



# MEMORANDUM

AGENDA ITEM #6b

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DATE: JUNE 2, 2008

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF WEST MIAMI PROPOSED COMPREHENSIVE PLAN AMENDMENT

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## Introduction

On April 24, 2008 Council staff received proposed 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)*. 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; 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](http://www.sfrpc.com).

## Summary of Staff Analysis

Proposed amendment package #08-1ER contains amendments to the City of West Miami Comprehensive Plan as recommended by the 2000 and 2005 Evaluation and Appraisal Reports (EAR), updates to all plan elements, 5 site-specific Future Land Use Map Amendments, School Siting and Co-location amendments, Concurrence Management System amendments, and the City's proposed Educational Element. The general location of the City is depicted in Attachment 1 and the proposed amendments to the Future Land Use Map are depicted in Attachment 2.

A summary of the proposed amendments in this package is listed below. A detailed analysis is included in the attached staff report.

### Summary of Plan Amendments

Amendment	Attachment No.
EAR-based amendments and updates to all plan elements (Future Land Use, Transportation, Housing, Water/Sewer/Storm Drainage/Solid Waste, Intergovernmental Coordination, and Capital Improvements)	Not applicable
Future Land Use Map Amendments (see table below for detail)	2
School Siting and Co-location Amendment	Not applicable
Concurrency Management System	Not applicable
Educational Element	Not applicable

### Summary of Future Land Use Map Amendments

Amendment Number	From/To	Acres/Size
1	From: Moderate Density Residential (8 to 18 du/acre) To: Public Building and Grounds	0.32 acres
2	From: Low Density Residential (1 to 7 du/acre) To: Public Building and Grounds	1.04 acres
3	From: Moderate Density Residential (8 to 18 du/acre) To: Recreation and Open Space	0.84 acres
4	From: Recreation and Open Space To: Other Public/Semi Public Facilities	0.27 acres
5	From: Commercial To: High Density Commercial Mixed Use	38.5 acres

### EAR Amendments

The proposed amendment package includes amendments to address the 2000 and 2005 EARs.

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. Section 163.3191, Florida Statutes, states that the EAR should be based on the local government's analysis of major issues 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 of West Miami conducted a public scoping workshop on January 19, 2005 followed by an interagency scoping meeting on February 7, 2005 to identify major issues to address in the 2005 EAR. The 2005 EAR was found sufficient on December 20, 2006.

The City of West Miami identified the following four major issues to address in its EAR, which provide the basis for the proposed 2005 EAR-based amendments:

1. Transportation and Connectivity
2. City and Government Affairs
3. External Affairs
4. Affordable Housing

The 2000 and 2005 EARs called for amendments to all elements of the comprehensive plan, in accordance changes to State Statutes, the Florida Administrative Code and the *Strategic Regional Policy Plan for South Florida (SRPP)*, including adoption of a new Transportation Element.

The City of West Miami City Commission approved the proposed amendments and authorized transmittal to the Florida Department of Community Affairs for review, by vote of 4-0-1, on March 19, 2008.

Staff analysis confirms that the proposed amendment package is compatible with the goals and policies of the *SRPP*.

Recommendations

Find City of West Miami proposed amendment package #08-1ER generally consistent with the *Strategic Regional Policy Plan for South Florida* and approve this staff report for transmittal to the Florida Department of Community Affairs.

**Proposed Comprehensive Plan Amendment Review  
Staff Report  
for  
City of West Miami**

**South Florida Regional Planning Council  
June 2008**

**PROPOSED AMENDMENT PACKAGE #08-1ER  
TO THE  
CITY OF WEST MIAMI COMPREHENSIVE PLAN**

Summary of Staff Analysis

Proposed amendment #08-1ER contains amendments to the City of West Miami Comprehensive Plan as recommended by the 2000 and 2005 Evaluation and Appraisal Reports (EAR), updates to all plan elements, 5 site-specific Future Land Use Map Amendments, School Siting and Co-location amendments, and the City's proposed Educational Element. The general location of the City is depicted in Attachment 1 and the proposed amendments to the Future Land Use Map are depicted in Attachment 2.

The 2005 Evaluation and Appraisal Report (EAR) for the City's Comprehensive Plan was adopted by the City Commission and found to be sufficient on December 20, 2006. The EAR contains the data and analysis upon which the proposed amendments are based. No additional data and analysis were submitted.

The City of West Miami City Commission approved the transmittal of the proposed amendments by vote of 4-0-1 on March 19, 2008.

A detailed analysis of the amendments is included below.

**EAR-Based Amendments**

The comprehensive plan would be updated in accordance with the amendments called for in the 2000 and 2005 EARs, including changes to State Statutes, the Florida Administrative Code, and the *Strategic Regional Policy Plan for South Florida (SRPP)*. A detailed analysis of the proposed comprehensive plan amendments is included below.

Future Land Use Element

The key proposed changes to this element include:

- Provisions for the expansion of City Hall Municipal Complex;
- Provisions for a future Cultural Affairs Facility and other recreational and open space facilities;
- Creation of a new high density mixed use development land use category with performance standards;
- Provisions to update the Element to comply with new regulations; and
- Updating the Existing Land Use Map and adding a Present Land Use Map.

Transportation Element

The key proposed changes to this element include:

- Replacement of the Traffic Circulation Element with an updated and more comprehensive Transportation Element; and
- Provisions to develop a City-wide pedestrian and bikeway network.

Housing Element

The key proposed changes to this element include:

- Provisions to develop an affordable housing policy to provide incentives for building and preserving affordable housing; and

- Provisions to develop a definition and standards for defining very low, low and moderate income needs.

#### Water/Sewer/Storm Drainage/Solid Waste Element

The key proposed changes to this element include:

- Provisions to update level of service standard for potable water, storm drainage and solid waste facilities.

#### Recreation and Open Space Element

The key proposed changes to this element include:

- Provisions to update facilities; and
- Updates the Level of Service Standards.

#### Conservation Element

The key proposed changes to this element include:

- Updates to acknowledge completion of the City's sewer system and the need to maintain the system; and
- Provisions to comply with Miami-Dade County's tree regulations.

#### Intergovernmental Coordination Element

The key proposed changes to this element include:

- A commitment to prepare a 10 year water supply plan in coordination with South Florida Water Management District; and
- Provisions for public schools facilities planning.

#### Capital Improvements Element (CIE)

The key proposed changes to this element include:

- Provisions for annual updates to the Five Year and Ten Year Capital Improvement Programs (CIP) and the CIP Schedule;
- Updates the Capital Improvements Implementation Schedule from 1984-1993 to 2005-2010; and
- Provisions for establishment and maintenance of a Concurrency Management System, including the future adoption of an interlocal agreement with Miami-Dade Public School Board for public school concurrency.

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

#### **Future Land Use Map Amendments**

The amendment package includes five changes to the Future Land Use Map (FLUM), as shown in Attachment 2. A summary of the amendments is included in the following table.

Amendment Number	From/To	Acres/Size
1	From: Moderate Density Residential (8 to 18 du/acre) To: Public Building and Grounds	0.32 acres
2	From: Low Density Residential (1 to 7 du/acre) To: Public Building and Grounds	1.04 acres
3	From: Moderate Density Residential (8 to 18 du/acre) To: Recreation and Open Space	0.84 acres
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Staff analysis confirms that the proposed amendments are compatible with and supportive of the goals and policies of the *Strategic Regional Policy Plan for South Florida*.

### School Siting and Co-location Amendment

The proposed amendment would add new objectives and policies to the Future Land Use Element to identify land use categories where public schools are allowed and to specifically provide for co-location of public facilities with public schools.

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

### Concurrency Management System

The proposed amendment would add new objectives and policies to the Capital Improvement Element to establish and maintain a Concurrency Management System. The proposed amendment requires the City to review and update Level of Service (LOS) standards for roads, sanitary sewers, solid waste, drainage, potable water, parks and recreation and mass transit.

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

### Educational Element

The proposed text amendments would create a new Educational Element and amend policies in the Capital Improvements Element (CIE) and Intergovernmental Coordination Element (ICE) to implement the 2005 Growth Management legislation, which requires that local governments adopt concurrency standards for public school facilities. The initially proposed LOS standard for public school facilities is 100% utilization of Florida Inventory of School Houses (FISH) capacity beginning January 1, 2008. This standard would allow for the use of relocatable classrooms and provides that when public school facilities achieve 100% utilization of Permanent FISH (no relocatable classrooms) they should no longer rely on relocatable classrooms except in temporary "operational" situations such as remodeling, renovation or expansion of a facility. The proposed amendments would include an additional policy, which establishes a goal of achieving 100% Permanent FISH capacity in all public school facilities in the County by January 1, 2018.

The proposed Educational Element would bring the City into compliance with the requirements of state law. The text amendment would include an objective with supporting policies, for school concurrency, including establishing a level of service standard for schools. Proposed amendments to the ICE would provide a formal process for intergovernmental coordination through an Interlocal Agreement which

establishes specific coordination activities to occur on a regular basis. The proposed amendment to the CIE would add language for public schools level of service standards, and incorporate capital improvements from the Miami-Dade County Public School Facilities Work Program, dated September 2007, by reference.

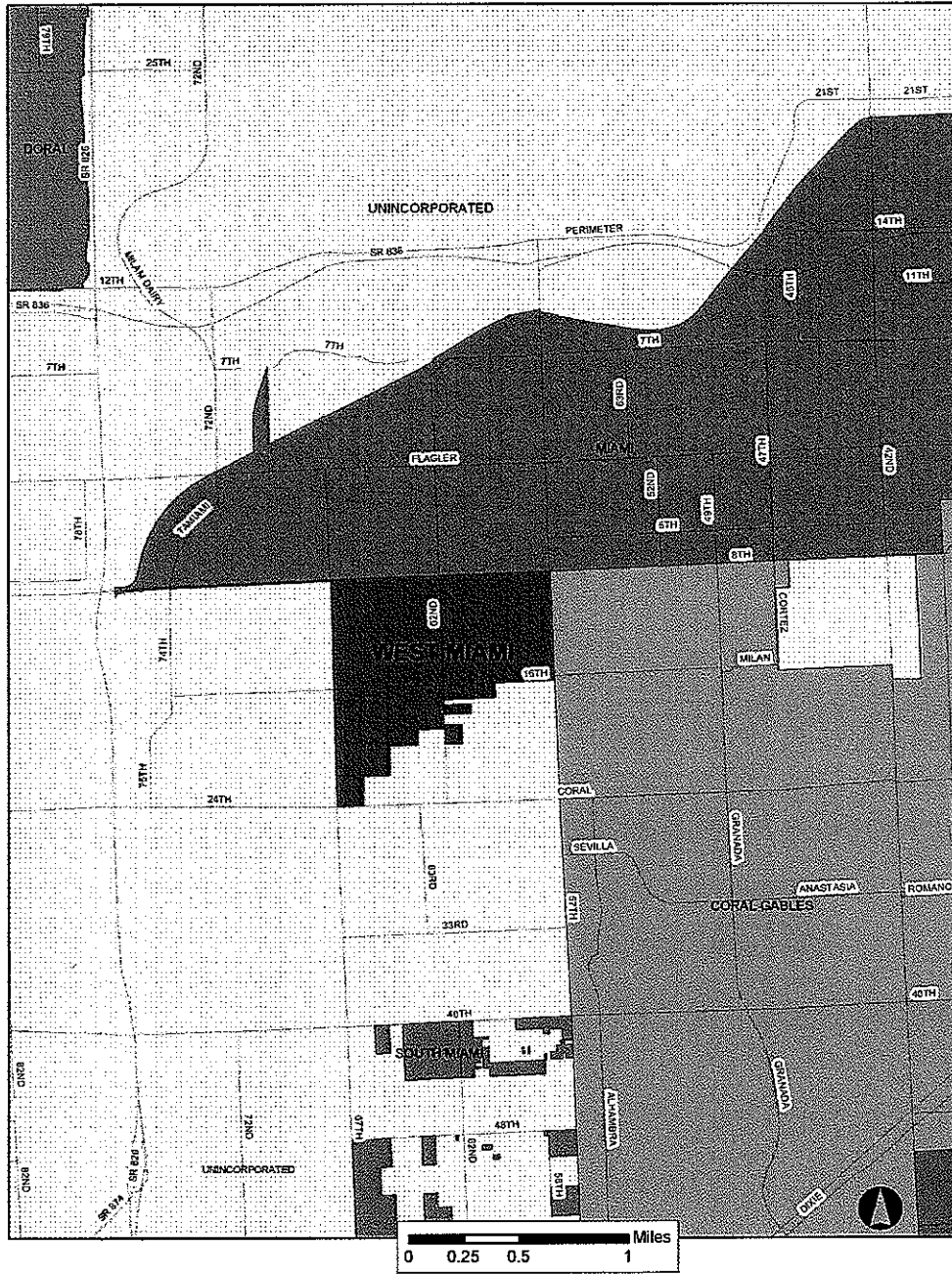
Staff review of the proposed amendment indicates that it is compatible with and supportive of the goals and policies of the *SRPP*. Staff further recommends that, prior to adoption, the City should coordinate with Miami-Dade County Public Schools, the County, its municipalities and Council staff to ensure that the amendment is consistent with the adopted *ILA*.

#### Conclusion

Staff analysis confirms that the proposed amendment package is compatible with the goals and policies of the *SRPP*. Staff will continue to work with the City staff throughout the amendment process.



# Attachment 1



## COMPREHENSIVE PLAN AMENDMENTS

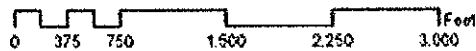
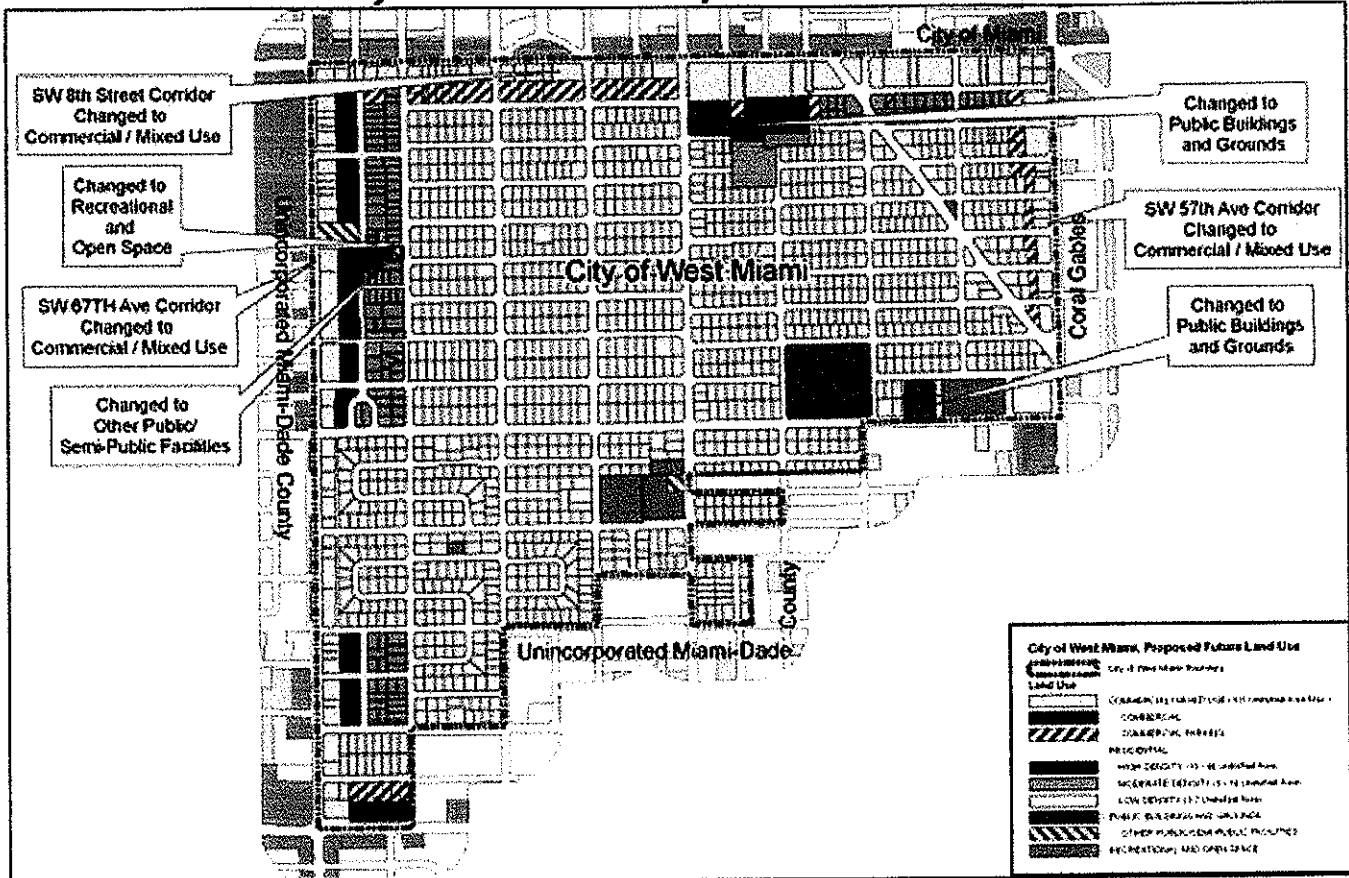
### Location Map

City of West Miami  
Proposed Amendment #08-1ER

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

Attachment 2

**City of West Miami Proposed Future Land Use**



March 2005



**COMPREHENSIVE PLAN AMENDMENTS**

**Future Land Use Map**

City of Miami Springs  
Proposed Amendment #08-1ER

Sources: City of West Miami.

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