



MEMORANDUM

AGENDA ITEM #6c

DATE: OCTOBER 5, 2009
TO: COUNCIL MEMBERS
FROM: STAFF
SUBJECT: TOWN OF SURFSIDE PROPOSED COMPREHENSIVE PLAN AMENDMENT

Introduction

On September 18, 2009, Council staff received proposed amendment #09-1ER 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 Harbour 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 5,789 residents in 2008, which approximately represents a 19 percent 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. A map depicting the general location of the Town is included in Attachment 1.

Summary of Staff Analysis

Proposed Amendment #09-1ER contains Evaluation and Appraisal Report (EAR)-based text amendments; no changes are proposed to the Town's Future Land Use Map. The Town's EAR was found sufficient on July 29, 2008, by the Florida Department of Community Affairs (DCA).

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 the 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. The Town of Surfside 2008 EAR identified the following specific issues to be addressed through EAR-based amendments:

1. Economic development and redevelopment;
2. Green design standards;
3. Balancing intensity and density standards in the Collins Avenue business district;
4. Improving transportation along the roadways of Collins and Harding;
5. Incorporating Surfside Charrette concepts into the Comprehensive Plan; and
6. Affordable housing.

Nine (9) Elements of the Town of Surfside Comprehensive Plan would be amended, with updates to the Data and Analysis, in accordance with the issues identified 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 Town of Surfside Commission approved the proposed amendment at its September 8, 2009 meeting, for transmittal.

Summary of EAR-Based Text Changes

Future Land Use Element

The Town proposes the following Policies within this Element to address economic issues:

- Explore the financial feasibility of conducting a Business District Expansion Study;
- Consider a parking trust fund;
- Develop a Streetscape Master Plan Study;
- Provide for the preservation of historic structures; and
- Maintain a safe public environment with Crime Prevention through Environmental Design (CPTED).

Related to the issue of Green Design Standards, the Town has proposed the following Objectives and Policies:

- Maintain design guidelines that encourage the use of green rating systems in development and redevelopment;
- Require all municipal buildings to be certified under a nationally recognized green building standard; and
- Review all new residential buildings for green standards.

To balance intensity and density standards in the Collins Avenue Business District, the Town has proposed to clarify existing Policies to ensure new tourist facilities are permitted within the Moderate Density Residential/Tourist, Moderate-High Residential and High Density Residential/Tourist land use categories. Additional changes would include population projection updates and address new requirements of House Bill 697 (2008), related to discouraging sprawl and supporting green house gas reduction strategies.

Transportation Element

The Town proposes the following Objectives and Policies to address the issue of improving transportation along the roadways of Collins and Harding:

- Provide signage within Florida Department of Transportation's (FDOT) standards;
- Develop a Streetscape Master Plan that includes pedestrian focused improvements;
- Provide for increased coordination with FDOT and Miami-Dade County regarding the left-turn signage at the intersection of Abbott Avenue and 96th Street;
- Maintain a traffic calming program; and

- Develop a Parking Management Plan, including the investigation of a parking trust fund to support structured parking.

Related to the issue of incorporating the Surfside Charrette concepts into the Comprehensive Plan, the Town proposes to conduct a study to determine the financial feasibility of reestablishing two-way flow on Harding Avenue and Collins Avenue. Additional proposed Policies would direct the Town to evaluate neighborhood intersection operations to increase safety, and change the Level of Service (LOS) Standard for local roadways to 'D' in order to accommodate traffic without right-of-way expansions.

Housing Element

The Town proposes to revise Housing Element Policy 2.1, which would direct the Town to monitor the affordable housing activities of the Miami-Dade Housing Within Reach Taskforce, the Miami-Dade Housing Authority, the South Florida Regional Planning Council, and nearby location jurisdictions. A new Objective, and related Policies, would promote energy efficiency and the use of renewable energy in the design and construction of new housing.

Parks and Recreation Element

The proposed changes to this Element would direct the Town to:

- Conduct a Beachwalk Master Plan;
- Create a pedestrian and bicycle network that links the Town's parks, recreation, and natural amenities into an "emerald necklace";
- Encourage safer play environments;
- Enhance existing and underutilized parks;
- Adjust the LOS Standard for park and open space to six acres per one thousand (permanent population); and
- Determine the feasibility of creating beach-side pocket parks at the end of each east-west streets.

Coastal Management

The proposed changes to this Element would include updating the definition of the Coastal High Hazard Area, and monitoring updates to sea-level rise data in order to make appropriate land use decisions for infrastructure improvements.

The Town has indicated that a Local Comprehensive Emergency Management Plan (CEMP) is being developed to identify the organizational structure and resources available to prepare for, respond to, recover from, and mitigate identified hazards. Several amendments to this Element are proposed in coordination with the CEMP, including drainage improvements, flood proofing, and dune enhancement. Additional Policies are proposed to require the Town to adopt the CEMP by December 2011 and prepare and adopt a post-disaster redevelopment plan by 2012.

Conservation Element

The Town proposes a new Objective, and related Policies, to encourage residents to minimize automobile idling time, meet adequate landscape requirements, and promote the use of solar panels and green building standards. Objective 2 would be amended to clarify stormwater quality requirements for the Town, development, and redevelopment. A new Policy is proposed to continue coordination with County, State, and the U.S. Fish and Wildlife Service for the protection of beach dune systems.

Intergovernmental Coordination Element

Proposed new Policies in this Element would direct the Town to coordinate with FDOT and adjacent local governments to study the change in local street patterns; work with the South Florida Regional Planning Council to support the implementation of affordable housing; and coordinate with relevant agencies regarding sea-level rise, energy efficient public transportation, and affordable housing.

Infrastructure Element

The proposed amendments to this Element focus on wastewater and drainage. Revisions and new Policies are proposed to implement the Sanitary Sewer Evaluation Study protocols, maintain the Town's LOS Standards, use best management practices (BMPs), and adhere to the National Pollution Discharge Elimination System (NPDES).

Capital Improvements Element

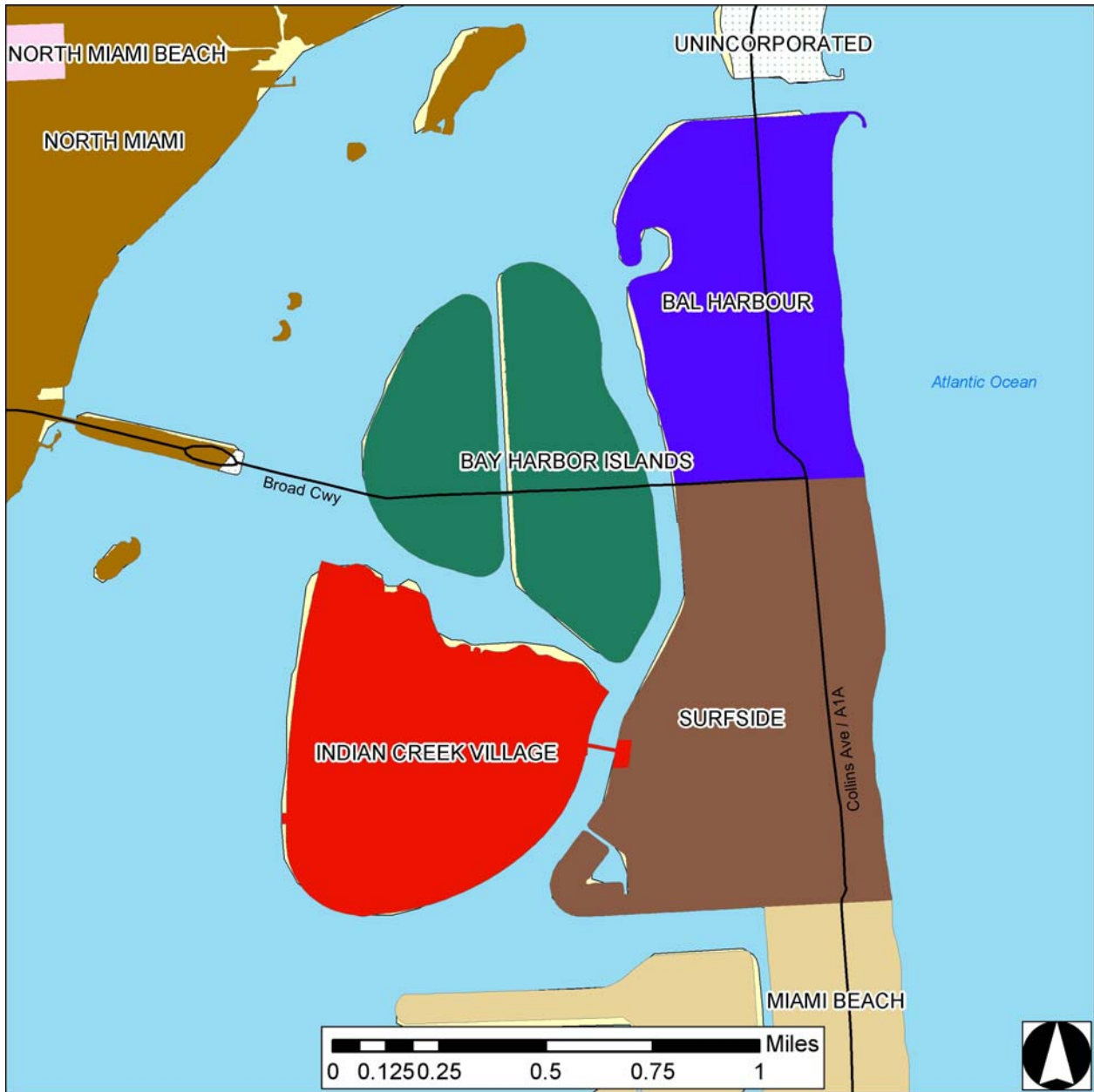
The proposed amendments to this Element are mainly minor language updates and revisions to maintain consistency. The updates to proposed projects within the Schedule of Capital Improvements are based on new stormwater, wastewater, and roadway improvement needs, but these amendments do not represent the annual update to the Capital Improvements Element.

Staff analysis confirms the proposed EAR-based text amendments are compatible with the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

Recommendation

Find Town of Surfside proposed amendments 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

Town of Surfside
Proposed Amendment #09-1ER

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

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