



MEMORANDUM

AGENDA ITEM #III.F.3

DATE: MAY 2, 2011

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF HOMESTEAD PROPOSED COMPREHENSIVE PLAN AMENDMENT
DCA #11-D1

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 2010 was 60,512, over an 89 percent increase from the 2000 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 Levels of Service Standards and the existing quality of life current and future residents. The general location of the City is shown in Attachment 1.

Amendment Review

The South Florida Regional Planning Council (SFRPC) review of proposed Comprehensive Plan amendments for consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)* primarily addresses the effects on regional resources or facilities identified in the *SRPP* and extra jurisdictional impacts that would be inconsistent with the Comprehensive Plan of the affected local government (§163.3184(5), Fla. Stat.). The Council's review of amendments is conducted in two stages: (1) proposed or transmittal and (2) adoption. Council staff reviews the contents of the amendment package once the Department of Community Affairs certifies its completeness.

Objections and Comments relate to specific inconsistencies with relevant portions of the *SRPP*, which was adopted pursuant to Rule 29J-2.009, Florida Administrative Code. Council staff will work with local governments to address Objections and Comments identified during the review of a proposed amendment between the transmittal and the adoption of the amendment.

Summary of Staff Analysis

City of Homestead proposed amendment package #11-D1 contains one (1) amendment to the Comprehensive Plan Future Land Use Map (FLUM). The proposed amendment is being concurrently reviewed with Miami-Dade County proposed amendment #11-D2 (see Council Agenda # 111.F4).

Impact Analysis

Staff analysis confirms the proposed amendment is generally consistent with the *Strategic Regional Policy Plan for South Florida (SRPP)*.

On March 23, 2011, the City of Homestead Council unanimously voted to transmit proposed amendment package #11-D1 to the Florida Department of Community Affairs for review and comment.

The amendment review is detailed on the attached Form C-7, pursuant to the Department of Community Affairs (DCA) requirements for proposed Local Government Comprehensive Plan reviews.

Recommendation of Consistency with Strategic Regional Policy Plan (SRPP)

Find City of Homestead proposed amendment package #11-D1 generally consistent with the SRPP. Approve this staff report for transmittal to the Florida Department of Community Affairs.

FORM C-7

SOUTH FLORIDA REGIONAL PLANNING COUNCIL
AMENDMENT REVIEW FORM
FY 2010-2011

1. Local government name: Homestead.
2. Amendment number: 11-D1.
3. Is the Regional Planning Council (RPC) precluded from commenting on the proposed Plan or Element pursuant to Section 163.3184(5) of the Florida Statutes (F.S.), or Rule 9J-11.0084, Florida Administrative Code (F.A.C.); or commenting on the proposed amendment pursuant to S. 163.32465(4)(b), F.S.? No.
4. Date the Florida Department of Community Affairs (DCA) notified RPC that amendment package was complete, if applicable: April 11, 2011.
5. Date amendment review must be completed and transmitted to the DCA: May 8, 2011.
6. Date the amendment review will be transmitted to the DCA: May 6, 2011.
7. Description of the amendments:

Future Land Use Plan Map Amendment

The proposed amendment would modify the City of Homestead Comprehensive Plan to redesignate a 120 gross-acre site from "Agriculture" to "Planned Regional Activity Center" land use category on the Future Land Use Map. The site is located outside and adjacent to the UDB and within the County Urban Expansion Area (UEA), immediately north of the existing Homestead-Miami Speedway (Speedway), between SW 132 and SW 142 Avenues and between theoretical SW 333 and SW 336 Streets (see Attachment 2).

The amendment site is within the Villages of Homestead Development of Regional Impact (DRI), which is bounded by the UDB and the Urban Expansion Area (UEA) to the north and west; environmentally protected parks to the south; open land to the southwest; and a park, industrial and office, and low density uses to the east. Land uses surrounding the amendment site include "Agriculture" to the east and north, and "Planned Regional Activity Center" to the west and south.

The proposed land use designation would allow for the relocation of a permanent kitchen facility and the addition of 12,000 spectator seats, concessions, parking and other ancillary uses associated with the Speedway. To ameliorate the impacts of the UDB expansion, a separate 120 acres within the DRI will be placed outside the UDB (see Attachment 3).

The existing and proposed intensity change is shown in the table on the next page.

Acreage per Category	Existing FLUM Category	Proposed FLUM Category	Existing Maximum Density (DU/Acre)	Proposed Maximum Density (DU/Acre)	Existing Maximum Intensity (FAR)	Proposed Maximum Intensity (FAR)	Net Increase or (Decrease) in Maximum Density	Non-Residential Net Increase or (Decrease)
120	Agriculture	Planned Regional Activity Center*	N/A	N/A	120 acres Agriculture	12,000 spectator seats, 6,000 S.F. kitchen facility	N/A	12,000 spectator seats, 6,000 SF kitchen facility

SF – square feet; N/A – Not Applicable

*A proffered Declaration of Restrictions within the related Miami-Dade County proposed amendment #11-D2 would limit the site to parking facilities, 12,000 spectator seats, 6,000 square feet of kitchen facility, and associated ancillary uses to the Speedway.

The proposed CDMP amendment was filed for concurrent processing with a related Notice of Proposed Change (NOPC) to the existing Villages of Homestead DRI to increase the acreage for the Attraction/Recreation land use; add 12,000 spectator seats; reduce density in the eastern one-half of the DRI by four (4) dwelling units; and extend the DRI development order termination date to 2023. At the conclusion of review of the NOPC in August 2010, Council staff had no objections.

The amendment was also filed for concurrent processing with a separate but related amendment to the Miami-Dade County Comprehensive Development Master Plan (CDMP) which includes the redesignation of the 120-acre site from “Agriculture” to “Business and Office;” text amendments that define “unique regional activity” criteria for the expansion of the UDB and a proffered Declaration of Restrictions related to the amendment site; and proposed changes to the UDB.

Comment & Recommendation

The City should continue to coordinate with Miami-Dade County throughout the remainder of the concurrent CDMP amendment and incorporate the Declaration of Restrictions that would limit the site to uses related to the Speedway into its adopted amendment.

Capacity analysis for the proposed change indicates adequate infrastructure and resources to serve the short- and long-term planning horizons. Staff analysis confirms the proposed map amendment is generally consistent with the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

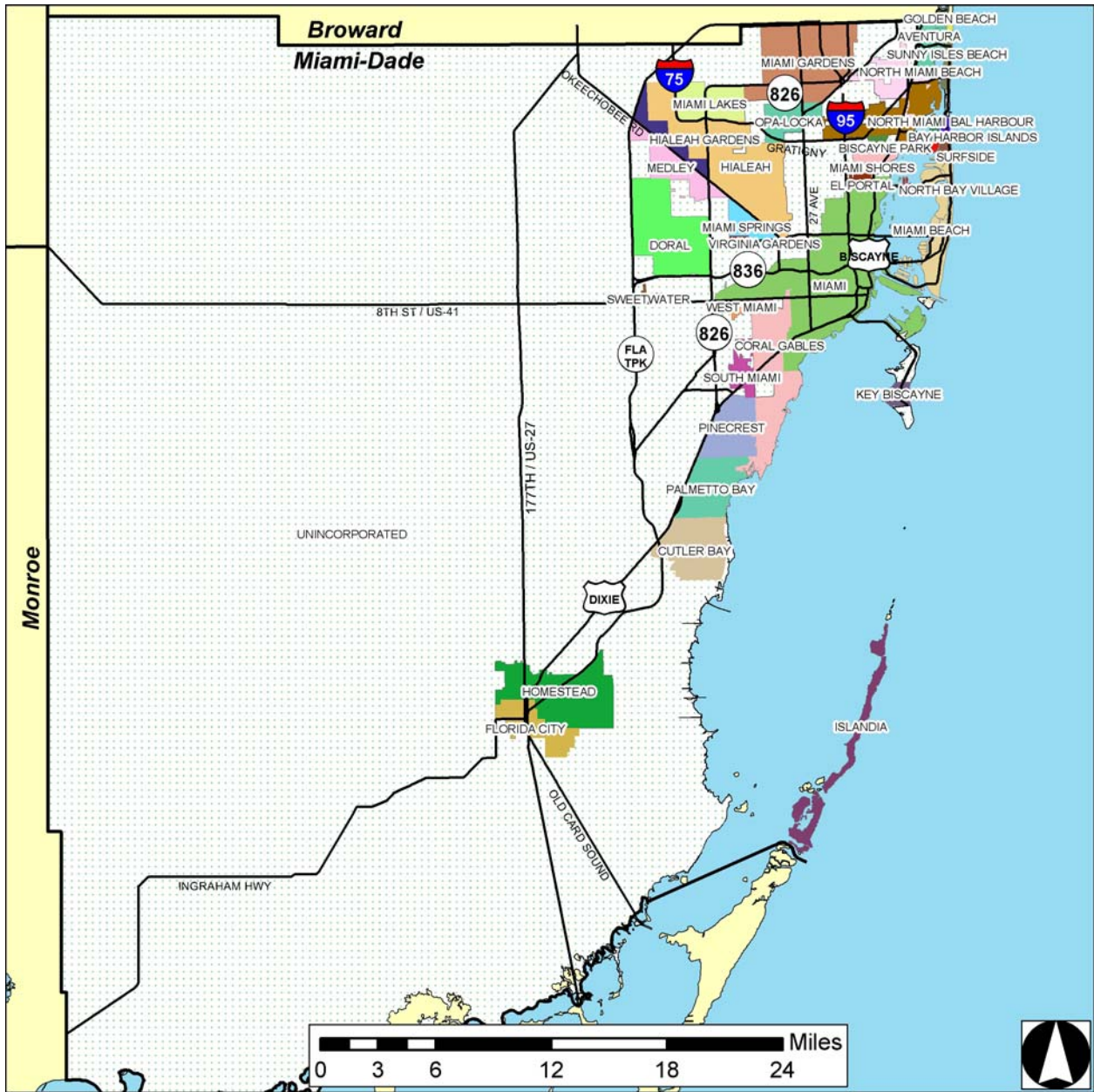
8. Is the Amendment consistent with the Strategic Regional Policy Plan (SRPP)?

Staff analysis confirms the map amendment in City of Homestead proposed amendment package #11-D1 is generally consistent with the *Strategic Regional Policy Plan for South Florida (SRPP)*.

9. Applicable Strategic Regional Policy Plan Goals and Objectives: *Not Applicable*.
10. The effects on the proposed amendment on regional resources or facilities identified in the *SRPP*: *Not Applicable*.
11. Extra-jurisdictional impacts that would be inconsistent with the Comprehensive Plan of the affected local government: *Not Applicable*.
12. Compatibility among local plans including, but not limited to, land use and compatibility with military bases: *Not Applicable*.
13. Impacts to significant regional resources and facilities identified in the *SRPP*, including, but not limited to, impacts on groundwater recharge and the availability of water supply: *Not applicable*.
14. Affordable housing issues and designation of adequate sites for affordable housing: *Not Applicable*.

15. Protection of natural resources of regional significance identified in the *SRPP* including, but not limited to, protection of spring and groundwater resources, and recharge potential: *Not Applicable*.
16. Compatibility with regional transportation corridors and facilities including, but not limited to, roadways, seaports, airports, public transportation systems, high speed rail facilities, and intermodal facilities: *Not Applicable*.
17. Adequacy and compatibility with emergency preparedness plans and local mitigation strategies including, but not limited to, the impacts on and availability of hurricane shelters, maintenance of county hurricane clearance times, and hazard mitigation: *Not Applicable*.
18. Analysis of the effects of extra-jurisdictional impacts which may be created by the amendment:
Not Applicable.

Attachment 1



COMPREHENSIVE PLAN AMENDMENTS

General Location Map

City of Homestead
Proposed Amendment #11-D1

Sources: South Florida Regional Planning Council.
Note: For planning purposes only. All distances are approximate.

Attachment 2



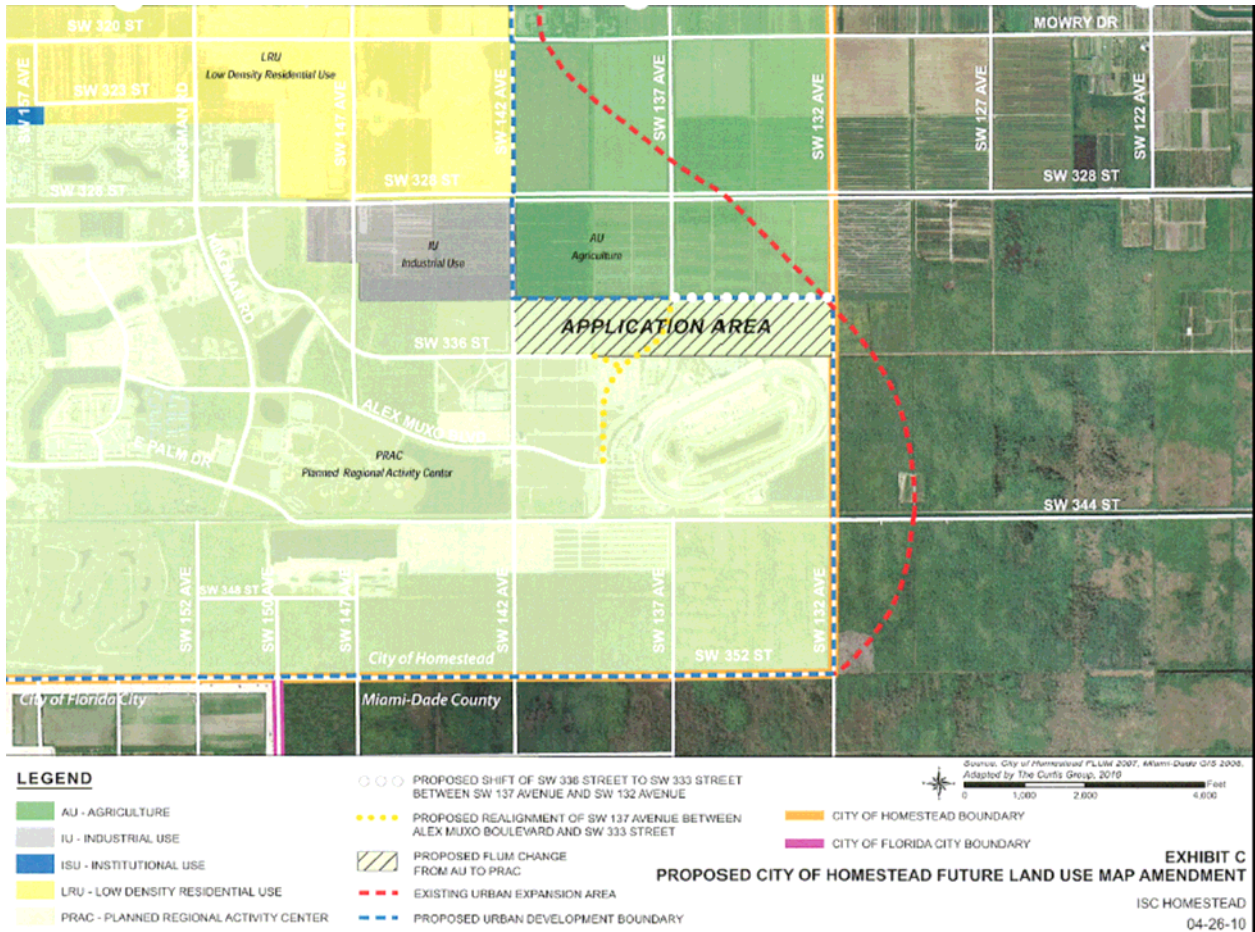
COMPREHENSIVE PLAN AMENDMENTS

Amendment Site Location Map

City of Homestead
 Proposed Amendment #11-D1

Sources: City of Homestead proposed amendment package #11-D1.
 Note: For planning purposes only. All distances are approximate.

Attachment 3



COMPREHENSIVE PLAN AMENDMENTS

Proposed Land Use Map

City of Homestead
Proposed Amendment #11-D1

From: Agriculture
To: Planned Regional Activity Center (120 acres)

Sources: City of Homestead proposed amendment package #11-D1.

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