



# MEMORANDUM

AGENDA ITEM #6f

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DATE: JANUARY 5, 2009

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF MIRAMAR PROPOSED COMPREHENSIVE PLAN AMENDMENT

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## Introduction

On December 15, 2008 Council staff received proposed amendment #09-1 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 2008 population estimate for the City is 112,666, representing an increase of nearly 54.9 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.

Additional information regarding the Town or the Region may be found on the Council's website, [www.sfrpc.com](http://www.sfrpc.com).

## Summary of Staff Analysis

The City of Miramar's proposed amendment package #09-1 contains the City's annual update to the Capital Improvements Element. The City has transmitted the annual update as a proposed amendment in order to receive an Objections, Comments, and Recommendations (ORC) Report by the Department of Community Affairs, hereby opting out of the expedited review process described below.

## **Capital Improvements Element Annual Update Amendments**

Every year local governments must update their Capital Improvements Element (CIE), including the Five-Year Schedule of Capital Improvements (Schedule). The purpose of the CIE and the Schedule is to identify the capital improvements that are needed to implement the Comprehensive Plan and ensure that adopted Level of Service (LOS) Standards are achieved and maintained for concurrency related facilities (sanitary sewer, solid waste, drainage, potable water, parks and recreation, schools, transportation facilities, including mass transit, where applicable, and public school facilities starting in 2008). In order

to assure that facilities will be in place to maintain LOS standards in a timely manner, the Schedule must address deficiencies and be financially feasible. The adopted update amendment must be received by the Department of Community Affairs (DCA) by December 1 of each year.

The annual update amendment is exempt from the twice-per-year limitation on plan amendment adoptions and may be adopted by a local government with only one public hearing. Under this expedited process, the local government does not transmit the annual update as a proposed amendment and DCA does not issue an Objections, Recommendations and Comments (ORC) Report. Instead, the local government simply adopts the CIE annual update amendment at a duly noticed public hearing, sends the adopted amendment to DCA, and DCA publishes a Notice of Intent after conducting a compliance review. However, a local government may elect to submit the annual update as a proposed amendment for review just like other large scale amendments.

Local governments with no scheduled improvements must still annually review and revise, as necessary, the CIE. If the annual review establishes that no capital improvement projects need be included in the Schedule, then the annual update should demonstrate that LOS Standards will be maintained during the next five-year planning period and, thus, no capital improvements need be scheduled.

Effective December 1, 2008, if the adopted annual CIE update amendment is not received by DCA by December 1 of each year, the local government is prohibited from adopting Future Land Use Map changes, except for amendments to meet new statutory requirements and emergency amendments, until the update amendment is submitted to the Department. This prohibition on future amendments also applies to small scale amendments.

A table with information regarding the City of Miramar’s vote on the proposed amendment follows.

<b>Local Government</b>	<b>Plan Amendment Number</b>	<b>Local Government Meeting</b>	<b>Governing Body Transmittal Vote</b>
Miramar	09-1	11/25/08	Unanimous

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

Recommendation

Find City of Miramar proposed amendment package #09-1 generally consistent with the *Strategic Regional Policy Plan for South Florida*. Approve this report for transmittal to the Florida Department of Community Affairs.