



MEMORANDUM

AGENDA ITEM #III.F.2

DATE: JANUARY 9, 2012

TO: COUNCILMEMBERS

FROM: STAFF

SUBJECT: CITY OF MIAMI SPRINGS PROPOSED COMPREHENSIVE PLAN AMENDMENT
DCA #12-1ESR

Community Profile

The City of Miami Springs, originally known as Country Club Estates, was founded by Glen Hammond Curtiss and James Bright in the 1920s. Curtiss and Bright were also the founders of the Cities of Hialeah and Opa-locka. The area was used as an aerial training "bombing range" by U.S. pilots during World War I. Here Curtiss began to develop his planned residential community, Country Club Estates, using the City of Coral Gables as a model. Miami Springs continued as a small, mostly residential community until after World War II. The airplane industry was a major factor in the economic growth of the Town, which in 1962 became the City of Miami Springs. Since that time, economic growth has remained fairly stable. The population of the City was 13,809 in 2010, a 0.7% increase in population from the year 2000. Miami Springs' triangular boundaries include: Miami International Airport to the south, the Miami canal to the north, and the Florida East Coast Railway Canal on the west. Local governments surrounding the City include Hialeah to the north and northeast, Virginia Gardens and unincorporated Miami-Dade County to the south, east, and west. A general location of the City is shown in Attachment 1.

Pursuant to Section 163.3184, Florida Statutes, Council review of amendments to local government comprehensive plans is limited to 1) adverse effects on regional resources and facilities identified in the *Strategic Regional Policy Plan for South Florida (SRPP)* and 2) extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the Region.

A written report containing an evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the state land planning agency within 30 calendar days of receipt of the amendment.

Amendment Summary

City of Miami Springs proposed amendment package #12-1ESR contains text amendments to nine (9) Elements of the Comprehensive Plan.

The City of Miami Springs Council approved the proposed amendments by a unanimous vote of 5-0 on December 12, 2012.

Staff analysis confirms the proposed text amendments to the Public School Facilities Element would adversely effect regional facilities and result in extrajurisdictional impacts related to public school planning. Council staff will coordinate with the City and Miami-Dade County Public Schools in an effort to resolve these issues prior to adoption.

The remainder of the amendment package is generally compatible and supportive of the Goals and Policies of the *SRPP*.

Please see the attached amendment review form for details.

Recommendation

Find the text amendments to the Public School Facilities Element within City of Miami Springs proposed amendment package #12-1ESR generally inconsistent with the *Strategic Regional Policy Plan for South Florida (SRPP)*.

Find the remainder of City of Miami Springs proposed amendment package #12-1ESR generally consistent with the *SRPP*. Approve this staff report for transmittal to the City and the State Land Planning Agency.

**FLORIDA REGIONAL COUNCILS ASSOCIATION
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01**

South Florida Regional Planning Council Agenda Item and Date: III.F.2; 1/9/12.

Local Government Amendment Number: **City of Miami Springs proposed #12-1ESR.**

Date Comments due to Local Government: 1/26/12.

Date Mailed to Local Government and State Land Planning Agency: Prior to 1/9/12.

Pursuant to Section 163.3184, Florida Statutes, Council review of amendments to local government comprehensive plans is limited to adverse effects on regional resources and facilities identified in the Strategic Regional Policy Plan for South Florida (SRPP) and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. A written report containing an evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the state land planning agency within 30 calendar days of receipt of the amendment.

DESCRIPTION OF AMENDMENT

The proposed amendment consists of text changes to the Future Land Use, Transportation, Housing, Infrastructure, Conservation, Recreation and Open Space, Intergovernmental Coordination, Public School Facilities, and Capital Improvements Elements. The majority of which reflect amendments to Chapter 163, Part II, Florida Statutes, related to the 2011 Community Planning Act (House Bill 7207). All references to Rules 9J-5 and 9J-11.023, Florida Administrative Code, would be deleted; the Public School Facilities Element in its entirety and concurrency standards for schools and recreation and open space would be eliminated. New Policies would direct the City to adopt a community redevelopment plan and recreation and open space master plan by 2016.

1. ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN.

The proposed elimination of the Public School Facilities Element and removal of school concurrency violates the *Amended and Restated Interlocal Agreement for Public School Facility Planning in Miami-Dade County (ILA)*. The executed ILA establishes procedures in coordinating land use and public school planning. The proposed amendments related to public schools are premature, lacking sufficient coordination between the City and Miami-Dade County Public Schools.

Applicable *SRPP* Goals and Policies:

GOAL 5 Overcome school overcrowding in the Region.

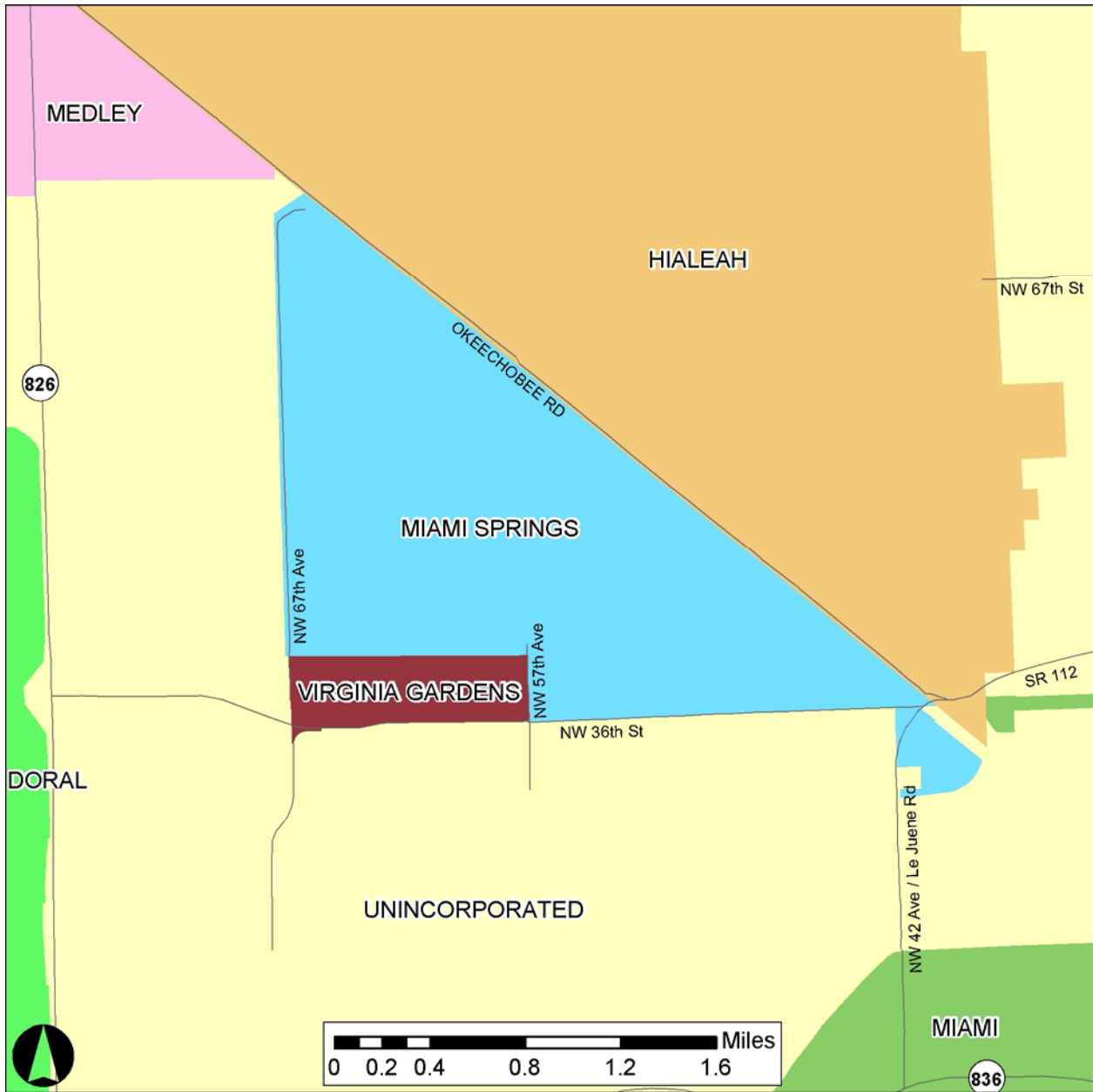
- Policy 5.1 Implement planning and financial mechanisms to ensure the ability to meet school needs for existing and future development.
- Policy 5.4 Promote greater cooperation among the state, the counties, the municipalities, the school districts, and other appropriate state and regional agencies regarding school issues including a better integration between local comprehensive plans and school district plans. Local governments are encouraged to include periodic assessments of their educational facilities needs and identify implementation strategies.
- Policy 5.5 Ensure that local governments and their respective school boards coordinate efforts to provide adequate sites for needed educational facilities.
- Policy 5.6 Ensure effective implementation of school interlocal agreements through the monitoring process included in each agreement.

2. EXTRAJURISDICTIONAL IMPACTS INCONSISTENT WITH ANY COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION.

The *Amended and Restated Interlocal Agreement for Public School Facility Planning in Miami-Dade County (ILA)* was adopted into 27 local comprehensive plans and provides a coordinated system to address the adequate provision of schools to meet the demands of development. The City's proposed amendment would adversely affect the Comprehensive Plans of the signatories to *ILA*.

The Council requests the local government to please send a copy of the adopted version of the amendment.

Attachment 1



COMPREHENSIVE PLAN AMENDMENTS

General Location Map

City of Miami Springs
Adopted Amendment Package #12-1ESR

Sources: Miami-Dade County, SFRPC.
Note: For planning purposes only. All distances are approximate.