



MEMORANDUM

AGENDA ITEM #7c

DATE: DECEMBER 1, 2008

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF WEST MIAMI ADOPTED COMPREHENSIVE PLAN AMENDMENT

Introduction

On October 27, 2008, Council staff received adopted amendment package #08-1ER to the City of West Miami Comprehensive Plan for review of consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. Proposed Amendment #08-1ER was reviewed at the June 2, 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

The City of West Miami, located in western Miami-Dade County, encompasses 0.71 square miles, between the City of Miami, Coral Gables and unincorporated Miami-Dade County. The City developed in the period immediately after the Second World War through a government land program. The City incorporated in 1947 and became known locally as a "Town of Veterans". Today the City is primarily a middle-income Hispanic residential community. The City of West Miami has an estimated population of 5,724 in 2007; since 2000, the City's population has declined by 2.4 percent. The average density is 8,062 persons per square mile.

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

Summary of Staff Analysis

Adopted amendment package #08-1ER contains the Evaluation and Appraisal Report (EAR)-based text amendments to the City of West Miami Comprehensive Plan as recommended by the 2000 and 2005 EAR, found sufficient on December 20, 2006 by the Florida Department of Community Affairs (DCA). The adopted EAR-based text amendments include revisions required for public school facility planning and concurrency management systems. In addition, the package includes five (5) site-specific Future Land Use Map amendments.

The general location of the City is depicted in Attachment 1 and the adopted amendments to the Future Land Use Map are depicted in Attachment 2.

Summary of Staff Analysis

Adopted amendment package #08-1ER was submitted with revisions based on the June 27, 2008 Objections, Recommendations, and Comments (ORC) Report issued by DCA. In response, the City provided missing maps throughout the comprehensive plan for review and revised the Future Land Use Element (FLUE) to establish density and intensity standards for non-residential land use designations. The Transportation Element was revised to address an internal inconsistency on Level of Service (LOS) standards and Appendices B and C of the Traffic Impact Study were provided. Additional information was added to the Housing Element about household projections from 2005 to 2020 by size, income range, class, tenure, and cost burden. The Interlocal Agreement (ILA) with the school board was incorporated into the Public Schools Facilities Element.

Other changes include amendments to the Intergovernmental Coordination Element to address adequate water supply planning by requiring the City to adopt a 10-year Water Supply Facilities Work Plan and to coordinate it with the South Florida Water Management District (SFWMD)'s Lower East Coast Water Supply Plan. Data and analysis updates were made to the Capital Improvements Element to extend the planning time period to 2018 for projections of future expenditures and revenues, and to correct inconsistencies in figures used throughout the comprehensive plan. The CIE was also amended to prioritize the City's capital improvements projects and include concurrency requirements for adequate water supply.

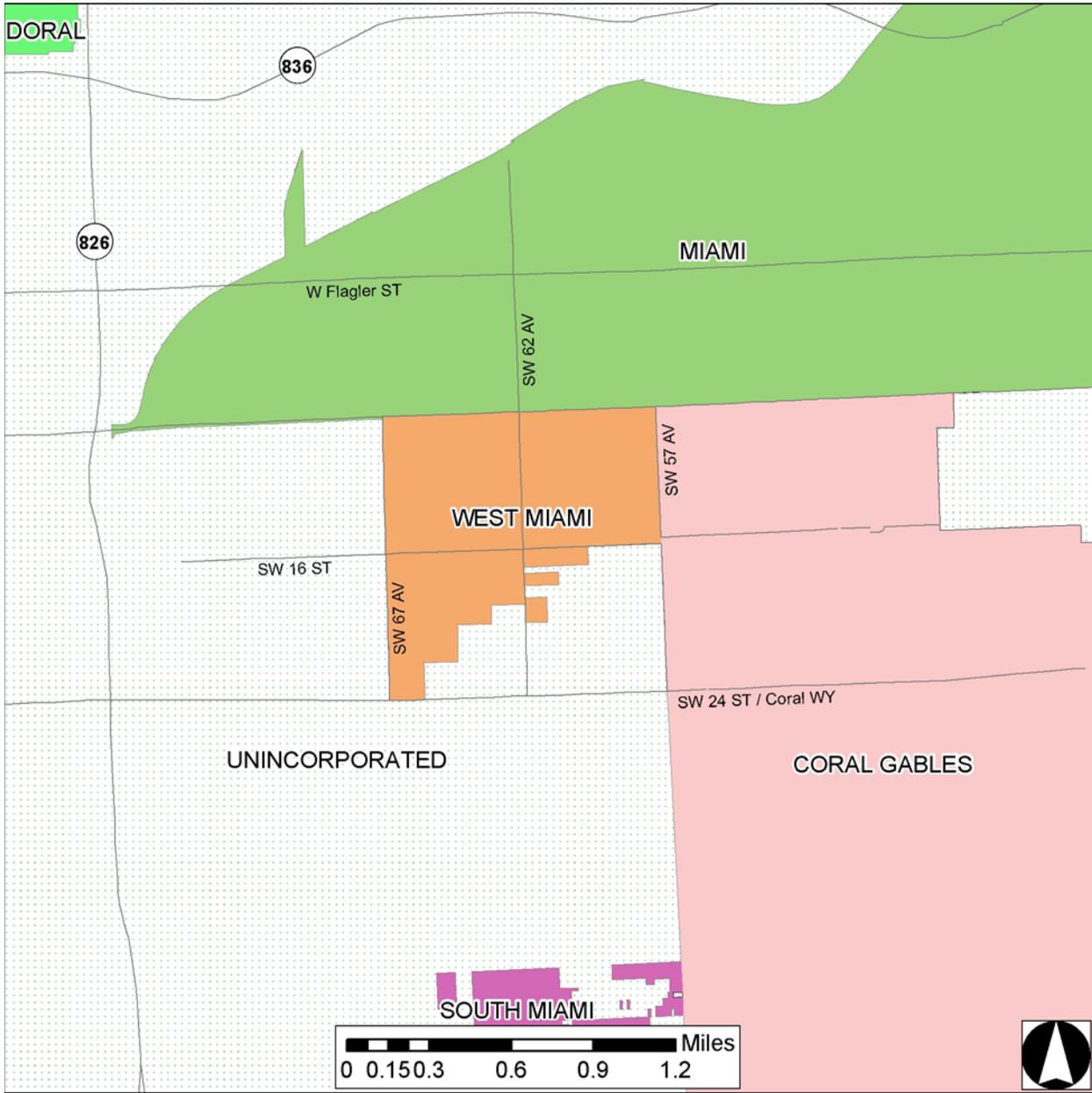
Staff analysis confirms that the City of West Miami adopted amendment #08-1ER is generally consistent with and supportive of the goals and policies *Strategic Regional Policy Plan for South Florida*.

The City of West Miami Commission unanimously approved the adopted amendments at its October 15, 2008 meeting for transmittal.

Recommendation

Find City of West Miami adopted amendment #08-1ER 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

City of West Miami
Adopted Amendment #08-1ER

Sources: Miami-Dade County, SFRPC.

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

Attachment 2

City of West Miami Proposed Future Land Use



0 375 750 1,500 2,250 3,000 Feet



March 2005



COMPREHENSIVE PLAN AMENDMENTS

Future Land Use Map

City of West Miami
Adopted Amendment #08-1ER

Sources: City of West Miami.

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