



MEMORANDUM

AGENDA ITEM #6j

DATE: JUNE 2, 2008

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: TOWN OF SURFSIDE PROPOSED COMPREHENSIVE PLAN AMENDMENT

Introduction

On May 27, 2008 Council staff received proposed amendment package #08-1 to the Town of Surfside 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 Surfside is a small community covering approximately 365 acres along the northeastern coastline of Miami-Dade County directly south of Bal Harbor Village, west of Bay Harbor Islands and Indian Creek Village, and north of Miami Beach. The Town was incorporated in 1935, and is estimated to have 5,775 residents in 2007, which represents a 17% increase over the 2000 estimate. The Town is characterized by a majority of residential uses on its western borders while the coastal development is a mix of commercial, residential and recreational uses.

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

Summary of Staff Analysis

Proposed amendment #08-1 includes text amendments to the Future Land Use Element of the Town's Comprehensive Plan to address intensity standards for public use facilities. The general location of the Town is shown in Attachment 1.

The proposed amendment would establish a new land use category called Community Facilities, allowing a maximum floor area ratio of 3.0 and a 70 foot height limit. This addition to the Future Land Use Element would enable the Town to move forward with plans to build a desired community center and other potential community facilities. A proposed change to the Future Land Use Map designation of desired parcels will follow this text amendment upon adoption.

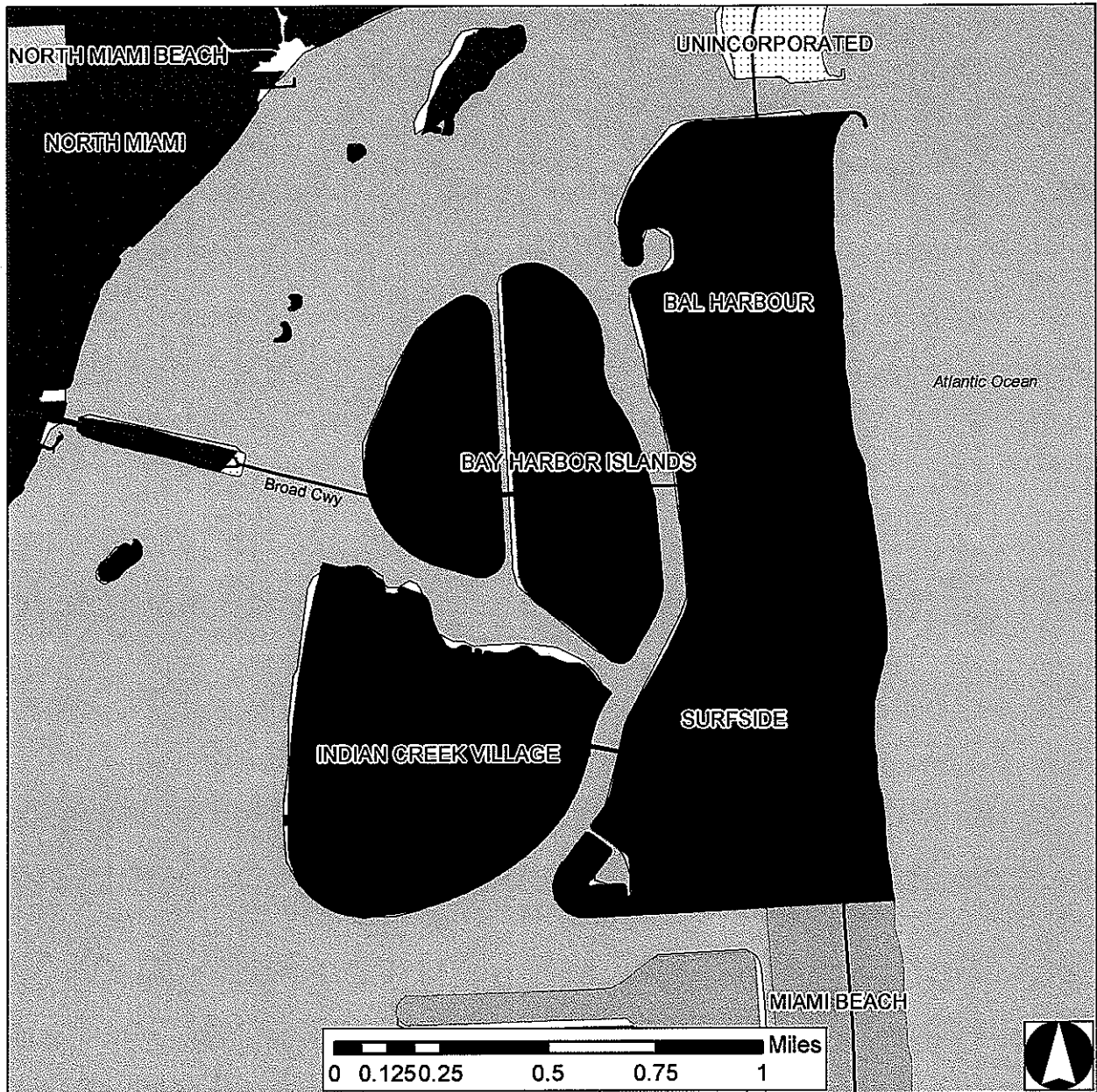
Staff analysis confirms that the amendment is compatible with the goals and policies of the *Strategic Regional Policy Plan for South Florida (SRPP)*.

The City Commission unanimously approved the proposed text amendments and authorized their transmittal to the Florida Department of Community Affairs for review at its May 13, 2008 meeting.

Recommendation

Find Town of Surfside proposed amendment package #08-1 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 Surfside
Proposed Amendment #08-1

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