



MEMORANDUM

AGENDA ITEM #III.G.4

DATE: SEPTEMBER 12, 2011
TO: COUNCIL MEMBERS
FROM: STAFF
SUBJECT: CITY OF MIAMI ADOPTED COMPREHENSIVE PLAN AMENDMENT #11-1ESR

Community Profile

Miami, the second most populous city in the state, had a population of 422,870 in 2010, a 16.7% increase from the year 2000 population. The City was incorporated in 1896. The City's economic bases are in tourism and international commerce with Latin America, the Caribbean and Europe. The City boasts an ethnically diverse population and serves as a major port of entry for immigration from foreign countries. Considered to be fully developed, the City nevertheless has approximately 1,000 acres (approximately 1.6 square miles) of vacant land scattered throughout on small parcels. In addition, much of the developed land is designated for land use densities greater than the existing development. With its location at the heart of the metropolitan area, and its access to mass transit, Miami is an ideal location for infill and redevelopment. 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.

Staff Analysis

City of Miami adopted amendment #11-1ESR contains one Future Land Use Map amendment. The amendment extends the southern boundary of the Little Havana Target Area Residential Density Increase Area from SW 111th Street to SW 15th Road. The map amendment affects 18.67 acres, raising the permitted densities of the underlying "Residential Commercial", "General Commercial", and "Major Institutional, Public Facilities, Transportation, and Utilities" from 150 dwelling units per acre to 200 dwelling units per acre. The entire site is located within designated Urban Central Business District,

Urban Infill Area, and Transportation Concurrency Exception Area of the City's Comprehensive Neighborhood Plan.

The amendment was adopted as proposed. The proposed amendment was found to be generally consistent with the *SRPP* at the July 11, 2011 Council meeting.

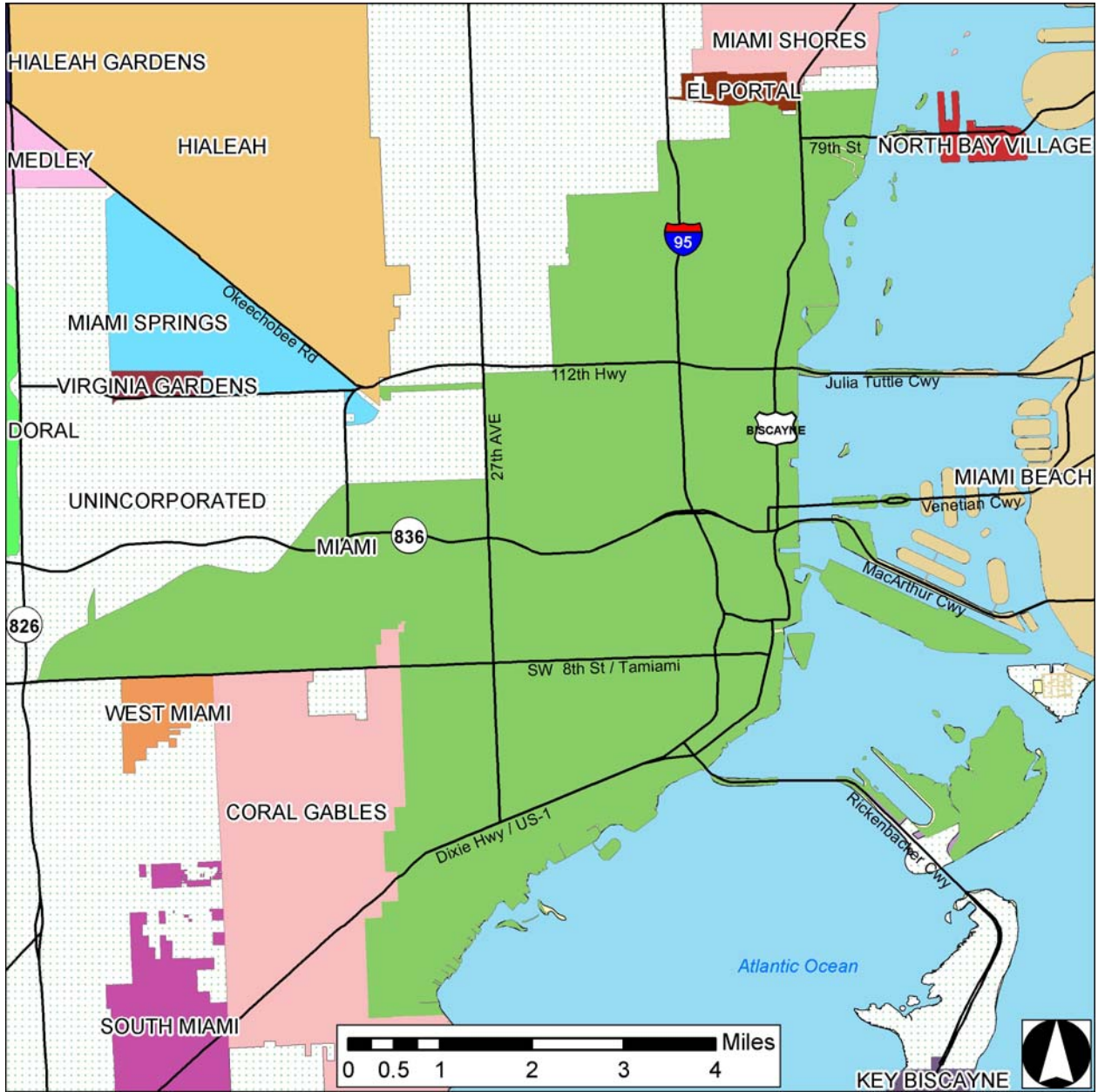
Staff analysis confirms the map amendment is generally consistent with the *SRPP*.

The City of Miami Commission approved (4-0) the adopted amendment package at its July 28, 2011 meeting.

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

Find City of Miami adopted amendment package #11-1ESR 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

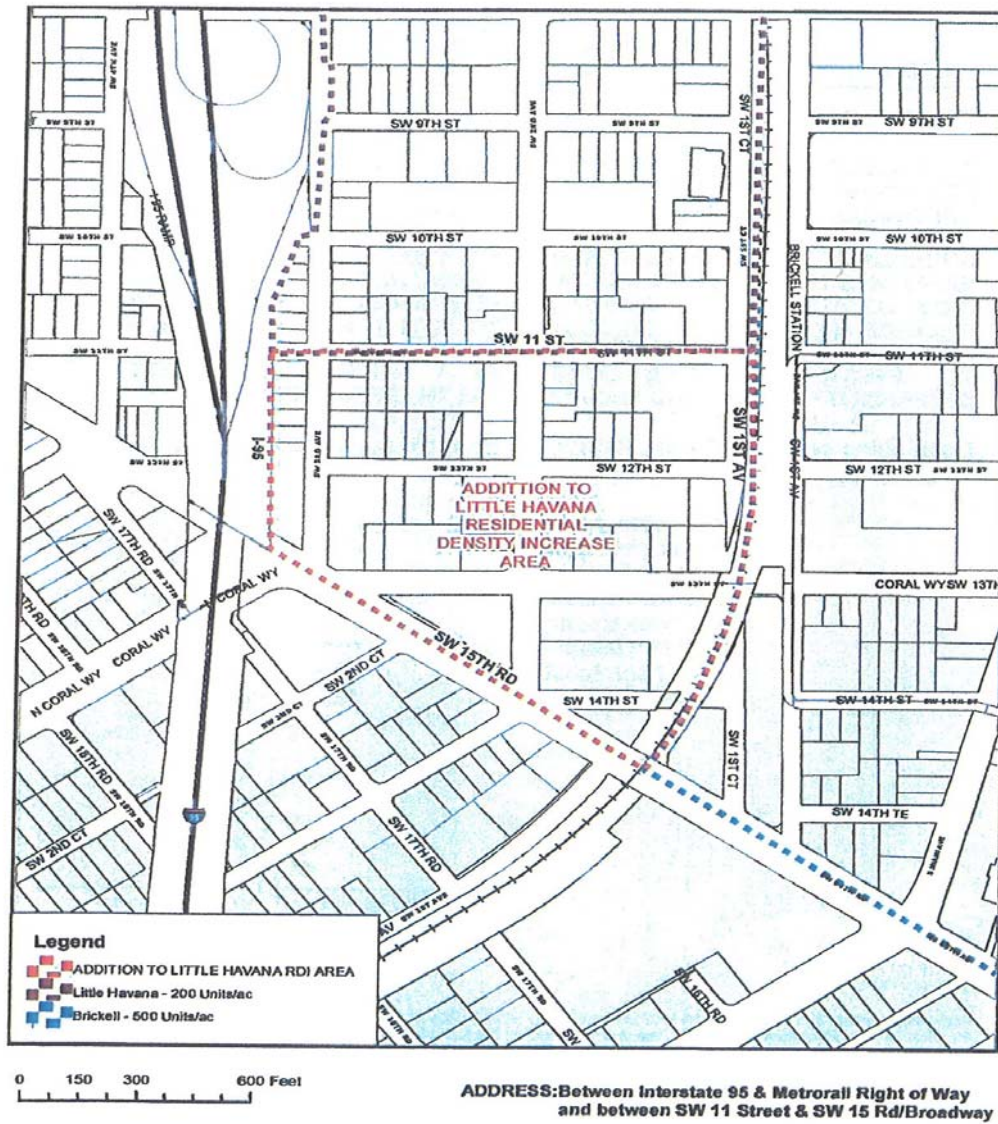
General Location Map

City of Miami
Adopted Amendment #11-1 ESR

Sources: SFWMD, Miami-Dade County, SFRPC.

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

Attachment 2



COMPREHENSIVE PLAN AMENDMENTS

Aerial Map

City of Miami
Adopted Amendment #11-1ESR
Little Havana Target Area Residential Density Increase Area
Acres: 18.67

Sources: City of Miami.

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