



MEMORANDUM

AGENDA ITEM #7c

DATE: DECEMBER 7, 2009

TO: COUNCIL MEMBERS

FROM: STAFF

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

Introduction

On November 6, 2009, Council staff received adopted amendment package #09-1AR to the City of Miami Comprehensive Neighborhood Plan for review of consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. The proposed amendment was reviewed at the October 10, 2009 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

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 Staff Analysis

Adopted amendment package #09-1AR contains several map amendments, as well as, text changes to the City of Miami Comprehensive Neighborhood Plan (MCNP), as recommended by the Miami21 planning initiative. Miami21 was initiated by the City as a holistic land use and urban planning effort based on community input and focused on the quality of public spaces. The goals of Miami21 were to develop a vision for the City and implementation strategies to move forward in a more sustainable direction. In addition to the adopted Comprehensive Plan amendments, the City has adopted a new form-based Zoning Code with a focus on the public realm and increasing individual mobility throughout Miami and within its neighborhoods. A revised adopted Future Land Use Map is shown in Attachment 2.

The adopted amendment is being processed and reviewed under the Alternative State Review Process Pilot Program. Comments are to be submitted to the City prior to December 6, 2009.

Adopted amendment package #09-1AR was submitted with revisions in response to concerns and comments from the Florida Department of Community Affairs (DCA) and the Council's review of the proposed amendment package. Changes in the adopted amendment package address Council comments, and include:

- Additional Data and Analysis for an intensity analysis of the Floor Area Ratio (FAR) conversion to Floor Lot Ratio (FLR);
- The replacement of height standards with Floor Lot Ratio (FLR) intensity standards within the Interpretation Section of the Future Land Use Element;
- Additional text within the Restricted Commercial land use designation acknowledging the properties along the Miami River that are currently involved in litigation;
- An updated School Concurrency letter;
- Revised boundaries for the Edgewater Area to limit the extent of potential intensity increases; and
- Several corrections to scrivener's errors within the text and maps.

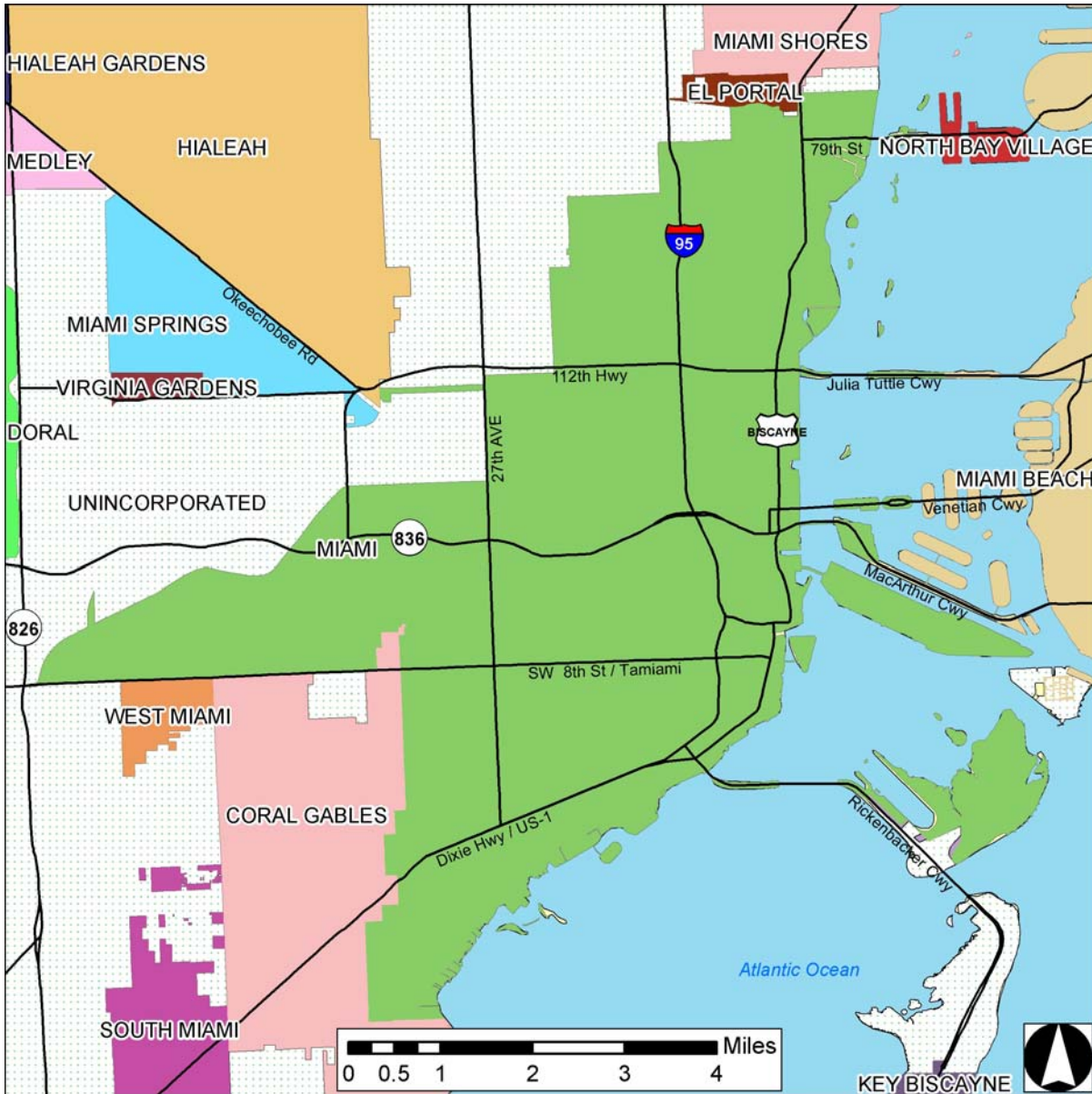
The City of Miami Commission approved (4-1) the transmittal of the adopted text and map amendments on October 22, 2009.

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

Recommendation

Find the City of Miami adopted amendment package #09-1AR generally consistent with the *Strategic Regional Policy Plan for South Florida*. Approve this staff report for transmittal to the City of Miami, with copies sent to the Florida Department of Community Affairs.

Attachment 1



COMPREHENSIVE PLAN AMENDMENTS

Location Map

City of Miami
Adopted Amendment #09-1AR

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

