



MEMORANDUM

AGENDA ITEM #4b

DATE: AUGUST 4, 2008
TO: EXECUTIVE COMMITTEE
FROM: STAFF
SUBJECT: CITY OF HOMESTEAD PROPOSED COMPREHENSIVE PLAN AMENDMENT

Introduction

On July 1, 2008 Council staff received proposed amendment package #08-1 to the City of Homestead 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 City of Homestead is located at the southern end of Miami-Dade County, directly north and east of Florida City, north of the Florida Keys, west of Biscayne National Park, and east of the Everglades. Miami-Dade County's Urban Development Boundary (UDB) runs near, and at times borders, the City's southern boundary. Incorporated in 1913, the City's estimated population in 2007 was 57,605, over a 60% increase from the 2005 estimated population. This increase in population for the south Miami-Dade area is a result of urban growth pressures and declining stock of vacant and agricultural land in western Miami-Dade and Broward Counties. Homestead is benefiting from an expanded tax base, economic development and job creation while directing development in order to maintain current levels of service and the existing quality of life for the City's current and future residents.

Additional information regarding the City or the Region may be found on the Council's website, www.sfrpc.com.

Summary of Staff Analysis

City of Homestead proposed amendment #08-1 consists of one text amendment to the Future Land Use Element. The general location of the City of Homestead is shown as Attachment 1.

A summary of the proposed amendment in this package follows.

Proposed amendment #08-1 would change the Future Land Use Element by increasing the maximum lot coverage allowable for the Professional Mixed Use land use designation from forty percent (40%) to eighty percent (80%) in the Professional Business Restricted District (B-1A) zoning district. The City has determined through impact analysis that there will be minimal impact on public facilities as a result of the proposed change. In addition, development that may create a localized impact upon levels of service must appropriately mitigate impacts as required by City Code.

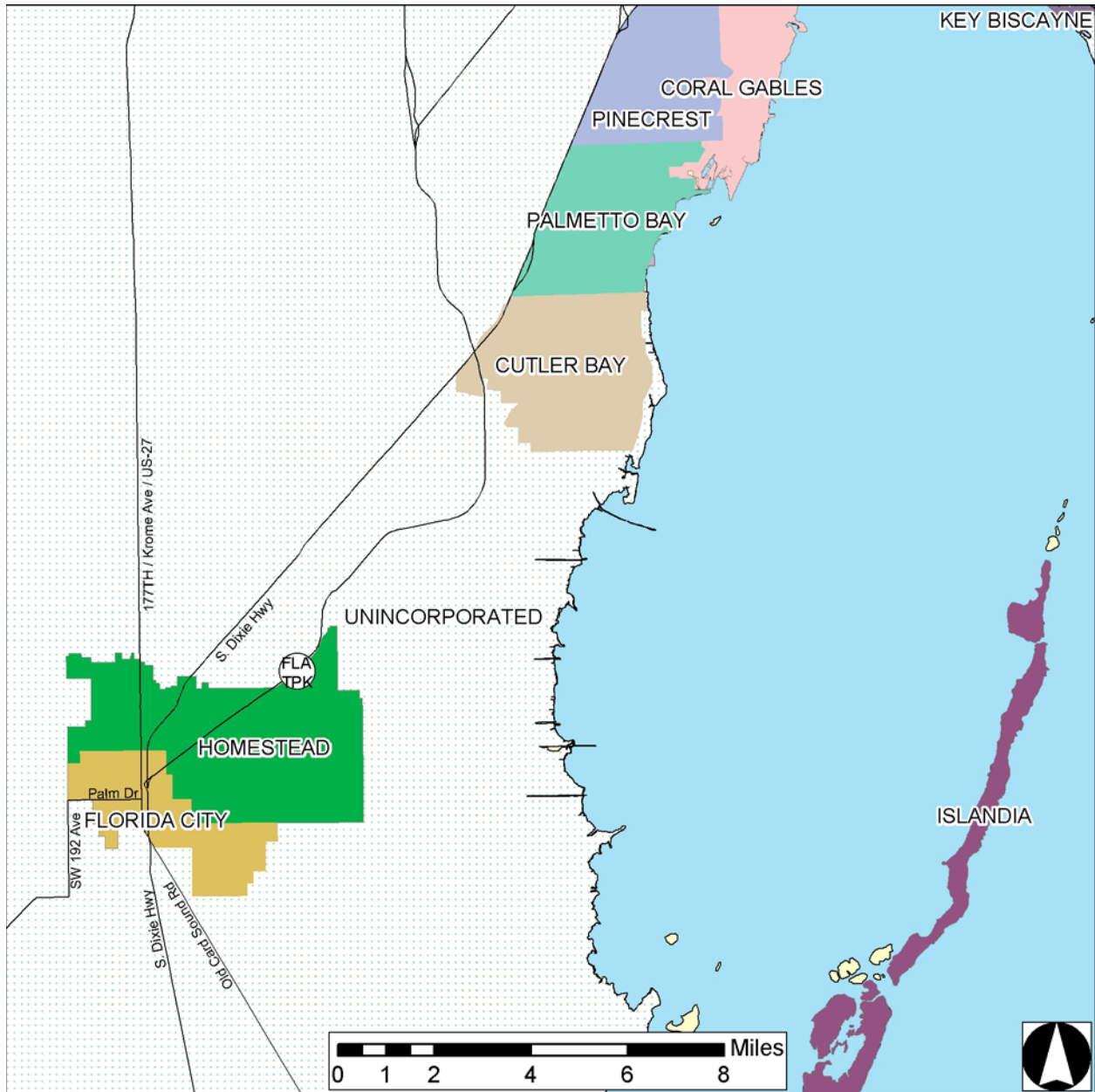
Staff analysis confirms that no significant negative impacts to the region are likely to result from this amendment. Staff analysis confirms that the proposed amendment is compatible with and supportive of the goals and policies of the *Strategic Regional Policy Plan for South Florida*.

The City of Homestead Commission approved the proposed amendment by unanimous vote at its June 16, 2008 meeting.

Recommendations

Find proposed amendment #08-1 to the City of Homestead Comprehensive Plan 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

City of Homestead
Proposed Amendment #08-1

Sources: FDEP, SFWMD, Monroe County, SFRPC.

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