



# MEMORANDUM

AGENDA ITEM #7e

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DATE: NOVEMBER 8, 2010

TO: COUNCIL MEMBERS

FROM: STAFF

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

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## Community Profile

The City of Miramar was incorporated in 1955. It is located in the southwestern portion of Broward County immediately north of the Broward/Miami-Dade County line and west of State Road 7/U.S. 441. The City is more than 14 miles in length and two and one-half miles wide, at its widest point. Miramar Parkway is the major east-west thoroughfare in the City tying together the east and west, old and new, residential and commercial areas of the community. The 2009 population estimate for the City was 112,552, representing an increase of nearly 54.7 percent since the 2000 Census. Miramar's rapid population growth combined with previous expansion of the economy brought a growing demand for schools, parks and other community amenities. Miramar is also growing as a headquarters for businesses. The City of Miramar has an aggressive affordable housing program as part of its planning process. 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 extrajurisdictional 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, Fla. 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**

Adopted amendment #10-1ER contains the Evaluation and Appraisal Report (EAR)-based text amendments to the City of Miramar Comprehensive Plan. The proposed EAR-based amendments were reviewed at the January 4, 2010 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 revisions based on the January 28, 2010 Objections, Recommendations, and Comments (ORC) Report issued by the Department of Community Affairs. The key adopted EAR-based revisions are summarized below.

- Revised Objectives and Policies of the Future Land Use, Conservation, Housing, and Transportation Elements to establish measures and strategies to reduce greenhouse gas emissions and promote energy efficiency and conservation.
- Included new map 2-10 within the Future Land Use and Transportation Elements to reflect the boundaries of the Southwest Standard Concurrency District and the South Central and Southeast Transportation Concurrency Management Area District. Transportation Policy 1.1(2) was revised to define the boundary of the Southwest Standard Concurrency District for consistency with Broward County.
- The Broward County School Board's 2010-2014 District Educational Facilities Plan and Maps were adopted by reference into the Capital Improvements Element.

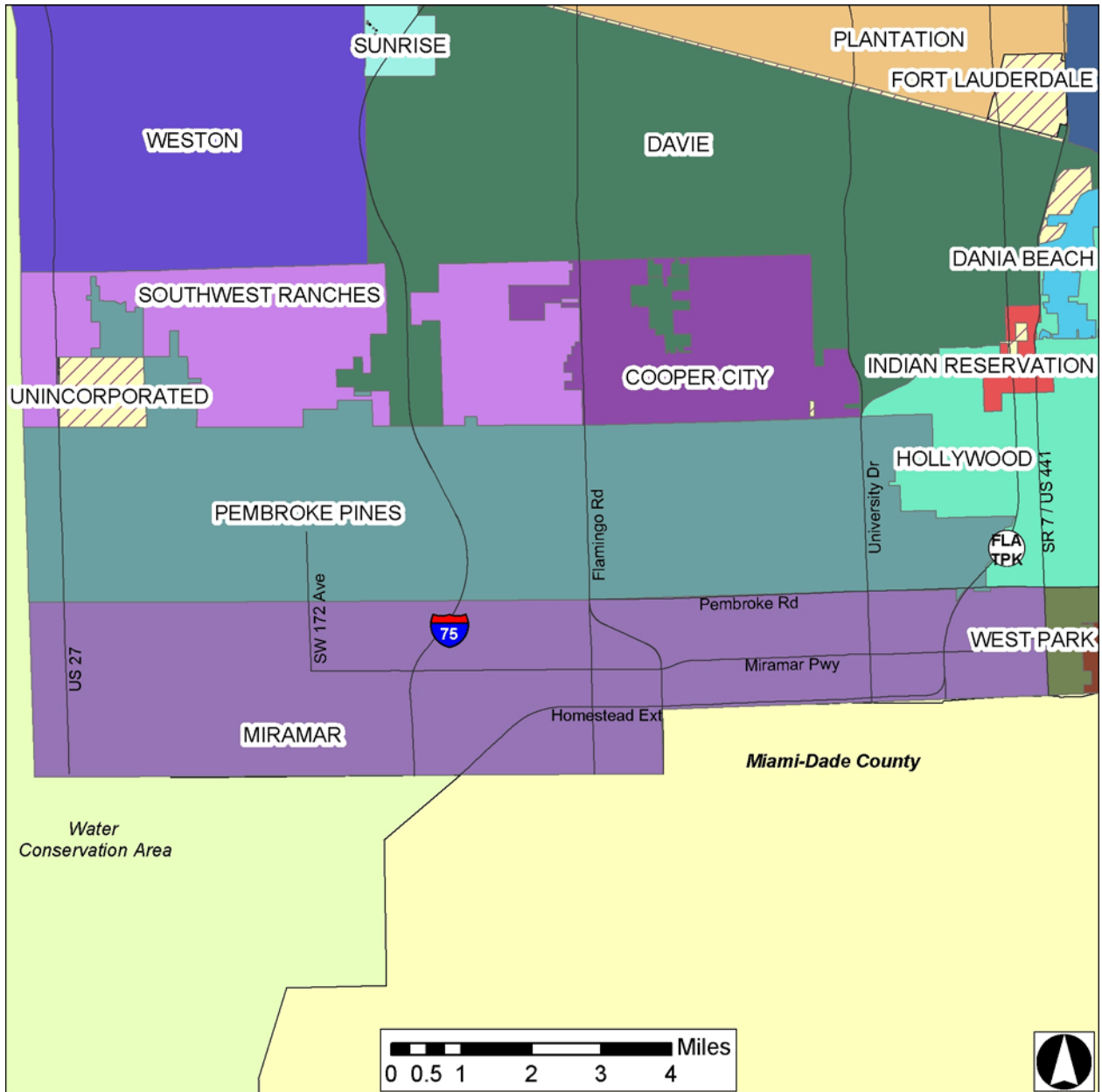
Staff analysis confirms the EAR-based amendments are generally consistent with the *SRPP*.

**The City of Miramar Commission unanimously (5-0) approved the adopted amendment at its June 10, 2010 meeting.**

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

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

Attachment 1



COMPREHENSIVE PLAN AMENDMENTS

General Location Map

City of Miramar  
Adopted Amendment #10-1ER

Sources: FDEP, SFWMD, Broward County, SFRPC.

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