



# MEMORANDUM

AGENDA ITEM #6g

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DATE: FEBRUARY 2, 2009  
TO: COUNCIL MEMBERS  
FROM: STAFF  
SUBJECT: TOWN OF GOLDEN BEACH PROPOSED COMPREHENSIVE PLAN AMENDMENT

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## Introduction

On January 8, 2009 Council staff received proposed amendment #09-1ER to the Town of Golden Beach 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

The Town of Golden Beach, incorporated in 1928, is the northernmost coastal community in Miami-Dade County. The oceanfront community is bordered by the Intercoastal Waterway to the west, the City of Sunny Isles Beach to the south and Hallandale Beach in Broward County to the north. The Town is only 0.344 square miles in size with a 2008 estimated population of 947 (a 3 percent increase since 2000). The Town is entirely comprised of single family detached homes on large lots and has virtually no growth opportunities beyond the infill of existing vacant lots. The Town's charter restricts the use of all private lands to only single-family detached homes and the Future Land Use Map is limited to Public Facilities, Recreation and Open Space, and Single-Family Residential. The Town is bisected by State Road A1A, and 4 recreation areas serve its residents along the Atlantic Ocean.

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

## Summary of Staff Analysis

Proposed amendment #09-1ER contains the Evaluation and Appraisal Report (EAR)-based text amendments to the Town of Golden Beach Comprehensive Plan. The Town's EAR was found sufficient on August 26, 2005 by the Florida Department of Community Affairs (DCA). A map depicting the general location of the Town is included in Attachment 1.

There are no changes in land use proposed in this amendment package.

## **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 key local issues they are facing 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. Because the Town has been working with an outdated and inefficiently formatted Comprehensive Plan since 1988, it is proposing to utilize the EAR-based amendment process to replace the existing document.

In the 2005 EAR, the Town identified the need to update the Comprehensive Plan to address several legislative changes, provide current data and analysis, and update the Capital Improvement Program. In addition, the Town identified the following specific issues to be addressed through EAR-based amendments:

1. Study the need for adequate facilities for a younger population, primarily parks and recreation; and
2. Perform a historical resources analysis.

All nine elements of the comprehensive plan are proposed to be updated in accordance with the amendments called for in the EAR, including a response to changes to State Statutes, the Florida Administrative Code and the *Strategic Regional Policy Plan for South Florida (SRPP)*. The proposed EAR-based text amendments include revisions required for water supply planning and adoption of a Water Supply Facilities Work Plan. The Town of Golden Beach is exempt from adopting a Public Education Facilities Element.

The Town Council of Golden Beach unanimously voted to approve the proposed amendment at its November 18, 2008 meeting.

### **Summary of EAR-Based Text Changes**

#### Future Land Use Element

The primary change to this element would update the element's data and analysis with current population figures and projections. The proposed Goals, Objectives and Policies (GOPs) serve to maintain the Town's current land uses (Public Facilities, Recreational, and Residential) and ensure quality development with adequate availability of all required public facilities.

#### Transportation Element

The Town's Traffic Circulation Element would be replaced with a new Transportation Element to address transportation objectives and policies that were not achieved through the previous element. The revised element includes discussion and analyses of mass transit, pedestrian facilities, and bikeways, as required by Legislative Changes to Florida Statute 163. The proposed GOPs aim to develop and maintain a safe, efficient, and cost effective transportation system for motorized and non-motorized modes of travel; maintain adopted level of service (LOS) standards for roadways; enforce a concurrency management system; coordinate transportation and land use planning activities; encourage a transportation system to minimize environmental impacts and conserve energy; promote transit service; and coordinate with Miami-Dade County in implementing a countywide Transportation Element.

The proposal to maintain LOS standards for roadways may be challenging for the Town. Long range traffic volume forecasts by Miami-Dade and Broward Metropolitan Planning Organizations (MPO) show an increase of over 44,000 Average Daily Trips and over 3,500 PM Peak Trips for State Road A1A, resulting in a LOS of "F". However, the Town questions the accuracy of these projections since it is 96

percent built out and the surrounding areas have been redeveloped and are essentially built out. Future development opportunities are limited to infill projects.

The Town believes future traffic volumes should be similar to existing volumes since SR A1A has been operating below capacity. The Town only contributes to 13 percent of traffic on SR A1A, of which a majority of traffic is “cut through” trips between Miami-Dade and Broward Counties. SR A1A has been widened to eighty (80) feet and currently operates at a LOS of B. Additional widening would not be considered since it would directly impact adjacent property owners and lessen quality of life. The Town will attempt to reduce the amount of traffic on its roadways by promoting transit services and enforcing speeding. Roadway volumes will also be monitored for condition changes that may warrant future improvements.

#### Housing Element

Proposed changes to this element include a current analysis of the existing housing conditions, characteristics, and an updated housing inventory. Substandard housing does not exist within the Town and sufficient vacant developable lots exist to meet projected housing needs. The proposed GOPs aim to maintain the current quality and character of housing, promote historic preservation, and encourage intergovernmental coordination to address affordable housing. The Town has committed to work with other local governments to address the needs identified in the Shimberg Center Affordable Housing Needs Assessment.

#### Sanitary Sewer, Solid Waste, Stormwater Management, Potable Water, and Natural Groundwater Aquifer Recharge Element

Proposed changes to this element include summaries on the Town’s service area, provider relationships, facilities, capacity, LOS standards, and capital improvement needs related to sanitary sewer, solid waste, recycling, stormwater management, and potable water. A historical struggle with stormwater management due to low land elevations and an undersized stormwater system was identified. In 2007, 73 percent of the Town’s citizens approved a 30-year bond referendum to overhaul the stormwater system, in addition to updating the potable water distribution system, sidewalks, and grounding overhead utilities. The proposed GOPs aim to provide and maintain the public infrastructure within the element to ensure adequate services, public health, safety and quality of life.

#### *Town of Golden Beach Water Supply Facilities Work Plan (Work Plan)*

The City of North Miami Beach (NMB) provides potable water to the Town of Golden Beach through a retail service agreement. The Town is responsible for its water distribution system, which will be updated by 2010 according to the Capital Improvements Program (CIP). The main source of water for NMB Utility is from the Biscayne and Floridan Aquifers. In 2007, the NMB Utility renewed their 20-year water permit for an annual allocation of 14,009 million gallons and has identified capacity as adequate to meet their current and projected demands. The NMB Work Plan and related proposed Comprehensive Plan amendments were reviewed by the South Florida Regional Planning Council on December 1, 2008 and found to be generally consistent with the *Strategic Regional Policy Plan for South Florida (SRPP)*.

The Town Work Plan describes its’ water provider (NMB) relationship, data and analysis on current and projected water supply, conservation and reuse measures, and planned capital improvements for a new water system within the Town and through coordination with NMB.

#### *Comment*

Within the related potable water sub-element on page 12, the Town states that the City of North Miami Beach (NMB) has adopted its 10-Year Water Supply Facilities Work Plan. However, the NMB Work Plan has only concluded the proposed stage of the amendment process and the City is now in receipt of the Department of Community Affairs' Objections, Recommendations, and Comments (ORC) Report. The Town should revise this element to reflect the correct status of the NMB Work Plan.

In addition, to provide for better coordination between the Town Work Plan and Comprehensive Plan, the Town should revise proposed Policy 4.1.9 to include the NMB Work Plan.

#### Coastal Management Element

Proposed changes to this element include a summary of the Town's current relationship with bordering waterways, environmental impacts, and evacuation needs associated with coastal communities. The proposed GOPs aim to preserve the Town's natural resources and ensure resident safety. The Town has committed to enhancing the quality of its beaches and waterways through native restoration and pollution prevention standards. The protection of residents from hurricanes and natural disasters is addressed through building standards, regional evacuation coordination, and a commitment to public safety education and post-disaster recovery planning.

#### Conservation Element

Proposed changes to this element include analysis on the Town's natural resources: beach and soil, water, the lack of natural flora and fauna, and air quality. The proposed GOPs aim to achieve a balanced environmental system that conserves and protects. To maintain and exceed established air quality levels, the Town proposes to plant new swale trees and enforce Miami-Dade County Landscape Code. For water management, the Town proposes to continue upgrading the current stormwater management system.

#### Recreation and Open Space Element

Proposed changes to this element include analysis of the Town's 5.43 acres of parkland, including nine parks and open space areas, nearby regional facilities, LOS achievement, and the Town Park and Recreation Master Plan with recommendations for improvements. The proposed GOPs aim to upgrade and enhance all parks and open space through the implementation of a Town Park and Recreation Master Plan, update the Capital Improvement Plan, and restrict access to the Town beach and parks to residents.

#### Comment

**Proposed Objective 1.2 and Policy 1.2.1 directs the Town to maintain and restrict beach and parks to Town residents only. Council staff contacted the Town's planning consultant to discuss the proposed language, who identified that the Town's park and open space areas were historically dedicated by plat for Town residents. In addition, the Town Charter and Code of Ordinances maintain these areas for residents only. Council staff recommends the Town include these facts as supporting data and analysis for the Recreation and Open Space Element prior to adoption.**

#### Intergovernmental Coordination Element

Proposed changes to this element include a summary of the Town's current relationship with adjacent municipalities, Miami-Dade County, utility companies, regional, and state agencies. The proposed GOPs would direct the Town to coordinate with adjacent municipalities, counties, and the state to ensure the Town identifies issues and resolves conflicts among government agencies to achieve a compatible built and natural environment.

Capital Improvements Element

Proposed changes to this element include a fiscal assessment and an analysis of the adequacy of its current facilities, and a summary of the Town’s revenue sources and capital improvement needs. The LOS standards are established for the necessary public facilities as follows:

Sanitary Sewer	100 Gallons per capita per day
Potable Water	144 Gallons per capita per day
Solid Waste	20 Pounds per household per day
Drainage	A 1-day storm statistically occurring once in 10 years
Transportation	SR A1A: Two way peak hour LOS “E” at 120% of the standard volume All other local Town roadways: Two way peak hour LOS “A”
Parks & Recreation	2.75 Acres per every 1,000 person

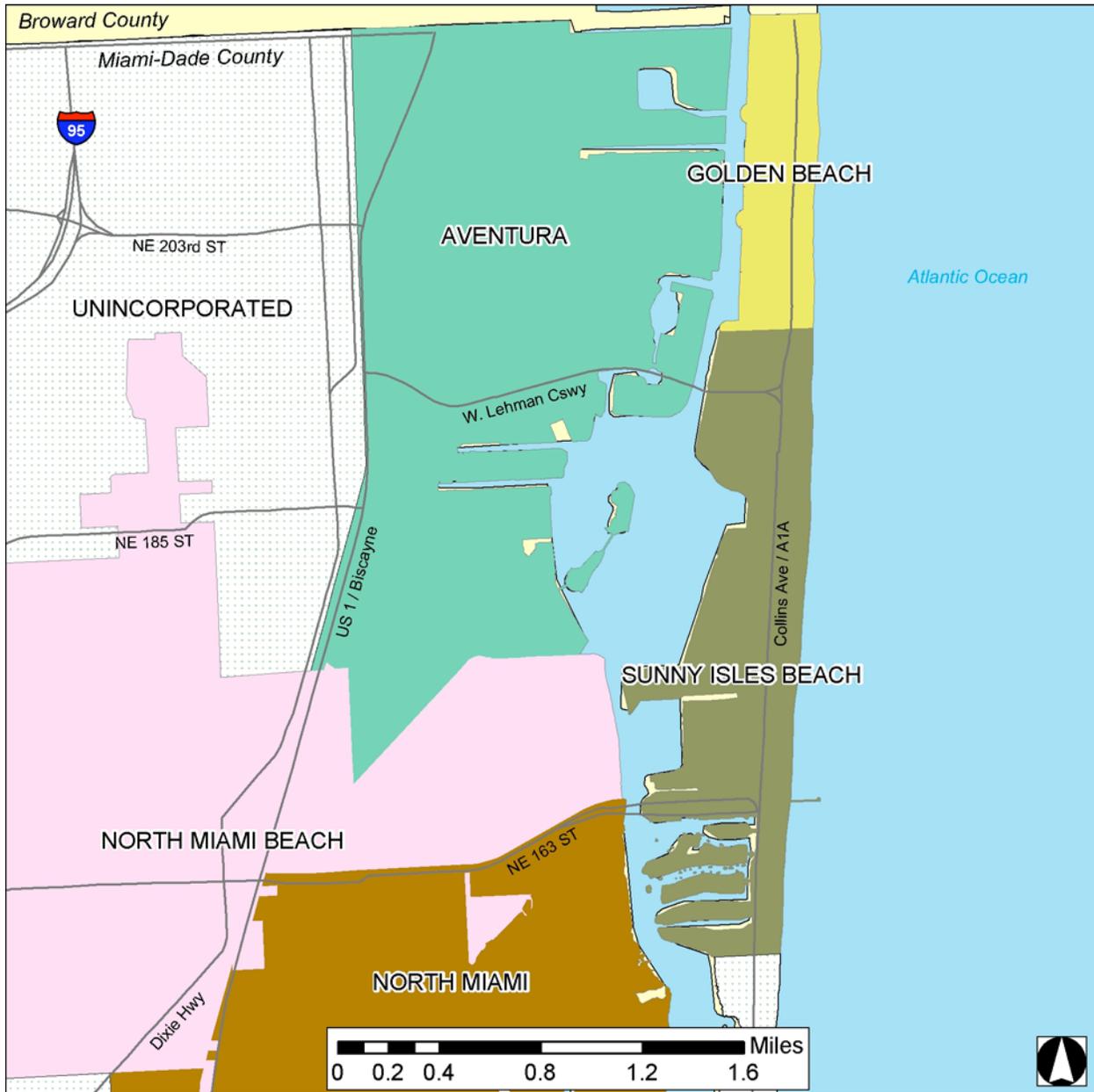
The 5-Year Capital Improvement Program (CIP) is updated and identifies funding sources and projects through the year 2013. The proposed GOPs serve to ensure necessary infrastructure exists or is planned for to meet the Town’s needs. Additional language is proposed to require the annual update of the CIP and adopt the LOS Standards with proportionate cost sharing for all future development.

The Town Council of Golden Beach unanimously voted to approve the proposed amendment at its November 18, 2008 meeting.

Recommendation

Find proposed amendment #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

Town of Golden Beach  
Proposed Amendment #09-1ER

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

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