

South Miami-Dade



WATERSHED STUDY AND PLAN

Planning for a sustainable, healthy environment and economy

Protecting the Waters of Biscayne Bay Development of Zone C

December 15, 2006

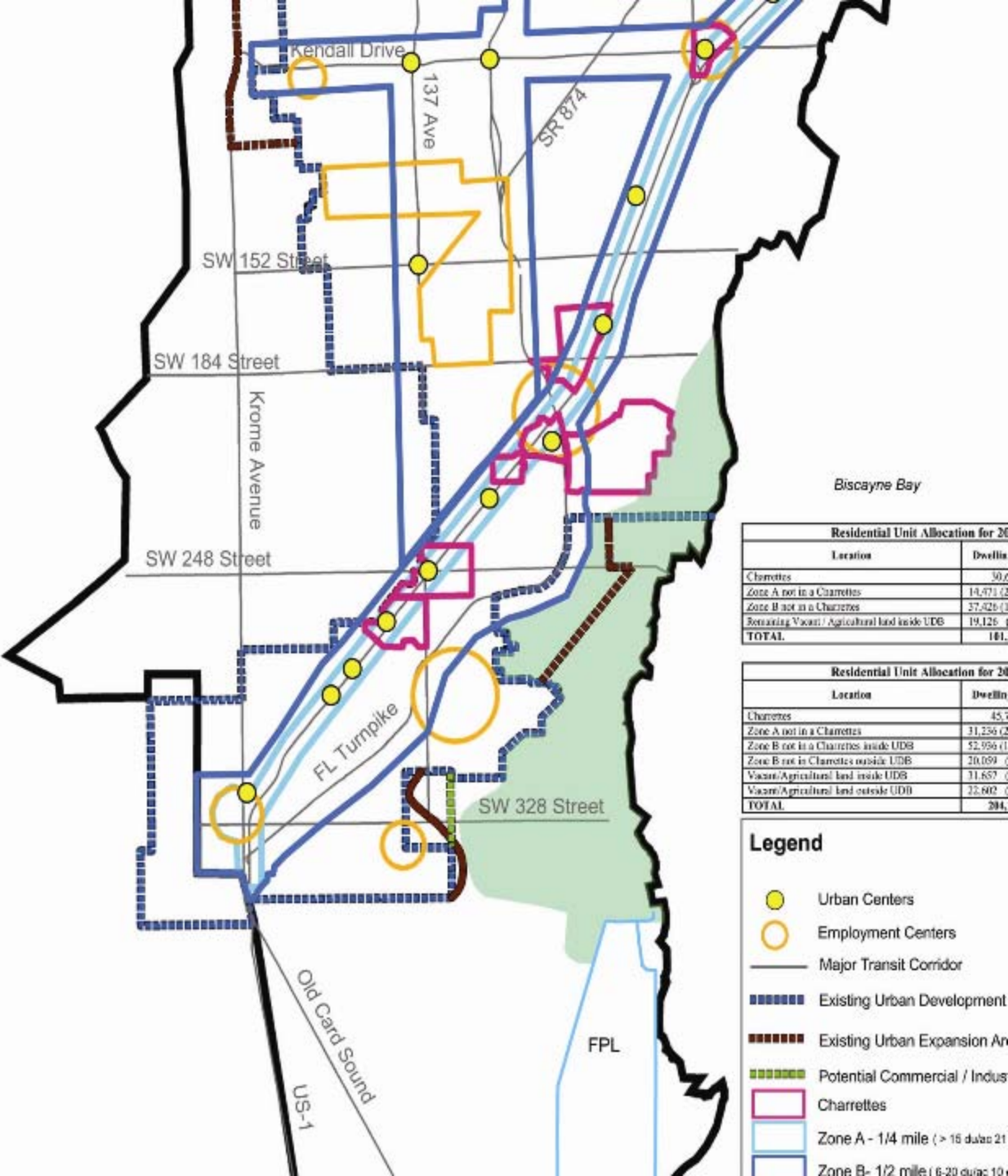
***Michael Davis, Vice President
Keith and Schnars, P.A.***



What is Zone C?

- Zone C is an integral part of the Watershed Plan Design Guide. In short, it is the general area that will be necessary to protect the waters of Biscayne Bay.
- Located in the southeast corner of the Watershed, Zone C is approximately 18,000 acres.
- It is important to note that this is a general area designation and that acquisition of all of the land in Zone C will not be necessary.
- Further, land acquisition will be from willing sellers.

Where is Zone C?



Residential Unit Allocation for 20

Location	Dwellin
Charrettes	30,0
Zone A not in a Charrettes	14,471 (2)
Zone B not in a Charrettes	37,426 (3)
Remaining Vacant / Agricultural land inside UDB	19,126 (0)
TOTAL	101,123

Residential Unit Allocation for 20

Location	Dwellin
Charrettes	45,1
Zone A not in a Charrettes	31,236 (2)
Zone B not in a Charrettes inside UDB	52,936 (1)
Zone B not in a Charrettes outside UDB	20,059 (0)
Vacant/Agricultural land inside UDB	11,857 (0)
Vacant/Agricultural land outside UDB	22,802 (0)
TOTAL	204,001

Legend

- Urban Centers
- Employment Centers
- Major Transit Corridor
- Existing Urban Development
- Existing Urban Expansion Area
- Potential Commercial / Industrial
- ▭ Charrettes
- ▭ Zone A - 1/4 mile (> 16 duacs 21)
- ▭ Zone B - 1/2 mile (6-20 duacs 1)

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Zone C lands may be used for:

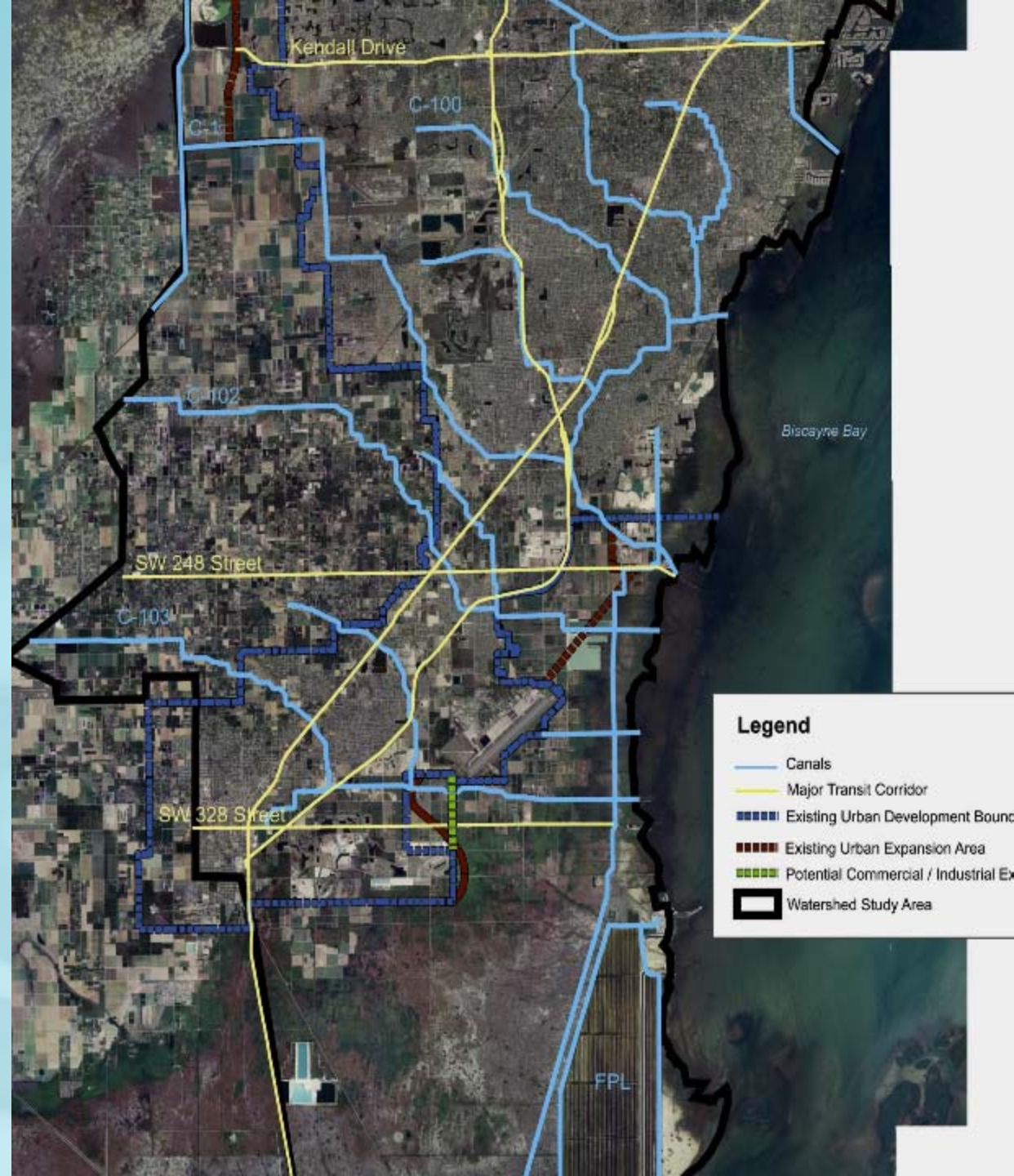
- Stormwater treatment areas (STAs) to reduce pollutant loads into Biscayne Bay;
- Wetland restoration to increase the spatial extent of wetlands near the Bay;
- Implementation of Biscayne Bay Coastal Wetlands (BBCW) Comprehensive Everglades Restoration Plan (CERP) project;
- Supporting Biscayne National Park (BNP) priority lands program “Greenprint Map”; and
- Agriculture/open space.

How was Zone C Developed?

- Aerial Photographs and Existing Land Uses Maps
- Water Quality (Pollutant Loading) Modeling Results (Subtasks 3.4 and 4.3)
- Biscayne Bay Greenprint Map (Biscayne National Park and The Trust for Public Land)
- CDMP Future Land Use Map
- CERP (Yellow Book) Map, including BBCW

Aerial Photograph and Existing Land Uses Maps

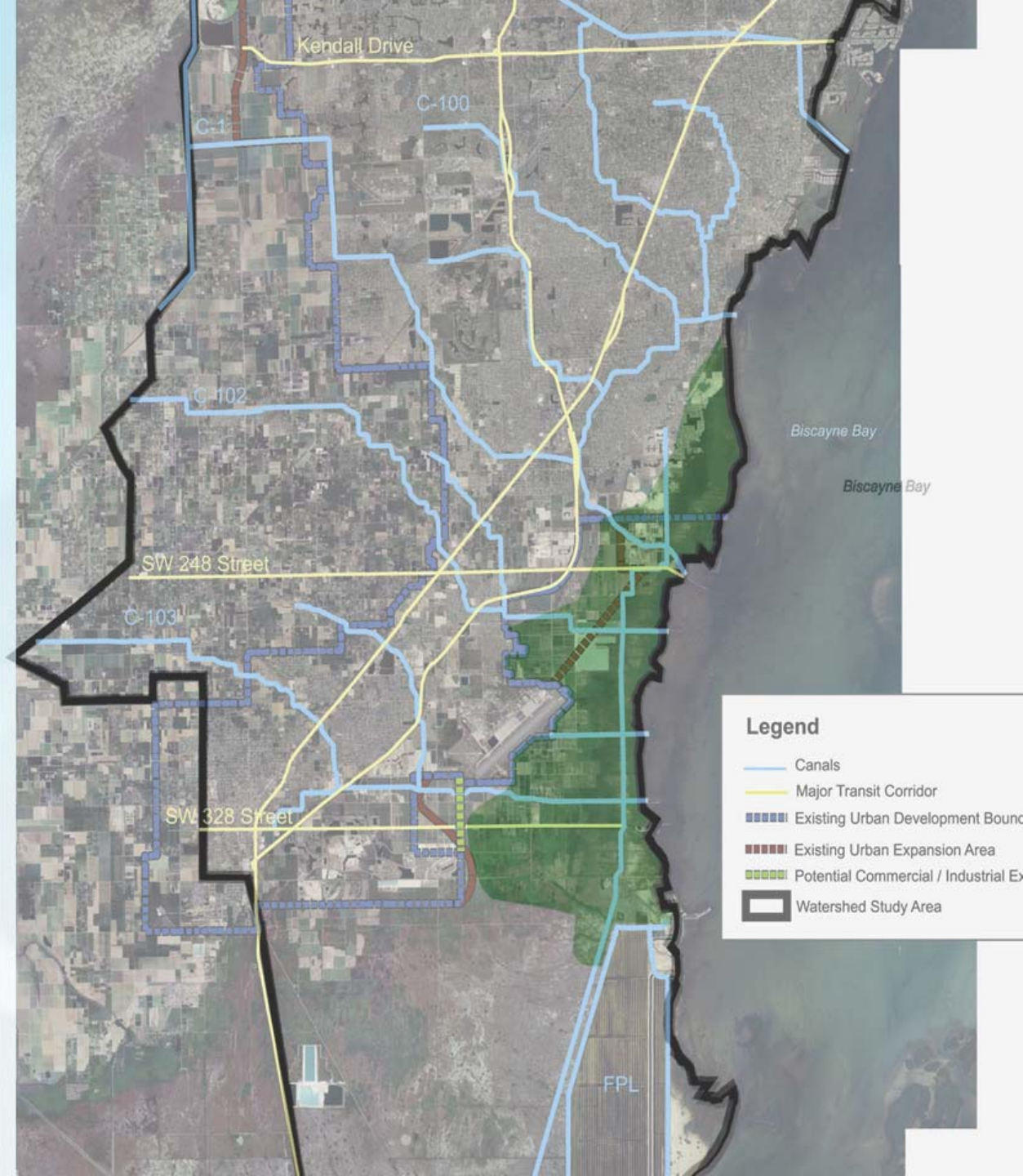
Exclude regions that are already developed.



Aerial Photograph and Existing Land Uses Maps

Exclude regions that are already developed.

With Zone C



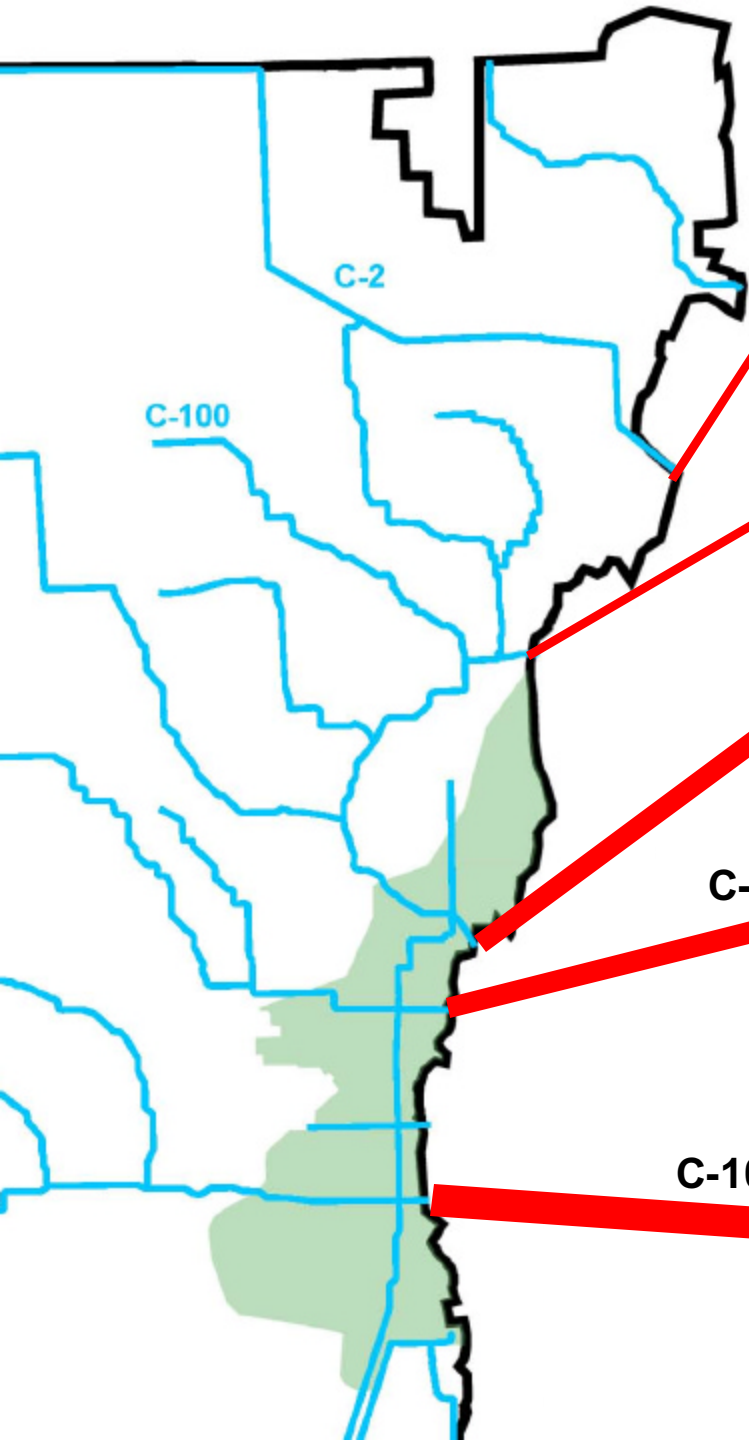
Why was the area designated Zone C selected versus another area?

- The area designated Zone C was selected because it provided the most efficient general location to address several important requirements for protection the waters of Biscayne Bay.

Specifically, the following attributes apply to Zone C:

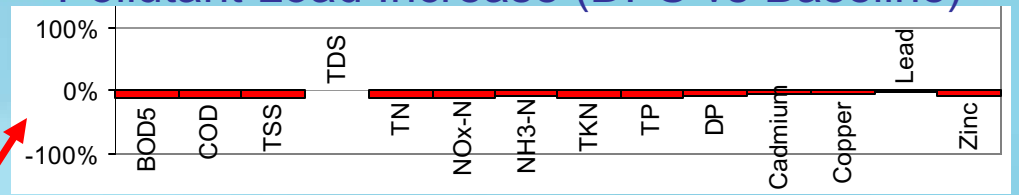
I. Pollutant Loads

- Zone C is generally located at the convergence of the C-1, C-102, and C-103 canals with Biscayne Bay.
- These three canals are responsible for substantial pollutant load increases in the Bay.
- The relatively close proximity of the Bay discharge points of these three major canals allow for an efficient stormwater treatment program.

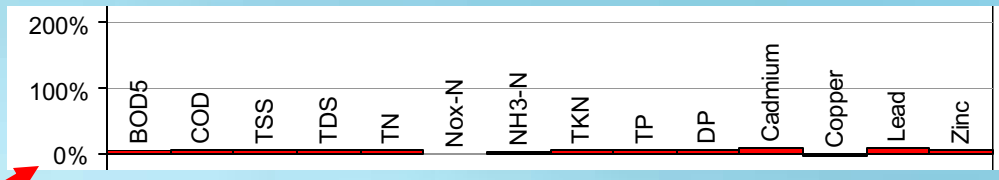


Pollutant Load Increase (DPS vs Baseline)

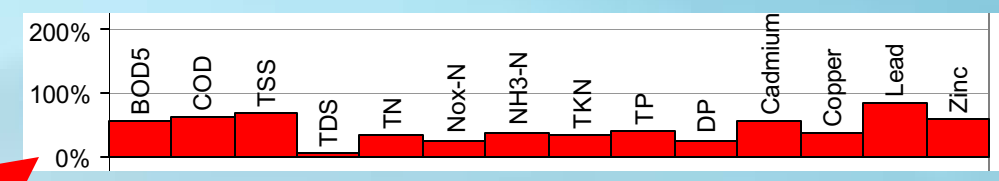
C-2



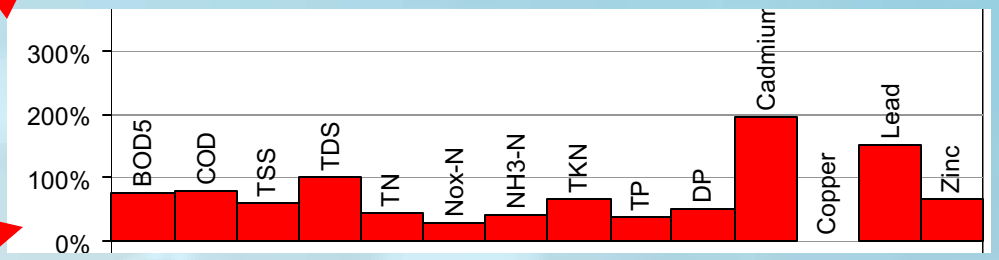
C-100



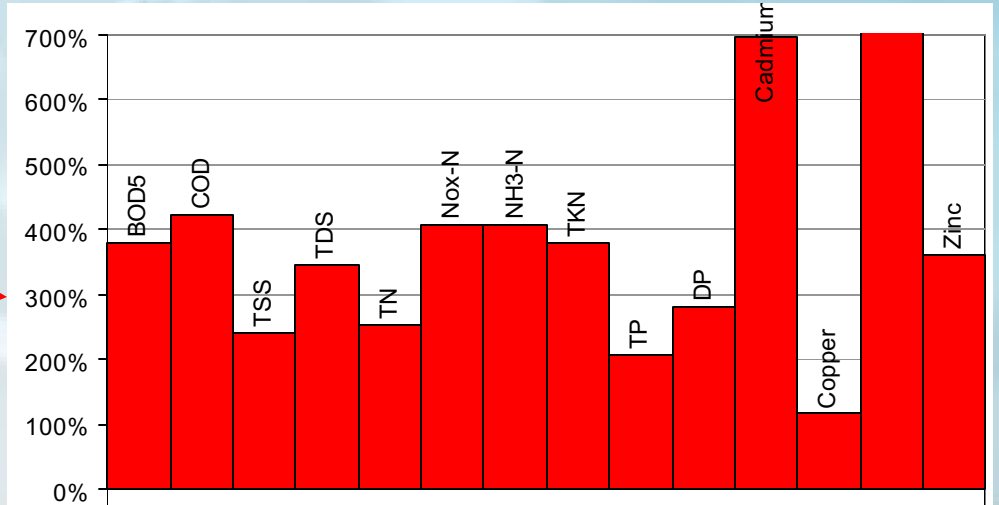
C-1



C-102



C-103

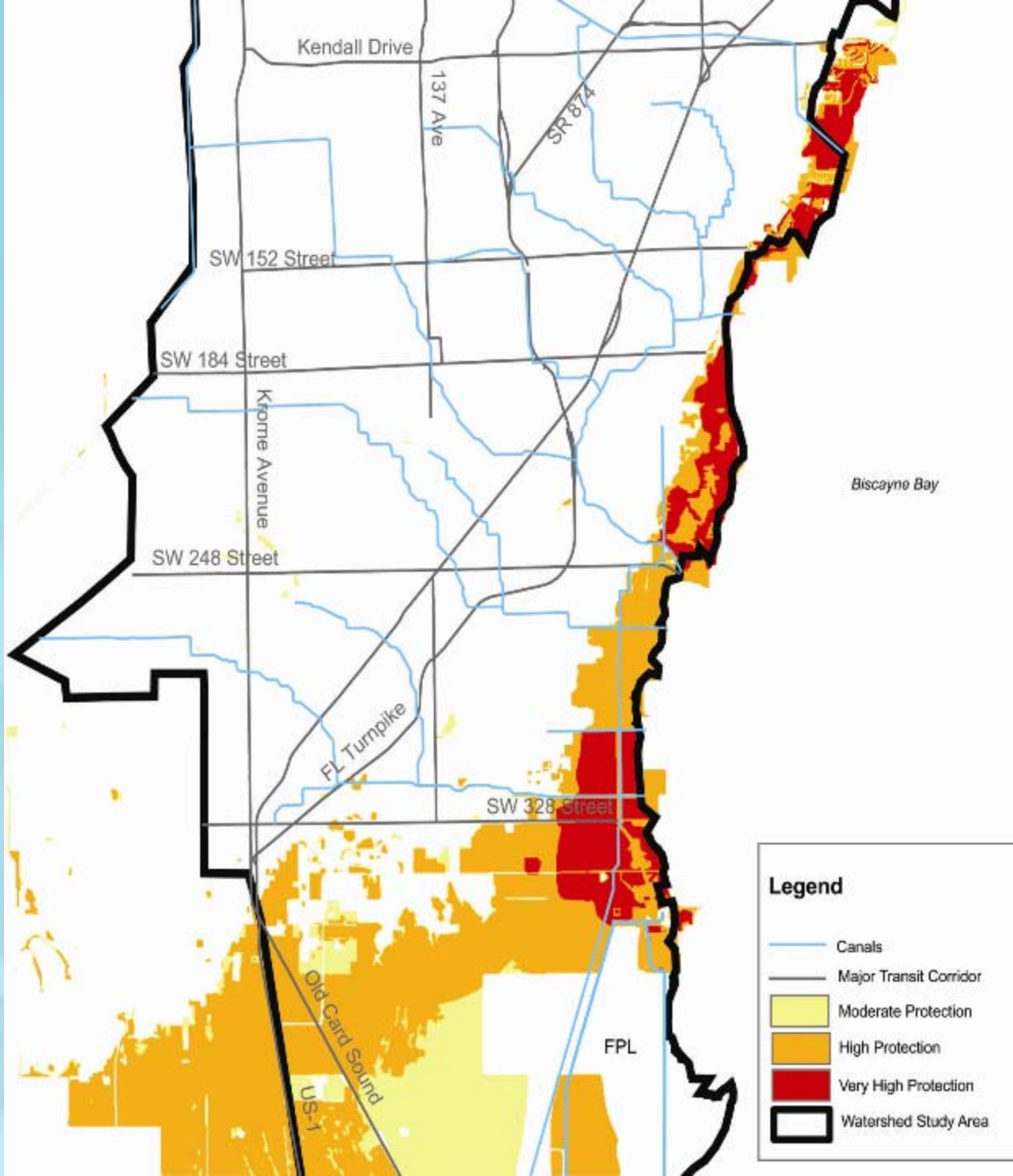


II. Biscayne National Park Priority Lands

- Zone C is consistent with the top priority lands identified by BNP as being important to the protection of Biscayne Bay.
- It is important to note that the exclusion from Zone C of certain lands identified by BNP is not a suggestion that such lands are not otherwise important to the Bay.
- For example, Environmental Protection Sub Areas E and F were not included in Zone C because they are, with some limited exceptions, already protected from intensive development.

Biscayne Bay Greenprint Map

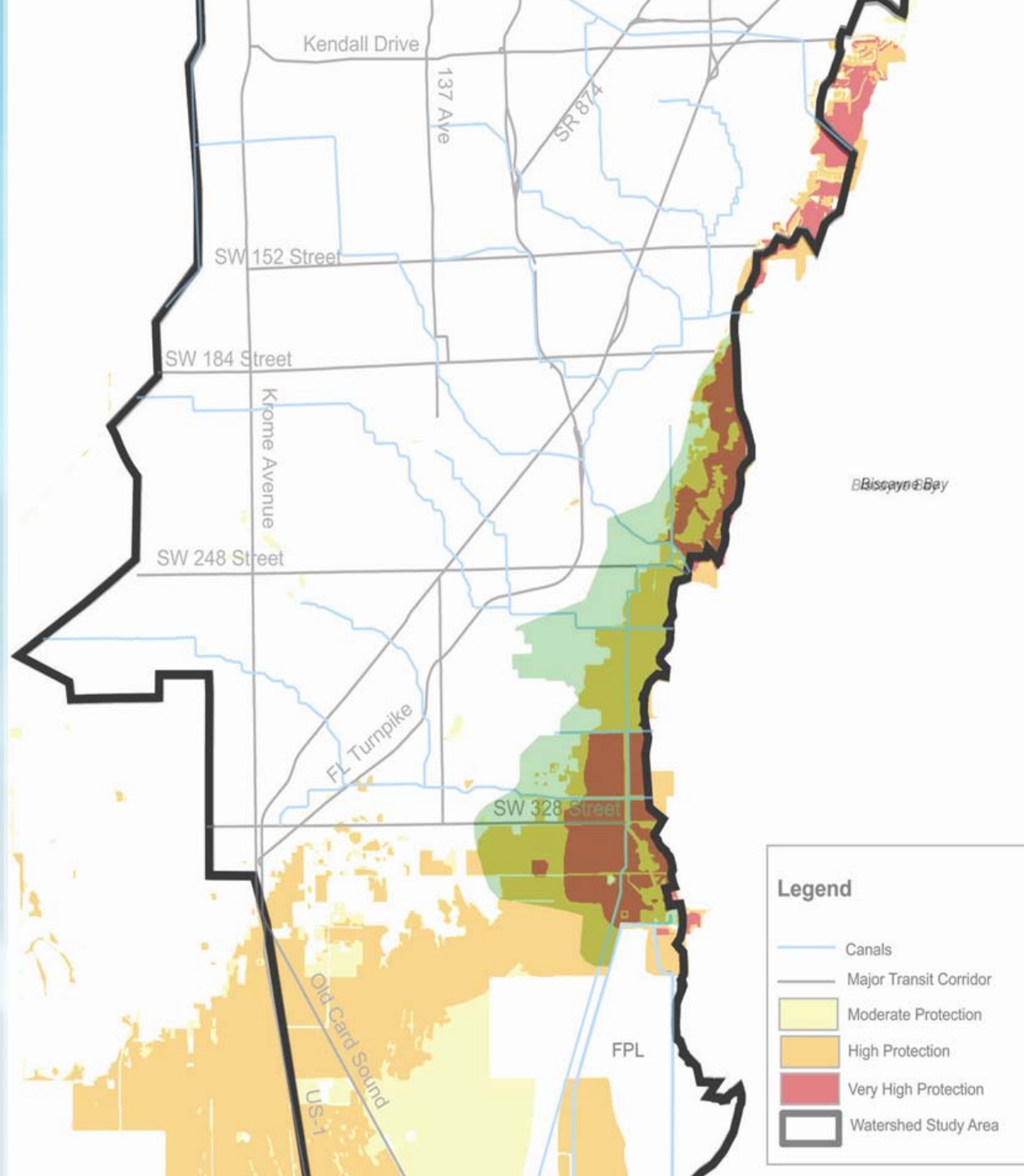
(Biscayne National Park and The Trust for Public Land)



Biscayne Bay Greenprint Map

(Biscayne National Park and The Trust for Public Land)

With Zone C

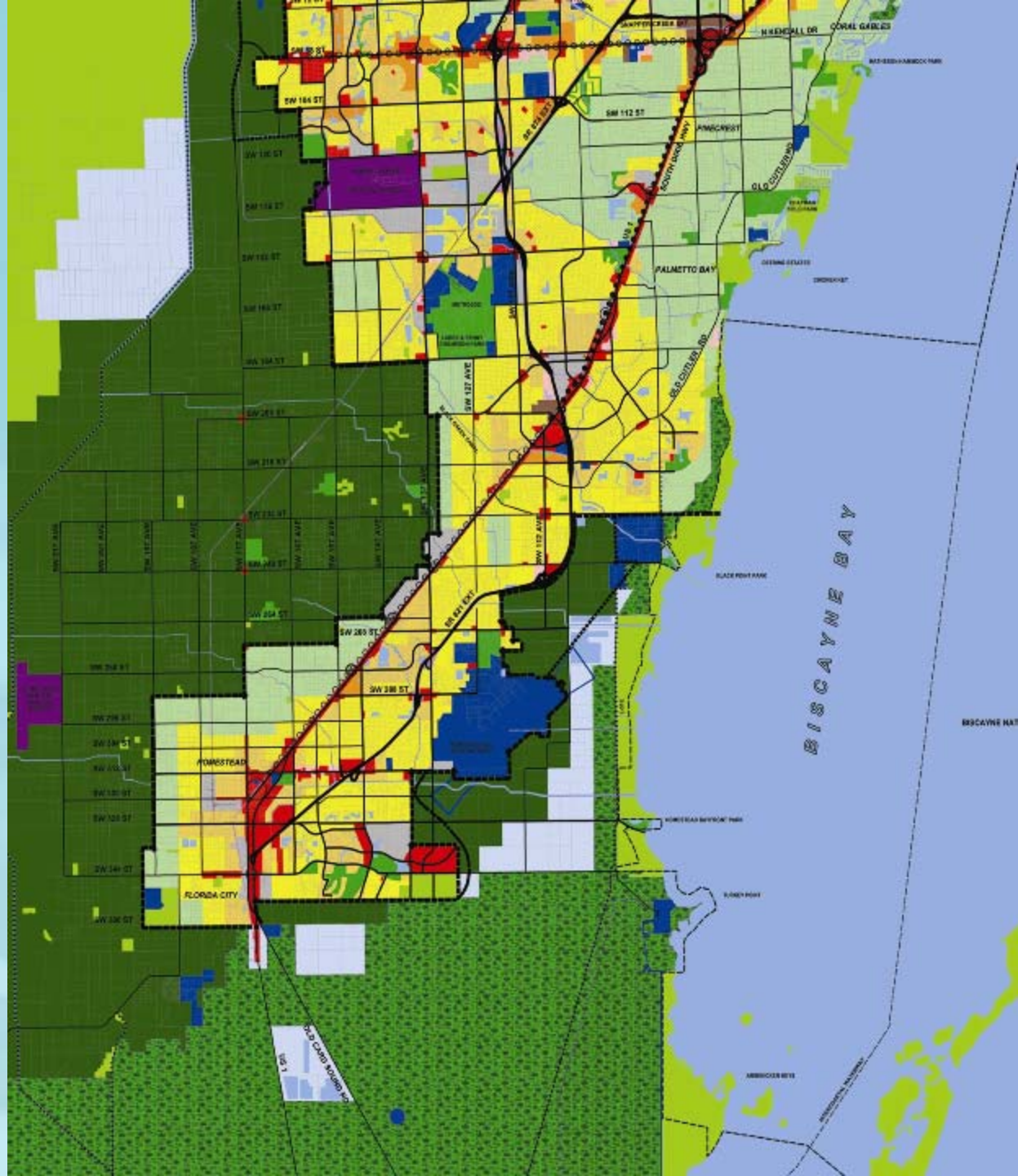


CDMP Future Land Use Map

Environmentally Protected Parks & Environmental Protection

Environmentally significant for water quality or environmental systems.

Most already protected from intensive development (under EEL, CARL, or Florida Forever)

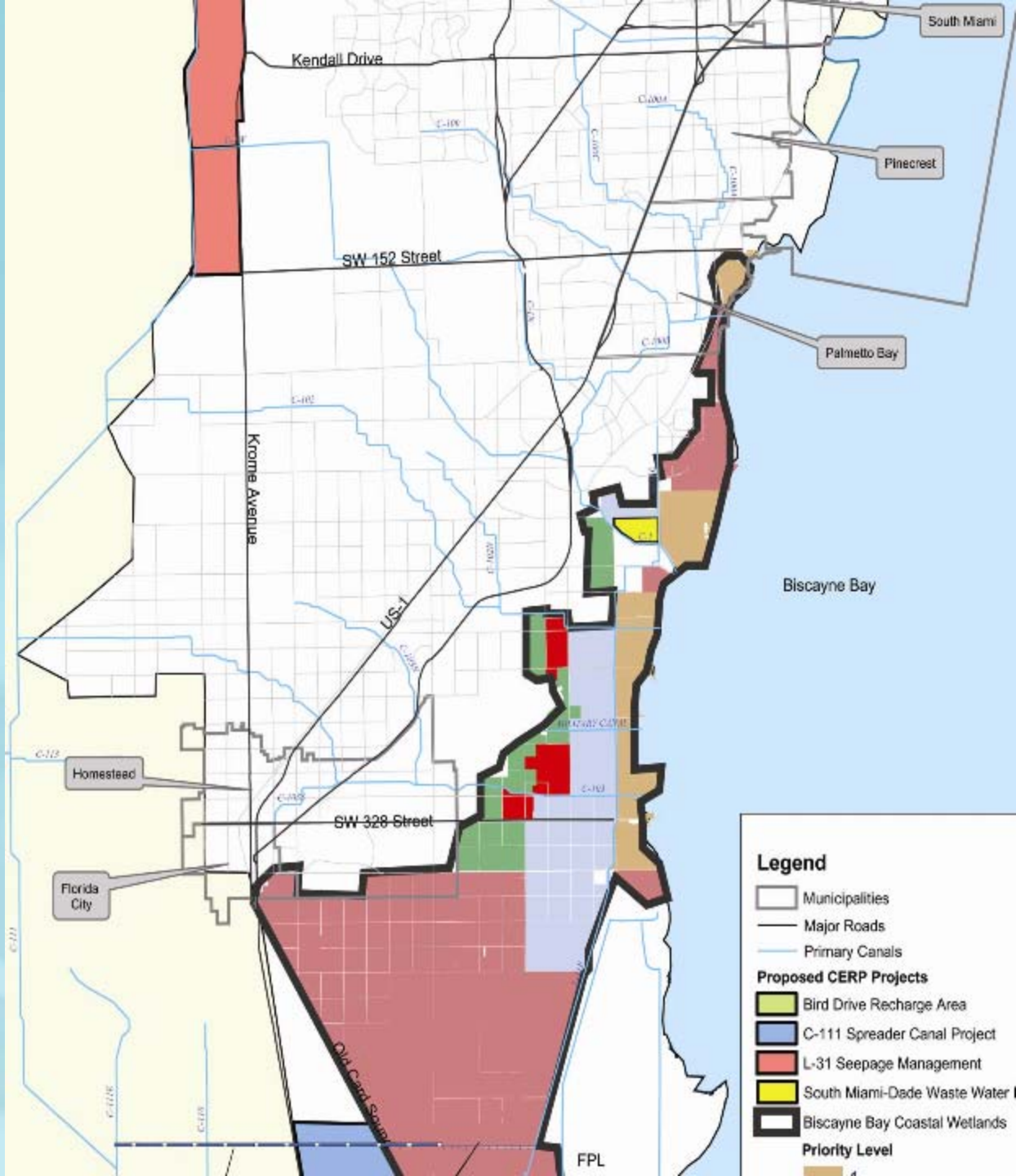


III. Biscayne Bay Coastal Wetlands CERP Project

- Zone C includes the CERP BBCW general footprint to avoid foreclosing opportunities for implementing this important project.
- Integration with CERP is one of the eight elements required in the Watershed Study per Land Use Policy 3E.

CERP Map from Yellow Book

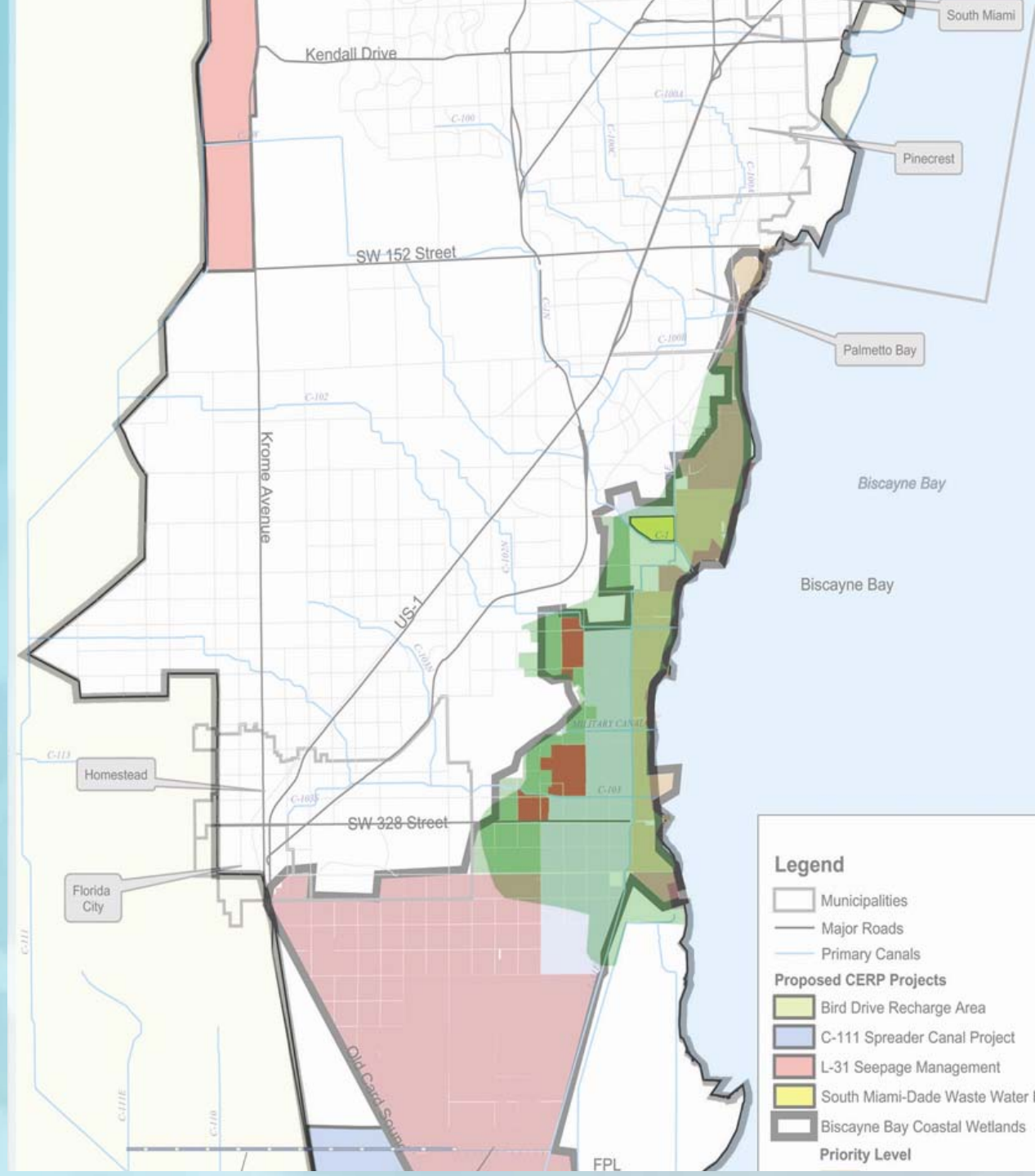
CERP projects in the Watershed area



CERP Map from Yellow Book

CERP projects in the Watershed area

With Zone C



Why were specific parcels of land not identified versus the general area reflected as Zone C?

It was necessary to identify the general area and not specific parcels because:

- All necessary land will be obtained from willing sellers;
- The actual location of STAs must be determined after more a detailed engineering evaluation that was not part of the Watershed Study scope;
- The exact boundaries of important projects like the BBCW project have not been determined. Zone C supports these projects by ensuring that the land base necessary is available.