



# MEMORANDUM

AGENDA ITEM #7a

DATE: MAY 7, 2007

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: INDIAN CREEK VILLAGE ADOPTED COMPREHENSIVE PLAN AMENDMENT

## Introduction

On March 27, 2007, Council staff received adopted amendment package #06-1 to the Indian Creek Village Comprehensive Plan for review of consistency with the *Strategic Regional Policy Plan for South Florida* (SRPP). The proposed amendment package was reviewed at the December 4, 2006 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

Indian Creek Village is a municipality of 59 permanent residents (2006 Census estimate) located in northeast Miami-Dade County. The community was incorporated in 1939. It is located on a 299.2-acre island and is surrounded by Biscayne Bay and its tributaries. Adjacent municipalities include Bay Harbor Islands to the north, Surfside to the east and Miami Beach to the south. Indian Creek Village consists of 35 waterfront residential homes, the Indian Creek Country Club, and one road. Access to the Village is provided by 91<sup>st</sup> Street. There is no commercial, industrial, or multi-family residential development in the Village. There are no opportunities for the Village to expand, and population growth is limited by its small size and limited number of developable lots.

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

## Summary of Staff Analysis

Adopted Amendment #06-1 is a result of a more holistic review of the amended Comprehensive Plan after the Evaluation and Appraisal Report (EAR) based amendment process in early 2006. The adopted amendments include a new Section 1 to memorialize the Village's 2005 EAR process, introductory paragraphs to each of the elements, minor text changes to goals, objectives and policies throughout the document, and a five-year Capital Improvements Schedule in the Capital Improvement Element. A map depicting the general location of Indian Creek Village is included in Attachment 1.

Specifically, the new Section 1 summarizes the history of the Indian Creek Village Comprehensive Plan revision process and highlights the 2005 EAR and EAR-based amendments.

Introductory paragraphs added to each Element are summaries of the findings in the 2005 EAR. Minor text changes to goals, objectives and policies throughout the document reflect up-to-date information and make it more accurate.

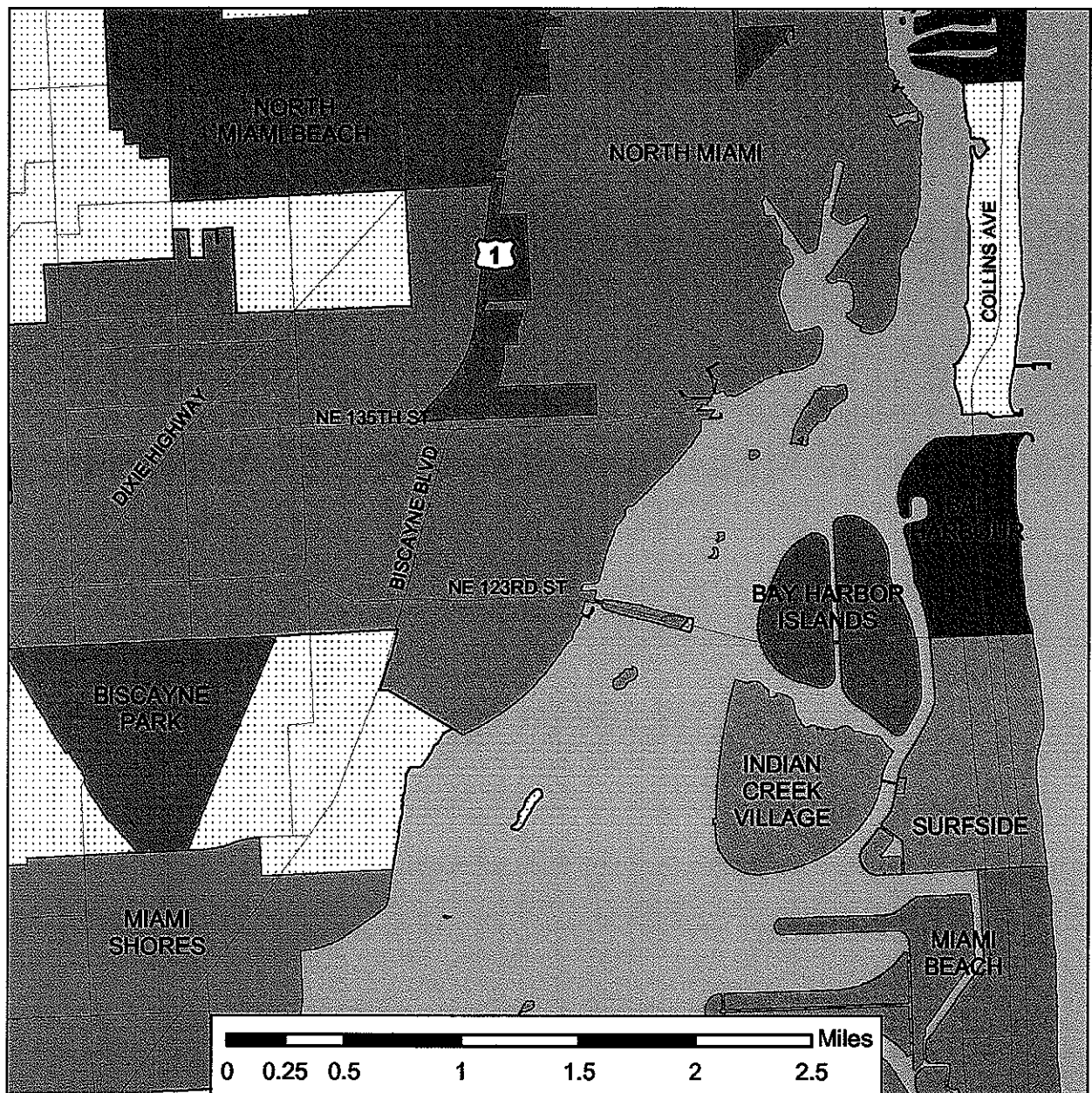
A Five-Year Capital Improvements Schedule is added to the Capital Improvement Element to address state statutory requirements, which proves the financial feasibility of the projects proposed by the City through 2010.

The amendment package was adopted without revision from the proposed.

The City Commission unanimously approved the adopted amendments and authorized the transmittal of the plan amendments to the Florida Department of Community Affairs for review at its November 6, 2006 meeting.

#### Recommendations

Find the Indian Creek Village adopted amendment package #06-1 generally consistent with the *Strategic Regional Policy Plan for South Florida*. Approve this staff report for transmittal to the Florida Department of Community Affairs.



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## COMPREHENSIVE PLAN AMENDMENTS

### Location Map

Indian Creek Village  
Adopted Amendment #06-1

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

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

Attachment

1

