



# MEMORANDUM

AGENDA ITEM #7c

DATE: FEBRUARY 4, 2008

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF FLORIDA CITY ADOPTED COMPREHENSIVE PLAN AMENDMENT

## Introduction

On January 2, 2008 Council staff received adopted amendment package #07-1ER to the City of Florida City Comprehensive Plan for review of consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. Proposed amendment #07-1ER was reviewed at the July 2, 2007 Council Meeting and was found to be generally consistent with the *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 Florida City is located at the southern end of Miami-Dade County, south and west of the City of Homestead, north of the Florida Keys, and east of the Florida Everglades. Miami-Dade County's Urban Development Boundary (UDB) runs close to, and at times borders, the City's southern boundary. Incorporated in 1914, the City's estimated population in 2007 was 9,318, representing a 18.8% percent increase over the year 2000 population. As a result of urban growth pressures and the declining stock of vacant land in western Miami-Dade and Broward Counties, the South Miami-Dade area has entered a period of rapid increase in residential development and a corresponding loss of agricultural land. Currently one of the region's most economically disadvantaged communities, Florida City is still attempting to recover from the impacts of Hurricane Andrew in 1992, and at 38.2% (2000 Census), its high rate of poverty has created an urgent need for the City to address economic development and a greater mix of housing opportunities for its residents. Hoping to capitalize on South Miami-Dade's new era of growth and the City's unique location at the entrance to the Florida Keys and the Florida Everglades, Florida City is attempting to improve its economic and financial foundations by pursuing development, redevelopment and economic expansion.

Additional information regarding the City or the Region maybe found on the Council's website as [www.sfrpc.com](http://www.sfrpc.com).

### Summary of Staff Analysis

Adopted amendment #07-1ER includes text amendments to the Future Land Use, Infrastructure, Transportation; Intergovernmental Coordination and Capital Improvements Elements. A map depicting the general location of the City is included in Attachment 1.

The EAR-based amendments were revised in response to the Objections, Recommendation and Comments (ORC) Report issued by the Department of Community Affairs (DCA). The revisions summarized below, serve to strengthen the City's Comprehensive Plan.

- Florida City developed relevant objectives and policies to meet school siting requirements, to provide coordination with South Florida Water Management District, and to establish compatibility between land uses.
- The City created Level of Service standards for Transportation and Potable Water. The respective Comprehensive Plan Elements were updated.
- The Capital Improvement Element was adjusted to ensure proposed projects are financially feasible and have a reasonable chance of being implemented.
- Future Land Use Maps were included and adopted.
- Data and analysis to support requested changes were also provided.

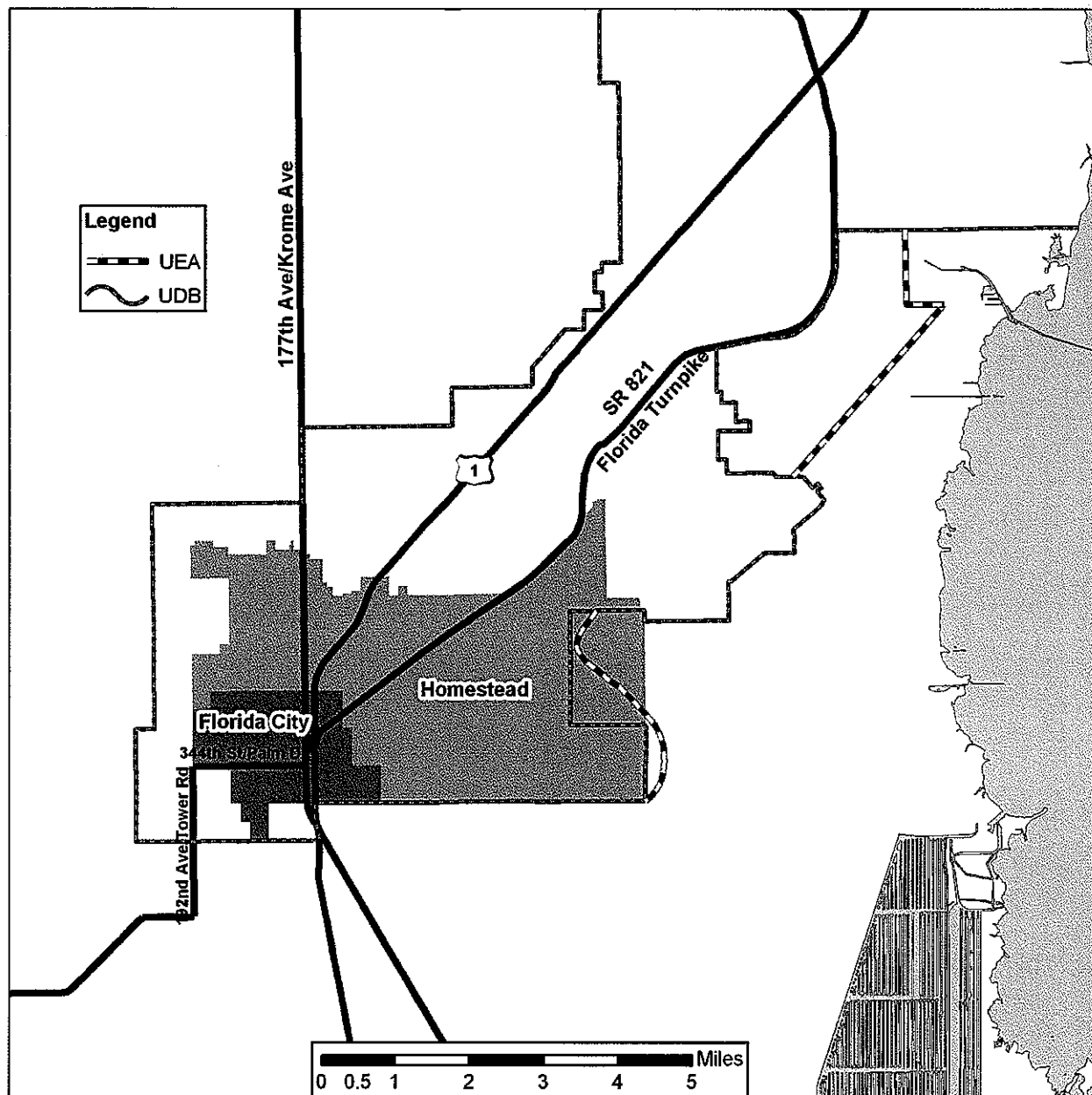
Staff analysis confirms that adopted amendment package #07-1ER to the City of Florida City is generally consistent and supportive of the goals and policies of the *Strategic Regional Policy Plan for South Florida*.

The City Council voted 3-0 to adopt the amendments and authorized the transmittal of the plan amendments to the Florida Department of Community Affairs at its November 28, 2007 meeting.

### Recommendations

Find the City of Florida City adopted amendment package #07-1ER 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 Florida City  
Adopted Amendment #07-1ER

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

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