

EAR Task Force

November 21, 2025

Development Considerations

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State Law

- **Ag Enclave** (s.163.3164) parcel in single ownership, up to 4,480 ac, surrounded min 75% by industrial, commercial, or residential not considered sprawl.
- **Senate Bill 180** (2025) - prevents the County from proposing or adopting more restrictive or burdensome amendments to its comprehensive plan and land development regulations before October 1, 2027.
- **Live Local** - allows developments providing at least 40% of the units as workforce to override density caps contained in the comp plan and zoning code in areas zoned for commercial, industrial, or mixed use. The density is allowed up to the highest otherwise permitted on any land within the jurisdiction where residential is permitted.
- **Affordable housing** (s. 125.01055) requires the County to fully offset all costs to developer where an affordable housing contribution is required. This can be met through density/intensity bonuses, reducing impact fees or water/sewer charges, or other incentives.
- **Pending bills**

State Law

Chapter 163.3177 - Required and optional elements of the comprehensive plan

- **Land Supply:** The comprehensive plan must be based on at least the minimum amount of land required to accommodate the medium population projections published by BEBR (or other professionally accepted methodology) for at least a 10-year planning period... (Chapter 163.3177(1)(f)(3), Florida Statutes)
- **Sprawl Indicators:** The future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl. (Chapter 163.3177(6)(a)(9), Florida Statutes)
 - identifies primary indicators to determine if the application discourages the proliferation of urban sprawl

State Law

The future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:

- 1) Directs or locates economic growth in a manner that does not have an adverse impact on and protects natural resources and ecosystems.
- 2) Promotes the efficient, cost-effective provision of public infrastructure and services.
- 3) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system.
- 4) Promotes conservation of water and energy.
- 5) Preserves agricultural areas and activities and prime farmlands and soils.
- 6) Preserves open space/natural lands and provides for public open space/recreation.
- 7) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.
- 8) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or provides for an innovative development pattern such as transit-oriented developments or “new towns” as defined in Chapter 163.3164, Florida Statutes.

State Law

The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below.

- 1) low-intensity, low-density, or single-use development or uses.
- 2) urban development in rural areas at substantial distances from existing urban areas.
- 3) radial, strip, isolated, or ribbon patterns emanating from existing urban developments.
- 4) Fails to adequately protect and conserve natural resources & significant natural systems.
- 5) Fails to adequately protect adjacent agricultural areas and activities and dormant, unique, and prime farmlands and soils.
- 6) Fails to maximize use of existing public facilities and services.
- 7) Fails to maximize use of future public facilities and services.
- 8) Increase the cost in time, money, and energy of providing and maintaining facilities & services.
- 9) Fails to provide a clear separation between rural and urban uses.
- 10) Inhibits infill development or redevelopment of existing neighborhoods and communities.
- 11) Fails to encourage a functional mix of uses.
- 12) Results in poor accessibility among linked or related land uses.
- 13) Results in the loss of significant amounts of functional open space

2040 CDMP Vision Statement

Direct growth into mixed-use urban centers that are walkable, connected by premium transit corridors and less vulnerable to the impacts of storms and sea level rise

Targeted development is accommodated in suburban areas to increase employment opportunities and reduce commute times.

Growth boundaries that protect environmentally-sensitive areas and agricultural land should remain strong. Protection of natural systems is vital for our long-term resilience and economic prosperity of the region.

Direct our growth through resilient land use patterns and ensure that the infrastructure and services that support our growth are also resilient to shocks and stresses.

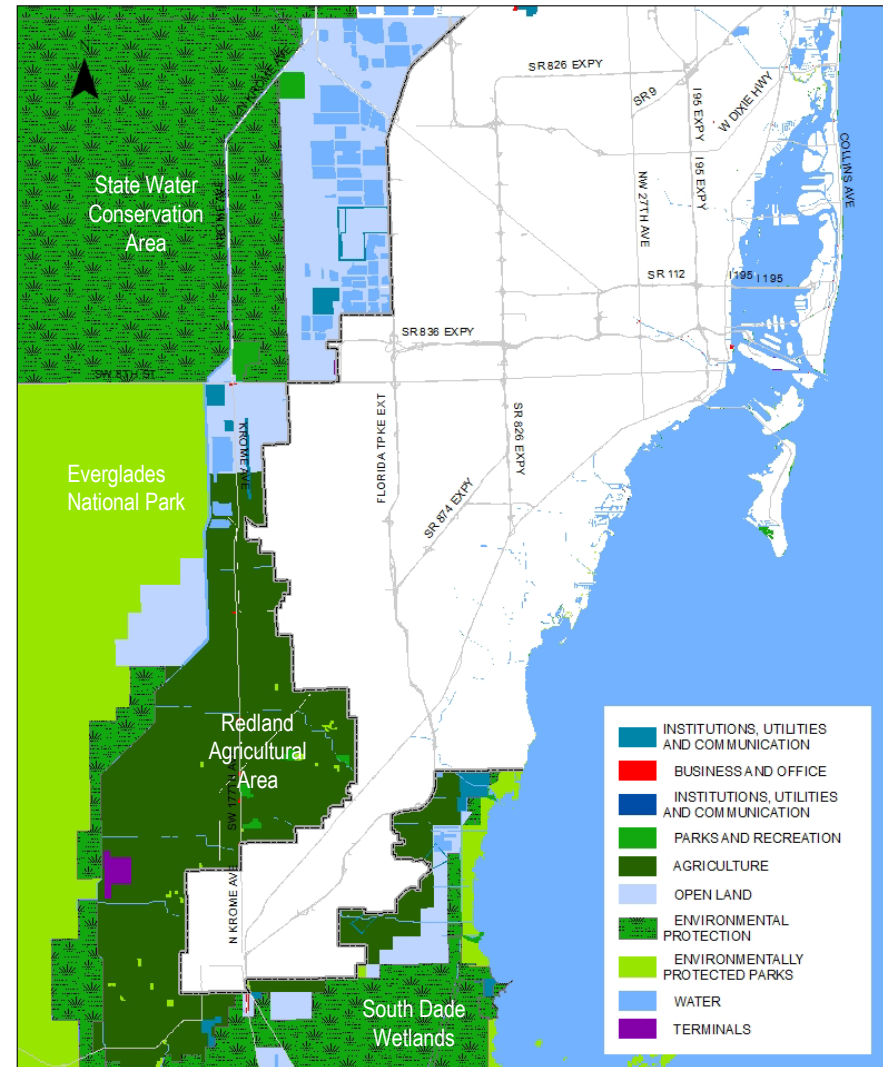


Urban Development Boundary Policies



Urban Development Boundary

- The UDB distinguishes the area where urban development may occur from areas where it should not occur.
- Adequate countywide development capacity is maintained by increasing development densities or intensities inside the UDB, or by expanding the UDB, when the need for such change is determined to be necessary.
- Urban infrastructure is discouraged outside the UDB, (i.e. water, sewer services, and new roadways).



Prepared By: Miami-Dade County RER-Planning Division

Why is the UDB Important?

- The effect of strong UDB policy is to foster economic development, reduce congestion, and improve quality of life by activating our infill areas through the transformation of underdeveloped and underutilized spaces.
- Infill development reduces congestion by adding fewer and/or shorter car trips.
- Infill enhances tax rolls and allows more efficient delivery of public infrastructure and service.
- Protects agricultural land, wellfields, and wetlands.



Urban Expansion Areas

- The UEAs were added to the land use plan map in 1983 with only moderate updates since.
- There are four UEAs totaling $\pm 6,718$ acres. ($\pm 1,993$ acres within UEAs are identified as areas that “shall not be considered” for expansion).
- Once a need to expand the UDB is established pursuant to Policy LU-8F, the CDMP indicates that the Urban Expansion Areas should be prioritized for inclusion (Policy LU-8G(iii)(b)).
- Until the UEAs are brought into the UDB, they are permitted to be used in a manner consistent with the applicable CDMP Land Use Plan Map designation.

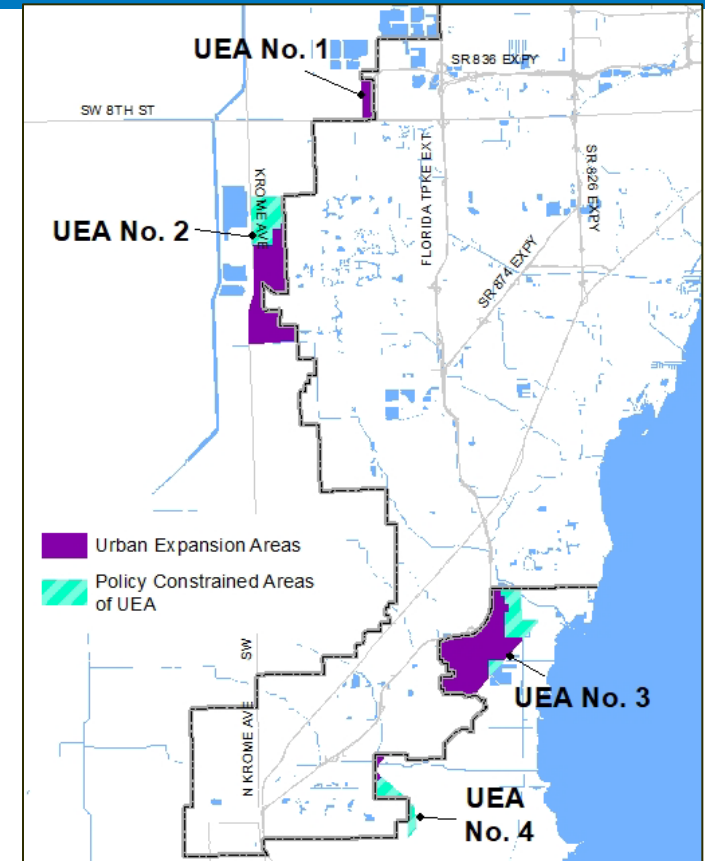
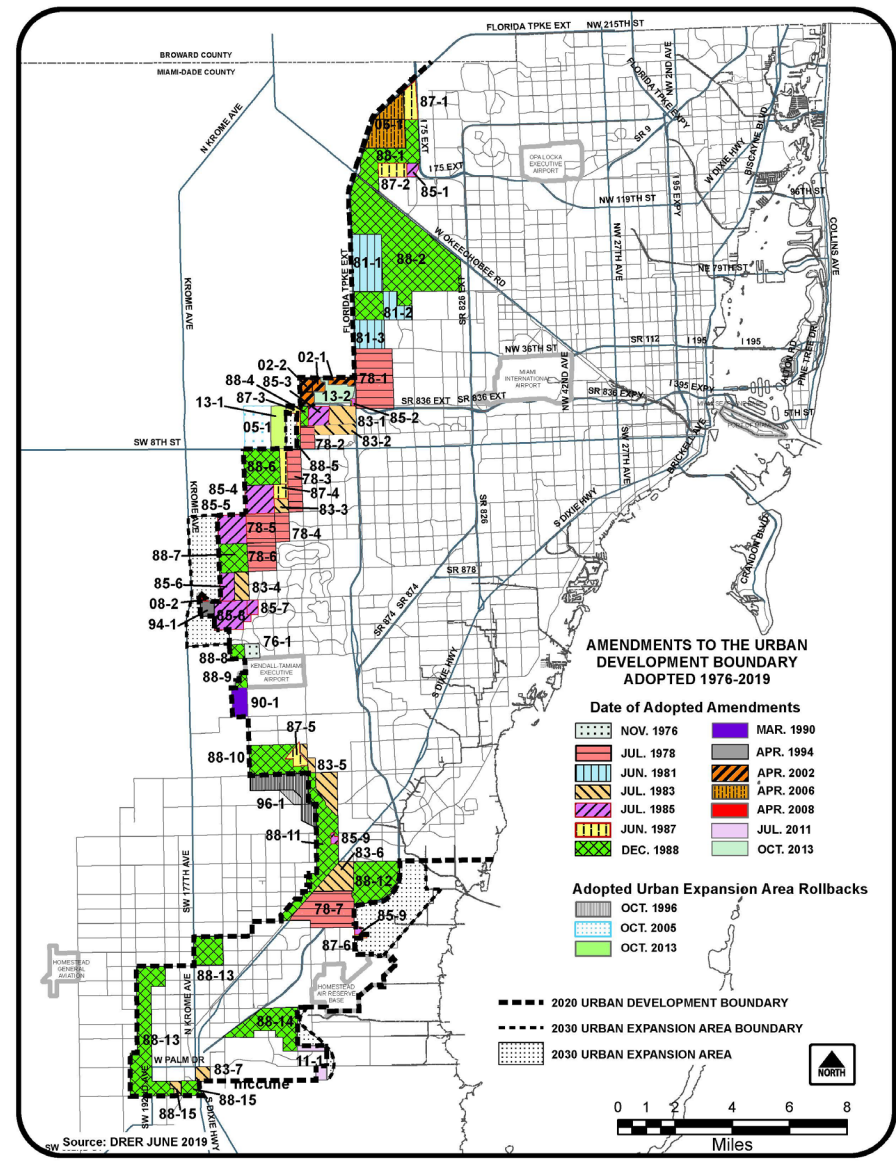


Table 1: Urban Expansion Area Acreage

UEA No.	Current Acreage	Policy Constrained	Remaining Acreage
1	± 309	0	± 309
2	$\pm 2,825$	± 950	$\pm 1,875$
3	$\pm 3,124$	± 667	$\pm 2,457$
4	± 460	± 376	± 84
TOTAL	$\pm 6,718$	$\pm 1,993$	$\pm 4,725$

Urban Development Boundary

- 551 acres have been brought inside of the UDB since 2010 (1,779 acres were added between 2000 and 2010).
- UDB-related applications can be filed once every 2 years in May (odd numbered year), or as an out-of-cycle application from January 1 to May of the odd-numbered year.
- UDB expansion can't create an enclave (area of land located outside of the UDB being more than 75 percent surrounded by land within).



UDB Expansion Criteria

Supermajority Vote Requirement

- ***County Charter*** - any decision to include any additional land within the UDB of the County's CDMP shall require a two-thirds vote of the Board of County Commissioners then in office.
- ***County Code*** - Applications requesting amendment to the UDB or to the UEA boundary, or applications to change the land use classification of land located outside of the UDB to a classification other than Agriculture, Open Land, or Environmental Protection shall require a vote of two-thirds of the total membership of the County Commission then in office.

UDB Expansion Criteria

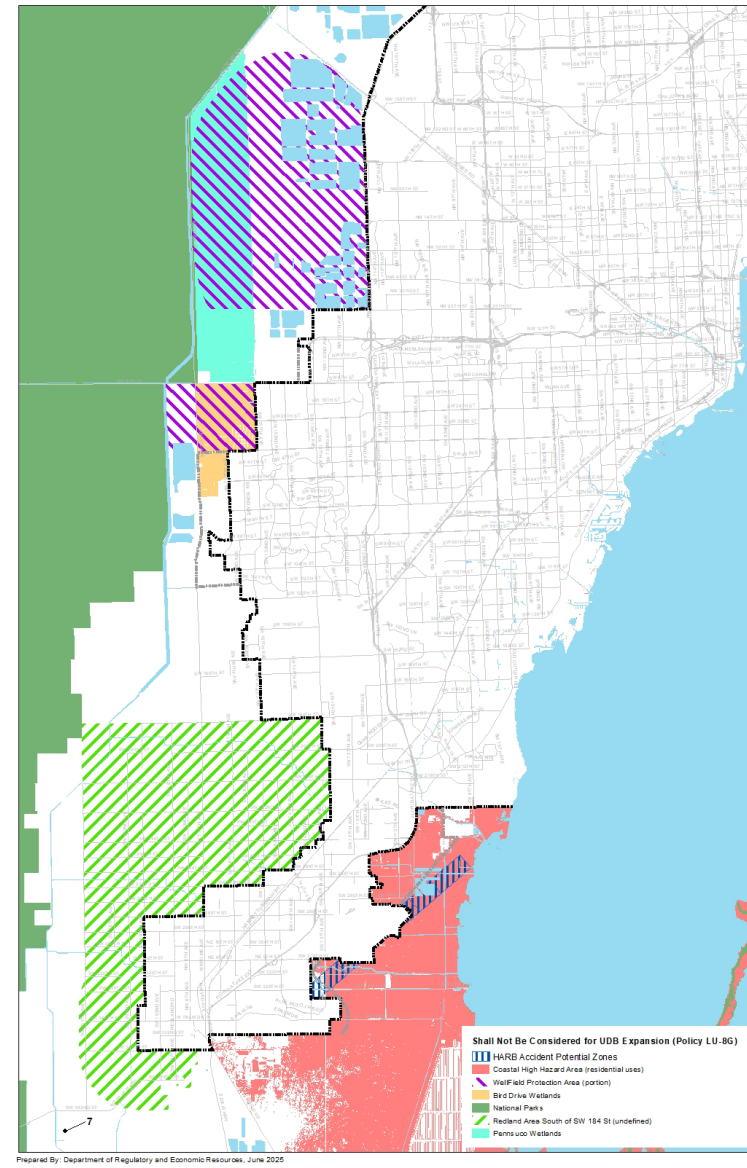
CDMP Policy LU-8F. – Demonstration of Need

- ***Residential.*** The UDB should contain developable land having capacity to sustain projected countywide residential demand for a period of 10 years. The estimation shall include the capacity to develop and redevelop around transit stations at the densities recommended in policy LU-7F.
- ***Non-Residential.*** The adequacy of non-residential land supplies shall be based on subareas of the County appropriate to the use, as well as the Countywide supply within the UDB. The adequacy of land supplies for neighborhood- and community-oriented business and office uses shall be based on localized subarea geography such as Census Tracts, Minor Statistical Areas and combinations thereof. Tiers, Half-Tiers and combinations thereof shall be considered along with the Countywide supply when evaluating the adequacy of land supplies for regional commercial and industrial activities.

UDB Expansion Criteria

Policy LU-8G(i). The following areas shall not be considered for inclusion in the UDB:

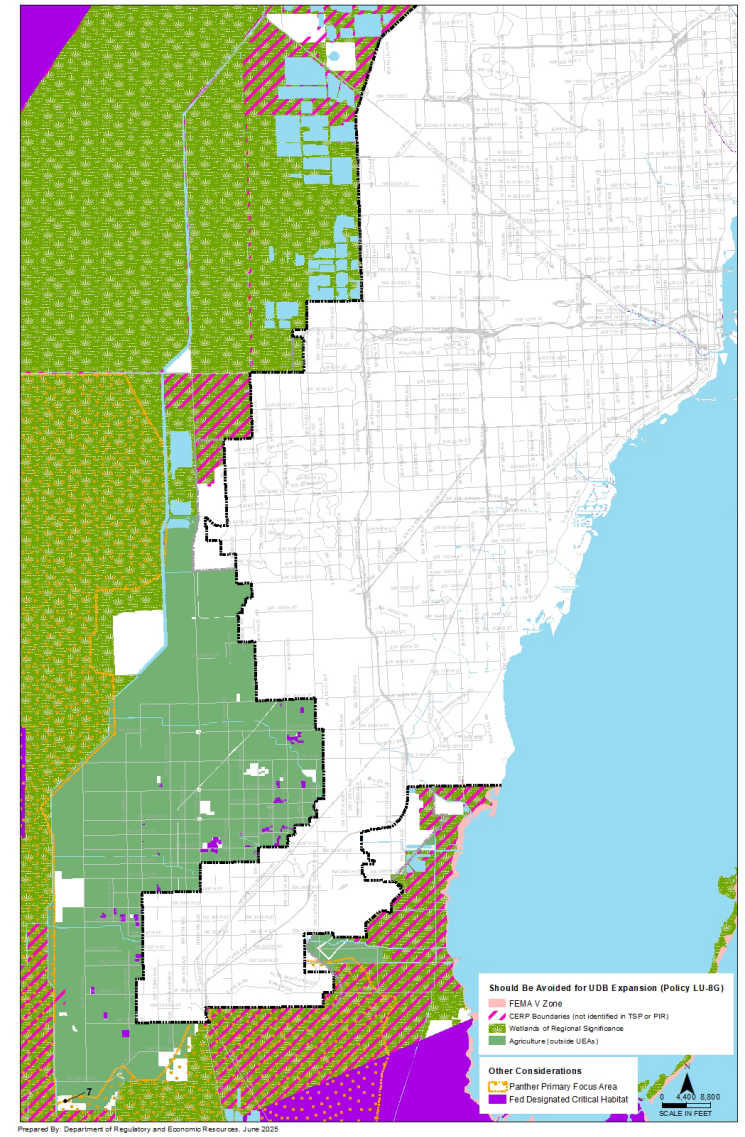
- a) The Northwest Wellfield Protection Area and the West Wellfield Protection Area (portion);
- b) Water Conservation Areas, Everglades National Park, Biscayne National Park, Pennsuco Wetlands, Bird Drive Wetlands;
- c) CERP project footprints delineated in Tentatively Selected Plans and/or Project Implementation Reports;
- d) The Redland area south of Eureka Drive;
- e) accident potential zones of HARB; and
- f) residential land uses within the Coastal High Hazard Areas



UDB Expansion Criteria

Policy LU-8G(ii). The following areas should be avoided for inclusion in the UDB:

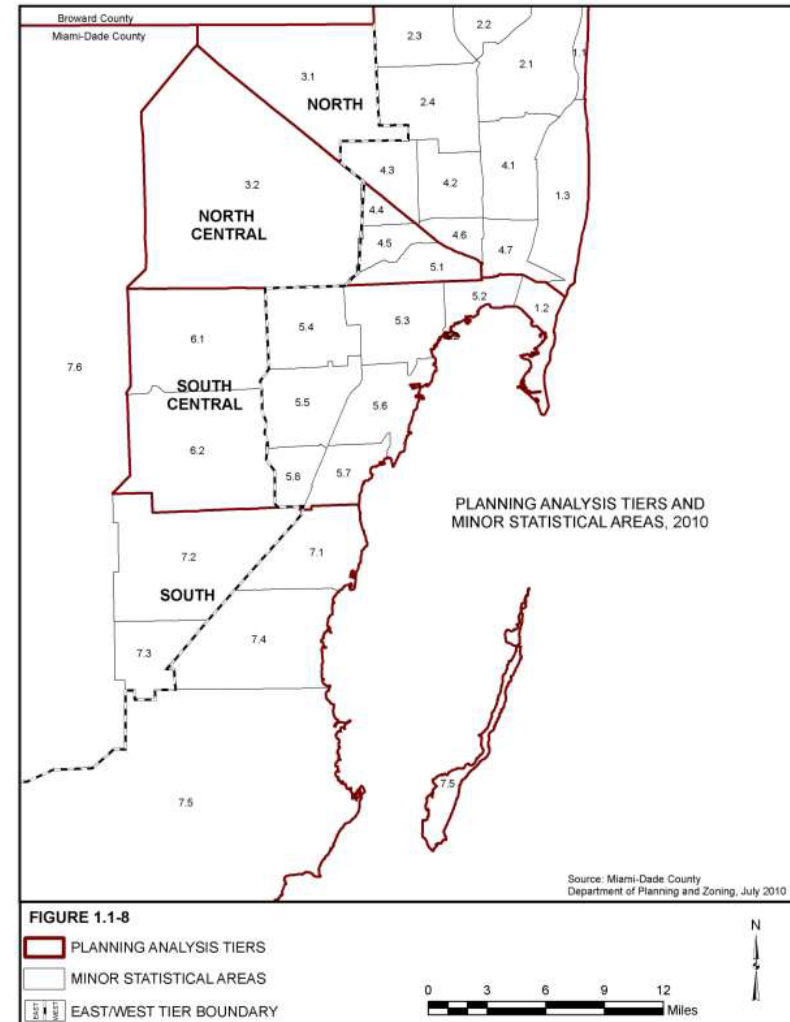
- a) Wetlands of Regional Significance;
- b) Land designated Agriculture on the Land Use Plan map, except in UEA;
- c) CERP projects in the “Yellowbook”, as modified formally or informally by USACE or SFWMD or that have been approved by the SFWMD Governing Board;
- d) Land located within the FEMA V Zone.



UDB Expansion Criteria

Policy LU-8G(iii). The following areas shall be given priority for inclusion in the UDB (after need is demonstrated in accordance with LU-8F)

- a) Land within Planning Analysis Tiers having the earliest projected supply depletion year; and
- b) Land within the UEAs and contiguous to the UDB; and
- c) Locations within one mile of a planned urban center or extraordinary transit service; and
- d) Locations having projected surplus service capacity or where necessary facilities and services can be readily extended.



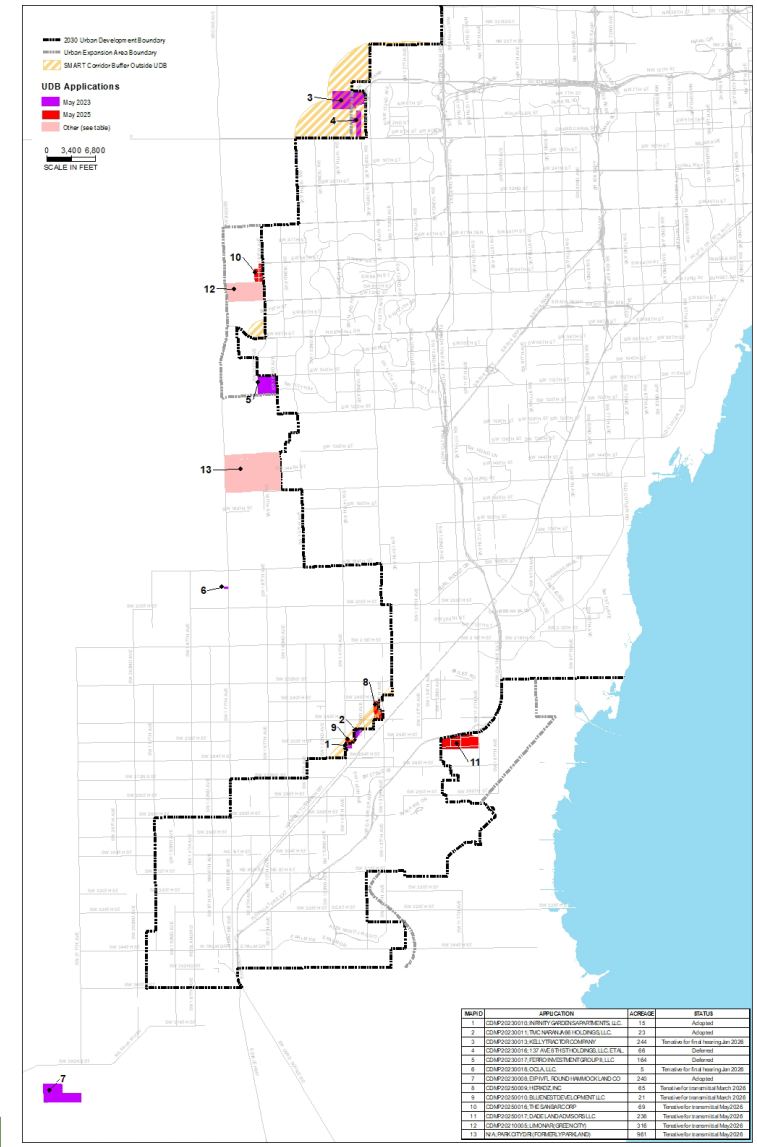
UDB Expansion Criteria

Policy LU-8H – Criteria (after need is demonstrated pursuant to LU-8F)

- Applications requesting expansion of the UDB must file a concurrent zoning applications that should meet the following:
 - min 10 du/acre and mix of housing types, min 0.25 FAR
 - demonstrate adequate public facilities and infrastructure including roadway capacity and connection to water/sewer
 - provide for the non-residential needs of future residents
 - jobs to housing ratio of at least 1:1 within five miles or on-site
 - urban design principles and bike/ped connectivity
 - 15% of gross area as open space and buffering to ag land
 - protect environmental land to the max extent feasible
 - net positive fiscal impact to the County
 - 12.5% of units priced for individuals earning up to 140% AMI
 - preserve ag land commensurate with project impacts (except UEAs)

Current UDB Applications

- Recently adopted UDB applications have included wetland mitigation banks, and UDB expansion or text amendments along the Busway.
- There are 10 pending UDB applications totaling $\pm 2,100$ acres
- Code defines UDB-related applications as amendments to the UDB or UEA boundary, or applications to change the land use classification of land located outside of the UDB to a classification other than Agriculture, Open Land, or Environmental Protection.



Prepared By: Department of Regulatory and Economic Resources, June 2025

UEA Report Recommendations

- Exclude areas located within one half mile of the South Dade Transitway from CDMP Policy LU-8G(i)(d) which identifies the area south of SW 184th Street as an area that “shall not be considered” for expansion of the UDB.
- Establish criteria for urban-type uses that have a unique need to locate outside of the Urban Development Boundary.
- Add a policy to the CDMP to reevaluate truck parking demand by 2030 to determine whether the current land supply is sufficient.
- Add a policy to the CDMP to identify opportunities to increase the diversity of housing options inside the Urban Development Boundary with particular focus on increasing the supply of attached single family housing while maintaining the character of established neighborhoods.

UEA Report Recommendations

- Provide for continued County governance over land that is located outside of the Urban Development Boundary.
- Define the boundaries of the Redland area for purposes of CDMP Policy LU-8G following consideration of community input.
- Add a CDMP policy directing completion of a study, in partnership with a research institution, that identifies the amount of land needed to maintain an economically viable agricultural industry and the associated challenges with maintaining the necessary acreage. The study will commence upon identification of a funding source which may include grant funding, if available. - **Complete**

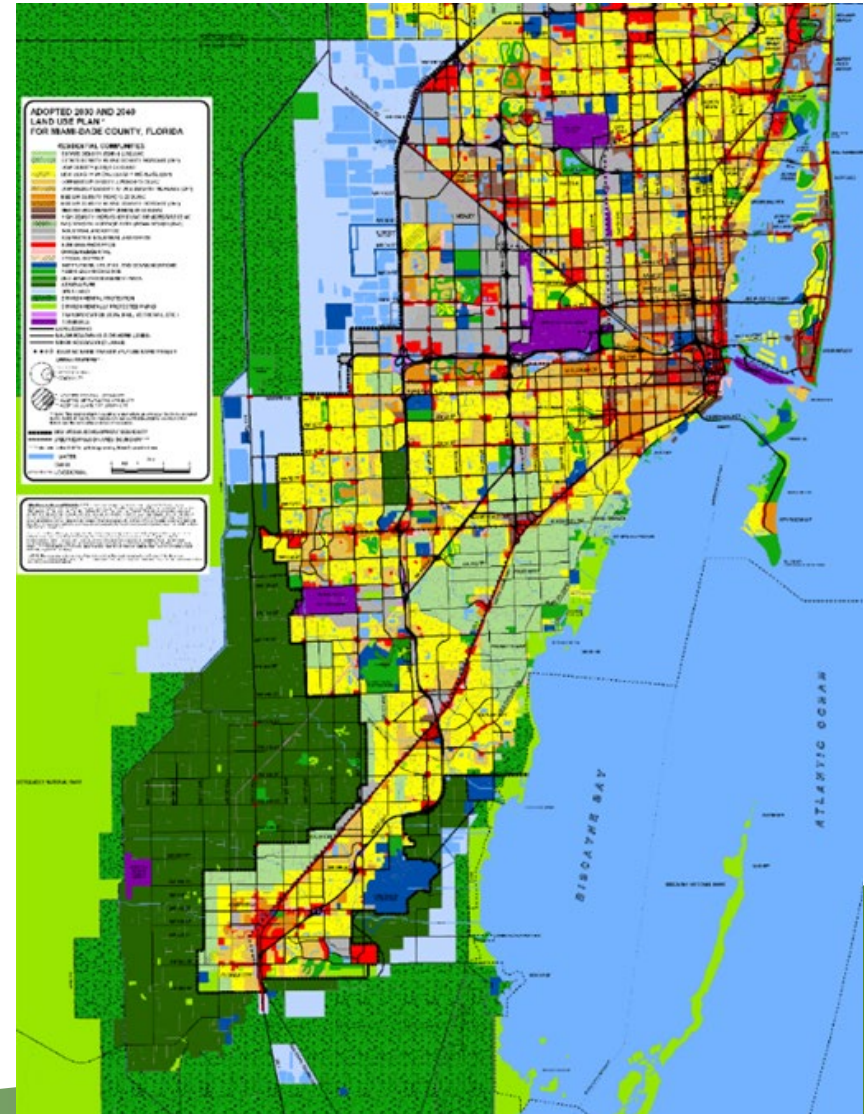


Urban Infill Policies



Built Condition

- 2% ($\pm 5,800$ acres) of the urban area is vacant, unprotected, privately-owned land.
- SFR comprises 87% of the residential land area in the County and contributes 52% of units, MFR comprises 13% and contributes 48% of units.
- All urban land use categories are underbuilt, many below minimum density.

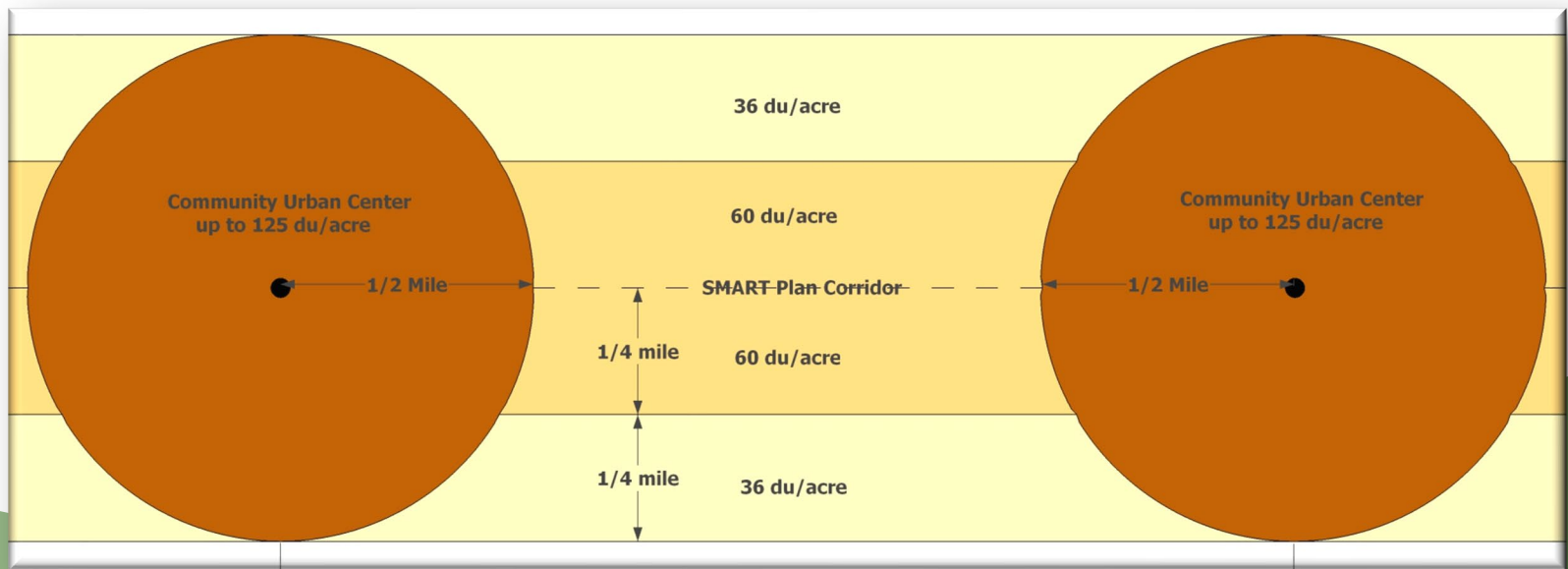


Built Condition

Land Use Category	Minimum Density	Maximum Density	Acreage	Built Condition
Estate Density	1 unit/acre	2.5 units/acre	26,112.03	1.18 units/acre
Low Density Residential	2.5 units/acre	6 units/acre	96,019.15	3.22 units/acre
Low-medium Density	6 units/acre	13 units/acre	30,938.54	5.74 units/acre
Medium Density Residential	13 units/acre	25 units/acre	14,320.66	11.43 units/acre
Medium High Density	25 units/acre	60 units/acre	6,595.37	21.00 units/acre
High Density	60 units/acre	125 units/acre or more	556.06	47.50 units/acre

Transit Oriented Development

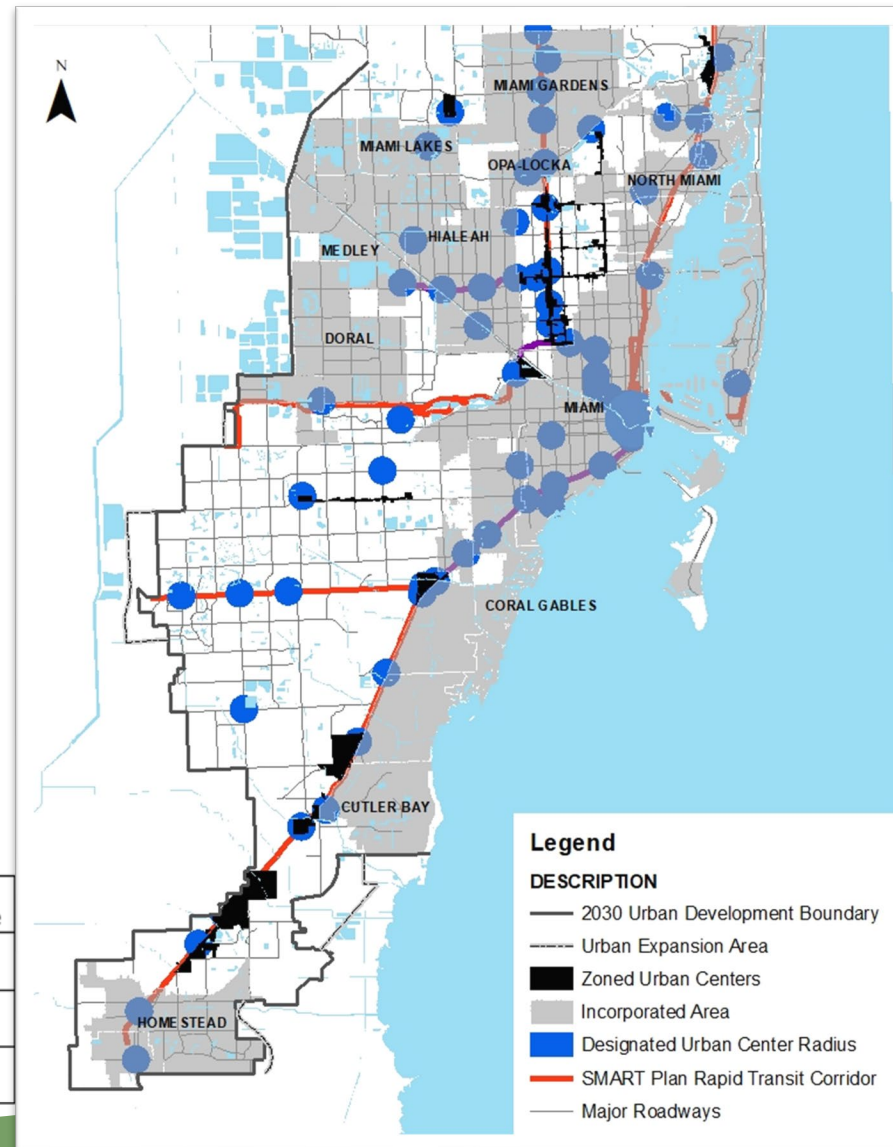
- Transit Oriented Land Uses Along the SMART Corridor:
 - Accommodate growth in a manner that allows for efficient delivery of services and infrastructure;
 - Support ridership;
 - Increase competitiveness for federal funding; and
 - Support transit funding through tax increment financing
 - There is capacity for over 217,000 units along the SMART Plan Corridors.



Transit Oriented Development

- **Designated Urban Centers:** moderate- to high-intensity design-unified areas which will contain a concentration of different urban functions integrated both horizontally and vertically.
- In addition to the locations depicted on the Land Use Plan Map, all future rapid transit station sites and their surroundings shall, at a minimum, be developed in accordance with the Community Urban Center policies.

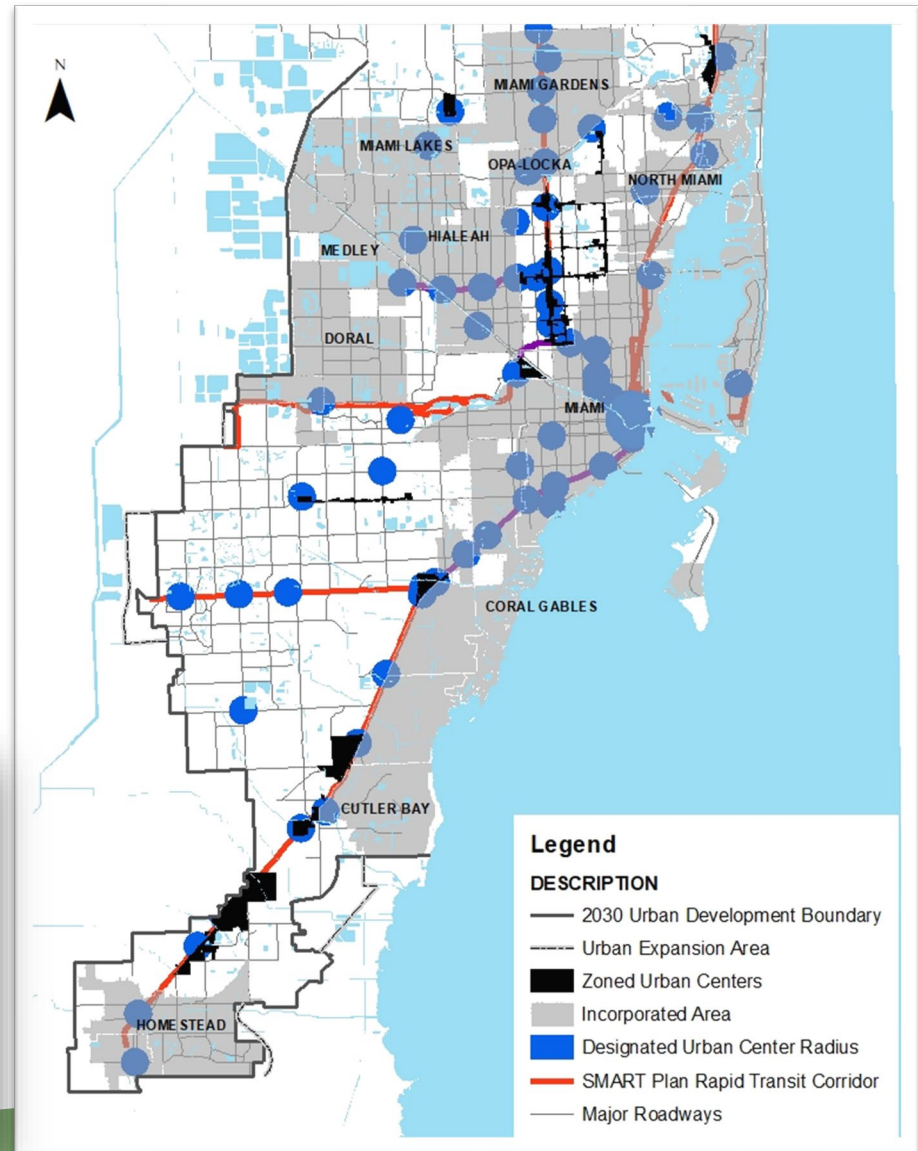
	Average Floor Area Ratios (FAR)	Max. Densities Dwellings per Gross Acre
Regional Activity Centers	greater than 4.0 in the core not less than 2.0 in the edge	500
Metropolitan Urban Centers	greater than 3.0 in the core not less than 0.75 in the edge	250
Community Urban Centers	greater than 1.5 in the core not less than 0.5 in the edge	125



Transit Oriented Development

Zoned Urban Centers:

- Subject to Form Based Design Standards
- Each has a series of regulating plans
- Workforce Housing (min. 12.5% of units priced for up to 140% AMI)

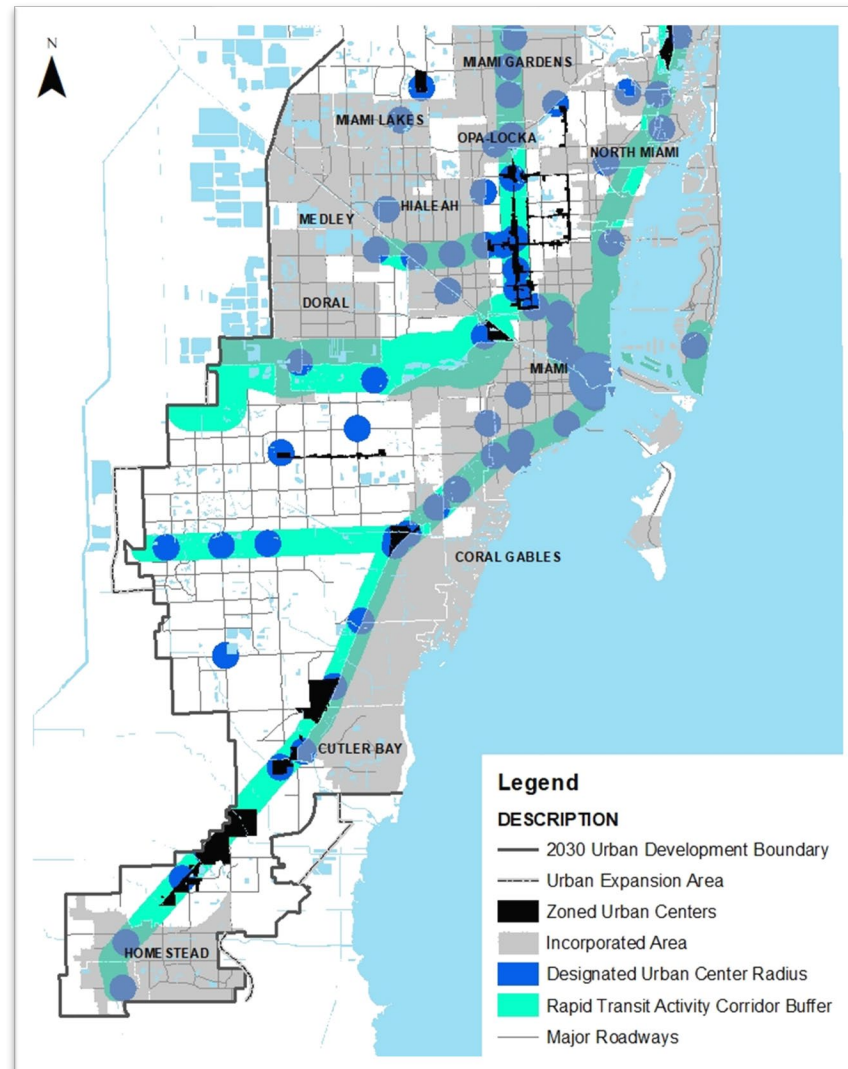


Mixed Use Development

SMART Corridors/Major Roadways:

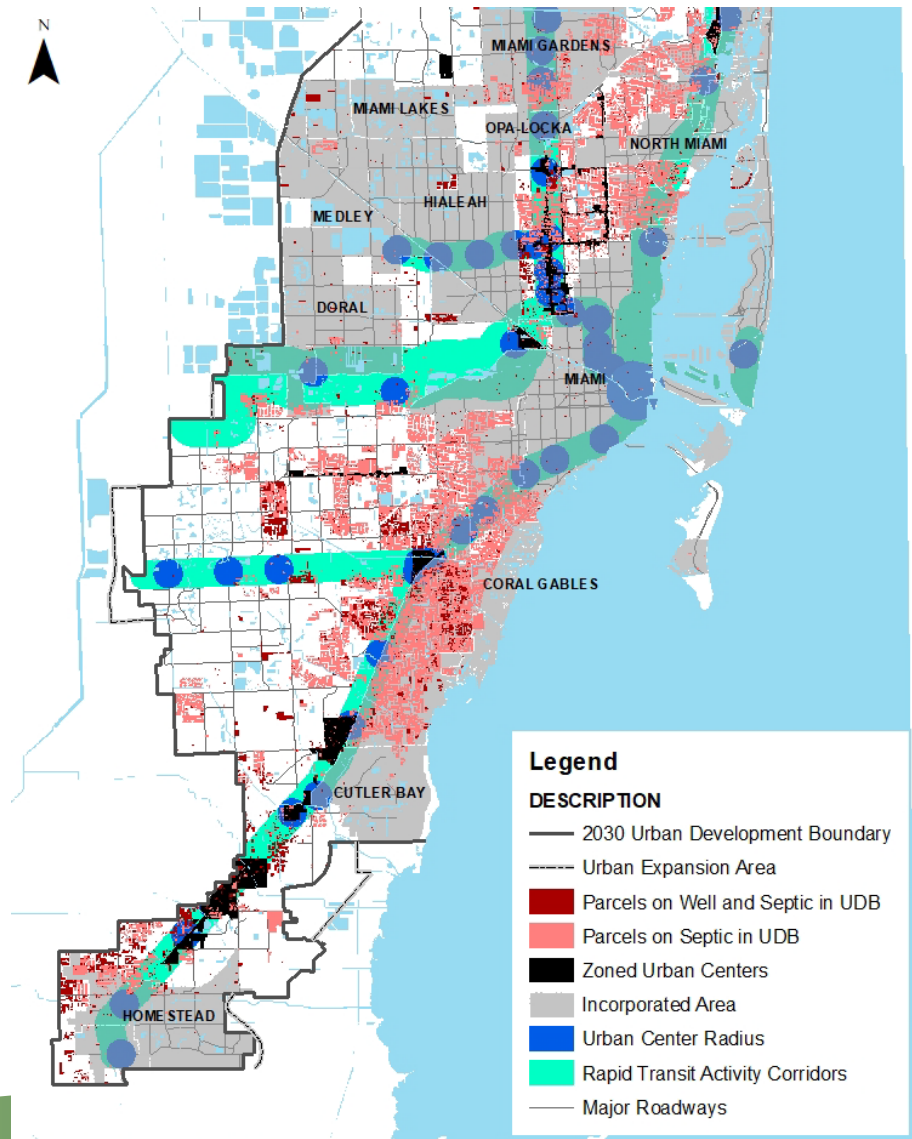
- Enables the property owner to seek increased density/intensity through rezoning
- Development must include a vertically integrated mix of uses or contribute to the diversity of uses within one-quarter mile (horizontal mixed use)

Mixed-Use Developments Located Within:	Floor Area Ratio Range	Maximum Residential Density (dwelling units)
Major Corridors	from 1.0 to 1.5	36
Mixed-use Corridors identified in an area plan	Up to 2.0	60
Rapid Transit Activity Corridors		
Within one-quarter mile	Up to 2.0	60
Between one-quarter and one-half mile	Up to 1.5	36
Between one-half and one mile (East-West Corridor)	Up to 1.25	18



Urban Infrastructure

- There are 115,601 properties inside the UDB that utilize septic tanks (5,623 properties outside the UDB).
- Many areas without central water or wastewater service correspond with areas slated for future growth.
- Efforts to expand service have focused on grants, special benefit districts, and developer extension.



Urban Infill Recommendations

The following recommendations were presented in a June 8, 2022 memo to the Board related to infill housing:

- Support additional single-family housing types by allowing up to one density category higher in residential districts along major corridors if the development uses good urban design standards.
- Waive mixed-use requirements along major corridors where maximum density (36 or 60 units/acre) is provided.
- Support zoning code changes that would allow realization of residential densities consistent with the land use designations without requiring individual public hearing applications if incorporating good urban design standards.

Urban Infill Recommendations

- Further enable lot splitting particularly at large corner or end lots with the use of density bonuses (such as through use of Transfer of Development Rights (TDRs), and/or affordable or workforce density bonuses).
- Allow lot size averaging in place of fixed lot size for design flexibility/efficiency when measuring compliance with Land Use Plan density.
- Change CDMP gross residential acreage definition to allow previously dedicated rights of way to be counted in density calculations.
- Broadly enable Accessory Dwelling Units (ADUs) - Done



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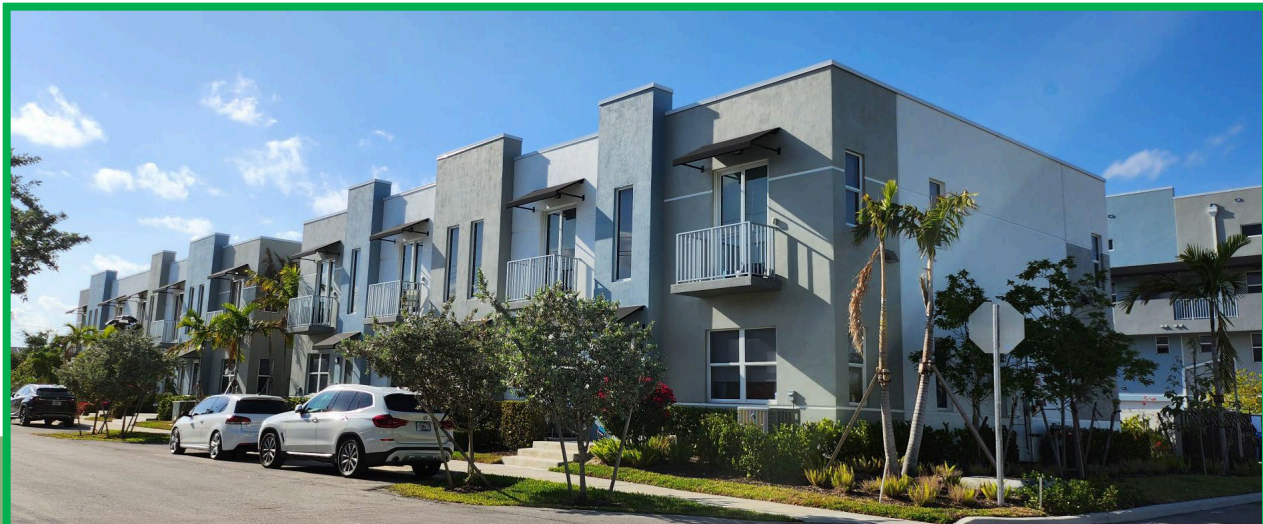


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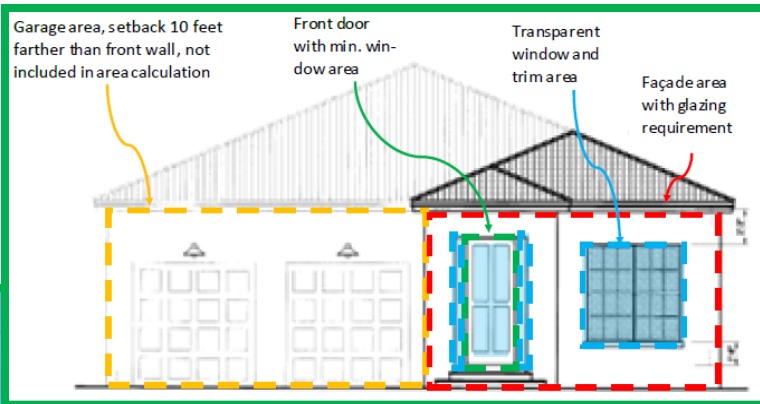
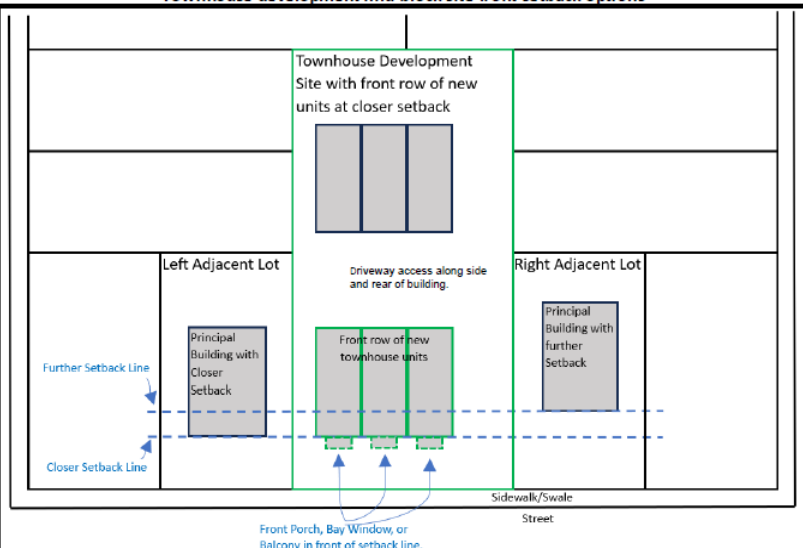
Street Wall



Fences



Townhouse development mid-block site front setback options



Glazing



Parking



Tree Canopy



Miami-Dade County Department of
Regulatory and Economic Resources,
Planning Division

