



MEMORANDUM

AGENDA ITEM #III.G.2

DATE: SEPTEMBER 12, 2011
TO: COUNCIL MEMBERS
FROM: STAFF
SUBJECT: CITY OF HOMESTEAD ADOPTED COMPREHENSIVE PLAN AMENDMENT
DCA #11-D1-A

Community Profile

The City of Homestead is located at the southern end of Miami-Dade County, directly north and east of Florida City, north of the Florida Keys, west of Biscayne National Park, and east of the Everglades. Miami-Dade County's Urban Development Boundary (UDB) runs near, and at times borders, the City's southern boundary. Incorporated in 1913, the City's estimated population in 2010 was 60,512, over an 89 percent increase from the 2000 estimated population. This increase in population for the south Miami-Dade area is a result of urban growth pressures and declining stock of vacant and agricultural land in western Miami-Dade and Broward Counties. Homestead is benefiting from an expanded tax base, economic development, and job creation, while directing development in order to maintain Levels of Service Standards and the existing quality of life current and future residents. 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 the effects on regional resources or facilities identified in the *SRPP* and extrajurisdictional impacts that would be inconsistent with the Comprehensive Plan of the affected local government (§163.3184(5), Fla. Stat.). 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, Fla. 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.

Staff Analysis

The City of Homestead adopted amendment package #11-D1 includes one (1) map amendment to the Future Land Use Map (FLUM). The amendment changes the land use classification of approximately 120

acres from Agriculture Use (AU) to Planned Regional Activity Center (PRAC). The PRAC designation is available to Development of Regional Impacts (DRIs) within the City. Potential residential uses include single-family (average density of 4.5 units per acre), townhomes (average density of 10 units per acre) and multi-family (average density of 20 units per acre) development areas. Non-residential uses include light industrial, office uses, conservation uses, hotels and motels, recreational facilities, schools and other public facilities and utilities, country club and related facilities, sports stadiums and related facilities, and motorsports parks and related facilities.

The site is located outside and adjacent to the County Urban Development Boundary (UDB) and within the County Urban Expansion Area (UEA), immediately north of the existing Homestead-Miami Speedway (Speedway), between SW 132 and SW 142 Avenues and between theoretical SW 333 and SW 336 Streets (see Attachment 2).

The amendment site is within the Villages of Homestead Development of Regional Impact (DRI), which is bounded by the County's UDB and UEA to the north and west; environmentally protected parks to the south; open land to the southwest; and a park, industrial and office, and low density uses to the east. Land uses surrounding the amendment site include "Agriculture" to the east and north, and "Planned Regional Activity Center" to the west and south.

The adopted land use designation allows for the relocation of a permanent kitchen facility and the addition of 12,000 spectator seats, concessions, parking and other ancillary uses associated with the Speedway.

The proposed amendment was reviewed at the May 2, 2011 Council meeting and found to be generally consistent with the *SRPP*. The amendment package was adopted as proposed. No objections were raised by review agencies at transmittal.

The Council reviewed a separate, related County text and map amendment to the Miami-Dade County Comprehensive Master Development Plan at its August 9, 2011 Emergency Executive Committee Meeting. The County amendment included the redesignation of the same 120-acre site from "Agriculture" to "Business and Office, in addition to text amendments that define "unique regional facility" criteria for the expansion of the County UDB. The County also adopted a Declaration of Restrictions (DOR) that defines the uses to be permitted on the 120-acre site, acceptable groundwater recharge practices, stormwater retention standards, and the removal of 120 acres directly south of the Homestead-Miami Speedway from the UDB. The property owner of the 120-acre site must comply with DOR. The Council found the County amendment to be generally consistent with the *SRPP*, with the stipulation that 120 acres that were removed from the Urban Development Boundary (UDB) remain outside in perpetuity and could never be developed. Please see Attachment 3, which illustrates the UDB prior to the adopted amendment, and Attachment 4, which depicts the UDB subsequent to the adopted amendment, including the 120 acres south of the Speedway that were removed from the UDB.

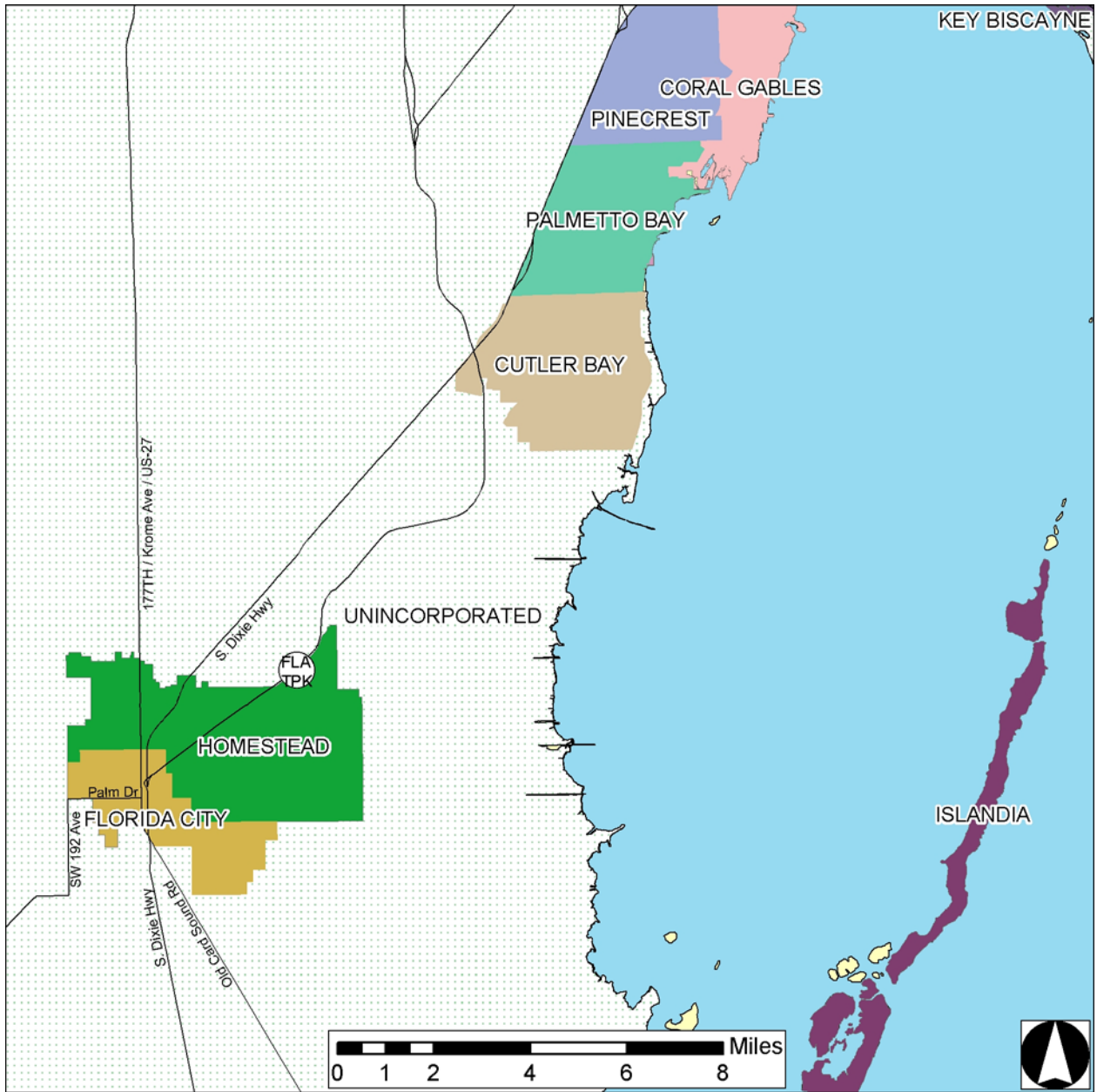
The City of Homestead Council approved (7-0) the adopted amendment package at its July 26, 2011 meeting.

Staff analysis confirms the adopted map amendment is generally consistent with the *SRPP*.

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

Find City of Homestead adopted amendment package #11-D1 generally consistent with the *SRPP*. Approve this staff report for transmittal to the City, with copies to the Florida Department of Community Affairs.

Attachment 1



COMPREHENSIVE PLAN AMENDMENTS

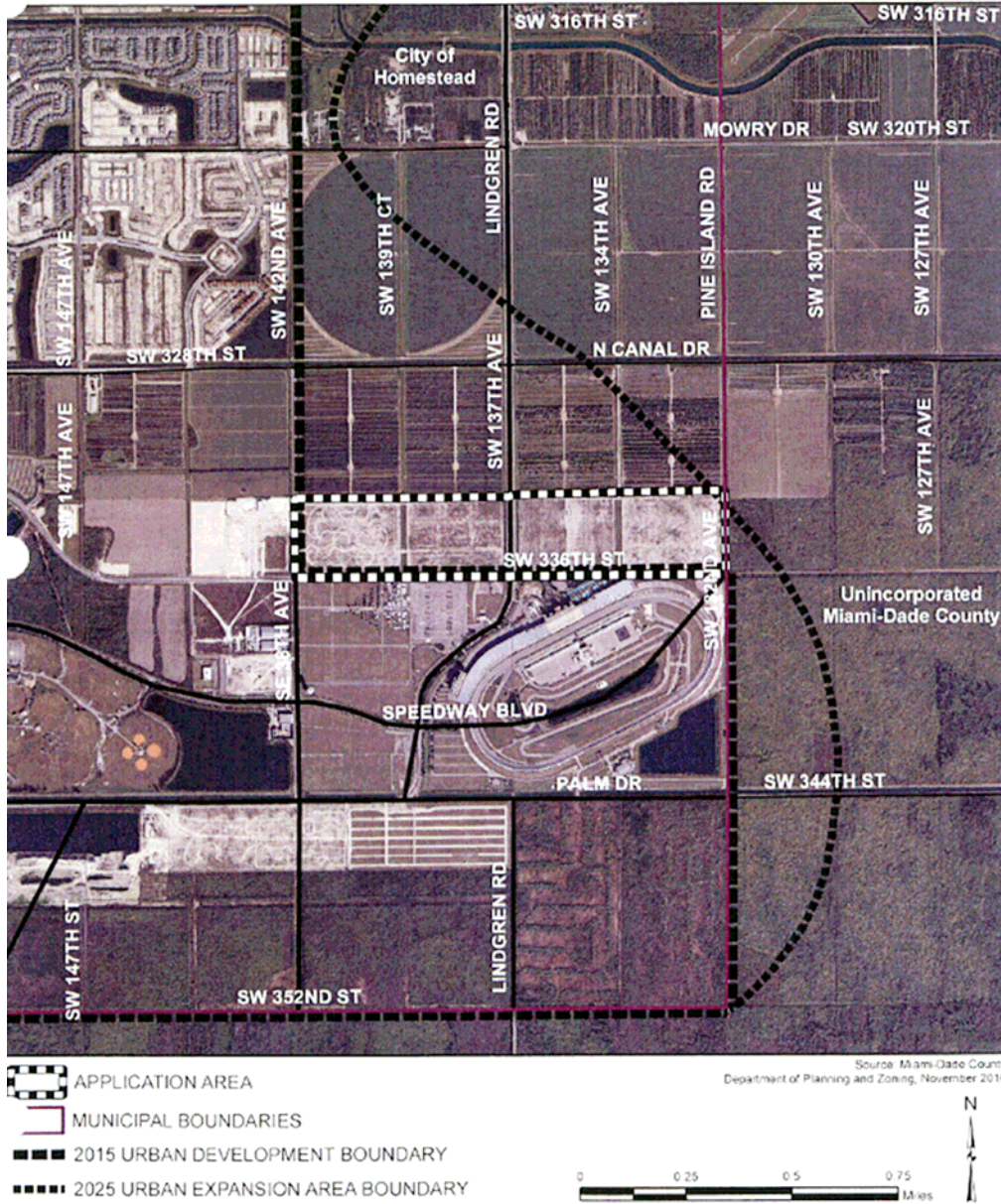
General Location Map

City of Homestead
Adopted Amendment #11-D1

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

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

Attachment 2
HOMESTEAD-MIAMI SPEEDWAY, LLC CDMP APPLICATION
AERIAL PHOTO



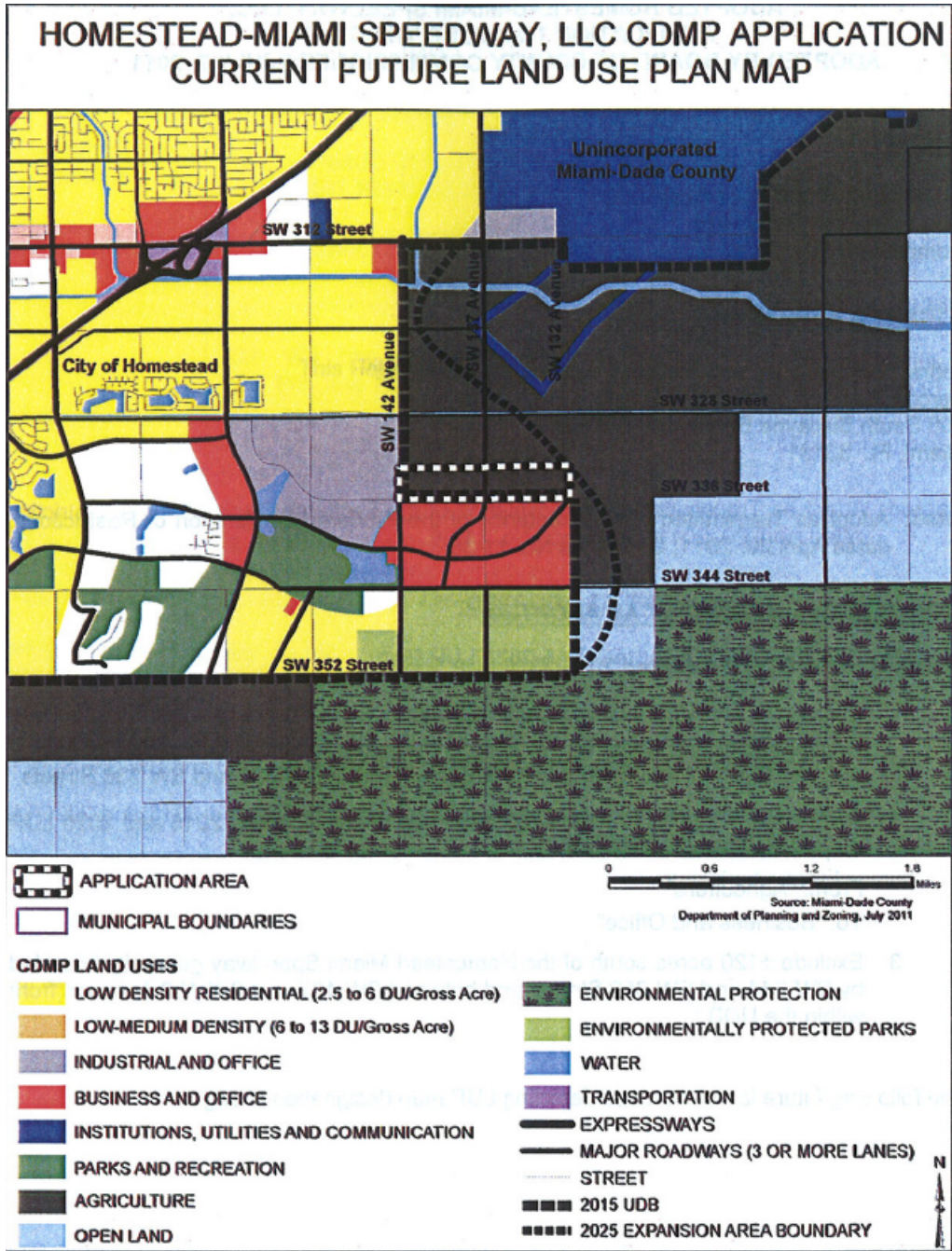
COMPREHENSIVE PLAN AMENDMENTS

Amendment Site Location

City of Homestead
 Adopted Amendment #11-D1
 From: Agriculture Use
 To: Planned Regional Activity Center

Sources: Miami-Dade County proposed amendment package #11-D2.

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



COMPREHENSIVE PLAN AMENDMENTS

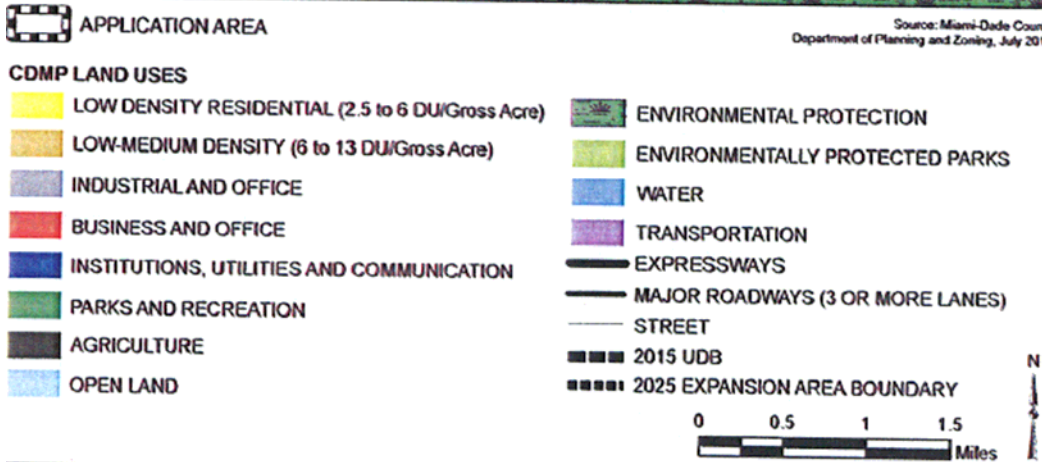
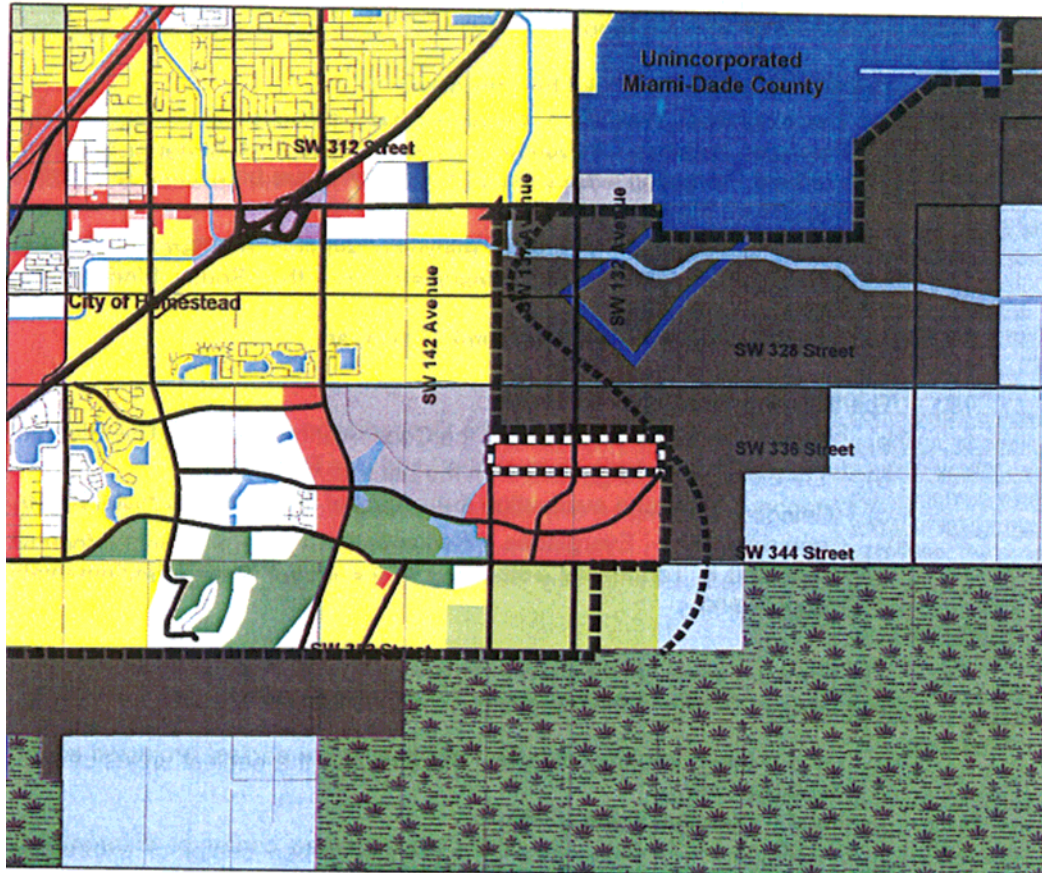
Miami-Dade County Current Future Land Use Plan Map

City of Homestead
Adopted Amendment #11-D1

Sources: Miami-Dade County adopted amendment package #11-D2.
Note: For planning purposes only. All distances are approximate.

Attachment 4

**HOMESTEAD-MIAMI SPEEDWAY, LLC CDMP APPLICATION
ADOPTED FUTURE LAND USE PLAN MAP**



COMPREHENSIVE PLAN AMENDMENTS

Miami-Dade County Adopted Future Land Use Plan Map

City of Homestead
Adopted Amendment #11-D1

Sources: Miami-Dade County adopted amendment package #11-D2.

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