



MEMORANDUM

AGENDA ITEM #6k

DATE: SEPTEMBER 8, 2008
TO: COUNCIL MEMBERS
FROM: STAFF
SUBJECT: TOWN OF MEDLEY PROPOSED COMPREHENSIVE PLAN AMENDMENT

Introduction

On August 21, 2008 Council staff received proposed amendment #08-1ER to the Town of Medley 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

Founded by Sylvester Medley, the Town of Medley was incorporated in 1949. It lies in northern Miami-Dade County and east of the 2015 Urban Development Boundary, surrounded by the City of Hialeah Gardens to the north, City of Hialeah to the east, unincorporated Miami-Dade County and City of Doral to the south. Medley is located at a transportation hub of airports, expressways, and rail lines - 5 miles from Miami International Airport, near Opa Locka Airport, major expressway connectors as well as railroads, especially the FEC Railroad freight line and sidings.

The Town is made up predominantly of non-residential - particularly industrial - development with more than 56% of its 3,729 acres of land designated as industrial and 19% as industrial and office land use. The Town's population is estimated as 1,132 in 2007 and increased only by 34 persons since 2000. Known as the largest growing industrial community in Miami-Dade County, the Town has over 1,700 businesses and the working population swells to over 35,000 during business hours. Resident population growth in the Town is projected to be only slight over the next ten years and significant continued industrial development is expected.

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

Summary of Staff Analysis

Proposed Amendment #08-1ER contains text amendments to the Town of Medley Comprehensive Plan as recommended by the 2005 Evaluation and Appraisal Report (EAR) and text amendments required for public school facilities. A map depicting the general location of the Town is included in Attachment 1.

Summary of Amendments

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. 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 Town of Medley conducted a scoping meeting on December 21, 2004 to identify the major issues to be addressed in the EAR. The EAR was found sufficient on March 13, 2007. The Town of Medley identified the following local and special issues to be addressed in its EAR, which provide the basis for the proposed EAR-based amendments:

1. Economic growth and development
2. Annexation
3. Limiting landfills and mitigating nuisance impacts
4. Drainage impacts around landfill, lakefills, and within industrial areas
5. Auto and bus links to Metrorail station
6. Need to replace Traffic Circulation Element with a Transportation Element according to state administrative rules

The Town of Medley Comprehensive Plan was updated in accordance with the amendments called for in the EAR, including a response to changes to the Florida Statutes, the Florida Administrative Code and the *Strategic Regional Policy Plan for South Florida (SRPP)*. Amendments to nine comprehensive plan elements are contained in this amendment package. A detailed analysis of the proposed amendment package is attached.

The Town of Medley Council unanimously voted 5-0 to approve the amendment at its meeting of August 4, 2008.

Council staff review of the EAR-based text changes confirms that proposed amendments are compatible with the goals and policies of the *Strategic Regional Policy Plan for South Florida*.

Proposed Text Amendments for Public School Facilities

The proposed text amendments create a new Public School Facilities Element, and amend the Capital Improvements and Intergovernmental Elements to implement the 2005 Growth Management legislation, which requires that local governments adopt concurrency standards for public school facilities. The proposed Public School Facilities Element would bring the Town into compliance with the requirements of state law by adding two new goals and five objectives with supporting policies that commit to a level of service standard for schools consistent with that of Miami-Dade County Public Schools.

The Town of Medley Council unanimously voted 5-0 to approve the amendment at its meeting of August 4, 2008.

Council staff analysis confirms that the proposed amendment is compatible with and supportive of the goals and policies of the *SRPP*.

Recommendation

Find proposed Town of Medley amendment package #08-1ER generally consistent with the *Strategic Regional Policy Plan for South Florida*. Approve this staff report for transmittal to the Florida Department of Community Affairs.

**Proposed Comprehensive Plan Amendment Review
Staff Report
for
Town of Medley**

**South Florida Regional Planning Council
September 2008**

**PROPOSED AMENDMENT PACKAGE #08-1ER
TO THE
TOWN OF MEDLEY COMPREHENSIVE PLAN**

Summary of Staff Analysis

Proposed Amendment package #08-1ER contains the Evaluation and Appraisal Report (EAR)-based text amendments to the Town of Medley Comprehensive Plan and a new Public Schools Facilities Element. The Evaluation and Appraisal Report (EAR) for the Town's Comprehensive Plan was adopted by the Town Council and found to be sufficient on March 13, 2007.

The Town of Medley Council unanimously voted 5-0 to approve the amendment at its meeting of August 4, 2008.

EAR-Based Text Changes

Nine elements of the comprehensive plan were updated in accordance with the amendments called for in the EAR, including response to changes to the Florida 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 to improve the Town's aesthetic and screening standards to attract and retain high-end industries within Medley;
- Policies to increase and broaden the Town's economic base through the expansion of existing businesses and industries and an annexation program;
- Provisions to specify the development standards for six land use designations in the Town's Future Land Use Map (FLUM): Water, Industrial, Industrial and Office, Residential, Parks & Recreation, Public Buildings and Grounds;
- Commitment to develop a Finding of Necessity Study by 2015 for the creation of a Community Redevelopment Area to encourage the redevelopment and renewal of blighted areas;
- Objectives and policies to protect the character and safety of the Town's existing residential neighborhoods and the historical, cultural or archeological features in the Town;
- Provisions to address the evacuation, structural integrity, and disaster preparedness needs; and
- Objectives and policies to designate a Solid Waste Management Facilities Overlay District in which solid waste facilities and ancillary uses, including landfills and materials recovery facilities are allowed.

Transportation Element

The key proposed changes to this element include:

- Provision to specify the Traffic Circulation Level of Service standard (LOS) for collector and arterial roads as D and LOS E for State urban minor arterials and areas with frequent public transit service;
- Commitment to complete a study to identify the Town's future right-of-way needs by 2015;
- Provisions to implement and enforce adequate parking standards through the land development code;
- Provisions to implement a transportation concurrency management system (CMS);

- Policy to coordinate with adjacent municipalities, Miami-Dade County and Florida Department of Transportation on strategies to address roadway connectivity and the impacts of truck and through traffic;
- Goals and policies to increase Medley's north-south roadway connectivity while limiting impacts on the Town's residential areas;
- Provisions to implement the recommendations of the December 2003 NW South River Drive Corridor Study for road improvements;
- Goals and policies to specify and implement traffic mitigation mechanism for new development projects in order to maintain the Town's adopted roadway level of service standards; and
- Policy to coordinate with Miami-Dade County to develop Transportation Demand Management (TDM) and Transportation System Management (TSM) programs to ease traffic burden within the Town and the region.

Housing Element

The Town of Medley is made up predominantly of non-residential uses, particularly industrial development. Only 1.1% or 42.5 acres is designated as residential. Mobile home is the majority housing unit type in the Town, accounting for 69% of its 403 residential units as of 2000.

The town does not plan to expand residential development. All of its 257 acres vacant land, approximately 6.9% of its total land mass, is designated for industrial development. There is no vacant residential land in the Town. The Town plans to facilitate rehabilitation or replacement of all existing housing units by 2028.

The key proposed changes to this element include:

- Commitment to rehabilitate or replace all existing residential units by 2028 and develop incentives to maintain their affordability during the process;
- Provisions to reemphasize the need to increase residents' accessibility to public facilities, services and employment centers; and
- Provisions to rephrase the Town's provision for the housing needs of the elderly, cost-burdened and those with special needs.

Utilities Element

The key proposed changes to this element include:

- Provision to encourage the maximization of the use of existing facilities to avoid urban sprawl;
- Provisions to adopt new LOS standards for potable water and solid waste;
- Commitment to coordinate and cooperate with Miami-Dade County to develop and implement the Alternative Water Supply Plan (AWSP) and support the County's potable water conservation efforts;
- Provision to specify the regulation for the Town's Flood Protection; and
- Provision to protect the lakes and aquifer recharge function of the Town.

Conservation Element

The key proposed change to this element includes:

- Provisions to encourage energy conservation and investigate strategies for using alternative energy resources and energy reduction.

Parks and Recreation Element

The key proposed changes to this element include:

- Provisions to seek funding to complete development of the Linear Park; and
- Provision to require compliance with the Miami-Dade County Landscape Code.

Intergovernmental Coordination Element

The key proposed changes to this element include:

- Provisions for coordinating water supply planning with Miami-Dade County and South Florida Water Management District;
- Provisions for coordinating with Miami-Dade County Public Schools, the County, and other parties to concerning public school concurrency; and
- Provisions for coordinating with applicable County, State and Federal agencies to ensure solid waste facilities are developed and operated to meet the environmental health and safety rules and regulations.

Capital Improvements Element (CIE)

The key proposed changes to this element include:

- Provisions for annual updates to the Five Year Capital Improvement Program (CIP) and the CIP Schedule;
- Provision to ensure all public facilities are concurrent with future annexations;
- Provision to make use of special assessment districts as a way to finance capital improvements need;
- Provisions to specify the improvement of quality of life for Town residents and pursue grants as a method of capital funding;
- Provision to establish priority criteria for capital improvement projects;
- Commitment to implement a concurrency management system (CMS) for services and facilities with adopted LOS by the Town;
- Provisions to specify the concurrency requirements for all public facilities to ensure public facilities are in place and available to serve the new development or redevelopment; and
- Defining Level of Service (LOS) standards consistent with the standards found in the other elements of the Comprehensive Plan.

Comment

The Town is proposing to designate a Solid Waste Management Facilities Overlay District in which solid waste facilities and ancillary uses, including landfills and materials recovery facilities are allowed. The Town intends to designate the boundaries of this overlay district through its zoning process and map.

In addition, the Town does not include the City of Doral, which is adjacent to the Town on the south in the Data, Inventory and Analysis report for the Intergovernmental Coordination Element. However, the Town should coordinate with all surrounding local governments in its planning practices. Council staff also noticed that the City of Doral raised this issue as a minor concern in its formal objection letter, dated August 4, 2008, to the Town's EAR-based Comprehensive Plan amendment. The major concern in the objection letter is the potential adverse impacts of the Town's landfill expansion along a certain portion of the border between the City of Doral and the Town of Medley.

Council staff suggests the Town should include or address the following issues in the amendments prior to final adoption in order to have a more complete Comprehensive Plan:

- **Inclusion of the boundary of the Solid Waste Management Facilities Overlay District;**
- **Inclusion of the City of Doral and its contractual relationships with the Town, if any, to the Data, Inventory and Analysis report.**

Recommendation

Staff review of the EAR-based text changes confirms that proposed amendments are compatible with and supportive of the goals and policies of the *SRPP*.

Public Schools Facilities Element

This proposed Public School Facilities Element is a new element. Miami-Dade County and the municipalities in the County must adopt the Public Education Facilities/Public Schools Element, related comprehensive plan text amendments and *Amended Interlocal Agreement for Public School Facility Planning in Broward County (ILA)* by February 1, 2008.

The proposed Public Schools Element amendments would add two new goals and five objectives with supporting policies that would coordinate new residential development with future availability of public school facilities consistent with the adopted level of service (LOS) standards for public school concurrency. The LOS standard shall be 110% of the Florida Inventory of School Housing (FISH) capacity for each public elementary, middle and high school.

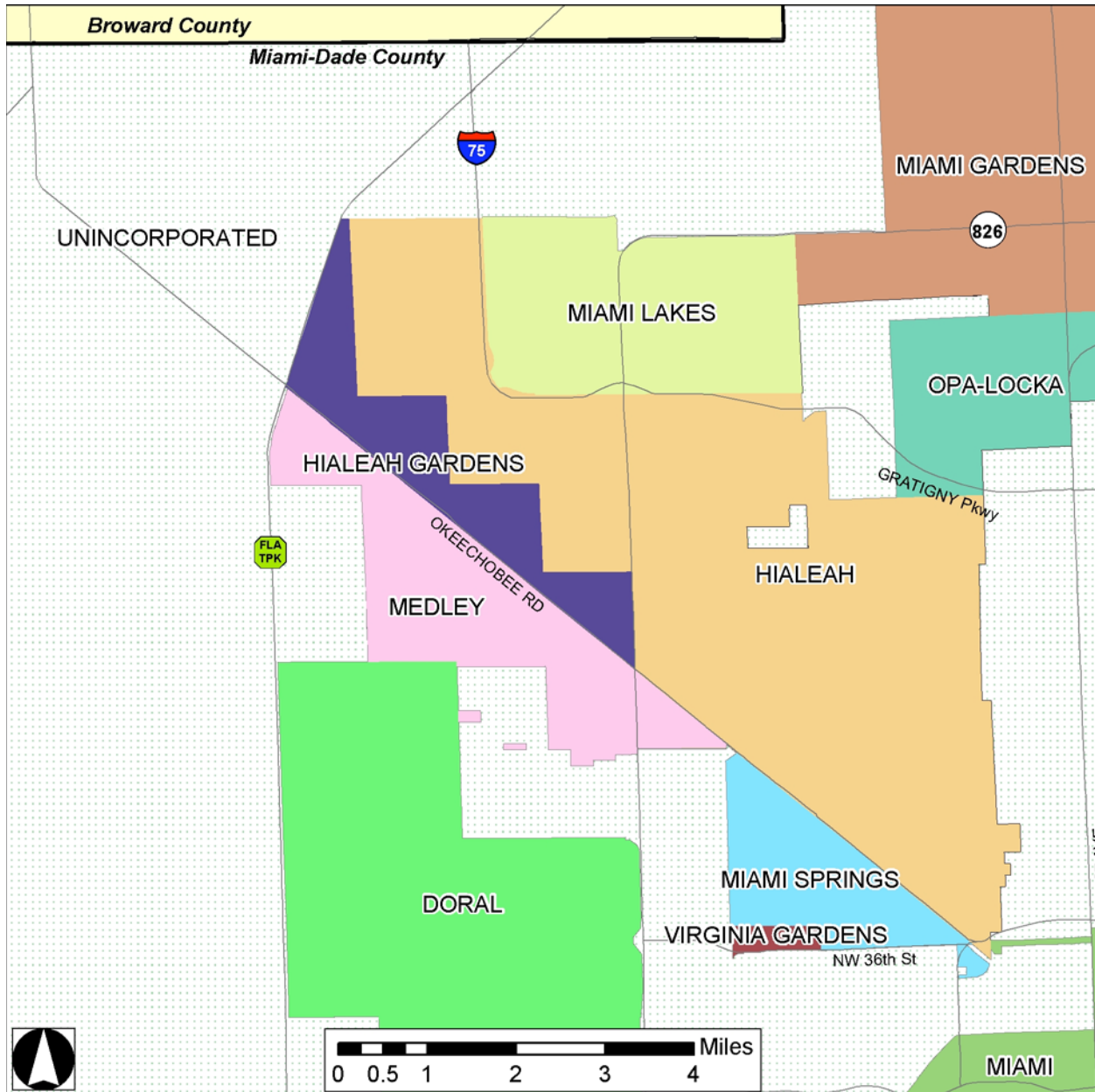
Proposed amendments to the Intergovernmental Element would add policies which would coordinate County and municipal land use planning and permitting processes with the School Board's site selection and planning process to ensure future school facilities are consistent and compatible with land use categories and enable a close integration between existing and planned school facilities and the surrounding land uses.

Proposed Capital Improvement Element amendments would add policies that would ensure that public school facilities are available for current and future students consistent with available financial resources and the adopted LOS.

Recommendation

Staff review of the proposed amendments for public school facilities confirms that they are compatible with and supportive of the goals and policies of the *SRPP*.

Attachment 1



COMPREHENSIVE PLAN AMENDMENTS

Location Map

Town of Medley
Proposed Amendment #08-1ER

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

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