



## **Miami-Fort Lauderdale, FL CMSA**

Regulatory Order/Family: *Reform/Growth Management*

### *Summary*

Miami is a prototypical growth management region in a growth management state. It has strong urban containment imposed by a combination of public land ownership, coastlines, and public policies. Its jurisdictions use a wide array of measures to assure infrastructure capacity, while generally accommodating high-density development. They also widely employ incentive measures to deliver affordable housing.

### *Governance Framework and Growth Trends*

The Miami-Fort Lauderdale CMSA grew by 21 percent in the 1990s from 3.2 million to 3.9 million residents. The CMSA has 59 cities, 19 of which had over 50,000 residents in 2000 and 6 of which had over 100,000, with Miami (360,000 residents) and Hialeah (226,000) standing out as the largest municipalities. The unincorporated portion of Miami-Dade County, with over 1 million residents, is the most populous part of the metro area, and Fort Lauderdale's Broward County includes over 100,000 residents in its unincorporated areas.

Hemmed in on the east by the Atlantic Ocean and on the west by the Everglades, metro Miami is one of the least sprawling regions in the United States. It was second only to New York in 1982, with 7.9 people per urbanized acre, and second only to Los Angeles in 1997, with 7.7 people per urbanized acre. Only 40 percent of the land area is privately owned; 30 percent is owned by state government, 21 percent by federal agencies, and 7 percent is tribal trust land. Large shares of foreign-born and elderly residents also contribute to the region's relatively compact development pattern, since both of these populations tend to live at higher densities than native-born people and younger households.

### *Regulatory Environment*

We received responses from 27 cities (44 percent) and Miami-Dade County, but not from Broward County. These responses account for 80 percent of the CMSA's population and 69 percent of its land area.

Based on these results, it appears that metropolitan Miami is a fully zoned and planned region, at least in areas not under federal or tribal control. It is also a region that, consistent with its development patterns, accommodates density. Only a few small cities practice low-density-only zoning, and over 75 percent—with 85 percent of the land area—allow development to exceed densities of 15 dwellings per acre. Only around 10 percent of the jurisdictions—all of them small municipalities—would bar our prototype apartment development. Two thirds would allow the development in at least some zones as of right.

Like all of Florida, Metro Miami operates under state growth management rules that require comprehensive planning and mandate concurrency between development and infrastructure.



Consequently, over 90 percent of the jurisdictions have an APFO and over 80 percent have impact fees of some kind. In addition, Miami-Dade County has a formal urban containment measure, as do an estimated 17 percent of the municipalities. Permit caps are not used in the CMSA, but about 5 percent of jurisdictions have imposed moratoria. Finally, about 35 percent of the jurisdictions with over 75 percent of the residents report using an incentive based affordable housing program of some kind.