



*NEW ENTRANCE TO SURFSIDE ON COLLINS AVENUE AT VETERANS PARK*

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# ILLUSTRATIVE MASTER PLAN

The Illustrative Master Plan for Surfside is intended to show the relative scale, location, and nature of proposed improvements to the Town, in a simply rendered, easy to comprehend, illustrative format.

In general, the plan indicates a clearly defined mixed-use commercial area (the darkest color) centered toward the northern end of Harding, an area of higher-density residential building types (both low-rise and high rise) further south on Harding, and east of Collins (medium darkest color), and single family residential, primarily west of Harding (the lightest color).

Principal parks, plazas, and pocket/street end parks are clearly indicated, as are the primary pedestrian zones within the downtown area. The beach front and continuous beachwalk are also represented.

The plan reflects a refinement to, and confirmation of, the overall structure and character of the existing Town -- a compact walkable community in the best of the south Florida coastal town tradition. In addition, specific recommendations regarding form-based coding and architectural guidelines reflect the Town's desire to largely retain its existing feel and character, limiting further density encroachment, west of Collins, and respecting the architectural heritage of Surfside, including both modern and traditional south Florida building styles.

See Appendix for larger-scale master plan.

