



MEMORANDUM

AGENDA ITEM #7e

DATE: DECEMBER 1, 2008
TO: COUNCIL MEMBERS
FROM: STAFF
SUBJECT: CITY OF HOMESTEAD ADOPTED COMPREHENSIVE PLAN AMENDMENT

Introduction

On November 18, 2008 Council staff received adopted 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)*. Proposed amendment #08-1 was reviewed at the August 4, 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 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 adopted amendment #08-1 amends the text of the Future Land Use Element, related to lot and building coverage of the Professional Business Restricted zoning district within the Professional Mixed Use (PMU) land use designation. The general location of the City of Homestead is shown as Attachment 1.

Adopted amendment package #08-1 was submitted with revisions based on the August 29, 2008 Objections, Recommendations, and Comments (ORC) Report issued by DCA to address concerns about impacts on public infrastructure. The revised adopted amendment to the PMU land use designation

increases the maximum allowable lot coverage (impervious surface area, including parking) from forty (40%) to eighty percent (80%), while restricting the building coverage to forty percent (40%) in the Professional Business Restricted District (B-1A) zoning district. The revision to now restrict building coverage, maintains the current intensity standards within the PMU. Therefore, the amendment will not impact public facilities.

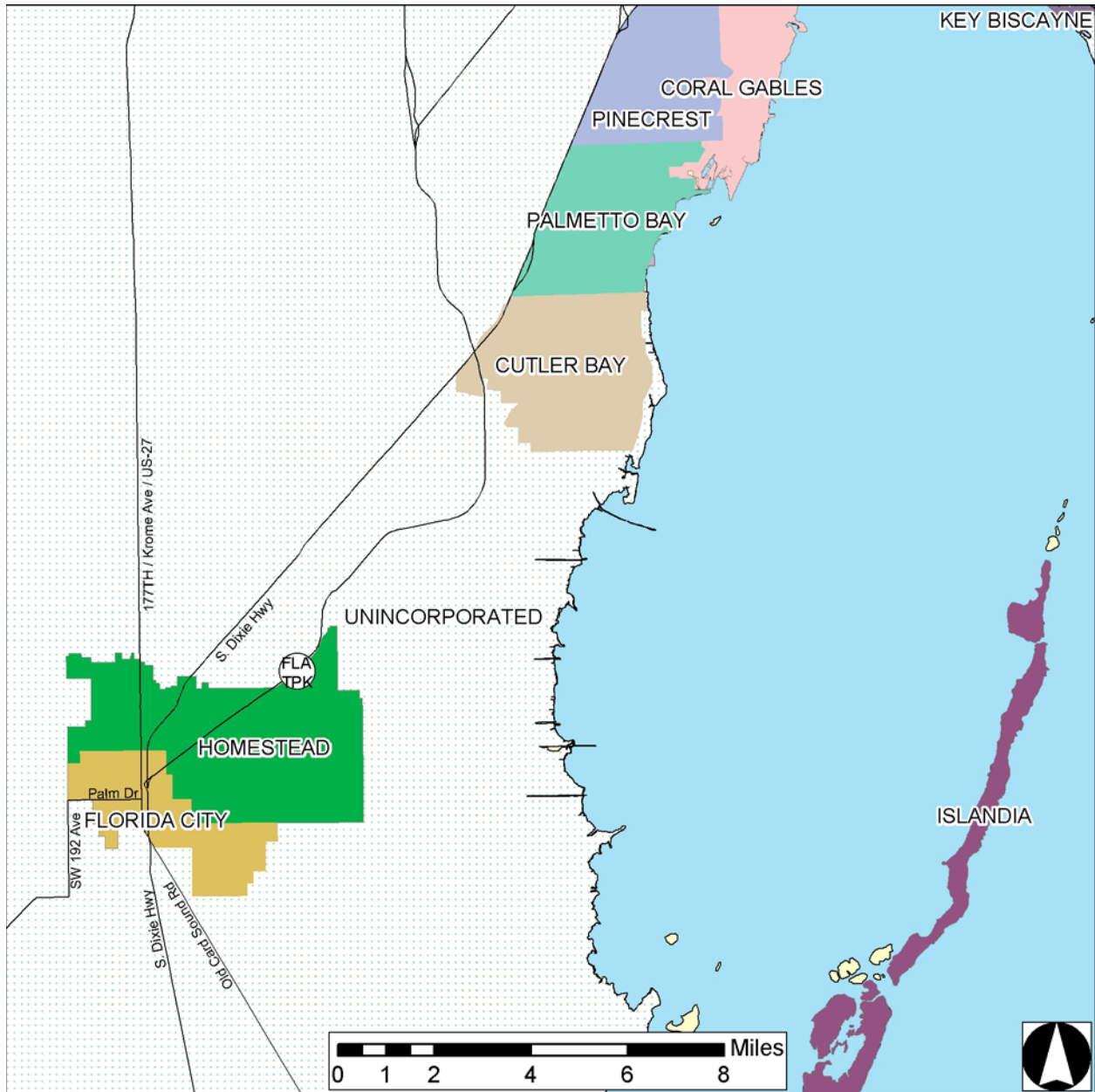
Staff analysis confirms that no significant negative impacts to the region are likely to result from this amendment and that the adopted amendment is compatible with and supportive of the goals and policies of the *Strategic Regional Policy Plan for South Florida*.

The City of Homestead Council approved the adopted amendment (4-2 vote) for transmittal at its November 3, 2008 meeting.

Recommendations

Find adopted amendment #08-1 to the City of Homestead Comprehensive Plan generally consistent with the *Strategic Regional Policy Plan for South Florida (SRPP)*. Approve this staff report for transmittal to the Florida Department of Community Affairs.

Attachment 1



COMPREHENSIVE PLAN AMENDMENTS

Location Map

City of Homestead
Adopted Amendment #08-1

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

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