



MEMORANDUM

AGENDA ITEM #7c

DATE: MAY 3, 2010

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF SOUTH MIAMI ADOPTED COMPREHENSIVE PLAN AMENDMENT
DCA #10-1ER

Community Profile

The City of South Miami, "The City of Pleasant Living" and a designated All American City, was incorporated in 1926, making it the ninth municipality formed in Miami-Dade County. Approximately three miles south of the City of Miami, South Miami encompasses 2.5-square miles within Miami-Dade County. It borders the University of Miami's main campus and the Cities of Coral Gables and Pinecrest. U.S. Highway 1 carries tens of thousands of vehicles through the City on a daily basis. South Miami's 2009 estimated population was 11,378, a 5.4 percent increase from its 2000 estimated population. The general location of the City is shown in Attachment 1.

Amendment Review

The South Florida Regional Planning Council (SFRPC) did not prepare the amendment package and, therefore, is not precluded from commenting on the adopted Plan or Element pursuant to Section 163.3184(5), Florida Statutes (F.S.), or Rule 9J-11.0084, Florida Administrative Code (F.A.C.); or commenting on the adopted amendment pursuant to Section 163.32465(4)(b), F.S.

The Florida Department of Community Affairs (DCA) notified SFRPC that the amendment package was complete on: The report will be modified to include the date once DCA assigns it.

The amendment review must be transmitted to the City on: May 19, 2010.

The amendment review will be transmitted to DCA on: May 7, 2010.

Staff Analysis

Adopted amendment #10-1ER (previously #08-1ER) contains the Evaluation and Appraisal Report (EAR)-based text amendments to the City of South Miami Comprehensive Plan. The proposed EAR-based amendments were reviewed at the December 3, 2007 Council meeting and found to be generally consistent with the *Strategic Regional Policy Plan for South Florida (SRPP)*.

The EAR-based amendments were adopted with a minor revision based on the January 18, 2008 Objections, Recommendations, and Comments (ORC) Report, issued by DCA. The City adopted, by reference, its 2008/09 through 2012/13 Capital Improvements Plan.

Additional changes were made since the transmittal of the EAR-based amendment package. The proposed Future Land Use Map (FLUM) category “Neighborhood Center/Mixed Use District (Four Story)” was removed. If adopted, the FLUM category would have allowed developments at a higher intensity than currently approved on the Map.

A new FLUM category “Residential/Limited Commercial District (Two Story)” was adopted for a transition area abutting single family homes along 62nd Avenue. This FLUM category was identified in the 2006 EAR; however, it was not included in the transmittal of the EAR-based amendments.

The City of South Miami Commission approved (4-1) the adopted amendments at its April 6, 2010 meeting.

Impact Analysis

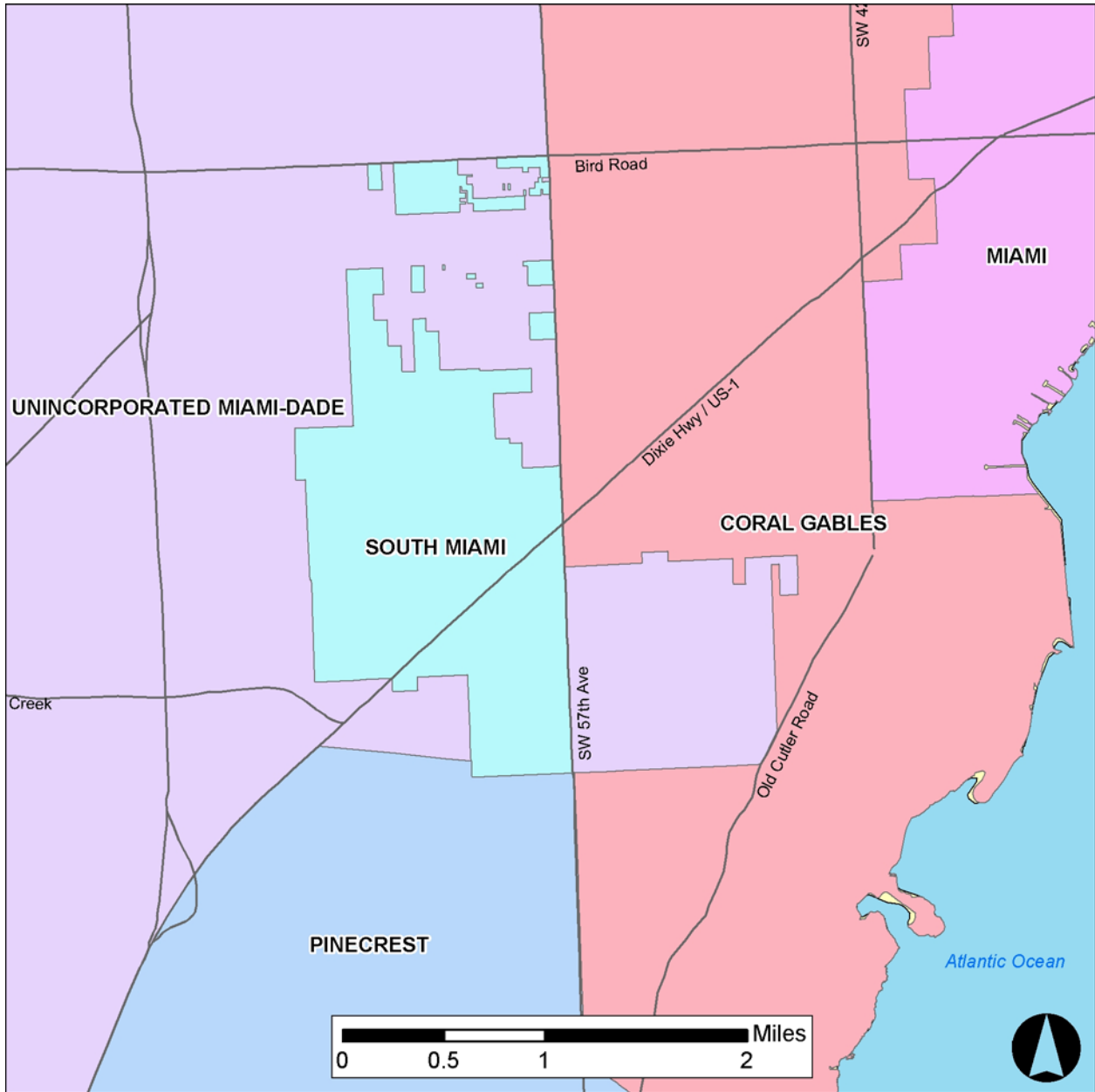
Staff analysis confirms the City of South Miami adopted amendment package #10-1ER would not result in compatibility, extra-jurisdictional, or affordable housing issues; or impact significant regional resources and facilities, natural resources, transportation systems, emergency preparedness plans and local mitigation strategies.

Since a detailed impact analysis is not applicable to the review of the adopted amendment package, the related analysis sections found in the Department of Community Affairs (DCA) Amendment Review Form C-7 (Sections 9 through 18) have not been included in this staff report.

Recommendation of Consistency with Strategic Regional Policy Plan (SRPP)

Find City of South Miami adopted amendment package #10-1ER generally consistent with the *Strategic Regional Policy Plan for South Florida*. Approve this agenda item for transmittal to the Florida Department of Community Affairs.

Attachment 1



COMPREHENSIVE PLAN AMENDMENTS

Location Map

City of South Miami
Adopted Amendment #10-1ER

Sources: FDEP, SFWMD, Miami-Dade County, SFRPC.
Note: For planning purposes only. All distances are approximate.