



MEMORANDUM

AGENDA ITEM #6c

DATE: DECEMBER 7, 2009

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF MIAMI PROPOSED COMPREHENSIVE PLAN AMENDMENT
(ALTERNATIVE REVIEW)

Introduction

On October 30, 2009, Council staff received proposed plan amendment package #10-1AR to the City of Miami Comprehensive Neighborhood 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

Miami, the second most populous city in the state, had a population of 417,451 in 2009, a 15.2% increase from the year 2000 population. The City was incorporated in 1896. The City's economic bases are in tourism and international commerce with Latin America, the Caribbean and Europe. The City boasts an ethnically diverse population and serves as a major port of entry for immigration from foreign countries. Considered to be fully developed, the City nevertheless has approximately 1,000 acres (approximately 1.6 square miles) of vacant land scattered throughout the City on small parcels. In addition, much of the developed land is designated for land use densities greater than the existing development. With its location at the heart of the metropolitan area, and its access to mass transit, Miami is an ideal location for infill and redevelopment. The general location of the City is shown in Attachment 1.

Summary of Plan Amendment

Proposed amendment package #10-1AR to the City of Miami Comprehensive Neighborhood Plan contains a text and map amendment that would create the Health District Regional Activity Center (RAC) Overlay. The proposed amendment site is shown in Attachment 2.

The proposed amendment is being processed and reviewed under the Alternative State Review Process Pilot Program. Comments must be submitted to the City no later than December 2, 2009.

A summary of the proposed amendment in this package follows.

Summary of Staff Analysis

The proposed text and map amendment would designate a Health District RAC encompassing 415 acres of Medium Density Multifamily Residential; High Density Multifamily Residential; Office; Restricted Commercial; General Commercial; Major Institutional, Public Facilities, and Transportation; Industrial; and Recreation land uses. The boundaries of the amendment site are NW 20th Street to the north, I-95 to the east, the Dolphin Expressway (State Road 836) to the south, and NW 17th Avenue to the west.

The area to be designated as the Health District RAC includes the City of Miami’s “Health District” (formerly known as the Civic Center) as well as an area to the west, from NW 14th Avenue to NW 17th Avenue. The Health District is located in one of the City’s urban centers, at the northwest quadrant of the intersection of I-95 and the Dolphin Expressway. The City has been positioning the Health District for high intensity, high density, mixed-use development and redevelopment. The City has indicated the Health District is “of special and significant importance because it comprises various private and public health care facilities, educational, judicial and social service institutions and related uses which together provide the highest level of services to the public. The goal of the District is to address the particular needs created by the delivery of health care, educational, judicial and social services to the community and to create a district with a unified sense of place.”

The designation of the Health District RAC would not alter the land use classification or densities and intensities authorized by the Miami Comprehensive Neighborhood Plan and depicted on its Future Land Use Map. This designation would allow the City to increase the total acreage of small scale amendments that can be adopted each year [§163. 3187(1)(c)1.(I) 3187(1)(c)1.(I), F.S.]. Additionally, a property owner would be subject to increased Development of Regional Impact (DRI) thresholds [Rule 28-24(10)(a)1., F.A.C.] for property within the RAC. In general, the residential, hotel, motel, office, or retail DRI thresholds are increased by 50 percent; multi-use guidelines are increased by 100 percent if residential is included and the number of residential units is not less than 35 percent of the local government’s threshold; and resort or convention hotel development DRI thresholds are increased by 150 percent in counties with a population greater than 500,000 and the resort or convention hotel will serve an existing convention center of more than 250,000 square feet.

It should be noted that Senate Bill 360 exempts new applicants from the DRI process; however, the Bill also created §380.06(29)(f), F.S., that requires local governments to submit by mail a development order, to DCA, for projects that would be larger than 120 percent of any applicable DRI threshold and would require DRI review but for the exemption from the program. For such development orders, the state land planning agency may appeal the development order pursuant to § 380.07, F.S., for inconsistency with the comprehensive plan adopted under Chapter 163.

Table 1 illustrates the land uses currently authorized by the Miami Comprehensive Neighborhood Plan and that would be within the boundaries of the Health District RAC.

Table 1: Acreage by Future Land Use Designation in the Proposed Health District RAC

Future Land Use Designation	Acres	Percentage of Total
Medium Density Multifamily Residential	3	0.6%
High Density Multifamily Residential	42	10.1%
Office	25	5.9%
Restricted Commercial	32	7.8%
General Commercial	18	4.4%
Major Institutional	285	68.7%
Public Facilities, and Transportation; Industrial	8	2.0%
Recreation	2	0.5%
Total	415	100%

Staff analysis confirms that no increase in density and intensity would result from the proposed change and that adequate infrastructure and service capacity exists, with the exception of roadway impacts. However, the Health District RAC designation would fall within a Transportation Concurrency Exemption Area so the projected deficiencies for 2013 and 2030 would not prohibit development.

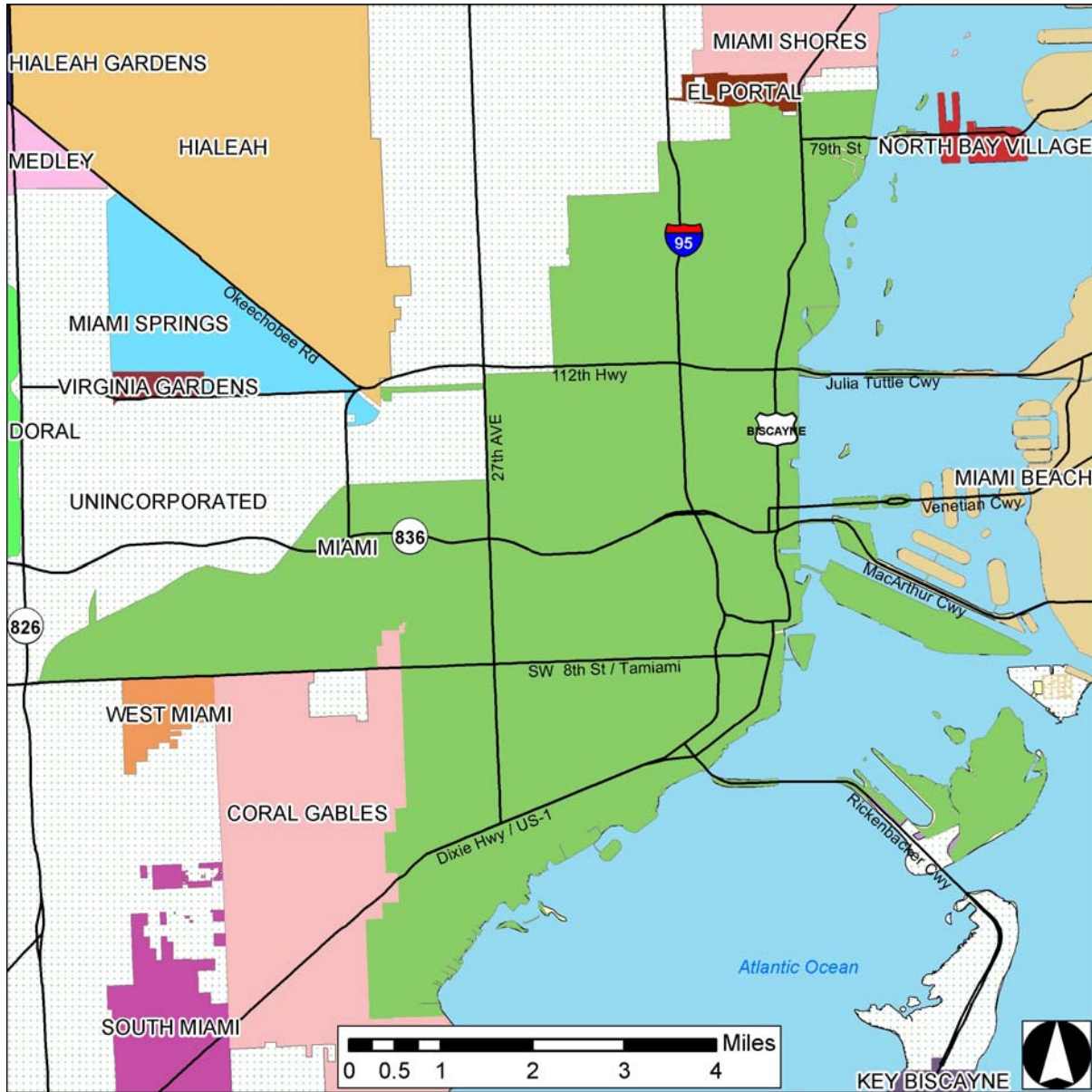
Staff analysis confirms that the proposed text and map amendments are compatible with and supportive of the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

The City of Miami approved the transmittal of the proposed amendment (4-0) at its October 22, 2009 meeting.

Recommendation

Find City of Miami proposed amendment package #10-1AR generally consistent with the *Strategic Regional Policy Plan for South Florida*. Approve this agenda item for transmittal to the City, with copies to the Florida Department of Community Affairs.

Attachment 1



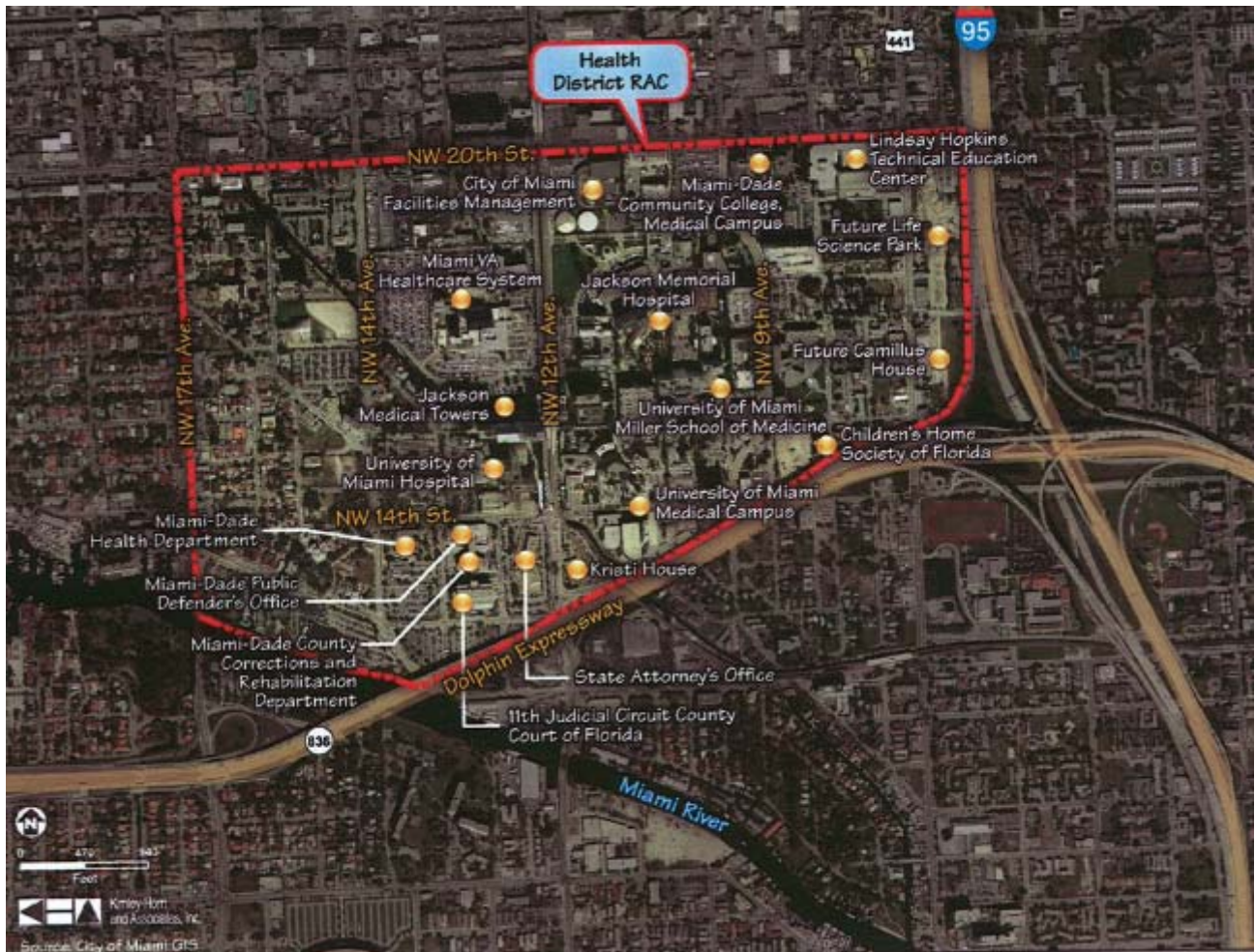
COMPREHENSIVE PLAN AMENDMENTS

Location Map

City of Miami
Proposed Amendment #10-1AR

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

Attachment 2



COMPREHENSIVE PLAN AMENDMENTS

Aerial Map

City of Miami
Proposed Amendment #10-1AR
Health District Regional Activity Center
Acres: 415

Sources: City of Miami and Kimley-Horn and Associates, Inc.
Note: For planning purposes only. All distances are approximate.