



MEMORANDUM

AGENDA ITEM #6c

DATE: MARCH 2, 2009

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF SWEETWATER PROPOSED COMPREHENSIVE PLAN AMENDMENT

Introduction

On February 3, 2009, Council staff received proposed amendment #09-1ER to the City of Sweetwater 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 Sweetwater is located in the western portion of central Miami-Dade County and is surrounded on all sides by unincorporated Miami-Dade County. It abuts State Road 821 to the west and is north of the Florida International University (FIU) Main Campus. The city was originally platted as Sweetwater Groves in the 1920s and was home to former Russian circus performers. The City was incorporated in 1941 and the City population in 2008 was estimated to be 14,251, only a 0.2 percent increase since 2000. Sweetwater is primarily residential and a fully built-out community. Its economy includes a mix of government, retail, and office.

Additional information regarding the City or the region may be found on the Council's website, www.sfrpc.com. A map depicting the general location of the City is included in Attachment 1.

Summary of Staff Analysis

Proposed amendment #09-1ER contains the Evaluation and Appraisal Report (EAR)-based text amendments to the City of Sweetwater Comprehensive Plan. The City's EAR was found sufficient on November 28, 2006 by the Florida Department of Community Affairs (DCA).

There are four map amendments proposed to the Future Land Use Map (FLUM) 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. In the City of Sweetwater 2005 EAR, the following five (5) primary categories were identified: Infrastructure, Land Use, Housing, Expansion of Public Buildings, and Park Space.

Twelve (12) elements of the Comprehensive Plan would be updated and amended in accordance with the amendments called for 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 proposed EAR-based text amendments would also include revisions required for the annual update of the Capital Improvements Element, public school facilities planning, and water supply planning.

The City of Sweetwater Commission approved (7-0) the proposed amendment for transmittal at its January 5, 2009, meeting.

Staff analysis has resulted in comments to the Capital Improvements and Potable Water Elements, and an objection to the Capital Improvements and Intergovernmental Coordination Element. Staff analysis confirms the remainder of 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 Map and Element

Proposed amendment #09-1ER includes four (4) changes to the Future Land Use Map as outlined in the table below [See Attachment 2 for map depiction].

SUMMARY OF CITY OF SWEETWATER MAP AMENDMENTS						
County Amend. No.	Size (gross acres)	General Location	Proposed Land Use Change (From/To)	Attachment	Staff Recommendation	Vote
1	0.3	35 SW 114 Ave	FROM: Residential TO: Commercial	2	General Consistency with the <i>SRPP</i>	7-0
2	0.3	524-32 SW 10 th Ave	FROM: Commercial TO: Public Administration	2	General Consistency with the <i>SRPP</i>	7-0
3	34.6	Multiple sites	FROM: Commercial, Multi-Family, and Semi-Professional Office TO: Business and Office	2	General Consistency with the <i>SRPP</i>	7-0
4	0.5	10650 SW 4 St (Domino Park)	FROM: Single Family TO: Recreation and Open Space	2	General Consistency with the <i>SRPP</i>	7-0

The City's intent for the proposed map amendments are to create a more diverse mix of uses, allow for the expansion of City Hall, and increase the amount of Recreation and Open Space. These amendments were recommended in the City's 2005 EAR.

Staff analysis confirms that these proposed land use amendments would have minimal impact on public facilities, natural, and regional resources, and that the amendments are compatible with and supportive of the goals and policies of the *Strategic Regional Policy Plan for South Florida (SRPP)*.

Additionally, the proposed text changes to this Element would:

- Adopt Land Development Regulations (LDRs) for density and intensity standards;
- Amend LDRs to allow schools, parks and open space, and public buildings as permitted uses in all residential and commercial designations;
- Create polices related to the collocation of public buildings and facilities with new and existing schools;
- Define timeframes for school facilities to be in place;
- Encourage redevelopment of specific corridors to reduce traffic hazards and create pedestrian-friendly access; and
- Require water supply facilities to be in place prior to issuance of a certificate of occupancy and to coordinate water supply plans.

Traffic Circulation Element

The key proposed changes to this Element would ensure transportation concurrency management and proportionate fair-share.

Housing Element

The key proposed change to this Element directs the City to provide affordable housing incentives and to work with the South Florida Regional Planning Council and other agencies to address affordable housing on a regional level.

Infrastructure Element

The key proposed change to this Element includes new, wastewater treatment, plan policies.

Potable Water Element

The key proposed changes to this Element are new policies aimed to address water supply requirements, including the adoption of a potable water Level of Service (LOS) Standard of 155 gallons per capita per day.

Comment

Chapter 163.3177(6)(c) of the Florida Statutes requires local governments to adopt a Water Supply Facilities Work Plan (Work Plan) into their Comprehensive Plan within 18 months after the jurisdictional water management district approves a regional water supply plan or its update. The Lower East Coast Water Supply Plan (LECWSP) Update was approved by the South Florida Water Management District (SFWMD) on February 15, 2007. The deadline for local governments within the Lower East Coast jurisdiction to adopt a Work Plan was August 15, 2008. The Goals, Objectives, and Policies (GOPs) of a local government's Comprehensive Plan are required to reflect adoption and content of the Work Plan. The Infrastructure, Capital Improvements, Intergovernmental Coordination, Conservation, and Future Land Use Elements may need to be revised for consistency of water supply planning.

While the City proposes to amend existing policies and create new ones to address water supply requirements, the City has not created and adopted a Work Plan. Council staff recommends the City create a Work Plan prior to adoption of the EAR-based amendments, or transmit the Work Plan and related water supply planning amendments separately. Water supply planning amendments are exempt from the twice per calendar year limit on amendments to a Comprehensive Plan.

Recreation and Open Space

The key proposed changes to this Element direct the City to:

- Develop a siting and acquisition plan of land, parks, and open space; and
- Create a funding mechanism for the development of additional park space.

Intergovernmental Coordination Element

The key proposed changes to this Element include the creation of policies and procedures that:

- Address development impacts on state, regional, and multi-jurisdictional facilities; and
- Coordinate school concurrency, public school facilities planning, and LOS Standards with the Miami-Dade School Board.

Capital Improvements Element

The key proposed changes to this Element direct the City to:

- Analyze and submit an updated CIE annually;
- Ensure the 5-Year Capital Improvements Plan (CIP) is financially feasible;
- Adopt by ordinance a methodology for assessing proportionate, fair-share, mitigation options;
- Comply with adopted public school facilities LOS Standards;
- Coordinate with the Miami-Dade School Board on concurrency and proportionate, fair-share issues; and
- Adopt by reference the Miami-Dade County Public School Facilities Work Program.

Comment

Although the City of Sweetwater proposes to amend existing policies and create new ones to fulfill the requirements of the annual update to the Capital Improvements Element, the submitted CIP does not reflect the appropriate timeframe or show financial feasibility. The City should revise the CIP accordingly.

Objection

Several proposed amendments to the Intergovernmental Coordination and Capital Improvements Elements aim to address school concurrency, determine existing school capacity, and identify mitigation strategies for impacts of residential development on public school facilities. However, a "Public School/Education Facilities Element" has not been submitted for review. The 2005 Growth Management legislation requires local governments to adopt concurrency standards for public school facilities through adoption of a new the Public Education Facilities/Public Schools Element, related comprehensive plan text amendments, and the Amended Interlocal Agreement for Public School Facility Planning in Broward County (ILA).

Until these issues are resolved, the proposed amendments dealing with school concurrency are incompatible with the following goals and policies of the *Strategic Regional Policy Plan for South Florida (SRPP)*:

Goal 5 Overcome school overcrowding in the Region.

- Policy 5.1** Implement planning and financial mechanisms to ensure the ability to meet school needs for existing and future development.
- Policy 5.2** Support the implementation of school concurrency requirements in the Region as a means to ensure the timely availability of adequate educational facilities.
- Policy 5.4** Promote greater cooperation among the state, the counties, the municipalities, the school districts, and other appropriate state and regional agencies regarding school issues including a better integration between local comprehensive plans and school district plans. Local governments are encouraged to include periodic assessments of their educational facilities needs and identify implementation strategies.

Recommendation

Council staff recommends the City create and adopt a Public Education Facilities/Public Schools Element within the City Comprehensive Plan to fulfill school concurrency requirements.

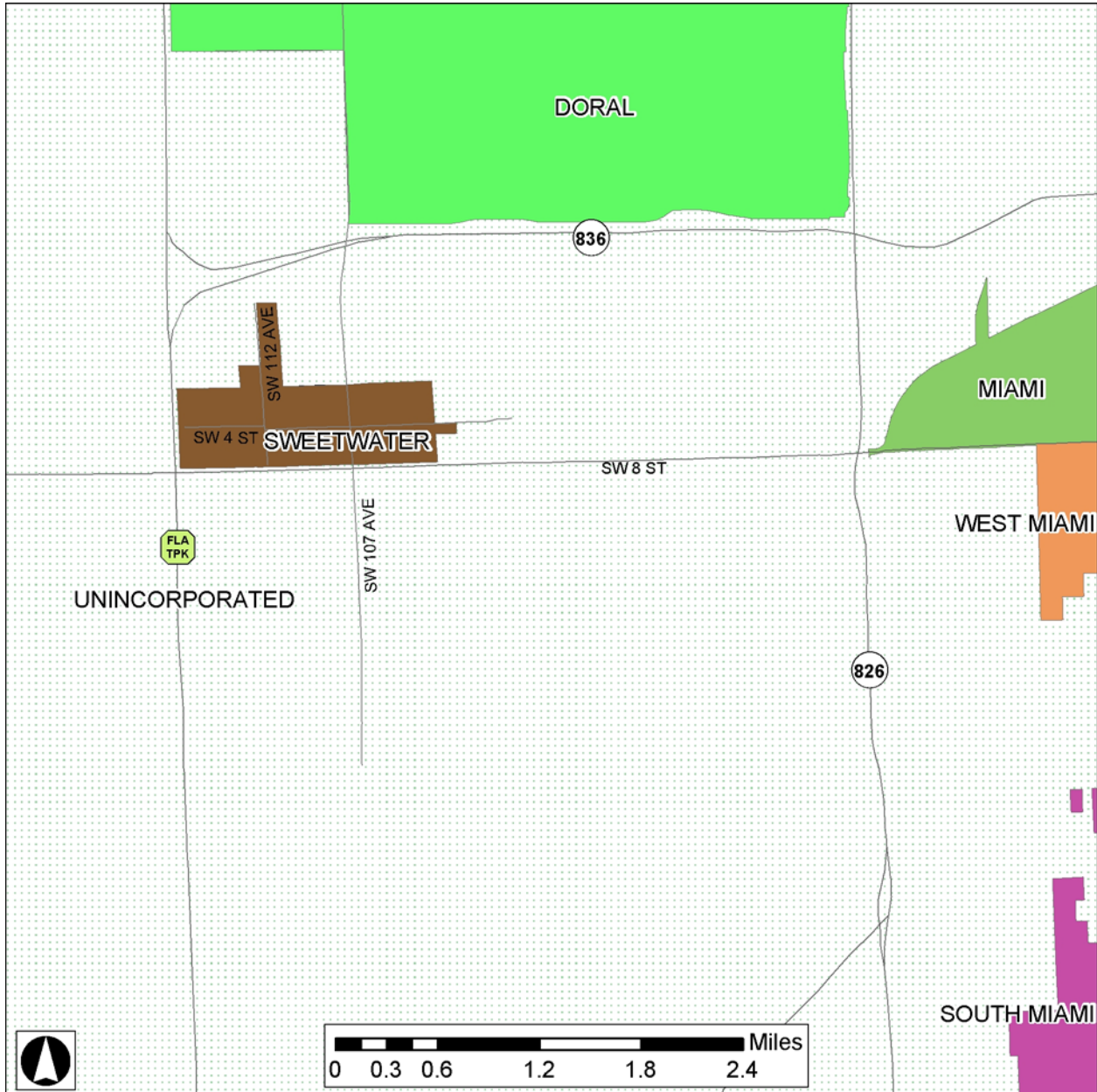
The City of Sweetwater Commission unanimously approved (7-0) the proposed amendment at its January 5, 2009, meeting.

Recommendation

Find the text amendments to the Intergovernmental Coordination and Capital Improvements Elements of proposed amendment package #09-1ER generally inconsistent with the *Strategic Regional Policy Plan for South Florida (SRPP)*, particularly with Goal 5 and Policies 5.1, 5.2, and 5.4 related to school concurrency; and

Find the remainder of the text and map amendments of proposed amendment package #09-1ER 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 Sweetwater
Proposed Amendment #09-1ER

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

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

Attachment 2



COMPREHENSIVE PLAN AMENDMENTS

Future Land Use Amendments

City of Sweetwater
Proposed Amendment #09-1ER

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