



# MEMORANDUM

AGENDA ITEM #7g

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DATE: FEBRUARY 4, 2008

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF SUNNY ISLES BEACH ADOPTED COMPREHENSIVE PLAN AMENDMENT

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## Introduction

On January 2, 2008, Council staff received adopted amendment package #07-1ER to the City of Sunny Isles Beach Comprehensive Plan for review of consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. The Council, at its August 6, 2006 Executive Committee meeting, found the proposed amendment package generally consistent with the *Strategic Regional Policy Plan for South Florida*, with the exception of the Housing Element and policies related to water supply planning, which were found generally inconsistent. 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 Sunny Isles Beach was incorporated in 1997. The City is located in northeast Miami-Dade County on the barrier island south of Golden Beach. Sunny Isles Beach had a population of 15,315 in Census 2000, and was estimated to have 18,747 residents in 2007, a growth of 22.4 percent since 2000. The City has an area of approximately 2.63 square miles, and has a density of 7,128 persons per square mile. The City is essentially built out, with less than one percent of developable land vacant. Recent redevelopment projects have included high rise condominiums and oceanfront hotels.

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

## Summary of Staff Analysis

Adopted Amendment package #07-1ER contains the Evaluation and Appraisal Report (EAR)-based text amendments to the City of Sunny Isles Beach Comprehensive Plan. The general location of the City is exhibited as Attachment 1.

All elements and the Monitoring and Evaluation Provisions Section of the comprehensive plan were updated in accordance with the amendments called for in the 2005 EAR, including changes to State Statutes, the Florida Administrative Code, the *Strategic Regional Policy Plan for South Florida (SRPP)*, and general changes in City circumstances. The data and analysis section for each element has also been updated.

The EAR-based amendments were adopted as proposed with several changes in response to the Objections, Recommendation and Comments (ORC) Report issued by the Department of Community Affairs (DCA). The objections specifically raised by the Council were addressed as follows:

1. Affordable Housing

The City deleted a proposed objective and in its place added four new policies relating to affordable, workforce, elderly and special needs housing, including a provision for density bonuses.

2. Water Supply Planning

The City revised policies in the Capital Improvements, Conservation, Infrastructure Elements, and Intergovernmental Coordination Elements to provide for development of a ten year water supply workplan and address coordination with South Florida Water Management District (SFWMD) of the Lower East Coast Water Supply Plan Update.

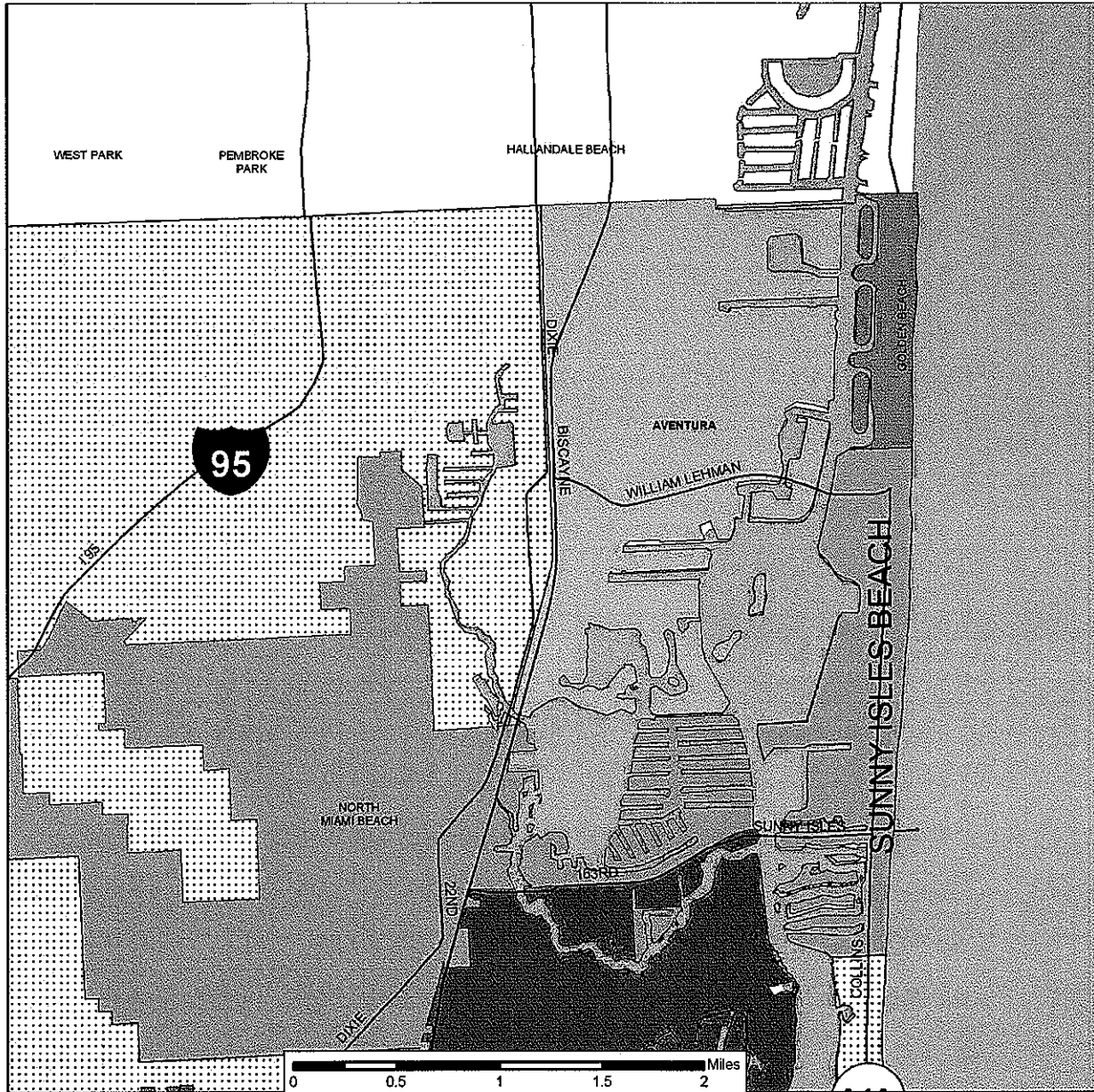
The City of Sunny Isles Beach City Commission adopted the amendments by a unanimous vote on December 13, 2007.

Staff analysis confirms that the adopted EAR-Based amendments are compatible with and supportive of the goals and policies of the *Strategic Regional Policy Plan for South Florida*.

Recommendation

Find the City of Sunny Isles Beach 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 Sunny Isles Beach  
Adopted Amendment #07-1ER

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

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