



MEMORANDUM

AGENDA ITEM #III.F.1

DATE: SEPTEMBER 12, 2011

TO: COUNCILMEMBERS

FROM: STAFF

SUBJECT: CITY OF SOUTH MIAMI PROPOSED COMPREHENSIVE PLAN AMENDMENT
#11-1ESR

Community Profile

The City of South Miami, “The City of Pleasant Living” and a designated All American City, was incorporated in 1926, making it the ninth municipality formed in Miami-Dade County. Approximately three miles south of the City of Miami, South Miami encompasses 2.5-square miles within Miami-Dade County. It borders the University of Miami’s main campus and the City of Coral Gables and Village of Pinecrest. U.S. Highway 1 carries tens of thousands of vehicles through the city on a daily basis. The “town center” area east of U.S. 1 is a vibrant shopping, dining and entertainment venue with a downtown feel. Two major hospitals within the city provide employment and services to people throughout the county and beyond. South Miami’s 2010 population was 11,657, an 8.5 percent increase from its 2000 population. The general location of the City is shown in Attachment 1.

Amendment Review

The South Florida Regional Planning Council (SFRPC) review of proposed comprehensive plan amendments for consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)* primarily addresses effects on regional resources or facilities identified in the *SRPP* and extra-jurisdictional impacts that would be inconsistent with the comprehensive plan of the affected local government (§163.3184(5), Florida Statutes). The Council’s review of amendments is conducted in two stages: (1) proposed or transmittal and (2) adoption. Council staff reviews the contents of the amendment package once the Department of Community Affairs certifies its completeness.

Objections and Comments relate to specific inconsistencies with relevant portions of the *SRPP*, which was adopted pursuant to Rule 29J-2.009, Florida Administrative Code. Council staff will work with local governments to address Objections and Comments identified during the review of a proposed amendment between the transmittal and the adoption of the amendment.

Summary of Staff Analysis

Proposed amendment package #11-1ESR consists of Evaluation and Appraisal Report (EAR)-based text amendments to the Future Land Use Element.

The proposed amendment is being processed and reviewed under the Expedited State Review Process. Comments must be submitted to the City no later than September 7, 2011.

The proposed amendment package consists of seven (7) text changes for new, future land use designations to the City of South Miami's Comprehensive Plan Future Land Use Element, to enhance compatibility between residential and commercial uses. These amendments are based on recommendations made during the 2006 Evaluation and Appraisal Report (EAR). The following Future Land Use Map categories are being proposed. However, none are being applied to the FLUM at this time.

1. The proposed Low Density Multiple-Family Residential (Two Story) Category would limit the maximum density for new residential projects to 20 units per acre and to a maximum height of two stories, facilitating compatibility with transitional residential areas.
2. The Public/Institutional (Two-Story) Category would be amended to remove educational and religious facilities as a sub-category; allow the development of governmental facilities, utilities, and ancillary uses; and limit building height to two stories for greater compatibility with surrounding uses.
3. The Public/Institutional (Four-Story) Category would be amended to remove educational and religious facilities as a sub-category; allow the development of governmental facilities, utilities, and ancillary uses; and limit building height to four stories for greater compatibility with surrounding uses.
4. The proposed Religious (Two-Story) Category will guide the development of religious facilities and ancillary uses and limit building height to two stories for greater compatibility with surrounding uses.
5. The proposed Educational (Two-Story) Category will guide the development of educational facilities and ancillary uses and limit building height to two stories for greater compatibility with surrounding uses.
6. The proposed Mixed Use-Commercial/Residential (Two Story) Category will guide mixed commercial and retail uses as long as one floor contains residential development. The Future Land Use Map category would also limit building height to two stories for greater compatibility with surrounding uses.
7. The proposed Hospital category would allow the development of health facilities in areas that could support the resulting building heights, intensities, and transportation and traffic demands.

The City of South Miami Commission approved (5-0) the transmittal of proposed text Amendment 1, at its May 3, 2011 meeting.

The City of South Miami Commission approved (4-1) the transmittal of proposed text Amendments 2, 4, and 5, at its May 3, 2011 meeting.

The City of South Miami Commission approved (4-0) the transmittal of proposed text Amendment 3, at its June 14, 2011 meeting.

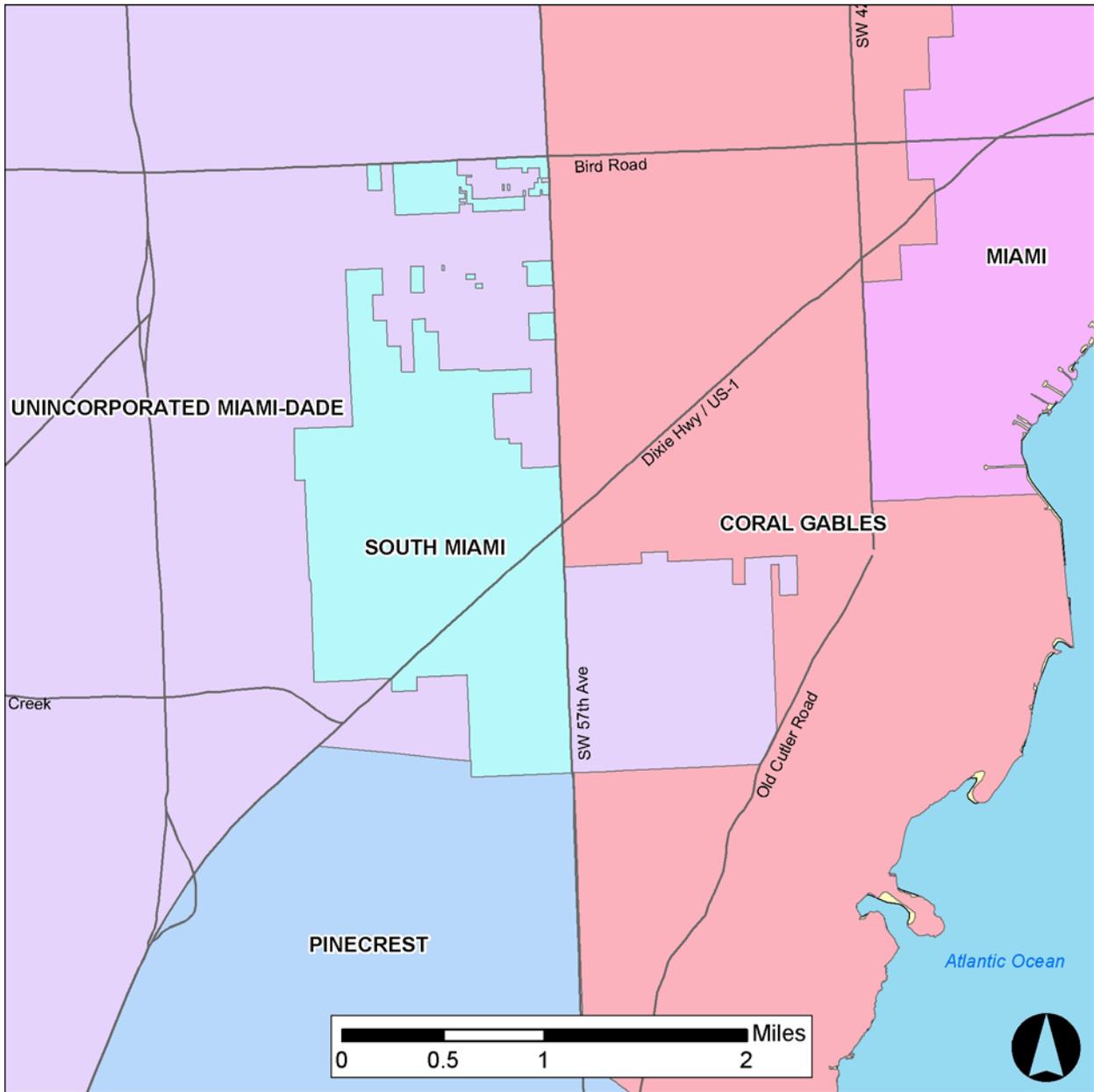
The City of South Miami Commission approved (4-0) the transmittal of proposed text Amendments 6 and 7 at its July 19, 2011 meeting.

Staff analysis confirms that the proposed text amendments are generally consistent with the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

Recommendation of Consistency with the Strategic Regional Policy Plan (SRPP)

Find City of South Miami proposed amendment package #11-1ESR generally consistent with the *Strategic Regional Policy Plan for South Florida*. Approve this staff report for transmittal to the City, with copies to the Florida Department of Community Affairs.

Attachment 1



COMPREHENSIVE PLAN AMENDMENTS

General Location Map

City of South Miami
Proposed Amendment Package #11-1ESR

Sources: FDEP, SFWMD, Miami-Dade County, SFRPC.

Note: For planning purposes only. All distances are approximate.