



MEMORANDUM

AGENDA ITEM #7c

DATE: SEPTEMBER 14, 2009

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF HOMESTEAD ADOPTED COMPREHENSIVE PLAN AMENDMENT

Introduction

On August 3, 2009, Council staff received adopted amendment #09-1ER, formerly #08-2ER, to the City of Homestead Comprehensive Plan for review of consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. The proposed amendment was reviewed at the October 6, 2008 Council meeting and found to be generally consistent with the *SRPP*, with the exception of the Housing Element (citing *SRPP* Goal 6 and Policy 6.25). 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 2008 was 59,415, over a 60 percent 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 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.

Summary of Staff Analysis

Adopted amendment #09-1ER 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).

Adopted amendment package #09-1ER was adopted as proposed with several revisions based on the November 10, 2008 Objections, Recommendations, and Comments (ORC) Report, issued by DCA. The adopted revisions are summarized below:

- Additional Data and Analysis justify the current and projected Levels of Service (LOS) Standards for parks and recreation, transportation, potable water, and sanitary sewer;
- New Policies direct the City to monitor the future needs of Commercial and Industrial land use within the City, and ensure appropriate land use decisions and best management practices;
- The Future Land Use Map (FLUM) has been updated to reflect a 2020 planning horizon, and additional updates to the Future Land Use Map Series depict existing and planned potable waterwells and wellhead protection areas, floodplains, lakes, wetlands, minerals and soils, and transportation conditions;
- A new Measure in the Future Land Use Element quantifies the effectiveness of hazard mitigation Objectives;
- New Policies in the Transportation Element provide for coordination with the Florida Department of Transportation (FDOT) and Miami-Dade County regarding roadways that are not under City jurisdiction, and New Policy 7.4 protects existing and future right-of-ways from new development or redevelopment;
- The Housing Element includes additional Data and Analysis related to Small Area Planning, oriented toward revitalization while maintaining individual neighborhood character; and
- The Capital Improvements Element has been revised to clarify funding sources and cost projections, and includes a consolidated 5-Year Schedule of Capital Improvements that focuses on projects needed to maintain adopted LOS Standards.

At transmittal, the Council found an amendment to the Housing Element inconsistent with Goal 6 and Policy 6.25 of the *SRPP*, relating to affordable housing and community displacement. The City has now removed the proposed policy, which could have displaced residential units of an established farmworker community. Since the Policy was not adopted, the remaining Housing Element amendments are generally consistent with the *SRPP*.

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). Those amendments respond to some of the issues raised in the #09-1ER ORC Report.

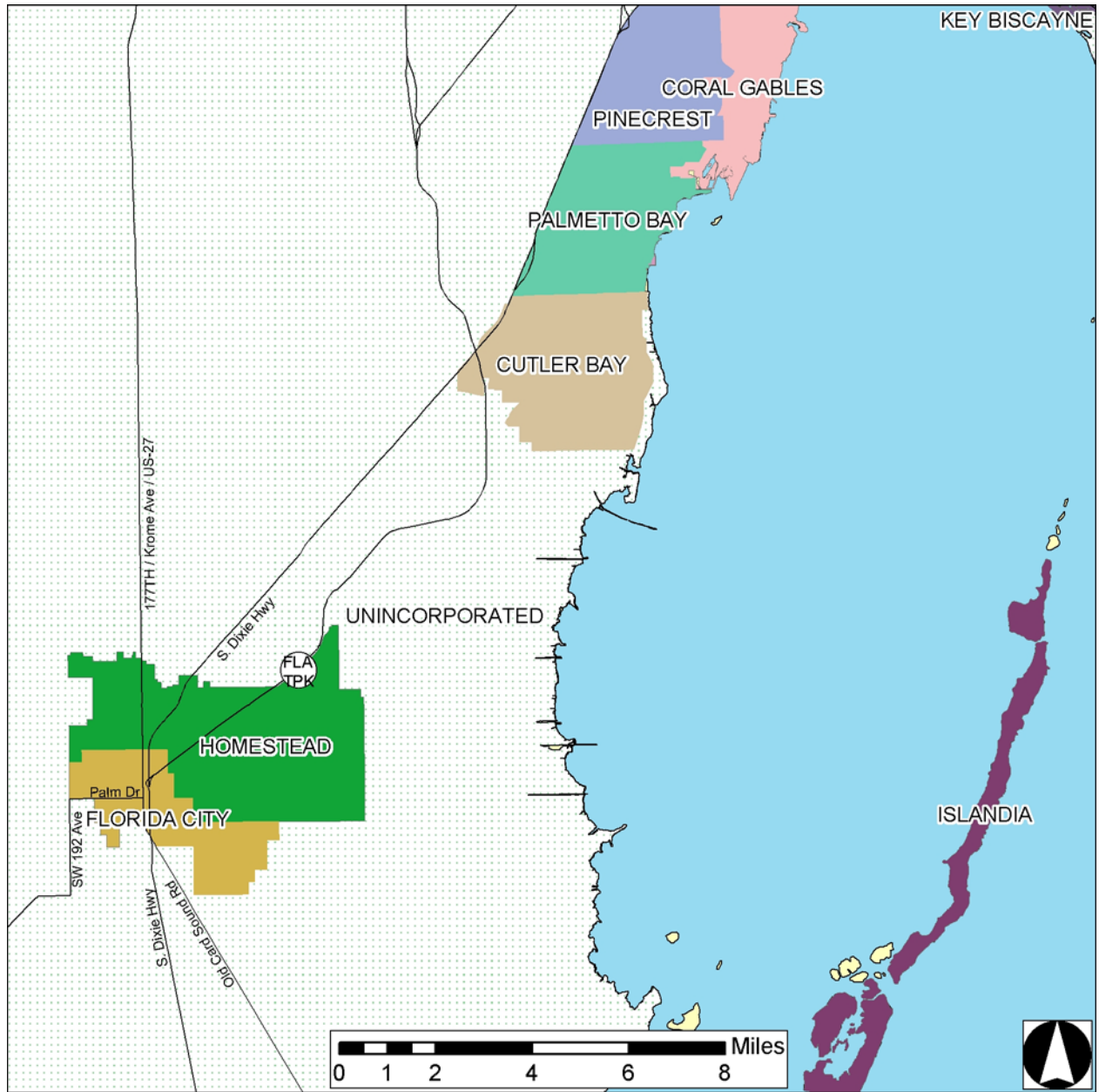
The City of Homestead unanimously voted to approve the adopted amendment at its July 20, 2009 meeting.

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 Homestead 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 Homestead
Adopted Amendment #09-1ER

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