



# MEMORANDUM

AGENDA ITEM #III.F.4

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DATE: JULY 11, 2011

TO: COUNCIL MEMBERS

FROM: STAFF

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

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## Introduction

On June 28, 2011, Council staff received proposed plan amendment package #11-1ESR to the City of Miami Comprehensive Neighborhood Plan for review of consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. Staff review is undertaken pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Part II, Florida Statutes (F.S.), and 9J-11, Florida Administrative Code (F.A.C.).

## 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 the City 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 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 #11-2ESR to the City of Miami Comprehensive Neighborhood Plan contains one (1) map amendment. The adopted amendment site is shown in Attachment 2.

#### **Impact Analysis**

Staff analysis confirms the proposed map amendment is generally consistent with the *Strategic Regional Policy Plan for South Florida (SRPP)*.

**On June 23, 2011, the City of Miami Commissioners unanimously voted to transmit proposed amendment package #11-1ESR to the Florida Department of Community Affairs.**

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 the City of Miami proposed amendment package #11-1ESR 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: Miami.
2. Amendment number: 11-1ESR.
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: To be determined by the Department of Community Affairs.
5. Date amendment review must be completed and transmitted to the DCA (if applicable): To be determined by the Department of Community Affairs.
6. Date the amendment review will be transmitted to the City: July 1, 2011. Council will take official action at its July 11, 2011 meeting.
7. Description of the amendments:

**Map Amendment |**

The proposed map amendment would extend the southern boundary of the Little Havana Target Area Residential Density Increase Area from SW 111<sup>th</sup> Street to SW 15<sup>th</sup> Road. The map amendment would affect 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.

| Acreage per Category | Existing FLUM Category  | Proposed FLUM Category  | Existing Maximum Density (DU/Acre) | Proposed Maximum Density (DU/Acre) | Existing Maximum Intensity (FAR) | Proposed Maximum Intensity (FAR) | Net Increase or (Decrease) in Maximum Density | Non-Residential Net Increase or (Decrease) |
|----------------------|---|---|------------------------------------|------------------------------------|----------------------------------|----------------------------------|---|--|
| 18.67 acres          | Residential Commercial; General Commercial; and Major Institutional, Public Facilities, Transportation, and Utilities | Residential Commercial; General Commercial; and Major Institutional, Public Facilities, Transportation, and Utilities | 150 dwelling units                 | 200 dwelling units                 | Not Applicable                   | Not Applicable                   | 842 units                                     | 234,179 square feet                        |

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

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

**Staff analysis confirms the map amendment in the City of Miami proposed amendment package #11-1ESR is generally consistent with the *Strategic Regional Policy Plan for South Florida (SRPP)*.**

9. Applicable Strategic Regional Policy Plan 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*.

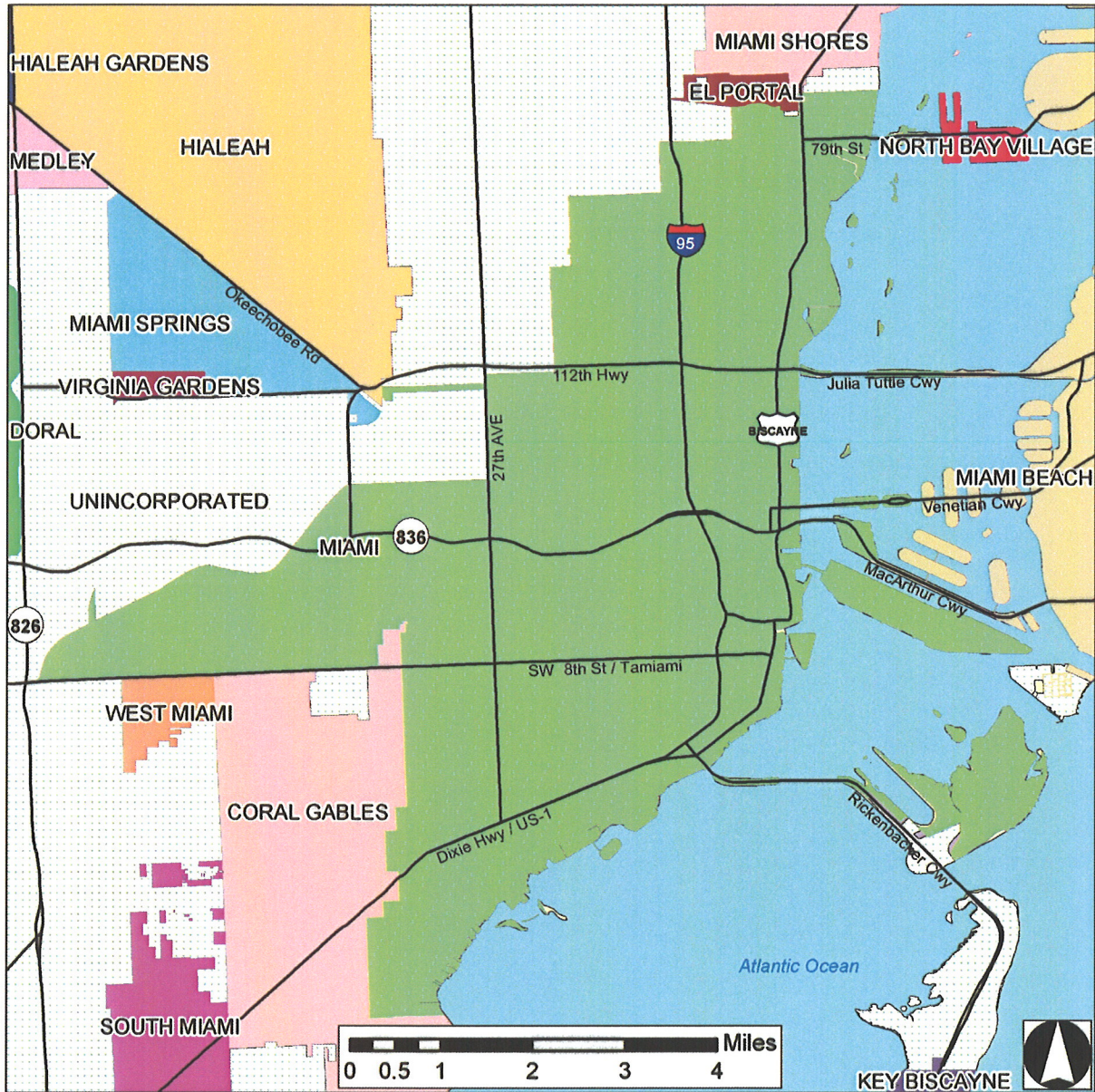
15. Protection of natural resources of regional significance identified in the SRPP including, but not limited to, protection of spring and groundwater resources, and recharge potential: *Not Applicable*.

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

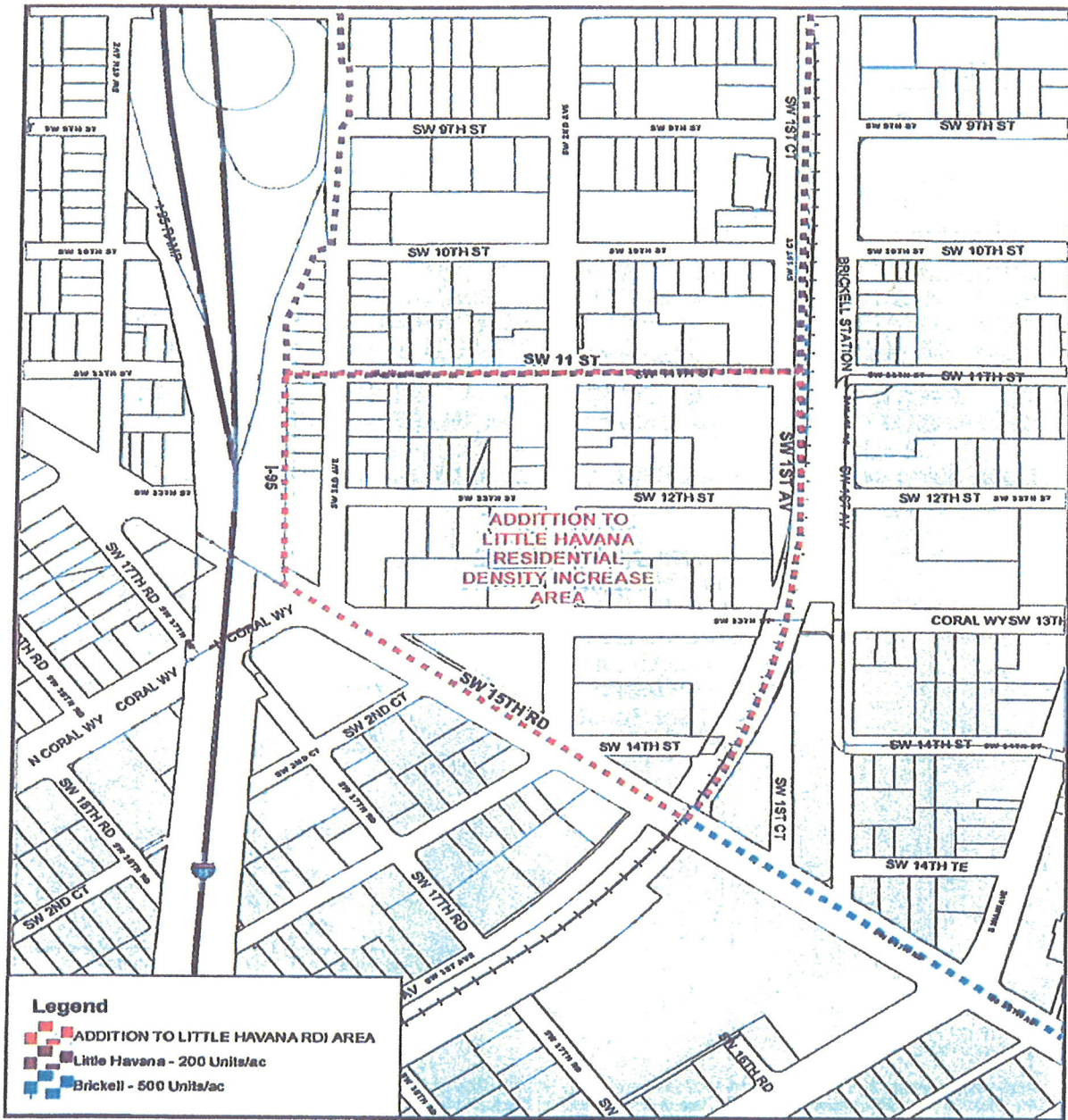
### General Location Map

City of Miami  
Proposed Amendment #11-1ESR

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

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

## Attachment 2



0 150 300 600 Feet

**ADDRESS: Between Interstate 95 & Metrorail Right of Way  
and between SW 11 Street & SW 15 Rd/Broadway**

### COMPREHENSIVE PLAN AMENDMENTS

Aerial Map

City of Miami

Adopted Amendment #11-IESR

Little Havana Target Area Residential Density Increase Area

Acres: 18.67

Sources: City of Miami.

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