



MEMORANDUM

AGENDA ITEM #6c

DATE: OCTOBER 6, 2008

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF HOMESTEAD PROPOSED COMPREHENSIVE PLAN AMENDMENT

Introduction

On September 11, 2008 Council staff received proposed amendment #08-2ER to the City of Homestead 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 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 2007 was 57,605, over a 60% increase from the 2005 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 current levels of service and the existing quality of life for the City's current and future residents.

Additional information regarding the City of Homestead or the region may be found on the Council's website, www.sfrpc.com.

Summary of Staff Analysis

Proposed Amendment #08-2ER contains the Evaluation and Appraisal Report (EAR)-based text amendments to the City of Homestead Comprehensive Plan. The City's EAR was found sufficient on January 7, 2008 by the Florida Department of Community Affairs (DCA). A map depicting the general location of the City is included in Attachment 1.

An updated land use map that incorporates annexed properties is proposed in this amendment package and included in Attachment 2.

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 identified five major issues to be addressed in the EAR. These issues are intended to provide the basis for the proposed EAR-based amendments:

1. Transportation;
2. Population Growth;
3. Community Design;
4. Air Force Reserve Base Redevelopment; and
5. Job Growth.

Ten elements of the comprehensive plan are proposed to be updated 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)*. Some of the revisions called for in the EAR have been addressed through previously submitted amendments to DCA in 2008 related to adequate water supply planning (08-RWSP1) and public school facilities (08-PEFE1). Additional amendments have been proposed in response to changes that have occurred since the EAR was prepared.

The City of Homestead Commission unanimously voted to approve the proposed amendment at its September 2, 2008 meeting.

Staff analysis confirms the proposed EAR-based amendments are compatible with the goals and policies of the *Strategic Regional Policy Plan for South Florida (SRPP)*, with the exception of the proposed amendments to the Housing Element.

Summary of EAR-Based Text Changes

Future Land Use Element

The proposed changes to this element include a complete Data and Analysis update to support the proposed amendments. Updates have been incorporated for population projections, boundary expansions, service availability issues, affordable housing and redevelopment opportunities.

The proposed amendments focus on increasing the coordination of land use with all aspects of the Comprehensive Plan, including greater emphasis on the role of the Homestead Air Reserve Base (HARB), infrastructure and neighborhood compatibility in land use planning. Other key proposed changes include:

- New City boundaries that reflect recent annexations;
- Emphasis on sustainable building standards and green building policies;
- Focus on redevelopment, density, infill and height restrictions consistent with neighborhood character; and
- Promotion of economic development.

Transportation Element

The proposed changes to this element include Data and Analysis updates and reflect a recently adopted Transportation Master Plan, including amendments that:

- Support the study of a transportation concurrency area;
- Employ proportionate share mitigation methodology;
- Identify and support increased coordination regarding transit opportunities; and
- Focus on alternative and multi-modal transportation initiatives.

Housing Element

The proposed changes to this element include a complete Data and Analysis update to support the proposed amendments. Significant amendments:

- Introduce energy efficiency and green building policies;
- Create partnerships to address affordability and promote a regional fair-share approach;
- Address historic preservation, redevelopment, special needs and substandard housing; and
- Increase dependence on the Community Redevelopment Agency to implement affordable housing programs.

Objection

Objective 5 “Substandard Conditions” has a proposed Policy 5.3 that promotes the relocation of existing residential units of a farmworker community to an area outside of the HARB Accident Potential Zone (APZ). The policy has the potential to support community displacement and decrease the current supply of affordable housing within the City. No data and analysis was provided to justify the proposed policy and the change was not recommended by the EAR. Without appropriate information or identification of these units as substandard, the proposed amendment is inconsistent with the *Strategic Regional Policy Plan for South Florida (SRPP)*, particularly with the following Goal and Policy:

Goal 6: Ensure the availability and equitable distribution of adequate, affordable housing for very low, low, and moderate-income households within the region.

Policy 6.25 Discourage community segmentation, displacement, and a net decrease in the affordable housing supply caused by the placement of infrastructure or redevelopment activities.

Recommendation

Council Staff recommends that prior to adoption, the proposed amendment be revised to clarify the substandard conditions and provide the appropriate data and analysis to substantiate the relocation of existing residential units. In an effort to maintain internal consistency with other proposed amendments related to the HARB and APZ, a less specific policy supporting the appropriate relocation of substandard residential units to areas outside the Accident Potential Zone may be more effective.

Infrastructure Element

The proposed changes to this element include a complete Data and Analysis update and additional policies linking land use and future development to existing or planned infrastructure. Significant amendments:

- Require an adopted level of service for infrastructure;

- Emphasize reducing the need for and discouraging unnecessary infrastructure expansions;
- Focus on conservation, waste reduction, reuse and recycling efforts; and
- Commit to infrastructure within the Capital Improvements Schedule and its' annual update.

Hazard Mitigation and Post-Disaster Redevelopment Element

The proposed change to this element removes a previous objective and respective policies intended to establish a Post Disaster Redevelopment Task Force and appoint a coordinator. As with the other elements, the Data and Analysis has been updated.

Recreation and Open Space Element

The proposed changes to this element include a Data and Analysis update to support the proposed element amendments in accordance with the Parks and Recreation Master Plan. Significant amendments:

- Maintain a Level of Service standard of 3 acres of park land for every 3,000 people;
- Commit to Recreation and Open Space facilities within the Capital Improvements schedule and its' annual update;
- Focus on access, connectivity, and variety of recreational opportunities; and
- Commit the City to analyze and update recreation impact fees.

Public School Facilities Element

The only proposed change to this element is to include the HARB in land use planning and permitting with the School Board's site selection and planning process.

Intergovernmental Coordination Element

The key proposed changes to this element are policies to encourage the City to seek alternative funding sources and work through interlocal agreements with adjacent jurisdictions to mitigate significant development impacts. The proposed amendments to this element also include significant support of increased coordination with HARB.

Capital Improvements Element

The proposed changes to this element serve as the City's required annual update of their Capital Improvements Element (CIE), including the Five-Year Schedule of Capital Improvements (Schedule). The purpose of the CIE and 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). 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 City added language to support the required annual updates of the element, develop a coordination mechanism with Miami-Dade County and HARB and enhance the existing concurrency management system. An additional year was added to the five-year schedule of capital improvements and a commitment to maintain financial feasibility has been added.

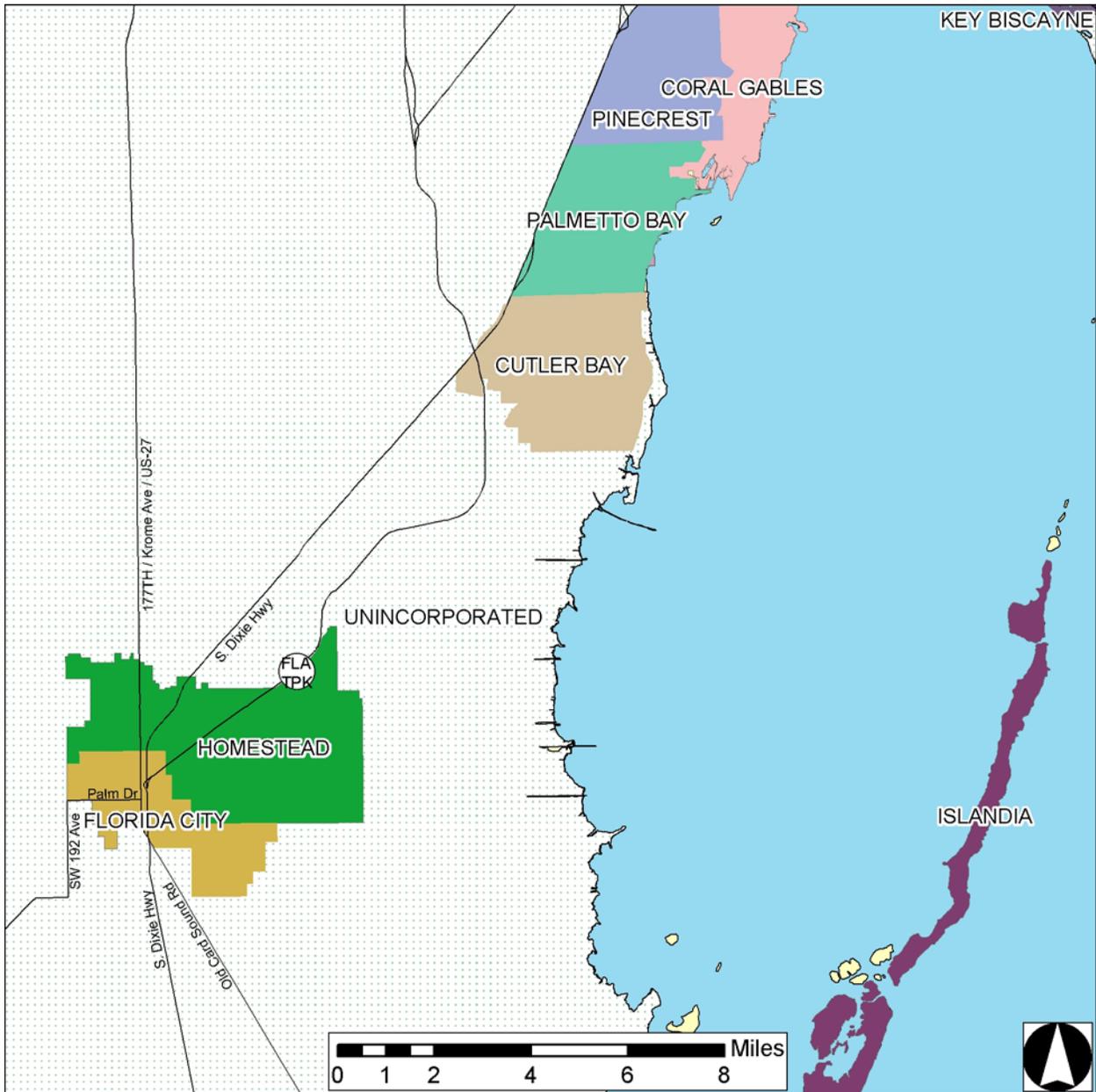
Recommendation

Find City of Homestead proposed amendments (#08-2ER) to the Future Land Use, Transportation, Infrastructure, Hazard Mitigation and Post-Disaster Redevelopment, Recreation and Open Space, Public School Facilities, Intergovernmental Coordination and Capital Improvements Elements of the Comprehensive Plan generally consistent with the *Strategic Regional Policy Plan for South Florida (SRPP)*; and

Find proposed amendments (#08-2ER) to the Housing Element generally inconsistent with Goal 6, Policy 6.25 of the *SRPP*, relating to the availability and equitable distribution of adequate housing.

Approve this staff report for transmittal to the Florida Department of Community Affairs.

Attachment 1



COMPREHENSIVE PLAN AMENDMENTS

Location Map

City of Homestead
Proposed Amendment #08-2ER

Sources: FDEP, Miami-Dade County, SFRPC.

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

