



MEMORANDUM

AGENDA ITEM #7e

DATE: OCTOBER 5, 2009
TO: COUNCIL MEMBERS
FROM: STAFF
SUBJECT: CITY OF MIAMI SPRINGS ADOPTED COMPREHENSIVE PLAN AMENDMENT

Introduction

On September 16, 2009, Council staff received adopted amendment #09-1ER (formerly #07-ER) to the City of Miami Springs Comprehensive Plan for review of consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. The proposed amendment was reviewed at the November 5, 2007 Council meeting and found to be generally consistent with the *SRPP*, with the exception of amendments to the Housing, Infrastructure, Intergovernmental Coordination, and Capital Improvements Elements; and Amendments 2 through 6 to the Future Land Use Map. 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 Miami Springs, originally known as Country Club Estates, was founded by Glen Hammond Curtiss and James Bright in the 1920s. Curtiss and Bright were also the founders of the Cities of Hialeah and Opa-Locka. The area was used as an aerial training "bombing range" by U.S. pilots during World War I. Here Curtiss began to develop his planned residential community, Country Club Estates, using the City of Coral Gables as a model. Miami Springs continued as a small, mostly residential community until after World War II. The airplane industry was a major factor in the economic growth of the Town, which in 1962 became the City of Miami Springs. Since that time, economic growth has remained fairly stable. The population of the City was 13,643 in 2007, a 0.5% decrease in population from the year 2000. Miami Springs' triangular boundaries include: Miami International Airport to the south, the Miami canal to the north, and the Florida East Coast Railway Canal on the west. Local governments surrounding the City include Hialeah to the north and northeast, Virginia Gardens and unincorporated Miami-Dade County to the south, east, and west. A general location of the City is shown in Attachment 1.

Summary of Staff Analysis

Adopted amendment #09-1ER contains the Evaluation and Appraisal Report (EAR)-based text amendments to the City of Miami Springs Comprehensive Plan. The City's EAR was found sufficient on July 17, 2007 by the Florida Department of Community Affairs (DCA).

At transmittal, the Council found amendments to the Housing, Infrastructure, Intergovernmental Coordination, and Capital Improvements Elements; and Amendments 2 through 6 to the Future Land Use Map inconsistent with Goals 4, 6, 7, 11 and 20, and Policies 4.8, 4.10, 4.11, 6.11, 6.2, 6.20, 7.2, 11.10, 11.12, 20.2, and 21.2 of the *SRPP*.

Adopted amendment package #09-1ER was adopted as proposed with several revisions based on the November 21, 2007 Objections, Recommendations, and Comments (ORC) Report, issued by DCA. The adopted revisions are summarized below.

- The term “affordable housing” was used to describe housing in terms that can be compared to guidelines used by the County, State, and Federal Housing Programs.
- The City proposed areas where affordable housing could be developed without conflicting with the existing neighborhood character.
- Objectives and Policies requiring coordination with the South Florida Water Management District and the Lower East Coast Water Supply Plan were adopted.
- The Capital Improvements Element was revised to clarify funding sources and cost projections, and includes a 5-Year Schedule of Capital Improvements that focuses on projects needed to maintain adopted Level of Service (LOS) Standards.

Additional revisions to the Comprehensive Plan related to water supply planning have been submitted separately through the City’s adopted amendment package #09-RWSP1 (Council Agenda item #7b).

The City only submitted Future Land Use Map Amendment number 6, of the previously transmitted six amendments, for adoption. Amendment 6 does not change densities or intensities; therefore, the amendment will not adversely impact public infrastructure and facilities.

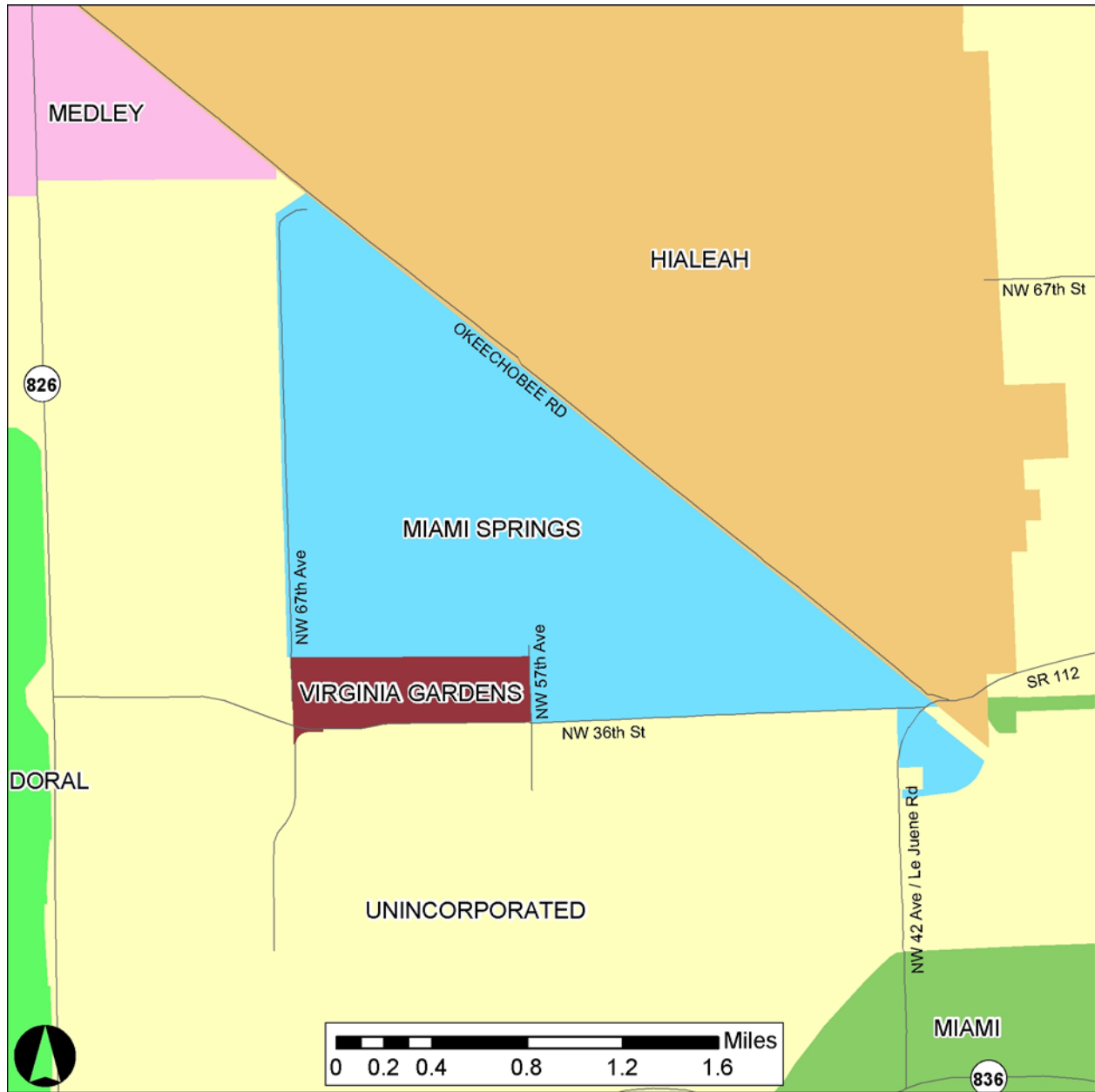
The City of Miami Springs unanimously voted to approve the adopted amendment at its August 24, 2009 meeting.

Staff analysis confirms that the adopted EAR-based amendments are compatible with and supportive of the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

Recommendation

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

Attachment 1



COMPREHENSIVE PLAN AMENDMENTS

Location Map

City of Miami Springs
Adopted Amendment #09-1ER

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