



MEMORANDUM

AGENDA ITEM #III.F.3

DATE: JULY 11, 2011

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF SWEETWATER PROPOSED COMPREHENSIVE PLAN AMENDMENT
DCA #11-1ER

Community Profile

The City of Sweetwater is located in the western portion of central Miami-Dade County and is surrounded on all sides by unincorporated Miami-Dade County. It abuts State Road 821 to the west and is north of the Florida International University (FIU) Main Campus. The city was originally platted as Sweetwater Groves in the 1920s and was home to former Russian circus performers. The City was incorporated in 1941 and the U.S. Census 2010 reported the City population in 2010 was 13,499, a 5.1 decrease since 2000. Sweetwater is primarily residential and a fully built-out community. Its economy includes a mix of government, retail, and office. A 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 extra jurisdictional 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, 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 #11-1ER consists of Evaluation and Appraisal Report (EAR)-based text and map amendments, a Water Supply Facilities Work Plan and a new Public Schools Facilities Element.

Impact Analysis

Staff analysis confirms the proposed text and map amendments within the City of Sweetwater amendment package #11-1ER are generally consistent with the *SRPP*.

The City of Sweetwater Commission approved the proposed amendment package at its May 16, 2011 meeting for transmittal.

The amendment review is detailed on the attached Form C-7, pursuant to the Department of Community Affairs (DCA) requirements for proposed Local Government Comprehensive Plan reviews.

Recommendation of Consistency with Strategic Regional Policy Plan (SRPP)

Find proposed City of Sweetwater amendment package #11-1ER generally consistent with the SRPP. Approve this staff report for transmittal to the Florida Department of Community Affairs.

FORM C-7

SOUTH FLORIDA REGIONAL PLANNING COUNCIL
AMENDMENT REVIEW FORM
FY 2010-2011

1. Local government name: Sweetwater.
2. Amendment number: 11-1ER.
3. Is the Regional Planning Council (RPC) precluded from commenting on the proposed Plan or Element pursuant to Section 163.3184(5) of the Florida Statutes (F.S.), or Rule 9J-11.0084, Florida Administrative Code (F.A.C); or commenting on the proposed amendment pursuant to s. 163.32465(4)(b), F.S.? No.
4. Date DCA notified RPC that amendment package was complete, if applicable: June 16, 2011.
5. Date amendment review must be completed and transmitted to DCA: July 15, 2011.
6. Date the amendment review will be transmitted to the DCA: July 15, 2011.
7. Description of the amendments:

EAR-based Comprehensive Plan Text Amendments

Nine (9) Elements contain proposed text amendments based on the City's most recent Evaluation and Appraisal Report (EAR).

The Future Land Use Element would incorporate new land use categories into the Element and on the Future Land Use Map [Single Family Residential Detached, Single Family Residential Attached, Duplex, Multi-family Residential (16 to 25 units per acre), and Mixed Use Residential/Commercial (16 to 105 units per acre)]. Changes would also provide for coordination of land use with public schools and water supply planning, and incorporate provisions for mixed-use development and energy efficient land use.

The Housing Element would include possible incentives for affordable housing, development of very-low income housing in future development, coordination with regional partners on affordable housing issues, coordination with Florida International University on to support off-campus student housing, and address energy efficient designs and construction.

The Transportation Element would include new and revised Policies that direct the City to work with Miami-Dade County on Right-of-Way acquisition and reservation, develop land use regulations for off-street parking facilities, develop a transportation concurrency system through land use regulations by 2012, and address cost-share for transportation improvements due to new development. Additional changes would include strategies to reduce greenhouse gas emissions.

The Recreation and Open Space Element would include Policy language to develop a siting and acquisition plan for parks to meet the City's recreational needs.

The Infrastructure Element would include revisions to the Level of Service (LOS) Standards for sanitary sewer and potable water for consistency with Miami-Dade County, direct the City to support the County's solid waste recycling program and hazardous waste temporary storage and transfer facility, and provide for the coordination of water supply planning and concurrency. Within the Infrastructure Element, the City proposes to adopt its Ten-Year Water Supply Facilities Work Plan.

The Conservation Element would address current water conservation and environmental protection strategies, and greenhouse gas reduction strategies.

The Intergovernmental Coordination Element would include new Policy language directing the City to coordinate planning issues with the Miami-Dade Planners' Technical Committee, Florida Department of Transportation, South Florida Regional Planning Council, Miami-Dade County, Florida International University, and Miami-Dade County Public Schools.

The Capital Improvements Element (CIE) would adopt the 2011-2015 Capital Improvements Schedule, revise appropriate LOS Standards for public facilities, and direct the City to annually update the CIE.

A new proposed Public School Facilities Element would be incorporated into the City's Comprehensive Plan pursuant to Chapter 163, Florida Statutes. The Element would include Goals and supporting Objectives and Policies to provide for coordination of new residential development with future availability of public school facilities consistent with the adopted LOS Standards for public school concurrency.

Map Amendments

Proposed amendment #11-1ER includes changes to four Future Land Use Map changes, as recommended in the City's EAR, to create a mix of uses to encourage redevelopment, allow for the expansion of City Hall, provide opportunities for affordable housing to students and professionals, and increase the Recreation and Open Space within the City limits. Approximately 3,702 additional dwelling units could be built within the city. The table below contains the density/intensity of the existing and proposed land use categories.

Land Use Category (acres)	Existing Maximum Density	Proposed Maximum Density	Existing Maximum Intensity (FAR)	Proposed Maximum Intensity (FAR)	Net Increase or (Decrease) in Maximum Density	Non-Residential Net Increase or (Decrease)
Residential (0.3 acres)	13 units per acre	N/A	N/A	N/A	- 3 dwelling units	N/A
Commercial (0.3 acres)	N/A	N/A	N/A	0.3 acres Not defined in Comp Plan	N/A	+ 0.3 acres
Commercial (0.3 acres)	N/A	N/A	N/A	0.3 acres Not defined in Comp Plan	N/A	- 0.3 acres
Public & Administration (0.3 acres)	N/A	N/A	N/A	0.3 acres Not defined in Comp Plan	N/A	+ 0.3 acres
Commercial (13.4 acres); Multi-Family (0.6 acres); Multi-Family (19.3 acres); Office (1.4 acres)	N/A; 15 units per acre; 24 units per acre; N/A	N/A	N/A	N/A	- 472 dwelling units	N/A
Mixed-Use (34.6)	N/A	105 units per acre	N/A	34.6 acres	+ 3,702 dwelling units	+ 34.6 acres
Single Family (0.5 acres)	6 units per acre	N/A	N/A	N/A	- 3 dwelling units	N/A
Recreation and Open Space (0.5 acres)	N/A	N/A	N/A	0.5 acres	N/A	+ 0.5 acres

The capacity analysis provided by the City for the proposed land use categories indicate adequate infrastructure exists.

Comment

The City should consider defining intensity standards for non-residential development within the comprehensive plan.

Impact Analysis

8. Is the amendment consistent with the Strategic Regional Policy Plan (SRPP)?

Staff analysis confirms the proposed text and map amendments within the City of Sweetwater amendment package #11-1ER are generally consistent with the SRPP.

9. Applicable SRPP Goals and Objectives: *Not Applicable.*

10. The effects on the proposed amendment on regional resources or facilities identified in the SRPP: *Not Applicable.*

11. Extra-jurisdictional impacts that would be inconsistent with the Comprehensive Plan of the affected local government: *Not Applicable.*

12. Compatibility among local plans including, but not limited to, land use and compatibility with military bases: *Not Applicable.*

13. Impacts to significant regional resources and facilities identified in the SRPP, including, but not limited to, impacts on groundwater recharge and the availability of water supply: *Not Applicable.*

14. Affordable housing issues and designation of adequate sites for affordable housing: *Not Applicable.*

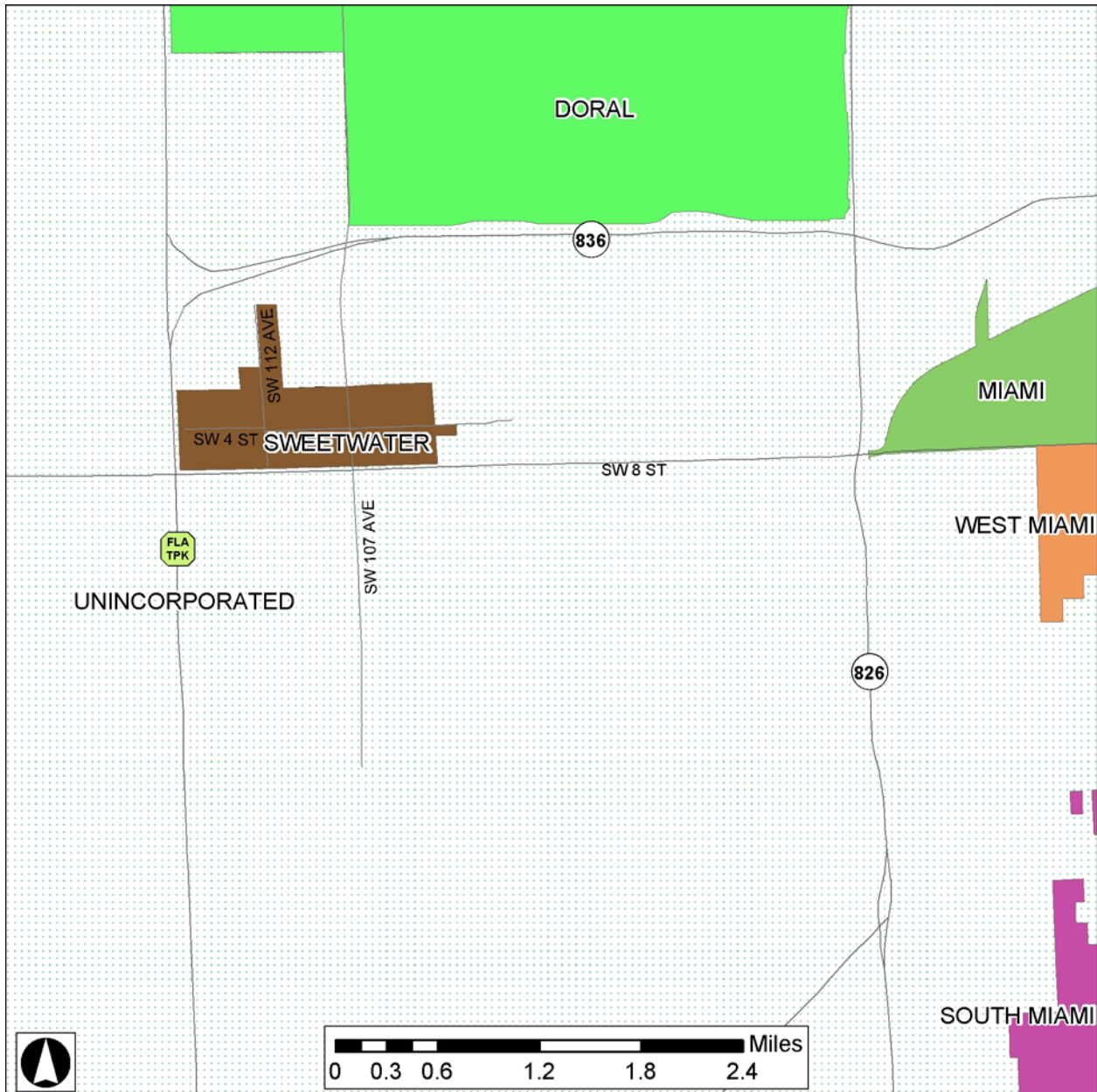
15. Protection of natural resources of regional significance identified in the SRPP including, but not limited to, protection of spring and groundwater resources, and recharge potential: *Not Applicable.*

16. Compatibility with regional transportation corridors and facilities including, but not limited to, roadways, seaports, airports, public transportation systems, high speed rail facilities, and intermodal facilities: *Not Applicable.*

17. Adequacy and compatibility with emergency preparedness plans and local mitigation strategies including, but not limited to, the impacts on and availability of hurricane shelters, maintenance of county hurricane clearance times, and hazard mitigation: *Not Applicable.*

18. Analysis of the effects of extra-jurisdictional impacts which may be created by the amendment: *Not Applicable.*

Attachment 1



COMPREHENSIVE PLAN AMENDMENTS

General Location Map

City of Sweetwater
Proposed Amendment #11-1ER

Sources: Miami-Dade County, SFRPC.

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