

# Existing Land Use Map

The existing zoning/land-use map for the Town of Surfside is a typical example of the Euclidean Zoning that has prevailed in this country for most of the last 50 years. It organizes and locates uses based upon the underlying principle of separation and segregation by use -- not integration and mixed-use.

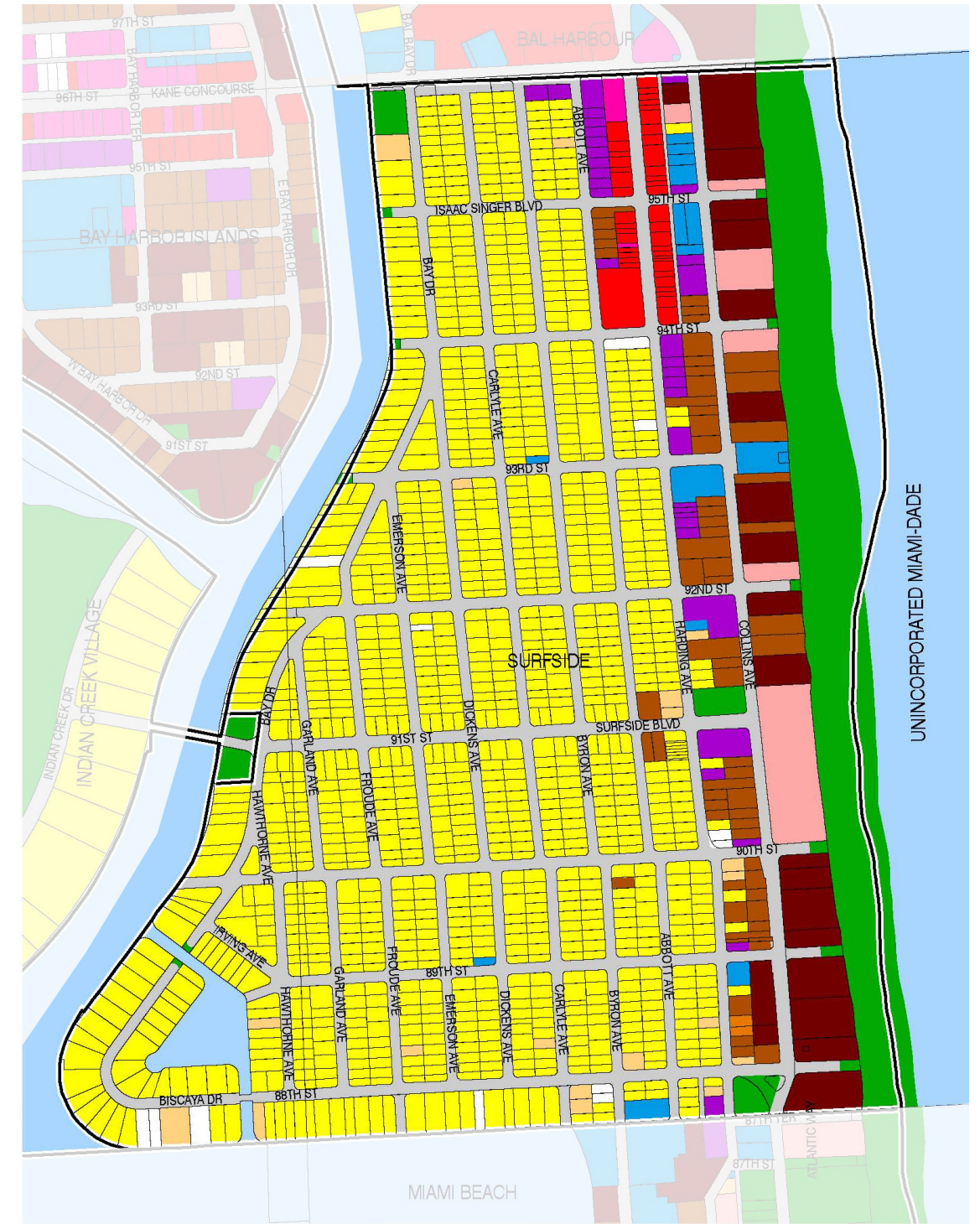
This form of controlling development also has very crude tools in terms of defining what these places will actually look like and how they will function urbanistically, unlike form-based codes, which look at all of these issues in a more balanced, thoughtful, and practical way.

Nonetheless, this existing land-use map represents a critical starting point for Surfside's form-based coding initiative, as well as providing key reference data for the charrette, because it indicates what the current underlying "by-rights" zoning is for the various land parcels associated with each use. It also helps indicate what some of the community preferences are, with respect to where certain land uses -- and the building types associated with those uses -- may want to go, subject to the more comprehensively nuanced ideals of traditional, walkable, compact, mixed-use communities.

## Existing Land Use

### Legend

- |   |  |   |                                      |
|---|--|---|--------------------------------------|
|    | SINGLE-FAMILY                          |    | AIRPORTS, PORTS                      |
|    | TWO-FAMILY DUPLEXES                    |    | COMMUNICATIONS, UTILITIES, TERMINALS |
|    | MOBILE HOME PARKS                      |    | STREETS, ROADS, EXPRESSWAYS, RAMPS   |
|    | TOWNHOUSES                             |    | STREETS, EXPRESSWAYS R/W             |
|    | LOW-DENSITY MULTI-FAMILY               |    | AGRICULTURE                          |
|    | HIGH-DENSITY MULTI-FAMILY              |    | PARKS, PRESERVES, CONSERVATION AREAS |
|   | TRANSIENT-RESIDENTIAL (HOTEL, MOTEL)   |   | WATER CONSERVATION AREAS             |
|  | COMMERCIAL, SHOPPING CENTERS, STADIUMS |  | VACANT, GOVERNMENT OWNED             |
|  | OFFICE                                 |  | VACANT, PROTECTED, PRIVATELY OWNED   |
|  | INSTITUTIONAL                          |  | VACANT, UNPROTECTED                  |
|  | INDUSTRIAL EXTRACTION                  |  | INLAND WATERS                        |
|  | INDUSTRIAL                             |  | OCEAN, BAY WATERS                    |



EXISTING SURFSIDE LAND USE MAP

# Existing Ownership Map

The Town of Surfside has made it very clear that there will be no taking private land in the implementation of this plan. However, there **are** some properties that are vacant and which through amenable negotiation might be available for development.

In addition, this diagram suggests that there are some publicly-owned properties that could be more effectively leveraged in terms of adding more amenity value to the community, as well as creating a more attractive and appealing public realm.

