

REVISIONS TO PARTS 2 AND 3  
COMPREHENSIVE DEVELOPMENT MASTER PLAN  
FOR  
METROPOLITAN DADE COUNTY

As Adopted and Accepted by the  
Metropolitan Dade County Board of Commissioners  
March 31, 1975

Prepared by the  
Metropolitan Dade County Planning Department  
909 S.E. 1 Avenue, Suite 900  
Miami, Florida 33131

Foreword

This paper contains all the revisions made to the complete Environmental Protection Guide (Part 2) and The Metropolitan Development Guide (Part 3) of The Comprehensive Development Master Plan.

The revisions were made by the Planning Advisory Board at a public meeting held on March 7 and 9 and the County Commission on March 31. These revisions were incorporated as part of the Plan as adopted and accepted by the County Commission (Ordinance No. 75-22). The revisions and page numbers contained in this paper refer to the complete Parts 2 (June 1974) and 3 (July 1974), not the Summary document (September 1974). A separate revisions paper is available for use with the Summary document.

A copy of Ordinance No. 75-22, adopting and accepting the Plan, is attached to the back of this paper. Section 3 of this Ordinance indicates which portions were adopted and which portions were accepted.

The preparation of this report was financed in part through an Urban Planning grant from the Department of Housing and Urban Development, under the provisions of Section 701 of the Housing Act of 1954 as amended.

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STATE OF CALIFORNIA  
DEPARTMENT OF WATER RESOURCES

THE STATE OF CALIFORNIA,  
COUNTY OF [ ]

DO hereby certify that the following  
is a true and correct copy of the  
[ ]

as the same appears from the records  
of the [ ]

IN WITNESS WHEREOF, I have hereunto  
set my hand and the seal of the  
Department of Water Resources at  
Sacramento, California, this [ ] day  
of [ ] 19[ ]

The above document is a true and correct copy of the original as the same appears from the records of the Department of Water Resources.

The original document is on file in the Department of Water Resources, Sacramento, California, under the name of [ ]

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Department of Water Resources at Sacramento, California, this [ ] day of [ ] 19[ ]

The Department of Water Resources is a part of the State of California, and its records are a part of the public records of the State.

REVISIONS TO THE  
ENVIRONMENTAL PROTECTION GUIDE  
(Part 2, Comprehensive Development Master Plan)

Change the word "Preservation" to "Environmental Sensitivity" on the following pages:

vi, 101, 102, 105, 109, 110, 111, 112, 113, 114, 115, 127, 137, 157, 158, 159,  
163, 165, 166, 168, and the Fold-out map titled Environmental Protection Zones.

Change the abbreviated designation "P" (Preservation) to "ES" (Environmental Sensitivity) on the following pages:

105, 106, 107, 109, 110, 111, 112, 114, 115, 158, 159, 160

Cover

Delete the word "Proposed" from the cover.

Inside Front Cover

Replace the names of the Board of County Commissioners with the following:

Stephen P. Clark, Mayor  
Mrs. Stanley (Joyce) Goldberg  
Harry P. Cain  
Reverend Edward T. Graham  
Clara Oesterie  
James F. Redford, Jr.  
Edward T. Stephenson  
Beverly Phillips  
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Replace the names of the Planning Advisory Board with the following:

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Thomas H. Riggins, Vice Chairman  
Mrs. Harold Kendall  
Jay Morton  
Ronald Young  
B. Boyd (Ben) Benjamin  
Dr. Sandra Clark  
George W. DuBreuil  
Nicholas G. Polizzi  
Albert Veri

Title Page

Delete the word "Proposed" from the title.

Change the date from "June 1974" to "March 31, 1975."

After the title, add the following:

As approved by the Planning Advisory Board on March 9, 1975,  
and as adopted/accepted by the Board of County Commissioners  
on March 31, 1975 (Resolution 75-22).

Page vii

Delete reference to Figure 48, Hurricane Tidal Zone

Page 102

End the last sentence of the second paragraph after the word "Zones."

Page 103

All wording after the first sentence is deleted and replaced with the following:

The following chapter describes all but the Hurricane Tidal Zone in terms of character, function, viability, and relation to regional environmental systems. For planning purposes the Hurricane Tidal Zone has been incorporated into the adjacent Marginal Zone because of similar characteristics. These zones were combined because the Environmental Protection Guidelines needed within these two zones are identical now that the County Commission adopted an ordinance on June 18, 1974 providing adequate safeguards against property damage due to hurricane flooding on a county wide basis.

Page 105

Paragraph 2 is revised to read as follows:

The Environmental Sensitivity zone is the area most susceptible to environmental degradation of the zones delineated in this study. Although much of the zone is managed due to the extensive water control devices, the geologic and biologic nature of the zone approximates natural conditions. Uses permitted within this zone must be carefully restricted and made compatible with the area and its environment and should in no way adversely affect the viability of the functioning ecosystems. The Environmental Sensitivity zone consists of four (4) subzones, each of which is identified below.

Page 106

Figure 36 is replaced with the revised Figure 36 as depicted on the following page.

Page 109

Paragraph 2 is amended to read as follows:

Considering the present character and value of this area the range of uses is quite extensive as it relates to the natural environment's protection and quite limited as it relates to man's usage. Accordingly, special regulations and ordinances carefully restricting uses to those compatible with the area and its environment, providing for site alteration limitations and measuring the environmental impact of alternate uses, should be adopted. Only with careful management and with the appropriate regulatory tools can this area continue to perform its natural functions and balance its support of the natural and urban areas concurrently.

Page 111

Paragraph 3 is revised to read as follows:

The range of alternative uses is somewhat limited in this area due to the integral relationships between this area and the Park. Thus, special regulations and ordinances carefully restricting uses to those compatible with the area and its environment, providing for site alteration limitations and measuring the environmental impact of alternative uses should be adopted. Few conflicts exist in the area presently or are anticipated from the proposed projects. However, the platting of land in the southeast sector of the zone and the laying out of roads is indicative of development pressure which is occurring in this area.

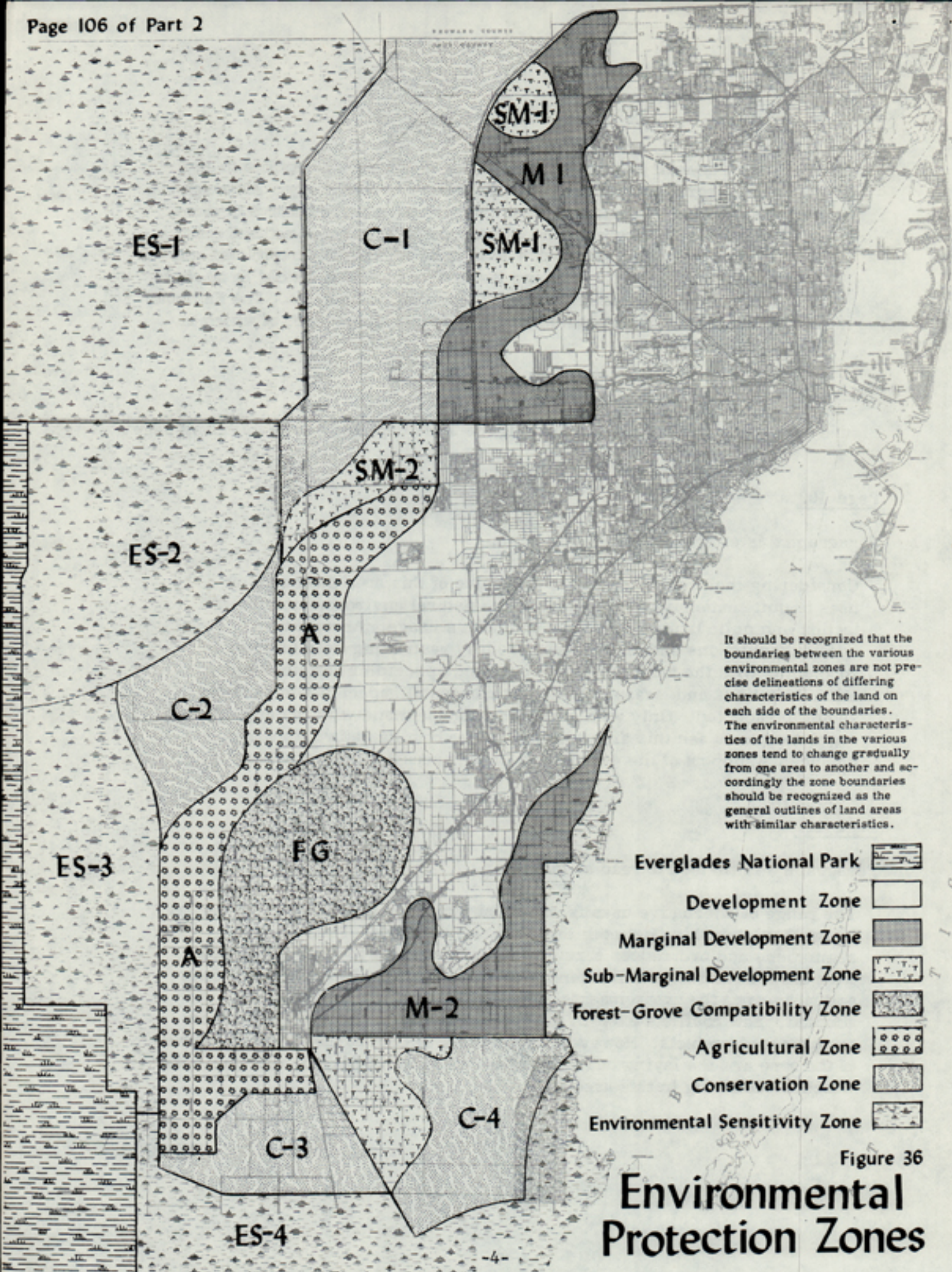


Figure 36

# Environmental Protection Zones

Page 113

Paragraph 4 is revised to read as follows:

As with the other environmental sensitivity zones this area is crucial to the maintenance of the viable functioning Everglades ecosystem. Thus, special regulations and ordinances carefully restricting uses to those compatible with the area and its environment, providing for site alteration limitations and measuring the environmental impact of alternative uses, should be adopted to protect the viability of the basin.

Paragraph 6 is revised to read as follows:

Effective land use controls are paramount to avoid the destruction of the natural ecosystems characterizing the basin.

Page 115

Delete the first two lines on this page.

Page 117

Paragraph 1 is revised to read as follows:

The range of uses within this subzone as it relates to the value and present condition of the area is much the same as in other environmentally sensitive areas. Thus, special regulations and ordinances carefully restricting uses to those compatible with the area and its environment, providing for site alteration limitations and measuring the environmental impact of alternative uses should be adopted.

Paragraph 3 is revised to read as follows:

Similar to the environmental sensitivity zones, the conservation zone is in an area of special environmental concern. Although the biologic character of this area is not as endangered as in the environmental sensitivity zones, the water resource value and the relatively high biologic value of the zone does demand that special regulations be adopted carefully restricting uses to those compatible with the area and its environment, providing for site alteration limitations and measuring the environmental impact of alternative uses.

Page 121

Paragraph 1 is revised to read as follows:

The existing value of the area could be maintained through special regulations and ordinances carefully restricting uses to those compatible with the

area and its environment, providing for site alteration limitations and measuring the environmental impact of alternative uses. Selective land fill and drainage to open space areas should replace any positive drainage efforts to provide for development flood protection of this subzone. Development in this area would be disruptive to the water quality unless septic tanks and package treatment plants were stringently regulated or prohibited or public sewer services were provided. Thus, the uses in this area must be carefully managed and regulated if costly consequences of environmental degradation are to be avoided.

In paragraph 2, Line 7

The first word of the line is changed from "preservation" to "protection".

Page 127

Paragraph 4, the second sentence is revised to read as follows:

Its conservation is important to the environmentally sensitive areas to the south and east in that the maintenance of open space in the conservation subzone is related to the preservation of high water quality moving into the coastal estuarine zones.

Paragraph 5 is revised to read as follows:

Consideration should be given to alternative uses, such as open space recreation use, other types of recreation, wildlife refuge, and minimum development, due to the area's proximity to the estuaries. Care should be taken to exclude any development from occurring within appropriate distances of the nuclear power plants located within the zone.

Page 132

Delete figure 48.

Page 133-135

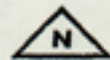
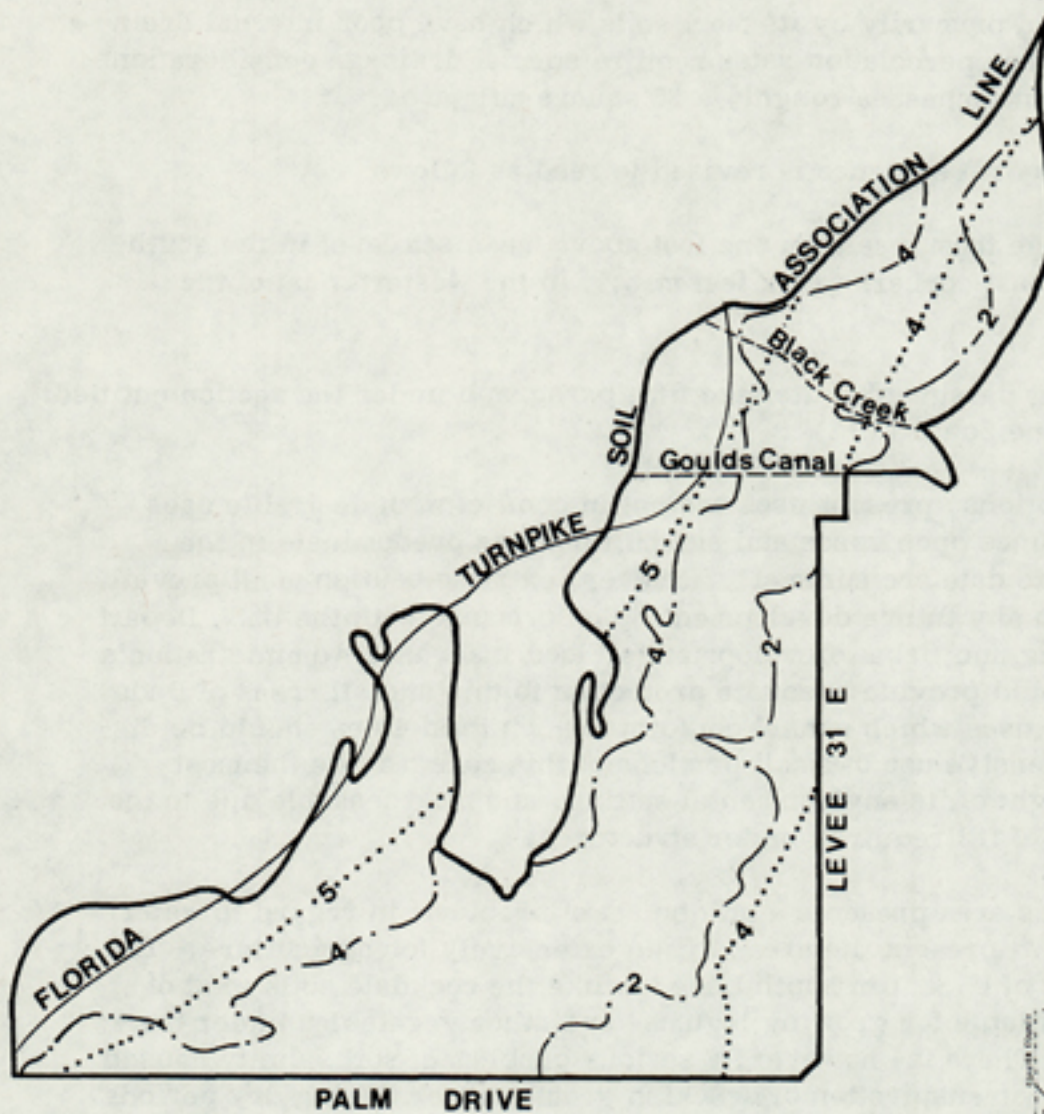
Delete entire section entitled Hurricane Tidal Zone (H).

Page 142

Delete figure 52 and replace with new figure 52 as depicted on the next page.



- ZONE BOUNDARY
- ROAD
- - - - CANAL
- ..... AVERAGE HIGHEST GROUND WATER LEVEL 1959-60 (msl)
- . - . ELEVATION (msl)



SCALE in MILES

FIGURE 52

**MARGINAL SUBZONE SOUTH M-2**

Paragraph 5 is revised to read as follows:

The area is bounded by Levee-31 E and tidal mangroves on the east, Palm Drive on the south, and a line which delineates the inland extent of marl soils to the north and west. As is the Marginal Subzone North, this area is distinguished primarily by its marl soils which have poor internal drainage; thus the low percolation rates require special drainage considerations. This subzone encompasses roughly a 35 square mile area.

Paragraph 6; the first sentence is revised to read as follows:

Elevations range from less than one foot above mean sea level in the southeast and northeast corners to six feet m.s.l. in the western part of the subzone.

Add the following paragraphs after the fifth paragraph under the section entitled: "Marginal Subzone South (M-2)".

With few exceptions, present uses are not in conflict with desirable uses in the area. Since open space and agricultural use predominate in the zone conflicts to date are minimal. However, extreme caution must prevail in dealing with any future development. Conformance with the U.S. Department of Housing and Urban Development's Flood Insurance Administration's guidelines should provide adequate protection to this and all areas of Dade County. Land uses which cannot conform to such guidelines should be discouraged. Intensive use of small portions of this zone may be the most desirable in light of its environmental setting, and most feasible due to the great amounts of fill required under structures.

Land use in this area presents a unique set of problems in regard to water management. At present the area is used extensively for agriculture. The marl soils east of U.S. 1 in south Dade, unlike the rockdale soils west of U.S. 1, are suitable for growing legumes and other vegetables under the soil surface. There is, however, a serious problem of soil salinity caused chiefly by evapotranspiration of brackish ground water during dry periods. The inland advance of the salt front during the dry season is usually reversed by fresh water moving seaward during the wet season; however, the advance during a drought, such as that in 1971, would require an event of opposite but equal magnitude to return the salt front to the original position. Current land use in the area does not permit widespread flooding, therefore the chances of returning the salt front to the predrought position without raising water levels is remote.

The long-term solution to the saline soil problem would be to prevent further intrusion from coastal canals by holding water levels higher there during dry periods. The fact that the winter growing season generally corresponds with the annual dry season poses a special problem to the Central and Southern Florida Flood Control District because the respective water-level needs are conflicting. Agricultural use east of U.S. Route 1 requires that water levels in coastal canals be held sufficiently low to farm low-lying fields while water managers require that coastal water levels be held sufficiently high to prevent seawater intrusion. Keeping water levels low during the dry season is a short-term benefit to agriculture. However, the practice often leads to increased seawater intrusion which is a long-term detriment to agriculture. Thus, the outlook for this area is for no improvement in seawater intrusion and saline soil problems unless there are significant changes in land use that will permit the maintenance of higher water levels upstream from the coastal salinity control structures.

Recognizing that the Perrine marl is of major agricultural and economic importance, the need to utilize this valuable resource to the fullest will become more apparent as the need for future food supply and "green areas" increases. The data collected and analyzed by the U.S.G.S. indicates that the problems of seawater intrusion and saline soils in this area are related and that the solution will require changes in land use as water levels are raised to optimum levels to halt seawater intrusion and to reclaim lands already affected by seawater intrusion.

One method of changing the land use would be to mound the marl deposit in low-lying fields so that water levels can be raised. Another method would involve the complete removal of the marl deposit from low-lying lands along the coast and the distribution of the deposit on higher areas to the west. The denuded fields could be filled with crushed limestone for urban development and the raised fields could be used for agriculture and parks. Both methods would permit holding higher water levels above the coastal controls and continued use of the marl for agriculture.<sup>8</sup> Precautions must be taken under this kind of intensive land utilization to insure that polluted urban runoff and agricultural wastes are not released into the Biscayne National Monument via the extensive drainage network in the area. It is therefore recognized that slight but effective density bonuses may be in order to insure ample utilization of detention basins for water quality control.

Page 155

Under the section entitled General Environmental Considerations, add the following as a third guideline:

Subject to restrictions, prohibitions and controls imposed by applicable Federal, State, County and Local regulations and laws affecting use and/or development of lands adjacent to Biscayne Bay, nothing herein shall preclude public or private access and utilization of such body of water and the lands contiguous thereto.

Page 157

The list of undesirable exotic species of vegetation not to be replanted or propagated is revised to read as follows:

Australian Pine - Casuarina equisetifolia (ungrafted)  
Australian Pine - C. glauca (ungrafted)  
Bishopwood - Bischofia javanica  
Brazilian Pepper (Florida holly) - Schinus terebinthifolius  
Castorbean - Ricinus communis  
Colubrina - Colubrina asiatica  
Common Snakeplant - Sansevieria trifasciata  
Melaleuca (cajeput) - Melaleuca quinquenervia  
Shoebuttan Ardisia - Ardisia solanacea  
Trailing Wedelia - Wedelia trilobata

Page 158

In the eighth line from the bottom of the page, the word "preservation" should be replaced with the word "appropriate".

Page 159

The designation of Conservation Subzone Area B is changed from "C-2" to "C-1".

Page 160

The entire section entitled Hurricane Tidal Zone is deleted.

Page 165

Under item 10. Public Safety facilities add:

11. Developmental and metropolitan economic factors.

Delete the section entitled Federal Flood Insurance Ordinance.

Foldout Map Inserted in Report

Add the following statement on the map entitled Environmental Protection Zones:

It should be recognized that the boundaries between the various environmental zones are not precise delineations of differing characteristics of the land on either side of the boundaries. The environmental characteristics of the lands in the various zones tend to change gradually from one area to another and, accordingly, the zone boundaries should be recognized as general outlines of land areas with similar characteristics.

The Hurricane Tidal Zone is deleted from this map and is made part of the adjoining Marginal Zone as indicated on the revised Figure 36.

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(Part 3, Comprehensive Development Master Plan)**

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