



February 15, 2019

Dear Surfsiders,

Thank you for attending the Town Hall Meeting this past December. It was time well spent hearing your feedback and discussing your ideas through constructive conversation.

For the benefit of those who joined the conversation as well as residents who were unable to attend, enclosed please find a recap of the key subjects that were discussed, along with some background and further explanation under each item:

Beach Renourishment

- The U.S. Army Corps of Engineers, in coordination with Miami-Dade County, will conduct a beach renourishment project sometime this summer 2019 in order to address critical beach erosion in Surfside.
- Please refer to the following link from the Town website for further information on the beach renourishment project, along with a list of frequently asked questions:
- [Beach Renourishment - Surfside, Florida](#)

Lane Closures on Harding Avenue and Collins Avenue

- Concerns were raised about traffic impacts, large construction trucks and noise due to street closures. The Town understands the concerns and has proactively met with the Florida Department of Transportation (FDOT) to convey the importance of receiving advanced notice for lane closures, which was historically not provided to the Town. FDOT is the agency with jurisdiction over Harding Avenue and Collins Avenue and 96th Street and is solely responsible for lane closures on these roads. While not required by FDOT, the Town does mandate that developers and contractors provide and pay for police presence for all lane closures on Harding Avenue and Collins Avenue that are due to development projects within Surfside.

- The Town of Surfside distributes e-blasts to residents prior to lane closure events to keep them abreast of projects such as these. To sign up for notifications, visit: [Receive Town Notifications](#)

Comprehensive Plan and Zoning Code

- Concerns were raised about changes to the Comprehensive Plan and Zoning Code. A general explanation and recent activities related to the two documents was provided, which is detailed below. An idea to solicit resident feedback on the Zoning Code was proffered and an update is also provided below.
- The Comprehensive Plan, which is required by the State of Florida under Chapter 163 of the Florida Statutes, can be found in its entirety on the Town Website: [Surfside Comprehensive Plan](#)
- The purpose of the Comprehensive Plan is to outline the Town's goals, objectives and policies in terms of land use, transportation, housing, infrastructure, coastal management, conservation, recreation spaces, intergovernmental coordination, capital improvements and public school facilities.
- The Comprehensive Plan is updated every 10 years. The most recent update began on January 1, 2017 with a notification letter sent by the Town to the State, explaining our intent to update and amend the Town's Comprehensive Plan.
- On March 1, 2017, the Town hosted a publicly-noticed joint workshop with the Planning & Zoning Board, the Sustainability Committee and the Town Commission. The public was also invited to attend and participate in the workshop.
- On December 7, 2017, a Planning & Zoning Board Public Hearing was held. The Planning & Zoning Board, acting as the Local Planning Agency (LPA), held the hearing and recommended approving the proposed EAR-based amendments.
- On December 13, 2017, the Town Commission held a Public Hearing, where it reviewed and approved the ordinance to amend the Comprehensive Plan and transmit it to State agencies for review.
- On June 12, 2018, the Town Commission held a Public Hearing to review the Objections, Recommendations and Comments (ORC) report's required changes and adopt the ordinance to amend the Comprehensive Plan.
- The document was only modified to include additional resiliency strategies and State mandated changes. The document was then adopted by the Town Commission, once approved by the State on August 10, 2018.
- Building on the Comprehensive Plan is the Zoning Code, which is found in Section 90 of the Town Code and is available in its entirety here: [Surfside Zoning Code](#). The Zoning Code's purpose is to encourage and promote, in accordance

- with present and future needs, the safety, morals, health, order, convenience, prosperity and general welfare of the citizens of the Town through guidelines which provide for efficiency and economy in the process of development and the appropriate and best use of land. In addition, the Zoning Code ensures that other factors are taken into consideration, like the convenience of traffic and circulation of people and for goods, as well as the use and occupancy of buildings, healthful and convenient distribution of population, adequate public utilities and facilities, the promotion of beauty and visual interest, and development in accord with the Comprehensive Plan. This is ensured by establishing zoning districts and by regulating the location and use of buildings, structures, and land for trade and residence, by regulating and limiting or determining the height, bulk and access to light and air of buildings and structures, the area of yards and other open spaces and the density of the same. The Zoning Code is more dynamic than the Comprehensive Plan as evidenced by the many changes that are adopted annually.
- In 2008, the Zoning Code was changed to reflect a quasi-form-based approach. The changes allowed for more design creativity and a better relationship between the buildings and public spaces. The changes also addressed community concerns such as large, box-like single family homes, greater front and rear setbacks, additional setbacks for the 2nd floor of a single family home, limitations on the square footage of a second floor on a single family home, design requirements for parking structures, requirements for rooftop decks, addition of articulation of building facades and an updated landscape ordinance focusing on xeriscape methods.
- In 2010, in the course of preparing for a lawsuit, the Town discovered that there may be an issue with the public notice for the original 2008 Zoning Code adoption. In an abundance of caution, the 2008 Zoning Code was re-adopted properly.
- In response to resident concerns about the Zoning Code, the Town Commission formally solicited resident feedback on specific provisions that could be improved. A commitment by the Mayor was made to engage the community again by formally seeking community input on opportunities to improve the Zoning Code. This approach was unanimously approved by the Town Commission and included an informal public workshop held at 6:00 pm on Tuesday, February 5 in the Town Hall Commission Chambers, as well as a formal feedback process. To sign up for notifications, visit: [Receive Town Notifications](#).
- We welcome all to join the Planning & Zoning Board meetings. The next one will take place on Thursday, February 28, 2019 at 6:00 pm at Town Hall.

Beach Chair Storage

- A Special Town Commission Meeting was held at 7:00 pm on Tuesday, January 22, 2019 at Town Hall to hear, discuss and provide policy direction on a second reading of a revised beach furniture ordinance.
- This is a matter that has been ongoing for years. While there is no perfect solution, the Town Commission is committed to balancing the needs and desires of our community that include single-family property owners, multi-family property owners and business owners and establishing reasonable regulations based on protecting the health, safety and welfare of all residents and visitors.

EDEN Residences

- Concerns were raised about prohibited uses of vacant lots, which is governed by Section 14-55 of the Town of Surfside Code.
- On December 13, 2018, Code Compliance cited the property owners to cease the storage of construction materials, as well as cease parking on one of the vacant lots.
- The violations are currently going through the Code Compliance process.

With a strong commitment to further enhance the lives of our residents and deliver the essential services expected by Surfsiders, I'm happy to report several exciting projects in the works for 2019 including beach renourishment and commencing the planning and design phase for renovating the 96th Street Park.

Continuing to reduce the tax burden while strengthening our healthy reserves to invest back into our Town's infrastructure and continued financial stability also remains a top priority.

Residents are welcome to review the FY 2019-2019 budget on the Town website at [Fiscal Year 2019 Annual Budget](#). Additionally, a list of developer applications, as requested by several residents, can be found at the Town website: [Development Application Process](#).

Once again, I would like to thank you for your participation in this important Town Hall meeting. It is helpful to me to hear your perspectives and viewpoints in order to better serve our community. I look forward to future roundtable conversations in this format and continuing to work on behalf of the residents of Surfside.

Should you have any questions and/or suggestions, feel free to email me at ddietch@townofsursidefl.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dan Dietch", with a long horizontal flourish extending to the right.

Mayor Daniel Dietch