



MEMORANDUM

AGENDA ITEM #6d

DATE: APRIL 5, 2010

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: MIAMI SHORES VILLAGE PROPOSED COMPREHENSIVE PLAN AMENDMENT
DCA #10-1

Community Profile

Miami Shores Village is located in northeast Miami-Dade County. Occupying approximately 2.5 square miles of land area, the Village is bounded on the east by Biscayne Bay, on the north by unincorporated Miami-Dade County and the City of North Miami, on the west by I-95, and on the south by the Village of El Portal. The estimated 2009 population was 11,170, a (7.6%) increase over the 2000 U.S. Census population. Founded in 1932, the municipality is a stable, essentially built-out community of predominantly single-family residential households, many of which are historic structures. The Village has limited commercial and industrial uses, the largest of which is the main campus of Barry University, a private Catholic university established in 1940. The general location of the Village 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)* addresses primarily 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.

The SFRPC did not prepare the amendment package and, therefore, is not precluded from commenting on the proposed Plan or Element pursuant to Section 163.3184(5), Florida Statutes (F.S.), or Rule 9J-11.0084, Florida Administrative Code (F.A.C.); or commenting on the proposed amendment pursuant to Section 163.32465(4)(b), F.S.

The Florida Department of Community Affairs (DCA) notified SFRPC that the amendment package was complete on: March 3, 2010.

The amendment review must be transmitted to DCA on: April 10, 2010.

The amendment review will be transmitted to DCA on: April 9, 2010.

Staff Analysis

Miami Shores Village's proposed amendment package #10-1 includes the annual update to the Capital Improvements Element, Future Land Use Map changes, and a new map identifying the Coastal High Hazard Area in the Village. The maps are shown as Attachments 2 and 3.

The Capital Improvements Element would be updated to identify projects that will be implemented between Fiscal Year 2010 and 2014. Text amendments to Policies 2.1 and 2.7 would update the adoption date of the revised Miami-Dade County Public School 5-Year District Facilities Work Program.

The proposed Future Land Use Map amendments seek to correct errors to the Village's 2025 Comprehensive Plan. The Parking designation would be applied to an area adjacent to the downtown corridor. This area is currently designated Single Family but is used for parking to create a buffer between commercial and residential development. Previously the land was identified as Parking in the 2010 Comprehensive Plan (Attachment 2: Area 3 and 4). The Restricted Commercial designation would be extended along NE 2nd Avenue to lengthen the downtown corridor (Attachment 2: Area 1 and 2). The final proposed amendment (Attachment 2: Area 5) seeks to change land designated as Single Family to Institutional, since the land is presently used as a church and schoolyard.

A new Coastal Area map would delineate the boundaries of the Coastal High Hazard Area (CHHA) within the Village.

Comment

As part of the Statewide Regional Evacuation Study Program (SRESP), which is scheduled for completion in June 2010, new CHHA boundaries will become available to the South Florida region. The Village is advised that if it adopts the contents of this amendment package (#10-1) after the SRESP has been published, the new Coastal Area map should be revised. If the package is adopted prior to the publication of the SRESP, a new Policy should be incorporated into the Future Land Use and Coastal Management Element that directs the Village to update the Coastal Area map in coordination with the new CHHA boundaries, as defined by the SRESP.

The Miami Shores Village Council voted to approve (5-0) the proposed amendment at its October 20, 2009 meeting.

Impact Analysis

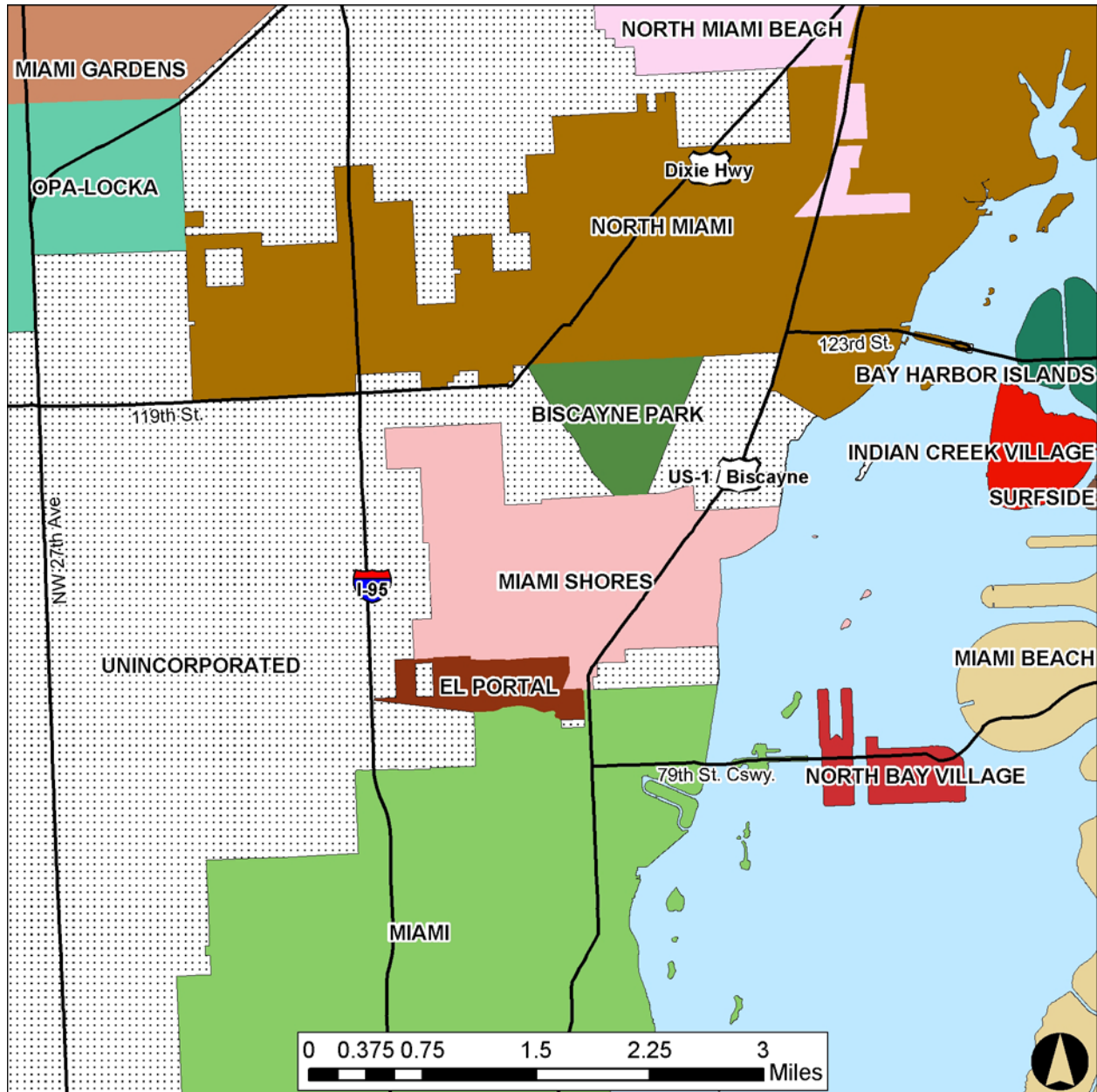
Staff analysis confirms the Miami Shores Village proposed amendment package #10-1 would not result in compatibility, extra-jurisdictional, or affordable housing issues; or impact significant regional resources and facilities, natural resources, transportation systems, emergency preparedness plans and local mitigation strategies.

Since a detailed impact analysis is not applicable to the review of the proposed amendment, the related analysis sections found in the Department of Community Affairs (DCA) Amendment Review Form C-7 (Sections 9 through 18) have not been included in this staff report.

Recommendation of Consistency with Strategic Regional Policy Plan (SRPP)

Find the Miami Shores Village proposed amendment package #10-1 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

Miami Shores Village
Proposed Amendment #10-1

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

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

Attachment 2



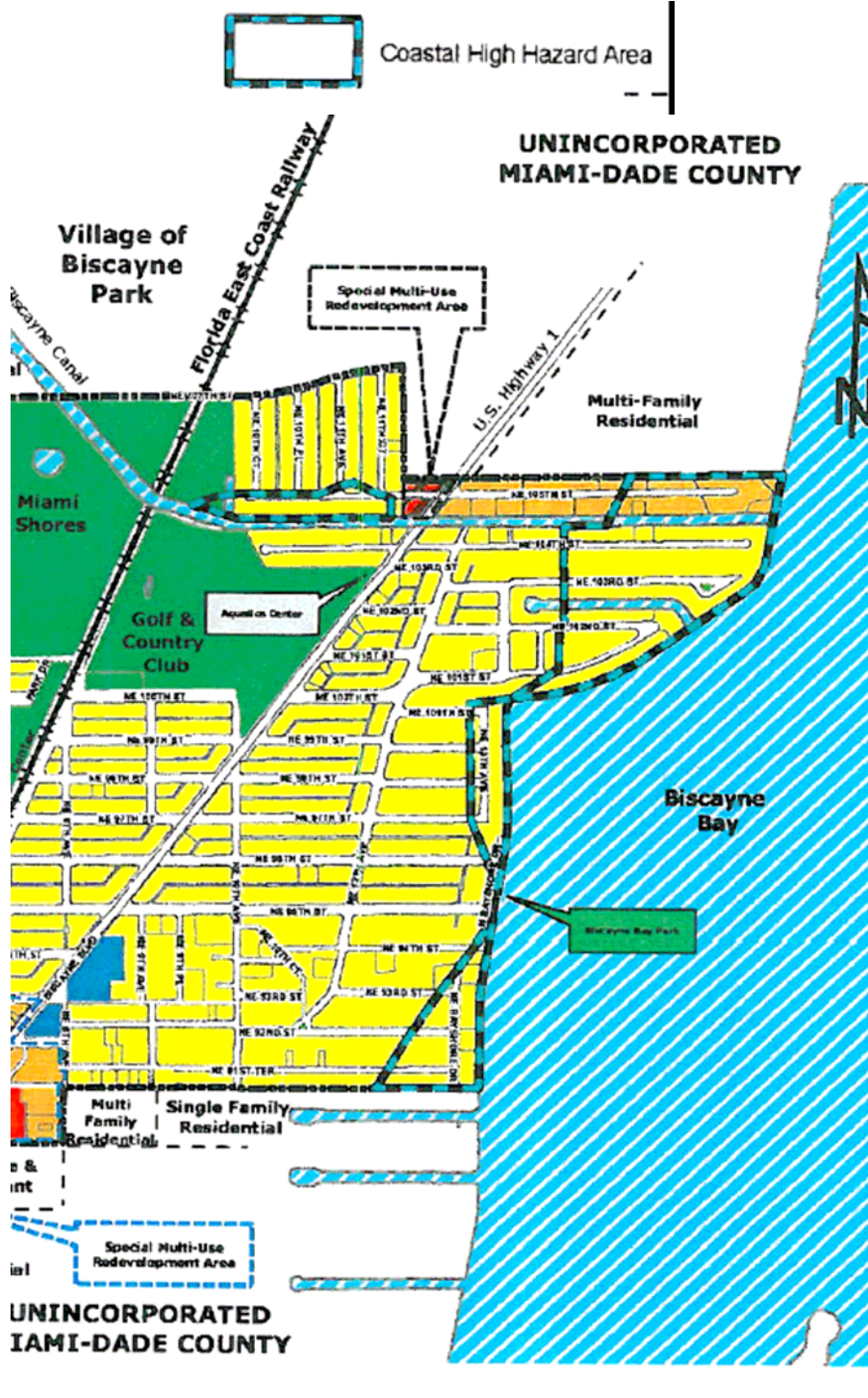
COMPREHENSIVE PLAN AMENDMENTS

Proposed Future Land Use Map Changes Miami Shores Village Proposed Amendment #10-1

Sources: Miami Shores Village proposed amendment package #10-1

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

Attachment 3



COMPREHENSIVE PLAN AMENDMENTS

Coastal High Hazard Area in Miami Shores Village
Miami Shores Village Proposed Amendment #10-1

Sources: Miami Shores Village proposed amendment package #10-1
Note: For planning purposes only. All distances are approximate.