



MEMORANDUM

AGENDA ITEM #III.H.5

DATE: JUNE 6, 2011

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF MIAMI BEACH ADOPTED COMPREHENSIVE PLAN AMENDMENT
DCA #11-2

Community Profile

Miami Beach is a city in eastern Miami-Dade County. The City was incorporated on March 26, 1915. Miami Beach has been one of America's most popular beach resort destinations for close to a century. The City is often referred to under the umbrella term of "Miami," despite being a distinct municipality. As of the 2000 census, the City had a total population of 87,933. The U.S. Census 2010 population for the City was 87,779, a 0.2% decrease from the year 2000. Miami Beach boasts over seven miles of beaches, three golf courses, 20 parks, and is an island of just 7.1 square miles that separates Biscayne Bay from of the Atlantic Ocean. South Beach is one of the more popular areas of the City, and was once a prime example of urban blight, with vacant buildings and a high crime rate. Today, it is considered one of the wealthiest commercial areas on the beach. 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 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

The City of Miami Beach adopted amendment #11-2 contains one set of (1) text amendments for the creation of new land use categories and one (1) related set of Future Land Use Map (FLUM) changes.

The proposed amendment package was reviewed at the November 08, 2010 Council meeting and found to be generally consistent with the *SRPP*. The adopted text amendments were modified based on

objections raised in the November 24, 2010 Objections, Recommendations, and Comments (ORC) Report issued by the Florida Department of Community Affairs (DCA). The term “other uses” was deleted and substituted with a list of specific, allowable use, for the new land use categories of Town Center Core, Town Center Commercial, and Town Center Residential Office for the North Beach Town Center site text and map changes. The proposed South Shore Hospital site map change was not included in the adoption package.

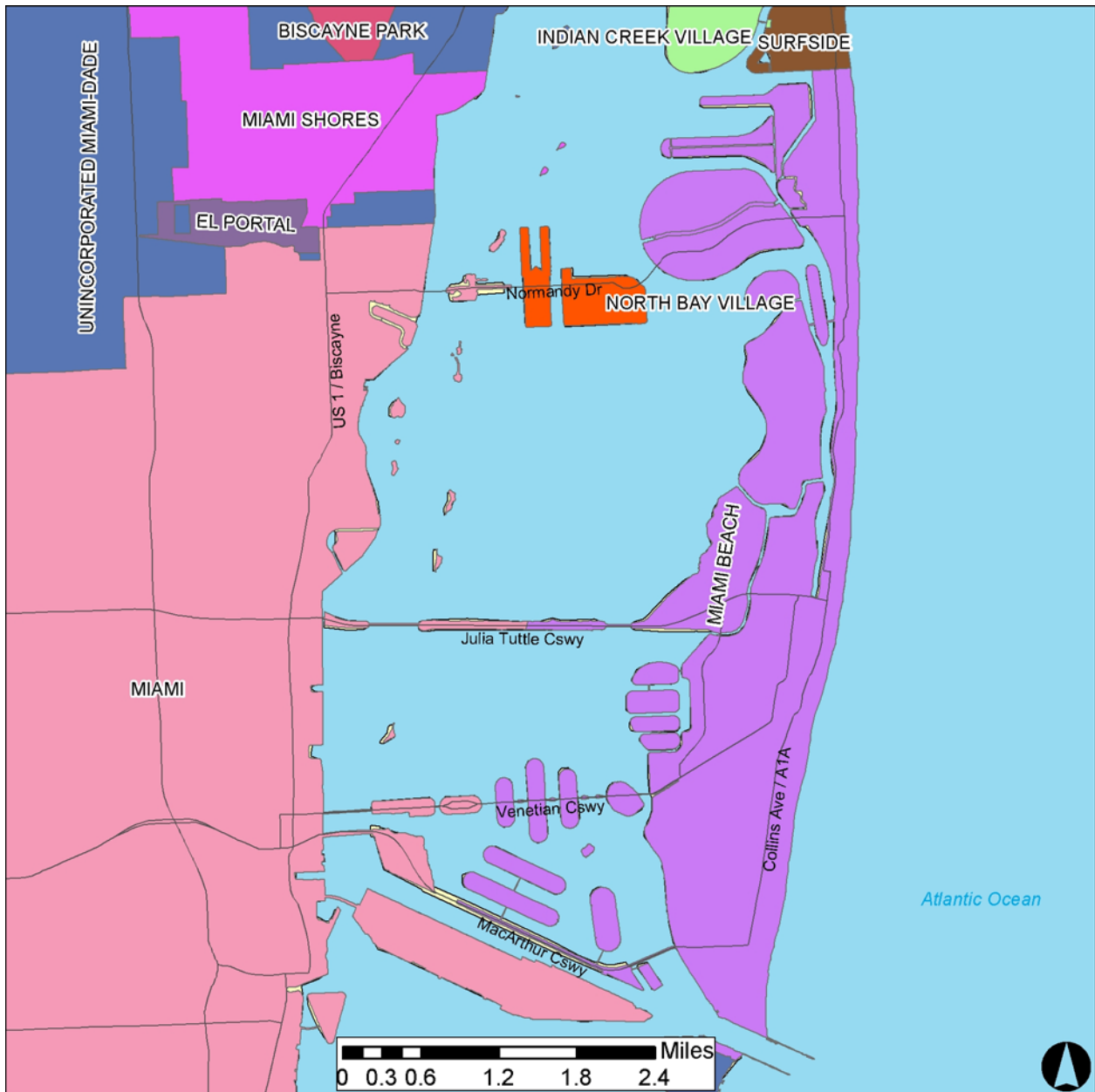
Staff analysis confirms the text amendments are generally consistent with the *SRPP*.

The Miami Beach City Commission approved (7-0) the adopted amendments at its May 11, 2011 meeting.

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

Find the City of Miami Beach adopted amendment package #11-2 generally consistent with the *SRPP*. Approve this staff report for transmittal to the Florida Department of Community Affairs with copies to the City.

Attachment 1



COMPREHENSIVE PLAN AMENDMENTS

General Location Map

City of Miami Beach
Adopted Amendment #11-2

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

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