



MEMORANDUM

AGENDA ITEM #6h

DATE: APRIL 6, 2009

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: VILLAGE OF VIRGINIA GARDENS PROPOSED COMPREHENSIVE PLAN AMENDMENT

Introduction

On March 11, 2009, Council staff received proposed amendment #09-1ER to the Village of Virginia Gardens Comprehensive Plan for review of consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. Staff review is undertaken pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Part II, Florida Statutes (F.S.), and Rules 9J-5 and 9J-11, Florida Administrative Code (F.A.C.).

Community Profile

The Village of Virginia Gardens is a residential community, approximately 190 acres in size, in central Miami-Dade County. The Village is bounded by NW 57th Avenue to the east, NW 36th Street to the south, NW 67th Avenue and Ludlum canal to the west, and 41st Street to the north. Miami International Airport is directly adjacent on the south, unincorporated Miami-Dade County borders the west, and the City of Miami Springs borders the north and east. The Village was incorporated in 1947, at a time when horses and barns were the makeup of the community. The population of the Village in 2008 was estimated to be 2,298 residents, representing a 2.1 percent decrease in population since 2000. The Village's predominant land use is Residential (50%); followed by Right-of-Way (24%), Commercial and Office (19%), Institutional (.48 percent), and Recreation and Open Space (1.6%). A map depicting the general location of the Village is included in Attachment 1.

Summary of Staff Analysis

Proposed Amendment #09-1ER contains the Evaluation and Appraisal Report (EAR)-based text amendments to the Village of Virginia Gardens Comprehensive Plan. The Village's EAR was found sufficient on June 8, 2007, by the Florida Department of Community Affairs (DCA). Changes in land use are being proposed in this amendment package.

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 community 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 Village of Virginia Gardens 2006 EAR identified the following specific issues to be addressed through EAR-based amendments:

1. Inconsistency in land use between Future Land Use Element and the Land Development Regulations (LDRs); and
2. Insufficiency of Intergovernmental Coordination Element

Eight (8) Elements of the Virginia Gardens Comprehensive Plan would be amended and updated in accordance with the amendments identified in the EAR, including a response to changes to State Statutes, the Florida Administrative Code and the *Strategic Regional Policy Plan for South Florida (SRPP)*. The proposed EAR-based text amendments would also include revisions required for the annual update of the Capital Improvements Element, water supply planning, and the adoption of a Water Supply Facilities Work Plan.

The Village of Virginia Gardens Council approved transmittal of the proposed amendments at its February 19, 2009 meeting.

Staff analysis confirms the proposed amendments are compatible with and supportive of the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

Summary of EAR-Based Text Changes

Future Land Use Element and Map

Proposed changes to this Element would create new subelements, 1) the Land Use Map Series 2007, to update the Future Land Use Map (FLUM) based on the Village's Land Development Regulations (LDRs), and 2) a Schedule of Districts subelement would establish the FLUM's Land Use Districts and Schedule of Density. The Land Use Districts include Single Family Residential, Medium Multiple Family Residential, Multi-Family Residential, Restricted Commercial, General Commercial, Institutional, Recreation/Open Space, and Right-of-Way/Vacant. New Policy 3.3 would direct the Village to coordinate land uses and future land use changes with the availability of water supplies and facilities.

The Village also proposed changes to the Future land Use Map (FLUM). Nine (9) parcels, totaling approximately 38 acres, would be amended to reflect current uses and for consistency with the above noted proposed amendments to the Future Land Use Element and Map Series. The table below summarizes the proposed changes and existing uses for each parcel [See Attachment 2 for map depiction].

Proposed Future Land Use Map Changes				
Parcel	Acres	1990 Land Use	Proposed Land Use	Existing Uses
1	10.9	Commercial	Restricted Commercial	Office Buildings
2	0.9	Police/Government	Institutional	Village Hall and Park
3	8.8	Office/Commercial	Restricted Commercial	Office Buildings
4	2.6	Commercial	Restricted Commercial	Office Buildings, Vacant

Proposed Future Land Use Map Changes				
Parcel	Acres	1990 Land Use	Proposed Land Use	Existing Uses
5	0.4	Future Single Family	Medium Multi-Family	Duplex Homes
6	7.4	Commercial	General Commercial	Self Storage, Vacant, General Retail
7	3.5	Commercial	Restricted Commercial	Office Buildings
8	1	Commercial	General Commercial	Strip Commercial Retail
9	2.9	Commercial	General Commercial	Office Buildings, General Retail

Staff analysis confirms that these proposed land use amendments are compatible with and supportive of the Goals and Policies of the *Strategic Regional Policy Plan for South Florida (SRPP)*.

Transportation Element

Proposed changes to this Element would fulfill requirements for transportation concurrency, including adopting Level of Service (LOS) Standards. In addition, a new Objective, and Policies within, would outline strategies for mitigating transportation’s negative impact on the environment.

Housing Element

The Support Document for this Element would be updated to reflect current planning conditions. Two (2) new Objectives, and Policies within, would direct the Village to conserve its stock of low- and moderate-income housing; reduce unsafe structures; and assist the private sector in increasing the stock of affordable housing by at least 10 percent by 2012.

Infrastructure Element

The key proposed changes to this Element include several new Policies that would fulfill the requirements of Water Supply Planning Legislation, including the incorporation and implementation of a Water Supply Facilities Work Plan, and adopting LOS Standards for water, sewer, and drainage.

Village of Virginia Gardens Water Supply Facilities Work Plan (Work Plan)

Village residents and businesses receive potable water directly from the Miami-Dade County Water and Sewer Department (MDWASD), through a wholesale service agreement. The Village Work Plan describes its service area relationship with the County; provides data and analysis on current and projected water supply and demand through 2030; discusses the required potable water LOS standards; and supports the conservation and reuse initiatives identified in the County’s Work Plan. The County Work Plan was adopted by the Board of County Commissioners on April 24, 2008, and found in-compliance by the Department of Community Affairs (DCA) on July 18, 2008.

Conservation Element

New Objectives, and Policies within, would direct the Village to cooperate with MDWASD, the Miami-Dade Department of Environmental Resources Management, and the South Florida Water Management District in developing a countywide conservation plan; maintain and enhance the status of native flora and fauna through the Village’s Beautification Committee; and implement the Village Work Plan.

Recreation and Open Space

The key proposed change to this Element would adopt a LOS Standard of 1.4 acres of parks per 1,000 permanent residents.

Intergovernmental Coordination Element

The Support Document for this Element would be updated to reflect current planning conditions. Proposed changes would improve coordination of its Comprehensive Plan with adjacent municipalities, Miami-Dade County, and other state and regional entities on planning efforts.

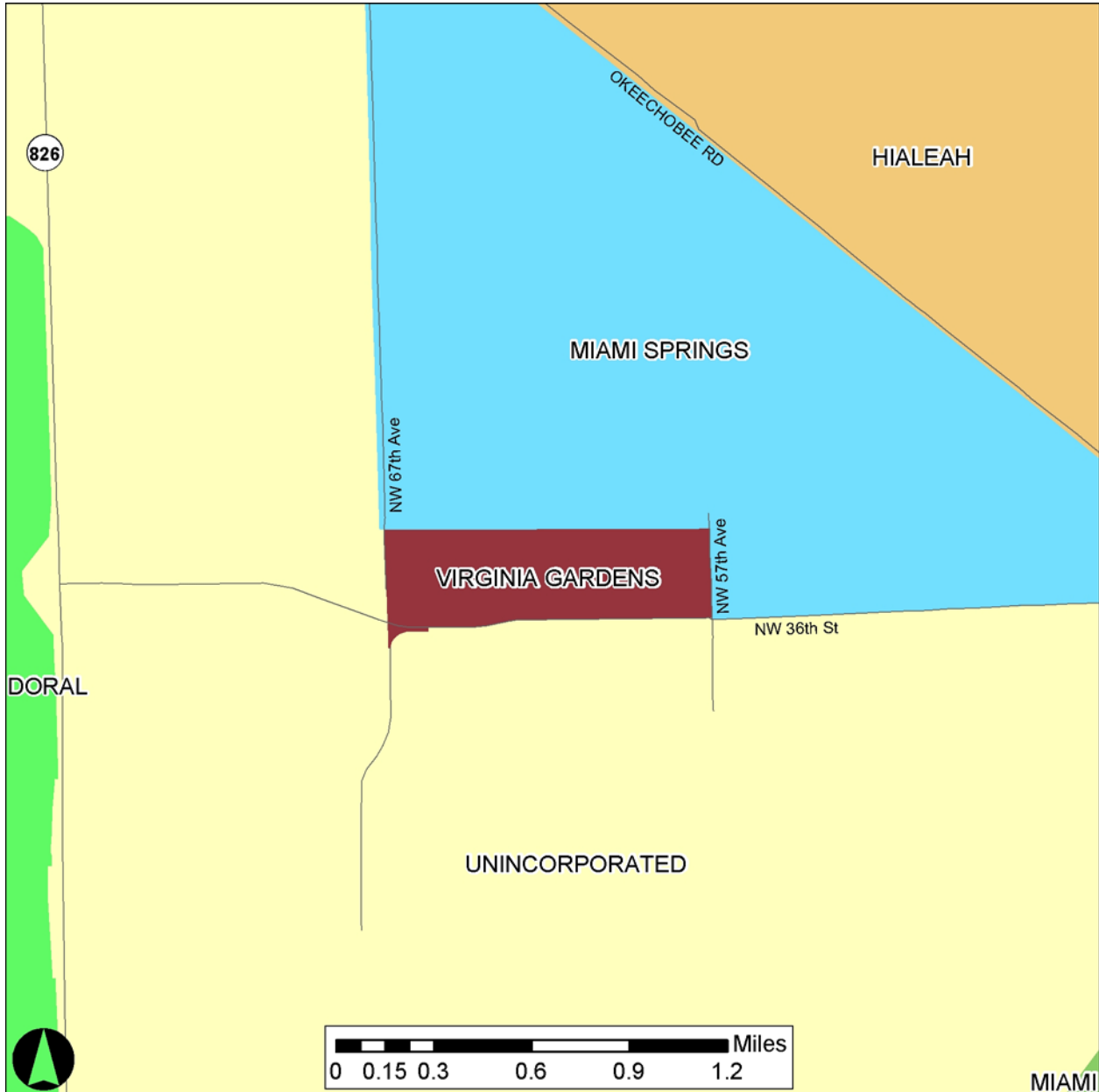
Capital Improvements Element

The Support Document for this Element would be updated to reflect current planning conditions and proposed changes would fulfill the requirements for the annual update of the Capital Improvements Element.

Recommendation

Find Village of Virginia Gardens proposed amendment package #09-1ER 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

Location Map

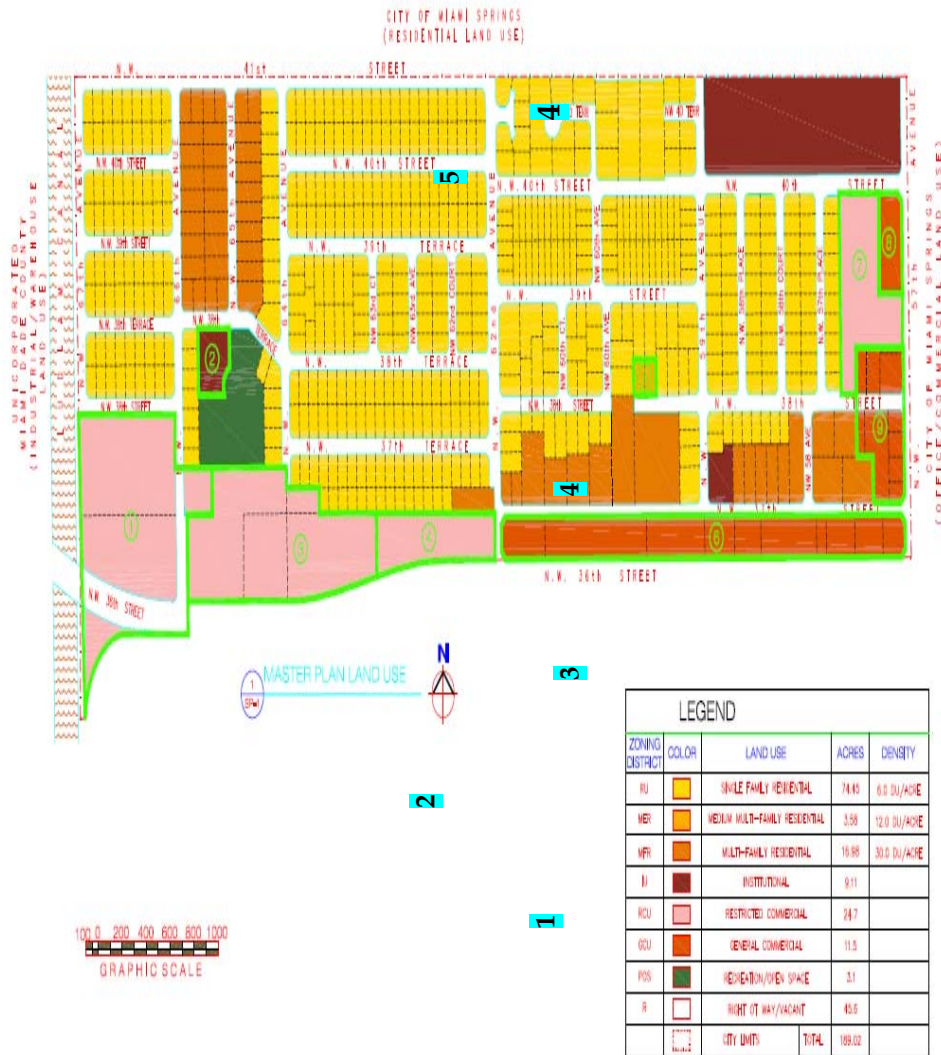
Village of Virginia Gardens
Proposed Amendment #09-1ER

Sources: Miami-Dade County, SFRPC.

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

Attachment 2

Future Land Use Map 2017 Village of Virginia Gardens, FL



COMPREHENSIVE PLAN AMENDMENTS

Future Land Use Map Changes

Village of Virginia Gardens Proposed Amendment #09-1ER

Sources: Village of Virginia Gardens

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

