



# MEMORANDUM

AGENDA ITEM #6d

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DATE: FEBRUARY 4, 2008

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: MIAMI SHORES VILLAGE PROPOSED COMPREHENSIVE PLAN AMENDMENT

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## Introduction

On December 31, 2007 Council staff received proposed amendment #08-PEFE1 to the Miami Shores Village 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

Miami Shores Village is located in northeast Miami-Dade County. Occupying approximately 2.5 square miles of land area, the Village is bounded on the east by Biscayne Bay, on the north by unincorporated Miami-Dade County and the City of North Miami, on the west by I-95, and on the south by the Village of El Portal. The municipality is a stable, essentially built-out community of predominantly single-family residential households. Many of the homes are historic structures. Founded in 1932, its estimated 2007 population is 10,323, a slight decrease (.5%) over the year 2000 U.S. Census of Population. The Village has limited commercial and industrial uses, the largest of which is the main campus of Barry University, a private Catholic university established in 1940.

Additional information regarding the Village or the Region may be found on the Council's website, [www.sfrpc.com](http://www.sfrpc.com).

## Summary of Staff Analysis

The Miami Shores Village proposed amendment #08-PEFE1 consists of changes to all elements of the Comprehensive Plan based on issues identified in the 2005 Evaluation and Appraisal Report (EAR). In addition, a copy of the *Amended and Restated Interlocal Agreement for Public Schools Facilities Planning In Miami-Dade County*, adopted by the Village Council, was included in the transmittal. The general location of the Miami Shores Village is shown in Attachment 1.

## EAR-Based Comprehensive Plan Amendments

In 1998 the State of Florida revised the statutory requirements for EAR 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 Report 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 Village of Miami Shores identified the following issues to address in its EAR. These issues provide the basis for the proposed EAR-based amendments:

1. Preservation of existing character, and:
2. Expansion of the Village through annexation.

The Evaluation and Appraisal Report (EAR) for the Village's Comprehensive Plan was adopted by the Village Council and was found to be sufficient on September 2, 2005. The EAR contains a significant amount of data and analysis upon which the proposed amendments are based and includes recommendations from the 2005 EAR.

Amendments to nine comprehensive plan elements are contained in this amendment package. A brief summary of the amendments follows.

Future Land Use Element amendments would update Future Land Use objectives and policies to ensure that future and existing development is consistent with and reflects the full range of land uses that should be provided in the Village. The amendments would also guide innovative planned development and mixed land use development techniques, to ensure compatibility with the community's historic structures and character.

Transportation Element amendments would update policies to assure the future coordination of the Village, Miami-Dade County, the Metropolitan Planning Organization, the Florida Department of Transportation and other relevant agencies to implement needed improvements for better mobility and interconnectivity, and maintain Level of Service standards.

Housing Element amendments would update policies to address the Village's need to address affordable housing requirements.

The entire Infrastructure Element would be replaced. Proposed amendments would introduce the concept of a Concurrency Management System to ensure that proposed development and redevelopment will not result in a reduction in the levels of service below the adopted level of service standards for sanitary sewer facilities, stormwater management, potable water and solid waste services. Changes would also modify Level of Service standards to reflect current system operational data.

Coastal Management Element amendments would update objectives and policies to conserve natural resources, and to protect human life and property from the impact of disasters through planning, mitigation and recovery.

Conservation Element amendments would update policies to maintain the significant natural features and environmental quality in Miami Shores.

Recreation Element amendments would continue the support of, and participation in, open space facilities. This would include a park and recreation facility inventory and the establishment of a database to regularly monitor recreation and park lands capacity and demand.

Intergovernmental Coordination Element amendments would update objectives and policies to assure compliance with State, Miami-Dade County, and local ordinances which relate to building utilities, infrastructure and conservation to improve quality standards. It would also add an objective to promote intergovernmental coordination through the annexation process.

Capital Improvements Element amendments would update objectives and policies to assure that essential capital improvements are provided in a manner consistent with sound fiscal policies. Proposed changes also update Level of Service (LOS) standards for water and sewer concurrency.

*Amended and Restated Interlocal Agreement for Public Schools Facilities Planning In Miami-Dade County*

As a part of the amendment package, the Village has submitted the adopted *Amended and Restated Interlocal Agreement for Public Schools Facilities Planning In Miami-Dade County (ILA)*, as approved by the Village Council and the School Board of Miami-Dade County in December 2007. However, the Village has not transmitted for review the proposed Public School Facilities Element and related amendments to the existing Capital Improvements and Intergovernmental Elements of the Village's Comprehensive Plan. The *ILA* will not become effective until these amendments to the Village's Comprehensive Plan are adopted and the *ILA* is executed by Miami-Dade County.

Comment

Prior to transmittal of the amendment package that includes the proposed Public School Facilities Element and related amendments to the existing Capital Improvements and Intergovernmental Elements of the Village's Comprehensive Plan, the Village should coordinate with Miami-Dade County Public Schools, Miami-Dade County, its municipalities and Council staff to ensure that the amendment package is consistent with what is being adopted County-wide.

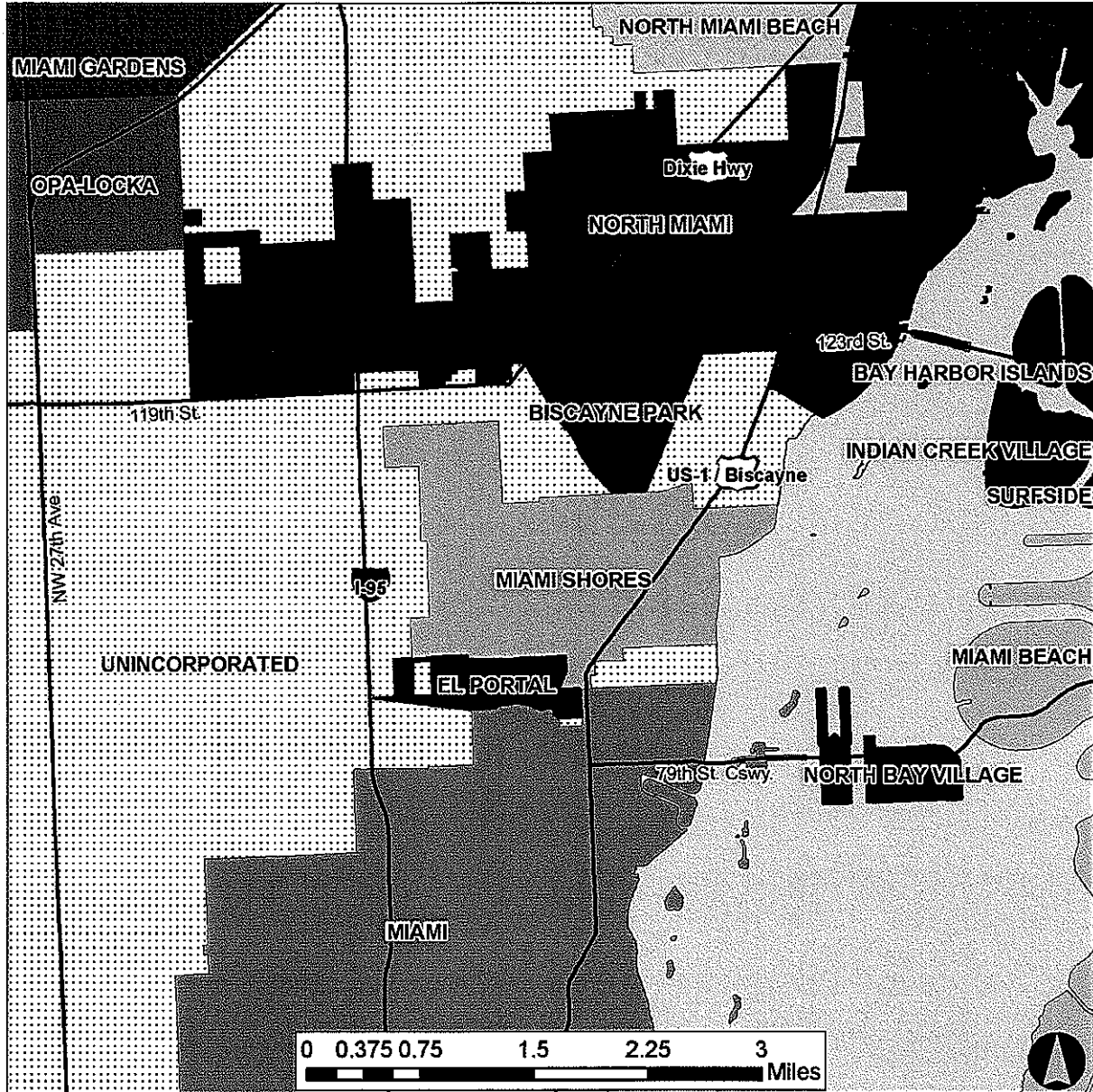
The Miami Shores Village Council approved transmittal of the proposed amendments by unanimous vote on December 4, 2007.

Staff analysis confirms that the proposed amendment is compatible with the goals and policies of the *Strategic Regional Policy Plan for South Florida (SRPP)*.

Recommendation

Find proposed amendment #08-PEFE1 to the Miami Shores Village Comprehensive Plan 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

Miami Shores Village  
Proposed Amendment #08-PEFE1

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

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