



# MEMORANDUM

AGENDA ITEM #7f

DATE: APRIL 6, 2009

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: TOWN OF MEDLEY ADOPTED COMPREHENSIVE PLAN AMENDMENT

## Introduction

On March 2, 2009, Council staff received adopted amendment #09-1ER (previously #08-1ER) to the Town of Medley Comprehensive Plan for review of consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. The proposed amendment was reviewed at the September 8, 2008, Council meeting and found to be generally consistent with the 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

Founded by Sylvester Medley, the Town of Medley was incorporated in 1949. It lies in northern Miami-Dade County and east of the 2015 Urban Development Boundary, surrounded by the City of Hialeah Gardens to the north, City of Hialeah to the east, and unincorporated Miami-Dade County and City of Doral to the south. Medley is located at a transportation hub of airports, expressways, and rail lines. The Town is made up predominantly of non-residential development, with more than 56 percent of its 3,729 acres of land designated as Industrial and 19 percent as Industrial and Office land uses. The Town's population was estimated as 1,126 in 2008, a growth of 2.6 percent since 2000. Known as the largest growing industrial community in Miami-Dade County, the Town has over 1,700 businesses and the working population swells to over 35,000 during business hours. Resident population growth in the Town is projected to be slight over the next ten years, yet significant industrial development is expected. The general location of the Town is shown in Attachment 1.

## Summary of Staff Analysis

Adopted amendment #09-1ER contains the Evaluation and Appraisal Report (EAR)-based text amendments to the Town of Medley Comprehensive Plan. The Town's EAR was found sufficient on March 13, 2007, by the Florida Department of Community Affairs (DCA).

Adopted amendment package #09-1ER was adopted as proposed with major revisions based on the October 21, 2008, Objections, Recommendations, and Comments (ORC) Report issued by DCA. The adopted revisions are summarized below:

- Short- and long-term planning timeframes (2013 and 2018) are now provided throughout the plan, and population projections adjusted in the Future Land Use, Housing, Parks and Recreation,

and Utilities Elements;

- Related policies were revised and adopted to address managing landfills, and mitigating nuisance and drainage impacts around landfills, lakefills, and within industrial areas in the Future Land Use and Conservation Elements;
- The 10-year Water Supply Facilities Work Plan was included as an Appendix to the Utilities Element;
- The transportation data and map series were updated with the best available data to backup related policies in the Transportation Element;
- Objectives and policies were restored in the Housing Element to protect residential areas from adverse environmental and nuisance impacts; to provide for buffering from commercial and industrial areas; to promote the stability of neighborhoods; and to promote energy conservation in construction and rehabilitation of housing;
- Policy 1.7 was added to the Intergovernmental Coordination Element to address issues of federal, regional, state, and county-wide significance with the appropriate agencies pertaining to roadways, affordable housing, recreational facilities, solid waste, and water supply planning. The Town further completed its Intergovernmental Coordination Inventory by including the City of Doral in the areas of police and public safety issue agreements, and coordination of solid waste facilities;
- The Capital Improvements Schedule was revised to identify proposed capital improvement projects and funding sources; and
- The Public School Facilities Element was removed as a result of approval by DCA for the Town's exemption of the statutory requirement for school concurrency.

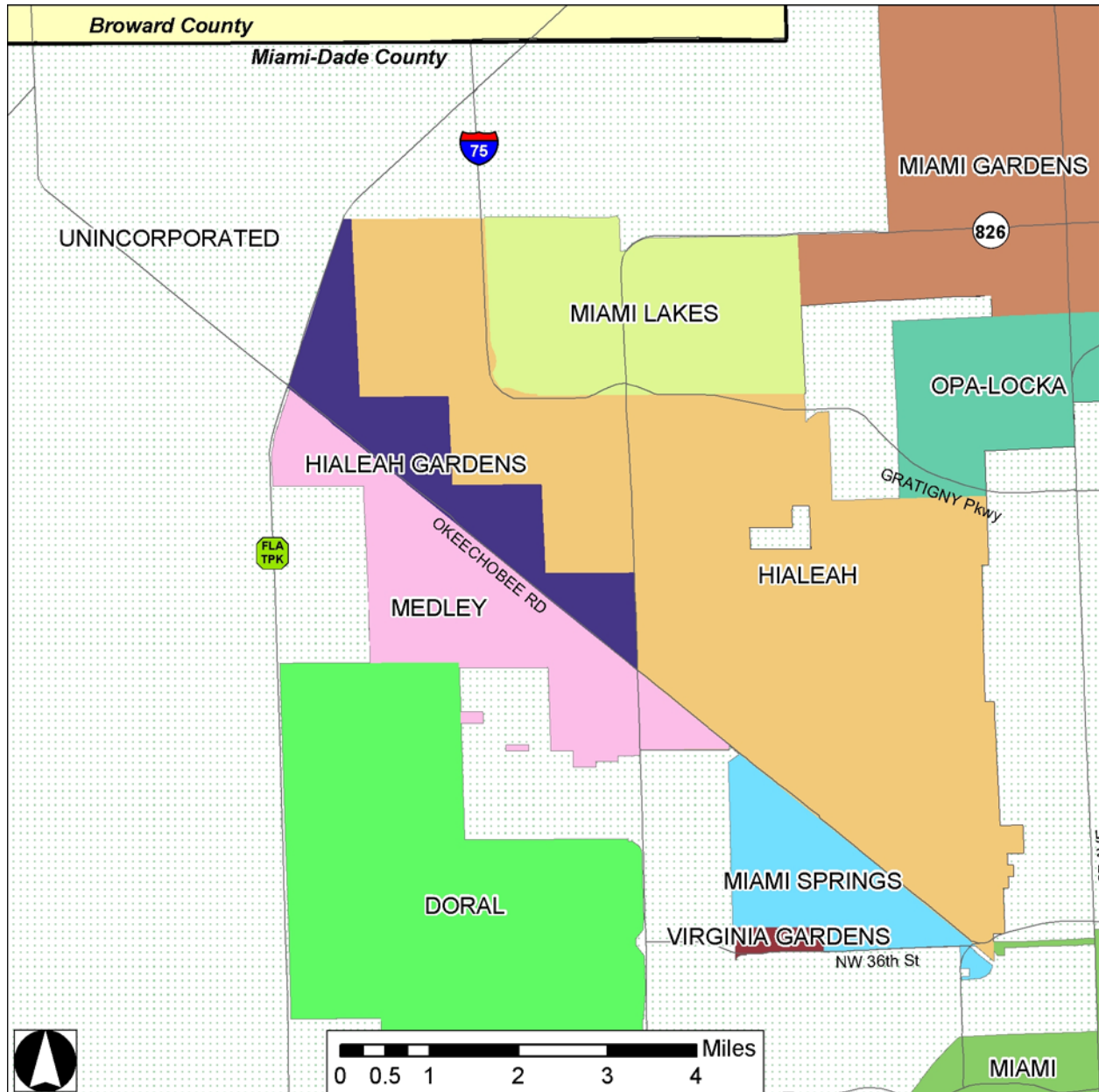
Staff analysis confirms that the adopted EAR-based amendments are compatible with and supportive of the goals and policies of the *Strategic Regional Policy Plan for South Florida*.

The Town of Medley Council unanimously voted to approve the adopted amendment at its February 17, 2009, meeting.

#### Recommendation

Find Town of Medley adopted 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

Town of Medley  
Adopted Amendment #09-1ER

Sources: FDEP, SFWMD, Miami-Dade County, SFRPC.

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