

**CITY OF MIAMI GARDENS  
COMPREHENSIVE DEVELOPMENT MASTER PLAN  
GOALS, OBJECTIVES AND POLICIES  
AND COMMUNITY VISION**

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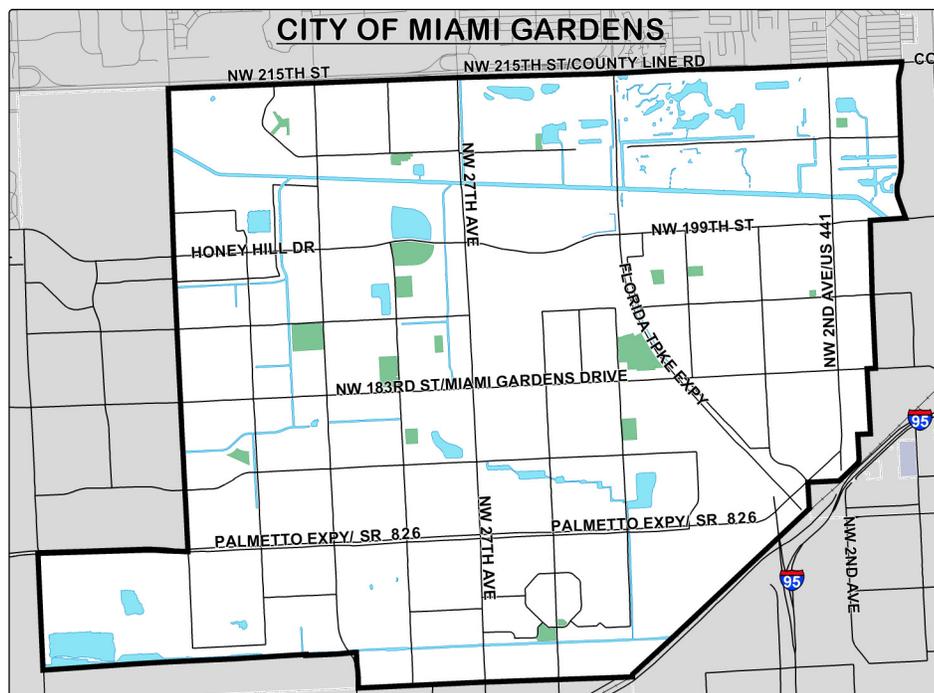
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## OVERVIEW AND HISTORY

The City of Miami Gardens was officially incorporated as the 33<sup>rd</sup> municipality in Miami-Dade County on May 13, 2003. The City comprises approximately 20 square miles and is located in the northern part of Miami-Dade County. Major roads serving the city include Interstate 95, the Florida Turnpike, U.S. Highway 441/State Road 7 and the Palmetto Expressway/State Road 826. See below map.

In the early 1960s, the Palmetto Expressway divided the area into Blacks to the south and Whites to the north. However, the north side of the Palmetto expressway was later integrated by the later 60's. The area south of the Palmetto Expressway, known as Bunche Park, included a shopping center for Blacks only that included a theatre, skating rink, drug store, night club, grocery store, Daily Delight, barber shop and a beauty shop. The site is now the City's park of that name. To the north, the Carol City around Miami Gardens Drive/N.W. 27<sup>th</sup> Avenue and N.W. 27<sup>th</sup> Avenue was a major commercial/retail center that failed to incorporate as a new city in the early 70's. Again, in 1996, the residents voted against the City of Destiny which was Miami Gardens' original name. The area and the main shopping center deteriorated and is now in the City's Vision as a redeveloped town center. The Carol City area is now also a potential site for transit oriented development via the proposed MetroRail North Corridor Extension.

Today, the City of Miami Gardens is the third largest city in Miami-Dade County. Miami Gardens has two large industrial parks strategically located on the Palmetto Expressway. The City is the home of Dolphin Stadium, host stadium to the Miami Dolphins and the Florida Marlins. Calder Race Course, a premier equestrian race track is also located within the City. Miami Gardens is also home to two notable institutions of higher learning, Florida Memorial College, and St. Thomas University.



## INTRODUCTION

City of Miami Gardens was incorporated on May 13, 2003. This is a Hearing Draft of the City's new "Comprehensive Development Master Plan (CDMP) Part 1- Goals, Objectives and Policies (GOPs) for the City of Miami Gardens, Florida. Part 2 – Data and Analysis (DANs) provides supporting documentation, data, analyses and conclusions for the GOPs. The GOPs are adopted by ordinance. The DANs are not adopted as part of the Plan because they constantly change and are periodically updated to reflect changed conditions.

This plan is scheduled to be considered by the Local Planning Agency and the City Council on June 7, 2006, and if approved, transmitted to the Florida Department of Community Affairs (DCA) for State review as well as to other agencies such as Miami Dade County. The DCA's Objections, Recommendations and Comments (ORC) Report is anticipated to be received by the City of Miami Gardens in September/October 2006. After incorporating DCA comments into the CDMP document and revising it appropriately, the City of Miami Gardens expects to formally adopt the CDMP in October/November 2006.

Consistent to the State requirements, the City's CDMP is divided into two parts:

- Part 1: Community Vision and Goals, Objectives and Policies (GOPs)
- Part 2: Data and Analysis (DANs) and other related supporting documentation.

All goals, objectives and policies within the CDMP have been prepared and developed pursuant to the requirements of Chapter 9J-5, Florida Administrative Code. The goals, objectives and policies of the CDMP are defined as follows:

**Goal:** A long-range and broad framework for programs or activities.

**Objective:** A measurable, and an intermediate target that is achievable and marks progress toward a goal. (Those objectives required by Chapter 9J-5, Florida Administrative Code, are identified by bold numbers.)

**Policy:** The specific direction in which programs and activities are coordinated to achieve identified goals and policies.

The Goals, Objectives and Policies contained in this document are organized into a total of ten (10) Elements/Chapters. Consistent with the State requirements, the first nine (9) elements; future land use, transportation, infrastructure, conservation, recreation and open space, housing, intergovernmental coordination, public educational facilities, capital improvements are required elements as applicable to the City of Miami Gardens.

- The CDMP also plays a significant role within Florida's growth management system. It is required to be consistent with the State Comprehensive Plan and the Regional and County Comprehensive Plan.

## **The Planning Process**

In the year 2004, The City of Miami Gardens started laying the groundwork for developing the CDMP. This included hiring teams to administer the “current” planning work of zoning, site plan and building permits as well as to develop the City’s “long-range” planning i.e. the CDMP. Several other essential master planning activities were incorporated into the CDMP planning process. Consultants were hired to develop a Transportation Master Plan, a Stormwater Drainage Master Plan and a Street Assessment Program. The North Corridor Station Area Plan funded through Metro Dade Transit included extensive architectural design plans for proposed stations as well as a transit oriented development charrette process for the 183<sup>rd</sup> and 199<sup>th</sup> Street station areas.. Additional planning activities during the Plan’s development include the Miami Gardens Town Center and the Palmetto Expressway Design Report.

Pursuant to the State requirements, community visioning was an integral part of this process. Considerable input was obtained through personal interviews, meetings, collaborations, newsletters, community workshops that involved Council Members, civic and business leaders and the general public. As facilitators, City management and staff brought the preliminary and relevant planning concepts to business leaders and citizens for discussions in separate community workshops. The input from the workshops was incorporated into the CDMP as it was further refined and synthesized through the City Council recommendations. As a result of this collaborative effort, the City successfully obtained significant input from citizens, professionals, and stakeholders that is critical in the development of a Comprehensive Development Master Plan.

## STATEMENT OF LEGISLATIVE INTENT

This Statement expresses the legislative intent of the City of Miami Gardens City Council with regard to the Comprehensive Development Master Plan. It is applicable to the City of Miami Gardens Comprehensive Plan in its entirety and is declared to be incorporated by reference in each element thereof.

1. Nothing in this Comprehensive Plan shall be construed or applied to constitute a temporary or permanent taking of private property or the abrogation of vested rights as determined to exist under applicable law.
2. This Comprehensive Plan is intended to set general guidelines and principles concerning its purposes and contents. The Plan is not a substitute for specific implementation mechanisms such as land development regulations put forth by the City of Miami Gardens.
3. The City Council recognizes that any application for development approval may bring into conflict and necessitate a choice between different goals, objectives, policies, priorities, and provisions of the Plan. While it is the intent of the City Council that the Future Land Use Element be afforded a high priority, other elements must be taken into consideration given the City Council's responsibility to provide for the multitude of needs of the City's growing and diverse community. Recognizing that the City Council and City agencies will be required to balance competing goals, objectives, and policies of this Plan, the primary intention of the Plan is to protect the public health, safety and welfare.
4. The terms "shall" and "will" are construed as mandatory in this Plan, subject, however, to this Statement of Legislative Intent. The term "should" is construed as directory and not mandatory. Wherever implementation responsibility is not explicitly stated within a particular objective or policy in this Plan, that responsibility lies with the City of Miami Gardens to the extent that the objective or policy specifies implementation.