



MEMORANDUM

AGENDA ITEM #6b

DATE: JANUARY 4, 2010

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF MIRAMAR PROPOSED COMPREHENSIVE PLAN AMENDMENT

Introduction

On December 1, 2009, Council staff received proposed amendment #10-1ER to the City of Miramar 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 Miramar was incorporated in 1955. It is located in the southwestern portion of Broward County immediately north of the Broward/Miami-Dade County line and west of State Road 7/U.S. 441. The City is more than 14 miles in length and two and one-half miles wide, at its widest point. Miramar Parkway is the major east-west thoroughfare in the City tying together the east and west, old and new, residential and commercial areas of the community. The 2009 population estimate for the City is 112,552, representing an increase of nearly 54.7 percent since the 2000 Census. Miramar's rapid population growth combined with the expansion of the economy brings with it a growing demand for schools, parks and other community amenities. Miramar is also growing as a headquarters for businesses. The City of Miramar has an aggressive affordable housing program as part of its planning process. A general location of the City is shown in Attachment 1.

Summary of Staff Analysis

Proposed Amendment #10-1ER contains the Evaluation and Appraisal Report (EAR)-based text amendments to the City of Miramar Comprehensive Plan. The City's EAR was found sufficient on July 30, 2007, by the Florida Department of Community Affairs (DCA). There are no changes in land use proposed in this amendment package.

EAR-Based Comprehensive Plan Amendments

In 1998, the State of Florida revised the statutory requirements for EARs to allow local governments to base their analysis on the key local issues they are facing to further the community's goals consistent with statewide, minimum standards. The Report is not intended to require a comprehensive rewrite of the Elements within the local plan, unless a local government chooses to do so. The City's EAR identified the following specific issues to be addressed through EAR-based amendments:

1. Continuing Redevelopment Efforts and
2. Coordination with the School Board

Seven (7) Elements of the City of Miramar Comprehensive Plan would be amended and updated in accordance with the amendments identified in the EAR, including a response to changes to State Statutes, the Florida Administrative Code, and the *Strategic Regional Policy Plan for South Florida (SRPP)*.

The City of Miramar Commission unanimously approved the proposed amendment at its October 21, 2009 meeting for transmittal.

Staff analysis confirms the proposed EAR-based amendments are compatible with the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

Summary of EAR-Based Text Changes

Future Land Use and Transportation Elements

Key proposed changes to the Future Land Use and Transportation Elements would include new or revised Policies that direct the City to:

- Buffer low-density residential land uses and concentrate mixed use development along major transit corridors;
- Provide improved coordination between Future Land Uses and public school facilities;
- Divide the City into Transportation Concurrency Districts; and
- Establish new Level of Service (LOS) standards for the new Transportation Concurrency Districts and the Strategic Intermodal System (SIS), deleting current state LOS Standards.

Housing Element

Revised Policies would direct the City to support Transit Oriented Corridor land use designations, the Traditional Neighborhood Development District, and the State Road 7 Corridor Overlay District, to provide a mixed use of housing for all income levels. The City's Housing Consolidated Plan would also be utilized to coordinate housing with employment centers. A new Objective and related Policies would encourage energy efficient design and the construction of housing through a number of implementation strategies.

Conservation Element

A new Objective and related policies would be incorporated to address energy efficiency and the reduction of green house gas (GHS) emissions pursuant to House Bill 697 (2008).

Recreation and Open Space Element

Revised Policy (1.1.3 and 2.1.2) would direct the City to encourage sponsorship and hosting opportunities for local, regional, state, national, and international athletic, entertainment and cultural events; and revise excessive landscaping requirements in targeted redevelopment areas in order to balance aesthetic, functional, and economic needs. The remaining proposed revisions would address general housekeeping issues, such as updating timeframes and with agency or correcting agency or document names.

Public School Facilities Element

The proposed change to this Element would update the Short- and Long-Range Future Conditions of Public School Maps in Broward County for 2008 through 2018.

Intergovernmental Coordination Element

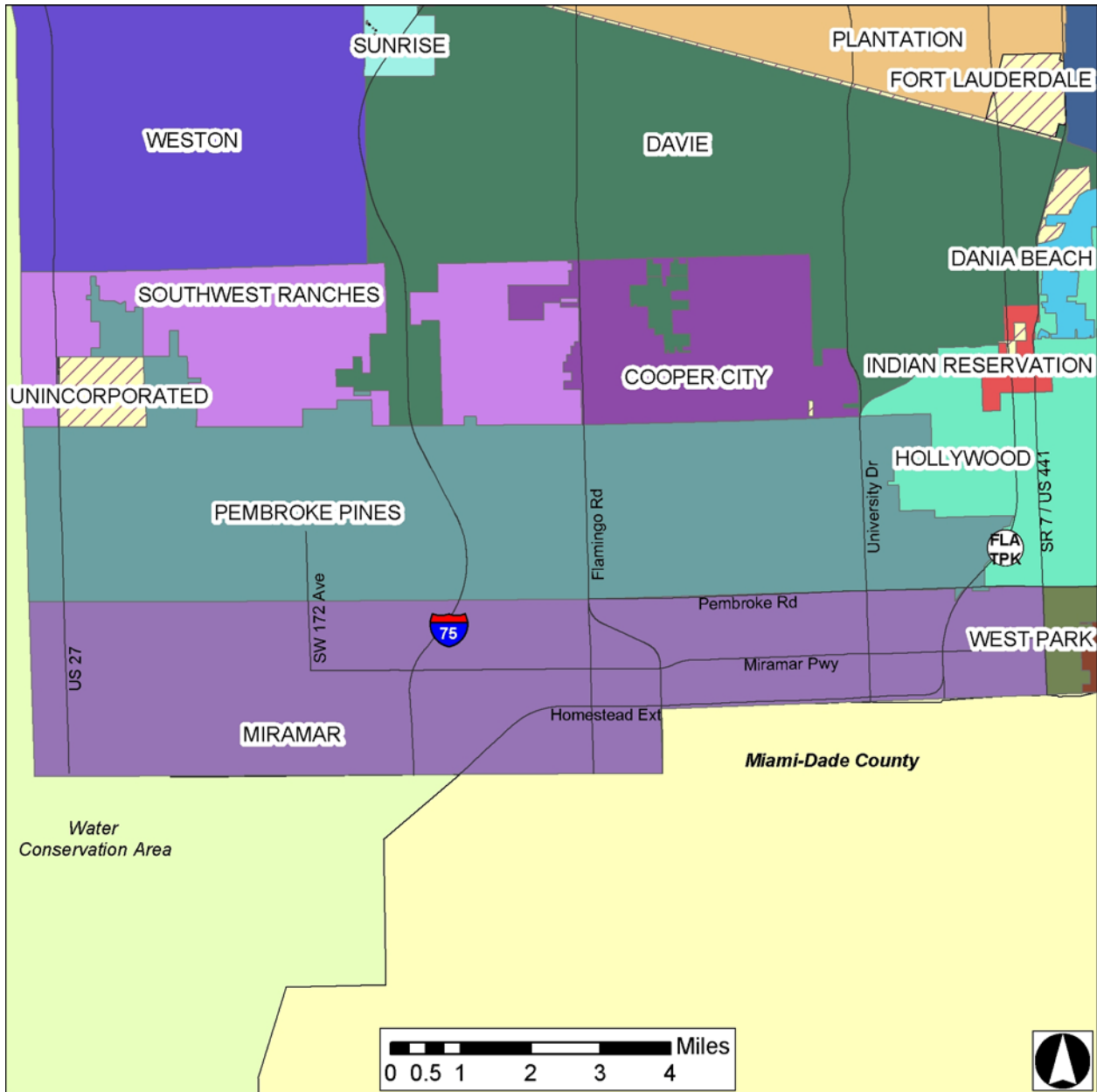
The proposed change to this Element would direct the City to work closely with the Broward County School Board by implementing its Interlocal Agreement and related policies within the Comprehensive Plan.

Staff analysis confirms the proposed EAR-based amendments are compatible with the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

Recommendation

Find City of Miramar proposed amendment package #10-1ER 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 Miramar
Proposed Amendment #10-1ER

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