



MEMORANDUM

AGENDA ITEM #6c

DATE: NOVEMBER 8, 2010

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF NORTH MIAMI BEACH PROPOSED COMPREHENSIVE PLAN AMENDMENT
DCA #11-1ER

Community Profile

The City of North Miami Beach was founded in 1926 and is located within northeast Miami-Dade County. The City is adjacent to the municipalities of North Miami, Aventura, Sunny Isles Beach, Miami Gardens, and unincorporated Miami-Dade County. The City is approximately 5.3 square miles with a 2009 population of 40,142. The City is primarily an urban residential and shopping community. Single and Multi-Family Residential uses account for 55 percent of the City's land area. The remaining land uses are primarily Commercial (16 percent) and Water (9 percent). Less than five percent of the land area is in industrial development. Approximately 41.54 acres of vacant land exists in the City, scattered predominantly in small lots of less than one-half acre. Approximately 17 acres of the vacant land is projected to be developed into residential units. 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 #11-1ER consists of Evaluation and Appraisal Report (EAR)-based text amendments to the Future Land Use, Transportation, Housing, Infrastructure, Coastal Management, Conservation, Recreation and Open Space, Intergovernmental Coordination, and Capital Improvement Elements.

Impact Analysis

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

The City of North Miami Beach Council approved the proposed amendment package by a unanimous vote (6-0) on September 28, 2010.

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 North Miami Beach proposed amendment package #11-1ER generally consistent with the *Strategic Regional Policy Plan for South Florida*. 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: North Miami Beach.
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: October 19, 2010.
5. Date amendment review must be completed and transmitted to DCA: November 18, 2010.
6. Date the amendment review will be transmitted to the DCA: November 12, 2010.
7. Description of the amendment:

EAR-based Comprehensive Plan Amendments

In 1998, the State of Florida revised the statutory requirements for EARs to allow local governments to base their analysis on the key local issues they are facing to further the community's goals consistent with statewide, minimum standards. The Report is not intended to require a comprehensive rewrite of the Elements within the local plan, unless a local government chooses to do so. The City's EAR identified the following local issues to be addressed through EAR-based amendments: Develop an Identity for the City, Facilitate and Manage Redevelopment, Provide Enhanced Recreation and Open Space Facilities, and Improve Intergovernmental Coordination.

Nine (9) Elements of the City of North Miami Beach Comprehensive Plan would be amended and updated in accordance with the EAR recommendations, including a response to changes to State Statutes, the Florida Administrative Code and the *Strategic Regional Policy Plan for South Florida (SRPP)*.

Key proposed changes to the Future Land Use Element include new and revised Policies that encourage economic development, address energy efficient land use patterns and green house gas reduction strategies, direct the City to create site design guides, implement neighborhood improvement strategies, and reflect current emergency management plan and hurricane evacuation strategies.

The Transportation Element would include new and revised Policies that emphasize the mobility of people, multi-modalism, sustainable and environmentally friendly growth management principles, and provide consistency with Miami-Dade County's Comprehensive Development Master Plan designation as an Urban Infill and Transportation Concurrency Exception Area.

The Housing Element would include new and revised Policies that promote a diversity of housing types at various price points, introduce green building standards, and encourage energy efficient designs and construction features.

The Infrastructure Element revisions would provide for consistency with the City's recently adopted Water Supply Plan.

The Coastal Management Element would include new and revised Policies that define the Coastal High Hazard Area, and reflect current emergency management plans and hurricane evacuation strategies.

Key proposed changes to the Conservation Element would address current conservation and environmental protection strategies, and adopt green house gas reduction strategies.

The Recreation and Open Space Element would include Policy language encouraging park-school agreements with Miami-Dade County Public Schools and to seek opportunities and consider innovative strategies to meet the recreational needs of all residents.

The Intergovernmental Coordination Element would include new and revised Policy language about the City's water supply coordination efforts with Miami-Dade County and provide consistency with services and Level of Service (LOS) Standards within the South Florida Water Management District, Miami-Dade County Water and Sewer Department and Department of Environmental Resources Management, and the *Lower East Coast Water Supply Plan* Update. Further coordination efforts would be outlined with applicable local, regional, state, and federal agencies on strategies that address affordable housing, emergency management, transportation, and economic development.

The Capital Improvements Element would adopt the 2010-2014 Capital Improvements Schedule.

Impact Analysis

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

Staff analysis confirms the City of North Miami Beach proposed amendment package #10-1ER is 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.*

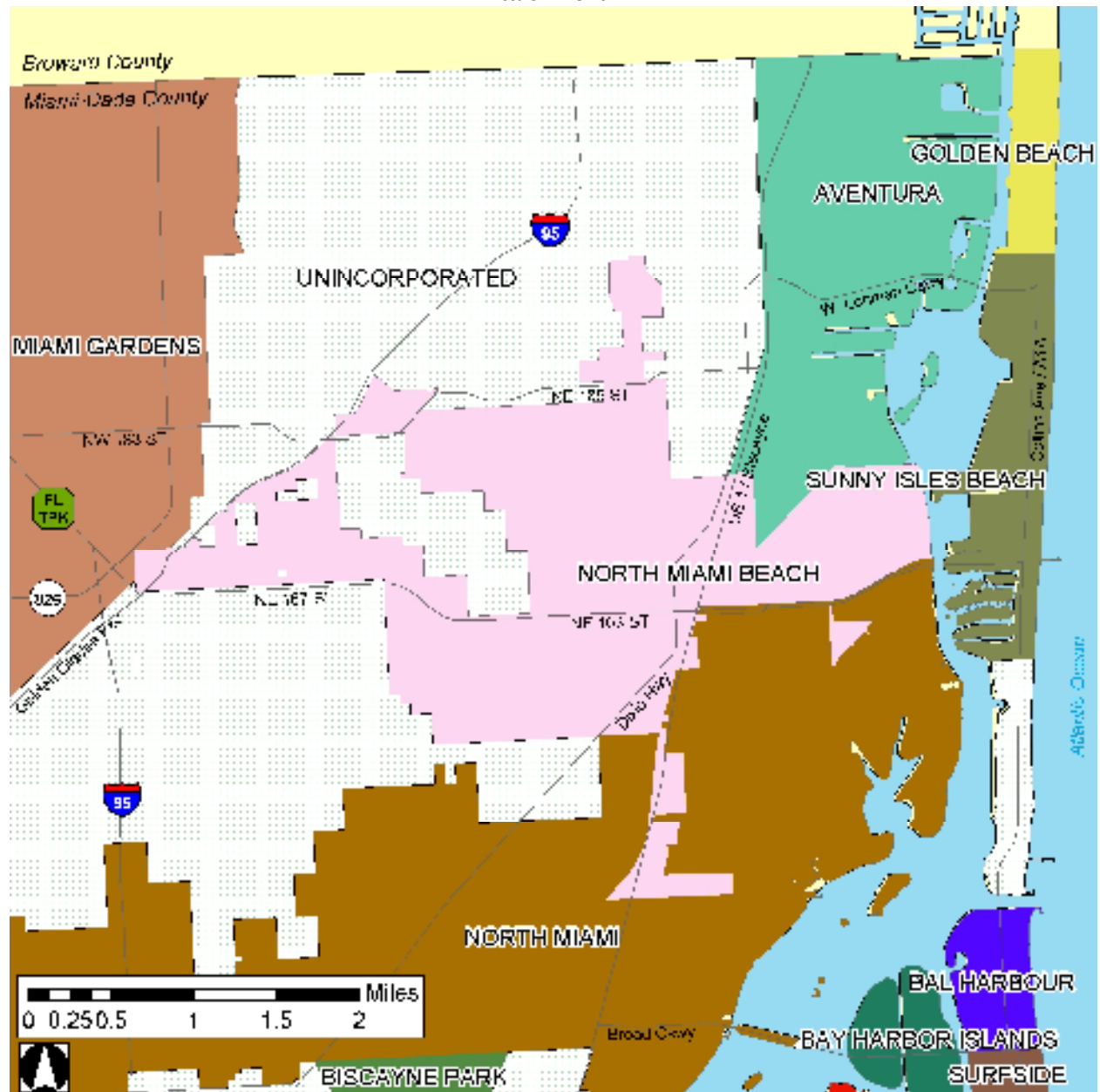
14. Affordable housing issues and designation of adequate sites for affordable housing: *Not Applicable.*

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 North Miami Beach
Adopted Amendment #10-1ER

Sources: SFWMD, Miami-Dade County, SFRPC.

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