatives of key organizations and agencies, filled out a "baseline" questionnaire and then was interviewed for their best ideas. A vision of the city began to take shape. Next the City Council decided to hold public work sessions or Charrettes to open up the visioning process to the entire public. This process was facilitated by Dr. Jerry Kolo of Florida Atlantic University. The City's Vision combines the commitment and determination generated by the founders, leaders and residents of the City. The Vision Matrix (see **Appendix A**) articulates the community's concerns and what the community wants to see. The direction for the CDMP's plan elements is driven by this vision.

In general, the Vision Matrix emphasizes the City's recognition that more intensive development and especially redevelopment of the City's major transportation corridors are essential to the City's economic vitality and sense of place. Specifically, mentioning the Palmetto Expressway, NW 27th Avenue and State Road 7 corridors, the Vision foreshadows the City's Future Land Use Plan which aggregates these areas into the "Commerce" mixed land use designation. The City's existing residential areas are essentially built out. Rather than redevelopment, the Vision identifies conservation with stronger code enforcement, better police protection, revitalized parks and recreation facilities and overall beautification. In summary, the City's Vision reflects significant change within the three major transportation corridors contrasted by conservation and enhancement within the City's existing, predominantly residential areas.

C. INVENTORY OF EXISTING CONDITIONS

In order to address the future land use patterns appropriately, it is important to assess a community's existing land use inventory and its pattern. This inventory was created and analyzed to develop further insights into the Existing Land Use patterns of Miami Gardens. Please see the Existing Land Use table (**Table FLU I-1**) and Existing Land Use Map (**Map FLU I-1**) for a breakdown of all existing land use categories and their respective acreages.

1. Existing Land Use Categories

The City of Miami Gardens is a highly urbanized metropolitan area, landlocked and surrounded by North Miami Beach, Miami Lakes, Opa-Locka, and Miramar (see **Exhibit FLU I-1, Aerial Photograph**). The City is primarily residential with a number of high intensity commercial/industrial areas, mainly developed along transportation routes. This section describes the land uses found in the City of Miami Gardens. **Map FLU I-1** depicts the categories and **Table FLU I-1** shows the acreages and percentages of each land use based on generalized land use categories.

a. Residential.

Approximately thirty-eight (37) percent of the City is developed with residential uses (single-family, multi-family and mobile homes). Most of the City's older neighborhoods consist of single-family homes built during the 1960's and 1970's. These include but are not limited to:

- Andover Estates
- Andover Lakes
- Brentwood
- Bunche Park
- Cloverleaf Estates
- Crestview
- Lake Lucerne
- Myrtle Grove
- Norland
- North County-Riverdale (New Liberty City)
- Norwood
- Parkview/Parkway
- Rainbow Park
- Scott Lake

Many of the newer neighborhoods include attached homes as well as multiple family dwellings that are both owner and renter-occupied. These neighborhoods include but are not limited to:

- Eagles Landing
- Honey Hill Park
- King Gardens
- Lejeune Gardens

- Leslie Estates
- Riverview Estates
- Rolling Oaks
- Vista Verde

b. Commercial.

Commercial uses represent almost eight (8) percent of the total acreage. The acreage noted on **Table FLU I-1** includes the commercial corridors as well as privately owned recreational facilities such as the nationally known Dolphins Stadium and the Calder Racetrack. The following summary provides an overview of the City's major economic development areas.

(1) The Palmetto Expressway Corridor

In many ways the Palmetto Expressway or State Road 826 represents a sort of the main street of Miami Gardens. The gateway from Interstate 95 begins with the Sunshine International Arch. Big-box retail developments dot the roadway. Traffic counts are very high. Visibility and access are excellent, subject to the heavily utilized Golden Glades Interchange. The City plans major beautification of its segment of the Palmetto Expressway upwards of \$3M. As noted below, there are a number of key facilities and economic focal points along the Palmetto. At the date of this writing, the City had connected with the Florida Atlantic University's Public Officials Institute to assist the City to develop a comprehensive approach to developing and redeveloping the Palmetto Expressway Corridor.

Florida Memorial University Area:

The El Dorado Furniture Showroom and BrandsMart USA retail mega-stores, located in the Florida Memorial University area, benefit from the high visibility from the Expressway. These major regional-oriented, retail facilities attract shoppers to Miami Gardens. While not visible from the Palmetto Expressway, the University has also been developing new facilities and services. Continued expansion of the University is anticipated. A major expansion of the El Dorado facility is also anticipated due to purchase of the school bus storage lands south of the existing store.

(2) NW 27th Avenue Corridor

The NW 27th Avenue Corridor, also known as State Road 812, represents the central north-south commercial corridor for the City. It is primarily a strip retail commercial area. New commercial development is planned in the northerly portion. The major anticipated change regards the planned North Corridor MetroRail Expansion from NW 79th Street, south of the City, up to the County Line at NW 215th Street. This \$800-900M

infrastructure investment continues to pass critical funding tests on its way to achieving federal funding. The project is planned to be in place in 2011/12.

Carol City/Town Center Area:

In April 2005, the City adopted a building moratorium for an area around NW 27th Avenue and NW 183rd Street/Miami Gardens Drive. Thirty to forty years ago this area served as the focal point of the community with high quality goods and services being available and convenient. The deterioration of the Carol City shopping center has contributed to the lack of convenient shopping for the residents. Recognizing South Florida's expanding real estate market and planned incoming development, the City decided to develop a Town Center Master Plan in order to ensure that the redevelopment of the area proceeds according to the City's plans. At the date of this writing, a Town Center Master Plan had been developed with significant citizen participation and the City was moving forward to adopt the Town Center Zoning District to insure a quality mixed-use development and pedestrian oriented area.

(3) State Road 7 Corridor.

This older strip commercial area is dominated by older automotive dealerships. State Road 7 is being promoted as a premium transit corridor by Broward County. A State Road 7 Collaborative organization administered by the South Florida Regional Planning Council includes Broward and Palm Beach counties plus the affected cities. At the date of this writing, Miami Gardens is the only Miami Dade County entity participating in this planning initiative. The City's stretch of SR-7 is a key segment that culminates at the Golden Glades Transit Center at the Golden Glades Interchange with Interstate 95, the Palmetto Expressway/SR 826 and the Turnpike. A Rapid Bus system is being planned that may eventually become a light rail project. Ridership on the existing express bus from Broward County is very high, especially riders from Miami Gardens traveling north.

Significant redevelopment is anticipated in this corridor. Already one of the automobile dealerships is proposing a multi-story "new urbanism" project with over 300 condominiums and ground floor retail. A Wal-Mart Superstore is being developed near the Glades Interchange as are significant multiple family housing projects in the immediate vicinity.

At the date of this writing, the City is kicking off a SR-7 Livable Communities Study sponsored by the Florida Department of Transportation. That study will analyze the roadway's characteristics in detail and, with public participation, facilitate a consensus vision for future development of the roadway itself as well as the lands adjacent to the City's segment of the State Road-7. Likely outcome will include a pedestrian friendly design for the roadway as well as redevelopment of

obsolete strip commercial into mixed-use developments. Additional planned transit services will be emphasized and integrated into the plan.

(4) Dolphins Stadium:

The Dolphin Stadium is a privately owned facility that provides a focal point and activity center for the City. Nationally recognized bowl games provide visibility for the new city. Expansion of adjacent lands, included in the Stadium Properties Development of Regional Impact, is anticipated including enhanced and new entertainment venues such as an amphitheater for major concerts and events. In addition, a Wal-Mart Superstore, a Home Depot and a 600 plus unit townhome development are planned for Stadium Properties DRI lands south of the stadium.

(5) Calder Racetrack:

Located on the City's border with Broward County, the Calder Racetrack is a successful horse racing facility that will expand significantly if and when Miami Dade County voters approve slot machines.

c. Industrial

Industrial uses comprise approximately six (6) percent of the total area in the City. The following is a description of the major industrial areas:

Sunshine State International Area:

This primarily industrial and wholesale distribution area was constructed in the 1960's as a state-of-the-art industrial park with the mid-century modernism architectural style that has become known as Miami Modern. The Sunshine International Archway has become the City's icon and is incorporated into the City's logo. The location at the southwesterly intersection of Interstate 95 and the Palmetto Expressway/State Road 826 continues to constitute a prime location for commercial and industrial development.

The retail uses within this area have prospered based on excellent visibility of the area immediately adjacent to the Palmetto Expressway. Specifically, major furniture sales include Modernage, Carls and Rooms-to-Go.

In general, the Sunshine State International Park needs to be upgraded. While it is the most significant example of wholesale/industrial Miami Modern architecture, many of these older buildings are run down and in need of renovation. Some of the renovations are eliminating the Miami Modern architectural features. Newer industrial parks in nearby Miramar have drawn away users. The streetscape also needs to be maintained and upgraded.

Additional commercial and industrial infill development is anticipated as well as potential multiple-family and mixed use in a few isolated parcels.

This gateway area along the Palmetto Expressway will be enhanced when the City-sponsored beautification of the Palmetto Expressway is implemented in 2005-2007.

Palmetto Lakes Area:

The Palmetto Lakes area reflects a hodgepodge of industrial/wholesale storage/commercial activities. The area has severe road and drainage problems that should be dealt with in the City's Stormwater Master Plan and Street Assessment Study, which will be completed in 2006. There appear to be numerous violations of land use/zoning codes in terms of retail sales activity, outdoor display, and the like. In addition, there are likely many building code violations. In general, the area appears to have been left to itself and is neglected in terms of code enforcement and other maintenance responsibilities. Major renovation of the Home Depot is anticipated as well as potential infill multiple family housing and industrial renovations. Intensification of uses plus potential mixed use adjacent to the Palmetto Expressway is anticipated by way of redevelopment.

d. Institutional

Institutional uses (institutional, educational and airport) comprise approximately nine (9) percent of the total area in the City. There are 26 public schools in the City, including 18 elementary, 4 middle, and 2 high schools, plus 2 universities and 59 acres of airport. A small portion of the Opa-Locka Airport property is located within Miami Gardens. The following is a description of the major concentrations of educational uses:

St. Thomas University Area:

The St. Thomas University campus is barely visible on the south side of the Palmetto Expressway due to the environmentally significant Dade County Pine tree hammock on the north side of the campus. Many of the buildings on campus are of the Miami Modern style. There is much open space on the attractive campus, which houses a local-oriented teacher's program amongst other educational programs.

In addition to the above, churches and related religious institutions are numerous in Miami Gardens. Over 150 individual churches are located in the City. Several churches have been established on key potential commercial properties. The Miami-Dade County Zoning Code, under which the City currently operates, permits churches to be located in commercial or industrial areas without conditional approval.

e. Parks and Recreation/Open Space

There are currently 18 public parks in the City, comprising about 179 acres or two (2) percent of the total City acreage (approximately 1.7 acres of recreational lands

per 1,000 residents). The Recreation and Open Space Element describes these parks in detail.

f. Vacant Lands

Vacant lands currently comprise approximately 1,128 acres, or seven (8.5) percent of the total land area. This amount includes committed development. The section on vacant lands analysis, below, addresses the development potential of those properties. In general, the major vacant lands include various committed development projects depicted on **Map FLU I-2**, the Planned Developments.

g. Transportation

As shown on **Table FLU I-1**, there are approximately 3,526 acres of transportation in the City, or twenty-seven (27) percent of the total land area. This is a substantial number of transportation acres that seems excessive for a typical developed community such as Miami Gardens. The reason the transportation acreage is so high is due to the manner in which the base existing land use map is digitized. Road right-of-way is included as transportation, regardless of use of the surrounding area. Therefore, local roads in all residential neighborhoods are included in the same calculation with the Turnpike, its interchanges, and other major areas. Typical existing land use maps identify areas for residential use that include the local residential streets in the residential acreage calculations. Large portions of canal right-of-way are also included in this category. While there is some flexibility in choosing the digital layers to be aggregated into broad categories, the City inherited the basic structure of the geographic information files from Miami-Dade County.

h. Other Categories.

Other categories not included in the classifications listed above are Agriculture and Water. Agriculture comprises a minimum part of the land use in the City, with less than one (1) percent, and water accounts for approximately five (5) percent.

2. Natural Resources

a. Potable Water Wells and Wellhead Protection Areas

The City is served by the Miami Dade County Water and Sewer Department and the North Miami Beach Utilities Department. The North Miami Beach Utilities has potable water wells and a water treatment facility in the City of Miami Gardens. The wellhead protection area associated with the North Miami Beach wells is depicted on **Map FLU I-4, Natural Resources**. The wells are protected by ordinance contained in the Miami Dade County Zoning Code. The City of Miami Gardens implements that Zoning Code within the city limits.

b. Water Bodies and Floodplains

While there are several lakes with names, there are no natural lakes in the City. Those lakes are associated with canals and drainage facilities. However, encompassed within the City there are two major canals that are channelized versions of natural waterways, namely the Biscayne Canal (C-8) and the Snake Creek Canal (C-9). The primary purpose of these canals is to provide flood and water control. East of Red Road (NW 57th Avenue), the Snake Creek Canal (C-9) re-enters Miami-Dade County and flows through the City of Miami Gardens and then to North Miami Beach before joining the Oleta River. The South Florida Water Management District (SFWMD) owns and maintains operational responsibilities for the Biscayne Canal (C-8) and Snake Creek Canal (C-9).

Surface water within the City of Miami Gardens is generated and monitored through the results of man-made drainage systems. The majority of the City is located within the C-9 Drainage Basin comprised of canals, including the C-8 and C-9 canals. During 2002, the United States Army Corps of Engineers (USACOE) in conjunction with South Florida Water Management District (SFWMD) conducted an environmental restoration project along the Snake Creek Canal (also known as Canal C-9). This project covers the canal between the Florida Turnpike and NW 37th Avenue. The final findings of this project were publicized in the Final Integrated Ecosystem Restoration Report and Environmental Assessment. This report recommended that a modification of the C-9 canal involve a creation of submerged littoral shelves, and aquatic and riparian plantings for improved water quality. The project also provides for a pedestrian trail. In 2005 the Miami Dade Metropolitan Planning Organization funded a feasibility design of the Snake Creek Greenway project for the portion of Snake Creek east of the Turnpike to Miami Gardens Drive, the terminus of an existing greenway in the City of North Miami Beach. The latter project is being funded for design in the Florida Department of Transportation's work program.

The City recognizes the limited natural areas available and seeks to protect such areas to their fullest. As such, the objectives and polices in the Conservation Element address the protection and enhancement of the lakes and canals in Miami Gardens.

Floodplains are depicted on **Map FLU I – 5 Flood Zones**. Significant areas of the City are characterized as being within Zone AE, which may be inundated by a 100-year flood. It should be noted that a major canal network including the Snake Creek and Biscayne Canals plus many smaller tributaries, provide effective flood control to the area that is managed by the South Florida Water Management District.

c. Wetlands

No known wetlands exist within the City of Miami Gardens per Miami-Dade County Department of Environmental Resources Management.

d. Minerals and Soils

No known minerals of significance are known to exist in Miami Gardens. While mineral extraction and related lake excavation occurs in areas west of the City, no such uses are located in Miami Gardens. **Map FLU I-4 Natural Resources**, depicts soils within the City. The majority of the City is classified as “Urban Land.”

3. Population Projections, Methodology and Timeframes

The City of Miami Gardens was incorporated in 2003. Neither the 1990 nor the 2000 Census tabulated population information for the City as a geographical place although certain statistical places such as Carol City had been included as census designated places. Therefore, there is no official population count for the City of Miami Gardens. However, the Miami-Dade County Department of Planning and Zoning aggregated the Census statistical areas, including individual blocks as well as block groups, to provide population estimates for 1990 and 2000. In addition, the Bureau of Economic and Business Research (BEBR) University of Florida, estimates population in interim years from the Census utilizing accepted methodologies, which include but are not limited to active electric utility meters and building permits. Those figures are provided in **Table FLU I-2, Historical Population Growth and Future Projections**. The existing trend information provided on the table shows the following trends:

- The City population increased during the 1990’s, albeit at a modest rate of 2,704 persons or 2.76% during the ten year period;
- Population growth appears to be accelerating during more recent periods. Between 2000 and 2004 an increase of 4,605 persons (4.57%) provides for a 1,151 person average annual increase compared to 270 persons annually during the preceding ten year period; and,
- The City’s population is decreasing as a proportion of Miami-Dade County’s population.

Population Projections are also reflected on **Table FLU 1-2**. The future population of Miami Gardens was estimated using mathematical extrapolation. This method is suitable for local planning agencies so long as the limitations of the technique is understood. Estimates and projections derived from extrapolation techniques should be limited to short time periods (ten to fifteen years, maximum) and the resultant figures re-evaluated frequently. (Population Estimation and Projection Techniques, Florida Department of Community Affairs, December 1, 1986, p. 9, paragraph 2). The City’s Planning Timeframes of 2011 and 2016 are up to ten years and therefore fall within these guidelines. The City should carefully review population estimates each year by the University of Florida’s Bureau of Economic and Business Research (BEBR). In addition, the City should accomplish a significant review of population projections and related demand of facilities and services subsequent to the U.S. Census that will occur in 2010. The major results of the 2010 Census will be available in 2011 which provides an opportune time for such a review.

City population projections are based on the most recent mid-range BEBR projections for Miami Dade County. The City also reviewed potential projections that had been done by the Miami Dade County Department of Planning and Zoning (DPZ). The DPZ projections were accomplished in 2003 and were lower than more recent BEBR. It would appear reasonable, given the City's more recent increases in the 2000-2006 period than in the preceding 1990-2000 period, to utilize most recent BEBR data. Specifically, the projections themselves are based on an extrapolation of the City's population trend as a decreasing proportion of Miami-Dade County's population.

Seasonal Population. The seasonal population of Miami Gardens is comparatively less significant than the permanent population. The existing number of seasonal dwelling units in Miami Gardens per U.S. Census 2000 was estimated to be 485 (see **Exhibit FLU I - 2**). This is approximately 1.66% of total dwelling units in the City (29,262). When calculating 485 dwelling units against total dwelling units of 776,774 in Miami Dade County, the City of Miami Gardens' share is about 0.06%. Assuming an occupancy rate of 3.39 per unit (City average household size the seasonal population would come out to approximately 1,644 persons (just over 1.5% of the total population). The seasonal population component in Miami Gardens is not significant enough and will not be used for Miami Gardens CDMP purposes.

D. LAND USE ANALYSIS

This section analyzes the availability of public facilities and services, the land use needs of the projected population, and the availability and suitability of vacant lands to support development.

1. Availability of Services and Facilities

“Existing urban service area” is defined in Section 163.3164(29), Florida Statutes as “built-up areas where public facilities and services such as sewage treatment systems, roads, schools and recreation areas are already in place.” **Miami Gardens is a land-locked community located in a highly urbanized area.** It is surrounded by the City of North Miami Beach to the east, Miami Lakes to the west, Opa-Locka to the south, and Miramar and West Park (Broward County) to the north. As seen from the vacant land use analysis and existing land use inventory, the City is essentially “built-out.” The growth focus is now turning towards infill development and redevelopment opportunities. **Exhibit FLU I – 1**, City of Miami Gardens Aerial Photograph, illustrates that, with few exceptions, Miami Gardens is a built-up area with a fully developed system of roadways. **Map FLU I-1 Existing Land Use, Maps FLU I-9 and 10**, Water and Sewer Service Area, **Map FLU I-11** Stormwater Inventory, **Map FLU I-12** Recreation and Open Space, and **Map FLU I-13** Functional Classification Map, illustrate that the City of Miami Gardens has a full range of established urban facilities and services. Therefore, the City of Miami Gardens is an existing urban service area, as defined in the Florida Statutes. See **Map FLU I -8** Urban Service Area Map.

a. Roadways

Miami Gardens' transportation network is set up on a grid system based on section lines and half section lines. This forms a mile to a half-mile grid of

roadways to carry traffic. At the present time, levels of service would be classified as adequate, with the majority of segments operating at LOS D or LOS E. Few segments are operating better than LOS C. These include portions of the Florida Turnpike and portions of NW 183rd Street, west of NW 22nd Ave. Fewer segments are operating at LOS F. These include NW 199th Street between NW 32nd Ave and NW 27th Ave, and again between NW 2nd Avenue and the City limits; most of NW 2nd Avenue; and half-mile segments on NW 37th Avenue, NW 22nd Avenue and NW 17th Avenue around the Palmetto Expressway. Most of the LOS E and F conditions are on roadway segments entering/exiting the city.

b. Transit

Twenty-two transit bus routes operate in Miami Gardens, twenty sponsored from Miami Dade Transit (MDT) and two from Broward County Transit. About 72,000 passengers board these routes on the average weekday. Weekday boardings equate to about 1.5 million, of the 1.9 million monthly boardings. The most popular routes include BCT Route 18, which carries about 321,000 boardings each month between the Golden Glades Transit Center and Broward County. Headways range from 15 to 60 minutes. Nine routes have headways of 20 minutes or less.

Transit improvements such as improved headways, extensions to the current routes and new routes, are being planned for the next five years as noted in the Miami Dade County's 2003 Five-Year Transit Development Program (TDP) and in Miami Dade County's People's Transportation Plan (PTP). Regarding future mass transit improvements within Miami Gardens, the North Corridor extension of the Metrorail will be along NW 27th Avenue with four proposed stations. According to the Final Draft North Corridor Metrorail Extension Supplementary Report, the proposed stations will be located south of the Palmetto Expressway at NW 163rd Street, at NW 183rd Street (Miami Gardens Drive), at NW 199th Street (Dolphin Stadium) and at NW 215th Street (Broward County Line/Florida Turnpike).

MDT offers a complementary para-transit service pursuant to the provisions of the Americans with Disabilities Act of 1990, called Special Transportation Service (STS). This service provides door-to-door transportation for people with disabilities who are unable to use Metrobus, Metrorail, and Metromover. STS can be used for work, school, shopping recreation, medical appointments, etc.

Ridership for Metrobus within Miami Gardens varies from month to month. According to the latest report, MDT Ridership Technical Report, about 19% of the total ridership of metro bus and STS services occurs within the City of Miami Gardens. Given that the proposed Future Land Use Plan Map is based on the City's three major transportation/transit corridors, NW 27th Avenue, State Road 7/NW 2nd Avenue and the Palmetto Expressway/State Road 826, there are no changes needed in the proposed Future Land Use Map (FLUM) regarding planned expansions and/or additional mass transit services.

c. Sanitary Sewer

Most land uses in the City of Miami Gardens are served by central sanitary sewer. There are only a few properties in the City served by septic tank systems. The Miami-Dade County Water and Sewer Department (WASD) provides the treatment, transmission and pumping facilities for sanitary sewer service within the City. Miami Gardens is located on the Northwestern boundary of the County's North Service District and is served by the County's North District Wastewater Treatment Plant. See **Map FLU I-10** for the sanitary sewer service areas.

The North District Plant has a design flow capacity of 112.5 MGD annually. The twelve-month maximum annual average daily flow (year 2004 to 2005) into the plant has been 89.85 MGD or 79.86% of the design capacity. In the year 2004, based on the estimated City population of 105,414 (BEBR estimates see Future land Use Element Population Projections), wastewater generation in the City was approximately 11% of the countywide treatment capacity.

The North District has not reached its average design capacity of 112.5 MGD. However, the next 5-10 year improvement plans will increase the capacity to 135 MGD. The City's sanitary sewer sub-element's goals, objectives and policies address the need to coordinate with Miami-Dade County to ensure efficient provision of wastewater treatment for existing and future development within the City of Miami Gardens and its adopted level of service.

d. Potable Water

The Biscayne Aquifer is the source of potable water in Miami-Dade County. The City of Miami Gardens receives its water service from Miami-Dade Water and Sewer Department (WASD), the City of North Miami Beach (NMB) and the City of Opa-Locka. The City is located in the County's north regional water service area, and is primarily served by the Hialeah, Preston and North Miami Beach Norwood Water Treatment Plants.

No private drinking water supply wells exist within the City. The potable water system collectively serves all residential and non-residential land uses in Miami Gardens and includes approx. 105,414 persons (2004 estimate) and over 30,000 housing units. See **Map FLU I – 9** for Potable Water Service Areas.

Based on year 2005 data, the countywide WASD system has a permitted annual average daily withdrawal capacity of 413.2 mgd and the maximum daily demand is 413.4 mgd. The Hialeah-Preston Treatment Plant has a permitted annual average daily withdrawal capacity of 199.19 mgd and a maximum annual daily permitted withdrawal capacity of 225 mgd. Per Miami-Dade Water and Sewer Department (WASD), the Hialeah-Preston Plant that provides potable water service to City of Miami Gardens has an estimated current level of service of 155 mgd per capita. See **Table INF III-7** for Demand Analysis (WASD). The Miami-Dade County system is interconnected and thus enables each service area to be connected to service on an as needed basis.

Based on year 2000 data, the NMB system has a permitted annual daily capacity of 23.02 MGD. The Norwood Plant has a capacity of 149 gallons/capita/day (56%). Per South Florida Water Management District estimates, the City of North Miami Beach has a current level of service estimated at 130 gpd per capita. See **Table INF III-8** for Potable Water Demand Analysis (North Miami Beach). North Miami Beach not only serves the City of Miami Gardens but also the City of North Miami Beach, Sunny Isles and portions of Miami-Dade County; therefore there may be an overlap the figures.

The estimated year 2011 City usage comprises about 4.77% of the total WASD permitted water treatment capacity, and about 66% of the total NMB permitted water treatment capacity.

The City's Infrastructure Element goals, objectives and policies address the need to coordinate with Miami-Dade County and the City of North Miami Beach to ensure efficient provision of potable water for existing and future development within the City of Miami Gardens.

e. Solid Waste

The Miami-Dade Department of Solid Waste Management provides residential garbage, trash and recycling collection service to the City of Miami Gardens. The neighborhood trash and recycling drop off centers are located at four locations, one being within city limits (Norwood Trash Recycling Center at 19901 NW 7th Avenue) and other three outside city limits.

The DSWM owns and operates major disposal facilities that include the Resources Recovery Facility (operated through an agreement with Montenay-Dade, Ltd.), North Dade Landfill, South Dade Landfill and Ash Landfill. Solid waste from these locations is collected by private haulers and disposed of in Miami-Dade County locations. The City's solid waste is taken to the North Dade Landfill located at 21500 NW 47th Avenue. Any other waste that cannot be processed at this location is taken to the County's Resource Recovery Facility (RRF) located in Miami-Dade County at 6900 NW 97 Avenue or South Dade Landfill located at 24000 SW 97 Avenue.

Solid waste generated in the City of Miami Gardens per 2005 population estimate, is about 4.5% of the total received at the RRF. The County's level-of-service standard is to maintain solid waste disposal capacity sufficient enough to accommodate waste flows to the system through long-term interlocal agreements or contracts along with anticipated non-committed waste flows for a period of five years. At the present time Miami-Dade County projects remaining solid waste capacity to be well in excess of the five year standard. The City will continue to coordinate with Miami-Dade County and applicable regional agencies to comply with regulations and furthermore educate its residents and businesses for active participation in waste recycling and reuse programs.

f. Drainage

The City of Miami Gardens, Miami Dade County, various entities of the state and the South Florida Water Management District (SFWMD) operate storm water management facilities and programs within the City. At the date of this writing consultants are assisting the City in preparing a Storm Water Master Plan, which will assist the City in mapping the storm water collection and distribution system, identifying issues of concern within that system and planning for improvements to the system. The Storm Water Master Plan will provide the basis for the drainage-related element of the CDMP as well as the Capital Improvement Element Project List. The Stormwater Master Plan will place pre-existing drainage deficiencies in the City on a priority basis, and provide for maintenance on system-wide drainage facilities. **Map FLU I-12**, Stormwater Inventory, provides a geographical depiction of stormwater facilities in Miami Gardens. The City anticipates taking over the storm water utility currently being administered by Miami Dade County.

g. Parks and Recreation

There are 16 city parks and 2 county recreational facilities within the city limits. The City has embarked on a parks master planning process to rehabilitate, redevelop and expand the existing system inherited from Miami Dade County. Already the City has developed master plans for two (2) city parks that have lead to funding from the Florida Recreation Development Assistance Program (FRDAP). Various bond funding plus additional grants and city revenues will be utilized to fund the results of the master planning process.

The Snake Creek Bike Trail is an overall concept of a greenway along Snake Creek Canal that was identified in the North Dade Greenways Master Plan. The trail proposes to be a strategic connection between the existing bicycle trails of Snake Creek Park in North Miami Beach and the Snake Creek Restoration Project & Greenway trail concept plan developed by the United States Army Corps of Engineers and South Florida Water Management District between Florida's Turnpike and NW 37th Avenue.

At the present time there are no foreseeable changes needed to the proposed Future Land Use Map (FLUM) regarding expansions and/or additional public and/or private parks.

2. Future Land Use Concept

The City's Future Land Use concept is explained here because it contains the major premises used in the analysis of vacant land. The concept reflects a combination of existing land use characteristics, currently approved planned developments, zoning and development trends.

- The City's population doesn't have much history. The 2000-2004 trend represents the only reliable history . There was very little growth prior to this decade. However, since incorporation and over the past year or two, there has been increased growth.

- While the City’s population projections are reasonable from a technical standpoint, the trend does not necessarily coincide with the pace of development on the ground. The Aerial and Existing Land Use Map show that the City is basically developed. The Planned Development map and inventory (**Map FLU I-2** and **Tables FLU I-6 and FLU I-7**) illustrate development that is immediately upon the City. Most of these projects are underway. Most of these projects will be completed in a few years, most within the 5-year planning timeframe.
- For planning purposes, the City’s greenfields are gone. Comparing the Aerial, the Existing Land Use Map’s depiction of vacant land and the Planned Development map confirms this conclusion.
- As reflected on the uncommitted Vacant Land Use Map (**Map FLU I-3**), the remaining uncommitted vacant land inventory reflects fragmented ownership of scattered parcels averaging about 2 acres each that probably will not result in significant development impact.
- The City’s neighborhoods are basically built out. Density-wise, they will not change much. That’s not to say that much work needs to be accomplished to revitalize, conserve and improve these areas. The City’s upcoming CDBG program, code enforcement, revitalized parks, a completed sidewalk and trail system, plus landscape are all necessary.
- The real commodity that the City has for future economic vitality regards its three transportation corridors. These three corridors, discussed in greater detail above, represent excellent access and major public investment, from the almost \$1 billion North Corridor MetroRail Extension on NW 27th Avenue to the State Road 7 Fast Bus/Transit Bridge projects and future Golden Glades Intermodal Center. Significant planning and implementation initiatives are taking place on all three corridors.
- Mixed use development and redevelopment of the three corridors’ obsolete commercial properties represents the smart growth alternative that will realize the City’s Community Vision plus support and reinforce the public transportation investment. As reflected in the Vision, new urban development should be geared to mixed-use and transit-oriented development. From the City’s standpoint, the community must make the most of these valuable properties. The City is already encouraging owners and developers to step outside of the existing zoning envelope to redevelop these properties. Once the plan is adopted, the City will adopt land development regulations that closely correspond to the use categories with accompanying Locational Standards and Design Criteria.

With the above givens and direction, a clear vision of the City emerges: the City’s development can be viewed as two distinct areas, corridors and neighborhoods. The City has called the neighborhoods “Neighborhood” and the corridors, “Commerce.” In short, Neighborhood areas will be conserved and enhanced; Commerce areas will be redeveloped and revitalized. A third area, “Preservation,” identifies parks, water, canals and similar permanent environmental features and lands. These concepts are depicted on

the Future Land Use Plan Map. A summary of land use acreages is provided in **Table FLU I-8**.

Within the structure of the three mixed land use designations of Neighborhood, Commerce and Preservation, typical “Use” categories such as Low, Medium and High Density Residential, Commercial and Office, etc were established to relate to density and intensity policies. These use categories will be subject to locational standards and design criteria policies that include access, buffering, number of stories, and other similar criteria. A summary overview of the Plan is depicted on the Future Land Use Density and Intensity table (**Table FLU I-9**). The table is for summary illustration purposes. The locational standards and design criteria are quite literally intended to “. . . establish meaningful and predictable standards for the use and development of land . . .” and “. . . to provide meaningful guidelines for the content of more detailed land development and use regulations.” (FAC Rule 9J-5.005(6)). The City recognizes that typical plans map numerous land use categories; that approach tends to closely resemble the existing situation, i.e., existing land use and zoning; that more conventional method also leads to small, incremental land use category map amendments that are closely tied to rezoning. The City’s proposal is intended to require a map amendment when a truly necessary and important change in intensity/density is being proposed.

The plan’s locational standards and design criteria closely integrate transportation and land use. The functional classification of roads is tied to specific land uses. While uses may appear flexible, the plan is quite strict and conservative. It closely aligns with the existing county plan as well as existing zoning. The City has been “testing” the plan’s policies and found initial drafts to be too restrictive of desirable infill and redevelopment projects. As currently proposed, the plan balances protecting established single-family neighborhoods with encouraging “higher densities that promote pedestrian-friendly, sustainable communities” (FS 163.3177(11)(e)).

When would a Future Land Use Plan map amendment be necessary? Answer: when a significant change is proposed, usually a change from Neighborhood to Commerce. The City’s plan emphasizes the protection of single family residential uses within Neighborhoods. An expansion of a Commerce area into a Neighborhood would require a full policy analysis plus impacts of maximum development potential upon services and land use compatibility. The City’s plan is designed to avoid the typical patchwork of small plan amendments in favor of fewer plan amendments when a truly significant policy change to a given area of the City is being considered.

The context of Miami Garden’s already-developed area cannot be underestimated. The City’s plan does exactly what a good plan does: It provides an easily understood development pattern of primarily lower intensity/density and residential development in Neighborhood areas, and higher intensity/density redevelopment and mixed-use infill in Commerce areas. Those principles infuse the Plan’s Goals, Objectives and Policies. The analysis that follows supports this direction, as does the element itself.

3. Character and Magnitude of Vacant/Undeveloped Land

Vacant land analysis is an important factor and another methodology that provides information on estimating the future growth of a City. The analysis provides an estimate

of lands available to accommodate the future population (additional residents) of Miami Gardens, and their suitability for development. This analysis takes into account the committed Planned Development Projects, and incorporates their development potential with the existing vacant (undeveloped) land, its density and the maximum number of future residents possible in each residential land use category. The analysis also provides a similar analysis of non-residential vacant land and future needs.

a. Vacant Land Analysis Methodology

The following methodology was utilized:

(1) Existing Land Use Map.

The Existing Land Use Map (**Map FLU I-1**) identifies all vacant lands in the City. The data utilized to compile the map was derived from Miami Dade County's GIS system. As noted in the inventory section, there are currently 1,128 acres of vacant land in the City. However, a portion of those lands has already been committed for development. The following sections explain the difference between committed and uncommitted vacant lands.

(2) Committed Vacant Lands/Planned Developments.

The Planned Developments Map (**Map FLU I-2**) and associated **Table FLU I-6**, Planned Developments depict lands with specific land use commitments. The acreages on this table do not necessarily show vacant lands. In some instances, it reflects total site area.

The projects listed are either recently completed, near completion or under development. One project in particular, the Commons, which is a proposed but approved townhouse development at the southwest corner of NW 27th Avenue and NW 207th Street, is not located on the map but has been added to the inventory and therefore removed from the vacant lands inventory. Several existing developed properties are also listed on the table due to their anticipated redevelopment potential.

Projects 16, 19 and 25 are part of the Dolphin Stadium Properties Development of Regional Impact. Per the City's Charter, the Development Order has remained under the County jurisdiction for the entire property. Tract 25, which contains approximately 50 acres of vacant developable land, also continues to be zoned and otherwise permitted by Miami Dade County. Tracts 16 and 19 are subject to the DRI but under the City's jurisdiction for zoning and other non-DRI matters.

Most of these projects have been planned for many years and are coming to fruition now due to the active real estate market in South Florida. A summary of committed land is provided in **Table FLU I-7**, Summary of Committed Land/Planned Developments. The table shows that the 631 acres of committed lands will yield approximately 2,527 dwelling units.

(3) Uncommitted Vacant Land.

While the Planned Development Map illustrates committed vacant lands within the City, **Map FLU I-3**, Uncommitted Vacant Land Use Map depicts uncommitted vacant lands by Future Land Use Designation. These lands are classified under the City's proposed future land use designations of Preservation, Commerce and Neighborhood. In order to calculate potential development within those designations, uncommitted vacant lands were identified using the current Miami-Dade zoning districts, which were then generalized by use category, i.e., Low Density Residential, Medium Density Residential, Suburban Commercial and Office, Urban Commercial and Office, etc. In this manner, the development potential was calculated conservatively by utilizing the highest use potential rather than the existing zoning classification, the latter of which would provide for significantly lower development potential. For example, all single family zoning in Commerce areas was classified as Medium Density Residential and calculated accordingly.

Table FLU I-9, Future Land Use Classifications provides a "rosetta stone" representation of how Future Land Use designations, uses within future land use designations, and existing zoning designations relate. In addition to aiding in the vacant land analysis, this table is intended to explain how the City's plan relates to existing zoning districts, how the plan translates and provides predictability to existing zoning, and foreshadow the City's direction in developing a new zoning code and zoning districts. The locational policies and design criteria in the Future Land Use Element's Goals, Objects and Policies provide the framework for future land development regulations, tied to the Comprehensive Development Master Plan and Future Land Use Element.

Table FLU I-10: Uncommitted Vacant Lands Development Potential Per City of Miami Gardens Plan, shows that out of almost 500 acres and almost 200 parcels, the development potential is for slightly more than 4,000 dwelling units and 4.6M square foot of nonresidential development.

The maximum future residential development potential was calculated by multiplying the acreage of each vacant land use with the maximum dwelling units permitted in that land use category. This creates the maximum development potential for that category. The total number of dwelling units possible for that vacant area was then multiplied by the percentage of housing occupancy for Miami Gardens (2000 U.S. Census) and then multiplied by the average household size for the City (U.S. Census 2000: 3.39 persons per household). This new figure is now representative of the maximum future residential development potential for Miami Gardens.

To calculate the maximum nonresidential development potential, the City used the Floor Area Ratios noted in the Future Land Use Classifications

table (see **Table FLU I-9**), which are the same FAR or coverage as that utilized in Miami-Dade County's comprehensive plan. Regarding several of the larger properties, the following is noted:

- Commerce Parcel at NW 27th Avenue and NW 215th Street: Planned for Metrorail Station parking lot.
- Neighborhood Parcel at NE 2nd Avenue and NW 207th Street: Planned Miami Dade County School.
- Neighborhood Parcel on north side of Palmetto Expressway between NW 27th Avenue and NW 22nd Avenue: Owned by a church.

(4) Market Conditions.

The City has begun receiving small but relatively intense proposals for urban, mixed-use redevelopment projects. For example:

- An automobile dealership site to be redeveloped with a 12-story building complex on 3.5 acres on State Road 7. It consists of 340 condominiums and 36,000 square feet of retail commercial. The applicant awaiting adoption of the comprehensive plan, instead of applying for separate plan amendment.
- An existing two-story apartment complex near State Road 7 to be redeveloped as a mid-rise condominium at approximately 50 dwelling units per acre.
- A 4-acre shopping center along Palmetto Expressway, which will be redeveloped as a 7-story office/retail complex with structured parking.
- A 10 story office building at Palmetto Expressway and NW 27th Avenue (public hearing pending)
- A strip center on State Road 7 to be redeveloped as a mixed-use project.
- An old big-box retail site on Palmetto Expressway to be redeveloped as a mixed-use complex.

Under current Miami Dade planning designations, many of these projects would require comprehensive plan amendments. The proposed land use plan, which shows all these properties as Commerce, may allow the proposed redevelopment activities subject to locational and design criteria. In addition, all these projects would require public hearing approvals pursuant to CDMP and LDR requirements.

(5) Transit Oriented Development (TOD) and New Urbanism Planning.

The City's vision to redevelop the area around NW 27th Avenue and NW 183rd Street into a town center is consistent with the adopted Miami Dade County Plan, which designates the area as a Metropolitan Urban Center.

However, due to intense speculation and market conditions, in May 2005 a moratorium was placed on approximately 112 acres in that area. After extensive public participation, a mixed-use plan was developed and a town center zoning code was being adopted at the time of this writing.

Additionally, the Miami Dade County Transit team is developing transit oriented, high intensity development scenarios for areas around the 27th and 183rd proposed station as well as the proposed station at 27th and 199th, i.e., the Dolphin Stadium. Scenarios for the stadium area are consistent with the current Miami Dade County Regional Urban Center and the City's comprehensive development master plan's future land use designations. Concepts for the Stadium area include approximately six thousand (6,000) dwelling units plus one million square feet of office and one million square feet of commercial. These concepts are considered to be long-range plans that would be implemented over a twenty-year timeframe. Implementation strategies are being formulated that include, but are not limited to, development regulations as well as financial incentives. In addition, interlocal agreements between the City, the County, FDOT and others are being considered in order to insure that all parties are in agreement with the plans and that all parties understand their roles in implementing the plans. These plans and accompanying strategies and agreements will be critical for the future Metrorail North Corridor extension into Miami Gardens.

Miami Dade Transit had already received several approvals and ratings from the Federal Transit Administration, which were favorable for obtaining a commitment from the Florida Department of Transportation for 25% of the costs to construct the system. Another 25% of the costs will come from the local sales tax adopted in 2002. The TOD plans being developed through Miami Dade Transit are part of the effort to secure the remaining 50% federal funding.

b. Residential Vacant Land

As noted in the Housing Element, there were approximately 32,417 dwelling units in 2005 in the City of Miami Gardens. The Element also notes that it is estimated that the City will need to accommodate a total of **32,251** households by **2011**, and **32,624** by **2016**. These figures translate into a housing need of 33,070 units in 2006, **34,153 units by 2011 (short range time frame)**, and **34,548 by 2016 (long range time frame)**. As such the housing need projections show a need for 1,478 dwelling units from 2006 to 2016. Based on the figures noted in the sections above, already-committed developments anticipate approximately 2,527 units within planned developments. Another approximately 4,097 dwelling units could be possible if all "uncommitted" vacant lands (see **Table FLU I-10**) were to develop at their maximum density. Therefore, the total possible number of dwelling units would be 6,624, which shows a

development potential of an additional 5,146 dwelling units. From a practical standpoint, development of the City's uncommitted, vacant land is anticipated to be minimal. The vast majority of additional dwelling units and households will occur within already committed, planned developments. As such, notwithstanding additional planned developments and redevelopment, there would be capacity for approximately 1,000 additional dwelling units (2,527 committed - 1,478 needed = 1,049).

As noted throughout this element, the City is close to build out and has started seeing a lot of redevelopment activity, especially along the commercial corridors. Old shopping centers or single-use developments are being demolished to provide mixed-use developments that use smart growth and sustainability principles in their designs. It is expected that this trend will continue, allowing the market to provide for the future housing demand. The Future Land Use map encourages this trend.

c. Non-Residential Vacant Land

As shown in **Table FLU I-10**, 189 acres of vacant property in the City have a land use designation of "Commerce" that permits a maximum FAR of 0.5 FAR for urban commercial, office or industrial uses, and up to 25 dwelling units per acre for residential. **Table FLU I-7** shows that there are approximately 354 acres of vacant commercial lands within planned developments.

The table analyzes the maximum development potential of the uncommitted vacant lands. For the purpose of calculating the future nonresidential development potential, the Commerce land use category was divided into the various use categories allowed: Urban Commercial and Office, Urban Industrial, and Medium Density Residential. The "Institutional" and "Parks & Recreational" acreages were omitted in this analysis.

The maximum future development potential was calculated by multiplying the acreage of each vacant land use with the maximum allowable intensity permitted in that land use category. **Table FLU I-10** shows the future development potential for vacant commerce lands to be 1.3 million square feet of urban commercial and office; 1 million square feet of Urban Industrial. This is an approximation, since exact square footage cannot be determined at this time for commercial and industrial developments. **Table FLU I-6**, Planned Developments show that an additional 1 million square feet of nonresidential could be provided within these developments. As noted in the residential section, the Future Land Use Map is encouraging the development of mixed-use communities and will concentrate the most intense development along the commercial corridors, protecting the established residential neighborhoods from encroachment.

d. Soils & Topography - Suitability for Development

Lands identified on the Vacant Land Map (**Map FLU I-3**) were compared to the Natural Resources Map, which includes soil classifications. There do not appear

to be significant constraints to development of uncommitted vacant lands due to soil characteristics.

Lands identified on the Vacant Land Map were also compared to the Topography Map, which includes elevations within the City. There do not appear to be significant constraints to development of uncommitted vacant lands due to topographic characteristics.

e. Natural Resources

Most of the City is characterized by Urban Land soils. The City lacks significant environmentally sensitive natural resources such as wetlands or flood plains. Therefore, after comparing uncommitted vacant lands to natural resources, the conclusion is that development of such lands will not be constrained by natural resources.

f. Historic and Archeological Resources

Miami Gardens did not realize major development until the 1960's and as such there are no historically significant resources located within the City. However, according to the Miami-Dade County Office of Historic Preservation, there are eleven (11) archaeologically significant sites within the city limits. These sites are mainly identified as "Prehistoric Midden" from the years 750BC to 1750AD. The most significant site located within the City limits is the Honey Hill site just south east of Dolphins Stadium identified as an "Everglades Tree Island"; a 3000BCE Seminole Indian hunter's camp site. The site is designated by Miami-Dade County as an official Archaeological Site, is gated and protected through Miami-Dade County Office of Historic Preservation and the State of Florida Office of Cultural and Historic Programs. The current land use designation per Miami-Dade Land Use Map for the site is Business and Office. The City's Future Land Use Map also designates the site as Commerce. The Stadium is subject to the Development of Regional Impact's Development Order. This land is permanently protected from development or any other encroachment. Appropriate objectives and policies will be formulated in this element and the Conservation element of the CDMP to address historic and archaeological resources and their protection in the City.

The City has a collection of mid-century Modern architecture that has been dubbed Miami Modern, or MiMo for short. The City's logo, a parabolic arch similar in shape to the St. Louis Archway but much smaller, represents a MiMo icon. The City has recognized its collection of MiMo buildings and is seeking state funding to document the architectural value of these structures and eventually develop design guidelines aimed at preserving the original integrity of significant buildings. In addition to the arch, many structures within the Sunshine State International Park industrial area are wholesale/industrial examples of MiMo and will be included in the proposed study. In addition, the City will develop design guidelines to encourage MiMo elements to be integrated into new buildings.

4. Future Land Use Needs

The vacant land use analysis shows the capacity of both residential and non-residential vacant lands to accommodate the additional population expected in the City in the next 20 years. The City has already approved about 2,527 dwelling units out of the maximum 6,624 dwelling units that could be accommodated within the City limits.

The non-residential uses show the ability for new and infill development for approximately 6 million square feet of commercial, office and industrial development. It is anticipated that in the future, Miami Gardens will experience growth through infill development and redevelopment occurring somewhat synonymously with previously presented population trends and analyses.

The Housing Element shows a need to accommodate an additional 8,217 dwelling units by 2015.

E. FUTURE LAND USE PLAN

This section of the Future Land Use Element translates the previous analysis into a visual scheme, the Future Land Use Map, **Map FLU I-6**, which assigns proposed land use categories to all parcels within the City limits. This task includes the projection of the amount of land for different land use categories that will be necessary to accommodate future population growth. The methodology used to project the future demand for the various land uses was based on the existing land use acreage, population projections, and development trends.

This section describes the land use categories depicted on the City's Future Land Use Map (**Map FLU I-6**). As noted in the inventory and analysis sections, the City of Miami Gardens is a very urban community with a balanced mix of land uses, a complete transportation system in place, with very few environmental constraints and with little potential for expansion of municipal boundaries. Therefore, the Future Land Use Map was created based upon the existing land use patterns of the City, Miami Dade County's adopted Future Land Use Element/Map, planned developments, existing zoning, and the City's Vision. This section shows the amount of land allocated for different land use categories that will accommodate additional growth in the City.

Miami Gardens proposes a Future Land Use Element and Map that promotes an integration of smart growth principles that will enable the population to achieve "livable" communities. Smart Growth principles will be supported through walkable neighborhoods, compact mixed use developments, proximity to mass transit, redevelopment opportunities and rewarding communities by creating a balance between jobs and housing. This approach will mitigate the current suburban development patterns that allow for a separation of land uses and stereotypical suburban development and will be implemented and enforced through the application of Smart Code-based land development regulations.

Table FLU I-8 lists the new future land use categories and their approximate acreage. **Table FLU I-9** shows the density and intensity of future land use as applicable to the City of Miami Gardens. When compared with the Existing Land Use Classifications table (**Table FLU I-1**), it is evident that the pattern of residential land use is similar in nature.

The comparison shows that existing residential use is approximately 5,066 acres, or about 38.18% percent of the total area of the City. The Future Land Use Map Acreages table (**Table FLU I-8**) shows that “Neighborhood” residential use is the predominant use comprising of approximately 6,328 acres or 48% of the City. This Neighborhood classification encompasses all categories of residential and supporting neighborhood commercial, public and quasi public uses.

There are approximately 2,686 acres (20% of the City area) shown on the Future Land Use Map as “Commerce”. The existing land use map shows 1,140 acres of commercial, industrial and airport accounting for 14% of the total area of the City. The remaining land use of “Preservation” constitutes of about 727 acres or 5% of the total area of the City.

At this time there are no significant land uses that are incompatible with the existing Miami-Dade County or the proposed City of Miami Gardens Future Land Use Map. **Table FLU I-9** and Future Land Use Map (**Map FLU I-6**) will be adopted as the official future land use map and table.

Based on the need to guide new development and redevelopment into an urban form that balances the automobile and pedestrian needs, and to encourage the development of mixed-uses, the City has opted to utilize more general and balanced land use categories to guide future land use patterns. Using broader land use categories will ensure that the City continues to provide for complete neighborhoods, healthy and vibrant commercial areas, and adequate service and recreational facilities. The City will rely heavier on zoning maps and performance criteria in the land development code to ensure the balanced mix.

1. Future Land Use Categories.

a. Neighborhoods

The City’s new Neighborhood land use category will ensure the continued existence and enhancement of already established residential areas that, while predominantly single family residential, also include many other land uses that are typically and appropriately located in places that are primarily devoted to where people live. Schools, professional offices, convenience stores, parks and the like intersperse many neighborhoods. There are also utilities.

The Neighborhood category allows a limited range of uses such as low to high-density residential, limited commercial and office and mixed-use. Residential densities caps will be applied depending on location, access and design criteria. Densities caps for the residential uses mentioned will range from up to 6 units per acre, to 50 dwelling units per acre.

Other uses that can potentially locate in Neighborhood areas include Suburban Commercial and Office (up to a 0.5 FAR) and Mixed-Use developments with a maximum density of 25 units per acre and a maximum 1.0 FAR.

Table FLU I-12 contains a summary of the policies and criteria that will be applied to Neighborhood areas. The detailed criteria for the application of the various density/intensity ranges is contained in the goals, objectives and policies

section, and will also be expanded in the Land Development Regulations. As noted in previous sections, the City has been testing the locational and design criteria and found that they will serve the purpose of achieving a better development mix and balance without impacting existing established residential neighborhoods.

b. Commerce Areas

The City's new Commerce future land use category will ensure the continued existence and enhancement of already established commercial and industrial areas which, while predominantly non-residential at this time, will also encourage support residential uses in the future in an effort to create vibrant centers and live-work communities.

As noted on **Table FLU I-12**, the Commerce category will allow a wide range of uses from medium density residential to urban industrial areas. Residential densities will vary from a maximum of 25 dwelling units per acre to 50 units per acre. Non-residential development intensity will also vary depending on location and use mix. The maximum intensity that will be allowed ranges from 0.5 for urban commercial and office to 3.0 in the Golden Glades area.

Table FLU I-12 contains a summary of the policies and criteria that will be applied to Commerce areas. The detailed locational and design criteria for the application of the various density/intensity ranges are contained in the goals, objectives and policies section, and will also be expanded in the Land Development Regulations. As noted in previous sections, the City has been testing the locational and design criteria and found that they will serve the purpose of achieving a better development mix and balance in line with the recent development and redevelopment trends.

Some future projects that will reinforce the goal of creating vibrant live-work communities concept include the plans for a new Town Center (described below under Infill & Redevelopment) and the following transportation related projects:

Livable Community Study for State Road 7:

The City received Florida Department of Transportation funding for a Livable Communities Study for the State Road 7 corridor. The project will study the transportation aspects of the facility and, through technical study and public participation, chart a future functional and aesthetic plan for the area. The study will be coordinated with the State Road 7 Collaborative and should be completed during 2006.

MetroRail Stations:

Four MetroRail Stations are planned at NW 163rd Street, 183rd Street, NW 199th Street and NW 215th Street. These stations will provide the basis for implementing transit oriented development standards and guidelines.

c. Preservation Areas

The Preservation Future Land Use category is intended to apply to many of the City's natural and manmade resources that are anticipated to remain as permanent land uses for the foreseeable future. The Preservation designation includes waterways such as canals and streams, lakes, the City's parks and the rights-of-way associated with such areas and wetlands.

2. Infill and Redevelopment

The City's major transportation corridors evidence many obsolete and deteriorated strip centers. The City's plan is built on redeveloping and revitalizing these areas, which are designated as Commerce on the Future Land Use Plan Map. The City is developing a transportation concurrency management area to insure that more intensive infill development and redevelopment can be accomplished while continuing to maintain adequate level of services, especially and in particular regarding transportation.

Code enforcement is a major issue in Miami Gardens because the area has been neglected for so long. One of the reasons why the community sought incorporation was because of the governmental neglect of the area. The City's inherited parks reflect neglected public facilities; worn out, obsolete and worse, the City has had to replace dangerous and failed electrical wiring in buildings and ball field lighting. The City has implemented an aggressive program of code enforcement. Almost all neighborhoods require code enforcement with some being more acute. Rampant un-permitted building additions and renovations are now being rectified on a case-by-case basis. The City has obtained a grant from Miami Dade County's Community Development Block Grant program to expand the City's code enforcement activities.

Significant efforts by Code Enforcement and Public Works Departments are laying the framework for future maintenance and infill development within the City. New developments taking place within the City are upscale residential developments. Community Development Districts are being utilized to fund improvements and provide maintenance for the future in both single family and multi-family developments. After almost thirty years of insignificant retail commercial development, the City is also witnessing a non-residential growth spurt through developments such as two Super Wal-Mart stores and a Home Depot. **Map FLU I-2**, Planned Developments and **Table FLU I-6**, Planned Development Inventory contain some more information on these projects.

While new buildings are being constructed, many of the City's earliest commercial buildings, including many MiMo structures built in the 60's and 70's, must be recertified per 40-year building recertification requirements. The City needs to work with owners to insure that timely recertification is accomplished and encourage properties to be improved in general, especially regarding landscaping and other beautification improvements.

In keeping with the Community Vision (see **Appendix A** for Community Vision summary), the City has pursued the development of a mixed-use Town Center (see **Appendix B** for Town Center documents). This project involves revitalization and redevelopment of 145 acres around NW 183rd Street/Miami Gardens Drive and NW 27th

Avenue. The final plan for the Town Center was the result of significant public participation. This project utilizes New Urbanism and Transit Oriented Development principles to ensure vitality and growth of the community. Funding for project planning was made available through Miami Dade County's Community Development Block Grant program. As a short-term, results-oriented project to improve the 27th Avenue/183rd Street area, the City is implementing a Façade Grant Program that is also funded through the Miami Dade County Community Development Block Grant program.

Also as noted above, Miami-Dade County's Transit Department has facilitated transit oriented development plans for the proposed North Corridor Metrorail Extension stations on NW 27th Avenue at 183rd Street and 199th Street. These plans contemplate intensive developments in these areas. In addition to the Town Center Zoning District, the City plans on adopting additional TOD regulations applicable to the 199th Street area. Further, the City contemplates interlocal agreements between the City, the County, FDOT and other involved parties to agree upon plans, responsibilities and implementation steps to realize the TOD-based plans as part of the Metrorail North Corridor extension project.

Another project that addresses redevelopment within the City is through an FDOT District VI Livable Communities Grant that will address transportation enhancements on State Road 7/U.S. 441/NW 2nd Avenue from NW 215 Street/County Line Road to Golden Glades Interchange. The City of Miami Gardens is also a member of the State Road 7 Collaborative and will join the regional efforts towards redevelopment of State Road 7.

Furthermore, the City has obtained technical assistance from Florida Atlantic University (FAU) Center for Environmental and Urban Solutions (CUES) to develop a specific vision and design guidelines for Palmetto Expressway/SR 826 corridor from Golden Glades interchange to NW 57th Avenue (the City's limits). This project anticipates revitalization of intersection areas as well as transforming traffic-oriented parallel access roads into more pedestrian-oriented streets.

3. Annexation

The City limits that were established in May of 2003 were carefully considered. The unincorporated areas adjacent to the city are existing neighborhoods that were not interested in becoming part of the City. The City of Miami Gardens does not have plans for annexing additional lands.

4. Community Design

Miami Gardens was incorporated on May 13, 2003 as a result of the community becoming proactive. Looking back into its history, the area now known as Miami Gardens went through three "changes". Through these changes during the 60's, 70's-80's and lastly through the 90's, the area became neglected and depressed encountering many socio-economic problems within the predominantly African-American community. At this time, community leaders envisioned the neglected and declined area as an innovative place for redevelopment and an opportunity to take control of their own destiny.

The City has inherited many issues that are being dealt through Code Enforcement and Public Works programs. The City has also developed its Keep Miami Gardens Beautiful (KMGB) Program and provides community workshops and incentives for beautification.

F. COMPARISON OF CITY'S PROPOSED FUTURE LAND USE PLAN WITH EXISTING MIAMI DADE COUNTY FUTURE LAND USE PLAN

A comparison of the City's Future Land Use Plan concepts with the existing Miami-Dade plan provides an opportunity to highlight similarities and differences as well as further discuss the City's reasons for taking the proposed approach. **Table FLU I-13 Comparison of City and County Land Use Categories** displays the comparison.

1. Integration of Land Use and Transportation.

The core concept of the City's Plan is that major development will occur along the City's three major transportation corridors. The City's plan further welds roadway functional classification with land use locational policies. Such policies provide for access requirements and much more. In addition to the Future Land Use Designations of Neighborhood and Commerce, the establishment of specific uses is tied to proximity and access to roads based on function and proximity to intersections. The County's Future Land Use Plan map depicts major road lanes which do not appear to be as directly linked to land use.

In 2006 Senate Bill 360 becomes the most revolutionary planning tool, since the mid 1980's. Every municipality in Miami Dade County, particularly those that use the various exceptions currently, will feel the ramifications. Transportation Concurrency Management Areas (TCMA) allow for development to occur in adequately justified areas as approved by DCA, as long as mobility is maintained. These also allow for the use of an area wide level of service, which enables level of service to be aggregated over a series of parallel facilities, as opposed to on one specific link. Pursuant to Ch. 163 F.S. and Administrative Rule 9J-5, the City of Miami Gardens has undertaken the development of four Transportation Concurrency Management Areas (TCMAs), across the City. During the performance of the inaugural Comprehensive Development Master Plan, and Transportation Master Plan, the City discovered the need to address growth management in a proactive manner. The City's Future Land Use Element encourages higher density, transit oriented development along major transportation corridors, especially in terms of redevelopment opportunities. The Data and Analysis in the Transportation Element discovered that many facilities were approaching undesirable Level-of-Service (LOS) thresholds. To continue growth in a responsible manner and address roadway LOS thresholds, establishment of a system of area-wide level of services will provide a balanced approach to growth and provide incentives for transit within already established transportation corridors. See **Map FLU I- 14** for the City's Transportation Concurrency Management Areas.

2. Number of Categories.

The County has 20 land use designations plus three “overlay” urban center designations for a total of 23 mapped designations. The City has three mapped land use designations within which are 16 “Use” categories. These “use” categories will be directly related to zoning. Notwithstanding these different designations and accompanying approaches, the two Future Land Use Maps look strikingly similar.

3. Residential Density and Neighborhoods.

Both plans have similar density ranges for residential development. The City’s density ranges more closely resemble existing zoning classifications. The City’s density ranges do not overlap. The City’s locational standards and criteria provide for fewer stories in Neighborhood areas than Commerce areas for the same density.

The City’s Neighborhood designation is a mixed-use designation that combines conventional residential categories (Low, Medium, High), into one mixed use, primarily residential designation that is interspersed with community facilities such as parks and schools as well as small-scale commercial uses. Again, little change in density or intensity is anticipated in the City’s neighborhoods. Anticipated density changes for infill development projects will be small, localized sites that will not effect the overall plan.

4. Relationship to Zoning.

The County’s plan provides various relationships to zoning, some of which are explicit. For example, the County plan states that existing zoning is consistent with the plan, regardless of whether the map designation is consistent. The County plan also provides that residential densities in Business and Office areas may be increased based in part on existing zoning.

The City’s Plan provides that Locational Standards and Design Criteria and related policies in the goals, objectives and policies will be translated into land development regulation code requirements. The Future Land Use/Use/Zoning Equivalency table (see **Table FLU I-14**) demonstrates the feasibility of this approach, which will translate the plan into regulation and transition from existing zoning districts/regulations into a new regulatory system.

5. Mixed-use Urban Infill and Redevelopment Areas.

The City’s Commerce designation combines the County’s Business – Office, Industrial, Multiple Family and Urban Center designations along the three major transportation corridors, and adds the two universities. The resulting plan provides what the City perceives as a clearer, simpler and more accurate depiction of both existing and future development. Looking at the Existing Land Use Map one notices that areas designated Industrial are, in reality, already substantially mixed use. For example, the Sunshine State International Park area is interspersed with both industrial and commercial uses. The Palmetto Lakes Park area includes substantial multiple-family residential and commercial as well as industrial uses. While both universities are depicted as educational, in reality

they are mixed use areas with dormitories, offices, sports facilities, and an array of institutional activities as well as actual classrooms.

6. Conventional Commercial and Industrial Uses.

Intensities for stand-alone commercial (business)/office and industrial uses are the same in both plans at 0.5 FAR.

7. Urban Intensities.

Both City and County Urban Center/Core designations are conceptual at this time. The City's urban uses within Urban Center and Urban Core, while including density criteria as well as floor area ratios, have higher minimum but lower maximum FAR's and are generally less intense than the County's highest Urban Center designations. The County's FAR's range from 0.5 to 4.0; the City's FAR's range from 1.0 to 3.0. The County's 3 types of Urban Center designations are Regional, Metropolitan and Community. Ten (10) such Urban Center circles appear to be located on NW 27th Avenue. A Metropolitan Urban Center at the Golden Glades appears to overlap part of the Sunshine State International Park, an industrial area. The City's Urban Center and Urban Core uses are tied to locational standards and criteria within Commerce areas centered on the three major transportation corridors. The more intensive Urban Core is applicable to the Palmetto Expressway and State Road 7 Corridors. It is difficult to know exactly where these urban uses will actually be located due to the vagaries of property ownership and individual investment decisions. That is another reason why the City has not attempted to specifically map Urban Core or Urban Center areas. It is impossible to do so. The County approach recognized this with generalized circles depicting urban centers. Therefore, in addition to compliance with the plan's locational standards, criteria and other policies, any such project will also involve a rezoning hearing.

It is further noted that the City's Commerce areas are similar to the County's Urban Center designation of NW 27th Avenue. While the placement of the circles is somewhat arbitrary, Regional at the Stadium and Metropolitan at NW 183rd Street help define provide magnitude indicators. The City has recognized, based on actual development proposals, that urban uses are being proposed along all three of the corridors, primarily at major intersections and in relationship to arterial roads. Given current conditions with regional efforts to revitalize State Road 7, the County might have extended the Urban Center circles onto that road plus at the intersections of the Palmetto Expressway. The City simply proposes that these transportation corridors be treated similarly

The radii applicable to the County's Urban Center designations and the City's access criteria, especially for the City's Urban Center and Urban Core Uses, are similarly intended to provide for walkability, livability, mobility, transit oriented development, etc.

8. Comparison of Impact of New City Plan and Existing County Plan Upon Water, Sewer, Solid Waste and Other Services

A key question that one might ask is whether the new City plan would place greater or lesser impact upon services, especially potable water, sanitary sewer, solid waste and transportation. At the date of this writing, potable water was considered to be an

especially critical issue in Miami Dade County. Graphically, the Future Land Use Plan maps of the proposed City plan and the existing County plan look similar. After all, it's the same place. So, while the approaches are different, the illustration looks about the same. However, will the City's plan generate more development? Given that redevelopment is difficult to predict in either plan, a comparison of the development potential for uncommitted vacant land should shed light on this important question. **Table FLU 1-10** and **Table FLU I -11** reflect calculations of uncommitted vacant land development potential for the two plans. As can be seen, there is a very slight, even negligible difference between the plans of 70 dwelling units. In conclusion, the City of Miami Gardens' new Comprehensive Development Master Plan neither increases nor decreases the impact of development upon urban services in an appreciable manner.

Table FLU I - 1: Existing Land Use in Miami Gardens

LAND USE CLASSIFICATIONS	ACRES (APPROX.)	% OF TOTAL
Single Family Residential	4,293	32.36
Multi Family Residential	564	4.25
Mobile Home Parks	19	0.14
Commercial	997	7.52
Industrial	832	6.27
Institutional	434	3.27
Educational	569	4.29
Airport	59	0.44
Parks & Recreational Open Space	249	1.88
Undeveloped (Vacant)	1,128	8.50
Transportation	3,526	26.58
Agriculture	0.72	0.01
Water	596	4.49
Total	13,267	100.00

Source: City of Miami Gardens Planning and Zoning Division, Miami Dade County Existing Future Land Use Map.

Table FLU I - 2: Historical Population Growth and Future Projections

YEAR	Miami-Dade County Population	Miami Gardens Population	Miami Gardens % of County
1990	1,937,194	98,105	5.06%
2000	2,253,362	100,809	4.47%
2004	2,379,818	105,414	4.43%
2005	2,422,075	105,457	4.35%
2006	2,437,022	107,579	4.41%
Sixteen year trend 5.06 - 4.41 = 0.65 percent reduction			
Annual average reduction for sixteen year period = 0.65 / 16 = 0.04 percent			
2010	2,605,900	110,751	4.25%
Short Range Timeframe: 2011	2,639,020	111,103	4.21%
2015	2,771,500	112,246	4.05%
Long Range Timeframe: 2016	2,802,720	112,389	4.01%
2020	2,927,600	112,713	3.85%
Sources and Methodology:			
1990 and 2000: US Census as compiled by Miami Dade County Planning and Zoning Department			
2004, 2005, 2006: University of Florida Bureau of Economic and Business Research Estimate, County and City			
2010, 2015, 2020: University of Florida Bureau of Economic and Business Research Mid Range Projections of Miami Dade County Population, obtained 10-11-06 from BEBR			
2011 and 2016 Miami Dade Populations are extrapolations from the 2010-2015 and 2015-2020 time periods, respectfully.			
2010 through 2020 Miami Gardens populations are based a straight line projection of the 1990-2006 16 year trend of declining portion of county population. Compiled by City of Miami Gardens Department of Planning and Zoning			
Planning Time Frames: Short Term: 2011; Long Term: 2016			

Table FLU I - 3: Planned Developments Inventory

MAP ID	PROJECT NAME	LOCATION	FOLIO NO.	TYPE OF USE	ZONING	BLDG. SF./ UNITS	ACRES
1	Vineyards @ Portofino Gardens [Tract C]	NW 208 th ST & NW 14 th Place	34.1135.000.0010	Townhome	PAD	93 units	8
2	The Falls @ Portofino Gardens [Tract I]	NW 208 th ST & 9 th Place	34.1135.000.0010	Townhome	PAD	96 units	10
3	Grove @ Portofino Gardens [Tract A]	NW 215 th ST & NW 14 th Place	34.1135.000.0010	Townhome	PAD	268 units	15
4	Majorca Isles @ Portofino Gardens [Tract J]	NW 215 th ST & NW 13 th Court	34.1135.000.0010	Townhome	PAD	87 units	7
5	Walden Commercial	NW 215 th ST & NW 14 th Place	34.1135.000.0010	Townhome	BU-1A	N/A	6
6	Willow Lake Townhouses	NW 202 nd & East of US-441	34.1136.000.0040	Townhome	RU-4M RU-4L	121 units	9
7	Legacy Pointe	Between NW 5 th Ave & NW 7 th Ave; South of NW 175 th ST	34.2112.031.0011	Townhome	RU-4M RU-4L	284 units	13
8	Sol Vila	NW 170 th ST & NW 23 rd Ave	34.2110.003.1091	Single Family	RU-1	8 units	2
9	Coconut Cay - D.R. Horton	NW 207 th ST & NW 7 th Ave	N/A	Single Family	RU-1M	543 units	107
10	Venetian Homes	NW 163 rd & NW 45 th Ave	34.2117.002.0110	Townhome	RU-2	161 units	5
11	Oak Gardens	17601 NW 27 th Ave	34.2110.002.0120	Townhome	RU-4A	60 units	2
12	Country Club Townhomes	20331 NW 15 th Ave	34.1135.017.0020	Townhome	RU-4M	19 units	1
13	Universal Truth Center for Better Living	21310 NW 37 th Ave	34.1132.001.0020	Institutional	BU-3	70,000 s.f.	3
14	CVS Pharmacy	SW Corner of NW 199 th ST & NW 37 th Ave	34.2105.001.0020	Retail	BU-1A	15,132 s.f.	2
15	Wal-Mart @ Golden Glades	SW Quadrant of State Rd. 7 & NW 177 th ST	34.2112.000.0085	Retail	BU-1A	228,095 s.f.	40
16	Wal-Mart @ Pro Player Stadium	NW 199 th & NW 27 th Ave	34.2103.001.0070	Retail	BU-2	206,577 s.f.	31
17	Guzman Homes	NW 188 th ST & NW 37 th Ave	34.2104.002.0060	Single Family	RU-TH	9 units	1
18	M&M Investments, Inc.	NW 27 th Ave between NW 175 th ST & NW 177 th ST	34.2109.022.0020	Retail	BU-2	21,707 s.f.	2

19	Home Depot	NW 199 th & NW 27 th Ave	34.2108.001.0710	Retail	BU-2	104,886 s.f.	14
20	Carol City Community Center	NW 199 th ST & NW 32 nd Ave	34.2104.001.0030	Community Center	BU-1A RU-5A	50,489 s.f.	24
21	Universal Storage	2765 NW 207 th ST	34.1133.003.0060	Storage Facility	BU-1	94,000 s.f.	3
22	Metroflex 441	20200 NW 2 nd Ave	34.1136.059.0010	Warehouse	BU-2	32 units	3
23	Business Park on the Palmetto	16600 NW 54 th Ave	34.2118.019.0010	Business/Industrial Park	IU-C	72,510 s.f.	4
24	Moratorium Area - Future Town Center for Miami Gardens	NW 183 rd ST & NW 27 th Ave	N/A	Mixed-Use Town Center	BU-2	N/A	145
25	Dolphins Center	2269 NW 199 th ST	34.1134.011.0010	Stadium	BU-2	N/A	208
26	Mannheim Auto Auction	3900 NW 215 th Street	34.1132.000.0140	Vacant	RU-1Z IU-1	145,000 s.f.	76
27	Lubuvitch Education Center	17330 NW 7 th Ave	34.2112.000.0140	Educational Facility	BU-1A	N/A	7
28	Interstate Holdings, LLC	17300 NW 7 th Ave	34.2112.000.0081	Vacant Hospital	BU-1A	N/A	4
29	Jordan's Landing	20200 NW 37 th Ave	34.1132.001.0350	Townhome	RU-1	60 units	9
30	Shoppes at Ives Dairy	NW 2 nd Ave & NW 199 th ST	34.2101.012.1190	Retail	BU-2	26,125 s.f.	2
31	Stadium Corners	NW 191 st ST and NW 27 th Ave	34.2104.046.0010	Retail	BU-1A	N/A	8
32	Park Centre Business Park	Park Centre Boulevard & NW 167 th ST	34.2111.028.0040	Business Park	BU-3	N/A	4
33	Vista Verde	208 NW 41 st Ave	34.1132.018.0620	Single Family	RU-1Z	11 units	9
34	Venita, LLC	SE corner of NW 153 rd ST & 32 nd Ave & 42 nd Ave connector	34.2116.014.0410	Office	IU-1	4 units	0.8
				Warehouse			
35	Commons		34.1133.003.0110	Townhome	BU-1A/RU-4L	154	3
36	Emerald Place			Townhome	RU-4	600 units	35

Source: City of Miami Gardens, 2006

Table FLU I - 4: Summary of Committed Land/Planned Developments

FLUM DESIGNATION	DWELLING UNITS	RESIDENTIAL ACRES	COMMERCIAL/ OFFICE ACREAGE	INDUSTRIAL ACRES	INSTITUTIONAL ACRES	TOTAL ACREAGE
Commerce	1,038	51	149	201	7	408
Neighborhood	1,489	192	2	2	3	199
Preservation					24	24
Totals	2,527	243	151	203	34	631

NOTE: The planned developments list shows 866.8 acres, which are not all vacant acreage.

Source: City of Miami Gardens, 2006

Table FLU I - 5: Future Land Use Map Acreages

LAND USE DESIGNATION	ACREAGE	%
Neighborhood	6,328	47.70
Commerce	2,686	20.25
Preservation	727	5.48
Transportation/ROW	3,526	26.58
Total	13,267	100.00%

Source: City of Miami Gardens, April 2006

Table FLU I - 6: Future Land Use Classifications for Miami Gardens

LAND USE DESIGNATION		USE	DENSITY: DWELLING UNITS PER ACRE (DU/A) / INTENSITY: FLOOR AREA RATIO (FAR)	CLOSEST CORRESPONDING EXISTING MIAMI-DADE COUNTY PLAN DESIGNATIONS
Neighborhood	1	Low Density Residential	2.5 – 6 DU/A	Low Density: 2.5-6 DU/a
	2	Low-Medium Density Residential	7 – 15 DU/A	Low-Medium Density: 5-13 DU/a
	3	Medium Density Residential	16 – 25 DU/A	Medium Density: 13-25 DU/a
	4	Medium – High Density Residential	26 – 50 DU/A	Medium-High Density: 25-60 DU/a
	5	Suburban Commercial and Office	0.5 Floor Area Ratio	Business and Office, Office/Residential: 0.5 FAR
	6	Mixed Use Planned	Up to 25 DU/A, 1.0 FAR	---
Commerce	7	Urban Commercial and Office	Up to 0.5 Floor Area Ratio	Business and Office, Office/Residential: 0.5 FAR
	8	Urban Industrial	Up to 0.5 Floor Area Ratio	Industrial and Office: 0.5 FAR

LAND USE DESIGNATION		USE	DENSITY: DWELLING UNITS PER ACRE (DU/A) / INTENSITY: FLOOR AREA RATIO (FAR)	CLOSEST CORRESPONDING EXISTING MIAMI-DADE COUNTY PLAN DESIGNATIONS
	9	Medium Density Residential	16 – 25 DU/A	Medium Density: 13-25 DU/a
	10	Medium-High Density Residential	26-50 DU/A	Medium-High Density: 25-60 DU/a
	11	Urban Center	Minimum 1.0 to Maximum 3.0 Floor Area Ratio	Community Urban Center: 0.5-1.5 FAR; Metropolitan Urban Center: 0.75-3.0 FAR
			26 -50 DU/A	
	12	Urban Core	Minimum 1.0 to Maximum 3.0 Floor Area Ratio	Regional Urban Center: 2.0-4.0 FAR
			51 - 100 DU/A	
13	Golden Glades Area	Minimum 1.0 to Maximum 3.0 Floor Area Ratio 51 - 100 DU/A	Regional Urban Center: 2.0-4.0 FAR	
Preservation	14	Canals	Development limited to environmental function and open space / park / recreation. Maximum 0.01 Floor Area Ratio	Parks and Recreation; Environmentally Protected Parks; Water
	15	Lakes and Water Bodies		
	16	Public Parks		

Source: City of Miami Gardens Planning Department, January 2006

Table FLU I - 7: Uncommitted Vacant Lands Development Potential Per City of Miami Gardens Plan

VACANT LAND USE	# OF PARCELS	VACANT LAND ACREAGE	MAXIMUM ALLOWABLE DWELLING UNITS/ACRE	MAXIMUM ALLOWABLE FAR	MAXIMUM POSSIBLE DWELLING UNITS/ACRE	MAXIMUM DEVELOPMENT POSSIBLE IN SQUARE FEET
NEIGHBORHOOD	142	308			2,122	2,243,340
Vacant Low-Density Residential	78	142	6	-	852	-
Vacant Low-Medium Density Residential	26	48	15	-	720	-
Vacant Medium Density Residential	2	8	25	-	200	-
Vacant Medium-High Density Residential	6	7	50	-	350	-
Vacant Suburban Commercial and Office	30	103	-	0.5	-	2,243,340
COMMERCE	54	189	-	-	1,975	2,395,800
Vacant Urban Commercial and Office	22	63	-	0.5	-	1,372,140
Vacant Urban Industrial	14	47	-	0.5	-	1,023,660
Vacant Medium Density Residential	18	79	25		1,975	-
PRESERVATION		0		0		0
TOTALS	196	497	-	-	4,097	4,639,140

Source: City of Miami Gardens Planning and Zoning Department, March 2006

Table FLU I - 8: Uncommitted Vacant Lands Development Potential Per Existing Miami Dade County Plan

VACANT LAND USE	# OF PARCELS	VACANT LAND ACREAGE	MAXIMUM ALLOWABLE DWELLING UNITS/ACRE	MAXIMUM ALLOWABLE FAR	MAXIMUM POSSIBLE DWELLING UNITS/ACRE	MAXIMUM DEVELOPMENT POSSIBLE IN SQUARE FEET
NEIGHBORHOOD	142	308			2,192	2,243,340
Vacant Low-Density Residential	78	142	6	-	852	-
Vacant Low-Medium Density Residential	26	48	15	-	720	-
Vacant Medium Density Residential	2	8	25	-	200	-
Vacant Medium-High Density Residential	6	7	60	-	420	-
Vacant Suburban Commercial and Office	30	103	-	0.5	-	2,243,340
COMMERCE	54	189	-	-	1,975	2,395,800
Vacant Urban Commercial and Office	22	63	-	0.5	-	1,372,140
Vacant Urban Industrial	14	47	-	0.5	-	1,023,660
Vacant Medium Density Residential	18	79	25		1,975	-
PRESERVATION		0		0		0
TOTALS	196	497	-	-	4,167	4,639,140

Source: City of Miami Gardens Planning and Zoning Department, June 2006

Table FLU I - 9: FLUM Density/Intensity & Criteria Summary Table

LAND USE CATEGORY		PERMITTED USES	DENSITY/ INTENSITY	APPROX. # OF STORIES	MIN. REQUIRED ROAD ACCESS TO PROPERTY**	OTHER LOCATIONAL CRITERIA	URBAN DESIGN, ARCHITECTURE, OPEN SPACE, LANDSCAPE	PUBLIC PARTICIPATION
Neighborhood	1	Low Density Residential	Up to 6 DU/A	2	Public Street	N/A	The City shall require high quality urban design and architecture for all development projects. Compatibility between adjacent uses and buildings shall be provided with open space, proper design and landscape pursuant to policies contained in the Comprehensive Development Master Plan and the City's Land Development Regulations/Zoning. Building heights and architectural styles for buildings 4 stories or greater shall be varied for multiple and/or single building sites and shall incorporate a step-back or similar building design to reduce the bulk of the building(s).	A Public Hearing may be required for development proposals pursuant to the Comprehensive Development Master Plan and Land Development Regulation/Zoning requirements. High Density proposals with 26 DU/A up to 100 DU/A and buildings of greater than 10 stories (except Golden Glades Area) may be considered on a conditional basis pursuant to (1) CDMP incentives (Density Bonuses), (2) Land Development Regulations, (3) Development Agreement and (4) Public Hearing.
	2	Low-Medium Density Residential	7 – 15 DU/A	2	Collector Road and Arterial	Adjacent to existing Single-Family Housing		
	3	Medium Density Residential	16 – 25 DU/A	3	Collector Road and Arterial	Adjacent to existing Multi-Family Housing		
	4	Medium – High Density Residential	26 – 50 DU/A	4	Intersection of 2 Arterials	Adjacent to Commerce Designation or adjacent to Medium-High Density Multi-Family Housing		
	5	Suburban Commercial and Office	0.5 FAR	4	Intersection of 2 Collectors or 1 Arterial Road	Fronting Collector or Arterial Road		
	6	Mixed Use Planned	Up to 25 DU/A, 1.0 FAR	4	Arterial	Fronting Arterial Road		
Commerce	7	Urban Commercial and Office	Up to 0.5 FAR	6	Public Streets	Within Commerce Designation		
	8	Urban Industrial	Up to 0.5 FAR	4				
	9	Medium Density Residential	16 – 25 DU/A	4				
	10	Medium-High Density Residential	26-50 DU/A	6				
	11	Urban Center	Minimum 1.0 to Maximum 3.0 FAR 26 -50 DU/A	8	Within 1/2 mile of an Arterial Intersection along SR-7/US 441, NW 27th Avenue and Palmetto Expressway Corridors	Transit oriented design policies are emphasized. Single use development must be located within walking distance (1/4 mile) of retail commercial sales and services OR provide ground floor retail within the development.		
	12	Urban Core	Minimum 1.0 to Maximum 3.0 FAR 51 - 100 DU/A	10	Within 1/2 mile of an Arterial Intersection along SR-7/US 441 and Palmetto Expressway Corridors			

LAND USE CATEGORY		PERMITTED USES	DENSITY/ INTENSITY	APPROX. # OF STORIES	MIN. REQUIRED ROAD ACCESS TO PROPERTY**	OTHER LOCATIONAL CRITERIA	URBAN DESIGN, ARCHITECTURE, OPEN SPACE, LANDSCAPE	PUBLIC PARTICIPATION
	13	Golden Glades Area	Minimum 1.0 to Maximum 3.0 FAR 51 - 100 DU/A	20	Within 1/4 mile of the Golden Glades Intersection along SR7/US 441 and Palmetto Expressway Corridors			
Preservation	14	Canals	Development limited to environmental function and open space / park / recreation. Maximum 0.01 FAR	N/A	Public Streets	N/A		
	15	Lakes and Water Bodies						
	16	Public Parks						
All Areas	17	Public and Semi-Public Uses	Public and Semi-Public Uses are permitted in Neighborhood, Commerce and Preservation land use designations subject to additional applicable policies, locational standards and compatibility requirements.					

Note: This table is intended as a summary-overview for information purposes. Refer to the full text of the Future Land Use Element for adopted goals, objectives, policies, standards and criteria.

Source: City of Miami Gardens, April 2006.

Table FLU I - 10: Comparison of City and County Land Use Categories

LAND USE DESIGNATION		USE	DENSITY: DWELLING UNITS PER ACRE (DU/A) / INTENSITY: FLOOR AREA RATIO (FAR)	CLOSEST CORRESPONDING EXISTING MIAMI-DADE COUNTY PLAN DESIGNATIONS
Neighborhood	1	Low Density Residential	2.5 – 6 DU/A	Low Density: 2.5-6 DU/a
	2	Low-Medium Density Residential	7 – 15 DU/A	Low-Medium Density: 5-13 DU/a
	3	Medium Density Residential	16 – 25 DU/A	Medium Density: 13-25 DU/a
	4	Medium – High Density Residential	26 – 50 DU/A	Medium-High Density: 25-60 DU/a
	5	Suburban Commercial and Office	0.5 FAR	Business and Office, Office/Residential: 0.5 FAR
	6	Mixed Use Planned	Up to 25 DU/A, 1.0 FAR	---
Commerce	7	Urban Commercial and Office	Up to 0.5 FAR	Business and Office, Office/Residential: 0.5 FAR
	8	Urban Industrial	Up to 0.5 FAR	Industrial and Office: 0.5 FAR
	9	Medium Density Residential	16 – 25 DU/A	Medium Density: 13-25 DU/a
	10	Medium-High Density Residential	26-50 DU/A	Medium-High Density: 25-60 DU/a
	11	Urban Center	Minimum 1.0 to Maximum 3.0 FAR 26 -50 DU/A	Community Urban Center: 0.5-1.5 FAR; Metropolitan Urban Center: 0.75-3.0 FAR
	12	Urban Core	Minimum 1.0 to Maximum 3.0 FAR 51 - 100 DU/A	Regional Urban Center: 2.0-4.0 FAR
	13	Golden Glades Area	Minimum 1.0 to Maximum 3.0 FAR 51 - 100 DU/A	Regional Urban Center: 2.0-4.0 FAR
Preservation	14	Canals	Development limited to environmental function and open space / park / recreation. Maximum 0.01 FAR	Parks and Recreation; Environmentally Protected Parks; Water
	15	Lakes and Water Bodies		
	16	Public Parks		

Source: City of Miami Gardens, April 2006

Table FLU I - 11: City Land Use, Use and Zoning Equivalency Chart

LAND USE DESIGNATION		USE	DENSITY/ INTENSITY	EQUIVALENT ZONING DISTRICT PER MIAMI-DADE COUNTY ZONING CODE
Neighborhood	1	Low Density Residential	2.5 – 6 DU/A	RU-1, Single Family 7,500; RU-1MA, Modified Single Family, 5,000; RU-1Z, Single Family Zero Lot Line 4,500; AU, Agricultural 1 DU/5a; GU, Interim
	2	Low-Medium Density Residential	7 – 15 DU/A	RU-2, Two Family 7,500; RU-TH, Townhouse 8.5/a; RU-3M, Minimum Apartment House 12.9/a
	3	Medium Density Residential	16 – 25 DU/A	RU-4L, Limited Apartment House, 23/a
	4	Medium – High Density Residential	26 – 50 DU/A	RU-4M, Modified Apartment House 35.9/a; RU-4, Apartments 50/a; RU-4A, Apartments 50/a plus Hotels @ 75 rooms/a
	5	Suburban Commercial and Office	0.5 FAR	OPD, Office Park; BU-1, Business-Neighborhood; BU-1A, Business-Limited; BU-2, Business-Special; BU-3, Business-Liberal; IU-1, Industry-Light
	6	Mixed Use Planned	Up to 25 DU/A, 1.0 FAR	PAD, Planned Area Development
Commerce	7	Urban Commercial and Office	Up to 0.5 FAR	OPD, Office Park; BU-1, Business-Neighborhood; BU-1A, Business-Limited; BU-2, Business-Special; BU-3, Business-Liberal; IU-1, Industry-Light
	8	Urban Industrial	Up to 0.5 FAR	IU-1, Industrial-Light; IU-2, Industry-Heavy; IU-C, Industry-Controlled
	9	Medium Density Residential	16 – 25 DU/A	RU-4L, Limited Apartment House, 23/a
	10	Medium-High Density Residential	26-50 DU/A	RU-4M, Modified Apartment House 35.9/a; RU-4, Apartments 50/a; RU-4A, Apartments 50/a plus Hotels @ 75 rooms/a
	11	Urban Center	Minimum 1.0 to Maximum 3.0 FAR 26 -50 DU/A	TCZD, Town Center Zoning District; PAD, Planned Area Development
	12	Urban Core	Minimum 1.0 to Maximum 3.0 FAR 51 - 100 DU/A	NA
	13	Golden Glades Area	Minimum 1.0 to Maximum 3.0 FAR 51 - 100 DU/A	NA
Preservation	14	Canals	Development limited	Various Zoning Districts

LAND USE DESIGNATION		USE	DENSITY/ INTENSITY	EQUIVALENT ZONING DISTRICT PER MIAMI-DADE COUNTY ZONING CODE
	15	Lakes and Water Bodies	to environmental function and open space / park / recreation. Maximum 0.01 FAR	
	16	Public Parks	0.25 FAR	

Source: City of Miami Gardens, April 2006.

Exhibit FLU I - 1: City of Miami Gardens Aerial Photograph

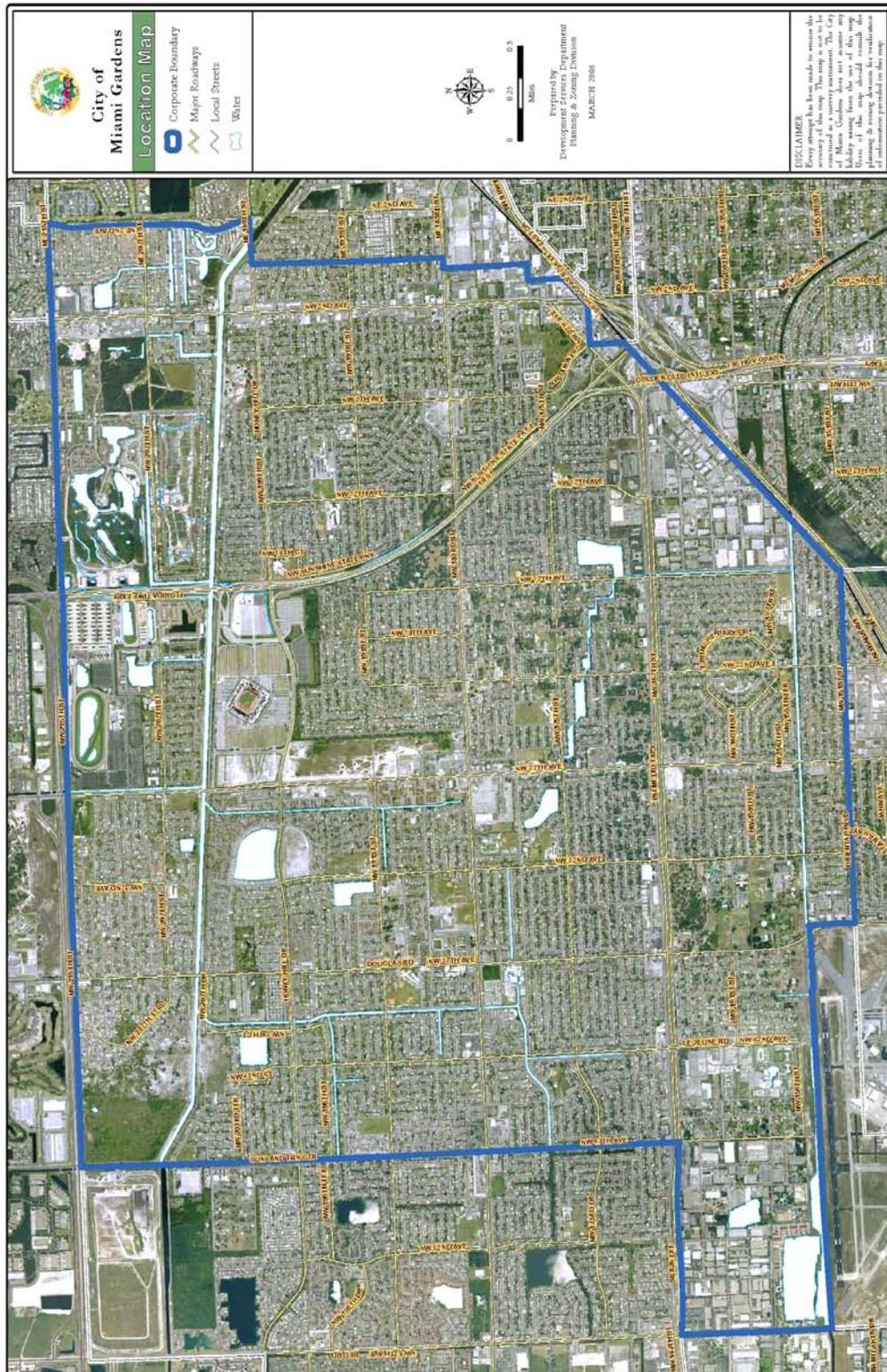


Exhibit FLU I - 2: Vacant Housing Units for Seasonal Use Per Census Tracts

Census Tract	Block Group	Vacant housing units: Total	Vacant housing units: For rent	Vacant housing units: For sale only	Vacant housing units: Rented or sold; not occupied	Vacant housing units: For seasonal; recreational; or occasional use	Vacant housing units: Other vacant
000204	1	21	3	8	4	0	6
000204	2	28	3	5	7	7	6
000204	3	0	0	0	0	0	0
000401	1	0	0	0	0	0	0
000401	2	29	3	12	1	5	8
000401	3	14	6	3	1	1	2
000401	4	13	3	5	1	0	4
000401	5	10	5	1	1	2	1
000401	6	9	1	1	1	1	5
000401	7	75	43	10	6	5	11
000402	1	17	3	6	0	0	8
000402	2	9	3	0	1	0	5
000402	3	20	4	8	3	0	5
000402	4	27	5	7	3	3	9
000403	1	15	6	3	3	0	3
000403	2	150	53	11	18	4	64
000403	3	68	41	5	6	0	16
000403	4	5	1	0	0	0	4
000403	5	14	1	4	0	2	7
000403	6	7	2	0	2	0	3
000501	1	14	5	4	0	0	5
000501	2	16	5	5	0	1	5
000501	3	19	7	1	4	0	7
000501	4	21	10	0	0	5	6
000501	5	16	7	3	0	1	5
000501	9	0	0	0	0	0	0
009400	1	12	2	6	1	0	3
009400	2	26	6	12	2	0	6
009400	3	16	6	7	0	1	2
009400	4	17	4	7	4	0	2
009501	1	25	4	11	3	2	5
009501	9	58	39	3	5	8	3
009600	1	211	108	17	23	40	23
009600	2	18	5	3	2	1	7

009802	1	167	4	38	18	100	7
009802	2	104	15	20	8	40	21
009802	3	10	1	5	1	2	1
009802	4	343	53	46	17	184	43
009901	1	5	0	0	0	3	2
009901	9	248	177	15	11	10	35
009902	1	20	2	9	3	0	6
009902	2	11	0	8	1	0	2
009902	3	8	1	6	0	0	1
009902	4	30	3	7	3	5	12
009902	5	26	1	9	5	0	11
009902	7	12	0	5	2	0	5
009902	8	14	0	10	1	0	3
009903	1	11	3	3	2	0	3
009903	2	20	5	8	1	0	6
009903	9	1	0	0	0	1	0
009904	1	34	18	11	1	0	4
009904	9	61	26	9	5	2	19
010001	1	37	6	10	8	0	13
010001	9	72	3	18	26	0	24
010002	1	26	4	8	1	1	12
010002	2	42	15	14	2	0	11
010002	9	56	9	31	3	3	10
010006	1	38	11	16	1	0	10
010006	2	10	0	2	0	0	8
010006	3	11	1	5	1	1	3
010006	4	13	2	7	1	0	3
010009	1	23	8	9	1	1	4
010009	2	21	5	11	0	0	5
010009	3	6	0	2	1	1	2
010009	4	58	1	15	1	38	3
010010	1	14	5	1	2	0	6
010010	2	74	24	21	1	4	24
Total						485	

Exhibit FLU I - 3: Census 2000 Demographic and Housing Characteristics

Census 2000 Demographic and Housing Characteristics Miami-Dade County by Municipality, Including New Post Census 2000 Municipalities-----Continued								
	Miami Beach City	Miami	Miami Gardens	Miami Lakes	Miami Shores Village	Miami Springs City	North Bay Village	North Miami Beach
Total Persons	87,933	362,470	100,809	22,676	10,380	13,712	6,733	40,786
Male	45,048	180,194	47,220	10,905	5,061	6,589	3,380	19,499
Female	42,885	182,276	53,589	11,771	5,319	7,123	3,353	21,287
Race								
White	76,276	241,470	14,797	20,239	6,753	12,452	5,461	19,040
Black	3,548	80,858	79,704	635	2,541	280	344	15,895
Amer. Indian & Alaska Native	206	810	189	32	11	30	20	119
Asian	1,202	2,376	502	500	254	163	227	1,646
Hawaiian & Other Pac. Islander	39	130	27	6	8	5	2	27
Other Race	3,557	19,644	2,645	649	289	417	401	1,882
Two or More Races	3,105	17,182	2,945	615	524	365	278	2,177
Hispanic Origin/Race								
Hispanic Origin	47,000	238,351	16,304	15,083	2,257	8,173	3,302	12,245
Not Hispanic Origin	40,933	124,119	84,505	7,593	8,123	5,539	3,431	28,541
----White Not Hispanic	35,959	42,897	4,297	6,362	5,043	5,073	2,722	10,104
----Black Not Hispanic	2,491	72,190	77,744	530	2,440	163	273	15,273
----Other Not Hispanic	2,483	9,032	2,464	701	640	303	436	3,164
Age								
Under 5 years	3,452	21,222	7,293	1,516	582	741	301	2,876
05 - 09 years	3,181	21,962	8,873	1,695	658	918	304	3,094
10 - 14 years	3,216	22,182	9,818	1,638	697	930	332	3,264
15 - 24 years	8,842	45,362	16,993	2,483	1,646	1,526	790	5,737
25 - 34 years	18,395	54,264	13,331	3,594	1,124	1,759	1,609	5,773
35 - 44 years	15,185	55,682	14,368	4,310	1,876	2,524	1,222	6,839
45 - 54 years	10,886	44,287	12,620	2,974	1,586	1,980	867	5,439
55 - 64 years	7,849	35,741	8,788	2,171	903	1,206	493	3,153
65 years and over	16,927	61,768	8,725	2,295	1,308	2,128	815	4,611
Households								
Total Households	46,194	134,198	29,262	8,248	3,631	5,090	3,132	13,987
1-Person Household	22,504	40,834	4,524	1,719	848	1,263	1,211	3,342
--Male Householder	11,933	20,274	1,915	836	347	602	638	1,542
--Female Householder	10,571	20,560	2,609	883	501	661	573	1,800
2 or More Person Household	23,690	93,364	24,738	6,529	2,783	3,827	1,921	10,645
--Family Households	18,342	83,281	23,661	6,113	2,434	3,517	1,520	9,803
----Married-Couple Family	12,654	49,139	12,760	4,837	1,853	2,645	1,024	6,202
-----With Own Children < 18	4,107	19,741	6,105	2,409	916	1,292	412	3,265
-----No Own Children < 18	8,547	29,398	6,655	2,428	937	1,353	612	2,937
----Other Family	5,688	34,142	10,901	1,276	581	872	496	3,601
-----Male Hhldr, No Wife	1,752	9,113	2,139	290	143	253	145	872
-----With Own Children < 18	527	3,179	959	130	48	101	60	395
-----No Own Children < 18	1,225	5,934	1,180	160	95	152	85	477
-----Female Hhldr, No Husband	3,936	25,029	8,762	986	438	619	351	2,729
-----With Own Children < 18	1,818	12,357	4,748	570	203	315	205	1,598
-----No Own Children < 18	2,118	12,672	4,014	416	235	304	146	1,131
--Nonfamily Households	5,348	10,083	1,077	416	349	310	401	842
----Male Householder	3,621	6,360	585	249	236	181	244	466
----Female Householder	1,727	3,723	492	167	113	129	157	376
Housing Units								
Total Housing Units	59,723	148,388	30,988	9,000	3,836	5,286	3,450	15,350
Occupied Housing Units	46,194	134,198	29,262	8,248	3,631	5,090	3,132	13,987
--Owner Occupied	16,895	46,836	22,052	6,033	3,246	3,271	910	8,639
--Renter Occupied	29,299	87,362	7,210	2,215	385	1,819	2,222	5,348
Vacant Units	13,529	14,190	1,726	752	205	196	318	1,363
Population in Group Quarters	1,336	11,611	1,624	17	681	291	164	426
Persons Per Household	1.87	2.61	3.39	2.75	2.67	2.64	2.10	2.89

Source: U.S. Census Bureau, Census 2000, Summary File 1, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

Exhibit FLU I - 4: Federal and State Designated Endangered, Threatened and Potentially Endangered Flora in Miami-Dade County

Federal and State Designated Endangered, Threatened and Potentially Endangered Flora in Miami-Dade County

Scientific Name	Common Name	Designated State	Status Federal
<i>Amorpha crenulata</i>	Crenulate (=Miami) lead plant	E	E
<i>Asimina tetramera</i>	Four-pedal paw paw	E	NL
<i>Bouyeria cassinifolia</i>	Little strongback	E	NL
<i>Brassia caudata</i>	Long-tailed spider orchid	T	NL
<i>Brickellia eupatorioides</i> var. <i>floridana</i> (=B mosieri)	Florida brickell-brush; Florida boneset	E	C2
<i>Calyptanthus zuzygium</i>	Myrtle-of-the-river	E	NL
<i>Campanula robiniae</i>	Brooksville bellflower	E	NL
<i>Campyloneurum angustifolium</i>	Marrow strip fern	E	NL
<i>Canella winterana</i>	Wild cinnamon bark	E	NL
<i>Cassia keysensis</i> (=Chaemecrista)	Big Pine partridge pea	T	NL
<i>Catopsis berteroniana</i>	Powdery catopsis	E	NL
<i>Centrogenium setaceum</i>	Spurred neottia	E	NL
<i>Cereus eriophorus</i> var. <i>Fragrans</i>	Fragrant prickly apple	E	NL
<i>Cereus robinii</i>	Key tree cactus	E	NL
<i>Chamaesyce deltoidea deltoidea</i>	Deltoid Spurge	E	E
<i>Chamaesyce garberi</i>	Garber's spurge	E	T
<i>Chionanthus pygmaeus</i>	Pygmy fringe-tree	E	NL
<i>Chrysopsis floridana</i>	Florida goleen aster	E	NL
<i>Cladonia perforata</i>	Florida perforate cladonia	E	NL
<i>Clitoria fragrans</i>	Pigeon wings	T	NL
<i>Conradina brevifolia</i>	Short-leaved rosemary	E	C2
<i>Conradina etonia</i>	Etonia rosemary	E	NL
<i>Conradina glabra</i>	Apalachicola rosemary	E	NL
<i>Crotalaria avonensis</i>	Avon park harebells	E	NL
<i>Cucurbita okeechobeensis</i>	Okeechobee gourd	E	E
<i>Deeringothamnus pulchellus</i>	Beautiful paw paw	E	NL
<i>Deeringothamnus rugelii</i>	Rugel's paw paw	E	NL
<i>Dicerandra christmanii</i>	Garett's mint	E	NL
<i>Dicerandra cornutissima</i>	Longspurred mint	E	NL
<i>Dicerandra frutescens</i>	Scrub mint	E	NL
<i>Dicerandra immaculata</i>	Lakela's Mint	E	NL
<i>Erigonum longifolium gnaphalifolium</i>	Scrub buckwheat	T	NL
<i>Eryngium cuneifolium</i>	Snakeroot	E	NL
<i>Euphorbia telephioides</i>	Telephus spurge	T	NL
<i>Galactia smallii</i>	Small's milkpea	E	E
<i>Halophila johnsonii</i>	Johnson's seagrass	T	NL
<i>Harperocallis flava</i>	Harper's beauty	E	NL
<i>Hypericum cumulicola</i>	Highlands scrub hypericum	E	NL
<i>Jacquemontia reclinata</i>	Beach Jacquemontia	E	E
<i>Justicia cooleyi</i>	Cooley's water-willow	E	NL
<i>Lindera melissifolia</i>	Pondberry	E	NL
<i>Lupinus aridorum</i>	Scrub Lupine	E	NL
<i>Macbridea alba</i>	White birds-in-a-nest	T	NL
<i>Nolina brittoniana</i>	Britton's Beargrass	E	NL
<i>Paronychia chartacea</i>	Papery whitlow-wort	T	NL
<i>Pilosocereus robinii</i>	Key Tree Cactus	E	NL
<i>Pinguicula ionantha</i>	Godfrey's butterwort	T	NL
<i>Polygala lewtonii</i>	Lewton's polygala	E	NL
<i>Polygonella basiramia</i>	Wireweed	E	NL

Federal and State Designated Endangered, Threatened and Potentially Endangered Flora in Miami-Dade County

Polygonella myriophylla	Sandlace	E	NL
Polygala smallii	Tiny Polygala	E	E
Prunus geniculata	Scrub plant	E	NL
Rhododendron chapmanii	Chapman rhododendron	E	NL
Ribes echinellum	Miccosukee Gooseberry	T	NL
Schwalbea Americana	American chaffseed	E	NL
Scutellaria floridana	Florida Skullcap	T	NL
Silene polypetala	Fringed campion	E	NL
Spigelia gentianoides	Pinkroot gentian	E	NL
Thalictrum cooleyi	Cooley's meadowrue	E	NL
Torreya taxifolia	Florida Torreya	E	NL
Warea wide-leaf	Warea amplexifolia	E	NL
Warea carteri	Carter's mustard	E	E
Ziziphus celata	Florida ziziphus	E	NL

Key:

NL = Not Listed

State Listing:

E= Listed as Endangered Plants in the Preservation of Native Flora of Florida Act. Defined as species of plants native to the State that are in imminent danger of extinction within the State, the survival of which is unlikely if the causes of a decline in the number of plants continue, and includes all species determined to be endangered or threatened pursuant to the Federal Endangered Species Act of 1973, as amended.

T= Listed as Threatened Plants in the Preservation of Native Flora of Florida Act. Defined as species native to the State that are in rapid decline in the number of plants within the State, but which have not so decreased in such number as to cause them to be endangered.

CE= Listed as Commercially Exploited Plant in the Preservation of Native Flora of Florida Act. Defined as species native to the State which are subject to being removed in significant numbers from native habitats in the State and sold or transported for sale.

Federal Listing:

E= Listed as Endangered Species in the List of Endangered and threatened Wildlife and Plants under the provisions of the Endangered Species Act. Defined as any species which is in danger of extinction throughout all or a significant portion of its range.

T= Listed as Threatened Species. Defined as any species which is likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range.

C1= Candidate Species for addition to the List of Endangered and Threatened Wildlife and Plants, Category 1. Taxa for which the US Fish and Wildlife Service (USFWS) currently has substantial information on hand to support the biological appropriateness of proposing to list the species as endangered or threatened.

C2= Candidate Species, Category 2. Taxa for which information now in possession of the USFWS indicates that proposing to list the species as endangered or threatened is possibly appropriate, but for which conclusive data on biological vulnerability and threat(s) are not currently available to support proposed rules at this time.

PE= Proposed Endangered

PT= Proposed Threatened

Exhibit FLU I - 5: Federal and State Designated Endangered, Threatened and Potentially Endangered Fauna in Miami-Dade County

Federal and State Designated Endangered, Threatened and Potentially Endangered Fauna in Miami-Dade County

<u>Scientific Name</u>	<u>Common Name</u>	<u>Designated State</u>	<u>Status Federal</u>
<i>FISH</i>			
<i>Acipenser oxyrinchus</i>	Atlantic Sturgeon	SSC	T
<i>Acipenser brevirostrum</i>	Shortnose Sturgeon	E	E
<i>Cyprinodon variegatus hubbsi</i>	Lake Eustis pupfish	SSC	NL
<i>Etheostoma histrio</i>	Harlequin darter	SSC	NL
<i>Fundulus jenkinsi</i>	Saltmarsh topminnow	SSC	NL
<i>Menia conchorum</i>	Key silverside	T	NL
<i>Micropterus notius</i>	Suwannee Bass	SSC	NL
<i>Notropis melanostomus</i>	Blackmouth shiner	E	NL
<i>Pteronotropsis welaka</i>	Bluenose shiner	SSC	NL
<i>Rivulus marmoratus</i>	Mangrove rivulus	SSC	NL
<i>Starksia starcki</i>	Key blenny	SSC	NL
<i>AMPHIBIANS & REPTILES</i>			
<i>Ambystoma cingulatum</i>	Flatwoods salamander	SSC	T
<i>Alligator mississippiensis</i>	American Alligator	SSC	T
<i>Crocodylus acutus</i>	American crocodile	E	E
<i>Drymarchon corais couperi</i>	Eastern indigo snake	T	T
<i>Elaphe guttata</i>	Red rat snake	T	T
<i>Eumeces egregius lividus</i>	Bluetail mole skink	T	T
<i>Eumeces egregius egregius s</i>	Florida key mole sink	SSC	NL
<i>Gopherus polyphemus</i>	Gopher Tortoise	SSC	C2
<i>Graptemys barbouri</i>	Barbour's map turtle	SSC	NL
<i>Haideotriton wallacei</i>	Georgia blind salamander	SSC	NL
<i>Hyla andersonii</i>	Pine barrens treefrog	SSC	NL
<i>Rana okaloosae</i>	Florida bogfrog	SSC	NL
<i>Rana capito</i>	Gopher frog	SSC	NL
<i>Kinosternon bauri</i>	Striped mud turtle	E	NL
<i>Lepidochelys Kempii</i>	Atlantic ridley turtle	E	E
<i>Macrochelys temminckii</i>	Alligator snapping turtle	SSC	NL
<i>Nerodia clarkii taeniata</i>	Atlantic salt marsh water snake	T	T
<i>Neoseps reynoldsi</i>	Sand skink	T	T
<i>Pituophis melanoleucus mugitus</i>	Florida pine snake	SSC	C2
<i>Pseudobranchius striatus lustricolus</i>	Gulf hammock dwarf siren	NL	C2
<i>Pseudemys concinna suwanniensis</i>	Suwannee cooter	SSC	NL
<i>Silosoma extenuatum</i>	Short-tailed snake	T	NL
<i>Storeria dekayi victa</i>	Florida brown snake	T	NL
<i>Tantilla ooltica</i>	Rim Rock Crowned Snake	T	C2
<i>Thamnophis sauritus sackeni</i>	Florida Ribbon Snake	T	NL
<i>BIRDS</i>			
<i>Ammodramus maritimus mirabilis</i>	Cape sable seaside sparrow	E	E
<i>Ammodramus savannarum floridanus</i>	Florida grasshopper sparrow	E	E
<i>Ammodramus maritimes pennisulae</i>	Scott's seaside sparrow	SSC	NL
<i>Ammodramus maritimus juncicolus</i>	Wakulla seaside sparrow	SSC	NL
<i>Aphelocoma coerulescens coerulescens</i>	Florida scrub jay	T	T
<i>Aramus guarana</i>	Limpkin	SSC	NL
<i>Athene cucularia</i>	Florida burrowing owl	SSC	NL
<i>Campephilus principalis</i>	Ivory-billed wood pecker	E	E
<i>Caracara cheriway</i>	Crested caracara	T	T
<i>Charadrius melodus</i>	Piping plover	T	T
<i>Charadrius alexandrinus</i>	Cuban snowy plover	T	NL
<i>Cistothorus palustris marianae</i>	Marian's marsh wren	SSC	NL

**Federal and State Designated Endangered, Threatened and Potentially Endangered Fauna
 in Miami-Dade County**

<i>Cistothorus palustris griseus</i>	Worthington's marsh wren	SSC	NL
<i>Dendroica Kirtlandii</i>	Kirtland's warbler	E	NL
<i>Egretta caerulea</i>	Little blue heron	SSC	NL
<i>Egretta rufescens</i>	Reddish egret	SSC	C2
<i>Egretta thula</i>	Snowy egret	SSC	NL
<i>Egretta tricolor</i>	Tricolored heron	SSC	NL
<i>Eudocimus albus</i>	White ibis	SSC	NL
<i>Falco peregrinus</i>	Peregrine falcon	E	NL
<i>Falco sparverius paulus</i>	Southeastern American kestrel	T	C2
<i>Grus Canadensis pratensis</i>	Florida sandhill crane	T	NL
<i>Grus Americana</i>	Whooping crane	SSC	XN
<i>Haliaeetus leucocephalus</i>	Bald eagle	T	E
<i>Mycteria amaericana</i>	Wood stork	E	E
<i>Pandion haliaetus</i>	Osprey	SSC	NL
<i>Platalea ajaja</i>	Roseate spoonbill	SSC	NL
<i>Picoides borealis</i>	Red-cockaded woodpecker	SSC	E
<i>Rostrhamus sociabilis</i>	Snail kite	E	E
<i>Rynchops niger</i>	Black skimmer	SSC	NL
<i>Sterna antillarum</i>	Least tern	T	NL
<i>Sterna dougalli</i>	Roseate tern	T	T
<i>Vermivora bachmanii</i>	Bachman's warbler	E	E
MAMMALS			
<i>Balaenoptera borealis</i>	Sei whale	E	NL
<i>Balaenoptera physalus</i>	Finback whale	E	E
<i>Blarina carolinensis shermani</i>	Sherman's short-tailed shrew	SSC	C2
<i>Eumops glaucinus floridanus</i>	Florida mastiff bat	E	C1
<i>Eubalaena glacialis</i>	North atlantic right whale	E	NL
<i>Megaptera novaeangliae</i>	Humpback whale	E	E
<i>Monachus tropicalis</i>	Caribbean monk seal	NL	NL
<i>Neotoma floridana smalli</i>	Key largo woodrat	E	E
<i>Odocoileus virginianus clavium</i>	Key deer	E	E
<i>Peromyscus polionotus niveiventris</i>	Southeastern beach mouse	T	T
<i>Peromyscus gossypinus allapaticola</i>	Key Largo Cotton Mouse	E	E
<i>Peromyscus polionotus allyphrys</i>	Choctawhatchee beach mouse	E	E
<i>Peromyscus polionotus trissyllepsis</i>	Perdido Key mouse	E	E
<i>Peromyscus polionotus phasma</i>	Anastasia Island Beach mouse	E	E
<i>Physeter catodon</i>	Sperm whale	E	E
<i>Physter macrocephalus</i>	Sperm whale	E	NL
<i>Podomys floridanus</i>	Florida mouse	SSC	C2
<i>Sciurus niger avicennia</i>	Big Cypress fox squirrel	SSC	C2
<i>Sciurus niger shermani</i>	Sherman's fox squirrel	SSC	C2
<i>Trichechus manatus latirostris</i>	Florida manatee	E	E
INVERTEBRATES			
CRUSTACEANS			
<i>Palaemonetes cummingi</i>	Squirrel chimney cave shrimp	NL	T
<i>Procambarus econfinae</i>	Panama city crayfish	SSC	NL
<i>Procambarus erythropus</i>	Sims sink crayfish	SSC	NL
<i>Procambarus Pictus</i>	Black creek crayfish	SSC	NL
INSECTS			
<i>Cyclargus thomasi bethunebakeri</i>	Miami blue butterfly	E	NL
<i>Heraclides aristodemus ponceanus</i>	Schaus swallowtail butterfly	E	E
MOLLUSCS			
<i>Amblema neislerii</i>	Fat three-ridge	NL	T

**Federal and State Designated Endangered, Threatened and Potentially Endangered Fauna
 in Miami-Dade County**

Elliptio chipolaensis	Chipola slabshell	NL	T
Elliptoideus sloarianus	Purple bankclimber	NL	T
Lampsilis subangulata	Shinyrayed Pocketbook	NL	T
Medionidus penicillatus	Gulf moccasinshell	NL	E
Medionidus simpsonianus	Ochlockonee moccasinshell	NL	E
Pleurobema pyriforme	Oval pigtoe	NL	E

Key:

NL = Not Listed

State Listing:

E= Listed as Endangered Species by the Florida Game and Freshwater Fish Commission (FGFWFC). Defined as a species, subspecies, or isolated population which is so rare or depleted in number or so restricted in range of habitat due to any man-made or natural factors that it is in immediate danger of extinction or extirpation from the State, or which may attain such a status within the immediate future.

T= Listed as Threatened Species by the FGFWFC. Defined as a species, subspecies, or isolated population which is acutely vulnerable to environmental alteration, declining in number at a rapid rate, or whose range or habitat is declining in area at a rapid rate and as a consequence is destined or very likely to become an endangered species within the foreseeable future.

SSC= Listed as Species of Special Concern by the FGFWFC. Defined as a species, subspecies, or isolated population which warrants special protection, recognition, or consideration because it has an inherent significant vulnerability to habitat modification, environmental alteration, human disturbance, or substantial human exploitation which, in the foreseeable future, may result in becoming a threatened species.

Federal Listing:

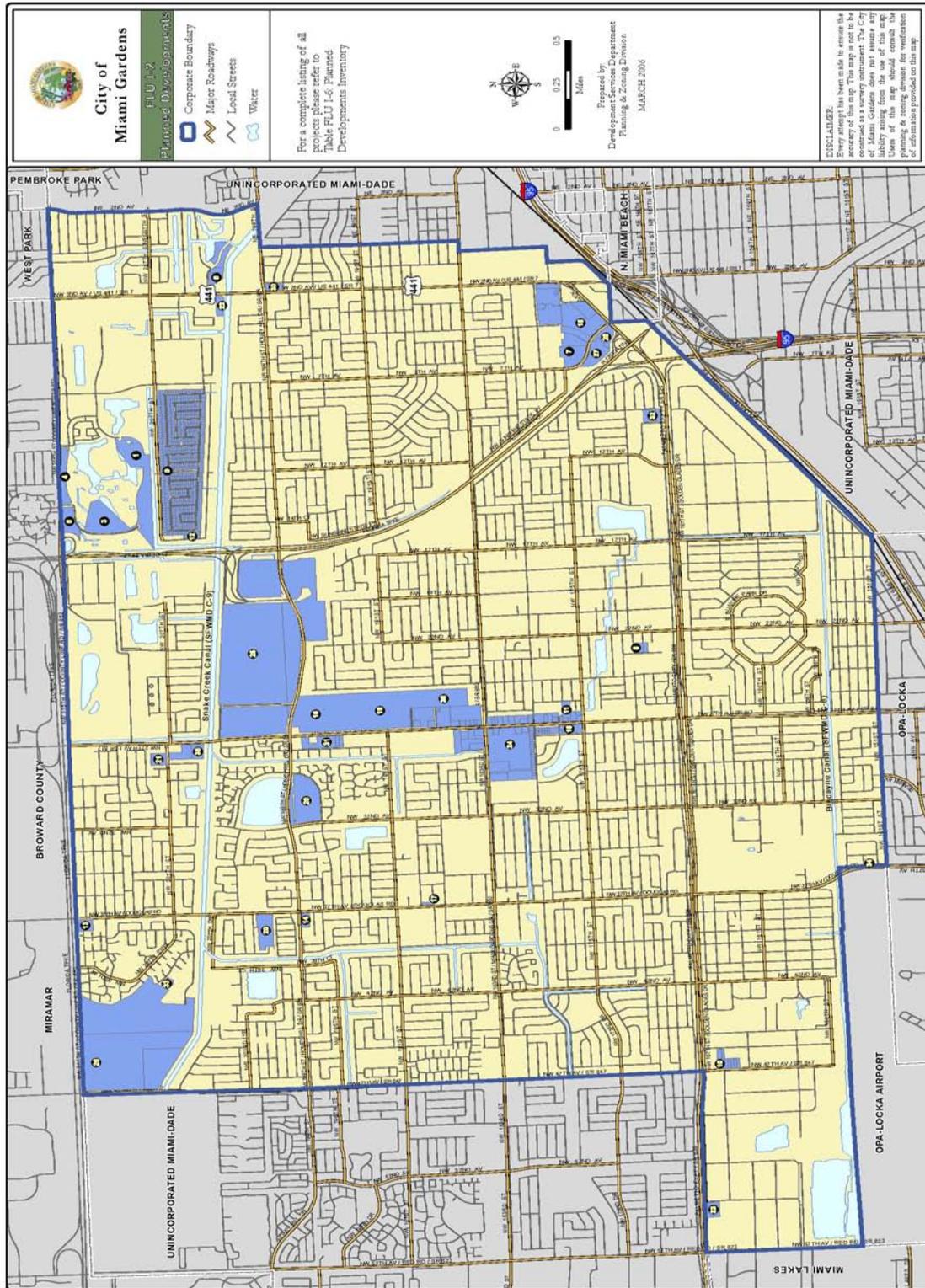
E= Listed as Endangered Species in the List of Endangered and Threatened Wildlife and Plants under the provisions of the Endangered Species Act. Defined as any species which is in danger of extinction throughout all or a significant portion of its range.

T= Listed as Threatened Species. Defined as any species which is likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range.

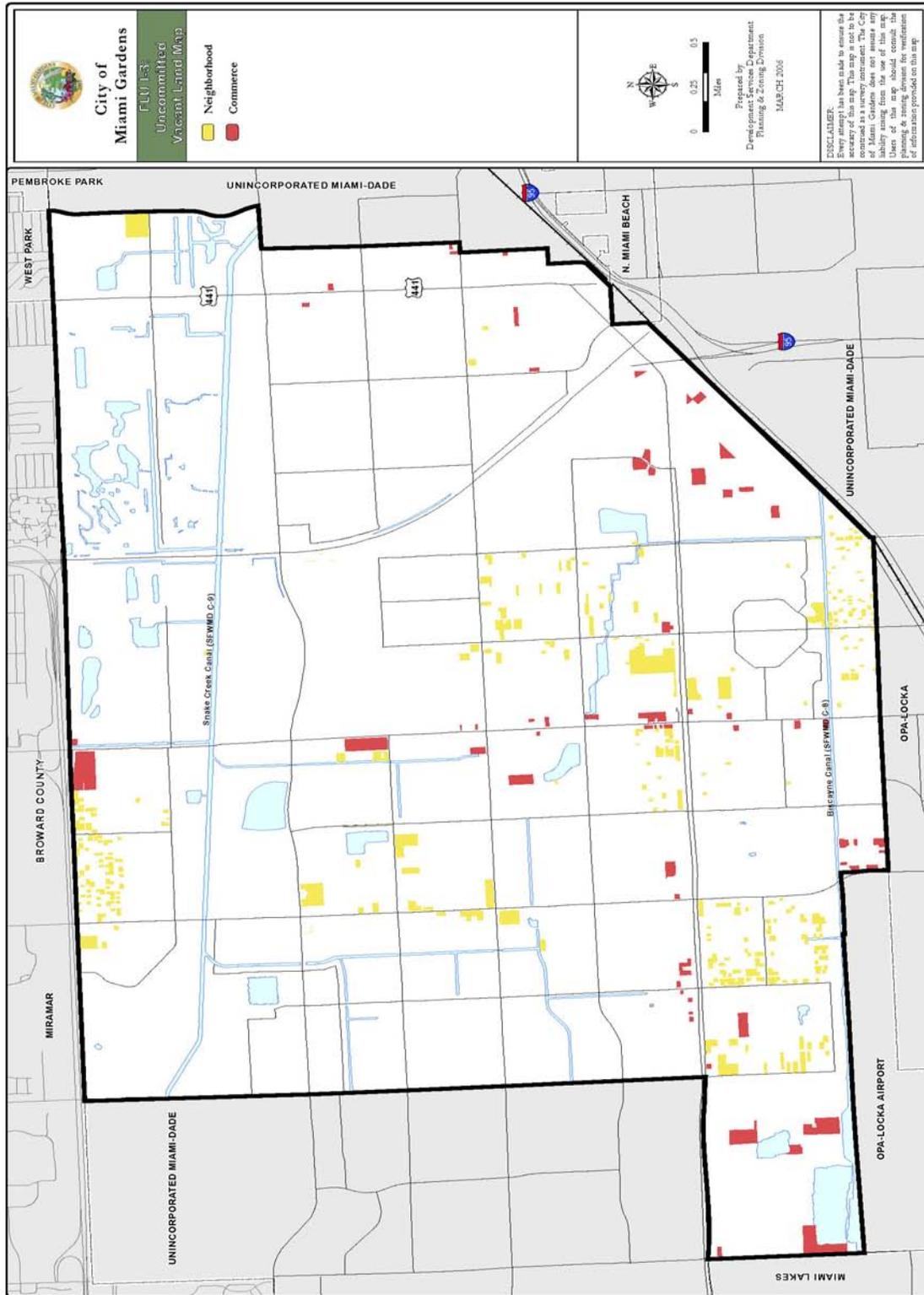
C1= Candidate Species for addition to the List of Endangered and Threatened Wildlife and Plants, Category 1. Taxa for which the US Fish and Wildlife Service (USFWS) currently has substantial information on hand to support the biological appropriateness of proposing to list the species as endangered or threatened.

C2= Candidate Species, Category 2. Taxa for which information now in possession of the USFWS indicates that proposing to list the species as endangered or threatened is possibly appropriate, but for which conclusive data on biological vulnerability and threat(s) are not currently available to support proposed rules at this time.

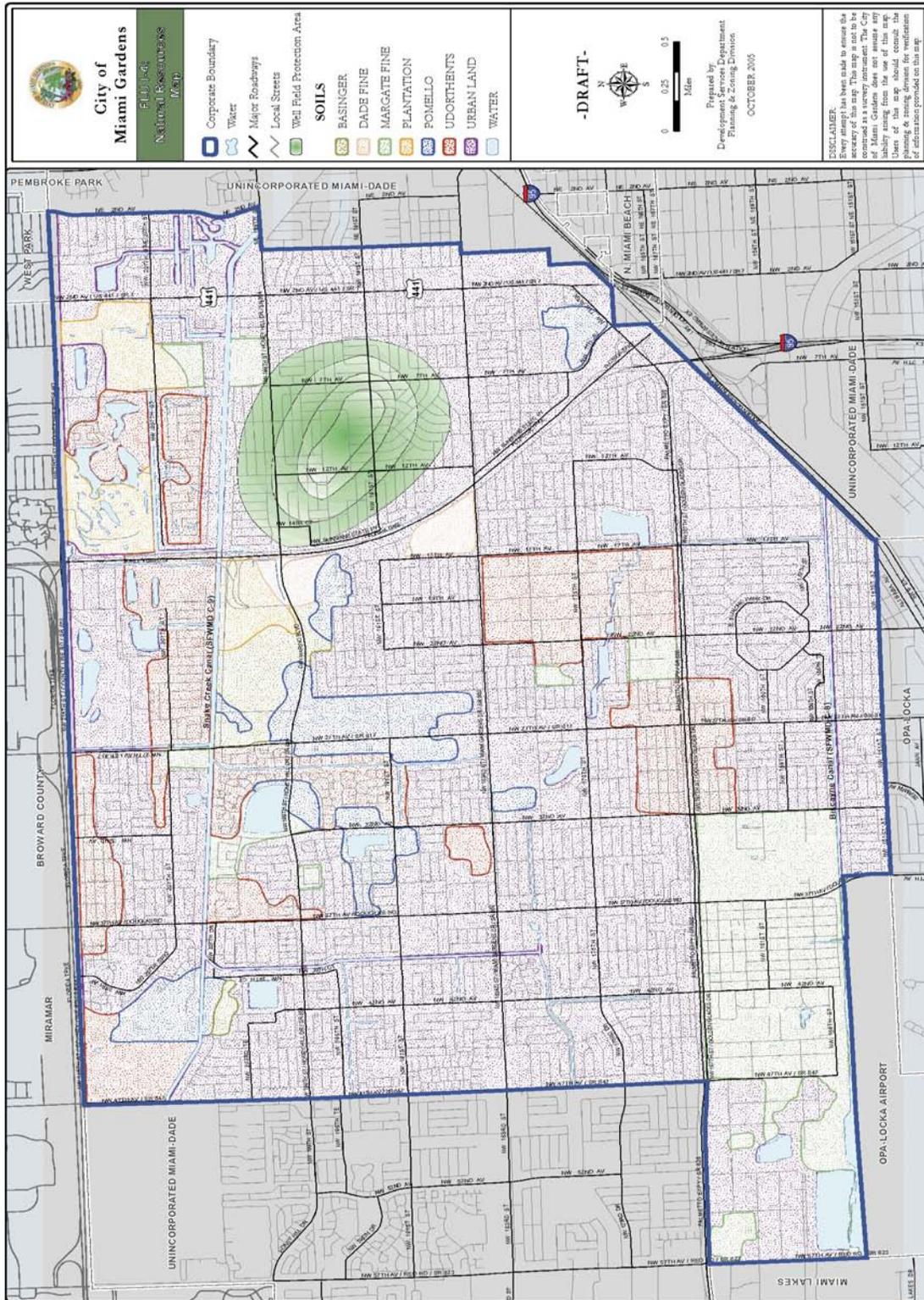
Map FLU I - 2: Planned Developments



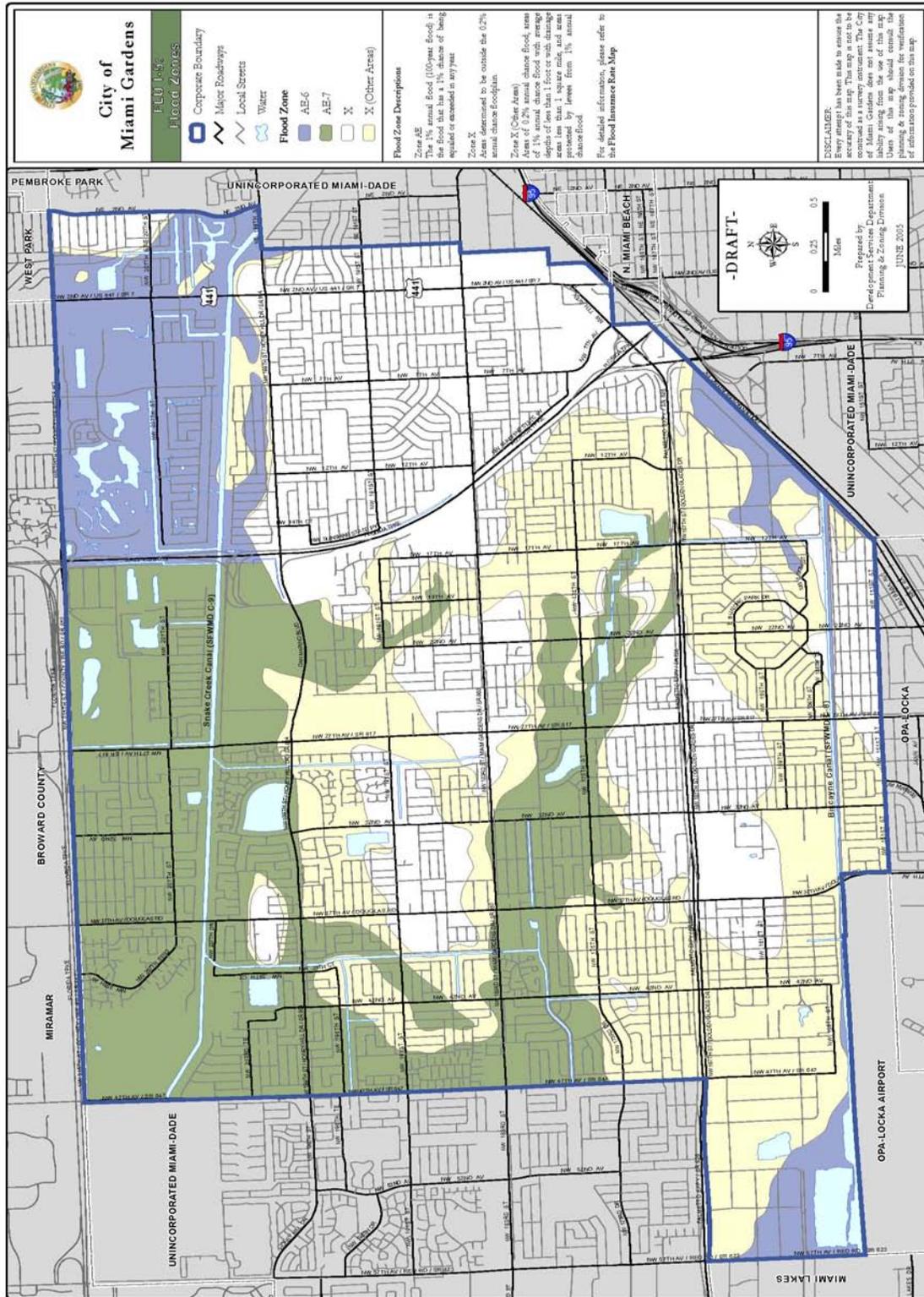
Map FLU I - 3: Uncommitted Vacant Lands



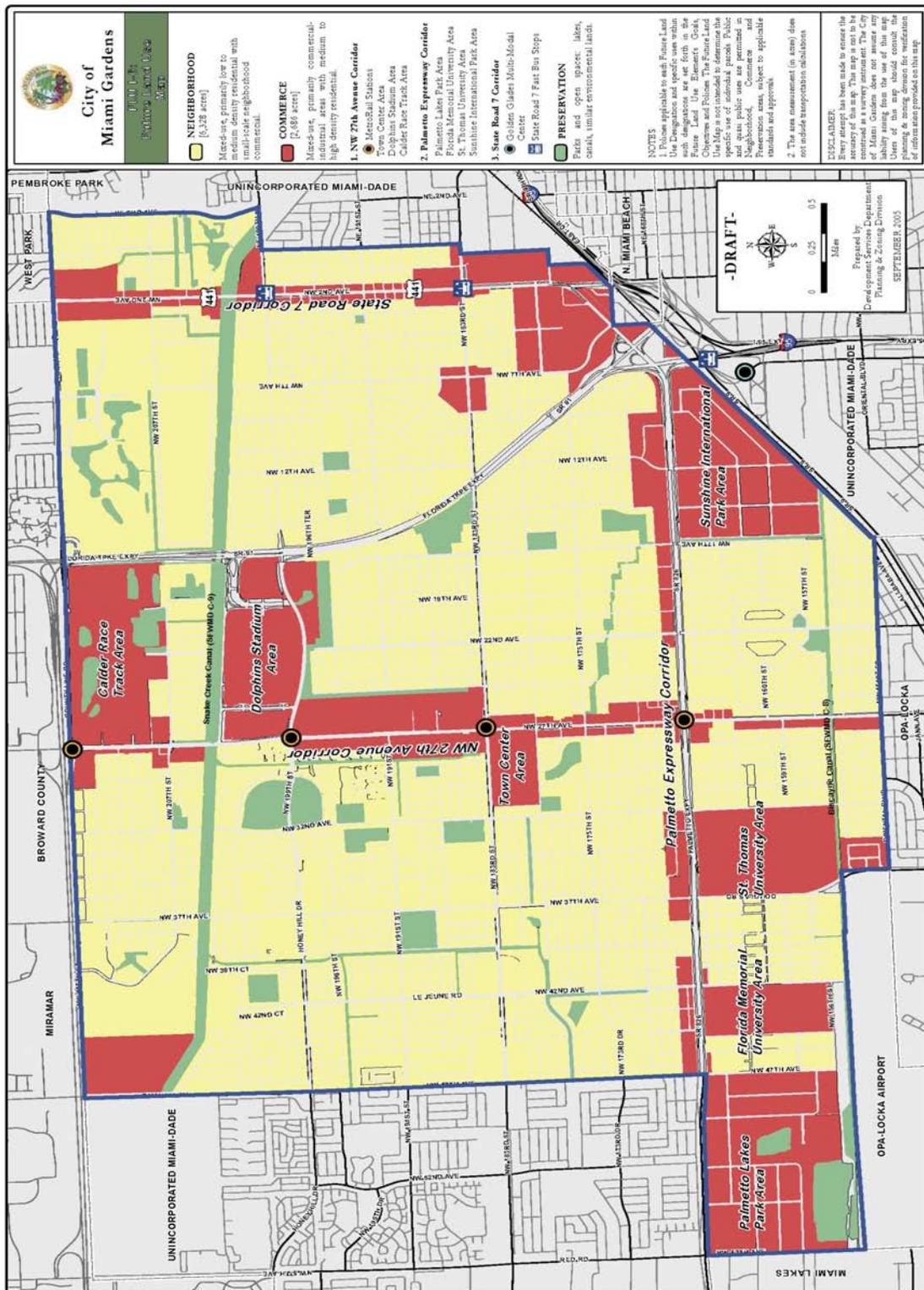
Map FLU I - 4: Natural Resources



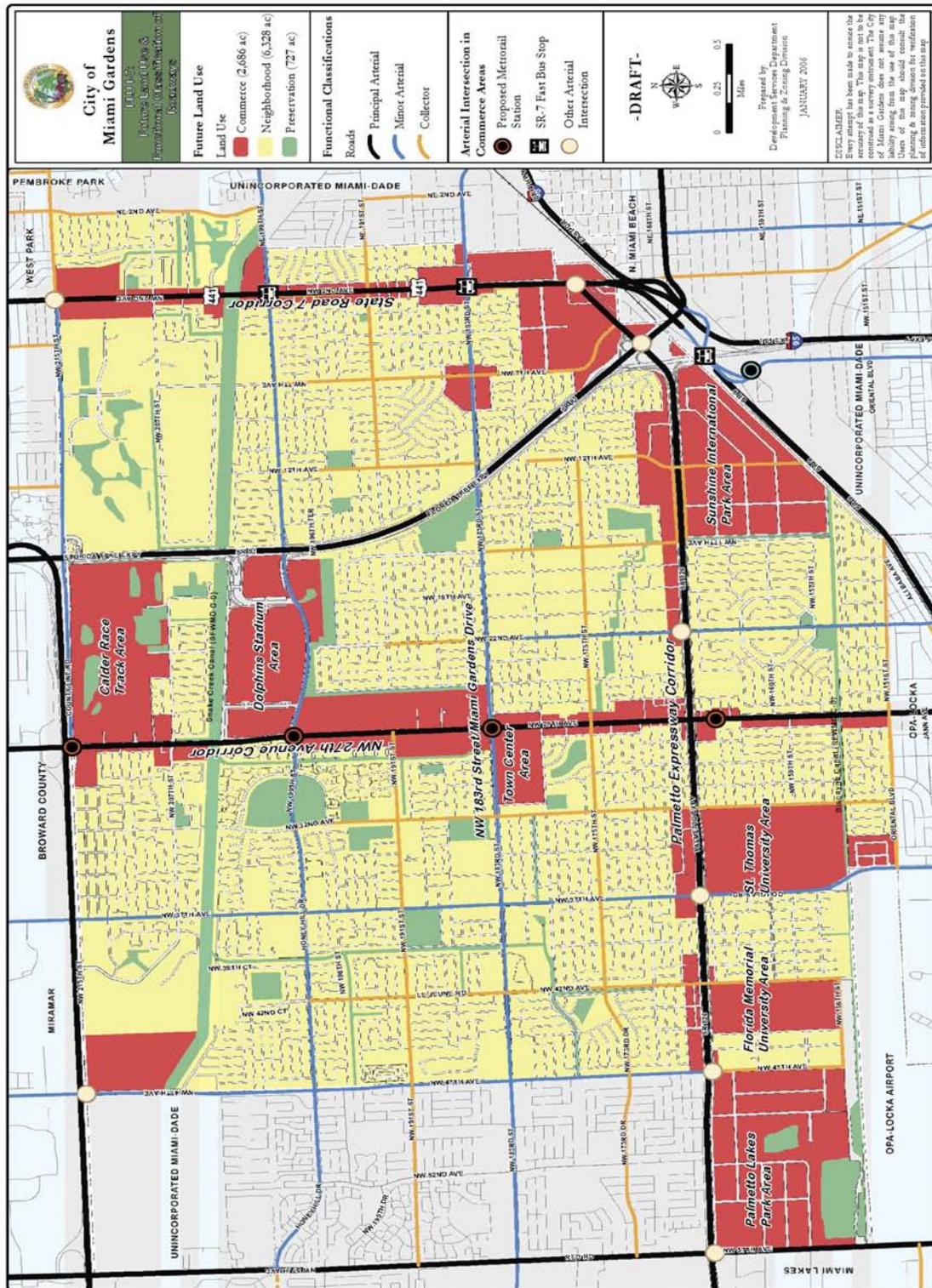
Map FLU I - 5: Flood Zones



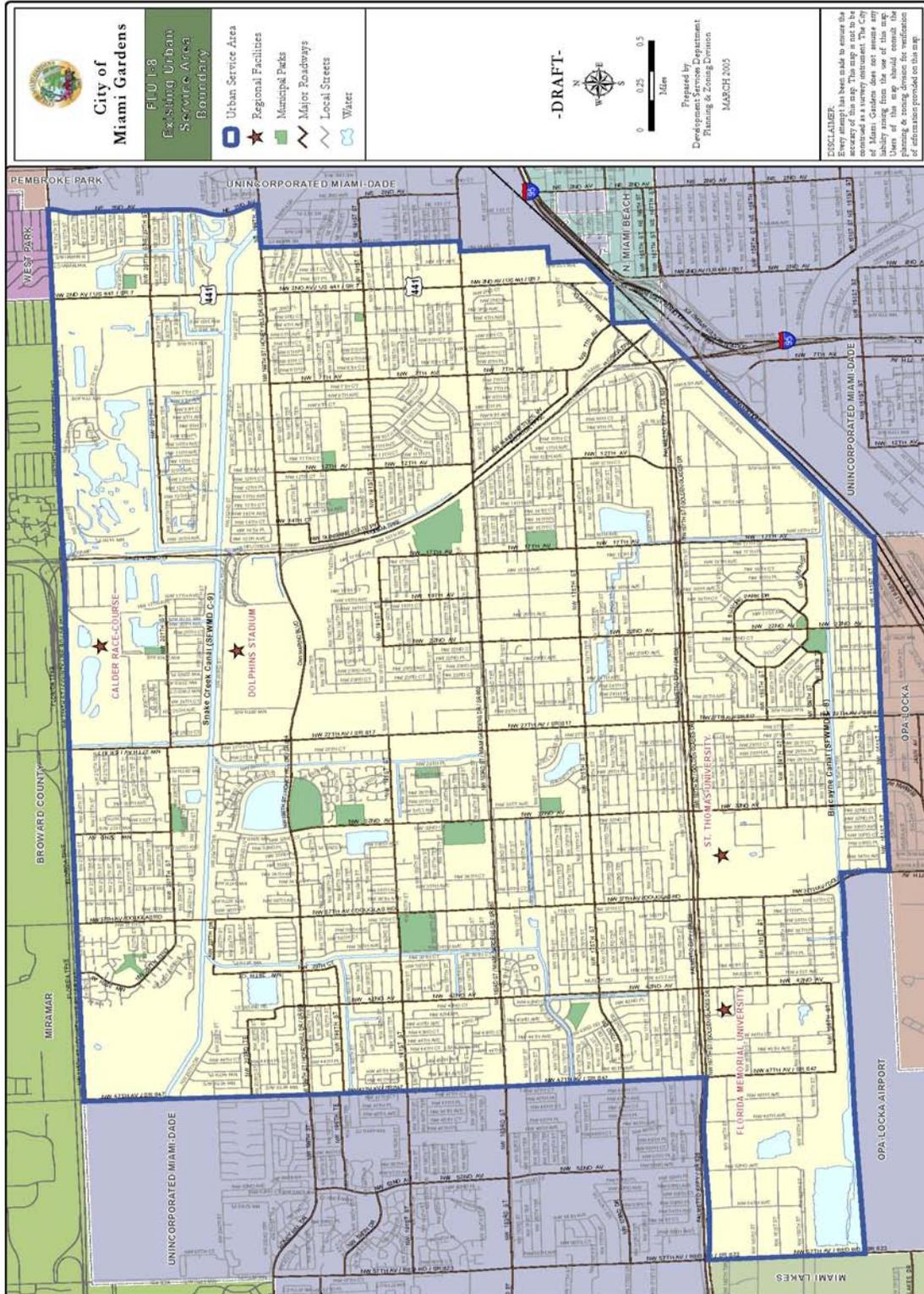
Map FLU I - 6: Future Land Use Map 2016



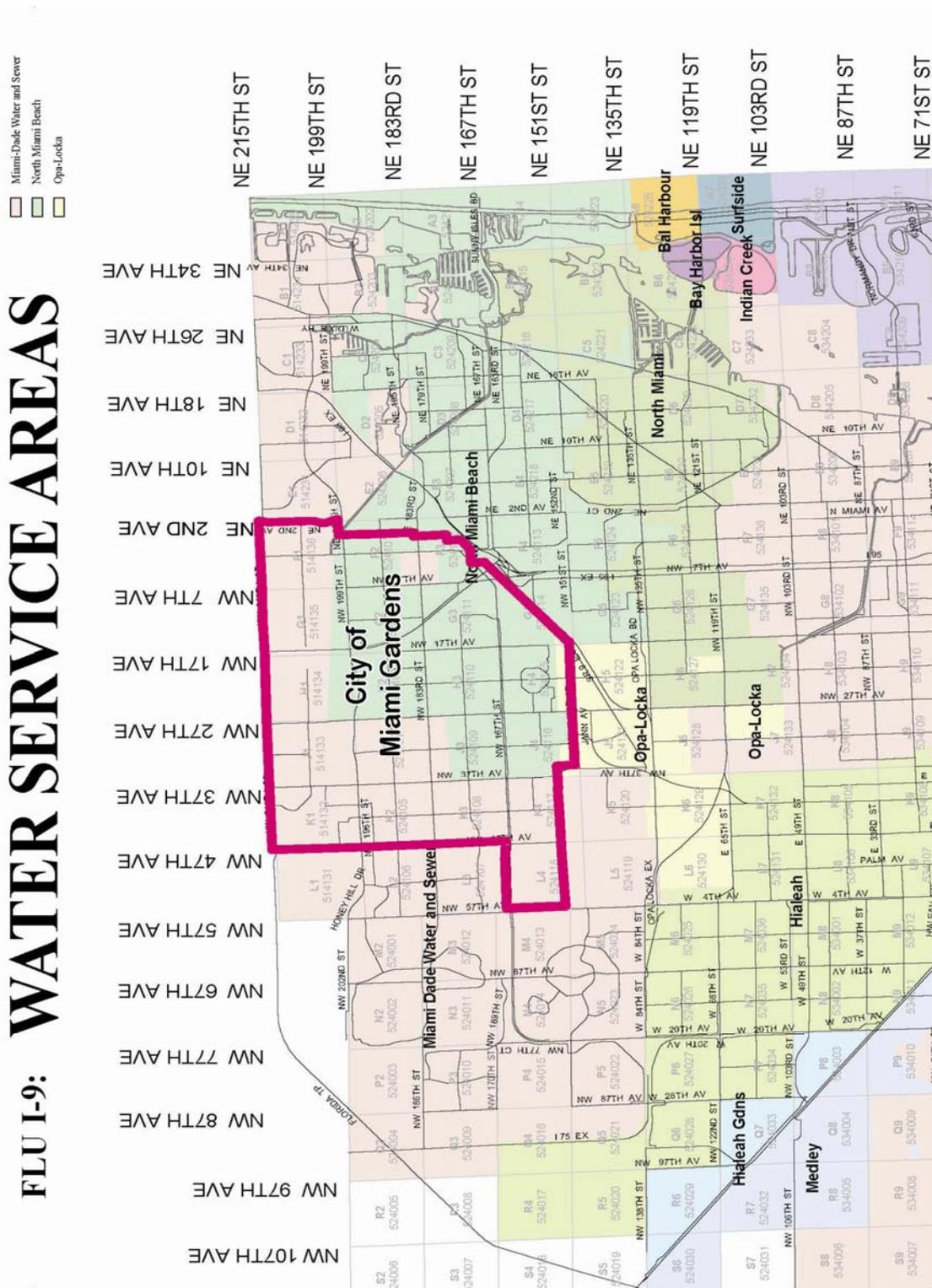
Map FLU I - 7: Future Land Use & Functional Classification Roadways



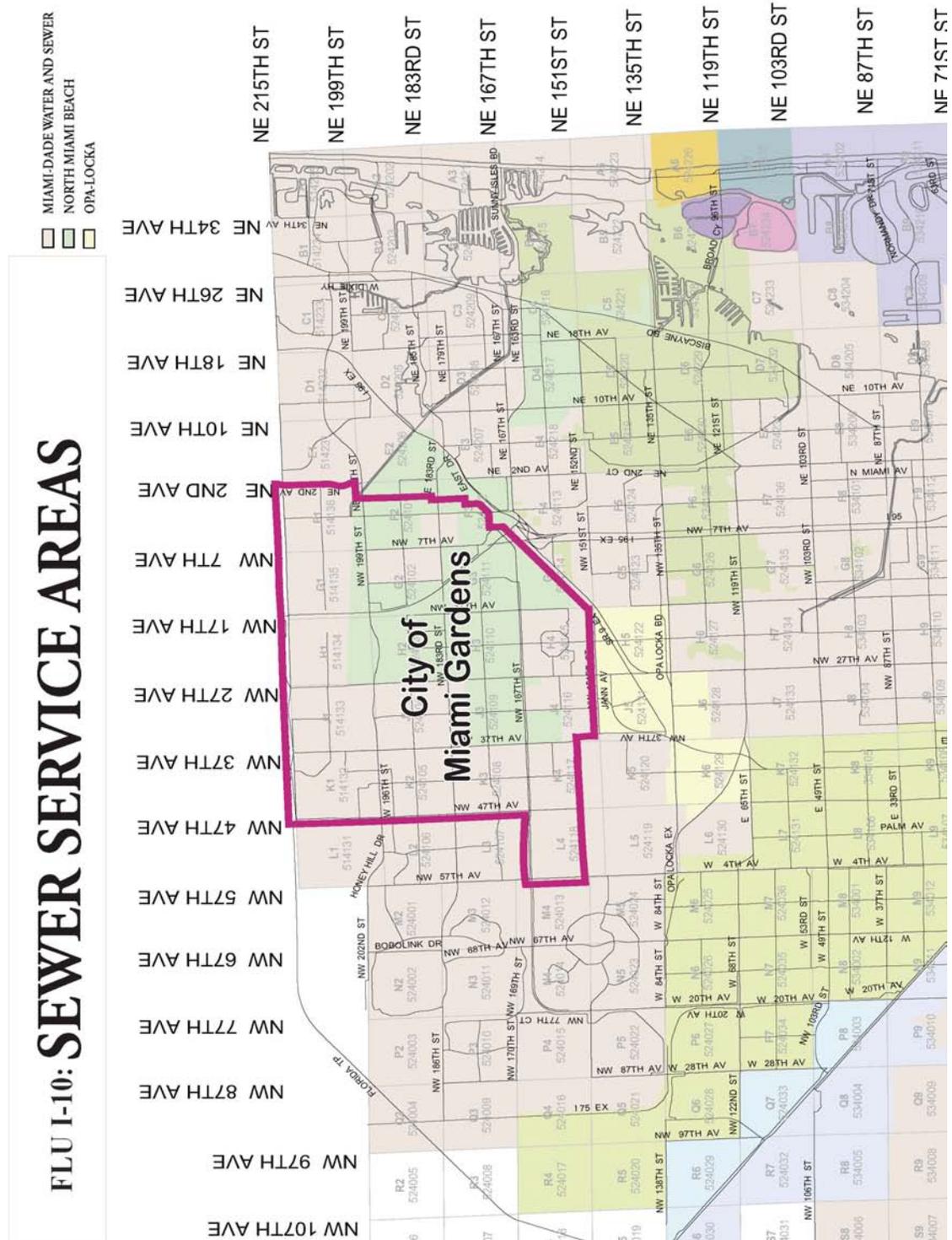
Map FLU I - 8: Existing Urban Service Area Boundary



Map FLU I - 9: North Miami Beach/Miami-Dade W.A.S.D. Water Service Area Exchange



Map FLU I - 10: North Miami Beach/Miami-Dade W.A.S.D. Sewer Service Area Exchange

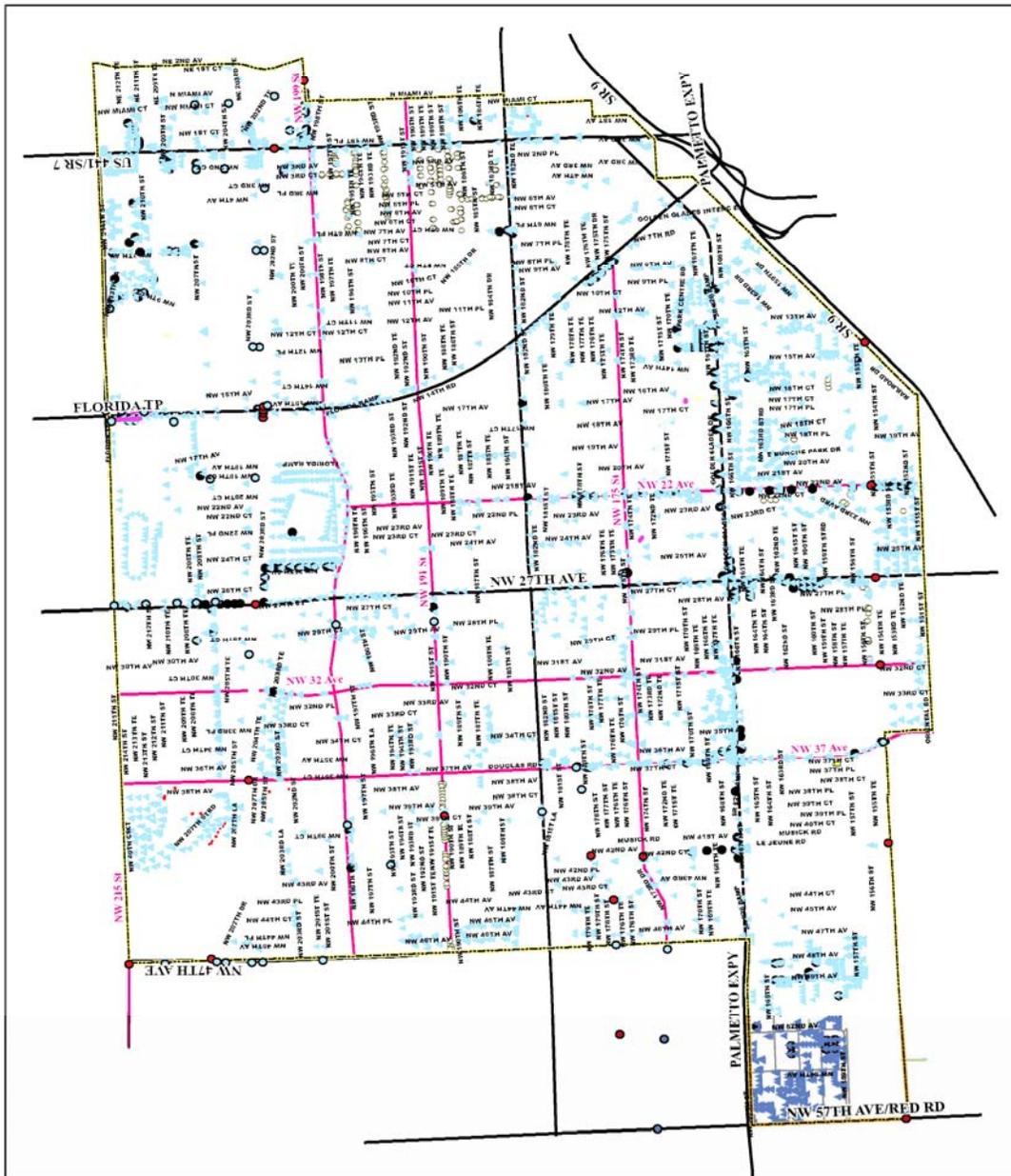
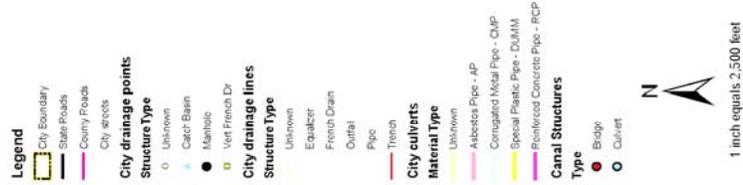


FLU I-10: SEWER SERVICE AREAS

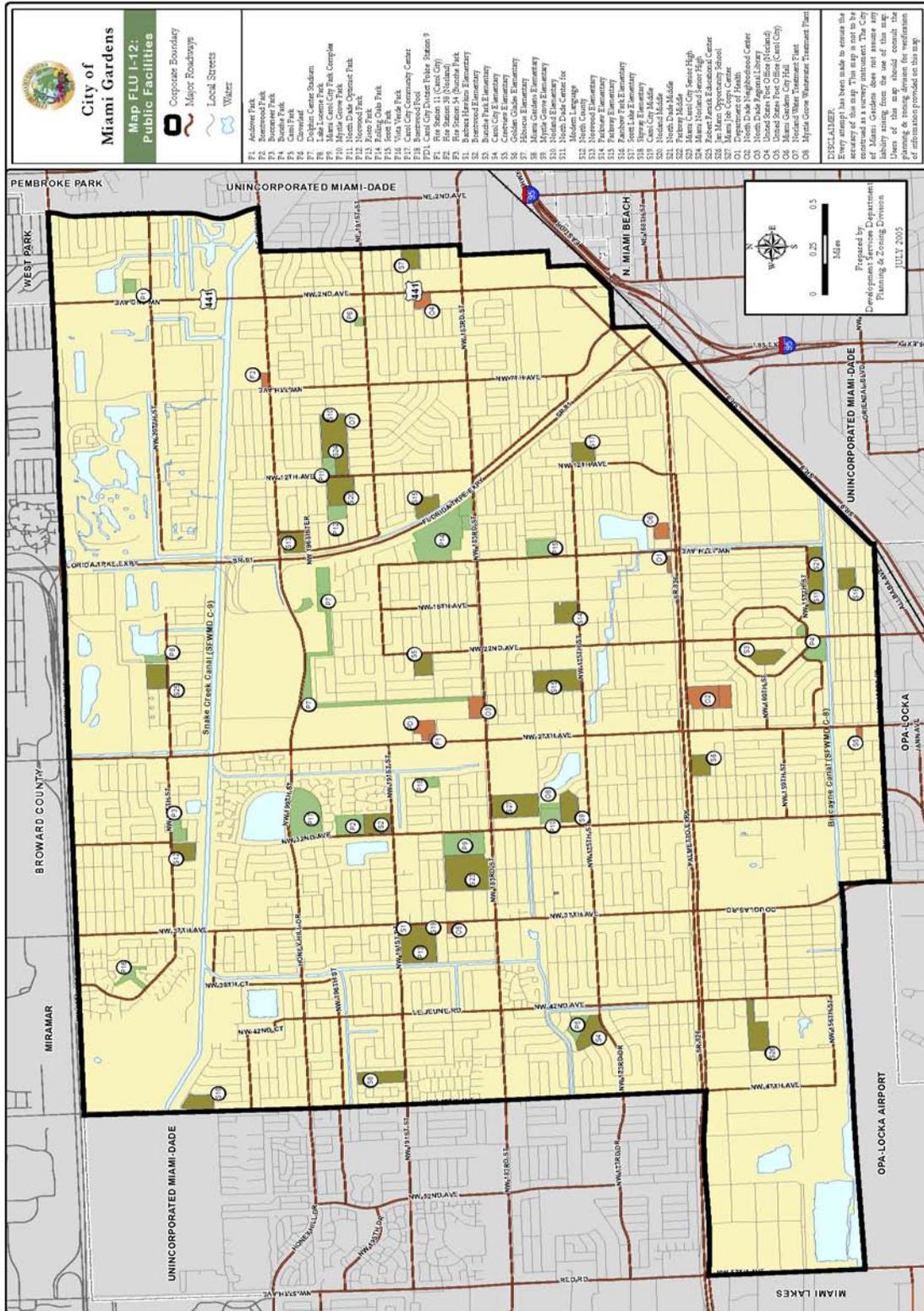
- MIAMI-DADE WATER AND SEWER
- NORTH MIAMI BEACH
- OPA-LOCKA

Map FLU I - 11: City of Miami Gardens Stormwater Inventory

FLU I - 11:
 City of Miami Gardens
 Stormwater Inventory



Map FLU I - 12: Public Facilities



Map TRAN II - 2: Functional Classification

