



MEMORANDUM

AGENDA ITEM #6d

DATE: SEPTEMBER 13, 2010

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF FLORIDA CITY PROPOSED COMPREHENSIVE PLAN AMENDMENT
DCA #10-1

Community Profile

The City of Florida City is located at the southern end of Miami-Dade County, south and west of the City of Homestead, north of the Florida Keys, and east of the Florida Everglades. Miami-Dade County's Urban Development Boundary (UDB) runs close to, and at times borders, the City's southern boundary. Incorporated in 1914, the City's estimated population in 2009 was 10,193, representing a 30% percent increase over the year 2000 population. As a result of urban growth pressures and the declining stock of vacant land in western Miami-Dade and Broward Counties, the South Miami-Dade area has entered a period of rapid increase in residential development and a corresponding loss of agricultural land. Florida City is one of the Region's most economically disadvantaged communities, with a poverty rate of 38.2% (2000 Census). The City has attempted to incorporate its unique location at the entrance to the Florida Keys and the Florida Everglades into its economic and financial foundations by pursuing development, redevelopment and economic expansion. A map depicting the general location of the City is included 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.

Summary of Staff Analysis

Florida City proposed amendment package contains one (1) text amendment related to a citywide designation as a Transportation Concurrency Exception Area (TCEA), and two (2) Future Land Use Map (FLUM) changes.

Impact Analysis

Staff analysis confirms the text amendment (Transportation Concurrency Exception Area) in the City of Florida City proposed amendment package #10-1 is generally inconsistent with the *Strategic Regional Policy Plan for South Florida (SRPP)*. The two FLUM amendments in proposed amendment package #10-1 are generally consistent with the *SRPP*.

The City of Florida City Commission unanimously approved the proposed amendment on June 22, 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 City of Florida City text amendment (Amendment I) in proposed amendment package #10-1 generally inconsistent with the *Strategic Regional Policy Plan for South Florida (SRPP)*; and

Find the two FLUM amendments in proposed amendment package #10-1 (Amendment II and III) 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 2009-2010

1. Local government name: Florida City
2. Amendment number: 10-1
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: August 3, 2010.
5. Date amendment review must be completed and transmitted to DCA: September 2, 2010.
6. Date the amendment review will be transmitted to DCA: September 2, 2010. The Council will take final action on the amendment, with a copy transmitted to DCA, on September 13, 2010.
7. Description of the amendment:

For purposes of the review, the amendment package has been divided into three (3) groups of amendments (I, II, and III).

Amendment I. Transportation Concurrency Exception Area | Text Amendment

Proposed amendments to the Future Land Use, Transportation, and Capital Improvements Elements would designate the City of Florida City as a Transportation Concurrency Exception Area (TCEA) and adopt Policies to promote and enhance land use connectivity and multi-modal mobility in place of current concurrency provisions. New Policy 11.d of the Future Land Use Element would require the City to conduct a Mobility Study within two (2) years of the TCEA designation (or December 2012).

Objective 5 and related Policies of the Transportation Element, which direct the Level of Service (LOS) Standards and enforce the concurrency management system and the capital improvements program for City roadways, would be deleted. New Policies 1h and 1i would direct the City to coordinate with Miami-Dade County and the State on maintaining high volume arterials and securing monies for City roadways, and to amend its zoning regulations to require vehicular and pedestrian cross-connections and stub streets between properties. New Objective 9 and related Policies would outline implementing strategies of the TCEA, such as completing the Mobility Study and adopting land use and transportation Policies that support and find multi-modal mobility.

Minor revisions to the Capital Improvements Element would include deleting requirements for transportation concurrency with the adoption of the TCEA. The 5-Year Schedule of Capital Improvements would reflect current transportation projects for the years 2009 through 2014.

The proposed text amendments creating the TCEA are intended to enact provisions of Senate Bill 360 (2009). On August 26, 2010, Chief Judge Charles A. Francis, 2nd Judicial Circuit, found Senate Bill 360 unconstitutional and ordered the Secretary of State was ordered to expunge the law from the official

records of Florida. The standards employed by the City to create the proposed TCEA are no longer authorized by Chapter 163, Part II, Fla. Stat.

Amendment II. Archdiocese of Miami (ADOM, Inc.) | Map Amendment

The proposed amendment would change the land use designation of an approximately 20.2-acre site located at the northwest corner of 352nd Street and SW 167th Avenue from Medium Density Residential (up to 15 units per acre) to Medium-High Density Residential (up to 20 units per acre) on the Future Land Use Map (FLUM). The site is currently undeveloped with wetland resources in the western half of the site, which will reduce the developable area of the site. The surrounding existing uses include vacant to the north, south, and west, and Multi-family Residential to the east (City of Homestead). The surrounding future land use designations include Medium Density Residential to the North, Agriculture to the South, Regional Activity Center to the east (City of Homestead), and Low Density Residential to west.

The change would allow the property to be developed with an additional 5 dwelling units per acre. The Applicant, ADOM, Inc., plans to build an independent senior living facility targeted for persons 62 years and older containing 400 units. Any development will be subject to the wetland requirements of the applicable environmental regulating agencies.

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)
Medium Residential (20.2 acres)	Medium-High Residential (20.2 acres)	15 DU/Acre or 300 units	20 DU/Acre or 400 units	N/A	N/A	100 DU	N/A

N/A, Not Applicable

DU, Dwelling Unit(s)

Amendment III. Community Redevelopment Agency (CRA) | Map Amendments

The City CRA updated its Redevelopment Master Plan in 2009 and in response to the revised Goals and Objectives, is proposing to amend ten (10) parcel groups (89.71 acres total) within the City from generally Low and Medium Density Residential to various future land use designations to encourage commercial and mixed-use development along primary CRA road corridors and within the CRA area (see Table below).

Parcel Group	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)
1	Low Residential (28.95 acres)	Community Mixed Use (12.97 acres); Medium-High Residential (15.98 acres)	6 DU/Acre or 174 units	25 DU/Acre or 174 units; and 20 DU/Acre or 320 units	NA	1.5 FAR or 847,460 sq. ft.	146 DU	847,460 sq. ft.
2	Medium Residential (3.07 acres)	Community Mixed Use (3.07 acres)	15 DU/Acre or 46 units	25 DU/acre or 46 units	NA	1.5 FAR or 200,594 sq. ft.	(31 DU)	200,594 sq. ft.
3	Medium Residential (4.19 acres)	Commercial (4.19 acres)	15 DU/Acre or 63 units	NA	NA	0.5 FAR or 91,258 sq. ft.	(63 DU)	91,258 sq. ft.
4	Medium Residential (1.5 acres)	Commercial (1.5 acres)	15 DU/Acre or 23 units	NA	NA	0.5 FAR or 32,670 sq. ft.	(23 DU)	32,670 sq. ft.

Parcel Group	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) in Intensity
5	Low-Medium Residential (3.45 acres)	Institutional & Public (1.75 acres); Parks and Recreation (1.7 acres)	10 DU/Acre or 35 units	NA	NA	0.5 FAR or 38,115 sq. ft.; 0.1 FAR or 7,405 sq. ft.	(35 DU)	45,520 sq. ft.
6	Low-Medium Residential (0.81 acres)	Commercial (0.81 acres)	10 DU/Acre or 8 units	NA	NA	0.5 FAR or 17,642 sq. ft.	(8 DU)	17,642 sq. ft.
7	Low-Medium Residential (2.05 acres)	Community Mixed Use (2.05 acres)	10 DU/Acre or 21 units	25 DU/Acre or 51 units	NA	1.5 FAR or 133,947 sq. ft.	(21 DU)	133,947 sq. ft.
8	Low-Medium (1.68 acres) and Medium (10.26 acres) Residential; Commercial (5.4 acres); Institutional (0.76 acres); Parks and Recreations (.76 acres)	Community Mixed Use (18.86 acres)	10 DU/Acre or 17 units; 15 DU/Acre or 154 units	25 DU/Acre or 472 units	0.5 FAR or 117,612 sq. ft.; 0.5 FAR or 16,553 sq. ft.; 0.1 FAR or 3,111 square feet	1.5 FAR or 1,232,392 sq. ft.	(171 DU)	1,114,700 sq. ft.
9	County Business & Office* (17.2 acres)	Commercial (17.2 acres)	NA	NA	2.0 FAR or 1,498,464 sq. ft.	0.5 FAR or 374,616 sq. ft.	NA	(1,123,848 sq. ft.)
10	Medium Residential (9.63 acres)	Commercial (9.63 acres)	15 DU/Acre or 144 units	NA	NA	0.5 FAR or 209,741 sq. ft.	(144 DU)	209,741 sq. ft.

N/A, Not Applicable

*Area recently annexed by the City from Miami-Dade County

DU, Dwelling Unit(s)

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

Staff analysis confirms Amendment I (Transportation Concurrency Exception Area text changes) in the City of Florida City proposed amendment package #10-1 is generally inconsistent with the SRPP. The two FLUM changes (Amendments II and III) in proposed amendment package #10-1 are generally consistent with the SRPP.

9. Applicable Strategic Regional Policy Plan Goals and Objectives:

Amendment I is generally inconsistent with the following *Strategic Regional Policy Plan for South Florida* Goals and Policies:

Goal 8: Enhance the Region’s mobility, efficiency, safety, quality of life, and economic health through improvements to road, port, and public transportation infrastructure.

Policy 8.1: Maintain the Florida Intrastate Highway System, other state roads, local roadways, and public transportation systems to preserve the Region’s investment in infrastructure; support daily use and needs; enhance the Region’s global competitiveness and economic health; increase safety; ensure emergency access and response; and provide for evacuation purposes.

Policy 8.2: Reduce the utilization of the Florida Interstate Highway System and other components of the regional road system for short, local trips.

Policy 8.7: Ensure that the transportation network, including public transportation, supports the emergency evacuation needs of the Region.

Goal 11: Encourage and support the implementation of development proposals that conserve the Region's natural resources, rural and agricultural lands, green infrastructure and:

- utilize existing and planned infrastructure where most appropriate in urban areas;
- enhance the utilization of regional transportation systems;
- incorporate mixed-land use developments;
- recycle existing developed sites; and
- provide for the preservation of historic sites.

Policy 11.2: Encourage mixed land uses and activities within communities to foster more balanced and energy-efficient development patterns, which are characterized by appropriate density, diverse economic, employment, and housing opportunities, and public transportation access.

Policy 11.3: Develop and implement incentives for urban redevelopment to promote:

- a. high density, urban centers;
- b. flexibility in the expenditure of transportation system capital funds to create a more balanced mix of highways, public transportation, and goods movement; and
- c. nodes of transit-oriented design of appropriate land use density along major urban corridors of public transportation.

Policy 11.6: Revitalize and maintain the Region's developed areas.

Policy 11.7: Create tangible advantages for development in areas that are characterized by underdevelopment or underemployment.

Goal 18: Ensure regional coordination, preparation, and response to emergencies.

Policy 18.1: Analyze the impacts of proposed development on evacuation times, the availability of off-site shelter capacity, and the potential loss of life and property from hurricanes.

Amendment II and Amendment III are consistent with the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

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:

Amendment I could create extra-jurisdictional impacts on U.S. 27, U.S. 1, and the Florida Turnpike, which are regional transportation and evacuation facilities.

Amendments II and III would not produce any extra-jurisdictional impacts.

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:

Amendment I would impact U.S. 27, U.S. 1, and the Florida Turnpike, which are regional transportation and evacuation facilities.

Amendments II and III would not adversely impact any regional resources or facilities.

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*.

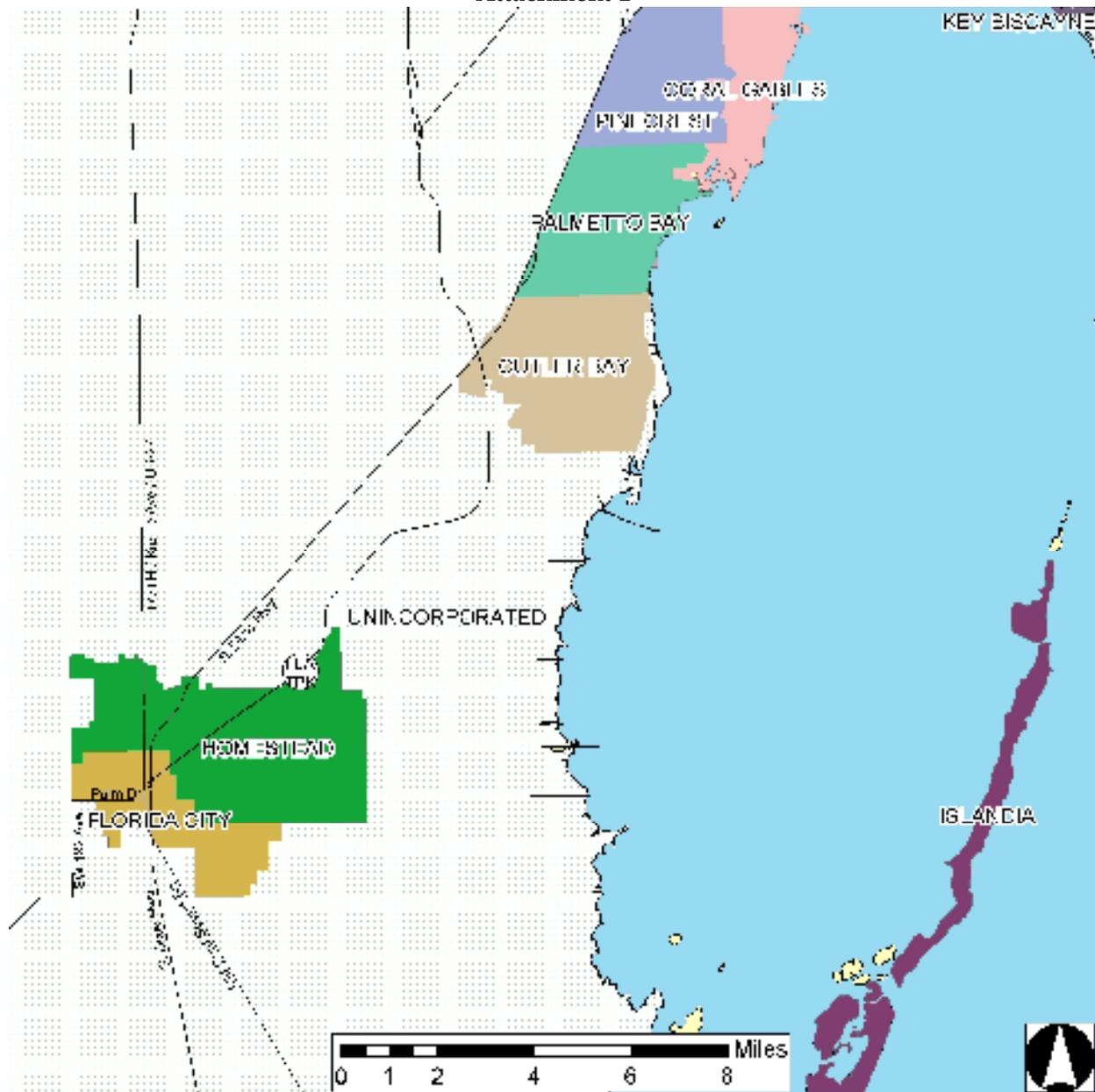
See Question 13.

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*.

See Question 11.

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 Florida City
Proposed Amendment #10-1

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

Attachment 2



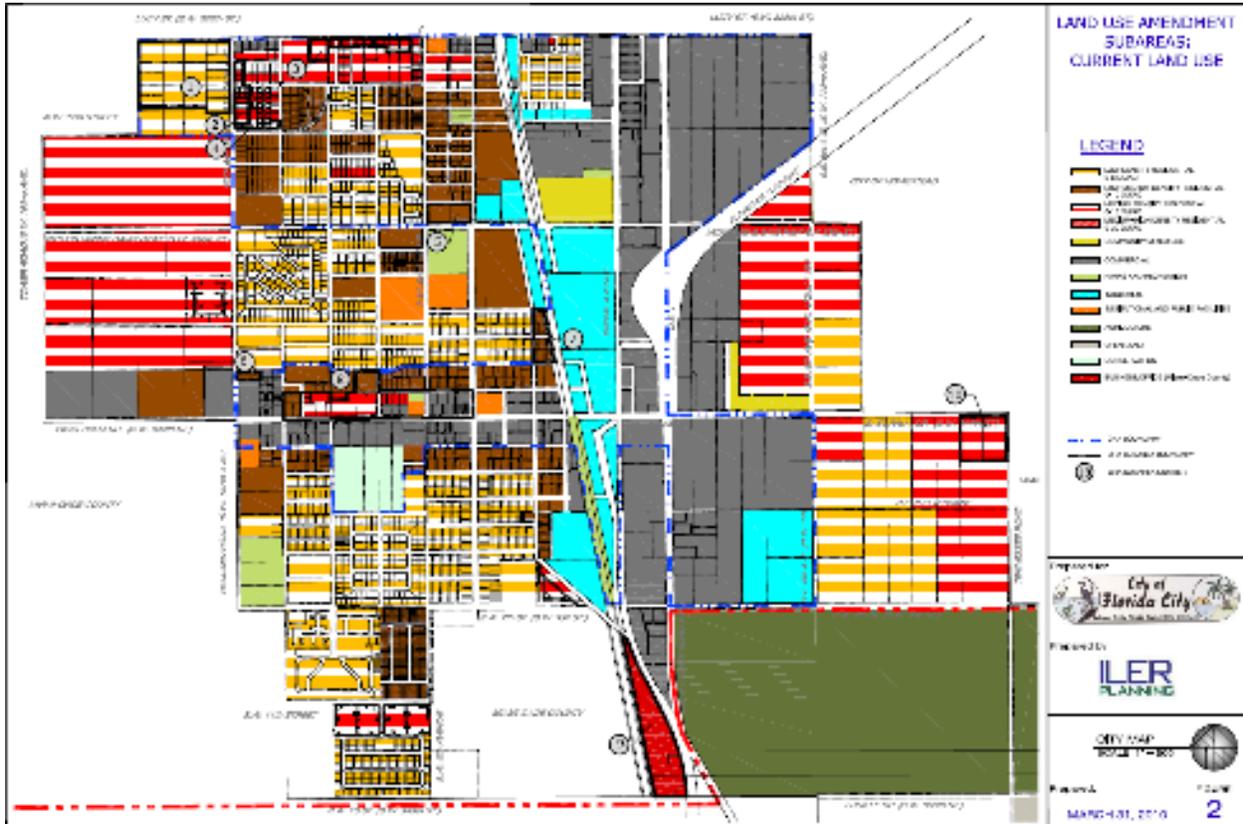
COMPREHENSIVE PLAN AMENDMENTS

City of Florida City
Proposed Amendment #10-1
ADOM, Inc. (Amendment II)

From: Medium Density Residential
To: Medium-High Density Residential (20.2 acres)

Sources: City of Florida City proposed amendment package #10-1
Note: For planning purposes only. All distances are approximate.

Attachment 3



COMPREHENSIVE PLAN AMENDMENTS

City of Florida City
Proposed Amendment #10-1
CRA (Amendment III)

From: Low and Medium Density Residential
To: Various uses (89.71 acres)

Sources: City of Florida City proposed amendment package #10-1
Note: For planning purposes only. All distances are approximate.