



# TOWN OF SURFSIDE, FLORIDA

## EVALUATION AND APPRAISAL REPORT

Prepared by



an Employee Owned Company

**Calvin, Giordano & Associates, Inc.**

**EXCEPTIONAL SOLUTIONS**

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**Local Planning Agency Hearing: January 31, 2008**

**Town Commission Hearing: February 12, 2008**

## **Acknowledgements**

The 2008 Evaluation and Appraisal Report (EAR) of the Comprehensive Plan for the Town of Surfside is the first step in updating the comprehensive plan. This document has been formulated in accordance with the State's Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163 of the Florida Statutes. The 2008 EAR process took place under the direction of:

### **Town of Surfside Commission**

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Howard Weinberg, Vice-Mayor  
Mark Blumstein, Commissioner  
Marc Imberman, Commissioner  
Steve Levine, Commissioner

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## CHAPTER ONE — INTRODUCTION

The Town of Surfside was incorporated on May 18, 1935. The original 35 residents who signed the incorporation documents were members of the private Surf Club, which remains a significant landmark in Surfside. The Town has evolved into a mature and built-out community of approximately 5,616 residents (Shimberg Center 2005). The 1995 Evaluation and Appraisal Report (EAR) indicated the Towns' land area was completely urbanized with only approximately 3% of the land area is vacant. This condition has remained within the Town, however redevelopment and infill of the multi-family residential and commercial parcels is occurring.

The Town of Surfside is located between Miami Beach to the south and Bal Harbour to the north, with the Atlantic Ocean to the east and the Village of Indian Creek and Bay Harbor Islands, separated by Indian Creek, to the west. See Location Map on the following page.

Currently, the Town has a land area of 329.5 acres, of which approximately 67% is comprised of residential uses, 2.1% General Retail Services, 2.6% Community Facilities, and 28.3% of all other uses. (See page 25 for further information on land area.)

The EAR was reviewed by the Local Planning Agency (LPA) at a Planning and Zoning Board Public Hearing on January 31, 2008. The LPA unanimously recommended approval to the Town Commission for adoption and transmittal to the Department of Community Affairs.

### **Purpose**

The Local Government Comprehensive Planning and Land Development Act, Chapter 163, Part II of the Florida Statutes (F.S.) directs local governments to evaluate and assess the overall performance of their Comprehensive Plans at least every seven years. Accordingly, the purpose of the EAR for the Town of Surfside Comprehensive Plan is to:

- Identify major issues (current and future) for the Town;
- Assess how the plan has guided growth and development since its 1995 adoption;
- Identify and evaluate changing conditions and trends, as they relate to the major issues identified;
- Assess both successes and shortcomings of the plan; and
- Identify changes to the Plan to effectively manage growth and impacts into the next 15-20 years.



**Town of Surfside  
Location Map  
Map 1.1**

**Legend**  
 Town Boundary

0 200 400  
 Feet

 Calvin, Giordano & Associates, Inc.  
 EXCEPTIONAL SOLUTIONS

 GIS  
 Produced and maintained by the CGA  
 Geographic Information Systems Division

## **Public Participation Process**

The EAR process began in July 2007, when the Town instructed Calvin Giordano & Associates, their planning services consultant, to assist with the preparation of the EAR, including the formulation of the EAR major scoping issues building upon the local priorities for both the short and long term. On July 24, 2007, the Town of Surfside held an advertised scoping meeting to clarify the priority issues the EAR must address for the Town.

On October 12, 2007 the Town requested a Letter of Understanding on the issues agreed upon at the scoping meeting from the Florida Department of Community Affairs (DCA). The Letter of Understanding was issued by DCA on November 21, 2007. (The attached letter can be found on page 6). The Town also held an advertised public hearing on January 31, 2008 before the Planning and Zoning Board, acting as the Town's Local Planning Agency, to discuss and recommend approval to the Town Commission.

Upon receiving an ultimate finding of sufficiency from DCA, the Town will start work on the EAR-based amendments to the Comprehensive Plan, which will be completed eighteen months following the adoption of the EAR. The EAR-based amendments are expected to be adopted by December 2009.

## **Visioning**

In November 2006, the Town carried out a Town-wide Charrette. This venture consisted of workshops, visioning sessions and break-out work groups made up of residents, board members, commissioners, business owners, stakeholders and other interested parties. The Town also held public workshops on significant issues for the Town, including Infrastructure and Transportation. Furthermore, on July 24, 2007, the Town held an EAR scoping meeting to gather information for the major local issues. The participation in the Charrette, the Town initiated workshops and the input from the community at the EAR scoping meeting have shaped the Town of Surfside's EAR.

## **Local Issues Identified**

Local governments are required to address the subjects within the plan that are important issues for those communities. To this effect, members of the Town Commission, adjacent municipalities and review agencies agreed to the following subject matter to be included in the 2008 EAR consistent with Section 163.3191(2) (a)-(p) F.S., as applicable.

- 1. Economic development and redevelopment**
- 2. Green Design standards**

- 3. Examining the need to balance intensity and density standards in the business district and along Collins Avenue**
- 4. Improving Transportation along Collins and Harding**
- 5. Incorporating the Surfside Charrette concepts into the Comprehensive Plan**
- 6. Affordable Housing**
- 7. Water Supply planning**

In addition, for each issue as identified above, pursuant to Chapter 163.3191(2) (a)-(p), F.S., the Town will address the following evaluation requirements, as applicable. To the extent possible, tables, maps, and illustrations will be used to supplement appropriate statements and discussion to update the comprehensive plan:

- (a) Population growth and changes in land area, including annexation, since the adoption of the original plan or the most recent update amendments.
- (b) The extent of vacant and developable land.
- (c) The financial feasibility of implementing the comprehensive plan and of providing needed infrastructure to achieve and maintain adopted level-of-service standards and sustain concurrency management systems through the capital improvements element, as well as the ability to address infrastructure backlogs and meet the demands of growth on public services and facilities.
- (d) The location of existing development in relation to the location of development as anticipated in the original plan, or in the plan as amended by the most recent evaluation and appraisal report update amendments, such as within areas designated for urban growth.
- (e) An identification of the major issues for the jurisdiction and, where pertinent, the potential social, economic, and environmental impacts.
- (f) Relevant changes to the state comprehensive plan, the requirements of this part, the minimum criteria contained in chapter 9J-5, Florida Administrative Code, and the appropriate strategic regional policy plan since the adoption of the original plan or the most recent evaluation and appraisal report update amendments.
- (g) An assessment of whether the plan objectives within each element, as they relate to major issues, have been achieved. The report shall include, as appropriate, identification as to whether unforeseen or unanticipated changes in circumstances have resulted in problems or opportunities with respect to major issues identified in each element and the social, economic, and environmental impacts of the issue.

- (h) A brief assessment of successes and shortcomings related to each element of the plan including a brief overview of each element.
- (i) The identification of any actions or corrective measures, including whether plan amendments are anticipated to address the major issues identified and analyzed in the report. Such identification shall include, as appropriate, new population projections, new revised planning timeframes, a revised future conditions map or map series, an updated capital improvements element, and any new and revised goals, objectives, and policies for major issues identified within each element. This paragraph shall not require the submittal of the plan amendments with the evaluation and appraisal report.
- (j) A summary of the public participation program and activities undertaken by the Town in preparing the report.
- (k) The coordination of the comprehensive plan with existing public schools.
- (l) The extent to which the Town has been coordinating water supply planning with land successful in identifying alternative water supply projects and traditional water supply projects, including conservation and reuse, necessary to meet the water needs identified in s.73.0361(2)(a) within the Town's jurisdiction. The report will evaluate the degree to which the Town has implemented the work plan for building public, private, and regional water supply facilities, including the development of alternative water supplies identified in the element as necessary to serve existing and new development.
- (m) If any of the jurisdiction of the local government is located within the coastal high-hazard area, an evaluation of whether any past reduction in land use density impairs the property rights of current residents when redevelopment occurs, including, but not limited to, redevelopment following a natural disaster.

*Please note that item (n) regarding compatibility with military installations does not apply to the Surfside Comprehensive Plan.*

- (o) The extent to which a concurrency exception area has achieved the purpose for which it was created.
- (p) An assessment of the extent to which changes are needed to develop a common methodology for measuring impacts on transportation facilities for the purpose of implementing its concurrency management system.



STATE OF FLORIDA  
**DEPARTMENT OF COMMUNITY AFFAIRS**

*"Dedicated to making Florida a better place to call home"*

CHARLIE CRIST  
Governor

THOMAS G. PELHAM  
Secretary

November 21, 2007

Mr. W.D. Higginbotham, Jr.  
Manager, Town of Surfside  
9293 Harding Avenue  
Surfside, Florida 33154

Re: Letter of Understanding

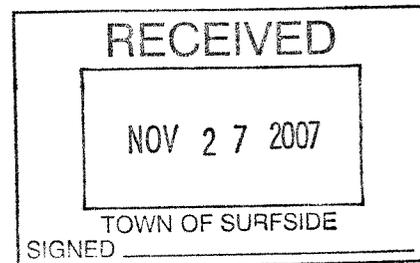
Dear Mr. Higginbotham:

The Department of Community Affairs has reviewed your recent letter outlining the scope of work and major issues for the Town of Surfside Evaluation and Appraisal Report (EAR).

The Department agrees with the summary of major issues as set forth in your letter: traffic flow in and out of the City; further improvement of the drainage system; road improvements; intergovernmental collaboration on infrastructure projects; creation of mixed-use corridors; annexation of land north of the City; affordable housing; more parks, green space, and recreation area; need for expansion of public buildings and parking; and general update of the comprehensive plan. This letter serves as confirmation of our understanding; however, please note the following additional comments.

You have recommended the following major issues:

1. Economic definition and redevelopment
2. Green design standards
3. Examining the need to balance intensity and density standards in the business district and along Collins Avenue
4. Improving transportation along Collins Avenue and Harding Avenue
5. Incorporating the Surfside Charrette concepts into the comprehensive plan
6. Affordable housing
7. Water supply planning



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Mr. W.D. Higginbotham, Jr.

Page 2 of 2

November 21, 2007

The Department offers the following additional suggestions for your consideration:

- ⇒ When identifying the relevant changes in growth management law, required pursuant to s. 163.3191(2)(f), F.S., the EAR should indicate the measures to be undertaken to address the new requirements and whether plan amendments are needed to address the new requirements.
- ⇒ The assessment in the EAR of objectives as they relate to major issues, required in s. 163.3191(2)(g), F.S., should include data and analysis evaluating progress made toward achieving the objectives. If insufficient progress has been made, the report should describe why progress was not made and what actions should be taken to better achieve the objectives.
- ⇒ New revised planning timeframes included in the EAR as part of the response to the s. 163.3191(2)(i), F.S., requirement for identification of recommended actions or corrective measures must include new population projections.
- ⇒ Regarding the "green design standards" major issue, we recommend that, in view of Surfside's location near the sea, you consider extending this issue to include an examination of the consequences for Surfside of a rise in sea level, which may result from global climate change.

We appreciate the effort you and your staff have put forth in identifying the major issues the Town proposes to address, and look forward to continued success as the Town prepares its Evaluation and Appraisal Report.

If you or your staff have any questions or need additional assistance, please contact Mr. Paul Darst, reviewing planner, at telephone (850) 922-1764 or email address [paul.darst@dca.state.fl.us](mailto:paul.darst@dca.state.fl.us).

Sincerely,



Mike McDaniel, Chief  
Office of Comprehensive Planning

MM/pd

cc: Ms. Carolyn Dekle, South Florida Regional Planning Council  
Mr. Jim Quinn, Department of Environmental Protection  
Mr. Phil Steinmiller, Florida Department of Transportation, District 6  
Mr. P. K. Sharma, South Florida Water Management District  
Ms. Susan Harp, Florida Department of State, Division of Historic Resources

## CHAPTER TWO — LOCAL ISSUES IDENTIFIED

### Local Issue # 1-- Economic Development and Redevelopment

*Define/Describe the Issue. How does the past compare to the present with respect to the issue? How was the issue treated in the existing plan?*

The Town of Surfside benefits from a true downtown commercial district, which provides services to both residents and tourists. Unfortunately, this district caters to the vehicles passing by at high speeds and is not defined by its streetscape. Recently, all but one of the hotels in the Town was converted to condominiums. This created a problem in both the business district, due to fewer tourists visiting the shops, and with the reduction of revenue generated by the Town's tourist tax. However, a new Publix located at the southern end of the business district has attracted additional shoppers to the area and can become an anchor for new retail businesses throughout the district.

In the past, the Town has not been proactive in economic development efforts. The existing Comprehensive Plan did not place redevelopment as a major issue for the Town and economic development was not addressed. In the past year, Surfside carried out a Town-wide Charrette and rewrote the entire zoning code. A large focus of the Charrette was redevelopment and the need for reinvestment in the business district. These master planning efforts indicate the importance of redevelopment for the Town.

*Identify the impacts of the issue. Assess whether the objectives of the plan that relate to the issue have been achieved. List the objectives in each element of the plan that relate to the issue.*

Economic development and redevelopment contribute to the tax base and quality of life for existing residents.

Objective 3 of the Future Land Use Element in the existing Comprehensive Plan provides for redevelopment of blighted areas, specifically the reinvestment in the business district along Harding Avenue and the development of multifamily south of 94<sup>th</sup> Street between Collins Avenue and Harding Avenue. This included streetscape enhancements, parking improvements and revised zoning regulations. The Town is starting to take on redevelopment issues in the business district, including landscape and parking improvements with the rewrite of the zoning code, which is based on the principles outlined in the Charrette.

A supporting policy for this objective provided for the limitation of tourist facilities to the east side of Collins, however there is only one hotel remaining. The plan did not provide for protections or incentives for the development of additional hotel space.

*Discuss whether there have been changes in circumstances that were not anticipated. Discuss whether these changes resulted in either problems or*

*opportunities for the community. Identify actions, including plan amendments that are needed to address the issue.*

There have been a number of market conditions that have affected economic development and redevelopment in Surfside. Many of the hotels on Collins Avenue have been converted to condominiums, which has now generated the need for new or redeveloped hotels. Tourists produce tourist tax revenue and bring revenue to the shops and restaurants in the business district. A vital component of economic development in Surfside is attracting new hotels to replace the recent loss of tourist facilities on Collins Avenue. The Town should amend the Comprehensive Plan to add policies that encourage redevelopment and reinvestment in the tourist area along the east side of Collins Avenue. Such policies should include a marketing initiative. The Comprehensive Plan should also be amended to include a study of zoning incentives for redevelopment, since the Town has expressed much interest in providing incentives to developers to encourage reinvestment in the business district and along Collins Avenue and Harding Avenue.

Another issue in the Town is the inability to attract quality retail establishments. The Town-wide Charrette identified the need to enhance the public realm in the business district with a more articulated retail and merchandising mix. The Charrette identified one of the most critical items in establishing a revitalized business district as the reestablishing of a two-lane, two-way traffic flow on Harding Avenue. This traffic design may slow traffic, allow for safer pedestrian mobility on Harding and enhance intersection movements. The Comprehensive Plan should be amended to include a financially feasible traffic analysis in order to properly determine the practicability of reestablishing a two-way flow on Harding Avenue and Collins Avenue. Included in this proposed change from a one-way flow to a two-way flow is the need for parking decks, removing on-street parking and appropriate access management.

The Town should amend its Comprehensive Plan's Transportation Element to add an objective that will support the reconfiguring of the traffic patterns and street sections. The Intergovernmental Coordination Element should also be amended to add policies for coordination with the Florida Department of Transportation and affected neighboring municipalities to support the change in street pattern.

Furthermore, the Charrette identified the need to expand the business district. This will help the Town make better use of its infill lots, parking distribution and, in conjunction with the reconfigured traffic patterns, allow for the creation of new pocket parks and plazas. The Town should also amend its Comprehensive Plan's Future Land Use Element to include strategies for expanding the business district.

## **Local Issue #2-- Green Design Standards**

*Define/Describe the Issue. How does the past compare to the present with respect to the issue? How was the issue treated in the existing plan?*

Green design is an emerging trend in development. The Town has identified environmentally sensitive design as a key in its development and redevelopment. The existing Comprehensive Plan did not address this issue, primarily due to the fact that this is a recent movement in architectural and development sectors. Currently there are common standards, guidelines and procedures for green design. These were not customary or commonplace when the Comprehensive Plan was last updated.

The Town has been proactive in identifying the need for green design standards and is in the process of building a new community center based on Leadership in Energy Efficient Design (LEED) policies for energy saving standards. Furthermore, the Town's new zoning code promotes native plant species and utilizing xeriscape principles.

*Identify the impacts of the issue. Assess whether the objectives of the plan that relate to the issue have been achieved. List the objectives in each element of the plan that relate to the issue.*

Promoting green design standards will provide benefits to the residents in the form of lower energy costs and demonstrates the environmentally conscious attitude of the public in Surfside. Although the standard guidelines for green design are relatively new, the Town's current Comprehensive Plan is sensitive to the need for environmental protection in its building design, landscaping and codes.

Policy 1.5 in the Future Land Use Element provides for improved land development codes that require development and redevelopment to meet high standards for drainage, open space and landscaping, including the extensive use of xeriscape materials. Also, this provision requires traffic and parking standards to be designed in a manner to encourage high levels of pedestrian and bicycle use.

From the Conservation Element, Policy 1.2 requires new development to provide adequate means of vehicular ingress and egress to minimize idling time. Policies 1.5 through 1.7 require new development on public and private property to provide oxygen re-nourishing landscaping and code regulations to protect existing trees.

These policies in the existing Comprehensive Plan demonstrate the Town's environmental focus, even before LEED standards were commonplace. To achieve these policies, the Town created Design Guidelines that strongly encourage green design standards for new development and redevelopment.

*Discuss whether there have been changes in circumstances that were not anticipated. Discuss whether these changes resulted in either problems or opportunities for the community. Identify actions, including plan amendments that are needed to address the issue.*

Green design standards are a more recent trend, even though the Town encouraged environmental sensitivity in its existing Comprehensive Plan. In order to secure green design principles, the Town should amend its Comprehensive Plan to encourage green design in new development and redevelopment. The Town should also explore incentive options and other programs for green design. The Comprehensive Plan should also be amended to include green standards for redevelopment and neighborhood design, low impact development and landscaping.

In 2006 the Town conducted a Charrette process to determine the residents' vision of the Town. *The Steps Forward: Post-Charrette Booklet* presented the conclusions and recommendations. In particular, this process identified the desire for pocket parks (both bay-side and beach-side), integration of green building and LEED standards, updated and enhanced landscaping regulations, utilization of bio-retention swales for storm water retention, and green technology. A new Objective should be considered for inclusion in the Conservation Element that presents policies that specify sustainability measures and green technology. Also, a policy should be added in the Infrastructure Element that addresses Low Impact Development for stormwater improvement projects.

Furthermore, a rise in sea level, which may result from global climate change, is a consideration of the Town. The Town is actively working with the Federal Emergency Management Agency (FEMA) to ensure that buildings within the Town are constructed with appropriate FEMA standards. Policies should be added in the Coastal Element and the Future Land Use Elements to reflect these efforts.

### **Local Issue #3-- Examining the Need to Balance Intensity and Density Standards in the Business District and along Collins Avenue**

*Define/Describe the Issue. How does the past compare to the present with respect to the issue? How was the issue treated in the existing plan?*

Intensity, density and height have been a major issue for the Town since the 1989 Comprehensive Plan. The existing plan provides recommendations to amend the Land Development Code to add additional height restrictions and larger setbacks. The 1989 Comprehensive Plan and the 1996 updated Plan both stress the importance of protecting the existing single family neighborhoods and directing new growth along Collins and Harding. The 1996 Comprehensive Plan even provides height restrictions that are also reflected in the zoning categories.

The Town is still focused on maintaining low density, intensity and height restrictions. The Town previously did not want to encourage additional height or density as is reflected in the Comprehensive Plan. The Town is now looking to encourage incentives in the business district for redevelopment. Additional height and density may be the incentives needed to reinvest and redevelop this district.

Collins Avenue has high-rise condominiums and hotels on the east side and mid-rise multi-family units on the west side. The Town is adamant about not permitting “mega-high rises” or very large scale development. This is a sentiment felt in the last Comprehensive Plan and still is the feeling today. However, the Town recognizes the need for more tourism and now wants to encourage new hotels along the east side of Collins Avenue, while still maintaining the small town feel.

*Identify the impacts of the issue. Assess whether the objectives of the plan that relate to the issue have been achieved. List the objectives in each element of the plan that relate to the issue.*

Policy 1.1 of the Comprehensive Plan states that the Town shall maintain densities and intensities, which include the following:

Low Density Residential = 8 units per acre, not more than 30 feet in height

Moderate Density Residential = 17 units per acre, not more than 30 feet in height.

Moderate/High Density Residential = 79 units per acre or 108 hotel units per acre, not more than 40 feet in height.

High Density Residential = 109 units per acre, not more than 120 feet in height.  
General Retail Services = FAR 3.0, not more than 3 stories nor 30 feet in height.

Public Recreation = FAR 0.05, not more than 2 stories nor 30 feet in height

Private Recreation = FAR 3.0, not more than 3 stories nor 30 feet in height

Public Buildings & Grounds = FAR 3, not more than 3 stories nor 30 feet in height

Public Parking = FAR 3, not more than 3 stories nor 40 feet in height

Other Public and Semi-Public: FAR 3, not more than 3 stories nor 30 feet in height

Policy 3.9 of the Comprehensive Plan discusses maintaining regulations that limit new tourist facilities on the east side of Collins and Policy 3.10 encourages performance and special permit zoning regulations which permit flexible development of the properties on the west side of Collins.

The Zoning Code currently restricts tourist facilities to the east side of Collins; therefore this policy has been achieved. However, the zoning code was not modified on the west side for performance standards or special zoning regulations. This does not contribute to adequately balancing the intensity and density of this district and has failed to comply with Policy 3.10.

*Discuss whether there have been changes in circumstances that were not anticipated. Discuss whether these changes resulted in either problems or opportunities for the community. Identify actions, including plan amendments that are needed to address the issue.*

The Town is now more interested in redevelopment and encouraging new tourist facilities than it was during the last Comprehensive Plan revision. This has resulted in a desire to preserve the small town feel, while bringing in new tourism. The Town currently restricts height to 120 feet along the east side of Collins Avenue and either 30 or 40 feet on the west side of Collins Avenue depending on the specific zoning. This presents a large divergence from the east side of Collins Avenue to the west side of Collins Avenue.

In order to sufficiently encourage redevelopment and provide harmony to the Collins Avenue and Harding Avenue corridors, the Comprehensive Plan should be amended to remove the height restrictions. The Town recently adopted a form-based zoning code, which could provide adequate controls to restrict height and massing, such as requirements for façade treatments, articulation and step-backs on higher floors.

The Comprehensive Plan should be amended to require a corridor analysis by December 2010 that includes, but is not limited to the review of heights, densities, intensities, traffic circulation and permitted uses. This analysis would properly determine if heights were appropriate or if this should be modified.

## **Local Issue #4 - Improving Transportation along Collins and Harding**

*Define/Describe the Issue. How does the past compare to the present with respect to the issue? How was the issue treated in the existing plan?*

SR A1A is currently divided into a one-way pair that includes Collins Avenue and Harding Avenue. Each roadway consists of three lanes with parallel parking along both sides. The current A1A one-way pair has proved to be inefficient and caused many frustrated commuters to revert their routes into the surrounding neighborhood streets. The local traffic using the one-way pair is frequently forced to make many unnecessary turns to access businesses particularly on Harding Avenue. This results in a greater vehicular delay along with an unfriendly pedestrian environment. However, while the vehicle delay is significant at the intersections because of the large number of left-turns, speeding is a concern at many of the stretches along the one-way pair and on the neighborhood streets.

Originally, both Collins Avenue and Harding Avenue were two-way roadways. The existing plan does specifically refer to any improvements along Collins Avenue or Harding Avenue.

*Identify the impacts of the issue. Assess whether the objectives of the plan that relate to the issue have been achieved. List the objectives in each element of the plan that relate to the issue.*

Ideally, the Town of Surfside would have a multimodal transportation system that includes motorists, pedestrians, and bicyclists. However, the existing conditions discourage both pedestrians and bicyclists as well as economic activity.

Objective 1 of the Transportation Element in the existing Comprehensive Plan provides for a safe, convenient, and effective transportation system. Additionally, related policies provide attractive and convenient bicycle and pedestrian facilities.

Objective 2 of the Transportation Element in the existing Comprehensive Plan encourages coordination of the traffic circulation system with land uses shown on the future land use map.

*Discuss whether there have been changes in circumstances that were not anticipated. Discuss whether these changes resulted in either problems or opportunities for the community. Identify actions, including plan amendments that are needed to address the issue.*

Changes in the surrounding regions, have allowed traffic in the Town of Surfside to overwhelm the local street network. The substantial increase in local traffic has brought about many problems, most notably increase in traffic congestion and an

increase in cut-through traffic in the local neighborhood streets, which has affected public safety.

The Charrette identified the opportunity to explore reverting the current one-way pairs of Collins Avenue and Harding Avenue to their original two-way configuration. The Charrette recommended that Collins Avenue be converted to a four-lane divided roadway, two sidewalks, and no parking while Harding Avenue be converted to a two lane roadway, with two sidewalks, and parallel parking along each side. Additionally, bike lanes would be added along both sides of Harding Avenue south of 93<sup>rd</sup> Street.

The conversion of Collins Avenue may allow the roadway to become an upscale boulevard with a beautifully landscaped median which is more in tune with the surrounding multi-story buildings. Similarly, the conversion of Harding Avenue may allow the street to become more in scale with the surrounding single family homes and town-homes.

There are several more benefits of the two-way configuration other than just the aesthetic appeal. Safer pedestrian crossing on the two-way streets may occur with narrower lanes and middle islands, further increasing public safety. The reduction in turns may be more convenient and safer for local drivers and pedestrians. The reduction in speeds will lead to less severe crashes. The aforementioned A1A modifications would encourage a multimodal traffic circulation system that accommodates the future land use map.

The Town should amend its Comprehensive Plan's Transportation Element to add an objective that will support a study of the reconfiguration of the current A1A one-way pair to the original two-way configuration as identified by the Charrette. The Intergovernmental Coordination Element should also be amended to add policies for coordination with the Florida Department of Transportation (FDOT) and any affected neighboring municipalities to support the change in lane configurations.

## **Local Issue #5 -- Incorporating the Surfside Charrette Concepts into the Comprehensive Plan**

*Define/Describe the Issue. How does the past compare to the present with respect to the issue? How was the issue treated in the existing plan?*

The Surfside Charrette occurred during November 2006, and the Charrette Master Plan document was completed in April 2007. Therefore, this major issue was not a part of the prior Comprehensive Plan.

The six-day citizen's participatory visioning process encompassed a series of meetings and workshops designed to bring together all interested stakeholders (residents, business owners, civic leaders, and professional designers and planners) to discuss issues facing the Town and its future.

*Identify the impacts of the issue. Assess whether the objectives of the plan that relate to the issue have been achieved. List the objectives in each element of the plan that relate to the issue.*

Specific recommendations that came out of the Charrette were generally grouped into one of five categories:

1. Traffic-related issues
2. Downtown commercial and tourism district
3. Parks and recreation
4. Architecture and form-based codes
5. Landscape regulations

Each of the key subject areas will require the Town's Comprehensive Plan and Land Development Code to be amended accordingly.

*Discuss whether there have been changes in circumstances that were not anticipated. Discuss whether these changes resulted in either problems or opportunities for the community. Identify actions, including plan amendments that are needed to address the issue.*

The implementation of the Charrette Master Plan has already begun, and again, the Comprehensive Plan will need to be revised to further facilitate changes to growth management policy. Following are a series of specific actions the Town is currently undertaking to execute the Charrette's vision.

- The Town has already begun the process of developing a viable and legally credible Form-Based Zoning Code, modeled upon the insights and community inputs advanced by the Charrette.
- The Town Commission has approved an innovative series of Design Guidelines for single family, multi-family, and commercial properties.

- The Town Commission recently voted to deconstruct the existing Community Center and construct a new Community Center and Pool, directing the chosen architect to consider the various community center schemes outlined in the Charrette Master Plan.

The following actions have been identified in the Charrette, but have not yet been materialized through the Town's actions. The Town should include the following actions as policies in the Comprehensive Plan.

- The Town has committed to the initiative to revert the one-way pair of Harding and Collins Avenues to their historic two-way flow. Intergovernmental coordination with affected municipalities and agencies is required (Amend Transportation Element and Intergovernmental Element).
- Create a New Streetscape Design Plan for the Business District. (Amend Future Land Use Element)
- Work with Bay Harbor Islands to modify 96<sup>th</sup> Street bridge to include larger sidewalks and benches, thereby allowing for better walkability between the two towns. (Amend Transportation Element and Intergovernmental Element)
- Create a Beachwalk Master Plan including the associated sustainable landscaping. (Amend the Future Land Use Element and Coastal Element)

## Local Issue #6 -- Affordable Housing

*Define/Describe the Issue. How does the past compare to the present with respect to the issue? How was the issue treated in the existing plan?*

The foundation for a healthy and sustainable economy consists of several factors including a favorable business climate, a trained workforce, public infrastructure, and affordable housing. The level of family income and money spent on housing costs serves as a determining factor in the choice of decent affordable housing. When a household spends over 30% of their income on housing costs, they are considered burdened and their housing is no longer affordable.

According to the US Census, there were 3,166 dwelling units in Surfside in 2000. Of those units, 74% were occupied and 26% were vacant. Vacant units are predominantly for seasonal use. The Shimberg Center for Affordable Housing has reported in 2005, 27% of owner-occupied households and 47% of renter-occupied households were spending more than 30% of their income on housing costs.

In terms of housing characteristics, approximately 72% of the housing stock was constructed before 1980 and 49% was constructed before 1960. Therefore, the majority of structures will be over 50 years old in the next few years. Many of these are in sound condition, others have gone through renovations, and many are being knocked down and replaced with new structures. Overall, the older structures are well maintained, demonstrating that the Town has been successful in maintaining adequate housing, thus minimizing any potential of deterioration. Code enforcement operations have proven effective in ensuring that substandard housing conditions are taken care of in a timely manner. The Shimberg Center for Affordable Housing has provided 2000 data indicating that 8.2% of the units are overcrowded, meaning that over 1.01 persons occupy a room, 8.6% do not have heating, 0.9% lack full kitchen facilities and 0.7% lack full plumbing, as indicated on Table 2.1. When compared to Miami-Dade County, Surfside is generally at or below the amount of substandard housing for the entire county. Surfside has more homes without heating than the average of the County, which may be due to the age of the homes.

**Table 2.1**  
**Substandard Housing, 2000**

<b>Jurisdiction</b>	<b>Overcrowded Units</b>	<b>No Heating Fuel Used</b>	<b>Lacking Complete Kitchen Facilities</b>	<b>Lacking Complete Plumbing Facilities</b>
<b>Surfside</b>	194 (8.2%)	203 (8.6%)	29 (0.9%)	21 (0.7%)
<b>Miami-Dade County</b>	15,516 (20%)	39,311 (5.1%)	8,090 (0.9%)	7,948 (0.9%)

Source: Shimberg Center for Affordable Housing, 2000

All of the substandard housing is expected to be due to the age of the homes. As the Town continues to go through redevelopment and structures are either replaced by new homes or are renovated, the level of substandard housing is expected to decrease.

A major goal of the Town is to achieve a range of housing that accommodates both existing and future residents' affordable opportunities. The Town's demographics are shifting from an aging snowbird population to young families, which has created new needs for housing. Many of the newer residents are adding new additions and tearing down older homes to building new single family structures. Fortunately, many senior residents purchased their homes 20 to 30 years ago, when prices were much lower. While many seniors have held on to their homes and have not been negatively affected by the soaring real estate prices, many of the newcomers are in the high and upper high ranges of income, having less of a need for low and moderate income housing.

Furthermore, the Town approximately three hotels and two blocks of commercial in its jurisdictional boundaries. This has limited the number of workers entering the Town and needing housing. Previously, there were a number of hotels, which would have generated the need for additional housing. These hotels have either been torn down to make way for new condominiums or they have been converted into condominiums. This has reduced the need for low and moderate income housing in the town.

*Identify the impacts of the issue. Assess whether the objectives of the plan that relate to the issue have been achieved. List the objectives in each element of the plan that relate to the issue.*

Affordable housing is a regional issue that affects the sustainability of the regional economy and ultimately public resources at the County, State, and federal levels.

The Housing Element provides Objectives and Policies relating to maintaining and creating affordable housing in the Town of Surfside. Policy 2.1 of the Town's existing plan also considered interlocal agreements with other local governments to treat the issue of affordable housing as a regional problem, rather than as a local government issue due to both the high property values within the jurisdiction and avoiding the locating of affordable housing in the Town's coastal high hazard area.

In addition to the creation of affordable housing, Objective 3 of the Town's existing Comprehensive Plan placed importance on preserving affordable housing, in particular through the maintenance of the housing stock. The large numbers of well maintained small single family units and older multi-family units have provided a variety of housing choice for this area.

*Discuss whether there have been changes in circumstances that were not anticipated. Discuss whether these changes resulted in either problems or*

*opportunities for the community. Identify actions, including plan amendments that are needed to address the issue.*

Based upon recent building permit and development activity, the demographic trends in Surfside are shifting from a retirement community to younger families, which are either adding on to the existing homes or tearing down and building new single family structures. The new residents generally are within the middle to upper income bracket, and therefore the need for additional affordable housing is not great.

The Town has not seen new Plan amendments that would affect affordable housing needs; in fact the Town has seen a decrease in the number of hotels, which has decreased the number of employees generated by the businesses in Town. This has also decreased the need for affordable housing.

The Town is bounded by the Atlantic Ocean on the east, Indian Creek and Biscayne Bay on the west. Due to the areas surroundings, it is expected to contain unusually high property values, which was determined in the existing Comprehensive Plan as a reason for working with other local governments enter into interlocal agreements for regional affordable housing solutions. Furthermore, the 47% of the Town is within the Coastal High Hazard Area. Rule 9J-5.010 (3) (c) (10) of the Florida Administrative Code (F.A.C.) does not permit jurisdictions to direct affordable housing into coastal high hazard areas.

Due to these limitations in the provisions of the F.A.C., the Town should amend its Comprehensive Plan to encourage interlocal agreements with other local governments for affordable housing. This provision is currently in the Comprehensive Plan, but has not been met. Amendment to the Comprehensive Plan should provide additional policies to assist the Town with this initiative and provide completion dates.

## **Local Issue #7 -- Water Supply Planning**

*Define/Describe the Issue. How does the past compare to the present with respect to the issue? How was the issue treated in the existing plan?*

According to Chapter 163, Florida Statutes (F.S.), the Town of Surfside is required to prepare a 10-year water supply plan and incorporate the plans into their comprehensive plans. Implementation of the new water supply planning requirements will ensure that adequate water supplies and public facilities are available to serve the Town of Surfside water supply demands due to a growing population or future development.

The Town of Surfside purchases potable water from Miami Dade County Water and Sewer Department (WASD). It is distributed along 11 miles of cast iron pipe installed in 1938. Primary mains feeding the system run under the Town's streets and vary in size from 6-inch to 16-inches in diameter, which feed three-inch and four-inch water lines located along the rear property lines. The four-inch lines provide service.

The County water supply system has two districts, North and South. Surfside is supplied by the North District's Hialeah/Preston Complex, consisting of two separate, but interconnected facilities that share water storage. The Hialeah and Preston Plants are fed by forty five wells, including the Northwest Wellfield and the Hialeah/Preston on-site wells. The quantity of water available to serve WASD's North District, as reflected in permitted withdrawal allocations, provides more than adequate capacity.

The Hialeah WTP was originally designed in 1924 with a total capacity of 10 mgd. By 1935, the plant's capacity totaled 40 mgd. In 1946, capacity was increased to 60 mgd. Air strippers with a capacity of 84 mgd were added to the treatment process in 1991 to remove volatile organics from the finished water. A 3.2 MG storage reservoir for both the Hialeah and John E. Preston WTPs was also added in 1991. There are plans to rerate and upgrade the Hialeah WTP to a capacity of 70 mgd, if necessary.

The source water for Hialeah WTP is from the Hialeah-Miami Springs Wellfields, supplemented by the Northwest Wellfield. The Hialeah WTP has a current rated capacity of 60 mgd. The treatment process includes lime softening with sodium silicate activated by chlorine, re-carbonation, chlorination, ammoniation, fluoridation, filtration, and air stripping. The plant site is relatively small, and is surrounded by residential areas.

The following proposed alternative water supply (AWS) projects are to meet

MDWASD's increased water demands through 2030, which encompasses the proposed 20-year Consumptive Use Permit period. Table 2.2 demonstrates the annual average finished water quantity in MGD and source. Table 2.3, which is Figure 5-1, illustrates finished water demand and water supply projections.

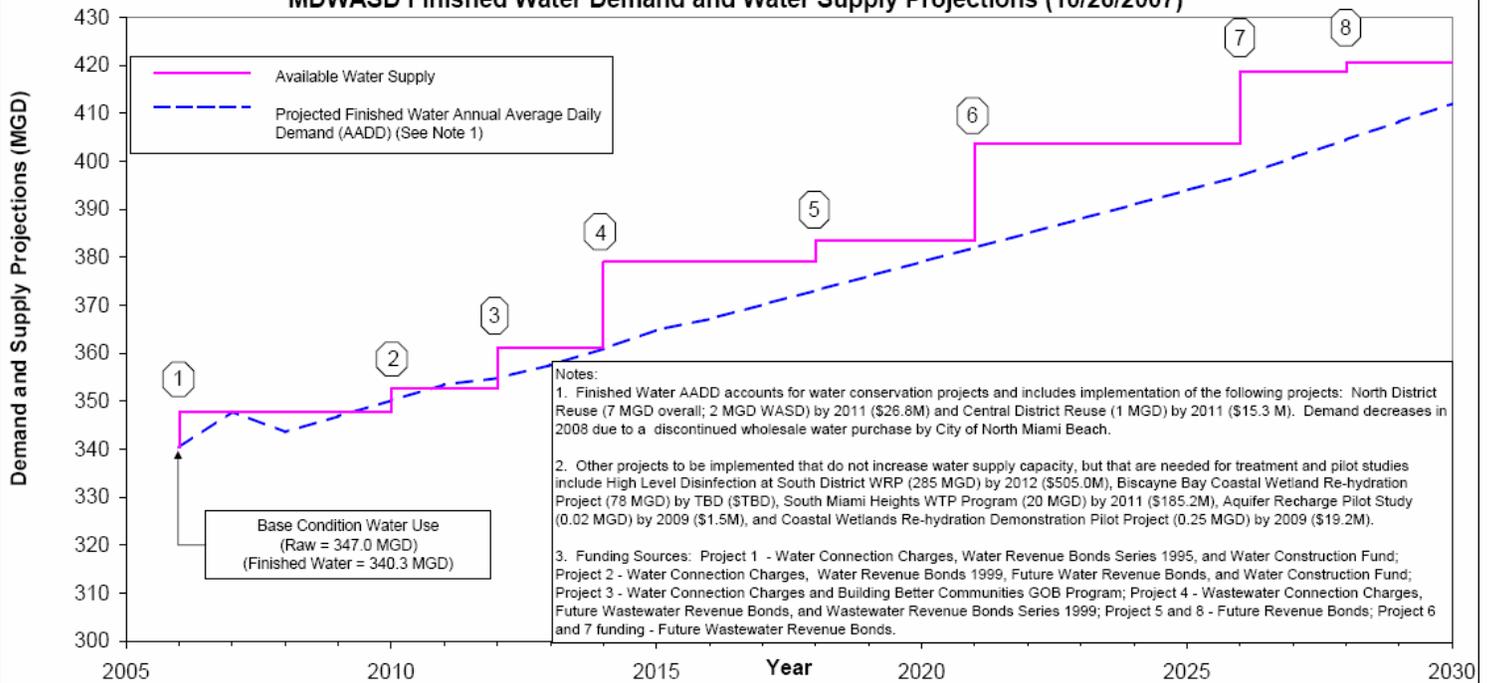
**Table 2.2  
Proposed Alternative Water Supply Projects  
From Alternative Water Supply Plan Submitted 10/26/2007**

Year	Annual Average Finished Water Quantity in MGD and Source		
2007	7.20	Floridan Aquifer Blending at Alex-Orr	AWS
2010	4.70	Floridan Aquifer Blending Wellfield at Hialeah/Preston	AWS
2012	8.50	New Upper Floridan RO WTP Phase 1 (WTP Initial Capacity 10.0 MGD)	AWS
2012	2.00	North District WWTP Reuse (purple pipe)	Credit
2012	1.00	Central District WWTP Reuse (purple pipe)	Credit
2014	18.00	SDWRP Groundwater Recharge Phase 1 (SMH)	Offset
2018	4.50	New Upper Floridan RO WTP Phase 2 (WTP Total Capacity 15.0 MGD)	AWS
2021	20.00	WDWRP Canal Recharge Phase 2 (Alex-Orr)	Offset
2026	15.00	WDWRP Canal Recharge Phase 3 (Alex-Orr)	Offset
2028	2.00	New Upper Floridan RO WTP Phase 3 (WTP Total Capacity 17.5 MGD)	AWS
<b>Subtotal</b>	<b>82.90</b>		
<b>Water Conservation</b>	<b>19.62</b>	20-year Water Use Efficiency Plan (4/6/2007)	Credit
<b>Total</b>	<b>102.52</b>		

**Note:**  
Non-revenue potential real water loss reduction target is 14.25 MGD by 2017

**Table 2.3**

**Figure 5-1  
MDWASD Finished Water Demand and Water Supply Projections (10/26/2007)**



**Project Names:**

- |   |   |
|---|---|
| 1. Floridan Aquifer Blending at Alex-Orr WTP (7.2 MGD, \$6.4M)                  | 5. New Upper Floridan RO WTP Phase 2 (4.5 MGD, \$25.0M) (WTP Capacity = 15.0 MGD) |
| 2. Floridan Aquifer Blending Wellfield at Hialeah/Preston (4.7 MGD, \$10.3M)    | 6. Phase 2 WDWRP Canal Recharge (Alex-Orr WTP) (20 MGD, \$482.0M)                 |
| 3. New Upper Floridan RO WTP Phase 1 (8.5 MGD, \$93.0M) (WTP Capacity = 10 MGD) | 7. Phase 3 WDWRP Canal Recharge (Alex-Orr WTP) (15 MGD, \$317.5M)                 |
| 4. Phase 1 SDWRP Groundwater Recharge (SMH WTP) (18 MGD, \$357.5M)              | 8. New Upper Floridan RO WTP Phase 3 (2.0 MGD, \$9.7M) (WTP Capacity = 17.5 MGD)  |

According to Miami-Dade Water and Sewer Department 20-year water supply work plan, the available water supply exceeds the projected finished water annual average demand. Table 2.4 indicates the water supply service area.

**Table 2.4  
Water Supply Service Area  
Wholesale Customers**

Water Supply Service Area  
Wholesale Customers

Municipality	Municipal Population Projection						Service Area Population						Water Supply by MDWASD - Projected AADF <sup>5</sup> Finished Water (mgd) - 155 gpcd <sup>6</sup>							
	Year						Year						Year							
	2007	2010	2015	2020	2025	2030	2007	2010	2015	2020	2025	2030	2007	2010	2015	2020	2025	2030		
Bal Harbour	4,091	4,205	4,397	4,589	4,781	4,973	same as municipal						0.63	0.65	0.68	0.71	0.74	0.77		
Bay Harbour Islands	6,200	6,379	6,678	6,965	7,253	7,540	same as municipal						0.96	0.99	1.04	1.08	1.12	1.17		
Hialeah	226,167	232,724	243,654	251,541	259,428	267,314	228,397	234,992	245,966	253,903	261,820	269,736	35.40	36.42	38.13	39.35	40.58	41.81		
Hialeah Gardens	23,340	24,751	27,104	29,459	31,813	34,168	same as municipal						3.62	3.84	4.20	4.57	4.93	5.30		
Indian Creek Village	49	50	52	54	56	58	same as municipal						0.01	0.01	0.01	0.01	0.01	0.01		
Medley	612	639	684	741	799	856	same as municipal						0.09	0.10	0.11	0.11	0.12	0.13		
Miami Beach	106,286	110,677	117,997	124,489	130,980	137,472	same as municipal						16.47	17.15	18.29	19.30	20.30	21.31		
Miami Springs <sup>1</sup>	15,603	15,813	16,162	16,434	16,705	16,977	same as municipal						2.42	2.45	2.51	2.55	2.59	2.63		
North Bay Village	8,113	8,405	8,890	9,379	9,867	10,356	same as municipal						1.26	1.30	1.38	1.45	1.53	1.61		
North Miami <sup>2</sup>	69,368	72,482	77,891	80,772	83,652	86,532	97,504	101,012	113,385	110,496	115,034	118,453	10.76	11.24	13.00	12.43	13.00	13.41		
North Miami Beach <sup>3</sup>	42,361	53,173	53,940	55,131	56,322	57,513	164,982	n/a						7.60	n/a					
Opa Locka <sup>4</sup>	15,941	16,260	16,792	17,264	17,736	18,208	18,447	18,803	19,396	19,922	20,448	20,975	2.86	2.91	3.01	3.09	3.17	3.25		
Surfside	5,159	5,280	5,483	5,680	5,878	6,076	same as municipal						0.80	0.82	0.85	0.88	0.91	0.94		
Virginia Gardens	2,157	2,205	2,285	2,354	2,424	2,494	same as municipal						0.33	0.34	0.35	0.36	0.38	0.39		
West Miami	5,878	5,905	5,951	5,973	5,995	6,017	same as municipal						0.91	0.92	0.92	0.93	0.93	0.93		
<b>Total</b>	<b>531,324</b>	<b>556,950</b>	<b>587,960</b>	<b>610,825</b>	<b>633,689</b>	<b>656,554</b>	<b>686,817</b>	<b>525,727</b>	<b>560,731</b>	<b>576,430</b>	<b>599,556</b>	<b>621,564</b>	<b>84.14</b>	<b>79.14</b>	<b>84.47</b>	<b>86.82</b>	<b>90.32</b>	<b>93.65</b>		

Notes:

1. On August 27, 2007, Miami Springs passed and adopted a resolution No. 2007-336 Authorizing the Transfer of the City's Water and Sewer Public Utilities System to MDWASD.
2. Projected AADF for North Miami (NM) is based on population within NMs service area (larger than municipal boundary) supplied by MDWASD.
3. 2006 -MDWASD no longer supplies North Miami Beach service area.
4. Projected AADF for Opa Locka is based on the service area population
5. AADF = Annual Average Daily Flow
6. Projections based on systemwide average per capita of 155 gpcd.

*Identify the impacts of the issue. Assess whether the objectives of the plan that relate to the issue have been achieved. List the objectives in each element of the plan that relate to the issue.*

Miami Dade-County WASD is currently working on their 10-year water supply, therefore the Town of Surfside should adopted the data into their comprehensive plan once completed and by the August 15, 2008 deadline.

The Potable Water, Sewer, Storm Drainage and Solid Waste Element contains the following relevant Goals, Objectives, and Policies:

Goal: Public utilities capacity shall be provided to adequately serve residents, visitors and business people.

Objective 1.1: Achieve adequate facility to serve new development concurrent with the impact of that development. Achievement of this objected shall be measured by the implementation of the following policies:

- a. Potable water distribution system:
- b. Sanitary sewer collection system and two pump stations:
- c. Stormwater collection system and pump stations:
- d. Solid waste collection:

Objective 1.2: Employ the most cost effective program possible for providing potable water, sanitary sewer, storm and solid waste services.

Objective 1.3: Formalize through the annual adoption of a five year capital improvement program, a Town wide program to repair and replace existing water and sewer lines and equipment.

Objective 1.4: Upgrade the drainage system so that storm water outfalls into Biscayne Bay (and adjacent canals) fully meet National Pollution Discharge Elimination System (NPDES) standards. Upgrade on site drainage standards to ensure that private properties retain at least the first one inch of storm water on site and permit no more runoff after development than before development. Enforce the required on site treatment for stormwater for quality, and limit the off site discharge to the allowable limit.

Objective 1.12: Continue to coordinate with the Miami-Dade County Water and Sewer Department (WASD) to provide potable water facilities to meet the existing and projected demands based on level of service (LOS) standards consistent with State Statutes.

Objective 1.13: To protect the potable water supplies and sources, regulate land use and development to protect the functions of natural drainage features and natural groundwater aquifer recharge.

Objective 1.14: Protect surface water from degradation consistent with federal, state, and South Florida Water Management District (SFWMD) standards and maintain them in conditions that conserve their natural functions.

Objective 1.15: Protect groundwater resources consistent with federal, state, and SFWMD standards so that the quality of groundwater is not degraded such that the health, safety, and welfare of the public is threatened, or such that the viability and functional values of other natural resources are threatened.

*Discuss whether there have been changes in circumstances that were not anticipated*

Since the 1995 EAR, the Town of Surfside contracted a new engineering consulting firm to evaluate and recommend proper upgrades to their existing infrastructure. The Town of Surfside is in need of major upgrades since most of the Town's infrastructure is over 50 years old.

*Discuss whether these changes resulted in either problems or opportunities for the community. Identify actions, including plan amendments that are needed to address the issue.*

The Infrastructure Element includes potable water and wastewater, stormwater and drainage facilities and solid waste and recycling. Each of these elements has been evaluated followed by recommended upgrades. In addition, funding sources have been identified and a preliminary Capital Improvement Program has been initiated.

Amendments to the Comprehensive Plan should include goals, objectives, and policies for

- 1) Implementation of a Capital Improvement Program,
- 2) Identifying funding sources for municipal upgrades;
- 3) Adopt 10-year water supply plans and alternative water supply source plans and provide for coordination with WASD in the Potable Water, Conservation, and Intergovernmental Coordination Elements
- 4) Provide for concurrency management in the Capital Improvements Element.

## CHAPTER THREE-- ANALYZING THE ISSUES

### Population Estimates

In 1995, the Town of Surfside's EAR estimated the 2005 permanent resident population at 4,340. However, the City has now estimated its 2005 population at 5,616. This change is due to redevelopment, infill and a changed demographic which includes a younger population. The 1996 Comprehensive Plan projections through 2015 are provided in Table 3.1. The existing Plan estimates are approximately 30% lower than today's projections. These changes are due to the redevelopment, tear down of older multifamily units and infill development.

Due to increases in population numbers since the last projections, there is a need to revise the population estimates in the Comprehensive Plan. Disparities can be attributed to current trends of population growth (higher now than in the 1980s and 1990s for the Town of Surfside).

**Table 3.1**  
**Surfside Comprehensive Plan Projections**  
**1990-2015**

Year	1990	2000	2005	2010	2015
Population	4,108	4,263	4,340	4,438	4,545

Source: 1996 Surfside Comprehensive Plan

By 2030, the population is expected to grow to 8,860, which represents a 58% increase from 2005. Additional redevelopment projects are expected throughout Collins and Harding, as detailed in the Charrette. The redevelopment of these areas will help accommodate the future growth anticipated in the Town. The following table indicates the population projections for the Town of Surfside through 2030 based on the Shimberg Center for Affordable Housing.

**Table 3.2**  
**Shimberg Center 5 Year Population Estimates and**  
**Projection Changes 2005-2030**  
**Town of Surfside and Miami-Dade County**

Jurisdiction	2005	2010	2015	2020	2025	2030	Total
Town of Surfside	5,616	6,316	6,993	7,676	8,283	8,860	58%
Miami-Dade County	2,422,080	2,605,886	2,771,496	2,927,595	3,067,012	3,196,805	32%

Source: Florida Housing Data Clearinghouse (FHDC), Shimberg Center for Affordable Housing

The population projections from 2005 to 2030 are expected to increase, however the percentage of the increase will be reduced. For instance, from 2005 to 2010, the population is expected to grow by 13%. From 2010 to 2015, the percentage of growth will be approximately 11% and from 2015 to 2020, approximately 8% growth. There is no additional land to accommodate the 58% increase in population that is expected by 2030; therefore it is assumed that the Shimberg Center is expected large amounts of redevelopment and density increases, which the Town is not expecting. There is no additional land for new development and the Town is not interested in greatly increasing densities or intensities, which would encourage a large population increase. Instead, it is recommended that the Town undertake a corridor analysis of the Harding Avenue and Collins Avenue corridors to include traffic circulation, height studies, permitted uses, and intensity and density reviews. Although the Town is interested in redevelopment, they are also adamant about preserving the “small town feel” and preventing massive high rises along the beach. This has been reflected in the Town’s zoning code and through the Charrette. Therefore, the Shimberg Center’s projections of an increase of 58% in the next 25 years seem unreasonable and extremely high. The Town is not anticipating this quantity of growth and does not have plans to increase density the extent needed for a 58% growth in population.

The population growth figures from 2005 through the year 2030 indicates the Town of Surfside’s growth rate is projected to decline from an annual rate of 13% during 2005-2010 to 7% between 2025 and 2030. This is the same trend expected for the County’s population as shown in Table 3.2. Again, this is due to the build out of available lands within the Town.

The majority of the Town’s structures are over 50 years old, which offers the Town large amounts of redevelopment opportunities. The Town underwent a Charrette in November 2006 and is now implementing zoning guidelines, along with EAR recommendations for Comprehensive Plan amendments to implement the Charrette. The Charrette recognized the potential for redevelopment along Collins Avenue and Harding Avenue. The Town should focus its attention on redevelopment and economic development techniques and amend its Comprehensive Plan to implement strategies to attract new hotels and other tourist facilities. Also, the Town should amend its Comprehensive Plan to include streetscape improvements along Collins Avenue and Harding Avenue, which will help the Town maintain its unique character during redevelopment efforts.

## **Changes in Land Area**

The Town of Surfside covers a total land area of approximately 365 acres. Development began during the 1920s and the Town has build virtually built out since the 1980s. Since the adoption of the Town’s Comprehensive Plan in 1989, there have been only small changes in the amount of vacant parcels, which have been developed through infill projects. There have been no Future Land Use Map amendments since the 1995 EAR.

The Town of Surfside's 1989 Comprehensive Plan and 1995 EAR state that the total area of the Town is 365 acres. Since the last update of the Comprehensive Plan, the Town has contracted for Geographic Information System (GIS) and Survey services. The eastern border of the Town is the mean low water mark of the Atlantic Ocean, which is not depicted on the existing GIS data available for the Town. GIS data has shown that the Town contains 330 acres, a discrepancy of 35 acres. It is Town staff's opinion that the discrepancy due to the beach acreage around the low water mark that is not currently available in County parcel data. Surfside has recently begun field survey work to clarify its borders, which will properly identify the Town's acreage.

The Table of Comparative Total Developed Area provides an illustrative calculation for the beach area of 35 acres. Due to the discrepancies, Table 3.3 should be used for illustrative purposes only and the Town should amend the Comprehensive Plan to require the completion of the necessary field work to properly calculate Town area in acreage.

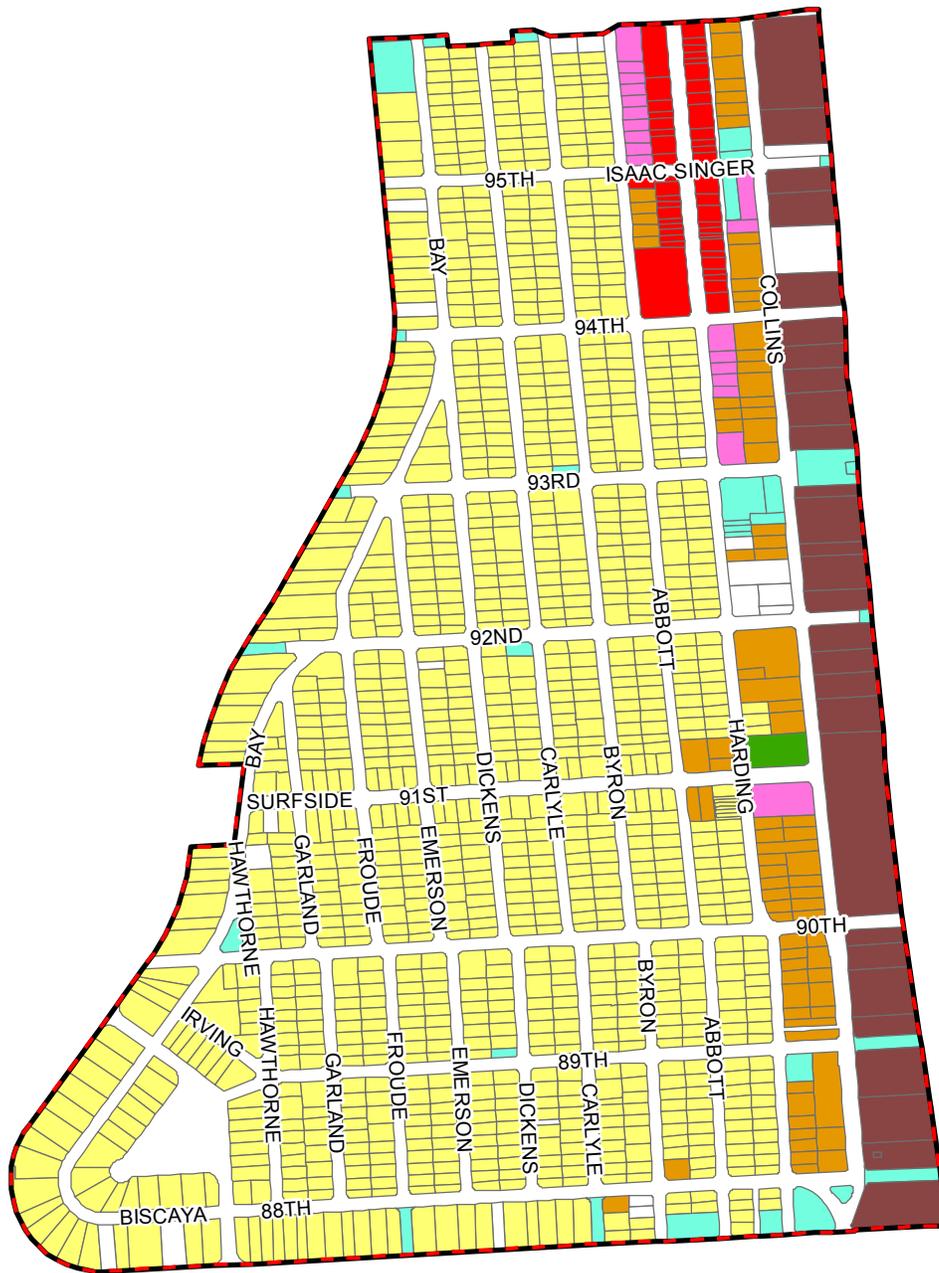
**Table 3.3**  
**Comparative Total Developed Area 1995-2007**  
**\*\*\*For Illustrative Purposes Only\*\*\***

Existing Land Use	Land Area (acres)		
	1995	2007	%Change
Low Density Residential	173.8	173.7	-0.06
Moderate Density Residential	1.8	17.6	+877
High Density Residential/Tourist	33.7	29.4	-14
General Retail Services	5.52	6.8	+23
Private Recreation	18.61	N/A*	N/A*
Public Recreation (Town does not have survey of beach area, therefore acreage is illustrative only)	37.01 +/- 35 (illustrative only)	8.5 +/- 35 (illustrative only)	-335 0
Parking	10.04	4.1	-144
Vacant/Undeveloped	2.77	6.0	+116
ROW	81.59	82.5	+1
<b>Total Town Area</b>	<b>Acres 365</b>	<b>Acres 365</b>	<b>No Change</b>

\* There are no areas of private recreation on the Future Land Use Map, therefore this land use category acreage cannot be quantified.

**Source:** Town of Surfside 1989 Comprehensive Plan; 1995 Evaluation and Appraisal Report GIS Calculations prepared by the Town of Surfside; Calvin, Giordano & Associates, 2007.

The largest increase seen from 1995 to 2007 has been an increase in Moderate Density Residential. Private recreation facilities and parking have been redeveloped into residential to provide additional housing. This redevelopment mainly occurred on the west side of Collins Avenue. Single-family residential has not changed and there are no changes expected. The Existing Land Uses within the Town are depicted in Map 3.1.



# Town of Surfside Existing Land Use

Map 3.1



### Legend

City Boundary

### Existing Land Use

Low Density Residential

Moderate Density Residential

High Density / Tourist

General Retail Services

Community Facilities

Parking

Private Recreation

Vacant

0 200 400 600 800 Feet



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## Vacant Land for Future Development

In 1995, total available vacant or undeveloped land was estimated at 2.77 acres, which represented approximately 2.6% of the total area of the City. By comparison, 2007 figures from the Town of Surfside show a total vacant developable area of 4.33 acres (See Table 3.4 below).

**Table 3.4**  
**Comparative Total Vacant Area 1995-2007**

Year	Land Area (acres)		
	1995	2007	% Change
Total Vacant	2.77	6.0	116% increase

**Source:** 1995 Evaluation and Appraisal Report  
Town of Surfside GIS; Calvin, Giordano & Associates 2007

The Town of Surfside has completed an analysis of its vacant land, which includes 6.0 acres of vacant developable land. This land consists of infill lots within the following future land use categories: Low-Density Residential, Moderate-High Density Residential and High-Density Residential/Tourist. Two lots in the High-Density Residential/Tourist have been included in this calculation even though the property has been site planned for multi-family. Currently, the two projects have not received building permits, therefore, they have been included in the vacant land analysis.

Since the adoption of the 1989 Comprehensive Plan, the Town has not annexed lands and does not anticipate any future annexation. Currently, all projects consist of infill and redevelopment.

## Location of Development

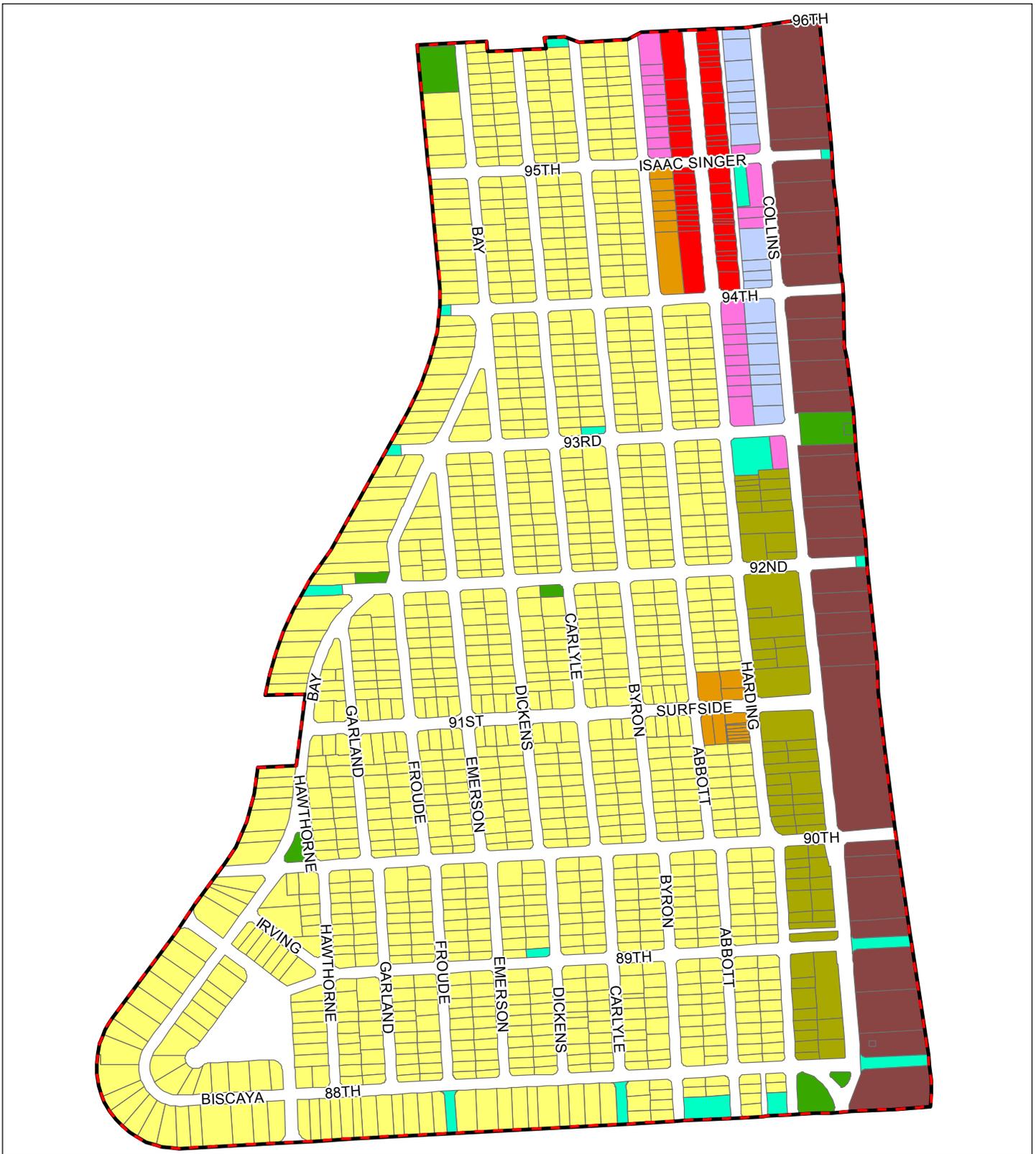
In terms of land needed to accommodate projected population growth, redevelopment and infill projects are currently underway to help to meet the future needs. The majority of the growth opportunities in the Town are along Collins Avenue in the form of condominium projects. The Town does not have a Mixed-Use land use category to encourage a pedestrian friendly, walkable environment. Viable, sustainable communities need to have a mix of office, retail, residential and commercial uses. The Town Commission expressed concern over mixed land uses due to traffic and safety issues and the desire to sure protection from more intense land uses into the single-family residential district. However, planning studies indicate the need for mixed-use in order to maintain sustainability. Therefore, the Comprehensive Plan should be amended to add an analysis to determine if a Mixed-Use land use category is appropriate in the Town.

The Future Land Use Map for the City (See Map 3.2) shows High Density/Tourist, Moderate/High Density Residential and Office/Apartment are generally located

throughout the Collins Avenue corridor. These Future Land Use Designations encourages higher density projects. Therefore, this designation is appropriate for the future development and the intent of the Comprehensive Plan.

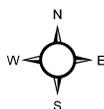
Given the aging condition of existing commercial and residential structures along Collins Avenue, the City will continue to face the challenge of rebuilding these structures through redevelopment efforts. Some of the aging apartments and condominiums along the Collins Avenue Corridor are being redeveloped into revitalized condominiums.

Redevelopment projects are beginning in Surfside, but at a much slower pace than other beachfront communities in Miami-Dade County. This is due to the Town's desire to maintain its historic structures and the "small town" character that comes with the existing mid-rise beachfront. Furthermore, the sluggish real estate market will continue to slow development efforts.



# Town of Surfside Future Land Use

Map 3.2



### Legend

City Boundary

### Future Land Use

Low Density Residential

Moderate Density Residential

Moderate High Density Residential

High Density / Tourist

Office / Apartment

General Retail Services

Public Buildings and Grounds

Parking

Public Recreation

0 200 400 600 800  
Feet

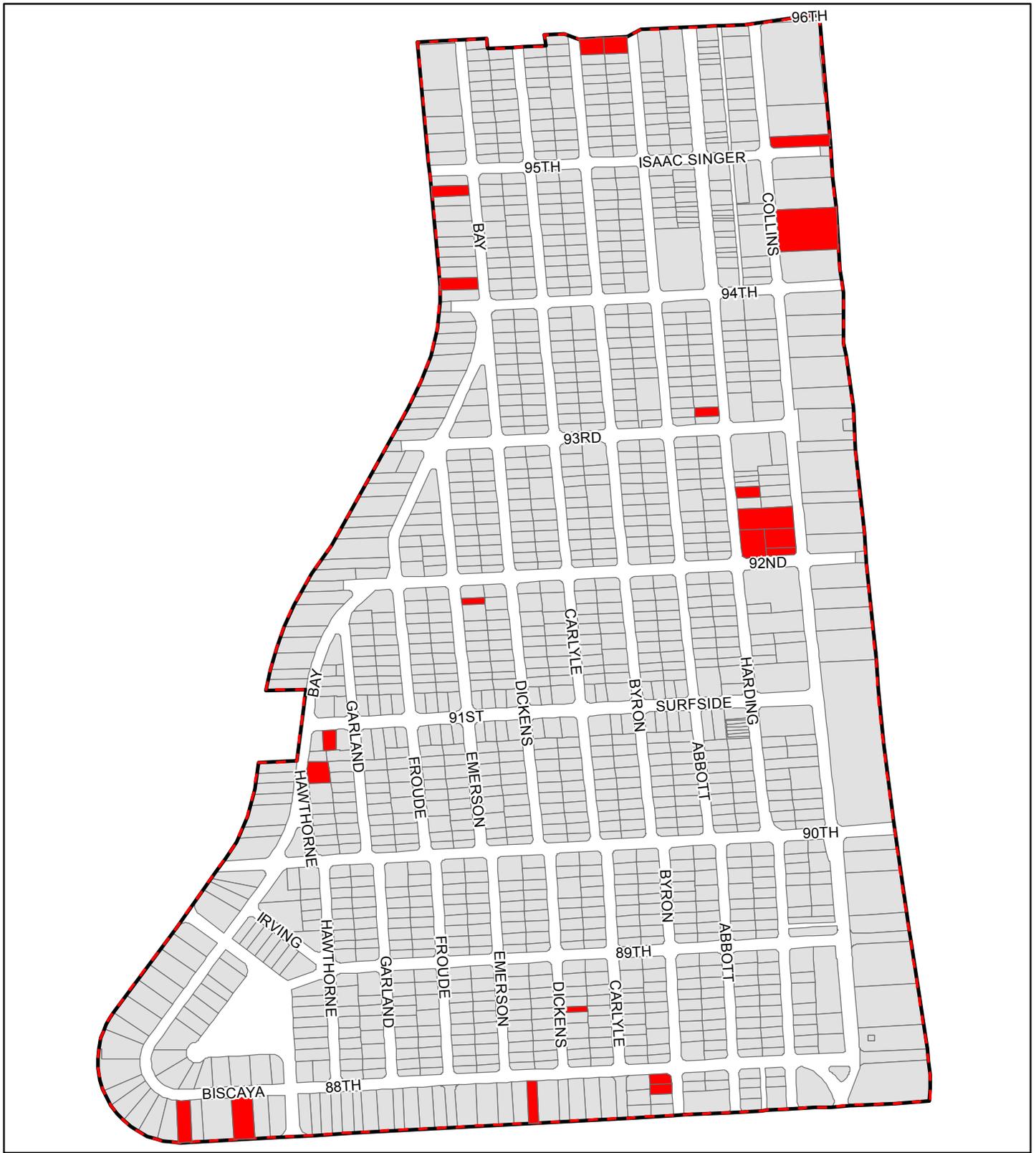


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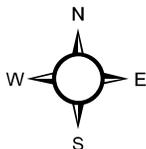
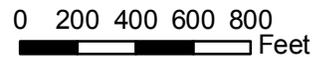


# Town of Surfside Vacant Land Inventory

Map 3.3

### Legend

-  City Boundary
-  Vacant Land



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## Demands of Growth on Infrastructure

The following section provides an analysis of the Town's ability to provide public facilities for existing and future development.

### Potable Water and Wastewater

The Town of Surfside purchases potable water from Miami Dade County Water and Sewer Department (WASD). It is distributed along 11 miles of town owned and maintained cast iron pipe installed in 1938. Primary mains feeding the system run under the Town's streets and vary in size from 3-inch to 16-inches in diameter, which feed three-inch and four-inch water lines located along the rear property lines. The four-inch lines provide service.

The County water supply system has two districts, North and South. Surfside is supplied by the North District's Hialeah/Preston Complex, consisting of two separate, but interconnected facilities that share water storage. The Hialeah and Preston Plants are fed by forty five wells, including the Northwest Wellfield and the Hialeah/Preston on-site wells. The quantity of water available to serve WASD's North District, as reflected in permitted withdrawal allocations, provides more than adequate capacity. According to the Department of Environmental Resources, the Hialeah/Preston water treatment plant maximum permitted water withdrawal is 235 MGD and is currently producing an average of 159.43 MGD. Data is based on a 12 month period, ending December 31, 2006. However, contamination potential is relatively high, as sub-standard water can, on occasion, be delivered to the tap in situations where pressure in the main is lost and the water table is sufficiently high to infiltrate the pipe.

Table 3-5 shows projected water demand for the Town of Surfside.

**Table 3-5:  
Water Supply**

<b>CURRENT AND PROJECTED WATER SUPPLY</b>			
<b>Item</b>	<b>Actual 2010</b>	<b>Projected</b>	
		<b>2015</b>	<b>2030</b>
Population	6,316	6,993	8,860
Per Capita (gallons per day finished water)	100	100	100
(all potable volumes are finished water)	<b>MGD</b>	<b>MGD</b>	<b>MGD</b>
Potable Water Demand (daily average annual)	0.63	0.70	0.89

Source: Calvin, Giordano & Associates, Inc. 2007

The Town of Surfside sewer system is treated by a secondary treatment facility on Virginia Key, owned and operated by the Miami-Dade County Water and Sewer Department (WASD). Please see Map 3.4.

The Town's sewer-pipe system is divided into two basins. Pipes range in size from 8 to 15 inches. Gravity flow directs sewage to two pump stations. Pump Station 1

receives sewage from the area of Surfside north of 91<sup>st</sup> Street, which included the downtown and a majority of the high rise buildings. Pump Station 2 serves the remainder of the Town, including most of the waterfront lots. The sanitary sewage is pumped via the force main which runs along Byron Avenue and connects to the City of Miami Beach's system near 74<sup>th</sup> street. Sewage continues under pressure through additional force mains to Virginia Key.

Table 3-6 shows projected sewage flows demand for the Town of Surfside.

**Table 3-6  
Sewage Flows**

<b>CURRENT AND PROJECTED SEWAGE FLOWS</b>			
<b>Item</b>	<b>Actual</b>	<b>Projected</b>	
	<b>2010</b>	<b>2015</b>	<b>2030</b>
Population	6,316	6,993	8,860
Per Capita (gallons per day finished sewage)	100	100	100
(all potable volumes are finished sewage)	<b>MGD</b>	<b>MGD</b>	<b>MGD</b>
Water loss due to Industrial Use (4.16%)	.03	.03	.04
Sewage Total Flow (daily average annual)	.61	.67	.85

Source: Calvin, Giordano & Associates, Inc. 2007.

### **Stormwater and Drainage Facilities**

Surfside's existing storm drainage system consists of a network of underground storm sewers which drain water from street inlets to outfalls to Indian Creek and Biscayne Bay. A pumping station at the western end of 92<sup>nd</sup> Street assists the drainage of water from that street by pumping to an outfall. Storm sewers in the system range in diameter from 10 inches to 36 inches.

The Florida Department of Transportation (FDOT) provided storm drainage improvements on Harding and Collins Avenue before the 1995 EAR was adopted. Equipment which currently serves the 92<sup>nd</sup> Street pump station will be replaced by FDOT and maintained by the Town; however, even with these modifications, water may still reach curb level in various locations due to tidal fluctuations. The water level of Biscayne Bay is higher than normal during storm periods and high tide, creating a back up in the outfall pipes. The Harding and Collins storm drainage improvements utilize on-site wells and control structures, therefore providing additional capacity.

In the Stormwater Pump Station System Operational Evaluation and Recommended Improvements (OERI) Report prepared by the Town of Surfside on November 8, 2002, three alternatives were proposed to improve the existing pump stations, because the Harding Avenue existing stormwater management pump systems in the Town of Surfside did not appear to be functioning properly. It was determined that the most feasible alternatives are those that have an appropriate overflow capacity, once the wells reach capacity. This was achieved by introducing an emergency

gravity bypass in the event that the pumps fail. The alternative consists of new pump stations at the existing vault locations. These new stations required the existing gravity system to be extended to the Intracoastal Waterway seawalls (at 88<sup>th</sup> Street and 94<sup>th</sup> Street); a new 36-inch force main to tie into the existing wells; new pumps, structures, controls, and a new gravity bypass drainage pipe.

Since the 1995 EAR-based amendments, the Town of Surfside is currently working with the Florida Department of Transportation and consulting engineers to improve the performance of the sewage and storm water systems. It is recommended that the Town of Surfside continue to investigate available grants to help in the funding of their necessary upgrades.

### **Solid Waste and Recycling**

The Town's Sanitary Department has three garbage trucks which collect trash and garbage on a weekly basis and haul it to Miami-Dade County's Resource Recovery Plant west of Miami International Airport. Each year, Surfside deposits approximately 6,048 tons of waste material at the county's facility. Based on an estimated 2006 estimated population of 5,600 this represents a volume of just 6 pounds per person per day. Since 2007 the Town is recycling over 500 Tons per year. Browning Ferris Industries (BFI) currently is responsible for picking up Surfside's recycling. An increase involvement of private firms in the development of solid waste disposal facilities led to an oversupply of disposal capacity and a reduction in disposal fees. As a result, existing disposal capacity at the North Dade Landfill appears adequate to meet Surfside's needs for the foreseeable future. It is recommended that the Town of Surfside should cooperate with Miami Dade's Solid Waste Department to maintain and the solid waste level of service.

### **The Town of Surfside will cooperate with Miami Dade to achieve the County's Goals, Objectives and Policies, which are as follows:**

#### **GOAL**

PROVIDE AN INTEGRATED SOLID WASTE MANAGEMENT SYSTEM IN CONFORMITY WITH FEDERAL, STATE AND COUNTY LAW WHICH PROMOTESTHE PUBLIC HEALTH, SANITATION, ENVIRONMENTAL PROTECTION, OPERATIONAL EFFICIENCY, BENEFICIAL LAND USE AND GROWTH PATTERNS AND IS FUNDED THROUGH FAIR AND EQUITABLE MEANS.

#### **Objective SW-1**

In order to serve those areas where growth is encouraged and to discourage urban sprawl, the County shall plan and provide for solid waste disposal services on a countywide basis as provided for in this sub element in conformance with the future land use element of the comprehensive plan.

## **Policies**

**SW-1A.** The area within the Urban Development Boundary of the adopted Land Use Plan Map shall have the first priority in the provision of county solid waste management, and for committing financial resources to these services. Future development in the designated Urban Expansion Area shall have second priority in planning or investments for these services. Provision of County solid waste facilities outside of these areas shall be avoided, except where essential to eliminate or prevent a threat to public health, safety, or welfare.

**SW-1B.** Groundwater protection systems shall be incorporated into the design of new solid waste disposal facilities to ensure the protection of groundwater quality. When locating new solid waste disposal facilities, sites over salt-intruded groundwater shall be preferred to sites over potable groundwater. New facilities may be permitted to locate over groundwater of potable quality where it can be shown that the use of sites over salt-intruded areas is precluded because of existing development, environmental protection requirements, and economic or logistical constraints.

**SW-1C.** Miami-Dade County shall use all practical means to assure that land in the vicinity of solid waste disposal facilities is developed for a use that is compatible with the operation of said facilities. The County shall discourage changes to the Land Use Plan Map or land development regulations which would permit land uses that are incompatible with the continued operation or planned expansion of these facilities. Residential uses shall be considered incompatible with these public facilities where spillovers, particularly noise and odor, can reasonably be expected.

## **Objective SW-2**

The County will implement procedures to ensure that any existing solid waste facility deficiencies that may exist are corrected and that adequate solid waste facility capacity will be available to meet future needs.

## **Policies**

**SW-2A.** The County Solid Waste Management System, which includes County-owned solid waste disposal facilities and those operated under contract with the County for disposal, shall collectively maintain a solid waste disposal capacity sufficient to accommodate waste flows committed to the System through long-term interlocal agreements or contracts with municipalities and private waste haulers, and anticipated non-committed waste flows, for a minimum of five (5) years.

**SW-2B.** Except as provided by Objective SW-1 and the supporting policies, no development order authorizing new development or a significant expansion of an

existing use shall be issued for any area of the County which is served by a solid waste facility which does not meet the standard in Policy SW-2A or will not meet these standards concurrent with the completion of the development. In any case where the federal, state, or County standards referenced in Policy SW-2A are revised, a reasonable time for compliance with the new standards shall be allowed.

**SW-2B.** Except as provided by Objective SW-1 and the supporting policies, no development order authorizing new development or a significant expansion of an existing use shall be issued for any area of the County which is served by a solid waste facility which does not meet the standard in Policy SW-2A or will not meet these standards concurrent with the completion of the development. In any case where the federal, state, or County standards referenced in Policy SW-2A are revised, a reasonable time for compliance with the new standards shall be allowed.

**SW-2C.** Miami-Dade County shall maintain procedures and programs to monitor levels of service of each facility for use by agencies which issue development orders or permits.

### **Objective SW-3**

The County will provide an adequate level of service for solid waste facilities to meet both existing and projected needs as identified in this plan through implementation of those projects listed in the Capital Improvements Element. All improvements for replacement, expansion or increase in capacity of facilities shall conform with the adopted policies of this Plan including level of service standards for the facilities.

### **Policies**

**SW-3A.** Solid Waste improvements will be evaluated for funding in accordance with the following general criteria:

- 1) Improvements which are necessary to protect the health, safety and environmental integrity of the community, consistent with the policies of this Plan and applicable federal, state and County regulatory requirements.
- 2) Improvements which are necessary to meet existing deficiencies in capacity or in performance. These include the retrofit of deteriorating facilities which fail or threaten to fail to meet health, safety or environmental standards.
- 3) Improvements which promote the recycling or reuse of materials prior to disposal.
- 4) Improvements which extend service to previously unserved developed areas within the Urban Development Boundary.

5) Improvements which have been identified in adopted functional plans and address system details which are beyond the scope of the comprehensive plan for solid waste and are consistent with the goals, objectives and policies of the comprehensive plan.

6) Cost-effective improvements to expand capacity, maximize operational efficiency, and increase productivity.

**SW-3B.** All capital improvements to the County's solid waste management system will be undertaken in conformity with the schedule included in the Capital Improvements Element.

**SW-3C.** All capital improvements to the County's solid waste management system will be undertaken in accordance with applicable state, federal, and County environmental regulations.

**SW-3D.** Miami-Dade shall maintain procedures and requirements a needed to assure that all development, regardless of size, contributes its proportionate share of the cost of providing solid waste facilities necessary to accommodate the impact of the proposed development.

#### **Objective SW-4**

Miami-Dade County shall provide for the management of solid waste in a manner which places a high priority on the maintenance of environmental quality and community quality of life.

#### **Policies**

**SW-4A.** All Miami-Dade County solid waste disposal facilities shall be developed and operated to:

- 1) Meet all applicable federal, state, and County environmental health and safety rules and regulations;
- 2) Minimize adverse human and natural environmental impacts;
- 3) Optimize capital and operating efficiencies;
- 4) Minimize environmental and economic risk.

**SW-4C.** Miami-Dade County shall promote the establishment and expansion of markets for products and materials created from recycled wastes through cooperative state and federal efforts, County purchasing policies, and by encouraging the purchase of such products by County vendors, clients and citizens.

**SW-4D.** Miami-Dade County shall provide for the reduction of per capita production of solid waste by encouraging the use of waste reduction technologies and recyclable packaging materials, to the extent possible.

**SW-4E.** Miami-Dade County shall minimize the amount of yard trash disposed of in landfills through the development of alternative means that include encouraging, among other innovative programs, diversion or composting of biodegradable materials other than yard waste.

**SW-4F.** To facilitate recycling and the proper disposal of solid waste by the general public, the County's Neighborhood Trash and Recycling Centers for receiving trash and recyclables should be conveniently located throughout the unincorporated area. Such facilities should be located within a five-mile distance of residential areas within the UDB and, where feasible, concentrations of exurban populations. Such sites are preferably located in industrial areas convenient to residential users but may be located in any Land Use Plan map category, except Environmental Protection areas, consistent with the Land Use Element. When located in the immediate proximity of residential neighborhoods, sites for such facilities should include sufficient additional area to buffer the residential area from impacts.

#### **Objective SW-5**

Miami-Dade County shall provide for the safe and efficient disposal of wastes through the development and maintenance of an integrated solid waste disposal system utilizing proven technologies, appropriate regulation, and equitable and responsible financing practices.

#### **Policies**

**SW-5A.** Miami-Dade County shall seek to achieve a balanced program of solid waste disposal which will include recycling, resources recovery, and landfilling.

**SW-5B.** Miami-Dade County shall provide for solid waste disposal facilities within the County through the continued development and management of a single consolidated system and shall discourage the establishment of disposal facilities not integrated into this system.

**SW-5C.** To assure that the capacity of the solid waste disposal system is used in a manner that will maximize the benefits for all of Miami-Dade County, the Department of Solid Waste Management shall not permit such capacity to be diminished by accepting waste generated outside the disposal system unless authorized by formal agreement when acceptance of such waste is in the best interests of the citizens of Miami-Dade County.

**SW-5D** Miami-Dade County shall provide for equitable and responsible financing of disposal system costs, to be met through a combination of direct user fees, environmental protection fees, and capacity-related fees, in accord with benefits

received, without County general fund subsidy. The exception would be when the solid waste services provide a corresponding benefit to the general community, rather than exclusively or principally to the solid waste system users paying the fees, in which case the general community should fund the cost. In addition, revenues may be bonded as needed to maximize financial benefits to the entire community.

### **Objective SW-6**

Substantially reduce or minimize the amount of household hazardous wastes and used motor oil that are disposed of in an unsafe or improper manner.

### **Policies**

**SW-6A.** Develop and implement a household hazardous waste management program to achieve compliance with the provisions of Section 403.7265, F.S.

**SW-6B.** Miami-Dade County shall promote the installation of sufficient facilities into the County's Neighborhood Trash and Recycling Centers to accommodate the safe deposit of used motor oil by households in moderate quantities.

**SW-6C.** Miami-Dade County shall seek funding and cooperation from the Florida Department of Environmental Protection to conduct semi-annual amnesty days to provide a means for disposal of small quantities of household hazardous wastes.

**SW-6D.** Miami-Dade County shall seek to develop funding to establish a comprehensive public education program to highlight the problems of household hazardous waste and improper solid waste disposal.

**SW-6E.** Miami-Dade County shall encourage public and private organizations which currently collect and recycle used motor oil to accept moderate quantities of used motor oil from households for recycling.



0 280 560 840 1,120 Feet

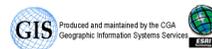


# Sanitary Sewer System

Map 3.4

### Legend

- Sewer Manhole
- Gravity Sewer Line
- Force Main



## **Roads**

The Town is responsible for maintaining the local network program and the regional road network is under the State of Florida's jurisdiction. Collins Avenue and Harding Avenue are the major north-south corridors through the Town, while 96<sup>th</sup> Street is the main east-west roadway. The Existing Roadway Network depicts the basic roadway functional categories for the Town and is shown on Map 3.5.

The Town of Surfside is designated as a Transportation Concurrency Exception Area, as specified in Section 9J-5.0055 (6) of the Florida Administrative Code. This exempts the Town from concurrency requirements in order to encourage urban infill development programs.

To accommodate the impacts of new development, alternative modes of transportation are required to reduce traffic congestion. The Town of Surfside provides a community shuttle with service seven days a week. To avoid traffic on Harding Avenue, motorists have resorted to utilizing the local roadways, including Abbott Avenue and Byron Avenue. This has caused congestion has impacted the amount of traffic on neighborhood roadways. The Town is currently exploring traffic calming methods to protect the single-family neighborhood from the cut through traffic, such as reconfiguring the two-way north-south local roads to one-way north-south local roads. The Charrette outlined methods for reconfiguring Collins Avenue and Harding Avenue from one-way pairs to two-way pairs. This would assist traffic flows and possibly control the cut through traffic. The Town should adopt a Traffic Management Plan to properly access methods for traffic control and calming techniques.

Roadway performance conditions are measured by Level of Service (LOS) which is represented by letters "A" or most favorable through "F" or least favorable conditions. Roadway LOS standards are the ratio of the number of vehicles to the road capacity during peak time periods. The Town of Surfside has adopted an "E +20" Level of Service for its roadways, meaning that where mass transit service having headways of 20 minutes or less is provided within ½ mile distance, roadways shall operate at no greater than 120-percent of their capacity.

The Town has not experienced a large amount of redevelopment at this time, however, the Charrette has identified the opportunity to explore modifications to lane configurations, improve intersections and change Collins Avenue and Harding Avenue from one-way pairs to two-way pairs.



**Town of Surfside  
Existing Roadway**  
Map 3.5

- Legend**
-  Town Boundary
  -  Existing Roadway

0 200  
Feet

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## Parks, Opens Space and Recreation

The following is an acreage inventory of Surfside's public recreation facilities:

**Table 3.7**  
**Park Inventory**

<b>FACILITY</b>	<b>ACREAGE</b>
Veterans Park	0.9
Hawthorne Park	0.29
Community Center	1.84
96 <sup>th</sup> Street Park / Surfside Park	0.78
public beach	30.41
pocket parks and r-o-w dead ends	0.71
<b>TOTAL:</b>	<b>34.93</b>

Source: Calvin, Giordano & Associates, Inc. 2007

As the public beach does not generally offer Parks and Recreation programming, this acreage will be omitted for the level of service analysis. Using the remaining 4.52 acres of parks, along with the Shimberg Center's population projections, Surfside's level of service for recreation can be projected through 2030:

**Table 3.8**  
**Projected Park LOS**

<b>Year</b>	<b>2005</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>
Projected population	5,616	6,316	6,993	7,676	8,283	8,860
Total park acreage	4.52	4.52	4.52	4.52	4.52	4.52
<b>Park acreage per 1,000 pop (LOS)</b>	<b>0.80</b>	<b>0.72</b>	<b>0.65</b>	<b>0.59</b>	<b>0.55</b>	<b>0.51</b>

Source: Calvin, Giordano & Associates, Inc. 2007

It should be noted this analysis does not take into account any new parks that may be built, nor does it account for private recreation facilities such as the Surf Club and private beach frontage west of the erosion control line.

The analysis suggests Surfside is currently meeting its parks requirement, but will be deficient by 2015 using the standard set forth in Policy 3.5: "For recreational sites, a minimum level of service standard shall be set at 0.70 acres per one thousand (1,000) permanent population."

The Comprehensive Plan's Data Inventory Analysis uses different criteria for its parks Level of Service analysis than the standard set forth in Policy 3.5:

Data Inventory Analysis	<ul style="list-style-type: none"> <li>• Mini-park / tot lot within ¼ mile of all single family residential areas</li> <li>• 2 acres of Neighborhood Park land per 1,000 residents</li> </ul>
Policy 3.5	“For recreational sites, a minimum level of service standard shall be set at 0.70 acres per one thousand (1,000) permanent population.”

In either case, current population projections suggest there will be a deficit in park space by 2015. However, this presents an opportunity for the Town to actively pursue land acquisition-related grants. The EAR recommends that Policy 3.2, which directs the Town to apply for grants for the acquisition and improvement of public recreation and open space, be modified with a specific timeframe for such land acquisition in order to meet the LOS standard for the long term (ten year) planning period.

## School Capacity and Location

Surfside is within District 3 of the Miami-Dade County School District. Although there are no schools within the city limits of Surfside, there is currently one elementary school, one middle school and one high school in which students residing in Town of Surfside may attend. Table 3.9 is a listing of all school facilities servicing the Town:

**Table 3.9  
School Facilities Serving Surfside**

<u>Elementary</u>	<u>Middle</u>	<u>High</u>
Ruth K. Broad, Bay Harbor	Nautilus	Miami Beach Senior High

Source: <http://www.dadeschools.net>

Since the Town does not currently contain public educational facilities, however, the Town is currently in the process of adopting a public educational facilities element, which will amend the Comprehensive Plan.

Although there are no schools within the limits of Surfside, Table 3.10 shows the figures in student enrollment and capacity in 2007 of the schools serving Surfside. The middle school and high school serving the Town are under enrolled, while the elementary school is 60% over capacity. This is expected to be reduced with the opening of the new elementary school in 2008 in the City of Sunny Isles Beach.

**Table 3.10  
Public Schools Serving Surfside  
Capacity and Enrollment**

<u>School</u>	<u>Enrollment</u>	<u>Capacity</u>	<u>Percent Over enrolled (under enrolled)</u>
<b>Elementary Schools</b>			
Ruth K. Broad Bay Harbor	1,291	774	60%
<b>Middle School</b>			
Nautilus	1,050	1,163	(10%)
<b>High School</b>			
Miami Beach Senior High	1,982	2,331	(15%)

Source: <http://www.dadeschools.net>

## **Changes in Urban Infill and Redevelopment Areas**

The Town is starting to go through redevelopment along Collins Avenue and Harding Avenue. However, the existing Comprehensive Plan includes height limitations that restrict the business district to 40 feet and residential along Harding to 30 feet. This limits the potential for redevelopment and incentives for redevelopment. However, the Town is interested in maintaining its “small town” feel and is hesitant to remove the height restrictions totally from the Comprehensive Plan without proper analysis. Therefore, it is recommended that the Town amended its Comprehensive Plan to include policies that encourage a study to determine methods for redevelopment and a policy that provides for an analysis of the viability of height restrictions in the Comprehensive Plan.

The Town has experienced slower redevelopment than other beach front communities in Miami-Dade County. This is mostly due to the stringent limitations in the zoning code and Comprehensive Plan. However, the lower buildings and manageable development pattern have contributed to Surfside’s “small town” feel. It is recommended that the Town continue to limit height in the zoning code, but these provisions will limit redevelopment potential throughout the Town.

No changes are proposed for the single-family district. This district should continue to provide low-density, single-family structures and maintain its current character. An analysis to determine if the height limitations are sufficient is proposed for Harding Avenue and Collins Avenue.

## **Successes and Shortcomings of Each Element of the Plan**

The Town is required to assess the successes and shortcomings of each element as they pertain to the local issues identified. Refer to the Major Issue Objective Assessment table for information on how specific objectives (related to the issues) within each plan element have been met since the 1995 Evaluation and Appraisal Report.

### **Land Use Element**

The Land Use policies are intended to guide land use and zoning decisions to meet the Town's needs for growth and future development. The Land Use Element is the primary element of the Comprehensive Plan, as its policies significantly influence all other aspects of planning for the Town. Conversely, other elements affecting land use may necessitate adjustments to the Land Use plan. The Land Use Element sets forth policies for the location and development of land uses while providing a framework for capital improvement programs to meet infrastructure needs.

Major emphases of the existing Land Use Element include but are not limited to:

- Directing growth to minimize intrusion and protect the single-family residential areas.
- Ensure the protection of natural resources.
- Reduction of uses not consistent with the community's character.

The Town of Surfside has made progress in addressing the above features of the Land Use Element by holding a Town-wide Charrette to obtain public input, which has resulting in the rewrite of the entire zoning code.

New zoning and land use categories, such as Mixed-Use within the Harding Avenue corridor, will be an important tool furthering the potential of the area to attract redevelopment. Categories such as this will help reduce traffic congestion by offering a variety of uses in one location with a pedestrian-oriented theme.

The Town should adopt amendments that address the following:

- Identifying the Coastal High Hazard Area
- Address intensity and density through a corridor analysis on Collins Avenue and Harding Avenue
- Complete a incentive study and marketing campaign to attract redevelopment and new hotels
- Undertake a historic structures inventory for historic preservation
- Add principles for Crime Prevention Through Environmental Design (CPTED)
- Add policies that recognize that a rise in sea level, which may result from global climate change, is a consideration of the Town. The Town is actively working with

the Federal Emergency Management Agency (FEMA) to ensure that buildings within the Town are constructed with appropriate FEMA standards.

## **Transportation Element**

### **Introduction**

Pursuant to Chapter 163 of the Florida Statutes, the Town shall prepare and adopt a Transportation Element consistent with the provisions of the Florida Administrative Code (FAC) and Chapter 163, Part II, F.S. during the EAR-based amendment process.

### **Geographic Profile & Socioeconomic Growth Trends**

The Town of Surfside, created in 1935, is in the northeastern part of Miami Dade County. The Town of Surfside is surrounded by the Atlantic Ocean on the east, Bal Harbour Village on the north, Indian Creek Village and Bay Harbor Island on the west, and Miami Beach on the south. The Town is the home of approximately 5,600 residents, and serves as a great vacation destination for tourists. The beautiful oceanfront community comes under the ***Beach/Central Business District (CBD) Transportation Planning Area*** defined by the Miami-Dade's Metropolitan Planning Organization (MPO). The ***Beach/CBD Transportation Planning Area*** has unique characteristics due to the presence of various islands and causeways. The Town of Surfside falls under the Miami-Dade County's designated Transportation Concurrency Exception Areas (TCEA). A TCEA is, a compact geographic area, designated to support the urban infill and redevelopment to circumvent the adverse impacts of concurrency requirements.

Miami-Dade County MPO future projections predict a 34% increase in populations in the ***Beach/CBD Planning Area***, but since the Town is almost 100% developed, therefore not much change is expected, and the anticipated future growth will be mostly redevelopment.

### **Existing Traffic Conditions**

The Town of Surfside is currently facing the challenges of fast growth in the South Florida area. The Town of Surfside was not designed and built to accommodate the high speed and high volume traffic. As a result, the local streets of the Town are experiencing high speed cut-through traffic on the Town's local streets in an attempt to avoid the congested arterials.

The Town is striving to provide excellent quality of living for its residents and visitors, while maintaining the character of the Town. Some traffic calming has been used to address the issues of speeding and cut-through problems. The Town conducted a series of public input meetings known as the Surfside Charrette to identify the existing problems and solutions to achieve the Town's vision.

### **The Surfside Charrette**

The Surfside Charrette was conducted in November 2006 to envision the future of Surfside and identify the action steps to achieve that vision. The Charette was conducted with the help of the public, Town officials, professionals, and a diversity of stakeholder.

### **Existing Transportation System**

The existing transportation system consists of roadways, sidewalks, bike paths and public transportation.

### **Bicycle and Pedestrian Ways**

The Town is working towards improving the existing sidewalks, bicycle-ways; and the connectivity between them and the roadway system. As identified in the Charrette, sidewalks and bikeways should be incorporated in all new developments. Several landmarks in the Town like the Community Center and the Beach Walk are crucial focus points to incorporate bicycle and pedestrian connectivity.

### **Public Transportation System**

Six bus routes from Miami-Dade Transit travel through the Town, nearly all the routes run along Collins Avenue except the Route R which runs along Dickens Avenue.

The Town has its own bus system which compliments the Miami-Dade County Transit. The Town's mini buses circulate between the business district and residential areas. It is the Town's goal to improve the service and increase the ridership.

### **Existing Roadway System**

The Town's street system is configured in a grid with most blocks 250-foot wide and 660-foot long. Surfside has two state arterials, five collectors, and fifteen local roads.

### **State Roads**

Surfside has two state roadways within the Town; a north-south pair SR A1A/Collins Ave (northbound) and Harding Avenue (southbound); and one east-west SR-922/96<sup>th</sup> Street.

### **SR A1A/Collins Avenue**

SR A1A/Collins Avenue is a major principal arterial, which runs north-south. The three-lane one-way flow facility serves the northbound traffic.

### **SR A1A/Harding Avenue**

SR A1A/Harding Avenue is a major principal arterial, which runs parallel to Collins Avenue. The three-lane facility serves only the southbound traffic.

### **SR 922/96<sup>th</sup> Street**

SR 922/96<sup>th</sup> Street is a minor principal arterial and runs east-west. SR-922/96<sup>th</sup> Street connects Surfside with Bay Harbor Islands, and Bal Harbour.

### **Primary Local Roads**

The collectors are 88<sup>th</sup> Street, 91<sup>st</sup> Street/Surfside Boulevard, 94<sup>th</sup> Street, Abbott Avenue, and Byron Avenue. The major local roads are Bay Drive, Dickens Avenue, 95<sup>th</sup> Street, and 93<sup>rd</sup> Street. 91<sup>st</sup> Street/Surfside Boulevard is the only gateway to Indian Creek. A two lane bridge on the south connects with Biscaya Island to the rest of the Town.

### **Level of Service**

The level of service standard is used as a guide for planning purposes, to identify the needs and plan for the improvements necessary to maintain a required level of service. Factors which influence the level of service are number of lanes, number of vehicles, speed, control type, number of access connections, maneuverability, safety and convenience of the public.

The description of level of service standards in transportation planning is defined as follows:

**LOS A**-Represents ideal condition of primarily free-flow traffic conditions at average travel speed with minimal delay.

**LOS B**-Represents unimpeded traffic flow at average travel speed, the maneuverability is a little restricted within the flow.

**LOS C**-Represents traffic flow that is stable but drivers are more restricted in their choice of speeds and ability to maneuver as compared to LOS B.

**LOS D**-Represents traffic flow that is unstable, speeds are tolerable for short periods of time but subject to sudden variance.

**LOS E**-Represents traffic flow that is unstable and flow rates are variable. This flow is characterized by significant delays and lower operating speeds.

**LOS F**-Represents traffic flow at extremely low speeds, congested roadways, high approach delays, and driving comfort is very low.

### **Adopted Roadway Level of Service Standards**

The adopted levels of service for state and local roadways are shown in the following table:

**Table 3.11  
Adopted LOS Standards**

Roadway Classification	Adopted Level of Service
Local	C
Collector	C
Arterials	D

The local jurisdiction has the authority to adopt the level of service standards for state, county and local roadways within their jurisdiction. For the Florida Intrastate Highway System (FIHS) and SIS facilities, the level of service standards shall be designated by the FDOT. There are no FIHS and SIS facilities in the Town of Surfside.

**Existing Level of Service Analysis**

The Town of Surfside comes under the Miami-Dade County’s Transportation Concurrency Exception Area (TCEA) to promote urban infill and redevelopment in the area. It is suggested that the TCEA should be supported by future land use policies to ensure the future growth in the area. The comprehensive plan should be amended to include the policies for increased coordination between Transportation Element and Future Land use Element.

To assess the existing capacity of roadways that serve existing land use, a level of service analysis was performed. The values for adopted level of service volumes are directly taken from the FDOT 2007 Level of Service Tables for Generalized Peak Hour Directional Volume. The peak hour peak direction volumes are directly obtained from the **Florida Department of Transportation (FDOT) 2006 Traffic Information DVD**. Based on the analysis it is determined that the roadways are meeting the needs of existing land uses.

Table 3.12 exhibits the results of the existing peak hour peak direction level of service analysis.

**Table 3.12  
Existing Peak Hour Direction LOS Analysis**

Roadway Name	Location		Classification	Lanes	Adopted LOS D Capacity	Pk Hr Pk Dir Vol	Level of Service
	From	To					
SR-922/96th Street	Harding Ave	West of Harding Ave	State Minor Arterial	2 Lanes in each Direction	1,510	928	D
SR-A1A/Collins Avenue	87th Avenue	SR-922/96th Street	State Major Arterial	3 Lane-One Way	2,330	2,048	D
SR-A1A/Harding Avenue	88th Avenue	SR-922/96th Street	State Major Arterial	3 Lane-One Way	2,330	1,572	D

Note:

- 1) The peak hour peak direction volumes are directly taken from the *FDOT Traffic Information DVD 2006*.
- 2) The adopted level of service standard thresholds are based on the *FDOT Generalized Table 4-7 for Peak Hour Directional Volumes*.

**Future Level of Service Analysis**

To perform the level of service analysis for future conditions, future 2030 volumes were obtained from the Miami-Dade County MPO. It is evident from future level of service analysis that the roadways are expected to operate below adopted level of service standards under future conditions. Since the Town is under Miami-Dade County's TCEA and regular concurrency requirements do not apply on the Town, this level of service will not impact the future developments including infill and redevelopments in the area.

Table 3.13 shows the future 2030 level of service for future roadways.

**Table 3.13  
Future (2030) Peak Hour Direction LOS Analysis**

Roadway Name	Location		Classification	Lanes	Adopted LOS D Capacity	2030 Daily Volumes	K	D	Pk hr pk dir Volumes	Level of Service
	From	To								
SR-922/96th Street	Harding Ave	West of Harding Ave	State Minor Arterial	2 Lanes in each Direction	1,510	34,454	0.088	0.5420	1,641	E
SR-A1A/Collins Avenue	87th Avenue	SR-922/96th Street	State Major Arterial	3 Lane-One Way	2,330	27,292	0.088	0.999	2,399	E
SR-A1A/Harding Avenue	88th Avenue	SR-922/96th Street	State Major Arterial	3 Lane-One Way	2,330	27,006	0.088	0.999	2,374	E

Note:

- 1) The bi-directional volumes are directly taken from the *Miami Dade County MPO 2030 Long Range Transportation Plan (LRTP)*.
- 2) The adopted level of service standards are based on the *FDOT Generalized Table 4-7 for Peak Hour Directional Volumes*.
- 3) The peak hour factor (K) and directional factor (D) are directly taken from the *FDOT Traffic Information DVD 2006*.

**The Surfside Charrette Recommendations**

The Surfside Public Charrette proposed a number of recommendations. The Town should amend the comprehensive plan to include the following recommendations.

The summary of the proposed recommendations from the Surfside Charrette are listed below:

1. Sidewalks & greenways;
2. Adequate parking facilities;
3. Traffic calming;
4. Signage Plan;
5. Revert the one-way pairs of Collins Avenue and Harding Avenue to two-way pairs;
6. Reconfigure intersections and traffic signals at Collins Avenue and Harding Avenue;
7. Reconfigure residential streets where appropriate.

### **1) Sidewalks & Greenways-A Pedestrian Friendly Design**

The current layout of streets in the Town supports the walkable community, but it needs to be more connected. The design concepts discussed in the Charrette were convenient and direct access to the beach, safe and pleasant walking environment for the residents; sidewalks and landscaping. The Charrette proposed a community wide streetscape program to promote walkable and more livable community.

The proposed design concept in the Charrette for east-west streets is 5' sidewalk, a bike lane, parking on one side, and enhanced landscaping. It was suggested that the streets needs new distinct pavement markings to define the parking and lanes.

Although, for 91<sup>st</sup> Street (Surfside Boulevard) no sidewalks were proposed, but wider sidewalks were proposed on 95<sup>th</sup> and 93<sup>rd</sup> Street between Abbott Avenue and the beach for improved walking connection with reduced travel lane width. Bay Drive was called a walking boulevard in the Charrette, and was proposed to remove the existing parking on the west side to accommodate this boulevard.

For the wider north-south roadways, it was recommended to reduce the lane width and introduce the traffic calming measures; add wider sidewalks with landscaping buffer; striping for parking; striping for bicycle traffic; create a pedestrian and bicycle network that links the Town parks, recreational areas and natural amenities.

Principal parks and plazas were clearly indicated in the Charrette as primary pedestrian zones within the downtown area in the Charrette to make the downtown a more pedestrian friendly area. The Charrette proposed to create a pedestrian and bicycle network to link the parks, recreational facilities and natural amenities into 'emerald necklace'.

The above recommendations from the Surfside Charrette should be included in the objectives and policies of the comprehensive plan. It is strongly suggested that the Town coordinate with Miami-Dade County and the Metropolitan Planning Organization (MPO) on pedestrian and bicycle facilities as well as on Greenways and Trails. Also, the EAR recommends revising the comprehensive plan to include the objectives and policies which support downtown revitalization.

## **2) Adequate Parking Facilities**

As identified previously, the Town is facing a parking problem. A parking inventory has been performed which records all the metered, non-metered, residential, and private parking in the Town.

### **a) Parking in Residential Neighborhood**

To address the issues of beach parking on local streets and parking by non-residents in the residential neighborhoods, a parking management plan is proposed to discourage the parking by non-residents. Details shall continue to be worked out with the Town residents and staff.

As mentioned in the Charrette, the pavement marking in the residential neighborhood is worn out which makes the roadway look wider and encourages the motorists to speed up. It is recommended that the Town install distinct pavement markings for parking, as a part of neighborhood streetscape. The Town is in the process of amending the Zoning Code to include the recommendations from the Charrette.

### **b) Parking in Commercial Area**

The major issue that the Town is facing is inadequate parking facilities in the downtown area. It is Town's plan to provide sufficient parking to meet the needs of commercial business district and visitors. Surfside is in the process of re-writing its zoning code, and parking requirements will be included in the Town's new zoning code. The Town is also working on improving the existing parking lots.

## **3) Traffic Calming**

As mentioned in the Charrette, previous traffic studies results show that cut-through high speed regional traffic is using the Town local arterials as by-pass roadways network to avoid the arterials. The traffic has overwhelmed the local streets which were not planned to deal with the regional traffic.

As discussed in the Charrette, the possible solutions to address the high speed traffic are:

- Reduced lane widths;
- Greenway buffer between the roads;
- Sidewalks, speed control and
- Traffic calming measures like speed humps, textured pavement and circular islands

The Town is practicing some standard traffic calming techniques like traffic islands to address the issues. The traffic calming procedures, which were discussed in the Charrette for creating a pleasant environment for pedestrians and cyclists, were: traffic islands, bicycle lane; landscaping; textured pavement to distinguish the parking lane with travel lane either by textured lane or striping; reduced lane widths; and installment of stop signs at several locations to discourage the cut-through

traffic. Also, the Yield Street concept was introduced for north-south streets. The closure of a few streets was also proposed in the Charrette.

It is recommended that the Town should amend the zoning code to adopt a standard procedure and criteria to perform traffic calming measures on the Town roadways and include the policies to support the traffic calming measures as identified in the Surfside Charrette.. This should be supported by the policies in the Transportation Element.

#### 4) Proper Signage

It is also noted that the many roadway signage including material and placement of signs do not follow the procedures and guidelines of Manual on Uniform Traffic Control Devices (MUTCD). The Town is in the process of conducting an inventory of all signs which are not meeting the MUTCD standards, and replacing them with the correct ones installed at the correct location.

### Housing Element

The Housing Element is intended to identify and summarize existing and future housing needs and to maintain the affordable housing stock. The Housing Element includes the following goals:

- Preserve affordable housing.
- Eliminate substandard housing.
- Develop new housing units.
- Identify historically significant housing.

The majority of the existing housing stock in Surfside is well maintained and is in basically sound condition. A 2000 inventory of housing substandard units using U.S. Census data and reported by the Florida Housing Data Clearinghouse (University of Florida, Shimberg Center) showed 194 units that were substandard as demonstrated in Table 3.14.

**Table 3.14  
Substandard Housing Units**

Persons Per Room		House Heating Fuel		Kitchen Facilities		Plumbing Facilities	
1.01 or More Persons Per Room	Share of Occupied Units (%)	No Fuel Used	Share of Occupied Units (%)	Lacking Complete Facilities	Share of Units (%)	Lacking Complete Facilities	Share of Units
194	8.2	203	8.6	29	0.9	21	0.7

Source: Shimberg Center for Affordable Housing, 2000

As of 2000, there were approximately 3,166 housing units within the Town. As indicated in Table 3.15, the largest numbers of housing is contained in multi-family structures with 20 or more units, with single-family residential close behind. Any new construction in the single-family district will only be infill development or knock down and rebuilds. In contrast, the multi-family structures may see more redevelopment as

older buildings are being replaced with new multi-family structures. The following table describes the situation by housing type in Surfside in 2000.

**Table 3.15  
Housing Types**

<b>Type of Housing Unit</b>	<b>Number of Housing Units</b>
Detached structure	1,220
Attached structure	42
2 units	0
3 or 4 units	43
5 to 9 units	124
10 to 19 units	266
20 or more units	1,459
Mobile Home	12
Boat, RV, etc.	0
<b>Total number of Units in 2000</b>	<b>3,166</b>

Source: US Census 2000

According to 2000 US Census, the median household income for Surfside \$50,927 as shown on Table 3.16, which is considerably more than both the US median household income of \$41,994 and Miami-Dade County’s median income of \$35,966. This demonstrates the majority of households in Surfside are earning 120% or more of the County’s median income. According to the Shimberg Center for Affordable housing, this trend of Surfside households earning more than both the County and US median income is expected through 2030. These projections point out the stability of income and population in the Town.

**Table 3.16**  
**Household Income in 2000**

<b>Household Income</b>	<b>Number</b>
Less than \$10,000	153
\$10,000 to \$14,999	99
\$15,000 to \$24,999	384
\$25,000 to \$34,999	248
\$35,000 to \$49,999	247
\$50,000 to \$74,999	381
\$75,000 to \$99,999	275
\$100,000 to \$149,999	236
\$150,000 to \$199,999	93
\$200,000 or more	215
<b>Median Household Income</b>	<b>50,927</b>

Source: US Census 2000

There is a shift occurring in median age from the 2000 Census to the present. Many of the new developments are attracting people in a large range of ages, including families with young children. The new housing types will ultimately alter the area and the type of resident. There has been an increase in renovations and knock downs of existing homes to accommodate the increased number of people in the household.

**Table 3.17**  
**Age Distribution**

<b>Age</b>	<b>Number of People</b>
Under 5 years	234
5 to 9 years	241
10 to 14 years	206
15 to 19 years	179
20 to 24 years	161
25 to 34 years	645
35 to 44 years	794
45 to 54 years	617
55 to 59 years	302
60 to 64 years	260
65 to 74 years	617
75 to 84 years	434
85 years and older	219
<b>Median Age</b>	<b>44.9</b>

Source: US Census 2000

Although the Town is expected to have an adequate supply of existing and newly constructed residential units to meet future demand, some of the households will be faced with a cost burden. The following table, using the Shimberg Center's data, indicates the estimated affordable housing needs from 2005 – 2015. The 2000 US Census reported that median value for owner-occupied units was \$202,500 and \$648 for renter-occupied units. Also, the 2000 US Census reported that 310 owner-occupied households and 315 renter-occupied households were spending more than 30% of their income on housing costs. When a household spends over 30% of their income on housing costs, they are considered burdened and their housing is no longer affordable.

The Projected Demand indicates the number of housing units needed in the Town to accommodate the projected population. The Projected Construction Need is the estimated number of affordable residential units needed to be produced to meet the needs of the population not being met by existing housing. Therefore, approximately 497 affordable housing units will be needed by 2020.

**Table 3.18  
Estimated Affordable Housing Needs 2015-2020  
Permanent (Non-Seasonal) Housing**

<b>Year</b>	<b>Projected Demand</b>	<b>Projected Construction Need</b>	<b>Households with a Cost Burden</b>
2010	2,662	-23	447
2015	2,847	126	490
2020	3,033	497	539

Note: Permanent housing units in 2002 = 2,536

Source: Shimberg Center for Affordable Housing, 2003

The existing affordable housing needs are currently being met in the Town of Surfside with the large numbers of multi-family and single-family older housing units. The Town is maintaining its affordable housing stock through code enforcement efforts and recently undergoing efforts to begin maintaining the infrastructure by staying up to date with improvements needed. Infrastructure maintenance had been overlooked by the Town in the past, however, these improvements are currently a priority for the Town, which will modernize the infrastructure and ultimately enhance the existing housing stock.

However, Rule 9J-5.010 (3) (c) (10) of the Florida Administrative Code (F.A.C.) does not permit jurisdictions to direct affordable housing into Coastal High Hazard areas. Approximately 47% of the Town is within the Coastal High Hazard area, resulting in the recommendation that the Town should amend its Comprehensive Plan to encourage interlocal agreements with other jurisdictions to find a regional approach to this issue.

## **Recreation and Open Space Element**

The purpose of the Recreation and Open Space Element is to plan for a comprehensive system of recreation and open space lands available to the public. The Surfside Recreation Department maintains and operates a number of Town facilities including the Community Center, 96<sup>th</sup> Street Park / Surfside Park, Veterans Park, and the Hawthorne Park tot lot. It also maintains the tennis courts, and provides recreational and educational programs for children and adults. The facilities of the Community Center are used for adult education classes, organizational meetings, dances, and entertainment programs and social affairs to the Town residents.

On November 13, 2007 the Town Commission voted unanimously to deconstruct the existing center and construct a new Community Center and Pool. "Green" principles are expected to be used in the building's design and construction, with the hope of receiving Leadership in Energy and Environmental Design (LEED) certification.

The November 2006 Surfside Public Charrette process resulted in a number of recommendations to its existing park and recreation facilities. The October 12, 2007 Letter of Understanding to DCA lists as a major issue incorporating the Surfside Charrette concepts into the Comprehensive Plan. Following is a summary of the proposed changes to park and recreation facilities:

1. Create a pedestrian and bicycle network that links the Town's parks, recreational, and natural amenities into an "emerald necklace."
2. Create safer play environments for Surfside's families.
3. Improve/enhance existing parks and underutilized public properties to dramatically increase the number and quality of parks and open space within the community.
4. Develop an effective strategy for consolidating and relocating existing recreational facilities to improve access and convenience for the majority of Surfside's residents.
5. Turn the pump stations at 93<sup>rd</sup> Street and Byron Avenue and 89<sup>th</sup> Street and Dickens Avenue into dog parks.
6. Create beach-side and bay-side pocket parks at the ends of each of the east-west streets.
7. Update and enhance the existing beach walk by creating a meandering path through a maritime forest planted with native trees next to the hard-pack.

The EAR recommends the goals, objectives, and policies of the Recreation and Open Space Element be revised to include these Charrette concepts.

As stated earlier, the Comprehensive Plan’s Data Inventory Analysis uses different criteria for its parks Level of Service analysis than the standard set forth in Policy 3.5:

Data Inventory Analysis	<ul style="list-style-type: none"> <li>• Mini-park / tot lot within ¼ mile of all single family residential areas</li> <li>• 2 acres of Neighborhood Park land per 1,000 residents</li> </ul>
Policy 3.5	“For recreational sites, a minimum level of service standard shall be set at 0.70 acres per one thousand (1,000) permanent population.”

In either case, current population projections suggest there will be a deficit in park space by 2015. However, this presents an opportunity for the Town to actively pursue land acquisition-related grants. The EAR recommends that Policy 3.2, which directs the Town to apply for grants for the acquisition and improvement of public recreation and open space, be modified with a specific timeframe for such land acquisition in order to meet the LOS standard for the long term (ten year) planning period.

**Coastal Management Element**

The purpose of the Coastal Element is to plan for, and where appropriate, restrict development activities where such activities would damage or destroy coastal resources, and protect human life and limit public expenditures in areas that are subject to destruction by natural disaster.

The Town of Surfside is located on two barrier islands between Biscayne Bay (including its bayou, Indian Creek) and the Atlantic Ocean. These barrier islands are not in their natural state, having been long ago supplemented with fill material. The Town is nearly 100 percent developed with no significant natural vegetative cover except landscaping on developed land and limited ocean dune vegetation. The land is nearly flat with the highest elevation at approximately 10 feet above mean sea level. Point Lake, Indian Creek and Biscayne Bay lie adjacent to the Town’s western shore, which is entirely lined with concrete sea walls. Indian Creek is a brackish-water bayou of Biscayne Bay. Point Lake separates Biscayne Island from the main portion of Surfside.

The natural resource conditions and issues specific to the Town have remained relatively the same during this period; the resource pressures continue to be watershed management along with beach erosion and protection of the beach. The issues remain hurricane preparedness and emergency management. Current research and data has added sea level rise as another concern.

Rising sea levels lead to local water problems such as worse drainage for flood events, more harm from beach erosion and hurricanes, more salt water intrusion, and building siting and preparation issues in anticipation of higher base water levels. Current and credible sea level rise data should be considered when planning long term infrastructure and capital improvements activities, and in future land use decisions. Numerous sources of up-to-date information are available from agencies including the U.S. Environmental Protection Agency, the South Florida Regional Planning Council and others. The Data and Analysis update of the Comprehensive Plan should include an examination of the consequences for Surfside of a rise in sea level. New policies should be created addressing sea level rise considerations when planning long term infrastructure and capital improvements activities, and in future land use decisions.

Coastal programs and plans are continually being developed and updated by local, state, federal and non-governmental agencies. The Town should continue to coordinate and cooperate with the many programs and plans concerned with coastal resource management and preservation; and should continue to utilize, and incorporate into the Town's Comprehensive Plan, as appropriate, the most credible, current data and technologies made available by these programs.

The Town is currently developing a Comprehensive Emergency Management Plan (CEMP). A local CEMP should identify the organizational structure and resources available to the jurisdiction to prepare for, respond to, recover from, and mitigate identified hazards. It is recommended that the Town review the recommendations in the Miami-Dade County Profile of the *Integration of the Local Mitigation Strategy into the Local Comprehensive Plan* presented by the Florida Department of Community Affairs and the case study of Miami Beach. The profile was prepared as part of a statewide effort to guide local governments in integrating hazard mitigation principles into local Comprehensive Plans. One recommendation in the report is to amend policies that promote the conservation of natural resources to include hazard mitigation as an added benefit. Natural resources such as coastal vegetation and barrier islands absorb the impact of storm surge that otherwise could damage coastal development. Adding hazard mitigation as a benefit to policies can illustrate the importance of environmental protection as a means of protecting lives and property. The report should be reviewed in its entirety and the recommendations can be incorporated, as appropriate, into the Town's Comprehensive Plan when the EAR-based amendments are put forward.

Additional resources are available to the Town in their emergency planning. The Miami-Dade Local Mitigation Strategy Working Group created the 2007 Local Mitigation Strategy (LMS) for the County, which is updated semi-annually on June 30<sup>th</sup> and December 31<sup>st</sup>. The LMS Working Group is made up of representatives from Miami-Dade municipalities, county departments, state and federal agencies, schools, colleges and universities, hospitals, and private for profit and not-for-profit organizations. The primary goal of local mitigation strategies is to reduce vulnerability to natural, technological and societal hazards from all sources from hurricanes, tornadoes, major rainfall and other severe weather events.

The Town should take steps to develop their own or to adopt a Post Disaster Redevelopment plan and have this reflected in the Coastal Management Element. The State recommends that "these plans should, at a minimum, establish long-term policies regarding redevelopment, infrastructure, densities, nonconforming uses, and future land use patterns." Planning for post-disaster recovery is essential for furthering the sustainability of a community. The aftermath of a disaster is always challenging, even if a community has planned for a worst-case scenario; however, by proactively creating a process to make smart post-disaster decisions and prepare for long-term recovery needs as much as possible, the community can do more than simply react. Post-disaster redevelopment planning identifies policies, operational strategies, and roles and responsibilities to implement the community's previously-identified growth management and hazard mitigation goals within the process of long-term recovery and reconstruction. Objective 7 of the Coastal Management Element states that "The Town shall prepare a post-disaster redevelopment plan which will reduce the exposure of life and property to natural disasters." A timeline needs to be established for developing this plan.

A new statutory definition of Coastal High Hazard Areas has been adopted and needs to be reflected in the Coastal Management Element's Data and Analysis section as well as in the Goals, Objectives and Policies section (See Map 3.6). Pursuant to Chapter 163.3178(2)(h) F.S., the "Coastal High Hazard Areas" (also referred to as the high-hazard coastal areas) now means the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.

The current Data and Analysis section contains recommendations from the FEMA Building Code Report drafted in response to Hurricane Andrew. These recommendations should be revisited and where appropriate included as policies.

Furthermore, policies should be added that recognize that a rise in sea level, which may result from global climate change, is a consideration of the Town. The Town is actively working with the Federal Emergency Management Agency (FEMA) to ensure that buildings within the Town are constructed with appropriate FEMA standards.



Percentage of Town within Coastal High Hazard Zone = 46.6%



## Coastal High Hazard Area

### Legend

-  Area outside Coastal High Hazard
-  Coastal High Hazard Area

0 300 600 900 1,200 Feet



## **Conservation Element**

The purpose of the Conservation Element is to promote conservation, use and protection of natural resources. The Town of Surfside is located on two barrier islands between Biscayne Bay (including its bayou, Indian Creek) and the Atlantic Ocean. These barrier islands are not in their natural state, having long ago been supplemented with fill material and developed. The Town is nearly 100 percent developed with no significant natural vegetative communities or wildlife habitat. The soils are sand and imported fill. Vegetative cover is limited to landscaping on developed land and limited ocean dune vegetation. Wildlife habitat is limited to the sea turtle nesting habitat provided by the beach dune system. The land is nearly flat with the highest elevation at approximately 10 feet above mean sea level. Air quality in the Town of Surfside is generally good. The source for the Town's public water supply is the Miami-Dade Water and Sewer Department which provides water from the Biscayne Aquifer to the Town.

The natural resource conditions and issues specific to the Town have remained relatively the same during this period; the resource pressures and impacts continue to be watershed management, water conservation and beach erosion.

Rising sea levels lead to local water problems such as worse drainage for flood events, more harm from beach erosion and hurricanes, more salt water intrusion, and building siting and preparation issues in anticipation of higher base water levels. Current and credible sea level rise data should be considered when planning long term infrastructure and capital improvements activities, and in future land use decisions. Numerous sources of up-to-date information are available from agencies including the U.S. Environmental Protection Agency, the South Florida Regional Planning Commission and others. The Data and Analysis update of the Comprehensive Plan should include an examination of the consequences for Surfside of a rise in sea level. New policies should be created addressing sea level rise considerations when planning long term infrastructure and capital improvements activities, and in future land use decisions.

Local governments are required to assess their current, as well as projected, water needs and sources for at least a 10-year period. Based on the 1995 Future Land Use Element, the Town indicated a need for 1,063,629 gallons per day in 2015. The Town falls within the South Florida Water Management District (SFWMD) Lower East Coast (LEC) Planning Area. The SFWMD has recently finalized the 2005-2006 Update of the LEC Water Supply Plan. This plan provides Miami-Dade County and the Town of Surfside with information to utilize in future planning efforts. The Town should review this updated regional water supply plan and incorporate the applicable data into their Comprehensive Plan. It is also recommended that the Town coordinate with the SFWMD on the development of the regional water supply plan and on alternative water supply planning efforts.

Conservation data and status is continuously being reported and updated by local, state and federal agencies. Conservation of the Biscayne Bay is ongoing and coordinated through the SFWMD and the FDEP. Updated information regarding air quality is available from the Florida Department of Environmental Protection (DEP) in their *2004 Florida Air Monitoring Report*. Information on storage tanks and contaminated sites, listed by municipality, is available from the DEP. Turtle nesting data is available from the US FWS and FDEP. The Town has the opportunity to coordinate with these agencies on to review the most current data available. The top of the dune system waterward is State owned land; which enhances the opportunities for protection of this turtle nesting habitat.

Relevant data from these sources and needed coordination should be included in the EAR-based amendments.

### **Infrastructure Element**

Since the EAR-based amendments to the Plan in 1995, the Town of Surfside has made minimal upgrades to the potable water and sewage system, with the resources available to them, but much of the system still remains in poor condition.

The Town of Surfside has maintained the drainage system in accordance with the 1995 Amendments. Currently, the existing drainage system will be improved by FDOT and maintained by the Town.

It is recommended that the Town should incorporate the following policies into the comprehensive plan amendments:

#### **Sanitary Sewer**

1. The Town shall continue to follow the Sanitary Sewer Evaluation Study (SSES) protocols for Phases I, II, and III, including the testing and implementation of improvements/repairs of the collection system.
2. Projects and programs shall be funded to maintain adequate levels of service standard, and to make preventative improvements to the system.
3. In the absence of legal constraints on the use of revenues, projects and programs shall be funded in order to correct system deficiencies and maintain an adequate level of service standard.
4. Water conservation practices utilized in support of the policies in the Conservation Element shall be employed including maintenance and operation to minimize groundwater and surface water infiltration, inform the public as to effective use of water-restricted sanitary sewer plumbing fixtures and participation in County programs to improve water conservation.

## **Drainage**

1. The Town shall use Best Management Practices (BMPs) in accordance with its regulations and those of the South Florida Water Management District (SFWMD) and DERM.
2. Projects and programs shall be funded in order to maintain adequate levels of service standard, and to make preventative improvements to the system.
3. Town shall adhere to the National Pollution Discharge Elimination System - Municipal Separate Storm Sewer System (NPDES-MS4) Permit and shall implement the permit conditions including monitoring of outfalls and improving stormwater management practices.

## **Potable Water**

1. The Town shall coordinate with Miami-Dade County (WASD) in the application of protocols throughout the town where applicable.
2. The Town shall continue to promote water conservation where appropriate.
3. In the absence of legal constraints on the use of revenues, projects and programs shall be funded in order to correct system deficiencies and maintain an adequate level of service standard.
4. The level of service (LOS) standard for potable water facilities shall be 100 gallons per capita per day.

## **Natural Groundwater Aquifer Recharge**

1. Comply with South Florida Water Management District and DERM environmental protection rules for stormwater disposal methods.

## **Intergovernmental Coordination Element**

The Town shares common borders with the municipalities of Bal Harbour, Indian Creek, Miami Beach and Bay Harbor Islands. Surfside interacts formally and informally with numerous state and regional agencies, utility companies, authorities, and special districts for the provision and regulation of services.

The Town of Surfside actively coordinates with the following entities:

- a. Miami-Dade County Agencies and other municipalities
  - Water and Sewer Authority
  - Miami-Dade Transit Agency
  - Public Works Department
  - Parks and Recreation

- Miami-Dade Fire Department
  - Miami-Dade School Board
  - City of Miami Beach
  - The Village of Bal Harbour
  - The Town of Bay Harbor Islands
  - The Village of Indian Creek
  - City of North Miami Beach
- b. Independent special districts and regional agencies:
- South Florida Regional Planning Council
  - South Florida Water Management District
- c. State agencies:
- Florida Department of Community Affairs
  - Florida Department of Environmental Protection
  - Florida Department of Transportation
  - Florida Department of Health
  - Division of Historic Resources
- d. Other agencies which provide services within Surfside:
- Miami-Dade County Water and Sewer Department
  - Florida Power and Light
  - Bell South
  - Atlantic Broadband Cable

Town officials agree that ongoing work with neighboring jurisdictions, specifically in regards to reconfiguring Collins Avenue and Harding Avenue, will result in resolving issues of mutual interest.

Other EAR-based amendment should include:

- Coordination of regional water supply plans
- Coordination of school concurrency and the Public School Facilities Element
- Procedures for joint planning areas
- Coordination with relevant agencies regarding sea-level rise
- Coordination with Miami-Dade Transit on energy efficient public transportation

### **Capital Improvements Element**

The purpose of the Capital Improvements Element is to evaluate the need for public facilities as identified in the other comprehensive plan elements, analyze the fiscal capability of the local government to finance improvements, and adopt financial policies to guide the funding of improvements and to schedule the funding and. The element shall also include the requirements to ensure that an adequate concurrency management system will be implemented.

The current Capital Improvements Element provides for concurrency management and maintenance of level of service standards. The Schedule of Capital

Improvements, last revised in 1996, should be updated based upon existing regulations regarding financial feasibility.

EAR-based amendments should include:

- Coordination regarding the regional water supply plan
- Proportionate fair share mitigation for transportation and school concurrency
- Coordination of school facilities planning for the Public School Facilities Element

## Matrix for Evaluating Plan Objectives

### Land Use Element

Objective	Measurable Target	Current Conditions 2007	Comments
<p>Objective 1 – Coordination of land uses with topography and soils. Maintain existing development and achieve new development and redevelopment which is consistent with the goal above and which otherwise coordinates future land uses with the appropriate topography and soil conditions and the availability of facilities and services. This objective shall be measured by implementation of its supporting policies.</p>	<p><i>Policy 1.1:</i> The Town shall maintain, improve and strictly enforce land development code provisions which are consistent with the Future Land Use Map, including the land uses and densities and intensities specified thereon and including the following:</p> <p>Low Density Residential: up to 8 dwelling units per acre and not more than 30 feet in height.</p> <p>Moderate Density Residential: up to 17 dwelling units per acre and not more than 30 feet in height.</p> <p>Moderate-High Density Residential: up to 79 residential dwelling units per acre or up to 108 hotel or motel units per acre and not more than 40 feet in height.</p> <p>High Density Residential: up to 109 dwelling units per acre and not more than 120 feet in height.</p> <p>Office Apartment: up to 58 residential dwelling units per acre or up to 108 hotel or motel units per acre and not more than 40 feet in height.</p> <p>General Retail/Services: up to a floor area ratio of 3.0 and not more than 3 stories nor 40 feet in height.</p> <p>Public Recreational: up to a floor area ratio of</p>	<p>1.1 Policy met through zoning requirements</p>	<p>1.1 Need to reevaluate heights and density to analyze the restrictions. Provide additional policies for redevelopment incentives based on these restrictions.</p>

Objective	Measurable Target	Current Conditions 2007	Comments
	<p>0.05 and not more than 2 stories nor 30 feet in height.</p> <p>Private Recreational: up to a floor area ratio of 0.05 and not more than 2 stories nor 30 feet in height.</p> <p>Public Buildings and Grounds: up to a floor area ratio of 3.0 and not more than 3 stories nor 40 feet in height.</p> <p>Public Parking: up to a floor area ratio of 3.0 and not more than 3 stories nor 40 feet in height.</p> <p>Other Public and Semi-Public: up to a floor area ratio of 0.05 and not more than 2 stories nor 30 feet in height.</p> <p><i>Policy 1.2:</i> Between enactment of this plan and adoption of the land development code referenced in Policy 1.1, the Town shall regulate all development in accordance the Future Land Use Map (Figure 1), including the land uses and the densities and the intensities specified thereon and the description of the requirements of those categories, all of which are incorporated by reference into this Policy 1.2</p> <p><i>Policy 1.3:</i> The Town shall maintain and improve land development code provisions governing subdivisions, signs and floodplain protection. Such provisions shall be consistent with this plan and with the applicable Florida statutory and administrative code guidelines and otherwise</p>	<p>1.2 Policy met</p> <p>1.3 A new zoning code has been adopted, but the land development code has not been updated</p>	<p>1.2 Need to study the heights and density to determine if they are appropriate.</p> <p>1.3 Amend policy to include a timeframe for the improvement for the land development code.</p>

Objective	Measurable Target	Current Conditions 2007	Comments
	<p>conform to the following standards.</p> <p><i>Subdivision regulations</i> shall establish rules for platting and subdividing land consistent with the Future Land Use Map and other goals, objectives, and policies of this Comprehensive Plan. They shall establish a plat approval process consisting of preliminary and final plat approval. Final plat approval shall be required prior to construction of subdivision improvements. General and specific design standards shall be included to ensure: 1) appropriate continuity between new streets and existing street; 2) appropriate continuity between new and existing pedestrian accessways; 3) rights-of-way appropriate to traffic carrying characteristics, stormwater management needs, and other pertinent considerations; 4) that access to Collins Avenue and Harding Avenue is controlled and limited; 5) grades, alignments and other design characteristics in accord with the State of Florida <i>Manual of Uniform Minimum Standards for the Design, Construction and Maintenance of Streets and Highways</i> plus such additional highway engineering standards as the Town may determine are necessary from time to time; 6) appropriate configuration of blocks and lots; 7) adequate utility easements; 8) installation of certain utilities underground. The enumeration of specific features of the subdivision regulations contained herein shall be interpreted as</p>		

Objective	Measurable Target	Current Conditions 2007	Comments
	<p>establishing minimum guidelines for subdivision regulations, not as precluding additional or higher standards which may have a legitimate public purpose.</p> <p><i>Sign Regulations</i> shall limit signs to the minimum amount consistent with reasonable identification of retail and other non-residential uses. Sign regulations shall include, but not necessarily be limited to the following.</p> <p><i>Prohibitions</i> of and/or limitations on specifically identified signs that clutter the visual environment, but are not necessary to minimum reasonable identification. Such signs may include abandoned signs, animated signs, flashing signs, box wall signs, buntings, balloon signs, neon signs, off-premise commercial signs, pole signs, portable signs, projecting signs, roof signs, and swinging signs.</p> <p><i>Restrictions</i> of the number, size and type of authorized signs in order to limit visual clutter while still providing for reasonable identification. Such restrictions may include maximum size and minimum frontage requirements for monument signs and wall signs. Supplemental regulations may be specifically tailored for uses with particular sign regulations such as gas stations.</p> <p><i>Floodplain protection regulations</i> shall be consistent with applicable standards</p>		

Objective	Measurable Target	Current Conditions 2007	Comments
	<p>promulgated by the South Florida Water Management District, the South Florida Regional Planning Council, the Dade County Department of Environmental Resource Management, the Florida Department of Environmental Protection, and/or other agencies with relevant jurisdiction and/or information. The Town shall revise as necessary and enforce flood hazard reduction regulations to ensure that: 1) adequate drainage paths are provided to guide storm water runoff around structures; 2) for residential buildings in AE zones, the lowest floor and significant mechanical equipment is located above the base flood elevation; 3) for nonresidential buildings in AE zones, either the lowest floor and the mechanical equipment is located above the base flood elevation or habitable areas below the base flood elevation are flood-proofed; 4) all buildings in V zones are located according to the requirements of the Florida Coastal Zone Protection Act of 1985; 5) the elevation of all buildings in V zones is located so that the bottom of the lowest supporting horizontal member and all mechanical equipment is no lower than the base floor elevation; and 6) structural fill is prohibited. The enumeration of specific features of the flood protection regulations contained herein shall be interpreted as establishing minimum standards for Town regulations, not as precluding additional or</p>		

Objective	Measurable Target	Current Conditions 2007	Comments
	<p>higher standards which may have a legitimate public purpose. In addition, the Town shall participate in the Community Rating System of the National Flood Insurance Program.</p> <p><i>Policy 1.4:</i> The Town shall maintain and improve as part of the land development code a concurrency management system which meets the requirements of 9J-5.0055. The concurrency management system shall specify that no development permit shall be issued unless the public facilities necessitated by a development (in order to meet level of service standards specified in the Traffic Circulation, Recreation and Open Space, and Infrastructure Policies) will be in place concurrent with the impacts of the development or the permit is conditional to assure that they will be in place. The requirement that no development permit shall be issued unless public facilities necessitated by the project are in place concurrent with the impacts of development shall be effective immediately and shall be interpreted as set forth in the nearby box entitled Concurrency Management System Standards. [9J-5.006 (3)(c) 3]</p> <p><i>Policy 1.5:</i> The Town shall maintain and improve land development code standards and incentives to achieve new development, renovated development and/or redevelopment that meets high standards for drainage and stormwater management, open space and landscaping, and on-site circulation and parking and other</p>	<p>1.4 Policy not met.</p> <p>1.5 Policy partially met. Landscape and parking requirements have been met through a rewrite of the Town's zoning code.</p>	<p>1.4 A concurrency management system has not been implemented. Amend the policy by adding a timeframe and strategy for implementation.</p> <p>1.5 Amend to remove landscape and traffic policies which have been met. Include timeline for stormwater masterplan and other drainage improvements.</p>

Objective	Measurable Target	Current Conditions 2007	Comments
	<p>development standards in keeping with the goals, objectives and policies of this plan. These regulations shall be characterized as follows: [9J-5.006 (3)(c) 4]</p> <p><i>Drainage and stormwater management requirements shall be consistent with applicable standards promulgated by the South Florida Water Management District, the South Florida Regional Planning Council, the Dade County Department of Environmental Resource Management, the Florida Department of Environmental Protection, and/or other agencies with relevant jurisdiction and/or information. The Town shall revise as necessary and enforce drainage and stormwater management regulations to ensure that: 1) new development will occur at topographic elevations sufficient to minimize flood impact; 2) there is one inch of on-site drainage detention; 3) post development runoff is equal to or less than pre development runoff; 4) erosion is controlled during and after construction; 5) there is a minimum percentage of pervious open space; 6) appropriate swales receive proper maintenance, and; 7) drainage levels of service standards are met. These requirements shall be designed to help ensure full compliance with specific standards set forth in Objective 1 of the Infrastructure Element.</i></p>		

Objective	Measurable Target	Current Conditions 2007	Comments
	<p><i>Open Space and landscaping requirements</i> shall specify above average quantities of plant and other landscaping material and extensive use of xeriscape plant materials and design techniques for non-residential uses. Landscaping regulations shall include, but not necessarily be limited to, establishing a minimum number of trees based on lot size and/or lot frontage, establishing minimum requirements for other plant material, and establishing irrigation restrictions which minimize water loss due to evaporation. Regulations shall address site perimeters, parking lots and buffers between residential and nonresidential land uses.</p> <p><i>On-site circulation and parking requirements</i> shall be designed to ensure large circulation isles, turning radii and parking spaces. On-site traffic flow and on-site parking standards will be designed to encourage high levels of pedestrian and bicycle use, including requiring bike racks under certain conditions. Pedestrian access ways will be required through large parking lots to connect building areas to public sidewalks. Bicycle parking racks shall be required for large scale uses. Parking regulations will establish the minimum number of parking spaces which will be required to serve uses; minimums will be based on intensity measures such as building square feet. Parking regulations will establish appropriate minimum sizes for circulation isles,</p>		

Objective	Measurable Target	Current Conditions 2007	Comments
	<p>parking stalls and parking stall angles. General standards will provide for review of parking lot layout in order to ensure that the layout will be safe. The minimum number of parking spaces required for multifamily residential uses shall be increased from the current one space per residential unit, which is hereby determined to be inadequate for and incompatible with the quality and character of new multifamily residential development desired for the Town.</p> <p><i>Policy 1.6:</i> At its convenience, the Town may enact zoning regulations which allow the appropriate mixing of residential and non residential uses in commercial land use categories. [9J-5.006 (3)(c) 5]</p> <p><i>Policy 1.7:</i> The Town shall promote public ownership and/or significant regulatory control over all environmentally sensitive lands which protect unique, rare or endangered habitat, assure survival of listed wildlife species, protect scenic waterways and provide public access to open space. For the purpose of this policy environmentally sensitive lands are defined as: 1) known and potential habitats for endangered and threatened species of special concern as listed by the U.S. Fish and Wildlife Service, Florida Game and Fresh Water Fish Commission and the South Florida Regional Planning Council; 2) wetlands as defined by Florida Department of Environmental Protection and the U.S. Army Corps of Engineers; 3) beaches and dunes; 4)</p>	<p>1.6 Policy met through zoning code</p> <p>1.7 Policy is being met.</p>	<p>1.6 Amend objective to add policies that support an analysis to determine if they Town should include a mixed-use land use category.</p> <p>1.7 No change needed.</p>

Objective	Measurable Target	Current Conditions 2007	Comments
	<p>waterbodies; 5) coastal and estuarine marshes; and 6) undeveloped islands within Biscayne Bay. Also for the purpose of this policy, environmentally sensitive lands are defined as previously developed lands which offer the opportunity for razing structures and removing invasive species and for restoring natural areas through the exposure of natural geological conditions and the planting of environmentally valuable vegetation which can provide habitat for listed species. The Town shall promote public ownership and/or significant regulatory control over lands adjacent to the environmentally sensitive lands identified in this policy so as to provide an opportunity for protecting environmentally sensitive lands. It is among the explicit purposes of this policy to promote the protection of natural resources, coastal resources and outdoor recreation activities from adverse impacts that may result from uses or activities occurring on adjacent lands. Among the resources to be protected are listed species and their habitats. It is also among the explicit purposes of this policy to promote the restoration of degraded natural areas.</p> <p><i>Policy 1.8:</i> The Town shall consider the abundance, status and distribution of environmentally sensitive lands (as defined on Policy 1.7 above) and endangered ecosystems when reviewing land use proposals and acquisitions. No land use change which has a significantly measurable negative effect on such</p>	<p>1.8 Policy is being met.</p>	<p>1.8 No change needed.</p>

Objective	Measurable Target	Current Conditions 2007	Comments
	<p>shall be approved except when absolutely necessary to preserve minimal property rights which enjoy constitutional protection. It is among the explicit purposes of this policy to promote the protection of natural resources, coastal resources and outdoor recreation activities occurring on adjacent lands. Among the resources to be protected are listed species and their habitats. It is also among the explicit purposes of this policy to promote the restoration of degraded natural areas.</p>		
<p>Objective 2, Protection of single family residential areas: Direct future growth and development so as to minimize the intrusion of incompatible land uses into single family residential areas. Achievement of this objective shall be quantified by the implementation of the following policies.</p>	<p><i>Policy 2.1:</i> Maintain a future land use map pattern and zoning pattern which keeps two-family and other incompatible uses out of single family residential areas.</p> <p><i>Policy 2.2:</i> Maintain a future land use map pattern and other development regulations which provide effective buffers between single family residential areas and adjacent uses.</p> <p><i>Policy 2.3:</i> Maintain a future land use map pattern and a traffic circulation pattern which directs through traffic to State Road A1A.</p>	<p>2.1 Policy met.</p> <p>2.2 Policy partially met. Future land use map has single-family on Harding Avenue rather than multi-family or mixed-use to better buffer the single-family from a major arterial.</p> <p>2.3 Policy met</p>	<p>2.1 No change needed.</p> <p>2.2 Review the future land use map to determine if a land use change would better buffer the single-family residential on Harding Avenue.</p> <p>2.3 No change needed.</p>
<p>Objective 3, Redevelopment and renewal: In general, encourage the redevelopment and</p>	<p><i>Policy 3.1:</i> Maintain, and improve where appropriate, zoning regulations which permit the concentration of commercial uses in and around the established Harding Avenue area.</p>	<p>3.1 Policy met</p>	<p>3.1 Amend policy to include study of Harding Avenue to determine if commercial uses should be extended</p>

Objective	Measurable Target	Current Conditions 2007	Comments
<p>renewal of blighted areas. In particular: 1) encourage private investment in the revitalization of the Harding Avenue business area; and 2) encourage private investment in the development of quality multi-family housing which serves a broad market and which is located south of 94<sup>th</sup> Street between Collins Avenue and Harding Avenue. Achievement of this objective shall be measured through the implementation of the following policies. [9J-5.006 (3)(b) 2]</p>	<p><i>Policy 3.2:</i> Maintain, and improve where appropriate, zoning regulations which permit commercial office space along Collins Avenue between 93rd and 96th Streets as part of mixed use developments which provide concentrations of workers and/or residents to support retail and service uses along Harding Avenue.</p> <p><i>Policy 3.3:</i> Maintain, and improve where appropriate, the quality of streetscape in the business area.</p> <p><i>Policy 3.4:</i> New commercial development outside the area zoned B-1 in 1995 shall be required to provide parking and loading space adequate to serve new uses being developed.</p> <p><i>Policy 3.5:</i> Maintain, and improve where appropriate, zoning regulations which permit residential complexes provide a variety of housing unit sizes and types.</p> <p><i>Policy 3.6:</i> Maintain, and improve where appropriate, zoning regulations which encourage and/or permit the assemblage of large lots at selected locations on Collins Avenue and Harding Avenue.</p> <p><i>Policy 3.7:</i> Maintain, and improve where appropriate, zoning regulations which require landscape treatments to improve the appearance of at grade parking areas.</p> <p><i>Policy 3.8:</i> Maintain, and improve where appropriate, zoning regulations which facilitate</p>	<p>3.2 Policy partially met.</p> <p>3.3 Policy not met.</p> <p>3.4 Policy being met.</p> <p>3.5 Policy not met.</p> <p>3.6 Policy being met.</p> <p>3.7 Policy met.</p> <p>3.8 Policy met.</p>	<p>from business district.</p> <p>3.2 Amend policy to support an analysis to determine the feasibility of a mixed-use land use category.</p> <p>3.3 Amend policy to include streetscape masterplan with street façade improvements and include a timeframe for completion.</p> <p>3.4 Amend policy to provide new zoning category of SD-B40 instead of B-1.</p> <p>3.5 Amend policy to clarify how housing variety meets the future land use categories.</p> <p>3.6 No change needed.</p> <p>3.7 No change needed.</p> <p>3.8 No change needed.</p>

Objective	Measurable Target	Current Conditions 2007	Comments
	<p>the use of plazas, recreational amenities, and abundant landscaping and other open space.</p> <p><i>Policy 3.9:</i> Maintain a future land use map pattern and other development regulations which limits new tourist facilities to properties on the east side of Collins Avenue.</p> <p><i>Policy 3.10:</i> Maintain, and improve where appropriate, performance zoning and special permit zoning regulations which permit flexible development of the properties west of Collins Avenue.</p>	<p>3.9 Policy met.</p> <p>3.10 Policy not met.</p>	<p>3.9 Policy should be amended to permit tourist facilities on the west side of Collins Avenue and on Harding Avenue.</p> <p>3.10 Amend policy to include current zoning regulations. Town recently adopted a form based code.</p> <p>Add Policy 3.11 Maintain and improve where appropriate, stormwater regulations which promote Low Impact Development</p>
<p>Objective 4, Elimination or reduction of uses which are inconsistent with community character: In general, encourage the elimination or reduction of uses which are inconsistent with the community's character and future land uses. In particular, achieve the</p>	<p><i>Policy 4.1:</i> Inconsistent uses as referred to in Objective 1.3 above are hereby defined as any uses which are located on a site where they would not be permitted by this comprehensive plan.</p> <p><i>Policy 4.2:</i> The Town shall maintain and improve land development regulations which protect the rights of property owners to continue non-conforming uses, but which, at a minimum, provide for the termination of such rights upon the abandonment of a non-conforming use for an extended period of time. Land Development regulations which require the elimination of non-conforming uses after a period of amortization</p>	<p>4.1 Policy met.</p> <p>4.2 Policy met through the zoning code.</p>	<p>4.1 No change needed.</p> <p>4.2 Modify policy to include language from zoning code.</p>

Objective	Measurable Target	Current Conditions 2007	Comments
<p>elimination of all inconsistent land uses. This objective shall be measured by implementation of its supporting policies. [9J-5.006 (3)(b) 3]</p>	<p>shall be consistent with this policy and this comprehensive plan in general.</p>		
<p>Objective 5, Ensure protection of natural resources; In general, ensure protection of natural resources. In particular, ensure that stormwater systems which discharge into surface water bodies do not degrade the ambient water quality. This will be accomplished by upgrading the drainage system if necessary so that storm water outfalls into Biscayne Bay (and adjacent canals) fully meet National Pollution Discharge Elimination System (NPDES) standards (as applicable to the</p>	<p><i>Policy 5.1:</i> The Town shall implement the NPDES program set forth in the interlocal agreement between Metropolitan Dade County and the Town of Surfside approved by Town Resolution 1365. [9J-5.006 (3)(c) 4]</p> <p><i>Policy 5.2:</i> Following completion of the improvements pursuant to Policy 5.1 above, the Town shall monitor the Town's storage drainage system to determine what additional actions may be necessary to improve the storm drainage system [9J-5.006 (3)(c) 4]</p> <p><i>Policy 5.3:</i> The Town shall maintain and enforce a stormwater management ordinance which requires that future development provide for on site stormwater retention at least to the standards cited in Objective 2. Provisions included in this ordinance may include: 1) retention or detention of the first one inch of on-site drainage, 2) post development runoff equal to or less than pre development runoff, 3) erosion control, 4) minimum percentage of pervious open space, 5) maintenance of swales, 6) drainage level-of-service standards, and/or 7) other protection measures. The enacted provisions shall also be</p>	<p>5.1 Policy met.</p> <p>5.2 Policy not met.</p> <p>5.3 Policy not met.</p>	<p>5.1 Monitor interlocal agreement.</p> <p>5.2 Amend policy to include timeframe for stormwater management plan.</p> <p>5.3 Amend policy to include timeframe for stormwater management plan and amend the provisions section to include Low Impact Development Practices.</p>

Objective	Measurable Target	Current Conditions 2007	Comments
<p>Town under relevant interlocal agreements with Dade County and NPDES rules) no later than December 31, 2998 and the standards of Chapter 17-25, FAC and of Chapter 17-302.500, FAC. Upgrade on site drainage standards to ensure that private properties retain at least the first one inch of storm water on site and permit no more runoff after development than before development. [Scriveners note: Rule 9J-5.011 (3)(c) 5 states that stormwater "...standards need not be the same for all systems. Local governments shall consider Chapter 17-40, F.A.C. in formulating water quality standards and may adopt by</p>	<p>consistent with applicable standards promulgated by the South Florida Water Management District, the South Florida Regional Planning Council, the Dade County Department of Environmental Resource Management, the Florida Department of Environmental Protection, and/or other agencies with relevant jurisdiction and/or information. [9J-5.006 (3)(c) 4]</p> <p><i>Policy 5.4:</i> The Town shall prohibit the deposit of solid waste or industrial waste including spent oils, gasoline by-products or greases accumulated at garages, filling stations and similar establishments that create a health or environmental hazard upon any vacant, occupied or unoccupied premises, parkway or park, and in any canal or waterway within the Town [9J-5.013 (2)(c) 1 and 6]</p> <p><i>Policy 5.5:</i> The Town shall cooperate with the Florida Department of Natural Resources to provide effective and timely reviews of local development proposals for sites east of Collins Avenue, particularly with respect to the requirements of the State Coastal Construction Line.</p> <p><i>Policy 5.6:</i> The Town shall monitor oceanfront properties to ensure that there is not storm water drainage into the Atlantic Ocean.</p> <p><i>Policy 5.7:</i> The Town shall maintain, and improve where appropriate, building code regulations that require new construction to direct roof drainage and air conditioning condensate into property</p>	<p>5.4 Policy being met.</p> <p>5.5 Policy being met.</p> <p>5.6 Town continues to monitor stormwater drainage.</p> <p>5.7 Town abides by Florida Building code.</p>	<p>5.4 No change needed.</p> <p>5.5 No change needed.</p> <p>5.6 No change needed.</p>

Objective	Measurable Target	Current Conditions 2007	Comments
<p>reference Chapter 17-25, F.A.C., as standards for water quality.” It also states that local governments are not required to retrofit to meet existing standards and provides other restrictions on the burden which can be imposed on local governments under the rule.] [9J-5.006 (3)(b) 4]</p>	<p>sized and constructed dry wells.</p> <p><i>Policy 5.8:</i> No new point source discharge of stormwaters into coastal waters shall be permitted.</p> <p><i>Policy 5.9:</i> The Town shall seek the acquisition of property to provide increased permeable surface and other opportunities to control run-off into surface waters including coastal waters so as to protect aquatic vegetation. All publicly owned property shall be graded and otherwise improved to ensure maximum protection of surface waters.</p> <p><i>Policy 5.10:</i> The Town shall seek the acquisition of property to provide enhancement of natural resources. Priority shall be given to sites which offer the potential for: 1) creating natural area greenways consisting of environmentally sensitive lands or lands in which plant species characteristic of and/or compatible with environmentally sensitive lands predominate or can be cultivated; 2) removing existing structures and creating unique geological areas by exposing the Appalachian Mountain sand of which the barrier island on which the Town rests is naturally composed; and 3) removing invasive or otherwise undesirable plant species including those listed in Conservation Element Policy 4.2</p>	<p>5.8 Policy being met.</p> <p>5.9 Policy being met.</p> <p>5.10 Policy not met.</p>	<p>5.7 Review policy and Florida Building Code to determine if policy should be amended.</p> <p>5.8 No change needed.</p> <p>5.9 No change needed.</p> <p>5.10 Amend policy to include a study to determine if there are properties that could be acquired. If not, then policy should be removed.</p>
<p>Objective 6, Protection of historic resources: In general ensure the protection of historic</p>	<p><i>Policy 6.1:</i> The Town shall maintain, and improve where appropriate, zoning regulations which require incentives for preserving historic structures. [9J-5.006 (3)(c) 8]</p>	<p>6.1 Policy not met.</p>	<p>6.1 Amend policy to include the requirement of a historic structures survey.</p>

Objective	Measurable Target	Current Conditions 2007	Comments
<p>resources. In particular, identify and conserve local structures and sites which are of historic significance. Achievement of this objective shall be quantified by the implementation of its supporting policies. [9J-5.006 (3)(b) 4]</p>	<p><i>Policy 6.2:</i> The Town shall undertake a survey of structures constructed prior to 1940 to determine if any structures not yet recognized as historic merit historical recognition. [9J-5.006 (3)(c) 8]</p> <p><i>Policy 6.3:</i> Prior to commencing any significant public construction or issuing any permits for significant private construction within the areas identified as the Surfside Midden and Surfside Mound, the Town shall notify Dade County's Historic Preservation Division. The modifier "significant" shall exclude minor construction such as resurfacing of an existing street, construction of a residential fence and/or any other such improvements which will not disturb the archeological assets which lie well below the surface of these areas. [9J-5.006 (3)(c) 8]</p>	<p>6.2 Policy not met.</p> <p>6.3 Policy being met.</p>	<p>6.1 Amend policy to include a timeframe for the completion of a survey.</p> <p>6.3 No change needed.</p>
<p>Objective 7, Coordination of population with hurricane evacuation plans: Coordinate population densities with the applicable local or regional coastal evacuation plan [9J-5.006 (3)(b) 5] and coordinate future land uses by encouraging the elimination or</p>	<p><i>Policy 7.1:</i> The Town Manager or designee shall annually assess the Town's existing and permitted population densities to determine if changes are significant enough to transmit such data to the Metro-Dade Office of Emergency Management to assist in their hurricane evacuation planning.</p> <p><i>Policy 7.2:</i> The Town shall regulate all future development within its jurisdiction in accordance with the Future Land Use Map which is consistent with the Interagency Hazard Mitigation Team Report, FEMA 955-DR-FL, August 1992. The Town shall periodically review and revise the Future Land Use Map in light of future</p>	<p>7.1 Policy not met.</p> <p>7.2 Policy being met.</p>	<p>7.1 Amend policy to include a Town emergency operations plan.</p> <p>7.2 No change needed.</p>

Objective	Measurable Target	Current Conditions 2007	Comments
<p>reduction of land uses which are inconsistent with applicable interagency hazard mitigation report recommendations [9J-5.006 (3)(b) 6]. This objective shall be measured by implementation of its supporting policies. [9J-5.006 (3)(b) 5 and 6]</p>	<p>interagency hazard mitigation reports in order to reduce or eliminate uses which are inconsistent therewith.</p> <p><i>Policy 7.3:</i> Enhance the efforts of the Metro-Dade Office of Emergency Management by providing it with all relevant information.</p>	<p>7.3 Policy being met.</p>	<p>7.3 No change needed.</p>
<p>Objective 8, Discourage the proliferation of urban sprawl: Discourage the proliferation of urban sprawl. This objective shall be measured by implementation of its supporting policy. [9J-5.006 (3)(b) 8]</p>	<p><i>Policy 8.1:</i> Policy 1.1 is incorporated as Policy 8.1 by reference. Policy 1.1 incorporates the Future Land Use Map and defines the regulatory significance of its land use categories. It is a legislative determination of the Town that development according to the Future Land Use Map will discourage urban sprawl by continuing to provide residential and employment opportunities in the Town of Surfside, which is inside the Dade County Urban Infill Boundary.</p>	<p>8.1 Policy met.</p>	<p>8.1 No change needed.</p>
<p>Objective 9, Drainage and sewer system land needs: Ensure the availability of suitable land for drainage and sanitary</p>	<p><i>Policy 9.1:</i> The Town shall maintain and improve land development code provisions for sewer lift stations, stormwater lift stations and collection/infiltration mechanisms and other utility land requirements.</p> <p><i>Policy 9.2:</i> The Town shall not vacate any road</p>	<p>9.1 Policy being met.</p>	<p>9.1 No change needed.</p>

Objective	Measurable Target	Current Conditions 2007	Comments
sewer facilities needed to support planned infrastructure improvements. This objective shall be measured by implementation of its supporting policy. [9J-5.006 (3)(b) 9]	right-of-way without first obtaining an engineering opinion determining that the vacated right-of-way is not necessary to accommodate future storm and/or sanitary sewer facilities, all of which are expected to be needed in the future can be accommodated in such rights-of-way.	9.2 Policy being met.	9.2 No change needed.
Objective 10, Innovative development regulations: Encourage the use of innovative land development regulations which may include provisions for planned unit developments and other mixed development techniques. This objective shall be measured by implementation of its supporting policy. [9J-5.006 (3)(b) 10]	<i>Policy 10.1:</i> The Town shall periodically review and consider the recent published literature on “innovative” land development regulations in relation to its own land development regulations and determine if there are “innovative” techniques which offer reasonable promise for accomplishing substantive (rather than process) objectives of the Town.	10.1 Policy being met.	10.1 Modify policy to include Low Impact Development Practices.

## Housing Element

Objective	Measurable Target	Current Conditions 2007	Comments
<p>Objective 1 – Development of new dwelling units: The Town shall assist and encourage the private sector to provide 430 new dwelling units of various types, sizes and costs by the year 2000 to meet the housing needs of all existing and anticipated populations of the Town. Achievement of this objective shall be measured by implementation of the following policies:</p>	<p><i>Policy 1.1:</i> The Town shall provide information and assistance to the private sector to maintain a housing production capacity sufficient to meet the identified demands.</p> <p><i>Policy 1.2:</i> The Town shall review ordinances, codes, regulations and permitting processes in an effort to provide more efficient mechanisms for reviewing proposed housing developments.</p> <p><i>Policy 1.3:</i> The Town shall maintain, and improve where appropriate, development code regulations which enable Town officials to work with the private sector to renovate buildings as needed.</p>	<p>1.1 Policy is being met.</p> <p>1.2 Policy is being met.</p> <p>1.3 Policy not being met.</p>	<p>1.1. No change needed.</p> <p>1.2 Policy should include a timeframe.</p> <p>1.3 Policy should be revised to clarify roles of Town officials working with the private sector for renovation.</p>
<p>Objective 2 – Creation of affordable housing: In general, create affordable housing for all current and anticipated future residents. In particular, facilitate developments of as</p>	<p><i>Policy 2.1:</i> The Town manager or designee shall monitor the housing and related activities of the Dade County Affordable housing Task Force, the South Florida Regional Planning Council and nearby local jurisdictions. The Town manager shall inform the Town Council of these activities and shall recommend, as appropriate, Town actions that could help encourage the provision of adequate sites for the distribution of very low</p>	<p>2.1 Policy being met.</p>	<p>2.1 No change needed.</p>

Objective	Measurable Target	Current Conditions 2007	Comments
<p>much new affordable housing as the market economics and available subsidies can generate. This objective shall be made measurable by its implementing policies [9J-5.010 (3)(b) 1]</p>	<p>income, low income and moderate income families in nearby communities with land values that can reasonably accommodate such housing. Among the actions that may be considered are specific agreements with other local governments concerning the provision of affordable housing as referenced in Rule 9J-5.010 (3)(c) (10) FAC [Scrivener's note: The referenced rule reads as follows: "The element shall contain one or more policies for each objective which address implementation activities for confirming current arrangements with other local governments concerning affordable housing. It is not economically feasible to meet affordable housing needs within it jurisdiction or if meeting that demand within its jurisdiction would require the direction of populations toward coastal high hazard areas, a local government may satisfy this criterion by having entered into a interlocal agreement with a nearby local government...] [9J-5.010 (3)(c) 1]</p> <p><i>Policy 2.2:</i> The Town shall maintain and improve where appropriate land development code provisions which are consistent with the Future Land Use Map (figure 1), including the land uses and the densities and intensities specified thereon and the descriptions in the requirements of those categories, which appear in this Future Land Use Element under the heading "Future Land Use Category Descriptions." The map and the descriptions are incorporated by reference into this Policy 1.1 (Scrivener's note: The Town</p>	<p>2.2 Policy met.</p>	<p>2.2 No change needed.</p>

Objective	Measurable Target	Current Conditions 2007	Comments
	<p>has made a legislative judgment that the mix of residential uses contained thereon offers the best possibility for developing affordable housing in the Town of Surfside. Clearly articulating where housing is permitted and what density if housing is permitted is one of the best ways for a municipality to coordinate the private housing delivery process.] [9J-5.010 (3)(c) 1]</p> <p><i>Policy 2.3:</i> The Town shall periodically review: 1) its own development permitting procedures; 2) best current practice employed by other jurisdictions; and 3) best current practice reported in relevant professional literature. The purpose of the review shall be to determine if there are appropriate procedural and substantive changes which could facilitate more expeditious development application processing. [9J-5.010 (3)(c) 2]</p> <p><i>Policy 2.4:</i> Manufactured housing shall not be prohibited in any area designated by this plan for residential use. Mobile homes shall not be permitted in the Town unless they meet the same standards as manufactured homes. [9J-5.010 (3)(c) 5]</p> <p><i>Policy 2.5:</i> Housing for very low income, low income and moderate income households shall not be prohibited per se in any area designated by this plan for residential use. [9J-5.010 (3)(c) 5]</p>	<p>2.3 Policy being met. Town recently adopted a new zoning code and procedures.</p> <p>2.4 Policy met through zoning.</p> <p>2.5 Policy met.</p>	<p>2.3 No change needed.</p> <p>2.4 No change needed.</p> <p>2.5 No change needed.</p>
Objective 3 – Preservation of	<i>Policy 3.1:</i> The Town shall maintain as part of its own land development code the County minimum	3.1 Policy being met.	3.1 No change needed.

Objective	Measurable Target	Current Conditions 2007	Comments
<p>affordable housing: In general, preserve affordable housing for all current and anticipated future residents. In particular, preserve the existing housing stock in sound condition. This objective shall be made measurable by its implementing policies [9J-5.010 (3)(b) 1]</p>	<p>housing standards code or an appropriate modification thereof. [9J-5.010 (3)(c) 3]</p> <p><i>Policy 3.2:</i> The Town shall from time to time informally evaluate alternate strategies to guide enforcement of the County minimum housing standards code so as to achieve maximum effectiveness. It is recognized by this policy that systematic and ad hoc inspections might be most appropriate at different times and in different sub areas of the Town. [9J-5.010 (3)(c) 4]</p> <p><i>Policy 3.3:</i> Through land development code setback/bulk standards the Town shall help assure the continuation of stable residential neighborhoods. [9J-5.010 (3)(c) 3]</p>	<p>3.2 Policy being met.</p> <p>3.3 Policy met through the zoning code.</p>	<p>3.2 No change needed.</p> <p>3.3 No change needed.</p>
<p>Objective 4, Eliminate substandard housing; structurally and aesthetically improve housing; conserve, rehabilitate and demolish housing; In general eliminate substandard housing conditions [9J-5.010 (3)(b) 2], structurally and aesthetically improve housing [9J-5.010 (3)(b) 2],; conserve, rehabilitate</p>	<p><i>Policy 4.1:</i> Require owners of substandard structures to promptly renovate or remove such structures; to this end, utilize the Dade County Minimum Housing Program where necessary.</p> <p><i>Policy 4.2:</i> The Town shall assist owners of substandard historic housing to obtain financial assistance for renovation from Dade County, State of Florida, or Federal sources.</p> <p><i>Policy 4.3:</i> The Town shall work with Dade County officials to maintain an effective housing code enforcement program.</p> <p><i>Policy 4.4:</i> The Town shall maintain an accurate inventory of the housing units within the Town; utilize the utility billing process for this purpose.</p>	<p>4.1 Policy met through code enforcement.</p> <p>4.2 Policy being met.</p> <p>4.3 Policy being met.</p> <p>4.4 Policy met.</p>	<p>4.1 No change needed.</p> <p>4.2 No change needed.</p> <p>4.3 No change needed.</p> <p>4.4 No change needed.</p>

Objective	Measurable Target	Current Conditions 2007	Comments
<p>and demolish housing [9J-5.010 (3)(b) 5]. In particular 1) initiate a program which encourages the renovation or razing of all substandard housing by year 1998; and 2) encourage private property owners to maintain and improve their properties so as to protect property values and ensure safe and sanitary housing. This objective shall be made measurable by its implementing policies and by the existence of no substandard housing units in the Town [9J-5.010 (3)(b) 2 and 9J-5.010 (3)(b) 5]</p>	<p><i>Policy 4.5:</i> Policy 3.1 is herein incorporated by reference. <i>Policy 4.6:</i> Policy 3.3 is herein incorporated by reference.</p>	<p>4.5 Already incorporated  4.6 Already incorporated.</p>	<p>4.5 Delete policy due to duplication.  4.6 Delete policy due to duplication.</p>
<p>Objective 5, Provision of adequate sites for very low income, low income, and moderate income households: In</p>	<p><i>Policy 5.1:</i> Monitor the actions of the Dade County Department of Housing and Urban Development relative to the development of low and moderate income housing facilities to serve County residents. The purpose of such</p>	<p>5.1 Policy being met.</p>	<p>5.1 No change needed.</p>

Objective	Measurable Target	Current Conditions 2007	Comments
<p>general, provide adequate sites for very low income, low income, and moderate income households. In particular, facilitate development of as much new affordable housing as the market economics and available subsidies can generate. This objective shall be made measurable by its implementing policies. [9J-5.010 (3)(b) 4]</p>	<p>monitoring shall be to identify activities to which the Town of Surfside may make a specific contribution.</p> <p><i>Policy 5.2:</i> Assist the Dade County Department of Housing and Urban Development identify housing units which may be eligible for participation in the Dade County Rent Subsidy Program.</p>	<p>5.2 Policy being met.</p>	<p>5.2 No change needed.</p>
<p>Objective 6 – Adequate sites for manufactured homes; provide adequate sites for manufactured homes. This objective shall be made measurable by its implementing policies. [9J-5.010 (3)(b) 3]</p>	<p><i>Policy 6.1:</i> Manufactured housing shall be permitted in all areas designated by this plan for residential use.</p>	<p>6.1 Policy being met through zoning.</p>	<p>6.1 No change needed.</p>
<p>Objective 7 – Adequate sites for group homes; Accommodate as</p>	<p><i>Policy 7.1:</i> Notify the Florida Department of Health and Rehabilitative Services of application to construct Adult Congregate Living Facilities.</p>	<p>7.1 Policy being met.</p>	<p>7.1 No change needed.</p>

Objective	Measurable Target	Current Conditions 2007	Comments
<p>many small group homes and foster care facilities as the market will support in residential areas and areas with residential character. This objective shall be made measurable by its implementing policies. [9J-5.010 (3)(b) 4]</p>	<p><i>Policy 7.2:</i> The Town shall maintain and improve land development code regulations which permit HRS-licensed group homes, including foster care facilities. Such regulations shall permit small scale group homes and foster care facilities in residential areas and areas with residential character and shall otherwise be designed to meet State law in general and Chapter 419, F.S., in particular. Prior to enactment of such regulations, the Town shall interpret and enforce applicable existing regulations in a manner which is fully consistent with State law and administrative code requirements pertaining to group homes. [9J-5.010 (3)(c) 6]</p>	<p>7.2 Policy met through zoning.</p>	<p>7.2 Remove reference to HRS. Include information relating to community residential homes.</p>
<p>Objective 8 – Housing coordination and implementation: The Town Manager shall be responsible for achieving housing policy implementation. [9J-5.010 (3)(b) 7]</p>	<p><i>Policy 8.1:</i> The Town shall maintain formal communications with appropriate private and non-profit housing agencies to assure the adequate information on Town housing policies flows to housing providers. This list shall include Homes for South Florida, the Board of Realtors and the Home Builders Association [9J-5.010 (3)(c)]</p> <p><i>Policy 8.2:</i> The Town shall fully cooperate with any developer using County Surtax funds, the County Housing Finance Agency or other subsidy mechanisms. [9J-5.010 (3)(c) 7]</p>	<p>8.1 Policy not being met.</p> <p>8.2 Policy being met.</p>	<p>8.1 Revisit policy to see if still relevant.</p> <p>8.2 No change needed.</p>
<p>Objective 9, Historically significant housing: Identify and</p>	<p><i>Policy 9.1:</i> Policies 6.1 through 6.3 of the Future Land Use Element are adopted herein by</p>	<p>9.1 Already incorporated</p>	<p>9.1 Delete policy due to duplication.</p>

Objective	Measurable Target	Current Conditions 2007	Comments
promote the preservation of at least one historically significant residential structure.	reference. [9J-5.010 (3)(c) 3]		

**Transportation Element**

Objective	Measurable Target	Current Conditions 2007	Comments
<p>Objective 1 – In general, provide for a safe, convenient, and efficient motorized and non-motorized transportation system. In particular, achieve acceptable level of services for roads and attractive and convenient bicycle and pedestrian facilities. This objective shall be made measurable by its implementing policies. [9J-5.007 (3) (b) 1]</p>	<p>Policy 1.1 – The town shall regulate the timing of development to maintain at least the following peak hour Level of Service standards on roadways that lie within its municipal boundaries.</p> <p>Local roads – LOS C  Collector Roads – LOS C  Arterial Roads – LOS D</p> <p>Policy 1.2 – The town shall evaluate the desirability of adopting the following peak hour level of service standards: [9J-5.007 (3) (c) 1]</p> <p>Where extraordinary transit service such as commuter rail or express bus service exists, parallel roadways within ½ mile shall operate at no greater than 150 percent of their capacity.</p> <p>Where mass transit service having headways of 20 minutes or less is provided within ½ mile distance, roadways shall operate at no greater than 120 percent of their capacity.</p>	<p>1.1 - The Land Development Code LDC has not adopted the LOS standards, although the roadways are meeting the LOS standards set by comprehensive plan.</p> <p>1.2 - The town has not adopted the peak hour level of service for the special conditions. Service for town routes shall be monitored.</p>	<p>Objective requires no change.</p> <p>1.1 - The town must adopt the LOS in their LDC.</p> <p>1.2 - The town must adopt the LOS in their LDC.</p>

Objective	Measurable Target	Current Conditions 2007	Comments
	<p>Where no public mass transit exists, roadways shall operate at or above LOS E, in STA's 20 percent of non-State roads may operate below E.</p> <p>Policy 1.3 – The town shall review all proposed developments and issue development orders only when it finds that a proposed development will not cause roadway levels of service to fall below the above standards or cause further degradation of service if conditions at the time of the review indicate that standards are already below the above standard.</p> <p>Policy 1.4 – As a condition for development approval, the town may require that proposed new developments provide roadway improvements necessary to meet the level-of-service standards established above.</p> <p>Policy 1.5 – The town shall utilize State Gas Tax funds for a roadway repaving and reconstruction program and other transportation activities. Among the items which are specifically authorized and encouraged by this policy are the following: sidewalk repair and replacement; roadway and right-of-way drainage improvements; street lighting, traffic signs, traffic engineering, signalization, and pavement markings; bridge maintenance and operations; and debt service and current expenditures for transportation capital projects in each and all of the foregoing areas. Other capital expenditures in related and different projects are hereby authorized.</p>	<p>1.3 - LDC has no provisions for concurrency of roadways.</p> <p>1.4 – The comp plan has not updated concurrency of roadways. LDC has no provisions.</p> <p>1.5 – In place.</p>	<p>1.3 - The town shall include the concurrency requirements in the LDC.</p> <p>1.4 - The town should include the concurrency requirements in the LDC and update the comp plan.</p> <p>1.5 - No change needed. The town shall monitor changes to funds available to town and to Miami-Dade County. Supplemental financing tools shall be evaluated.</p>

Objective	Measurable Target	Current Conditions 2007	Comments
	<p>Policy 1.6 – The town shall enact and enforce land development code standards and a review process to control roadway access points, on-site traffic flow and on-site parking. The land development code will require the use of joint access drives for adjacent uses. It will also set minimum design standards for: 1) the spacing and design of driveway curb cuts; 2) the size of ingress and egress lanes for major land uses; 3) the spacing and design of median openings; and 4) the provision of service roads. State highway access management standards will be utilized in developing roadway access point controls, particularly on State Road A1A. The access management controls will be tailored to achieve the ends set forth in Objective 1. [9J-5.007 (3) (c) 2]</p> <p>Policy 1.7 – The town shall seek quick action by Dade County to replace missing road signs and repair malfunctioning traffic signals.</p> <p>Policy 1.8 – The town shall continue a program to trim or remove roadside shrubbery which blocks visibility at intersections.</p> <p>Policy 1.9 – The town shall maintain safe, handicapped-accessible walkways along heavily traveled roadways.</p> <p>Policy 1.10 – The town shall evaluate the</p>	<p>1.6 – The LDC has no provisions for access management</p> <p>1.7 – There are many signs which are not in accordance with MUTCD, but the town is in coordination with Miami-Dade County.</p> <p>1.8 - No provisions for sight visibility or sight distance triangles are included in LDC.</p> <p>1.9 – The town is working towards this policy.</p>	<p>1.6 - The town should include the provisions for access management standards.</p> <p>1.7 – The town is updating signage inventory. No change needed.</p> <p>1.8 -The town should include sight distance requirements in the LDC.</p> <p>1.9 - No change needed.</p>

Objective	Measurable Target	Current Conditions 2007	Comments
	<p>feasibility of developing bicycle routes, lanes and/or paths for recreation and transportation purposes. [9J-5.007 (3) (c) 5]</p> <p>Policy 1.11 – On-site circulation and parking requirements shall be designed to ensure large circulation isles, turning radii and parking spaces. On-site traffic flow and on –site parking standards will be designed to encourage high levels of pedestrian and bicycle use, including requiring bike racks under certain conditions. Pedestrian access ways will be required through large parking lots to connect building areas to public sidewalks. Bicycle parking racks shall be required for large scale uses. Parking regulations will establish the minimum number of parking spaces which will be required to serve uses; minimums will be based on intensity measures such as building square feet. Parking regulations will establish appropriate minimum sizes for circulation isles, parking stalls and parking stall angles. General standards will provide for review of parking lot layout in order to ensure that the layout will be safe. <i>The minimum number of parking spaces required for multifamily residential uses shall be increased from the current one space per residential unit, which is hereby determined to be inadequate for and incompatible with the quality and character of new multifamily residential development desired for the town.</i> [9J-5.007 (3) (c) 3]</p> <p>Policy 1.12 – The town shall coordinate with the</p>	<p>1.10 – The town is working towards this policy.</p> <p>1.11 – Has been addressed in Town's Zoning Code.</p>	<p>1.10 - No change needed.</p> <p>1.11 - No change needed.</p>

Objective	Measurable Target	Current Conditions 2007	Comments
	<p>MPO plans to approve major arterials. [9J-5.007 (3) (b) 3]</p> <p>Policy 1.13 – The town shall evaluate the utility of employing Transportation Concurrency Management Areas and/or Transportation Concurrency Exception Areas in the concurrency management process. Transportation Concurrency Management Areas are authorized in 9J-5.0055(5) and Transportation Exception Areas are authorized in 9-J5.0055 (6).</p>	<p>1.12 – Policy met.</p> <p>1.13 – The town is included as a TCEA in Miami-Dade County. Concurrency management strategies for roadway and transit are included.</p>	<p>1.12 – No change needed.</p> <p>1.13 – The town shall monitor multimodal strategies in the LDC to support the TCEA and coordinate with adjacent municipalities.</p>
<p>Objective 2 – Coordination of traffic circulation with land use: In general, coordinate the traffic circulation system with land uses shown on the future land use map. In particular, provide the traffic circulation system which is shown on the Future Traffic Circulation. This objective shall be made measurable by its implementing policies. [9J-5.007 (3) (b) 2]</p>	<p>Policy 2.1 – The town shall approve no alteration in the existing traffic circulation system which materially reduces the continuity and rights-of-way of arterials or collectors shown on the Future Traffic Circulation Map.</p> <p>Policy 2.2 – The town shall consider alterations in traffic flow which serve to reduce non-local traffic through residential areas.</p>	<p>2.1 – The town is working towards this policy.</p> <p>2.2 – The town has utilized traffic calming measures to address this issue, and is in the process to take additional steps.</p>	<p>Objective requires no change.</p> <p>2.1 – Amend comp plan based on the Charrette specifically to complete a financially feasible study to determine the viability of reconfiguring Collins Avenue and Harding Avenue.</p> <p>2.2 – Amend comp plan based on the Charrette to complete a financially feasible study on reconfiguring local streets.</p>
<p>Objective 3 –</p>	<p>Policy 3.1 – The town staff shall annually review</p>	<p>3.1 – Policy met.</p>	<p>Objective requires no</p>

Objective	Measurable Target	Current Conditions 2007	Comments
<p>Coordination with the MPO: In general, coordinate with the plans and programs of the Metropolitan Planning Organization. [9J-5.007 (3) (b) 3]</p>	<p>and evaluate the Florida Department of Transportation 5-Year Transportation Plan, the Dade County Transportation Improvement Program and the traffic circulation plans and programs of Miami Beach and Bal Harbor to determine if plans and programs contained therein necessitate any revision to this or other elements of this Comprehensive Plan.</p> <p>Policy 3.2 – Appropriate town staff shall attend selected meetings of Metropolitan Planning Organization and related <i>ad hoc</i> committees pertaining to traffic and transportation issues affecting the town.</p> <p>Policy 3.3 – The town shall revise this Traffic Circulation Element as necessary in response to the above.</p> <p>Policy 3.4 – The town shall include statements of findings in support of all modification to this Transportation Element.</p>	<p>3.2 – Policy met.</p> <p>3.3 – Policy met.</p> <p>3.4 – Policy met.</p>	<p>change.</p> <p>3.1 No change needed.</p> <p>3.2– No change needed. Continue the coordination.</p> <p>3.3 - No change needed.</p> <p>3.4– No change needed.</p>
<p>Objective 4 – Coordination with transit authority: In general, coordinate with the plans and programs of the Metropolitan Dade County Transit Authority. This objective shall be made measurable by</p>	<p>Policy 4.1 – Appropriate town staff shall attend selected meetings of Metropolitan Dade County Transit Authority pertaining to levels of service for buses and other transit.</p>	<p>4.1 – Policy met.</p>	<p>Objective requires no change.</p> <p>4.1– No change needed. Continue the coordination.</p>

<b>Objective</b>	<b>Measurable Target</b>	<b>Current Conditions 2007</b>	<b>Comments</b>
implementing this policy. [9J-5.007 (3) (b) 3]			
Objective 5 – Right-of-way protection: In general, protect existing rights-of-way and future rights-of-way from building encroachment. In particular, achieve zero net loss of right-of-way from building encroachment throughout the period during which this plan is in effect. [9J-5.007 (3) (b) (4)]	Policy 5.1 – The town shall use the land development code as enacted, the land development code enforcement procedures and the building code enforcement procedures to protect existing rights-of-way through setback requirements which prohibit right-of-way encroachments of any kind. [9J-5.007 (3) (c) 4]	5.1 – Policy met.	Objective requires no change. 5.1 – No change needed.
Objective 6 – The town shall help provide an adequate supply of parking to serve the business area and major community facilities. Achievement of this objective shall be quantified by the implementation of the following policy:	Policy 6.1 – The town shall undertake a program to upgrade its parking facilities which shall include removal of the existing concrete walls and use of landscape treatments similar to those used on the town’s Abbott Avenue Parking Lot.	6.1 – Policy shall be updated to include current parking supply plans.	Objective requires no change. 6.1 – Amend comp plan to include policy upgrade recommendations from the Charrette and related parking studies.

<b>Objective</b>	<b>Measurable Target</b>	<b>Current Conditions 2007</b>	<b>Comments</b>
<p>Objective 7 – Greater use of mass transit: The town shall encourage greater use of existing mass transportation facilities. Achievement of this objective shall be measured by the implementation of these policies.</p>	<p>Policy 7.1 – The town shall keep abreast of bus service needs and notify the Metro-Dade Transit Agency of required service changes as necessary.</p> <p>Policy 7.2 – The town shall monitor use of its Mini-Bus System and consider adding a second bus if rider-ship increases.</p>	<p>7.1 – Policy met.</p> <p>7.2 – Policy met.</p>	<p>Objective requires no change.</p> <p>7.1 – No change needed.</p> <p>7.2 – No change needed.</p>
<p>Objective 8 – Provision of transit and coordination of transit planning: In general, provide efficient mass transit and paratransit services based on existing and proposed major trip generators. In particular, provide the Metropolitan Dade County transportation planning agencies with ad hoc periodic development reports and other input on the status of any development or redevelopment which</p>	<p>Policy 8.1 – The town shall prepare a written report to be transmitted to the Technical Coordinating Committee of the Metropolitan Planning Organization outlining the locations, characteristics and/or special transit needs that have developed or been identified in the year preceding the annual request for the Transportation Improvement Program Update. This report shall include: 1) estimated new employment by income; 2) estimated new patrons; 3) estimated new residential occupancy. Potential current and future mass transit needs will be suggested.</p> <p>Policy 8.2 – The town shall support proposals for increased frequency of bus service on arterial roads as a means to relieve tendencies for over capacity during peak hours. Such service should be restricted to arterial and collector roads and should not be provided on local roads because it</p>	<p>8.1 – Policy met.</p> <p>8.2 – Policy met.</p>	<p>Objective requires no change.</p> <p>8.1 – Amend comp plan to include time frames for this policy.</p> <p>8.2 – No change needed.</p>



Objective	Measurable Target	Current Conditions 2007	Comments
<p>transportation agency offering special services for “transportation disadvantaged people.” This objective shall be made measurable by its implementing policies. [9J-5.008 (3) (b) 2].</p>			
<p>Objective 10 – Transit right-of-way protection: In general, protect existing and future mass transit rights-of-way and exclusive mass transit corridors. In particular, achieve zero net loss of right-of-way from building encroachment throughout the period during which this plan is in effect. This objective shall be made measurable by its implementing policy.[9J-.008(3)(b)3]</p>	<p>Policy 10.1 – The town shall use the land development code as enacted, the land development code enforcement procedures and the building code enforcement procedures to protect existing rights-of-way through setback requirements which prohibit right-of-way encroachments of any kind. [9J-5.008 (3) (c) 2]</p>	<p>10.1 – Policy met.</p>	<p>Objective requires no change. 10.1 – No change needed.</p>

**Infrastructure Element**

<b>Objective</b>	<b>Measurable Target</b>	<b>Current Conditions 2007</b>	<b>Comments</b>
Objective 1 – Correct deficiencies and increase capacity of potable water and sanitary sewer facilities.	<p>1. (Policy 1.1) Town shall continue use of Dade County Water and Sewer Authority facilities at the Central District Wastewater Treatment Plant on Virginia Key and the Hialeah/Preston Water Treatment Plant or such other Dade county facilities as may be appropriate.</p> <p>2. (Policy 1.2) The town shall upgrade the potable water distribution system and the sanitary sewer collection system through ongoing maintenance.</p> <p>3. (Policy 1.3) The Town shall undertake an engineering study to determine when it will be necessary to upgrade the existing eight inch line in Collins Avenue to a thirty inch line; it is not anticipated that this change will be needed in the near future.</p> <p>4. (Policy 1.4) The Town shall monitor the condition of cast iron water lines.</p> <p>5. (Policy 1.5) The Town shall establish a line item in the Town’s capital improvements to the Town’s water and sanitary sewage.</p>	Town is currently working with government agencies along with consultants to evaluate and modify current municipal systems.	Objective requires no change. No change needed.
Objective 2 – Correct deficiencies and increase	1. Policies 5.1 through 5.10 of the Land Use Element are incorporated herein by	Town of Surfside is currently working with	Modify Objective to state that improvements to existing

Objective	Measurable Target	Current Conditions 2007	Comments
capacity of drainage facilities.	reference.	consultants to improve drainage system.	drainage facilities shall be accomplished using Low Impact Development practices.  Correct Policy 2.1 to state the Future Land Use Element.
Objective 3 – Correct deficiencies and increase capacity of solid waste facilities.	2. (Policy 3.1) Town shall carefully study the Town’s solid waste collection and processing system options to determine the most cost effective method for collecting and disposing of solid waste.	The Town continues to implement their LDRs.	No change needed.
Objective 4 – Level of service.	3. (Policy 4.1) The Town will enforce the following level of service standards.  <b>Sanitary Sewers:</b> The county-wide “maximum day flow” of the preceding year shall not exceed 98 percent of the County treatment system’s rated capacity. The sewage generation standard shall be 140 average gallons per capita per day.  <b>Potable Water:</b> The County-wide “maximum day flow” of the preceding year shall not exceed 98 percent of the County treatment and storage system’s rated capacity. The pressure shall be at least 20 pounds per square inch at the property line. The potable water consumption standard shall be 270 average gallons per caoita per	Town complies with Policy 4.1	Amend Drainage section to state that Low Impact Development shall be used to meet Drainage level of service standards.

Objective	Measurable Target	Current Conditions 2007	Comments
	<p>day.</p> <p><b>Drainage:</b> All nonresidential development and redevelopment shall adequately accommodate runoff to meet all federal, state and local requirements. Stormwater shall be treated in accordance with the provision of Chapter 17-25, FAC in order to meet receiving water standards in Chapter 17-302.500 FAC. One inch of runoff shall be retained on site. Post-development runoff shall not exceed peak pre development runoff.</p> <p><b>Solid Waste:</b> The County solid waste disposal system shall maintain a minimum of five years capacity. For Town planning purpose, a generation rate of 5.2 pounds per person per calendar day shall be used.</p>		
Objective	Measurable Target	Current Conditions 2007	Comments
Objective 5 – Water conservation.	1. (Policy 5.1) The Town shall maintain and improve land development code and other regulations that include: 1) water conservation-based irrigation requirements; 2) Water conservation-based plant species requirements derived from the South Florida Water Management District's list of native species and other appropriate sources; 3) Lawn watering restrictions; 4)	<ol style="list-style-type: none"> <li>1. Town complies with Policy 5.1</li> <li>2. Town complies with policy 5.2</li> <li>3. Town complies with Policy 5.3</li> <li>4. Town complies</li> </ol>	No change needed.

Objective	Measurable Target	Current Conditions 2007	Comments
	<p>mandatory use of ultra-low volume water saving devices for substantial rehabilitation and new construction; and 5) other water conservation measures, as feasible.</p> <p>2. (Policy 5.2) The Town shall promote education programs for residential, commercial and other uses which will discourage waste and conserve potable water.</p> <p>3. (Policy 5.3) The Town will cooperate with WASA in an effort to devise a means of tracking water consumption in the Town from customer billings or other sources.</p> <p>4. (Policy 5.4) The Town shall cooperate with WASA efforts to ensure that the potable water distribution system shall reduce water loss to less than 16 percent of the water entering the system.</p>	<p>with Policy 5.4</p>	

**Recreation and Open Space Element**

<b>Objective</b>	<b>Measurable Target</b>	<b>Current Conditions 2007</b>	<b>Comments</b>
<p>Objective 1, Access to recreational sites: In general, ensure public access to identified recreational sites. In particular, protect public access to existing recreation sites, and the Atlantic Ocean beach. This objective shall be measured by implementing of its supporting policies.</p>	<p>Policy 1.1: The Town shall give priority to maintaining and upgrading existing public access sites, but it shall acquire new sites when resources are available.</p> <p>Policy 1.2: All beach access facilities shall be accessible from public roads. The Town shall map all road rights-of-way that dead-end at the Atlantic beach and shall provide benches, picnic tables or other improvements at these sites to create “pocket parks.”</p> <p>Policy 1.3: The Town shall provide barrier-free access for the handicapped to all public recreation facilities.</p> <p>Policy 1.4: Bicycle parking facilities shall be provided at strategic beach access points and at public parks.</p>	<p>1.1 Current rehabilitation / redesign of functionally obsolete beachfront Community Center. Adjacent lot purchased for additional oceanfront open space opportunities.</p> <p>1.2 Policy being fulfilled in terms of beach access, but “pocket parks” not currently at every street-end. No master plan for pocket parks created for guidance in development.</p> <p>1.3 Facilities designed to ADA accessibility standards.</p> <p>1.4 There are no bike racks at beach ends.</p>	<p>Objective requires no change. Policies should be created or modified to incorporate the recommendations outlined in the Charrette brochure. Specifically:</p> <p>Add policy to create a pedestrian and bicycle network that links the Town’s parks, recreational, and natural amenities into an “emerald necklace.”</p> <p>Add policy to develop an effective strategy for consolidating and relocating existing recreational facilities to improve access and convenience for the majority of Surfside’s residents.</p> <p>Add policy to create passive pocket parks at each of the street-ends on Indian Creek, some of which may accommodate fishing and/or kayak launches.</p> <p>Additional changes recommended as follows:</p> <p>1.2 Revise policy to</p>

Objective	Measurable Target	Current Conditions 2007	Comments
			<p>incorporate Charrette recommendation for enhanced plazas at street ends for better transition between street and beach.</p> <p>1.4 Revise policy to schedule installation of bike parking facilities.</p>
<p>Objective 2, Public-private coordination: In general, coordinate public and private resources to meet recreation demand. This objective shall be measured by implementing its supporting policy.</p>	<p>Policy 2.1: The Town of Surfside shall work with public agencies, such as Miami-Dade County Department of Environmental Resources Management, the Army Corps of Engineers, the Florida Department of Environmental Protection and private sector organizations and corporations, through the zoning process, to enhance and improve existing recreation / open space facilities in the Town.</p>	<p>2.1 Town working with County and State on improvements to the beach walking path, removal of non-native intrusive plants from beach, improving cross-over paths to shore, enhancing views, and protecting the beaches' natural state. Sand cleaned and maintained by County.</p> <p>Town in discussions with Indian Creek Village to convert empty lot at bridge entrance into a passive park, similar to the proposed bay-side pocket parks.</p>	<p>Objective requires no change.</p> <p>Add policy (with timeframe) to begin implementation of beach walk recommendations outlined in Charrette and Conceptual Design Report. This shall include updating and enhancing the existing beach walk by creating a meandering path through a maritime forest planted with native trees next to the hardpack. The Town shall coordinate with private sector, as needed, for improvements to private beach frontage west of beach erosion line.</p> <p>Add policy (with timeframe) directing Town to coordinate with Indian Creek on the development of a passive garden park at bridge</p>

Objective	Measurable Target	Current Conditions 2007	Comments
		Current interlocal agreement with Miami Shores allows Surfside residents to use their Aquatic Center while Community Center pool is closed.	entrance.
<p>Objective 3, Adequate and efficient provision of public recreation facilities and open space: In general, ensure that parks and recreation facilities are adequately and efficiently provided. In particular, maintain a system of public park and recreation lands which provides at least 0.70 acres per 1,000 people permanent population together with the appropriate range of facilities. This standard is based on existing resources and the anticipated population. It is recognized as minimal. It will be the long term objective of the Town to set a higher standard in the future based on the acquisition of</p>	<p>Policy 3.1: The Town shall reserve for recreation use all of the Town-owned land designated for recreation on the Future Land Use Map, including the following specific facilities: 1) Hawthorne Park, 2) Veterans Park, 3) Surfside Park / 96<sup>th</sup> Street Park, and 4) Surfside Community Center. These facilities shall remain as public recreation facilities unless comparable facilities are provided to replace them.</p> <p>Policy 3.2: The Town shall apply for State and Federal grant funds for the acquisition and improvement of public recreation and open space.</p> <p>Policy 3.3: The Town shall give priority to upgrading existing public recreation lands, but it shall acquire new sites when resources are available.</p> <p>Policy 3.4: The Town shall continue to maintain and provide moderate upgrading for the Surfside Community Center.</p> <p>Policy 3.5: For recreational sites, a</p>	<p>3.1 These parks are classified as “public recreation” in the Comprehensive Plan’s Future Land Use map.</p> <p>3.2 Town retained the services of a grant writer and lobbyist. Town Manager’s Office recently applied for a \$3-4 million State grant for park expansion. (Grant not awarded for 2007.)</p> <p>3.3 Lot adjacent to Community Center purchased for additional open space opportunity.</p> <p>Town considering creating pocket parks at each of the street-ends on Indian Creek.</p>	<p>Objective requires no change. Policies should be revised as follows:</p> <p>3.2 Modify to include specific timeframe for such land acquisition in order to meet the LOS standard for the long term (ten year) planning period.</p> <p>Add policy to create safer play environments for Surfside’s families.</p> <p>Add policy to improve/enhance parks and underutilized public properties to dramatically increase the number and quality of parks and open space within the community.</p> <p>3.4 Revise policy to reference the rehabilitation of the Surfside Community Center, including (1) utilizing green</p>

Objective	Measurable Target	Current Conditions 2007	Comments
additional land.	<p>minimum level of service standard shall be set at .070 acres of per one thousand (1,000) permanent population. This standard shall be incorporated in the Land Development Code.</p> <p>Policy 3.6: The Town shall seek to acquire an additional Mini Park / Tot Lot at the approximate location indicated in Figure ROS-3.</p> <p>Policy 3.7: The following level of service standards for recreation facilities shall be part of the Town's development code:            Ball Diamond: 1 / 6,000 people age 10-45            Tennis Court: 1 / 4,000 people age 12-64            Basketball Court: 1 / 500 people age 12-19            Tot Lot: 1/500 people age 3-12            Picnic Area: 1 acre / 6,000 people</p>	<p>3.4 Town Commission voted in November 2007 to deconstruct existing Community Center and construct new Community Center and pool.</p> <p>3.5 No LOS standard for recreational sites is referenced in the Land Development Code.</p> <p>3.6 Town considering turning two under-utilized pump stations into dog parks. Also being considered are pocket parks at each of the east-west street ends along beach (east) and bay (west).</p> <p>3.7 These recreation facilities not in Land Development Code.</p>	<p>principles in the redesign and (2) preserving the emblem and façade into the new design, if feasible.</p> <p>3.6 Revise policy to direct Town to consider adaptive reuse of underutilized public properties at 93<sup>rd</sup> St. &amp; Byron Ave. and 89<sup>th</sup> St. &amp; Dickens Ave. by creating pocket park and/or fenced-in dog park.</p>
Objective 4, Provision of private open space: Assure the provision of open space by private enterprise. This objective shall be measured by implementing its supporting policy.	Policy 4.1: The Town shall maintain and improve land development code standards and incentives to achieve open space and landscaping requirements. Open space and landscape requirements shall specify above average quantities of plant and other landscaping material and extensive use of	4.1 The Town has proposed revising its landscape regulations that promote appropriate and sustainable and/or native plant species.	Objective requires no change.

Objective	Measurable Target	Current Conditions 2007	Comments
	xeriscape plant materials and design techniques for non-residential uses.		

**Coastal Management Element**

Objective	Policy	Current Conditions 2007	Comments
<p>Objective 1, Air quality: In general, protect air quality. In particular, promote improved air quality for the region. Achievement of the objective shall be measured by implementation of these policies. (9J-5.013(2)(b)(1))</p>	<p>Policy 1.1: Support Dade County's efforts to conduct regular monitoring of air quality.</p> <p>Policy 1.2: Require new development to provide adequate means of vehicular ingress and egress to minimize idling time.</p> <p>Policy 1.3: Facilitate more efficient transportation services and facilities (including public transit facilities, bicycle facilities and pedestrian facilities) by pursuing the objectives and policies set forth in the Transportation Element.</p> <p>Policy 1.4: Emissions of fumes and vapors from all hazardous waste facilities shall be controlled, and these facilities shall comply with Lowest Achievable Emission Rates. Vapor control systems shall be required to reduce hydrocarbon emissions from vehicles being filled at gas stations. (9J-</p>	<p>1.1: This is ongoing.</p> <p>1.2: Code Sec. 14-32, Limitations on driveway connections provides for adequate ingress and egress.</p> <p>1.3: This in ongoing and included in the Transportation Element.</p> <p>1.4: Hazardous waste facilities and gas stations are regulated by the State.</p>	<p>Objective requires no change.</p> <p>1.1: No change needed.</p> <p>1.2: No change needed.</p> <p>1.3: No change needed.</p> <p>1.4: Amend this policy to include coordination with appropriate agencies to ensure that hazardous waste facilities and</p>

Objective	Policy	Current Conditions 2007	Comments
	<p>5.013(2)(c)10</p> <p>Policy 1.5: Require oxygen nourishing landscaping as a part of new private development.</p> <p>Policy 1.6: Provide oxygen nourishing landscaping for public grounds.</p> <p>Policy 1.7: Maintain, and improve where appropriate, zoning or other development code regulations which protect existing trees in a way consistent with the standards of the broader community.</p>	<p>1.5: The Town is in the process of completing a new Landscape Ordinance. This policy is currently included in the draft Ordinance.</p> <p>1.6: The Town is in the process of completing a new Landscape Ordinance. This policy is currently included in the draft Ordinance.</p> <p>1.7: Town adopted Miami-Dade County Tree Preservation and Protection Ordinance. Town adopted sections 24-60 through 24-60.9 in their code, however, the current Miami-Dade Tree Preservation and Protection ordinance is Sec. 24-49 through 24-49.9. Currently the Town is in the process of completing a new Landscape Ordinance.</p>	<p>gas stations meet all local, state and federal regulations.</p> <p>1.5: No change needed.</p> <p>1.6: No change needed.</p> <p>1.7: No change needed.</p>

Objective	Policy	Current Conditions 2007	Comments
<p>Objective 2, Water quality: In general, conserve, appropriately use and protect water sources and waters that flow into estuarine waters or oceanic waters. In particular, ensure that stormwater systems which discharge into surface water bodies do not degrade the ambient water quality. This will be accomplished by upgrading the drainage system so that storm water outfalls into Biscayne Bay (and adjacent canals) fully meet National Pollution Discharge Elimination System (NPDES) standards (as applicable to the Town under relevant interlocal agreements with Dade County and NPDES rules) no later than December 31, 1998 and the standards of Chapter 17-25, FAC and of Chapter 17-302.500 FAC. Upgrade on site drainage standards to ensure that private properties retain at least the first one inch of storm water on sites and permit no more runoff after development than before development.</p>	<p>Policy 2.1: Policies 5.1 through 5.8 of the Land Use Element are incorporated herein by reference.</p>	<p>Same Objective as Coastal Element Objective 1.</p> <p>Code Art. II, Div. 2, Sec. 32-42 states that characteristics of stormwater runoff shall approximate the rate, volume, quality and timing of stormwater runoff that occurred under the site's natural unimproved or existing state, except that the first inch of stormwater runoff shall be treated in an off-line retention system or such other system as may be approved.</p> <p>2.1: There is no need to duplicate policies.</p>	<p>Objective: It is recommended that this Objective should be limited to only the first sentence: "In general, conserve, appropriately use and protect water sources and waters that flow into estuarine waters or oceanic waters."</p> <p>The second sentence should be made into a policy statement: "In particular, ensure that stormwater systems which discharge into surface water bodies do not degrade the ambient water quality."</p> <p>The remaining part of the objective should be omitted.</p> <p>2.1: It is recommended that several policies be</p>

Objective	Policy	Current Conditions 2007	Comments
			drafted that support this Objective in the protection of water quality standards.
<p>Objective 3, Water quantity: In general, conserve, appropriately use and protect the quality and quantity of current and projected water sources and water that flow into estuarine waters or oceanic waters. In particular, achieve a reduction of at least 10 percent in per capita water consumption in the event of a water supply emergency (dependent upon the near term ability to measure Town-wide consumption.) (9J-5.013(2)(b)2)</p>	<p>Policy 3.1: The Town shall maintain or improve an emergency water conservation ordinance based on both the South Florida Water Management District model ordinance and any specific South Florida Water Management District requirements of the emergency in question. (9J-5.013(2)(c)4)</p>	<p>The first sentence of this objective is that same as Objective 2. In regard to the second sentence, if the Town cannot measure consumption, measuring a 10 percent reduction in per capita water consumption is not feasible.</p> <p>3.1: Code Sec. 78-100 thru 78-107 Water Shortage Regulations states that the Town will assist SFWMD in implementation of its water shortage plan and includes enforcement and penalties.</p>	<p>Objective: It is recommended that this objective be redrafted to specifically reflect protection of water quantity and sources.</p> <p>3.1: No change needed.</p> <p>Add a new Policy as</p>

Objective	Policy	Current Conditions 2007	Comments
			<p>3.2 stating that the Town shall adopt the Regional Water Supply Plan into the Infrastructure Element of this Plan as required by Florida Statute.</p> <p>Add another Policy reflecting that the Town will coordinate with the SFWMD in regional water supply planning efforts.</p> <p>Add a policy reflecting that the Town will coordinate with the County and the SFWMD in alternative water supply planning efforts.</p>
<p>Objective 4, Vegetative communities and soils, wildlife habitat and wildlife: Conserve, appropriately use and protect native vegetative communities for their own sake and to protect soils, wildlife habitat and wildlife. This objective shall be made measurable by its implementing</p>	<p>Policy 4.1: Policy 1.1 and Policies 2.1 through 2.13 of the Coastal Management Element are incorporated herein by reference.</p>	<p>4.1: There is no need to duplicate policies.</p>	<p>Objective requires no change.</p> <p>4.1: Since turtle nesting habitat occurs within the Town, a policy should be drafted to</p>

Objective	Policy	Current Conditions 2007	Comments
<p>policies. (9J-5.013(2)(b)3,4)</p>	<p>Policy 4.2: Certain exotic pest plants shall not be sold, propagated, or planted within the Town of Surfside. If existing on a development site, they shall be removed prior to development. Certain other exotic plant species (which are documented by the Florida Exotic Pest Plant Council, the Dade County Park and Recreation Department's Natural Area's Management Program and the Dade County Department of Environmental Resources Management to be invasive pests in natural areas) may not be planted within 500 feet of native plant communities that they are known to invade. These species referenced in this policy are listed in Exhibit 1.</p> <p>Policy 4.3: The Town shall maintain a survey of vegetation on property for which it has maintenance responsibility. The Town administration shall make recommendations for enhancing native vegetation. (9J-5.013(2)(c)3)</p>	<p>4.2: The Town is in the process of completing a new Landscape Ordinance.</p> <p>4.3: No timeline exists for completion of vegetation survey or recommendations.</p> <p>4.4: Contingent on completion of</p>	<p>reflect protection of turtle nesting habitat as well enforcement of protective measures that are in place, and coordination with adjacent local governments.</p> <p>4.2: Update to reflect current conditions.</p> <p>4.3: Amend policy to include a timeline for completion of the survey and the recommendations.</p>

Objective	Policy	Current Conditions 2007	Comments
	<p>Policy 4.4: The Town shall evaluate the feasibility of incorporating recommendations derived from the implementation of Policy 4.3 above into the Capital Improvements Budget or the operating budget.</p> <p>Policy 4.5: Policies 1.7 and 1.8 of the Land Use Element are incorporated herein by reference.</p>	<p>recommendations in Policy 4.3</p> <p>4.5: No need to duplicate policies.</p>	<p>4.5: draft separate policies reflective to the referenced policies specifically supportive of this Objective.</p> <p>A policy should be drafted to address appropriate handling and disposal of hazardous wastes.</p>
<p>Objective 5, Floodplain protection: Protect and conserve the natural functions of existing floodplains. This objective shall be measured by implementation of its supporting policies. Included in actions to be given specific consideration shall be the removal of any and all of the plant types named in Policy 4.2 above from properties owned by the Town or over which the Town has maintenance responsibility.</p>			<p>Objective should only reflect the first two sentences. The statement “Included in actions to be given specific consideration shall be the removal of any and all of the plant types named in Policy 4.2 above from properties owned by the Town or over which the Town has maintenance</p>

Objective	Policy	Current Conditions 2007	Comments
	<p>Policy 5.1: The Town shall maintain and improve land development code provisions governing floodplain protection. Floodplain protection regulations shall be consistent with applicable standards promulgated by the South Florida Water Management District, the South Florida Regional Planning Council, the Dade County Department of Environmental Resource Management, the Florida Department of Environmental Protection, and/or other agencies with relevant jurisdiction and/or information. The Town shall revise as necessary and enforce flood hazard reduction regulations to ensure that: 1) adequate drainage paths are provided to guide storm water runoff around structures; 2) for residential buildings in AE zones, the lowest floor and significant mechanical equipment is located above the base flood elevation; 3) for nonresidential buildings in AE zones, either the lowest floor and the mechanical equipment is located above the base flood elevation or habitable areas below the base flood elevation are flood-proofed; 4) all buildings in V zones are located according to the requirements of the Florida Coastal Zone Protection Act of 1985; 5) the elevation of all buildings in V zones is located so that the bottom of the</p>	<p>5.1: Policy is not in sync with current regulations. It is also a duplication of Coastal Element Policy 11.4. This policy should be separated into several policies.</p>	<p>responsibility” should be updated and relocated as a policy under Objective 4.</p> <p>5.1: Limit the policy only to the first two sentences.</p> <p>Another separate policy should utilize a portion of the third sentence and indicate “The Town shall revise as necessary and enforce flood hazard reduction regulations.”</p> <p>The last sentence should also be a separate policy indicating, “The Town shall participate in the Community Rating System of the National Flood Insurance Program.”</p> <p>The remaining parts</p>

Objective	Policy	Current Conditions 2007	Comments
	<p>lowest supporting horizontal member and all mechanical equipment is no lower than the base floor elevation; and 6) structural fill is prohibited. The enumeration of specific features of the flood protection regulations contained herein shall be interpreted as establishing minimum standards for Town regulations, not as precluding additional or higher standards which may have a legitimate public purpose. In addition, the Town shall participate in the Community Rating System of the National Flood Insurance Program. (9J-5.013(2)(c)6)</p>		<p>of this policy should be omitted because they are no longer current and not in sync with the land development regulations.</p> <p>Craft several new succinct policies assuring enforcement of local stormwater and floodplain regulations.</p>

**Conservation Element**

Objective	Policy	Current Conditions 2007	Comments
<p>Objective 1, Protect living marine resources and maintain and improve estuarine water quality by implementing NPDES improvements: In general, protect, conserve or enhance living marine resources, coastal barriers, and wildlife habitat; and maintain or improve estuarine environmental quality. In particular, ensure that stormwater systems which discharge into surface water bodies do not degrade the ambient water quality. This will be accomplished by upgrading the drainage system so that storm water outfalls into Biscayne Bay waters (and adjacent canals) fully meet National Pollution Discharge Elimination System (NPDES) standards (as applicable to the Town under relevant interlocal agreements with Dade County and NPDES rules) no later than December 31, 1998 and the standards of Chapter 17-25, FAC and of Chapter 17-302.500, FAC. Upgrade on site drainage standards to ensure that private properties retain at least the first one inch of storm water on site and permit no more runoff after development than before development. (9J-5.012(3)(b)1,2)</p>	<p>Policy 1.1: Policies 5.1 through 5.10 of the Land Use Element are incorporated herein by reference. (9J-5.012(3)(b)1,2,3)</p>	<p>Same as Conservation Element Objective 2.</p> <p>Code Art. II, Div. 2, Sec. 32-42 states that characteristics of stormwater runoff shall approximate the rate, volume, quality and timing of stormwater runoff that occurred under the site’s natural unimproved or existing state, except that the first inch of stormwater runoff shall be treated in an off-line retention system or such other system as may be approved.</p> <p>No need to duplicate policies.</p>	<p>Objective should only be the first sentence:                      “In general, protect, conserve or enhance living marine resources, coastal barriers, and wildlife habitat; and maintain or improve estuarine environmental quality.”</p> <p>The second sentence, “In particular, ensure that stormwater systems which discharge into surface water bodies do not degrade the ambient water quality.” should be a separate policy statement.</p>

Objective	Policy	Current Conditions 2007	Comments
<p>Objective 2, Protect living marine resources including manatees and sea turtles: In general, protect, conserve, or enhance living marine resources. In particular achieve zero human-induced loss of manatees, sea turtle eggs, fisheries, wildlife, wildlife habitat, marine habitat and environmentally sensitive land. This objective shall be measured by implementation of its supporting policies. (9J-5.012(3)(b)1)</p>	<p>Policy 2.1: The Town police shall maintain communications with County and State marine police in order to report any violations of the boat speed limits in the adjacent waters which are a manatee protected area. The Dade County manatee telephone hotline shall also be publicized by Town officials.</p> <p>Policy 2.2: The Town shall enact and enforce land development provisions which</p>	<p>2.1: This is ongoing.</p> <p>2.2: Code Art. V, Div. I, Sec. 90-189 Plans for outdoor lighting to be submitted to Town Manager for approval.</p>	<p>Objective: A target of 'zero loss' in not probable, nor does the Town regulate or measure this. The Objective should be reworked to reflect that The Town will protect, conserve, or enhance living marine resources, including manatees, sea turtle eggs, fisheries, wildlife, wildlife habitat, marine habitat and environmentally sensitive land. This objective shall be measured by implementation of its supporting policies.</p> <p>2.1: No change needed.</p> <p>2.2: No change needed.</p>

Objective	Policy	Current Conditions 2007	Comments
	<p>regulate the location and screening of lights along the beach in a way which is practical to water dependent and water-related uses to assist in protecting sea turtles by minimizing the amount of light on beach locations where sea turtles may nest. In addition, the Town shall actively cooperate with Dade County efforts to protect sea turtle nests. Cooperative actions to be taken by Dade County and/or Surfside shall include the following: 1) prohibiting horseback riding and campfires on and seaward of the dune during nesting season; 2) prohibiting taking, killing, touching or otherwise interfering with sea turtle nests and nesting activities; 3) regulation of coastal construction so as to minimize negative impacts on sea turtles; and 4) beach and dune stabilization and preservation. The Town shall seek the acquisition of property to provide increased public access to beaches and dunes so as to permit better monitoring of activities which might have an impact on sea turtles. (9J-5.012(3)(c)1)</p> <p>Policy 2.3: The Town shall contact DERM if any adverse impact is observed relative to the sea grass beds in adjacent waters. (9J-5.012(3)(c)1,2)</p> <p>Policy 2.4: The Town shall cooperate with U.S. Army Corps of Engineers for beach</p>	<p>Code Art. Div. II, Sec. 86-40 No person shall build or maintain a fire on any beach coming under this division.</p> <p>The new Zoning code to be adopted requires lighting to provide fixtures and shields to maintain light shed cut offs in accordance with regulations of the DEP, specifically as it relates to properties fronting or adjacent to turtle nesting habitats.</p> <p>2.3: This is ongoing.</p> <p>2.4: This is ongoing.</p>	<p>2.3 No change needed.</p> <p>2.4 No change needed.</p>

Objective	Policy	Current Conditions 2007	Comments
	<p>renourishment if such becomes necessary. Where beach restoration or renourishment is necessary, the project should be designed and managed to minimize damage to offshore grass flats, terrestrial and marine animal habitats and dune vegetation. Native dune and beach plants should be planted and maintained.</p> <p>Policy 2.5: The Town shall limit permits (when it has jurisdiction) for borrow areas for beach restoration or renourishment projects to areas that do not negatively affect offshore reefs or grass flats.</p> <p>Policy 2.6: The Town shall maintain and enforce land development code provisions requiring minimum building setbacks from the ocean. Construction shall not be permitted seaward of the Coastal Construction Control Line, except that non habitable major and minor structures (as defined in 16B-33.002(54), FAC) and restaurants may be permitted so long as: 1) they are approved by a Coastal Construction Control Line permit granted by the State of Florida Department of Natural Resources; and 2) at least 50 percent of the permitted area is free of any such structures.</p> <p>Policy 2.7: The Town shall prohibit dredging or filling that would result in the destruction</p>	<p>2.5: This could be removed since the Town would not have jurisdiction over these off-shore areas.</p> <p>2.6: The Town Codes do not preclude development Seaward of the CCCL.</p> <p>2.7: This should reflect external agency coordination.</p> <p>2.8: This is ongoing. Hazardous waste</p>	<p>2.5: Remove. This is addressed in the 2.4.</p> <p>2.6: It is recommended that the second sentence be replaced with a statement that reflects that any construction seaward of the CCCL obtain an FDEP permit.</p> <p>2.7: Rework to reflect the requirement for all external agency permits for work in submerged lands.</p> <p>2.8. No Change needed.</p>

Objective	Policy	Current Conditions 2007	Comments
	<p>of grass/algae flats, hard bottom or other benthic communities in any waters within the municipal limits of the Town of Surfside.</p> <p>Policy 2.8: The Town shall prohibit the deposit of solid waste or industrial waste including spent oils, gasoline by-products or greases accumulated at garages, filling stations and similar establishments that create a health or environmental hazard upon any vacant, occupied or unoccupied premises, parkway or park, in any canal, waterway, bay or the ocean within the Town.</p> <p>Policy 2.9: The Town shall require all new shoreline development affecting marine habitats to be reviewed by the Dade County Environmental Resources Management Department.</p> <p>Policy 2.10: The Town shall give preference to salt tolerant landscaping over traditional planting materials in the plant materials list used in the enactment and administration of the landscape requirements of the land development code.</p> <p>Policy 2.11: In general, the Town shall coordinate with existing resource protection plans of other governmental agencies, including the Dade County Department of Environmental Resource Management, the</p>	<p>facilities and gas stations are regulated by the State. City Code Art. I Sec. 66-4 addresses illegal disposal of garbage.</p> <p>2.9: This is ongoing.</p> <p>2.10: The Town is in the process of completing a new Landscape Ordinance.</p> <p>2.11: This is ongoing.</p>	<p>2.9: No change needed.</p> <p>2.10: Recommend this policy reflect 'native' salt tolerant landscaping.</p> <p>2.11: No change needed.</p>

Objective	Policy	Current Conditions 2007	Comments
	<p>South Florida Water Management District, the Florida Game and Freshwater Fish Commission, the Florida Department of Environmental Protection, the U.S. Army Corps of Engineers, the U.S. Fish and Wildlife Service and others. In particular, the Town shall coordinate with Dade County and with the Florida Department of Environmental Protection in the monitoring of coastal waters and sediments. Also, the Town shall seek the acquisition of land adjacent to water resources so as to provide maximum opportunity to carry out the directives of existing resource protection plans.</p> <p>Policy 2.12: The Town shall cooperate with Federal, state and county programs designed to ensure the required use, proper maintenance and proper functioning of dockside pump out facilities.</p>	2.12: This is ongoing.	2.12: No change needed.
<p>Objective 3, Prioritize water-related and water dependent uses: The amount of shoreline devoted to water-dependent and/or water-related uses shall be maintained or increased. Water-dependent uses are defined for the purpose of this objective as recreation activities which can be carried out only on, in or adjacent to water areas because the use requires access to the water body. Water-related uses are</p>	<p>Policy 3.1: The Town shall continue to permit water-dependent hotel and motel uses and water-oriented residential uses east of Collins Avenue. The regulations of this area shall be consistent with the density limits established by the Future Land Use Map of this plan. (9J-5.012(3)(c)9)</p>	<p>3.1: Neither residential or hotel are necessarily water dependent or related.</p> <p>3.2 This is ongoing.</p>	<p>Objective requires no change.</p> <p>3.1: Remove this policy or amend to reflect permitted waterfront development will be consistency with FLUM designations.</p> <p>3.2 No change</p>

Objective	Policy	Current Conditions 2007	Comments
<p>defined for the purpose of this section includes activities which are not directly dependent upon access to a water body, but which provide goods and services that are directly associated with water-dependent or waterway uses. This objective shall be made measurable by its implementing policies. (9J-5.012(3)(b)3)</p>	<p>Policy 3.2: Those public access areas including street ends, municipal parking facilities and municipal parks along and near coastal waters will be maintained or redesigned to provide greater public access to Biscayne Bay and the Atlantic Ocean beach areas. (9J-5.012(3)(c)9)</p> <p>Policy 3.3: The Town shall design and construct signage along major thoroughfares to direct the public's attention to public shoreline parks and water-related facilities. (9J-5.012(3)(c)9)</p> <p>Policy 3.4: The Town shall require new marina or similar water-dependent uses to meet the following criteria:</p> <ul style="list-style-type: none"> <li>a) Construction or subsequent operation of any proposed marina/water-dependent project shall not destroy or degrade: 1) hammocks, pinelands or salt marshes, or 2) Mangrove Protection Areas, or 3) sea grass or hard bottom communities, or 4) habitats used by endangered or threatened species.</li> <li>b) Where applicable, the proposed marina/water dependent project site shall have: 1) a minimum depth of 4 feet at mean low tide in the proposed marina basin and access channel, and direct access to the</li> </ul>	<p>3.3: No timeframe exists for design and construction.</p> <p>3.4: Not found in Code.</p>	<p>needed.</p> <p>3.3: Amend policy to include timeframe.</p> <p>3.4: Amend to reflect the Town will require all external agency approvals including compliance with the County Boating Facility Siting Plan.</p>

Objective	Policy	Current Conditions 2007	Comments
	<p>Intracoastal Waterway or to another dredged channel or area with a minimum of 6 feet at mean low tide, and 2) good land side accessibility.</p> <p>c) The proposed marina/water dependent facility shall be: 1) compatible with existing, surrounding land uses, and 2) of sufficient size to accommodate project and the required parking, and</p> <p>d) The proposed marina/water dependent facility shall: 1) preserve or improve traditional public shoreline uses and public access to estuarine and coastal waters, and 2) preserve or enhance the quality of the estuarine and coastal waters, water circulation, tidal flushing and light penetration, and 3) preserve archaeological artifacts or zones and preserve, or sensitively incorporate historic sites, and 4) where applicable, provide a hurricane contingency plan. (9J-5.012(3)(c)9)</p>		
<p>Objective 4, Protect and enhance beaches and dunes: In general, the Town shall protect beaches and dunes, establish construction standards which minimize the impacts of manmade structures on beach or dune systems, and restore</p>	<p>Policy 4.1: Post signs prohibiting walking on vegetated dune and/or uprooting or otherwise damaging plants. (9J-5.012(3)(c)1)</p>	<p>4.1: This is ongoing.</p>	<p>Objective requires no change.</p> <p>4.1: No change needed.</p>

Objective	Policy	Current Conditions 2007	Comments
<p>altered beaches and dunes. In particular, the Town shall restrict development or redevelopment seaward of the Coastal Construction Control Line and assist in the protection of the vegetated dune along the Atlantic Ocean frontage of the Town. This objective shall be made measurable by its implementing policies. (9J-5.012(3)(b)4)</p>	<p>Policy 4.2: Consider beach maintenance activities of Dade County and other agencies when evaluating any changes to this plan which would modify land uses and permitted activities in the vicinity of the dune and beach. (9J-5.012(3)(c)1)</p> <p>Policy 4.3: The Town shall enact and enforce as part of the land development code minimum oceanfront setback requirements including protection of the proposed dune system. The requirements shall specify that no building may be built seaward of the coastal construction control line and that only limited boardwalks, gazebos and similar structures may be built seaward of the coastal construction control line. Buildings and other structures may be erected seaward of the coastal construction control line when necessary to preserve long standing or otherwise reasonable property rights and when approved pursuant to the provisions of Florida's Coastal Construction Control Act. The requirements shall apply to both development and redevelopment. (9J-5.012(3)(c)1)</p> <p>Policy 4.4: The Town shall enact and enforce as part of the land development code dune-related vegetation requirements in conjunction with any new beachfront</p>	<p>4.2: This is ongoing.</p> <p>4.3: This is not in sync with the existing codes.</p> <p>4.4: The Town is in the process of completing a new Landscape Ordinance.</p>	<p>4.2: No change needed.</p> <p>4.3: Amend to reflect that Town will enforce oceanfront setback requirements and require FDEP approval for any construction seaward of the CCCL.</p> <p>4.4: Recommend the policy be limited to the first sentence.</p>

Objective	Policy	Current Conditions 2007	Comments
	<p>development and redevelopment. Dune grading and planting requirements shall be drafted to ensure the highest level of restoration of natural conditions which are economically and technically feasible. The requirements shall apply to both development and redevelopment. (9J-5.012(3)(c)2)</p> <p>Policy 4.5: The Town shall seek the acquisition of property adjacent to beaches and dunes so as to permit more effective protection to the ecological value of beach and dune areas.</p>	4.5: This is ongoing.	4.5: This is ongoing.
<p>Objective 5, Direct population concentrations away from coastal high hazard areas and limit coastal high-hazard area infrastructure expenditures: Direct population concentrations away from coastal high hazard areas and limit the expenditure of Town funds on infrastructure within the Town (all of which is within the coastal high-hazard area) that would have the effect of directly subsidizing development which is significantly more intensive than authorized by this Plan. This objective shall be measured by its implementing policies. (9J-5.012(3)(b)5,6)</p>	<p>Policy 5.1: The Town shall restrict</p>	<p>A new statutory definition of Coastal High Hazard Areas has been adopted. Pursuant to Chapter 163.3178(2)(h) F.S., the “Coastal High Hazard Areas” (also referred to as the high-hazard coastal areas) means the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.</p>	<p>The current SLOSH data indicates that the entire Town is not in the CHHA. The Objective should be amended to reflect the current data.</p> <p>It is recommended the Town add a new policy to reflecting the new definition of the CHHA.</p>

Objective	Policy	Current Conditions 2007	Comments
	<p>development in accordance with the Future Land Use Map of this plan. (9J-5.012(3)(c)9)</p> <p>Policy 5.2: The Town shall limit its funding of public infrastructure expansion if such funding and such expansion would have the effect of directly subsidizing a specific private development in the Town. (9J-5.012(3)(c)7)</p> <p>Policy 5.3: Objective 5 and Policy 5.2 above shall not be implemented in such a way as to preclude the Town's plans to improve drainage facilities or reconfigure streets in order to provide adequate infrastructure to serve the Future Land Use Plan development pattern or development for which rights were vested prior to enactment of this Plan. (9J-5.012(3)(c)9)</p>	<p>5.1: This is ongoing.</p> <p>5.2: This is ongoing.</p> <p>5.3: This is ongoing.</p>	<p>5.1 No change needed.</p> <p>5.2: No change needed.</p> <p>5.3: No change needed.</p>
<p>Objective 6, Hurricane evacuation: The Town shall maintain the current estimated 13 hour hurricane evacuation clearance time which is based on both pre Hurricane Andrew planning and post Hurricane Andrew experience. (9J-5.012(3)(b)7)</p>	<p>Policy 6.1: The Town shall cooperate in the formulation and implementation of Dade County management plans designed to reduce the time period for evacuation in the event of a hurricane. (9J-5.012(3)(c)4)</p> <p>Policy 6.2: The Town shall periodically update its hurricane evacuation plan, which is based on the following approaches: 1)</p>	<p>6.1: This is ongoing.</p> <p>6.2: This is ongoing.</p>	<p>Objective requires no change.</p> <p>6.1: No change needed.</p> <p>6.2: No change needed.</p>

Objective	Policy	Current Conditions 2007	Comments
	<p>directional control of traffic flow with appropriate signage and police direction; 2) posting of police officers at strategic points; 3) notification of residents using a loudspeaker mounted on a police car; 4) evacuation assistance for high-rise residents; and 5) coordination with Dade County Communications Centers, both main and regional. (9J-5.012(3)(c)4)</p> <p>Policy 6.3: The Town shall conduct an ongoing hurricane evacuation information program to make all residents aware of evacuation needs and plans. (9J-5.012(3)(c)4)</p> <p>Policy 6.4: The Town shall maintain its traffic level of service which in turn is based upon the Future Land Use map, thereby achieving a reasonable hurricane evacuation time. (9J-5.012(3)(c)4)</p> <p>Policy 6.5: The Town shall prepare a hurricane emergency plan based upon the experience of Hurricane Andrew; the plan shall be in concert with the 1991 County Emergency Operations Plan and the 1991 U.S. Corps of Engineers hurricane evacuation study, and any revisions thereto. (9J-5.012(3)(c)4)</p>	<p>6.3: This is ongoing.</p> <p>6.4 This is ongoing.</p> <p>6.5: The Town is in the process of creating a Comprehensive Emergency Management Plan.</p> <p>The 2006 South Florida Hurricane Evacuation Traffic Study and the 2007 Local Mitigation Strategy for Miami-Dade County are the most recent reports.</p>	<p>6.3: No change needed.</p> <p>6.4: No change needed.</p> <p>6.5: Amend the policy to establish the date for completion of the Comprehensive Emergency Management Plan and compliance with current regional emergency management plans.</p>

Objective	Policy	Current Conditions 2007	Comments
<p>Objective 7, Post-disaster redevelopment: The Town shall prepare a post-disaster redevelopment plan which will reduce the exposure of life and property to natural disasters. (9J-5.012(3)(b)8)</p>	<p>Policy 7.1: Based on the 1992-1993 Hurricane Andrew post-disaster assessment, clean-up and housing repair experience, the Town shall prepare a post-disaster redevelopment plan in consultation with the South Florida Regional Planning Council and Metro-Dade Office of Emergency Management. Special attention shall be devoted to the Building Official's permitting process to distinguish between minor and major repairs, require demolition or nuisance removal, and similar regulatory approaches. (9J-5.012(3)(c)5)</p> <p>Policy 7.2: The adopted plan shall specify that during post-disaster redevelopment, the Building Department will distinguish between those actions needed to protect public health and safety with immediate repair/cleanup and long term repair activities and redevelopment areas. Removal or relocation of damaged infrastructure and unsafe structures shall be by the Town in accordance with local procedures and those agencies and practices specified in the Metro-Dade County Emergency Operations Plan. (9J-5.012(3)(c)5)</p> <p>Policy 7.3: During post-disaster recovery</p>	<p>7.1: No timeframe for preparing a Post-Disaster Redevelopment Plan.</p> <p>7.2: This is being implemented.</p> <p>7.3: This is being implemented. The Town Council is</p>	<p>Objective requires no change.</p> <p>7.1: Amend policy to include a timeline for completion of a Post-Disaster Redevelopment Plan.</p> <p>7.2: No change needed.</p> <p>7.3: Amend policy to reflect the current name of Town</p>

Objective	Policy	Current Conditions 2007	Comments
	<p>periods, after damaged areas and infrastructure requiring rehabilitation or redevelopment have been identified, appropriate Town departments shall use the post-disaster redevelopment plan to reduce the future exposure of life and property to hurricanes; incorporate recommendations of interagency hazard mitigation reports; analyze and recommend to the Town Council hazard mitigation options for damaged public facilities; and recommend amendments, if required, to the Town Comprehensive Plan. (9J-5.012(3)(c)5)</p> <p>Policy 7.4: Unsafe conditions and inappropriate uses identified in the post-disaster recovery phase will be eliminated as opportunities arise. The Town shall make damage assessments throughout the Town and “tag” buildings to indicate that they have been inspected and what condition they are in. Building permits shall be required to repair all damage. Temporary repair permits may be granted for up to 30 days in emergency situations. The Town shall notify the owners of buildings for which a building permit is required in order to repair damage. Qualified personnel shall perform all inspections. (9J-5.012(3)(c)5)</p>	<p>currently called the Town Commission.</p> <p>7.4: This is being implemented.</p>	<p>Commission.</p> <p>7.4 No change needed.</p>
Objective 8, Increase public access to beach and shorelines: The Town		Last sentence of Objective is redundant.	Objective requires no change except to

Objective	Policy	Current Conditions 2007	Comments
<p>shall increase access to beach and shorelines, particularly the Atlantic Ocean and the Atlantic Ocean beach. Achievement of this objective shall be measured by its implementing policies. Achievement of the objective shall be measured by implementation of these policies. (9J-5.012(3)(b)9)</p>	<p>Policy 8.1: The Town shall maintain all existing street ends and public access points to the Atlantic beach and to the waters of Biscayne Bay. (9J-5.012(3)(c)9)</p> <p>Policy 8.2: The Town shall beautify and enhance public accesses at 88th Street and 90th Street when funds are available and conditions merit. (9J-5.012(3)(c)9)</p> <p>Policy 8.3: Regulate public parking near beach access points to facilitate its use by beach visitors, particularly during non-business days and hours.</p> <p>Policy 8.4: The Town shall continue to maintain and provide moderate upgrading for the Surfside Community Center.</p> <p>Policy 8.5: The Town shall apply for State and Federal grant funds, such as Florida Recreation Development Assistance Program, and the Land and Water Conservation Fund for the improvement of public recreation and open space. (9J-5.012(3)(c)10)</p>	<p>8.1: This is ongoing.</p> <p>8.2: This is ongoing.</p> <p>8.3: This is ongoing.</p> <p>8.4: The Community Center is currently being demolished and rebuilt.</p> <p>8.5: This is ongoing, however, policy needs to be clarified to reflect actual grant processes.</p>	<p>remove duplicity.</p> <p>8.4: Amend policy to reflect current conditions.</p> <p>8.5: Amend to reflect the Town shall seek, and when applicable and available, apply for State and Federal grant funds, such as Florida Recreation Development Assistance Program, and the Land and</p>

Objective	Policy	Current Conditions 2007	Comments
			Water Conservation Fund for the improvement of public recreation and open space.
<p>Objective 9, Protect historic properties: In general, the Town shall provide for protection, preservation or sensitive reuse of historic structures. In particular, the Town shall identify and conserve local structures and sites which are of historic significance. Achievement of this objective shall be quantified by the implementation of its supporting policies. (9J-5.012(3)(b)10)</p>	<p>Policy 9.1: The Town shall maintain and improve where appropriate, zoning regulations which require incentives for preserving historic structures. (9J-5.012(3)(c)11)</p> <p>Policy 9.2: The Town shall undertake a survey of structures constructed prior to 1940 to determine if any structures not yet recognized as historic merit historical recognition. (9J-5.012(3)(c)11)</p> <p>Policy 9.3: Prior to commencing any significant public construction or issuing any permits for significant private construction within the areas identified as the Surfside Midden and the Surfside Mound, the Town shall notify Dade County's Historic Preservation Division. The modifier "significant" shall exclude minor construction such as resurfacing of an existing street, construction of a residential</p>	<p>9.1: Policy has no date for completion.</p> <p>9.2: No timeline for survey.</p> <p>9.3: This is ongoing.</p>	<p>Objective requires no change.</p> <p>9.1: Amend policy to establish date for improving zoning regulations which require incentives for preserving historic structures.</p> <p>9.2: Amend policy to include a feasibility study to determine the necessity of a survey.</p> <p>9.3: No change needed.</p>

Objective	Policy	Current Conditions 2007	Comments
	fence and/or any other such improvement which will not disturb the archeological assets which lie well below the surface of these areas. (9J-5.012(3)(c)11)		
Objective 10, Level of service and public-facility timing: The Town shall achieve and maintain Level-of-Service standards through a concurrency management system with a phased capital improvement schedule. (9J-5.012(3)(b)11)	<p>Policy 10.1: The Town shall implement the concurrency management system contained in this plan and the Town shall supplement the concurrency management system with which will be further detailed in land development code capital improvements when appropriate and necessary to meet Level-of-Service standards concurrent with the impact of development. (9J-5.012(3)(c)13)</p> <p>Policy 10.2: Priority shall be given to drainage system improvements for State Road A1A because it serves as a primary evacuation route.</p> <p>Policy 10.3: Potential rise in sea level due to storms shall be taken into consideration in the design of all infrastructure.</p>	<p>10.1: This is ongoing.</p> <p>10.2: This is ongoing.</p> <p>10.3 This is ongoing.</p>	<p>Objective requires no change.</p> <p>10.1: No change needed.</p> <p>10.2: No change needed.</p> <p>10.3: No change needed.</p>
Objective 11, Hazard mitigation: In general, the Town shall regulate development so as to minimize and mitigate hazard resulting from hurricanes. In particular, the Town shall ensure that all construction and reconstruction complies with	Policy 11.1: All new construction shall comply with the South Florida Building Code. (9J-5.012(3)(c)3)		<p>Objective requires no change.</p> <p>11.1: Amend policy to state that all new construction shall conform to the</p>

Objective	Policy	Current Conditions 2007	Comments
<p>applicable regulations designed to minimize hurricane impact on buildings and their occupants. Achievement of the objective shall be measured by implementation of these policies.</p>	<p>Policy 11.2: When structures are renovated at a cost in excess of 50 percent of the structure's pre-renovation market value, then the renovation shall be sufficient to fully meet the South Florida Building Code and all other otherwise applicable regulations. (9J-5.012(3)(c)3)</p> <p>Policy 11.3: New construction east of Collins Avenue shall meet all State of Florida Coastal Construction Line regulations. The Town shall enact and enforce land development code provisions requiring minimum building setbacks from the ocean. Construction shall not be permitted seaward of the Coastal Construction Control Line, except that non-habitable major and minor structure (as defined in 16B-33.002(54), FAC) and restaurants may be permitted so long as: 1) they are approved by a Coastal Construction Control Line permit granted by the State of Florida Department of Natural Resources; 2) at least 50 percent of the permitted areas is free of any such structures; 3) no such individual structure shall exceed 15 percent of the permitted area. Buildings and other structures which do not meet these standards may be</p>	<p>11.2: Code Art. II, Div. I, Sec. 42-26 defines "substantial improvement" in terms of flood hazard reduction standards.</p> <p>11.3: This is not in sync with the Town Codes.</p>	<p>adopted building code in effect at the time of construction.</p> <p>11.3: Everything starting with the third sentence should be removed and replaced with a statement to reflect that Town will require FDEP approval for any construction seaward of the CCCL.</p>

Objective	Policy	Current Conditions 2007	Comments
	<p>erected seaward of the coastal construction control line when necessary to preserve long standing or otherwise reasonable property rights and when approved pursuant to the provisions of Florida's Coastal Construction Control Act. (9J-5.012(3)(c)3)</p> <p>Policy 11.4: The Town shall maintain and improve land development code standards for floodplain protection. Floodplain protection regulations shall be consistent with applicable standards promulgated by the South Florida Water Management District, the South Florida Regional Planning Council, the Dade County Department of Environmental Resource Management, the Florida Department of Environmental Protection, and/or other agencies with relevant jurisdiction and/or information. The Town shall revise as necessary and enforce flood hazard reduction regulations to ensure that:</p> <p>1)adequate drainage paths are provided to guide storm water runoff around structures;</p> <p>2) for residential buildings in AE zones, the lowest floor and significant mechanical equipment is located above the base flood elevation;</p> <p>3) for nonresidential buildings in AE zones, either the lowest floor and the mechanical equipment is located above the base flood elevation or habitable areas below the base flood elevation are flood-</p>	<p>11.4: Policy is not in sync with current regulations.</p> <p>Same as Conservation Element Policy 5.1.</p>	<p>11.4: Recommend the policy only include the first two sentences. Remaining language no longer current and not in sync with land development regulations.</p>

Objective	Policy	Current Conditions 2007	Comments
	<p>proofed; 4) all buildings in V zones are located according to the requirements of the Florida Coastal Zone Protection Act of 1985; 5) the elevation of all buildings in V zones is located so that the bottom of the lowest supporting horizontal member and all mechanical equipment is no lower than the base floor elevation; and 6) structural fill is prohibited. The enumeration of specific features of the flood protection regulations contained herein shall be interpreted as establishing minimum standards for Town regulations, not as precluding additional or higher standards which may have a legitimate public purpose. In addition, the Town shall participate in the Community Rating System of the National Flood Insurance Program. (9J-5.012(3)(c)3)</p>		
<p>Objective 12, Biscayne Bay preservation: Assist the efforts of Metro-Dade County, the Florida Department of Environmental Protection and the National Park Service to preserve and enhance the State-designated Biscayne Bay Aquatic Preserve. This objective shall be made measurable by its implementing policies.</p>	<p>Policy 12.1: Policies 5.1 through 5.8 of the Future Land Use Element are adopted herein by reference. (9J-5.012(3)(c)13,14)</p> <p>Policy 12.2: The Town shall contribute to the improvement of Biscayne Bay water quality by continuing to: 1) have a Town representative periodically consult with the Biscayne Bay Shoreline Development Review Committee and 2) have relevant bay front projects reviewed by the</p>	<p>12.1: No need to duplicate policies.</p> <p>12.2: This is ongoing.</p>	<p>Objective requires no change.</p> <p>12.1: Remove or draft separate policies to reflect coordination efforts.</p> <p>12.2: No change needed.</p>

Objective	Policy	Current Conditions 2007	Comments
	Committee. The Town shall cooperate with the regulatory functions of the Florida Department of Environmental Protection and the National Park Service. (9J-5.012(3)(c)14,15)		
Objective 13, Hurricane damage avoidance: Minimize damage from any hurricane storm surge. This objective shall be measured by its implementing policies.	Policy 13.3: The Town shall enact and enforce land development code provisions limiting the amount of fill which may be added to property in conjunction with development and redevelopment. The purpose of the limit will be to minimize the high water elevation of storm surge or other flooding which may result within the Town. At a minimum, fill shall be limited so as to ensure that post development runoff does not exceed peak pre development runoff.	<p>13.3: Policies 13.1 and 13.2 do not exist.</p> <p>Code Art. II, Div. 2, Sec. 32-42 states that characteristics of stormwater runoff shall approximate the rate, volume, quality and timing of stormwater runoff that occurred under the site's natural unimproved or existing state, except that the first inch of stormwater runoff shall be treated in an off-line retention system or such other system as may be approved.</p> <p>Code Art. II Div. 3, Sec. 42-62 (5) f. states there shall be no fill used as structural support in</p>	<p>Objective requires no change.</p> <p>13.3: Renumber Policies 13.3-13.6 to 13.1-13.4.</p>

Objective	Policy	Current Conditions 2007	Comments
	<p>Policy 13.4: The Town shall monitor: 1) changes to the County Emergency Operations Plan, including any hazard mitigation annexes that may be added thereto, and 2) future interagency hazard mitigation reports. Recommendations of such annexes and reports shall be considered for addition to the Surfside Comprehensive Plan as appropriate.</p>	<p>Coastal High Hazard Areas (V zones). Noncompacted fill may be used around the perimeter of a building for landscaping/aesthetic purposes provided the fill will wash out from storm surge (thereby rendering the building free of obstruction) prior to generating excessive loading forces, ramping effects or wave deflection. The building official shall approve design plans for landscaping/aesthetic fill only after the applicant has provided an analysis by a registered professional engineer, architect or soil scientist.</p> <p>13.4: This is ongoing.</p>	<p>13.4 This is ongoing.</p>

Objective	Policy	Current Conditions 2007	Comments
	<p>Recommendations of such annexes and reports shall be considered as the basis for amending the Surfside Land Development Code as appropriate.</p> <p>Policy 13.5: Permitted population density maximums shall be reduced in accordance with the Future Land Use Map of this plan to better coordinate with the 1991 Metropolitan Dade County Emergency Operations Plan, which is the local hurricane evacuation plan for Key Biscayne, and the 1991 lower Southeast Florida Hurricane Evacuation Plan, the regional hurricane evacuation plan.</p> <p>Policy 13.6: The Town shall limit its funding of public infrastructure expansion if such funding and such expansion would have the effect of directly subsidizing a specific private development in the Town.</p>	<p>13.5: The 2006 South Florida Hurricane Evacuation Traffic Study and the 2007 Local Mitigation Strategy for Miami-Dade County are the most recent reports.</p> <p>13.6: This should specify that this limitation applies to the CHHA.</p>	<p>13.5 Update to reflect current conditions.</p> <p>13.6: Update to specify the CHHA.</p>



Objective	Measurable Target	Current Conditions 2007	Comments
	<p>the amount of debt it assumes for capital improvements or other purposes. At a minimum, the Town shall not assume debt obligations which would result in the Town exceeding the debt ratios established by state law. [9J-5.016(3)(c)2]</p> <p>Policy 1.3 – The Town shall maintain a current inventory of all Town-owned capital facilities, to include information on type, capacity, location and condition. [9J-5.016(3)(c)3]</p> <p>Policy 1.4 – The Town shall regularly schedule inspections of all capital facilities to monitor and record the condition of each. [9J-5.016(3)(c)3]</p> <p>Policy 1.5 – The Town shall use designated funding mechanisms such as the sewer assessments thereby freeing up general funds (and general obligation bonds) for such Town-wide projects identified in the policies of other Comprehensive Plan elements. [9J-5.016(3)(c)9]</p> <p>Policy 1.6 – The Town shall prepare and adopt each year a five year capital improvements program and a one-year capital budget, to include all projects which entail expenditures of at least \$10,000 and</p>	<p>Policy 1.3. Inventory not kept. Town intends to start and maintain inventory.</p> <p>Policy 1.4 Inspections schedule not kept. Town intends to start regular inspections.</p> <p>Policy 1.5 Policy met.</p> <p>Policy 1.6 The Town has not updated its Capital Improvement Plan. Town intends to start annual updates.</p>	<p>Policy. 1.3. No change necessary.</p> <p>Policy 1.4 No change necessary.</p> <p>Policy 1.5 No change necessary.</p> <p>Policy 1.6 No change necessary.</p>

Objective	Measurable Target	Current Conditions 2007	Comments
	<p>a life of at least three years. Staff studies, engineering studies and other appropriate studies shall form the basis for preparation of a five-year capital improvement program, including one year capital budget. Among items which are specifically authorized and encouraged by this policy are the following: sidewalk repair and replacement; roadway and right-of-way drainage; street lighting; traffic signs, traffic engineer, signalization, and pavement markings; and debt service and current expenditures for transportation capital projects in the foregoing program areas (including construction or reconstruction of roads). The preceding list is intended to be illustrative of appropriate expenditure categories. Other capital expenditures in related and different projects are hereby authorized. [9J-5.016(3)(c)7]</p> <p>Policy 1.7 – The Town will implement the projects listed in the capital improvement program and in the Implementation Schedule of this capital improvements element according to the schedule listed in this Element. [9J-5.016(3)(c)7]</p>	<p>Policy 1.7 Not all projects on Schedule of Capital Improvements complete. It was last prepared in 1996.</p>	
<p>Objective 2 – In general, the coordination of land use decisions and available or projected fiscal</p>	<p>Policy 2.1 – The following Level of Service (LOS) standards shall be maintained:</p>	<p>Policy 2.1:</p>	<p>Objective requires no change.</p>

Objective	Measurable Target	Current Conditions 2007	Comments
<p>resources with a schedule of capital improvements which maintains adopted level of service standards and meets existing and future facility needs. In particular, achieve coordinated Town use of: 1) existing and already approved development; 2) the Future Land Use Plan; 3) the financial analyses in this Element, and 4) the established Level of Service Standards in both reviewing development applications and in preparing the annual schedule of capital improvements. [Scrivener's notes: The title and in the "in general" statement for this objective reflect the mandate 9J-5.016(3)(b)5. The mandate of 9J-5.016(3)(b)5 is verbose and vague, at least to the scrivener. It appears to be mostly redundant to the mandate of 9J-5.016(3)(b)3. It does indicate that existing approved development must be considered in concurrency management, a provision not apparent in 9J-5.016(3)(b)3. That provision is reflected in the "in particular" portion of the language employed herein.]</p>	<p><b>Streets:</b> The Town shall regulate the timing of development to maintain at least the following peak hour Level of Service standards on roadways that lie within its municipal boundaries as set forth in the Transportation Element.</p> <p><b>Sanitary Sewers:</b> The County-wide "maximum day flow" of the preceding year shall not exceed 98 percent of the County treatment system's rated capacity. The sewage generation standard shall be 140 average gallons per capita per day.</p> <p><b>Potable Water:</b> The County-wide "maximum day flow" of the preceding year shall not exceed 98 percent of the County treatment and storage system's rated capacity. The pressure shall be at least 20 pounds per square inch at the property line. The potable water consumption standard shall be 270 average gallons per capita per day.</p> <p><b>Drainage:</b> All nonresidential development and redevelopment shall adequately accommodate runoff to meet all Federal, state and local requirements. Stormwater shall be treated in accordance with the provisions of Chapter 17-25, FAC in order to meet receiving water standards in Chapter 17-302.500, FAC. One inch runoff shall be retained on site. Post-</p>	<p><b>Streets:</b> Level of Service met.</p> <p><b>Sanitary Sewer:</b> Level of Service met.</p> <p>Sewage generation standard should be changed to 140 average gallons per capital per day.</p> <p><b>Potable Water</b> Level of Service met.</p> <p>Consumption standards should be changed to 100 gallons per capital per day.</p> <p><b>Drainage</b> Level of Service met.</p>	<p><b>Streets:</b> Need to update policy based upon TCEA.</p> <p><b>Sanitary Sewer</b> Need to adjust sewage generation standard.</p> <p><b>Potable Water</b> Need to adjust water consumption standard.</p> <p><b>Drainage</b> Amend to include that post development impervious areas shall be less than predevelopment impervious areas.</p>

Objective	Measurable Target	Current Conditions 2007	Comments
	<p>development runoff shall not exceed peak pre development runoff.</p> <p><b>Solid Waste:</b> The County solid waste disposal system shall maintain a minimum of five years capacity. For Town planning purposes, a generation rate of 5.2 pounds per person per calendar day shall be used.</p> <p><b>Parks:</b> The Town shall achieve and maintain a Level of Service standard of at least 0.70 acres of local public park land per 1,000 permanent population. [9J-5.016(3)(c)4]</p> <p>Policy 2.2 – The concurrency management system formulas shall include the public facility demands to be created by “committed” development and the capital improvement schedule shall include the project implications of such committed development to assure facilities are provided concurrent with the impact of development. 9J-5.016(3) (c) 5]</p> <p>Policy 2.3 - The Town shall not give development approval to any new construction, redevelopment, or renovation project which creates a need for new or expanded public capital improvement unless the project pays a proportional share of the costs of these</p>	<p><b>Solid Waste</b> 5-year capacity available. Generation rate should be changed to 6 pounds per day.</p> <p><b>Parks:</b> Town is maintaining its Park LOS.</p> <p>Policy 2.2: Policy met.</p> <p>Policy 2.3 Policy met.</p>	<p><b>Solid Waste</b> Need to adjust generation rate.</p> <p><b>Parks:</b> No change necessary.</p> <p>Policy 2.2: No change necessary.</p> <p>Policy 2.3 No change necessary.</p>

Objective	Measurable Target	Current Conditions 2007	Comments
	<p>improvements.[9J-5.017(3)(b) 4 and (c) 8]</p> <p>Policy 2.3 – The Town shall maintain and improve as part of the land development code a concurrency management system which meets the requirements of 9J-5.0055. The concurrency management system shall specify that no development permit shall be issued unless the public facilities necessitated by a development (in order to meet level of service standards specified in the Traffic Circulation, Recreation and Open Space, and Infrastructure Policies) will be in place concurrent with the impacts of the development or the permit is conditional to assure that they will be in place. The requirement that no development permit shall be issued unless public facilities necessitated by the project are in place concurrent with the impacts of development shall be effective immediately and shall be interpreted pursuant to the provisions of Policy 1.4 of the Future Land Use Element. [9J-5.016(3)(c)6]</p>	<p>Policy 2.3 Not adopted in land development code.</p>	<p>Policy 2.3 Revise policy to enforce and maintain a concurrency management system through the comprehensive plan rather than the land development regulations. Also, revise Policy number to 2.4.</p>

# **CHAPTER FOUR—ASSESSMENT OF CHANGES TO FLORIDA STATUTES AND STATE AND REGIONAL POLICY PLANS**

## **Assessment of Changes to Florida Statutes and State and Regional Policy Plan**

Chapter 163.3191 (2)(f) F. S. requires that the Evaluation and Appraisal Report (EAR) contain an evaluation and assessment of relevant changes to the State Comprehensive Plan (187.201, F.S.), Chapter 163, F.S. Rule 9J-5 and the Treasure Coast Regional Planning Council's Strategic Regional Policy Plan, since adoption of the last EAR update amendments. This analysis was conducted utilizing all of the changes that have occurred to these documents since 1996, when the Town of Surfside completed its last EAR-Based Amendments. When an inconsistency was identified, such as a requirement not currently addressed in the Surfside Comprehensive Plan, the appropriate element is identified for update. The sections containing the assessment of changes to Chapter 163, F.S. and Rule 9J-5, F.A.C. follow.

### **State Comprehensive Plan**

The State Comprehensive Plan was amended in 1999 by Chapter 99-378 to include policies related to urban policy in the State Comprehensive Plan. Goal 17 identified as Downtown Revitalization was amended and entitled Urban and Downtown Revitalization. The goal was modified to state that "In recognition of the importance of Florida's vital urban centers and of the need to develop and redevelop downtowns to the state's ability to use..."

The following policies, 4 through 12, were added:

4. Promote and encourage communities to engage in a redesign step to include public participation of members of the community in envisioning redevelopment goals and design of the community core before redevelopment.
5. Ensure that local governments have adequate flexibility to determine and address their urban priorities within the state urban policy.
6. Enhance the linkages between land use, water use, and transportation planning in state, regional, and local plans for current and future designated urban areas.
7. Develop concurrency requirements that do not compromise public health and safety for urban areas that promote redevelopment efforts.
8. Promote processes for the state, general purpose local governments, school boards, and local community colleges to coordinate and cooperate regarding education facilities in urban areas, including planning functions, the development of joint facilities and the reuse of existing buildings.

9. Encourage the development of mass transit systems for urban centers, including multimodal transportation feeder systems, as a priority of local, metropolitan, regional and state transportation planning.
10. Locate appropriate public facilities within urban centers to demonstrate public commitment to the centers and to encourage the private sector development.
11. Integrate state programs that have been developed to promote economic development and neighborhood revitalization through incentives to promote the development of designated urban infill areas.
12. Promote infill development and redevelopment as an important mechanism to revitalize and sustain urban centers.

Chapter 2002-387 repealing the education goals and policies 187.201(1) of the State Comprehensive Plan also amended policies in 2002.

Although the Comprehensive Plan was not revised to address these provisions, they are already addressed through existing adopted provisions, which emphasize urban infill and redevelopment and the promotion of mass transit for urban centers, to the extent possible, based on density of the population. The Town of Surfside Comprehensive Plan is consistent with the State Comprehensive Plan in Chapter 187, F.S. The EAR-based amendments may include some refinements to the goals, objectives, and policies of the Town's Comprehensive Plan furthering its consistency with these added State Comprehensive Plan policies.

#### **Changes to Chapter 163, F.S.**

Chapter 163 Part II provides GROWTH POLICY; COUNTY AND MUNICIPAL PLANNING, LAND DEVELOPMENT REGULATION. Subsection 163.3164, F.S. known as the Local Government Comprehensive Planning and Land Development Regulation Act, governs comprehensive planning in the State of Florida.

An analysis of all changes to Chapter 163, F.S. having occurred since the adoption of the Town's first round of EAR-based amendments is provided in Table 4-1. The changes are summarized by year including appropriate citations.

**Changes to Rule 9J-5 F.A.C.** Rule 9J-5 F.A.C. establishes the minimum criteria for the preparation, review and determination of compliance of the comprehensive plans and plan amendments pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, F.S. An analysis of changes to Rule 9J-5, F.A.C. since the first round of EAR-based amendments that have occurred is provided in Table 4-2.

#### **Review of Strategic Regional Policy Plan**

The South Florida Regional Planning Council issued the Strategic Regional Policy Plan for South Florida (SRPPSF) in June 2004. Table 4-3 compares the Town of Surfside Comprehensive Plan with applicable Regional Policy Plan policies and indicates amendments based upon the Plan.

<b>Appendix A Changes to Chapter 163, Florida Statutes</b>		<b>Chapter 163, F.S. Citations</b>	<b>N/A *</b>	<b>Addressed (where/how)</b>	<b>Amendment Needed By Element</b>
<b>Changes to Ch 1996: [Ch. 96-205, s. 1; Ch. 96-320, ss. 10-11; 96-416, ss. 1-6, 15, <u>Laws of Florida</u>]</b>					
64	Substantially amended the criteria for <b>small scale amendments</b> that are exempt from the <b>twice-per-year limitation</b> .	163.3187(1)(c)		Procedural	
65	Revised the objectives in the coastal management element to include the <b>maintenance of ports</b> .	163.3177(6)(g)9.	N/A		
66	Provide that certain <b>port related expansion projects</b> are not DRIs under certain conditions.	163.3178(2), (3), and (5)	N/A		
67	Allowed a county to designate areas on the future land use plan for possible <b>future municipal incorporation</b> .	163.3177(6)(a)	N/A		
68	Required the <b>ICE</b> to include consideration of the plans of <b>school boards</b> and other units of local government providing services but not having regulatory authority over the use of land.	163.3177(6)(h)		Intergovernmental Coordination Element Objective 1.1	
69	Revised the <b>processes and procedures</b> to be included in the ICE.	163.3177(6)(h)		Procedural	
70	Required that within 1 year after adopting their <b>ICE</b> each county and all municipalities and school boards therein establish by interlocal agreement the <b>joint processes</b> consistent with their ICE.	163.3177(6)(h)2.		Procedural	
71	Required local governments who utilize <b>school concurrency</b> to satisfy intergovernmental coordination requirements of ss. 163.3177(6)(h)1.	163.3180(1)(b)2. <b>[Now: 163.3180(13)(g)]</b>		No	Intergovernmental Coordination Element (Amendments to be considered in January 2008.)
72	Permitted a county to adopt a <b>municipal overlay</b> amendment to address future possible municipal incorporation of a specific geographic area.	163.3217	NA		
73	Authorized DCA to conduct a <b>sustainable communities demonstration project</b> .	163.3244 <b>[Now: Repealed.]</b>	NA		
<b>1997: [Ch. 97-253, ss. 1-4, <u>Laws of Florida</u>]</b>					
74	Amended the definition of <b>de minimis impact</b> as it pertains to concurrency requirements.	163.3180(6)		Procedural	
75	Established that no plan or plan amendment in an <b>area of</b>	163.3184(14)	NA		

	<b>critical state concern</b> is effective until found in compliance by a final order.				
76	Amended the criteria for the annual effect of <b>Duval County (Jacksonville) small scale amendments</b> to a maximum of 120 acres.	163.3187(1)(c)1.a.III	NA		
77	Prohibited amendments in <b>areas of critical state concern</b> from becoming effective if not in compliance.	163.3189(2)(b)	NA		
<b>1998: [Ch. 98-75, s. 14; Ch. 146, ss. 2-5; Ch. 98-176, ss. 2-6 and 12-15; Ch. 98-258, ss. 4-5, <u>Laws of Florida</u>]</b>					
78	<b>Exempted brownfield area</b> amendments from the <b>twice-a-year limitation</b> .	163.3187(1)(g)		Procedural	
79	Required that the <b>capital improvements element</b> set forth standards for <b>the management of debt</b> .	163.3177(3)(a)4.		Capital Improvements Element Policy 1.2.	
80	Required inclusion of at least <b>two planning periods</b> – at least 5 years and at least 10 years.	163.3177(5)(a)		Procedural	
81	Allowed <b>multiple individual plan amendments</b> to be considered together as one amendment cycle.	163.3184(3)(d)		Procedural	
82	<b>Defined “optional sector plan”</b> and created Section 163.3245 allowing local governments to address DRI issues within certain identified geographic areas.	163.3164(31) and 163.3245		Procedural	
83	Established the requirements for a <b>public school facilities element</b> .	163.3177(12)		Procedural	
84	Established the minimum requirements for imposing <b>school concurrency</b> .	163.3180(12) <b>[Now: Section (13)]</b>		Procedural	
85	Required DCA adopt <b>minimum criteria</b> for the compliance determination of a <b>public school facilities element</b> imposing school concurrency.	163.3180(13) <b>[Now: Section 14]</b>		Procedural	
86	Required that <b>evaluation and appraisal reports</b> address coordination of the comp plan with existing public schools and the school district’s 5-year work program.	163.3191(2)(i) <b>[Now: 163.3191(2)(k)]</b>		Procedural	
87	<b>Amended the definition of “in compliance”</b> to include consistency with Sections 163.3180 and 163.3245.	163.3184(1)(b)		Procedural	
88	Required DCA to <b>maintain a file with all documents received or generated</b> by DCA relating to plan amendments and identify; limited DCA’s review of proposed plan amendments to written comments, and required DCA to identify and list all written communications received within 30 days after transmittal of a proposed plan amendment.	163.3184(2), (4), and (6)	NA	Procedural	

89	Allowed a <b>local government to amend its plan</b> for a period of up to one year after the initial determination of sufficiency of an adopted EAR even if the EAR is insufficient.	163.3187(6)(b)	NA		
90	Substantially reworded Section 163.3191, F.S., related to <b>evaluation and appraisal reports</b> .	163.3191	NA		
91	Changed the <b>population requirements</b> for municipalities and counties which are required to submit otherwise optional elements.	163.3177(6)(i)	NA		
<b>1999: [Ch. 99-251, ss. 65-6, and 90; Ch. 99-378, ss. 1, 3-5, and 8-9, Laws of Florida]</b>					
92	Required that <b>ports</b> and local governments in the coastal area, which has <b>spoil disposal responsibilities</b> , identify dredge disposal sites in the comp plan.	163.3178(7)	NA	No dredge disposal sites in Surfside.	
93	Exempted from the <b>twice-per-year limitation</b> certain port related amendments for <b>port transportation facilities</b> and projects eligible for funding by the Florida Seaport Transportation and Economic Development Council.	163.3187(1)(h)	NA		
94	Required <b>rural counties</b> to base their future land use plans and the amount of land designated <b>industrial</b> on data regarding the need for job creation, capital investment, and economic development and the need to strengthen and diversity local economies.	163.3177(6)(a)	NA		
95	<b>Added the Growth Policy Act to Ch. 163</b> , Part II to promote <b>urban infill and redevelopment</b> .	163.2511,163.25,14,163.2517,163.2520,163.2523, and 163.2526 [New]	NA		
96	Required that all comp plans comply with the <b>school siting requirements</b> by October 1, 1999.	163.3177(6)(a)		No	Future Land Use and Public School Facilities Element
97	Made <b>transportation facilities</b> subject to concurrency.	163.3180(1)(a)		Transportation Element Policy 1.1.	Capital Improvements Element.
98	Required use of <b>professionally accepted techniques</b> for measuring level of service for cars, trucks, transit, bikes and pedestrians.	163.3180(1)(b)		Transportation Element Data Inventory and Analysis	
99	Excludes <b>public transit facilities</b> from <b>concurrency</b> requirements.	163.3180(4)(b)		Procedural	
100	Allowed <b>multiuse DRIs</b> to satisfy the <b>transportation concurrency</b> requirements when authorized by a local	163.3180(12)		Procedural	

	comprehensive plan under limited circumstances.				
101	Allowed <b>multimodal transportation districts</b> in areas where priorities for the pedestrian environment are assigned by the plan.	163.3180(15)		Procedural	
102	Exempted amendments for <b>urban infill and redevelopment areas, public school concurrency</b> from the <b>twice-per-year limitation</b> .	163.31879(1)(h) and (i) <b>[Now: (i) and (j)]</b>		Procedural	
103	<b>Defined brownfield designation</b> and added the assurance that a developer may proceed with development upon receipt of a brownfield designation. [Also, see Section 163.3221(1) for "brownfield" definition.]	163.3220(2)		Procedural	
<b>2000: [Ch. 2000-158, ss. 15-17, Ch. 2000-284, s. 1, Ch. 2000-317, s. 18, Laws of Florida]</b>					
104	<b>Repealed Section 163.3184(11)(c), F.S.</b> , that required funds from sanction for non-compliant plans go into the Growth Management Trust Fund.	163.3184(11)(c) <b>[Now: Repealed]</b>		Repealed	
105	<b>Repealed Section 163.3187(7), F.S.</b> that required consideration of an increase in the annual total acreage threshold for small scale plan amendments and a report by DCA.	163.3187(7) <b>[Now: Repealed]</b>		Repealed.	
106	<b>Repealed Sections 163.3191(13) and (15), F.S.</b>	163.3191(13) and (15) <b>[Now: Repealed]</b>		Repealed.	
107	Allowed <b>small scale amendments in areas of critical state concern</b> to be exempt from the twice-per-year limitation only if they are for affordable housing.	163.3187(1)(c)1.e		Procedural	
108	Added exemption of sales from local option surtax imposed under Section 212.054, F.S., as examples of <b>incentives</b> for new development within <b>urban infill and redevelopment areas</b> .	163.2517(3)(j)2.		Procedural	
<b>2001: [Ch. 2001-279, s. 64, Laws of Florida]</b>					
109	Created the <b>rural land stewardship area</b> program.	163.3177(11)(d)	NA		
<b>2002: [Ch. 2002-296, ss. 1 - 11, Laws of Florida]</b>					
110	Required that all agencies that review comprehensive plan amendments and rezoning include a <b>nonvoting representative of the district school board</b> .	163.3174		No	Intergovernmental Coordination Element
111	Required <b>coordination of local comprehensive plan</b> with the regional water supply plan.	163.3177(4)(a)		No	Infrastructure Element
112	<b>Plan amendments for school-siting</b> maps are exempt	163.3177(6)(a)		Procedural	

	from s. 163.3187(1)'s limitation on frequency.				
113	Required that by <b>adoption of the EAR</b> , the sanitary sewer, solid waste, drainage, potable water and natural groundwater aquifer recharge element consider the regional water supply plan and <b>include a 10-year work plan</b> to build the identified water supply facilities.	163.3177(6)(c)		No	Infrastructure Element
114	Required <b>consideration of the regional water supply plan</b> in the preparation of the conservation element.	163.3177(6)(d)		No.	Conservation Element
115	Required that the <b>intergovernmental coordination element (ICE)</b> include relationships, principles and guidelines to be used in coordinating comp plan with regional water supply plans.	163.3177(6)(h)		No.	Intergovernmental Coordination Element.
116	Required the local governments adopting a public educational facilities element execute an <b>inter-local agreement</b> with the district school board, the county, and non-exempting municipalities.	163.3177(6)(h)4.		No.	Intergovernmental Coordination Element (Amendments to be considered in January 2008.)
117	Required that counties larger than 100,000 population and their municipalities submit an <b>inter-local service delivery agreements</b> (existing and proposed, deficits or duplication in the provisions of service) report to DCA by January 1, 2004. Each local government is required to update its ICE based on the findings of the report. DCA will meet with affected parties to discuss and id strategies to remedy any deficiencies or duplications.	163.3177(6)(h)6., 7., & 8.	NA		
118	Required local governments and special districts to provide <b>recommendations for statutory changes for annexation</b> to the Legislature by February 1, 2003. NOTE: this requirement repealed by Ch. 2005-290, s. 2, LOF.	163.3177(6)(h)9. [Now repealed]		Repealed	
119	Added a <b>new Section 163.31776</b> that allows a county, to adopt an optional public educational facilities element in cooperation with the applicable school board.	163.31776 [New]	NA		
120	Added a <b>new Section 163.31777</b> that requires local governments and school boards to enter into an inter-local agreement that addresses school siting, enrollment forecasting, school capacity, infrastructure and safety needs of schools, schools as emergency shelters, and	163.31777 [New]		No.	Intergovernmental Coordination Element (Amendments to be considered in January 2008.)

	sharing of facilities.				
121	<b>Added a provision</b> that the concurrency requirement for transportation facilities may be waived by plan amendment for urban infill and redevelopment areas.	163.3180(4)(c)		Procedural	
122	<b>Expanded the definition of “affected persons”</b> to include property owners who own land abutting a change to a future land use map.	163.3184(1)(a)		Procedural	
123	<b>Expanded the definition of “in compliance”</b> to include consistency with Section 163.31776 (public educational facilities element).	163.3184(1)(b)		Procedural	
124	<b>Streamlined the timing</b> of comprehensive plan amendment review.	163.3184(3), (4), (6), (7), and (8)		Procedural	
125	Required that local governments provide a <b>sign-in form</b> at the transmittal hearing and at the adoption hearing for persons to provide their names and addresses.	163.3184(15)(c)		Procedural	
126	<b>Exempted amendments</b> related to providing transportation improvements to enhance life safety on “controlled access major arterial highways” from the limitation on the frequency of plan amendments contained in s.163.3187(1).	163.3187(1)(k)		Procedural.	
127	Required <b>Evaluation and Appraisal Reports</b> to include (1) consideration of the appropriate regional water supply plan, and (2) an evaluation of whether past reductions in land use densities in coastal high hazard areas have impaired property rights of current residents where redevelopment occurs.	163-3191(2)(1)		Addressed in this Report.	
128	Allowed local governments to <b>establish a special master process</b> to assist the local governments with challenges to local development orders for consistency with the comprehensive plan.	163.3215		Procedural	
129	Created the <b>Local Government Comprehensive Planning Certification Program</b> to allow less state and regional oversight of comprehensive plan process if the local government meets certain criteria.	163.3246		Procedural	
130	Added a provision to Section 380.06(24), <b>Statutory Exemptions</b> , that exempts from the requirements for developments of regional impact, any water port or marina	163.3187(1)	NA		

	development if the relevant local government has adopted a “boating facility siting plan or policy” (which includes certain specified criteria) as part of the coastal management element or future land use element of its comprehensive plan. The adoption of the boating facility siting plan or policy is exempt from the limitation on the frequency of plan amendments contained in s.163.3187(1).				
131	Prohibited a local government, under certain conditions, from denying an <b>application for development approval</b> for a requested land use for certain proposed solid waste management facilities.	163.3194(6)		Procedural	
<b>2003: [Ch. 03-1, ss. 14-15; ch. 03-162, s. 1; ch. 03-261, s. 158; ch. 03-286, s. 61, Laws of Florida.]</b>					
132	Creates the <b>Agricultural Lands and Practices Act</b> .  (2): Provides <b>legislative findings and purpose</b> with respect to agricultural activities and duplicative regulation.  (3): <b>Defines the terms “farm,” “farm operation,” and “farm product”</b> for purposes of the act.  (4): Prohibits a county from adopting any ordinance, resolution, regulation, rule, or policy to prohibit or otherwise limit a <b>bona fide farm operation</b> on land that is classified as agricultural land.  (4)(a): Provides that the act does <b>not limit the powers of a county</b> under certain circumstances.  (4)(b): Clarifies that a <b>farm operation</b> may not expand its operations under certain circumstances.  (4)(c): Provides that the act does not limit the <b>powers of certain counties</b> .  (4)(d): Provides that certain county ordinances are not deemed to be a <b>duplication of regulation</b> .	163.3162 [New]	NA		
133	Changes “State Comptroller” <b>references</b> to “Chief	163.3167(6)	NA		

	Financial Officer.”				
134	Provides for certain <b>airports</b> to abandon DRI orders.	163.3177(6)(k)	NA		
135	Throughout s.163.3177, F.S., citations for Ch. 235, F.S., are changed to cite the appropriate section of Ch. 1013, F.S.	163.31776	NA		
136	Throughout s.163.31777, F.S., citations for Ch. 235, F.S., are changed to cite the appropriate section of Ch. 1013, F.S.	163.31777	NA		
<b>2004: [Ch. 04-5, s. 11; ch. 04-37, s. 1; ch. 04-230, ss. 1-4; ch. 04-372, ss. 2-5; ch. 04-381, ss. 1-2; ch. 04-384, s. 2, <u>Laws of Florida.</u>]</b>					
137	(10): Amended to <b>conform to the repeal</b> of the Florida <b>High-Speed Rail</b> Transportation Act, and the creation of the Florida High-Speed Rail Authority Act.  (13): Created to require local governments to identify adequate <b>water supply sources</b> to meet future demand for the established planning period.  (14): Created to limit the effect of <b>judicial determinations</b> issued subsequent to certain development orders pursuant to adopted land development regulations.	163.3167		(10) Repealed.  (13) No  (14) Procedural	(13) Infrastructure Element
138	(1): Provides <b>legislative findings</b> on the compatibility of development with <b>military installations</b> .  (2): Provides for the <b>exchange of information</b> relating to <b>proposed land use decisions</b> between counties and local governments and military installations.  (3): Provides for <b>responsive comments</b> by the commanding officer or his/her designee.  (4): Provides for the county or affected local government to <b>take such comments into consideration</b> .  (5): Requires the representative of the military installation to be an <b>ex-officio, nonvoting member</b> of the county’s or local government’s land planning or zoning board.  (6): Encourages the commanding officer to provide	Creates 163.3175.	NA		

	<b>information on community planning assistance grants.</b>				
139	<p>(6)(a):</p> <ul style="list-style-type: none"> <li>• Changed to require local governments to amend the future land use element by June 30, 2006 to include criteria to achieve compatibility with <b>military installations</b>.</li> <li>• Changed to encourage <b>rural land stewardship area</b> designation as an overlay on the future land use map.</li> </ul> <p>(6)(c): Extended the deadline adoption of the <b>water supply facilities work plan</b> amendment until December 1, 2006; provided for updating the work plan every five years; and exempts such amendment from the limitation on frequency of adoption of amendments.</p> <p>(10)(l): Provides for the coordination by the state land planning agency and the Department of Defense on compatibility issues for <b>military installations</b>.</p> <p>(11)(d)1.: Requires DCA, in cooperation with other specified state agencies, to provide assistance to local governments in implementing provisions relating to <b>rural land stewardship areas</b>.</p> <p>(11)(d)2.: Provides for <b>multi-county rural land stewardship areas</b>.</p> <p>(11)(d)3.-4: Revises requirements, including the acreage threshold for designating <b>a rural land stewardship area</b>.</p> <p>(11)(d)6.j.: Provides that <b>transferable rural land use credits</b> may be assigned at different ratios according to the natural resource or other beneficial use characteristics of the land.</p> <p>(11)(e): Provides legislative findings regarding mixed-use, high-density <b>urban infill and redevelopment</b> projects;</p>	163.3177	NA		

	<p>requires DCA to provide technical assistance to local governments.</p> <p>(11)(f): Provides legislative findings regarding a program for the transfer of development rights and <b>urban infill and redevelopment</b>; requires DCA to provide technical assistance to local governments.</p>				
140	<p>(1): Provides legislative findings with respect to the shortage of <b>affordable rentals</b> in the state.</p> <p>(2): Provides <b>definitions</b>.</p> <p>(3): Authorizes local governments to permit <b>accessory dwelling units</b> in areas zoned for single family residential use based upon certain findings.</p> <p>(4) An application for a building permit to construct an accessory dwelling unit must include an <b>affidavit from the applicant</b>, which attests that the unit will be rented at an affordable rate to a very-low-income, low-income, or moderate-income person or persons.</p> <p>(5): Provides for certain <b>accessory dwelling units</b> to apply towards satisfying the affordable housing component of the housing element in a local government's comprehensive plan.</p> <p>(6): Requires the <b>DCA to report</b> to the Legislature.</p>	Creates 163.31771		Procedural.	Procedural.
141	<p><b>Amends the definition of "in compliance"</b> to add language referring to the <b>Wekiva Parkway and Protection Act</b>.</p>	163.3184(1)(b)	NA		
142	<p>(1)(m): Created to provide that amendments to address criteria or compatibility of land uses adjacent to or in close proximity to <b>military installations</b> do not count toward the limitation on frequency of amending comprehensive plans.</p> <p>(1)(n): Created to provide that amendments to establish or implement a <b>rural land stewardship area</b> do not count</p>	163.3187	NA		

	toward the limitation on frequency of amending comprehensive plans.				
143	Created to provide that <b>evaluation and appraisal reports</b> evaluate whether criteria in the land use element were successful in achieving land use compatibility with <b>military installations</b> .	163.3191(2)(n)	NA		
<b>2005 [Ch. 2005-157, ss 1, 2 and 15; Ch. 2005-290; and Ch. 2005-291, ss. 10-12, <u>Laws of Florida</u>]</b>					
144	Added the <b>definition</b> of “ <b>financial feasibility</b> .”	163.3164(32) [New]		Procedural	
145	<p>(2): Required comprehensive plans to be “<b>financially</b>” rather than “economically” <b>feasible</b>.</p> <p>(3)(a)5.: Required the comprehensive plan to include a <b>5-year schedule of capital improvements</b>. Outside funding (i.e., from developer, other government or funding pursuant to referendum) of these capital improvements must be <b>guaranteed</b> in the form of a <b>development agreement or interlocal agreement</b>.</p> <p>(3)(a)6.b.1.: Required plan amendment for the <b>annual update</b> of the schedule of capital improvements. <b>Deleted</b> provision allowing updates and change in the date of construction to be accomplished by ordinance.</p> <p>(3)(a)6.c.: Added <b>oversight and penalty</b> provision for failure to adhere to this section’s capital improvements requirements.</p> <p>(3)(a)6.d.: Required a <b>long-term capital improvement schedule</b> if the local government has adopted a long-term concurrency management system.</p> <p>(6)(a): <b>Deleted</b> date (October 1, 1999) by which school sitting requirements must be adopted.</p> <p>(6)(a): Requires the future land use element to be based upon the <b>availability of water supplies</b> (in addition to public water facilities).</p>	163.3177		<p>(2) Procedural</p> <p>(3)(a)Procedural</p> <p>(3)(a) 6.b.1.No.</p> <p>(3)(a)6.c. Procedural</p> <p>(3)(a)6.d NA</p> <p>(6)(a) Deleted.</p> <p>(6)(a) Procedural</p>	(3)(a) 6.b.1 Capital Improvements Element.

<p>(6)(a): Add requirement that future land use element of <b>coastal counties</b> must encourage the preservation of working waterfronts, as defined in s.342.07, F.S.</p> <p>(6)(c): Required the <b>potable water element</b> to be updated within 18 months of an updated regional water supply plan to incorporate the <b>alternative water supply projects</b> and traditional water supply projects and conservation and reuse selected by the local government to meet its projected water supply needs. The ten-year water supply work plan must include public, private and regional water supply facilities, including development of alternative water supplies. Such amendments do not count toward the limitation on the frequency of adoption of amendments.</p> <p>(6)(e): Added <b>waterways</b> to the system of sites addressed by the <b>recreation and open space element</b>.</p> <p>(6)(h)1.: The intergovernmental coordination element must address coordination with <b>regional water supply authorities</b>.</p> <p>(11)(d)4.c.: Required <b>rural land stewardship areas</b> to address <b>affordable housing</b>.</p> <p>(11)(d)5.: Required a <b>listed species survey</b> be performed on <b>rural land stewardship receiving area</b>. If any listed species present, must ensure adequate provisions to protect them.</p> <p>(11)(d)6.: Must enact an ordinance establishing a <b>methodology</b> for creation, conveyance, and use of <b>stewardship credits</b> within a <b>rural land stewardship area</b>.</p> <p>(11)(d)6.j.: Revised to allow <b>open space and agricultural land</b> to be just as important as environmentally sensitive</p>			<p>(6) (a) NA.</p> <p>(6)(c) No.</p> <p>(6) (e)</p> <p>(6)(h)1. No</p> <p>11(d)4.c N/A</p> <p>(11) (d) 5 N/A</p> <p>(11)(d)6 N/A</p>	<p>(6)(c) Infrastructure Element</p> <p>(6)(e) Recreation Element</p> <p>(6)(h) 1. Infrastructure Element</p>
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	<p>land when assigning stewardship credits.</p> <p>(12): Must adopt <b>public school facilities element</b>.</p> <p>(12)(a) and (b): A <b>waiver</b> from providing this element will be allowed under certain circumstances.</p> <p>(12)(g): Expanded list of items to be to include <b>collocation, location of schools proximate to residential areas</b>, and use of schools as <b>emergency shelters</b>.</p> <p>(12)(h): Required local governments to provide maps depicting the general <b>location</b> of new schools and school improvements within future conditions maps.</p> <p>(12)(i): Required DCA to establish a <b>schedule for adoption</b> of the public school facilities element.</p> <p>(12)(j): Established <b>penalty</b> for failure to adopt a public school facility element.</p> <p>(13): (<b>New section</b>) Encourages local governments to develop a “<b>community vision</b>,” which provides for sustainable growth, recognizes its fiscal constraints, and protects its natural resources.</p> <p>(14): (<b>New section</b>) Encourages local governments to develop an “<b>urban service boundary</b>,” which ensures the area is served (or will be served) with adequate public facilities and services over the next 10 years. See s. 163.3184(17).</p>			<p>(11) (d) 6.j NA</p> <p>(12) No</p> <p>(12)(a) and (b) N/A</p> <p>12)(g):No</p> <p>(12) (h) No</p> <p>(12)(i): Procedural</p> <p>12)(j)Procedural</p> <p>(13):Procedural</p> <p>(14) Procedural</p>	<p>(12) Public School Facilities Element to be adopted In January 2008.</p> <p>(12)(g) Public School Facilities Element to be adopted In January 2008.</p> <p>(12)(h) Public School Facilities Element to be adopted In January 2008.</p>
146	163.31776 is <b>repealed</b>	163.31776 <b>[Now: Repealed]</b>		Repealed.	
147	(2): Required the <b>public schools interlocal agreement</b> (if applicable) to address requirements for <b>school concurrency</b> . The <b>opt-out provision</b> at the end of Subsection (2) is deleted.	163.31777		(2) Procedural	

	<p>(5): Required <b>Palm Beach County</b> to identify, as part of its EAR, changes needed in its public school element necessary to conform to the new 2005 public school facilities element requirements.</p> <p>(7): Provided that counties exempted from <b>public school facilities element</b> shall undergo <b>re-evaluation</b> as part of its <b>EAR</b> to determine if they continue to meet exemption criteria.</p>			(5) NA	
148	(2)(g): Expands requirement of coastal element to include strategies that will be used to preserve recreational and commercial working waterfronts, as defined in s.342.07, F.S.	163.3178		Coastal Management Element Objective 3.	
149	<p>(1)(a): Added “<b>schools</b>” as a required concurrency item.</p> <p>(2)(a): Required consultation with water supplier prior to issuing building permit to ensure “<b>adequate water supplies</b>” to serve new development will be available by the date of issuance of a certificate of occupancy.</p> <p>(2)(c): Required <b>all transportation facilities</b> to be in place or under construction within <b>3 years</b> (rather than 5 years) after approval of building permit.</p> <p>(4)(c): Allowed concurrency requirement for public schools to be waived within urban infill and redevelopment areas (163.2517).</p> <p>(5)(d): Required <b>guidelines for granting concurrency exceptions</b> to be included in the comprehensive plan.</p> <p>(5)(e) – (g): If local government has established <b>transportation exceptions</b>, the guidelines for implementing the exceptions must be “<b>consistent with and support a comprehensive strategy, and promote the purpose of the exceptions.</b>” Exception areas must include mobility strategies, such as alternate modes of</p>	163.3180		<p>(1)(a) No.</p> <p>(2)(a) No</p> <p>(2)(c) Capital Improvements Element /Concurrency Management System Standards</p> <p>(4)(c) NA.</p> <p>(5)(d) No.</p> <p>(5)(e)-(g) No.</p>	<p>(1)(a) Capital Improvements Element to be amended with Public School Facilities Element in January 2008.</p> <p>(2)(a) Capital Improvement Element.</p> <p>(5)(d) Capital Improvements Element</p> <p>(5)(e)-(g) Transportation Element.</p>

<p>transportation, supported by data and analysis. FDOT must be consulted prior to designating a transportation concurrency exception area. Transportation concurrency exception areas existing prior to July 1, 2005 must meet these requirements by July 1, 2006, or when the EAR-based amendment is adopted, whichever occurs last.</p> <p>(6): Required local government to <b>maintain records</b> to determine whether 110% <b>de minimis transportation impact</b> threshold is reached. A summary of these records must be submitted with the annual capital improvements element update. Exceeding the 110% threshold dissolves the de minimis exceptions.</p> <p>(7): Required consultation with the Department of Transportation prior to designating a <b>transportation concurrency management area</b> (to promote infill development) to ensure adequate level-of-service standards are in place. The local government and the DOT should work together to mitigate any impacts to the Strategic Intermodal System.</p> <p>(9)(a): Allowed adoption of a <b>long-term concurrency management system for schools</b>.</p> <p>(9)(c): <b>(New section)</b> Allowed local governments to issue approvals to commence construction notwithstanding s. 163.3180 in areas subject to a <b>long-term concurrency management system</b>.</p> <p>(9)(d): <b>(New section)</b> Required evaluation in <b>Evaluation and Appraisal Report</b> of progress in improving levels of service..</p> <p>(10): Added requirement that level of service standard for roadway facilities on <b>the Strategic Intermodal System</b> must be consistent with FDOT standards. Standards must consider <b>compatibility with adjacent jurisdictions</b>.</p>			<p>(6) No.</p> <p>(7) Procedural.</p> <p>(9)(a) Procedural.</p> <p>(9)(c) Procedural.</p> <p>(9)(d) Addressed in this Report.</p> <p>(10) No.</p>	<p>(6) Capital Improvements Element.</p> <p>(10) Transportation Element.</p> <p>(13) and (13)(c)(1)</p>
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<p>(13): Required <b>school concurrency</b> (not optional).</p> <p>(13)(c)1.: Requires school concurrency after five years to be applied on a “<b>less than districtwide basis</b>” (i.e., by using school attendance zones, etc).</p> <p>(13)(c)2.: Eliminated exemption from plan amendment adoption limitation for changes to service area boundaries.</p> <p>(13)(c)3.: No application for development approval may be denied if a <b>less-than-districtwide measurement of school concurrency</b> is used; however the development impacts must be shifted to contiguous service areas with school capacity.</p> <p>(13)(e): Allowed school concurrency to be satisfied if a developer executes a <b>legally binding commitment</b> to provide mitigation proportionate to the demand.</p> <p>(13)(e)1.: Enumerated mitigation options for achieving <b>proportionate-share mitigation</b>.</p> <p>(13)(e)2.: If educational facilities funded in one of the two following ways, the local government must <b>credit</b> this amount toward any <b>impact fee or exaction</b> imposed on the community:</p> <ul style="list-style-type: none"> <li>• contribution of land</li> <li>• construction, expansion, or payment for land acquisition</li> </ul> <p>(13)(g)2.: (<b>Section deleted</b>) – It is no longer required that a local government and school board base their plans on consistent population projection and share information regarding planned public school facilities, development and redevelopment and infrastructure needs of public school facilities. However, see (13)(g)6.a. for similar requirement.</p>	<p>[New]</p>	<p>(13) No.</p> <p>(13)(c)1.</p> <p>(13)(c)2. Procedural</p> <p>(13)(c)3. Procedural</p> <p>(13)(e) No.</p> <p>(13)(e)1. Procedural</p> <p>(13)(e)2. Procedural</p> <p>(13)(g)2. Deleted.</p>	<p>Public School Facilities Element to be adopted in January 2008.</p> <p>(13)(e) Public School Facilities Element to be adopted in January 2008.</p>
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	<p>(13)(g)6.a.: <b>[Formerly (13)(g)7.a.]</b> Local governments must establish a <b>uniform procedure for determining if development applications are in compliance with school concurrency</b>.</p> <p>(13)(g)7. <b>[Formerly (13)(g)8.] Deleted</b> language that allowed local government to terminate or suspend an interlocal agreement with the school board.</p> <p>(13)(h): <b>(New 2005 provision)</b> The fact that <b>school concurrency</b> has not yet been implemented by a local government should not be the basis for either an approval or denial of a development permit.</p> <p>(15): Prior to adopting <b>Multimodal Transportation Districts</b>, FDOT must be consulted to assess the impact on level of service standards. If impacts are found, the local government and the FDOT must work together to mitigate those impacts. Multimodal districts established prior to July 1, 2005 must meet this requirement by July 1, 2006 or at the time of the EAR-base amendment, whichever occurs last.</p> <p>(16): <b>(New 2005 section)</b> Required local governments to adopt by <b>December 1, 2006</b> a method for assessing <b>proportionate fair-share mitigation options</b>. FDOT will develop a model ordinance by December 1, 2005.</p>	[New]		<p>(13)(g)6.a. Procedural</p> <p>(13)(g)7. Deleted</p> <p>(13)(h) Procedural</p> <p>(15) Procedural</p> <p>(16) No.</p>	<p>(16) Town will adopt an ordinance by June 2008.</p>
150	<p>(17): <b>(New 2005 section)</b> If local government has adopted a <b>community vision and urban service boundary</b>, state and regional agency review is eliminated for plan amendments affecting property within the urban service boundary. Such amendments are exempt from the limitation on the frequency of plan amendments.</p> <p>(18): <b>(New 2005 section)</b> If a municipality has adopted an urban infill and redevelopment area, state and regional agency review is eliminated for plan amendments affecting property within the urban service boundary. Such</p>	163.3184 [New]		(17) Procedural	

	amendments are exempt from the limitation on the frequency of plan amendments.				
151	<p>(1)(c)1.f.: Allowed approval of residential land use as a <b>small-scale development amendment</b> when the proposed density is equal to or less than the existing future land use category. Under certain circumstances, <b>affordable housing units</b> are exempt from this limitation.</p> <p>(1)(c)4.: (<b>New 2005 provision</b>) If the small-scale development amendment involves a <b>rural area of critical economic concern</b>, a 20-acre limit applies.</p> <p>(1)(o): (<b>New 2005 provision</b>) An amendment to a <b>rural area of critical economic concern</b> may be approved without regard to the statutory limit on comprehensive plan amendments.</p>	163.3187		Procedural	
		[New]			
		[New]			
152	<p>(2)(k): Required local governments that do not have either a school interlocal agreement or a public school facilities element, to determine in the <b>Evaluation and Appraisal Report</b> whether the local government continues to meet the exemption criteria in s.163.3177(12).</p> <p>(2)(l): The <b>Evaluation and Appraisal Report</b> must determine whether the local government has been successful in identifying <b>alternative water supply projects</b>, including <b>conservation and reuse</b>, needed to meet projected demand. Also, the Report must identify the degree to which the local government has implemented its 10-year water supply workplan.</p> <p>(2)(o): (<b>New 2005 provision</b>) The <b>Evaluation and Appraisal Report</b> must evaluate whether any <b>Multimodal Transportation District</b> has achieved the purpose for which it was created.</p> <p>(2)(p): (<b>New 2005 provision</b>) The <b>Evaluation and Appraisal Report</b> must assess <b>methodology for impacts on transportation facilities</b>.</p>	163.3191		(2)(k) NA	
		[New]		(2)(l) Completed in this Report.	
		[New]		(2)(o) NA.	
				(2)(p) Completed in this Report.	

	(10): The <b>Evaluation and Appraisal Report -based amendment</b> must be <b>adopted within a single amendment cycle</b> . Failure to adopt within this cycle results in <b>penalties</b> . Once updated, the comprehensive plan must be submitted to the DCA.			(10) Procedural.	
153	(10) New section designating Freeport as a <b>certified community</b> . (11) New section exempting proposed DRIs within Freeport from review under s.380.06, F.S., unless review is requested by the local government.	163.3246 [New]	NA		
<b>2006 [Ch. 2006-68, Ch. 2006-69, Ch. 2006-220, Ch. 2006-252, Ch. 2006-255, Ch. 2006-268, Laws of Florida]</b>					
154	Establishes plan amendment procedures for <b>agricultural enclaves</b> as defined in s.163.3164(33), F.S. Ch. 2006-255, LOF.	163.3162(5) [New]	NA		
155	Defines <b>agricultural enclave</b> . Ch. 2006-255, LOF.	163.3164(33) [New]	NA		
156	(6)(g)2.: Adds new paragraph encouraging local governments with a <b>coastal management element</b> to adopt recreational surface water use policies; such adoption amendment is exempt from the twice per year limitation on the frequency of plan amendment adoptions. Ch. 2006-220, LOF.	163.3177(6)(g)2. [New]		Coastal Management Element Policy 3.4.	
157	Allows the effect of a proposed receiving area to be considered when projecting the 25-year or greater population with a <b>rural land stewardship area</b> . Ch. 2006-220, LOF.	163.3177(11)(d)6.	NA		
158	Recognizes “extremely-low-income persons” as another income groups whose housing needs might be addressed by <b>accessory dwelling units</b> and defines such persons consistent with s.420.0004(8), F.S. Ch. 2006-69, LOF.	163.31771(1), (2) and (4)		Procedural	
159	Assigns to the Division of Emergency Management the responsibility of ensuring the preparation of <b>updated regional hurricane evacuation plans</b> . Ch. 2006-68, LOF.	163.3178(2)(d)	NA		
160	Changes the definition of the <b>Coastal High Hazard Area (CHHA)</b> to be the area below the elevation of the category 1 storm surge line as established by the SLOSH model. Ch. 2006-68, LOF.	163.3178(2)(h)		No	Coastal Management Element

161	Adds a new section allowing a local government to comply with the requirement that its comprehensive <b>plan direct population concentrations away from the CHHA</b> and maintains or reduces hurricane evacuation times by maintaining an adopted LOS Standard for out-of-county hurricane evacuation for a category 5 storm, by maintaining a 12-hour hurricane evacuation time or by providing mitigation that satisfies these two requirements. Ch. 2006-68, LOF.	163.3178(9)(a) [New]		No	Coastal Management Element
162	Adds a new section establishing a <b>level of service for out-of-county hurricane evacuation</b> of no greater than 16 hours for a category 5 storm for any local government that wishes to follow the process in s.163.3178(9)(a) but has not established such a level of service by July 1, 2008. Ch. 2006-68, LOF.	163.3178(9)(b) [New]		No	Coastal Management Element
163	Requires local governments to amend their <b>Future Land Use Map</b> and <b>coastal management element</b> to include the new definition of the <b>CHHA</b> , and to depict the CHHA on the FLUM by July 1, 2008. Ch. 2006-68, LOF.	163.3178(2)(c)		No	Coastal Management Element
164	Allows the <b>sanitary sewer concurrency requirement</b> to be met by onsite sewage treatment and disposal systems approved by the Department of Health. Ch. 2006-252, LOF.	163.3180(2)(a)		Procedural	
165	Changes s.380.0651(3)(i) to s.380.0651(3)(h) as the citation for the standards a multiuse DRI must meet or exceed. Ch. 2006-220, LOF.	163.3180(12)(a)	NA		
166	Deletes use of extended use agreement as part of the definition of small scale amendment. Ch. 2006-69, LOF.	163.3187(1)(c)1.f.		Procedural	
167	Creates a new section related to <b>electric distribution substations</b> ; establishes criteria addressing land use compatibility of substations; requires local governments to permit substations in all FLUM categories (except preservation, conservation or historic preservation); establishes compatibility standards to be used if a local government has not established such standards; establishes procedures for the review of applications for the location of a new substation; allows local governments to enact reasonable setback and landscape buffer	163.3208 [New]		Procedural	

	standards for substations. Ch. 2006-268, LOF.				
168	Creates a new section preventing a local government from requiring for a permit or other approval vegetation maintenance and tree pruning or trimming within an established <b>electric transmission and distribution line right-of-way</b> . Ch. 2006-268, LOF.	163.3209 [New]		Procedural	
169	<b>Community Workforce Housing Innovation Pilot Program</b> ; created by Ch. 2006-69, LOF, section 27. Establishes a special, expedited adoption process for any plan amendment that implements a pilot program project.	New		Procedural	
170	<b>Affordable housing land donation density incentive bonus</b> ; created by Ch. 2006-69, LOF, section 28. Allows a density bonus for land donated to a local government to provide affordable housing; requires adoption of a plan amendment for any such land; such amendment may be adopted as a small-scale amendment; such amendment is exempt from the twice per year limitation on the frequency of plan amendment adoptions.	New		Procedural	
<b>2007 Ch. 2007-196, Ch. 2007-198, Ch. 2007-204, Laws of Florida]</b>					
171	(26) Expands the definition of " <b>urban redevelopment</b> " to include a community redevelopment area. Ch. 2007-204, LOF.  (32) Revises the definition of " <b>financial feasibility</b> " by clarifying that the plan is financially feasibility for transportation and schools if level of service standards are achieved and maintained by the end of the planning period even if in a particular year such standards are not achieved. In addition, the provision that level of service standards need not be maintained if the proportionate fair share process in s.163.3180(12) and (16), F.S., is used is deleted. Ch. 2007-204, LOF.	163.3164		(26) Procedural  (32) Procedural	



	<p>ensuring <b>affordable workforce housing</b> by July 1, 2008 and provides a penalty if this date is missed. Ch. 2007-198, LOF.</p>				
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173	<p>(4)(b) Expands transportation concurrency exceptions to include <b>airport facilities</b>. Ch. 2007-204, LOF.</p> <p>(5)(b)5 Adds specifically designated <b>urban service areas</b> to the list of transportation concurrency exception areas. Ch. 2007-204, LOF.</p> <p>(5)(f) Requires consultation with the state land planning agency regarding mitigation of impacts on Strategic Intermodal System facilities prior to establishing a <b>concurrency exception area</b>. Ch. 2007-204, LOF.</p> <p>(12) and (12)(a) Deletes the requirement that the comprehensive plan must authorize a <b>development of regional impact</b> to satisfy concurrency under certain conditions. Also, deletes the requirement that the development of regional impact must include a residential component to satisfy concurrency under the conditions listed. Ch. 2007-204, LOF.</p> <p>(12)(d) Clarifies that any <b>proportionate-share mitigation</b> by development of regional impact, Florida Quality Development and specific area plan implementing an optional sector plan is not responsible for reducing or eliminating backlogs. Ch. 2007-204, LOF.</p> <p>(13)(e)4. A development precluded from commencing because of <b>school concurrency</b> may nevertheless commence if certain conditions are met. Ch. 2007-204, LOF.</p> <p>(16)(c) and (f) Allows <b>proportionate fair-share mitigation</b> to be directed to one or more specific transportation improvement. Clarifies that such mitigation is not to be used to address backlogs. Ch. 2007-204, LOF.</p> <p>(17) Allows an exempt from concurrency for certain</p>	163.3180   [New]          [New]   [New]		<p>(4)(b) NA</p> <p>(5)(b)5 Procedural</p> <p>(5)(f) Procedural</p> <p>(12) and (12) a. Deleted.</p> <p>(12)(d) Procedural.</p> <p>(13)(e)4. Procedural.</p> <p>(16)(c) and (f). Procedural.</p> <p>(17) Procedural.</p>	
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	<b>workforce housing</b> developed consistent with s.380.061(9) and s.380.0651(3). Ch. 2007-198, LOF.				
174	Allows a local government to establish a <b>transportation concurrency backlog authority</b> to address deficiencies where existing traffic volume exceeds the adopted level of service standard. Defines the powers of the authority to include tax increment financing and requires the preparation of transportation concurrency backlog plans. Ch. 2007-196, LOF and Ch. 2007-204, LOF.	163.3182 [New]		Procedural.	
175	Allows plan amendments that address certain <b>housing</b> requirements to be expedited under certain circumstances. Ch. 2007-198, LOF.	163.3184(19) [New]		Procedural.	
176	Exempts from the twice per year limitation on the frequency of adoption of plan amendments any amendment that is consistent with the <b>local housing incentive strategy</b> consistent with s.420.9076. Ch. 2007-198, LOF.	163.3187(1)(p) [New]		Procedural.	
177	Add an amendment to integrate a <b>port master plan</b> into the coastal management element as an exemption to the prohibition in ss.163.3191(10). Ch. 2007-196, LOF and Ch. 2007-204, LOF.	163.3191(14) [New]	NA		
178	Extends the duration of a <b>development agreement</b> from 10 to 20 years. Ch. 2007-204, LOF.	163.3229		Procedural	
179	Establishes an <b>alternative state review process pilot program</b> in Jacksonville/Duval, Miami, Tampa, Hialeah, Pinellas and Broward to encourage urban infill and redevelopment. Ch. 2007-204, LOF.	163.32465 [New]	N/A		
180	If a property owner contributes right-of-way and expands a state transportation facility, such contribution may be applied as a <b>credit against any future transportation concurrency requirement</b> . Ch. 2007-196, LOF.	339.282 [New]		Procedural	

181	Establishes an expedited plan amendment adoption process for amendments that implement the <b>Community Workforce Housing Innovation Pilot Program</b> and exempts such amendments from the twice per year limitation on the frequency of adoption of plan amendments. Ch. 2007-198, LOF.	420.5095(9)		Procedural.	
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**Appendix B  
Changes to Rule 9J-5, F.A.C**

Changes to Rule 9J-5, F.A.C. 1989-2003		9J-5, F.A.C. Citations	NA	Addressed (where/how)	Amendment Needed By Element
<b>February 20, 1996</b>					
51	Repealed rule requirements for the <b>Traffic Circulation Element; Mass Transit Element; Ports, Aviation and Related Facilities Element.</b> <i>Note: Certain local governments must continue to prepare these elements pursuant to 163.3177, F.S., and 9J-5.019, F.A.C.</i>	9J-5.007, 9J-5.008, and 9J-5.009	N/A		
52	Repealed rule requirements for the <b>Recreation and Open Space Element.</b> <i>Note: Section 163.3177, F.S., requires local governments to prepare this element.</i>	9J-5.014	N/A		
53	Repealed rule requirements for consistency of local government comprehensive plans with the <b>Comprehensive Regional Policy Plans</b> and with the <b>State Comprehensive Plan.</b> <i>Note: Local government comprehensive plans are required by section 163.3184(1)(b), F.S., to be consistent with the applicable Strategic Regional Policy Plan and the State Comprehensive Plan.</i>	9J-5.021	N/A		
<b>October 20, 1998</b>					
54	Established requirements for the <b>Public School Facilities Element</b> for Public School Concurrency for local governments that adopt school concurrency.	9J-5.025		No.	Public School Facilities Element to be adopted in January 2008
<b>March 21, 1999</b>					
55	Defined <b>public transit</b> and <b>stormwater management facilities</b>	9J-5.003		Procedural	
56	Revised the definitions of <b>affordable housing, coastal planning area, port facility, and wetlands.</b>	9J-5.003		Procedural	

<b>Changes to Rule 9J-5, F.A.C. 1989-2003</b>		<b>9J-5, F.A.C. Citations</b>	<b>NA</b>	<b>Addressed (where/how)</b>	<b>Amendment Needed By Element</b>
57	Repeal the definitions of <b>adjusted for family size, adjusted gross income, development, high recharge area or prime recharge area, mass transit, paratransit, public facilities, very low-income family.</b>	9J-5.003		Procedural	
58	Revised provisions relating to <b>adoption by reference</b> into the local comprehensive plan.	9J-5.005(2)(g) and (8)(j)		Procedural	
59	Repealed transmittal requirements for proposed <b>evaluation and appraisal reports</b> , submittal requirements for adopted evaluation and appraisal reports, criteria for determining the sufficiency of adopted evaluation and appraisal reports, procedures for adoption of evaluation and appraisal reports. <i>Note: transmittal requirements for proposed evaluation and appraisal reports and submittal requirements for adopted evaluation and appraisal reports were incorporated Rule Chapter 9J-11, F.A.C.</i>	9J-5.0053(2) through (5)	N/A		
60	Repealed conditions for <b>de minimis impact</b> and referenced conditions in subsection 163.3180(6), F.S.	9J-5.0055(3)6	N/A		
61	Required the future land use map to show the <b>transportation concurrency exception area</b> boundaries of such areas have been designated and areas for possible future municipal incorporation.	9J-5.006(4)	N/A		
62	Required objectives of the Sanitary Sewer, Solid Waste, Stormwater Management, Potable Water and Natural Groundwater Aquifer Recharge Element to address protection of <b>high recharge and prime recharge</b> areas.	9J-5.011(2)	N/A		
63	Repealed the <b>Intergovernmental Coordination</b> Element process to determine if development proposals would have significant impacts on other local governments or state or regional resources or facilities, and provisions relating to resolution of	9J-5.015(4)	N/A		

<b>Changes to Rule 9J-5, F.A.C. 1989-2003</b>		<b>9J-5, F.A.C. Citations</b>	<b>NA</b>	<b>Addressed (where/how)</b>	<b>Amendment Needed By Element</b>
	disputes, modification of development orders, and the rendering of development orders to the Department of Community Affairs (DCA)				
64	Clarified that local governments not located within the urban area of a Metropolitan Planning Organization are required to adopt a <b>Traffic Circulation Element</b> and that local governments with a population of 50,000 or less are not required to prepare <b>Mass Transit and Ports, Aviation and Related Facilities Elements</b> .	9J-5.019(1)	N/A		
65	Required objectives of the Transportation Element to:	9J-5.019(4)(b)			
	<ul style="list-style-type: none"> <li>Coordination the siting of new, or expansion of existing <b>ports, airports, or related facilities</b> with the Future Land Use, Coastal Management, and Conservation Elements;</li> </ul>		N/A		
	<ul style="list-style-type: none"> <li>Coordination surface transportation access to ports, airports, and related facilities with the traffic circulation system;</li> </ul>		N/A		
	<ul style="list-style-type: none"> <li>Coordination ports, airports, and related facilities plans with plans of other transportation providers; and</li> </ul>		N/A		
	<ul style="list-style-type: none"> <li>Ensure that access routes to ports, airports and related facilities are properly integrated with other modes of transportation.</li> </ul>		NA		
66	Required policies of the Transportation Element to:	9J-5.019(4)(c)			
	<ul style="list-style-type: none"> <li>Provide for safe and convenient <b>on-site traffic flow</b>;</li> </ul>			Transportation Element Policy 1.6	
	<ul style="list-style-type: none"> <li>Establish measures for the acquisition and preservation of public <b>transit</b> rights-of-way and corridors;</li> </ul>			Transportation Element Objective 10	
	<ul style="list-style-type: none"> <li>Promote <b>ports, airports and related facilities</b> development and expansion;</li> </ul>		NA		

<b>Changes to Rule 9J-5, F.A.C. 1989-2003</b>		<b>9J-5, F.A.C. Citations</b>	<b>NA</b>	<b>Addressed (where/how)</b>	<b>Amendment Needed By Element</b>
	<ul style="list-style-type: none"> <li>Mitigate adverse structural and non-structural impacts from ports, airports and related facilities;</li> </ul>		NA		
	<ul style="list-style-type: none"> <li>Protect and conserve natural resources within ports, airports and related facilities;</li> </ul>		NA		
	<ul style="list-style-type: none"> <li>Coordinate intermodal management of surface and water transportation within ports, airports and related facilities; and</li> </ul>		NA		
	<ul style="list-style-type: none"> <li>Protect ports, airports and related facilities from encroachment of incompatible land uses.</li> </ul>		NA		
67	Added standards for the review of <b>land development regulations</b> by the Department.	9J-5.022		Procedural	
68	Added criteria for determining consistency of <b>land development regulations</b> with the comprehensive plan.	9J-5.023		Procedural	
<b>February 25, 2001</b>					
69	Defined <b>general lanes</b>	9J-5.003		Procedural	
70	Revised the definition of " <b>marine wetlands.</b> "	9J-5.003		Procedural	
71	Repeal the definition of " <b>public facilities and services.</b> "	9J-5.003		Procedural	
72	Revised procedures for <b>monitoring</b> , evaluating and appraising implementation of local comprehensive plans.	9J-5.005(7)		Procedural	
73	Repealed requirements for <b>evaluation and appraisal reports</b> and evaluation and appraisal amendments.	9J-5.0053		Procedural	
74	Revised concurrency management system requirements to include provisions for establishment of <b>public school concurrency.</b>	9J-5.005(1) and (2)		No	Public School Facilities Element to be adopted in January 2008

<b>Changes to Rule 9J-5, F.A.C. 1989-2003</b>		<b>9J-5, F.A.C. Citations</b>	<b>NA</b>	<b>Addressed (where/how)</b>	<b>Amendment Needed By Element</b>
75	Authorized local governments to establish multimodal transportation <b>level of service standards</b> and established requirements for <b>multimodal transportation districts</b> .	9J-5.0055(2)(b) and (3)(c)	N/A		
76	Authorized local governments to establish <b>level of service standards</b> for general lanes of the Florida Intrastate Highway System within urbanized areas, with the concurrence of the Department of Transportation.	9J-5.0055(2)(c)	N/A		
77	Provide that <b>public transit</b> facilities are not subject to concurrency requirements.	9J-5.0055(8)		Procedural	
78	Authorized local comprehensive plans to permit multi-use developments of regional impact to satisfy the transportation concurrency requirements by payment of a <b>proportionate share contribution</b> .	9J-5.0055(9)		Procedural	
79	Required the future land use map to show <b>multimodal transportation district</b> boundaries, if established.	9J-5.006(4)	N/A		
80	Authorized local governments to establish <b>multimodal transportation districts</b> and, if established, required local governments to establish design standards for such districts.	9J-5.006(6)	N/A		
81	Required data for the Housing Element include a description of <b>substandard dwelling units</b> and repealed the requirement that the housing inventory include a locally determined definition of standard and substandard housing conditions.	9J-5.010(1)(c)		Housing Element Data Inventory and Analysis Section.	
82	Authorized local governments to supplement the <b>affordable housing needs assessment</b> with locally generated data and repealed the authorization for local governments to conduct their own assessment.	9J-5.10(2)(b)		No	Housing Element.
83	Required the Intergovernmental Coordination Element to include objectives that ensure adoption of <b>interlocal agreements</b> within one year of adoption of the amended Intergovernmental	9J-5.015(3)(b)		No	Intergovernmental Coordination Element

Changes to Rule 9J-5, F.A.C. 1989-2003		9J-5, F.A.C. Citations	NA	Addressed (where/how)	Amendment Needed By Element
	Coordination Element and ensure intergovernmental coordination between all affected local governments and the school board for the purpose of establishing requirements for <b>public school concurrency</b> .				
84	Required the Intergovernmental Coordination Element to include:	9J-5.015(3)(c)			
	<ul style="list-style-type: none"> <li>• Policies that provide procedures to identify and implement <b>joint planning areas</b> for purposes of annexation, municipal incorporation and joint infrastructure service areas;</li> </ul>			No	Intergovernmental Coordination Element
	<ul style="list-style-type: none"> <li>• Recognize <b>campus master plan</b> and provide procedures for coordination of the campus master development agreement;</li> </ul>		NA		
	<ul style="list-style-type: none"> <li>• Establish joint processes for <b>collaborative planning</b> and decision-making with other units of local government;</li> </ul>			No	
	<ul style="list-style-type: none"> <li>• Establish joint processes for collaborative planning and decision making with the school board on <b>population projections</b> and siting of <b>public school facilities</b>;</li> </ul>			No	Amendment to be made with Educational Facilities Element in January 2008
	<ul style="list-style-type: none"> <li>• Establish joint processes for the siting of facilities with <b>county-wide significance</b>; and</li> </ul>			No	Intergovernmental Coordination Element
	<ul style="list-style-type: none"> <li>• Adoption of an interlocal agreement for <b>school concurrency</b>.</li> </ul>			No	Amendment to be made with Educational Facilities Element in January 2008.
85	Required the Capital Improvements Element to include implementation measures that provide a five-year financially feasible <b>public school facilities</b> program that demonstrates the adopted level of service standards will be achieved and maintained and a schedule of capital improvements	9J-5.016(4)(a)		Public School Facilities- No Multimodal Transportation Districts-NA	Amendment to be made with Educational Facilities Element in January 2008

<b>Changes to Rule 9J-5, F.A.C. 1989-2003</b>		<b>9J-5, F.A.C. Citations</b>	<b>NA</b>	<b>Addressed (where/how)</b>	<b>Amendment Needed By Element</b>
	for <b>multimodal transportation districts</b> , if locally established.				
86	Required the Transportation Element analysis for <b>multimodal transportation districts</b> to demonstrate that community design elements will reduce vehicle miles of travel and support an integrated, multi-modal transportation system.	9J-5.019(3)	N/A		
87	Required Transportation Element objectives for <b>multimodal transportation districts</b> to address provision of a safe, comfortable and attractive pedestrian environment with convenient access to public transportation.	9J-5.019(4)	N/A		
88	Authorized local governments to establish <b>level of service standards</b> for general lanes of the Florida Intrastate Highway System within urbanized areas, with the concurrence of the Department of Transportation.	9J-5.019(4)(c)	N/A		

**Appendix C  
Changes to South Florida Strategic Regional Policy Plan (SRPP)**

Policy	Addressed (Where/How) Affected Element(s)	Amendment Needed by Element
<b><i>Education and Workforce Development</i></b>		
1.5] Provide an adequate, affordable, and accessible support system for the Region’s diverse workforce, including housing, childcare, transportation, and language training.	Housing Element Objective 2 and Transportation Element Objective 1.	No amendment needed.
<b><i>Wages &amp; Affordability</i></b>		
2] Increase employment opportunities and support the creation of jobs with better pay and benefits for the Region’s workforce	Future Land Use Element Objective 3.	Town may want to consider adding policies that specifically increase job opportunities.
<b><i>Human Health, Safety &amp; Welfare</i></b>		
3.5] Reduce crime within the Region through such means as community policing and Crime Prevention through Environmental Design (CPTED).	Not addressed.	Future Land Use.
<b><i>Infrastructure</i></b>		
4.1] Public facility and service providers should give priority to the construction, maintenance, or reconstruction of public facilities needed to serve existing development most effectively and to the elimination of any infrastructure deficiencies which would impede redevelopment.	Transportation Objective 1. Infrastructure Element Objectives 1, 2, and 3, and Capital Improvements Element Objective 2.	Amend Infrastructure Element Objective 4 to require maintaining LOS standards for existing development and redevelopment.
4.2] Optimize the service area and facility size of public facilities in the Region and direct future development and redevelopment first to areas served by existing infrastructure.	NA- Town is entirely built out and infrastructure is provide for entire Town.	No amendment necessary.

<b>Policy</b>	<b>Addressed (Where/How) Affected Element(s)</b>	<b>Amendment Needed by Element</b>
4.6] Provide adequate infrastructure to support the redevelopment of areas that are underserved, or within major public transportation corridors.	No. Infrastructure for redevelopment not addressed.	Future Land Use, Capital Improvements.
4.9] Ensure that local governments establish as wide a range of financing methods for the provision of public facilities as possible. Where impact fees are assessed, procedures, schedules, and programs for the expenditure of these fees in a timely and equitable manner shall be developed.	No.	Capital Improvement Element.
<b>Schools</b>		
5.3] Discourage development proposals that would exacerbate school overcrowding, except where mitigation measures that would alleviate overcrowded conditions at impacted schools are agreed upon by the affected local governments and school board.	The Town is expecting to adopt an Educational Facilities Element in each 2008.	Educational Facilities Element to be added.
5.4] Promote greater cooperation among the state, the counties, the municipalities, the school districts, and other appropriate state and regional agencies regarding school issues, including a better integration between local comprehensive plans and school district plans. Local governments are encouraged to include periodic assessments of their educational facilities needs and identify implementation strategies.	Intergovernmental Coordination Element to be amended with Educational Facilities Element for greater coordination of school concurrency.	Intergovernmental Coordination Element to be amended.
5.6 ] Ensure effective implementation of school interlocal agreements through the monitoring process included in each agreement.	Intergovernmental Coordination Element to be amended with Educational Facilities Element for greater coordination of school concurrency.	Intergovernmental Coordination Element to be amended

Policy	Addressed (Where/How) Affected Element(s)	Amendment Needed by Element
<b><i>Housing</i></b>		
6.1] Address the needs of the growing population requiring affordable housing, including those of moderate-income households, and the resulting impacts on economic development activities, transportation and public transportation networks, and the quality of life for South Florida residents by developing a Regional Housing Plan by December 31, 2005. The Regional Housing Plan will assure a fair distribution of housing throughout the Region, so that every local government provides an opportunity for a mix of housing affordable to all income ranges.	Housing Element Policy 2.1.	No amendment needed.
6.3] Encourage new housing, including housing at higher densities, to be directed toward areas designated as Urban Corridors, Regional Inter-modal Centers, Inter-modal Centers and Regional Centers as depicted on the Livability and Connectivity Illustration of the SRPP.	Housing Element Policy 2.1	No amendment needed.
6.12] Provide affordable housing that is reasonably accessible to employment centers, family support systems, shopping, public transportation, and recreational facilities.	Housing Element Policy 2.1	No amendment needed.
6.16] Explore the development of inclusionary housing programs throughout the Region that encourage an affordable housing set-aside in all mixed-use and large-scale market rate housing developments.	Housing Element Policy 2.1	No amendment needed.
6.19] Promote increased use of mixed densities and housing product types within residential zoning and individual parcels to encourage the planning and construction of a greater diversity of housing choices.	Housing Element Objective 1.	No amendment needed.
6.23] As part of a general strategy to increase the supply of adequate, affordable housing in the Region, to eliminate substandard housing through renovation and rehabilitation where economically feasible.	Housing Element Objective 3.	No amendment needed.
6.27] Promote the rehabilitation of neglected historic structures for	Housing Element Policy 1.2.	No amendment needed.

Policy	Addressed (Where/How) Affected Element(s)	Amendment Needed by Element
affordable housing needs.		
<b><i>Potable Water, Wastewater &amp; Stormwater</i></b>		
7.5] Implement stormwater quantity and quality level of service standards consistent with those recommended by the South Florida Water Management District.	Infrastructure Element Objective 4.	No amendment needed.
<p>7.14] Implement water conservation measures including but not necessarily limited to:</p> <ul style="list-style-type: none"> <li>a. Adoption of local government Xeriscape/Florida friendly landscape ordinances requiring landscaping methods that maximize the conservation of water by the use of site-appropriate plants and efficient watering systems;</li> <li>b. Utilization of native plant material as a first priority in landscape;</li> <li>c. Implementation of a water conservation public education program</li> <li>d. Implementation of a leak detection and repair program for public water supply systems;</li> <li>e. Adoption of a water conservation-based rate structure by utilities that provides a financial incentive for users to reduce demand;</li> <li>f. Implementation of water loss prevention programs including adoption of a rain sensor device ordinance for automatic sprinkler systems;</li> <li>g. Adoption of an ultra-low volume fixtures ordinance;</li> <li>h. Adoption of an irrigation hours ordinance and reduction in the use of potable water for irrigation;</li> </ul>	Infrastructure Element Objective 5.	No amendment needed.

<b>Policy</b>	<b>Addressed (Where/How) Affected Element(s)</b>	<b>Amendment Needed by Element</b>
i. Utilization of reuse water wherever and whenever possible based upon the ecological and technical factors involved, and analysis of reclaimed water feasibility by potable water supply utilities.		
<b><i>Transportation</i></b>		
8.4] Expand use of public transportation, including buses, commuter rail, waterborne transit, and alternative transportation modes that provide services for pedestrians, bikers, and the transportation disadvantaged, and increase its role as a major components in the overall regional transportation system.	Transportation Element Objective 1.	No amendment needed..
<b><i>Energy</i></b>		
9] Develop clean, sustainable, and energy-efficient power generation and transportation systems.	No.	Transportation, Utilities and ICE.
9.7] Assess the impacts of global climate change and sea-level rise on South Florida's resources and land uses.	No.	Coastal Management Element
<b><i>Green Infrastructure</i></b>		
10.1] Preserve lands designated as open space, parks and recreation, and	Recreation Element Objective 1.	No amendment needed.
10.2] Maintain and revitalize parks so they offer comfort, sociability, access, and a variety of activities to meet the mixed and varied needs of their visitors.	Recreation Element Objective 3.	No amendment needed.
<b><i>Development and Redevelopment</i></b>		
11.1] Encourage local governments to implement urban design guidelines to create attractive, well-planned, compact mixed-use communities that utilize and conserve the Region's existing and planned	No	Future Land Use Element

Policy	Addressed (Where/How) Affected Element(s)	Amendment Needed by Element
infrastructure including urban parkland and green space.		
11.2] Encourage mixed land uses and activities within communities to foster more balanced and energy-efficient development patterns which are characterized by appropriate density, diverse economic, employment, and housing opportunities, and public transportation access.	Future Land Use Element Objective 10.	No amendment needed.
<p>11.3] Develop and implement incentives for urban redevelopment to promote:</p> <ul style="list-style-type: none"> <li>a. high density, urban centers;</li> <li>b. flexibility in the expenditure of transportation system capital funds to create a more balanced mix of highways, public transportation, and goods movement; and</li> <li>c. Nodes of transit-oriented design of appropriate land use density along major urban corridors of public transportation.</li> </ul>	No.	Future Land Use Element and Transportation Element.
<p>11.4] Strengthen neighborhoods by:</p> <ul style="list-style-type: none"> <li>a. increasing and strengthening code enforcement at the local level through additional staffing and funding;</li> <li>b. maintaining and improving infrastructure in neighborhoods and targeting declining neighborhoods for enhancements;</li> <li>c. promoting programs designed to enhance the safety of neighborhoods; and</li> <li>d. protecting the Region’s historic structures and promoting the preservation, restoration and rehabilitation, of structures listed at the federal, state, or local level. (Derived from Former Policies 6.2.7, 6.2.8, &amp; 6.2.9)</li> </ul>	No.	Future Land Use Element
11.5] Encourage infill and redevelopment activities that are compatible with community character. Infill and redevelopment should be	Future Land Use Element Objective 3.	Amend Element to add policies regarding design

<b>Policy</b>	<b>Addressed (Where/How) Affected Element(s)</b>	<b>Amendment Needed by Element</b>
encouraged on an area-wide basis instead of incrementally on a site-by-site basis.		guidelines.
11.8 ] Encourage the use of innovative and creative redevelopment programs, such as brownfields redevelopment programs, area-wide plans, corridor and sector planning, as well as public-private partnerships and collaborations.	No	Future Land Use Element
11.9] Address the full range of redevelopment impacts, including the displacement of existing populations, the loss of historic structures and neighborhood character, and the overburdening of existing infrastructure.	No	Future Land Use Element
11.11] Provide incentives to encourage the use of existing public facilities and services for development and redevelopment.	No.	Future Land Use and Capital Improvements Element
<b><i>Historic Preservation</i></b>		
Goal 13] Preserve, restore, and rehabilitate South Florida's historic structures, landmarks, districts, neighborhoods, and archaeological sites.	Future Land Use Element Objective 6.	No amendment needed.
13.2] Identify evaluate and inventory historic structures, landmarks, districts, neighborhoods and archaeological sites.	Future Land Use Element Policy 6.2.	No amendment needed.
13.3] Encourage local, state and federal designation of historic structures, landmarks, districts, neighborhoods and archaeological sites.	No.	Future Land Use, Housing Elements
13.4] Urge local governments to incorporate a historic preservation element in their local comprehensive plans.	Future Land Use Element- Sufficient data and policies can be provided in	No amendment needed.

<b>Policy</b>	<b>Addressed (Where/How) Affected Element(s)</b>	<b>Amendment Needed by Element</b>
	this element.	
13.5] Promote the exploration and adoption of innovative regulatory and incentive-based tools for historic preservation.	No	Future Land Use Element
13.6] Promote historic preservation as a tool for community revitalization and economic development.	No.	Future Land Use Element
<b><i>Natural Resources</i></b>		
14.1] Address environmental issues, including the health of our air, water, habitats, and other natural resources, that affect quality of life and sustainability of our Region.	Conservation Element Objective 1.	No amendment needed.
14.10] Maximize the use of native plants in landscaping to provide and improve urban habitat and connectivity for native species.	Conservation Element Objective 4.	No amendment needed.
Policy 14.11 Encourage local governments to utilize pervious areas in public rights-of-way as opportunities to re-establish native vegetation, particularly in residential swales.	No.	Conservation Element
Policy 14.16 Coordinate funding from various groups to produce common documents to be distributed to the public regarding natural resource protection, appropriate recreational opportunities, and access.	No.	Conservation Element
Policy 14.17 Educate property owners about the environmental benefits of landscaping with drought-tolerant, native plants and support local efforts to do so.	No.	Conservation Element
<b><i>Marine &amp; Coastal Resources</i></b>		
Goal 16.2 Protect the Biscayne Bay Aquatic Preserve through such measures as a) discontinuing all untreated stormwater discharges to the	Coastal Management Element Objective 1 and 12.	Amend Coastal Management Policies to

Policy	Addressed (Where/How) Affected Element(s)	Amendment Needed by Element
<p>Bay; b) requiring stormwater treatment systems to meet the requires non –degradation water quality standards for this Class III, Outstanding Florida Water body; c) Discouraging development that proposes to fill within the Bay or discharge contaminants to its waters, and d) connecting developments that are served by septic tanks within the watershed of the BBAP to central sanitary waste treatment facilities to treat pathogens and remove nutrients from the wastewater effluent. ]</p>		<p>ensure all measures are included.</p>
<b><i>Economic Expansion &amp; Diversification</i></b>		
<p>17.4] Continue to seek and take advantage of global opportunities that increase diversification of the Region’s economy.</p>	<p>No</p>	<p>Future Land Use Element</p>
<p>17.8] Develop and enhance the role of sustainable tourism in economic development by:</p> <ul style="list-style-type: none"> <li>a. encouraging cooperative partnerships of public and private agencies to promote tourism;</li> <li>b. encouraging the promotion of South Florida as an attractive and safe place to live, work, and visit;</li> <li>c. increasing resident and visitor appreciation of the Region’s natural and historic resources;</li> <li>d. enhancing appropriate eco-tourism opportunities throughout the Region; and</li> <li>e. providing exceptionally high quality levels of services for public transportation, walking, and bicycling in strategically important tourist development areas.</li> </ul>	<p>No.</p>	<p>Future Land Use Element.</p>

Policy	Addressed (Where/How) Affected Element(s)	Amendment Needed by Element
<b>Emergency Planning</b>		
Policy 18.6 Utilize an Incident Command System (ICS) to establish unified command for all public safety agencies during an emergency.	No.	Coastal Management Element
18.7] Minimize future risk to lives and property partly through the timely completion of post-disaster redevelopment plans.	No.	Coastal Management Element
18.8] Public agencies and private businesses should develop continuity plans in order to safely resume and maintain operations to the maximum extent possible following an emergency.	No.	Coastal Management Element
18.10] Encourage local governments to distribute the <i>Hurricane Survival Guide for Small Businesses</i> , published by the South Florida Regional Planning Council in 2000, to all holders of occupational licenses within their jurisdictions.	No.	Coastal Management Element
18.11] Encourage local governments to establish a Disaster Resistant Economic Action for Mitigation (DREAM) Team to assist businesses within their jurisdictions to mitigate for future disasters and increase the likelihood of their continuity.	No.	Coastal Management Element
18.12] Encourage local governments to work with the South Florida Regional Planning Council in its role as the Region's Economic Development District Coordinator to seek hazard mitigation funding from the U.S. Department of Commerce, Economic Development Administration to fund the organizational and training activities of the DREAM Teams. The DREAM Teams should be constituted with members representing local government departments of economic development, community redevelopment, building, risk management, historic preservation, and other entities, such as the County Emergency	No.	Coastal Management Element

Policy	Addressed (Where/How) Affected Element(s)	Amendment Needed by Element
<p>Management department, South Florida Regional Planning Council, local Chambers of Commerce, the U.S. Department of Commerce, Economic Development Administration, Federal Emergency Management Agency, Florida Department of Community Affairs, Division of Emergency Management, Florida Insurance Commissioner's Office, and local businesses choosing to participate. The duties of the DREAM Teams would include, but not be limited to:</p> <ul style="list-style-type: none"> <li>a. Assist each participating local business in developing an emergency plan;</li> <li>b. Educate businesses regarding insurance options;</li> <li>c. Arrange group discount insurance rates from competing insurers for property and business continuity insurance for participating businesses;</li> <li>d. Educate businesses about physical improvement options to promote disaster mitigation;</li> <li>e. Arrange group discounts from competing contractors for the installation of hurricane shutters, doors, windows, and roof clips to protect business properties;</li> <li>f. Develop a strategy to provide a network of secondary suppliers of goods and services for local businesses outside the Region for the duration that local suppliers within the Region are disrupted;</li> <li>g. Establish a low-interest revolving loan fund for participating small businesses to retrofit their structures to be more disaster resistant; and</li> <li>h. Promote DREAM Team membership among local businesses.</li> </ul> <p>Policy 18.13 Encourage local government building departments to reduce the permit application fees for disaster resistant shutters, doors, windows, and roof clips for DREAM Team participating businesses.</p>		
<p>18.13 ] Encourage local government building departments to reduce the permit application fees for disaster resistant shutters, doors, windows, and roof clips for DREAM Team participating businesses.</p>	No.	Coastal Management Element

<b>Policy</b>	<b>Addressed (Where/How) Affected Element(s)</b>	<b>Amendment Needed by Element</b>
18.14] Achieve flexible, comprehensive, and coordinated emergency planning for a variety of emergencies.	No	Coastal Management Element.
18.20] Ensure the availability of emergency shelter for residents required to evacuate areas adversely affected by natural or technological disasters.	No	Coastal Management Element.
<b><i>Coastal High Hazard Areas</i></b>		
19.1] Local governments should reduce allowable residential development densities in the Coastal High Hazard Area to densities no greater than the current use of the property, if developed. Local governments should ensure that new development and redevelopment in the Coastal High Hazard Area complies with the National Flood Insurance Program, South Florida Building Code, and hurricane shelter policies promoted by the SRPP. Local governments should consider undeveloped land in the Coastal High Hazard Area for reservation as agriculture or as recreation and open space, whether for public or private use. All levels of government should place priority on the acquisition of this land for restoration to its natural state.	No.	Future Land Use, Coastal Management Element
19.7] Require any development or redevelopment that occurs in a Coastal High Hazard Area to include features that mitigate hazard impacts and promote public safety and welfare.	No	Coastal Management
<b><i>Connecting People &amp; Places</i></b>		
20.1] Provide for the compatibility of adjacent land uses and assess the impacts of land uses on the surrounding environment in comprehensive plans and development regulations.	No.	Future Land Use Element.

<b>Policy</b>	<b>Addressed (Where/How) Affected Element(s)</b>	<b>Amendment Needed by Element</b>
20.4] Concentrate dense land uses, including residential commercial, and mixed-use, along major public transportation corridors and at inter-modal centers in concert with locally adopted long-range transportation plans.	No.	Future Land Use Element.
20.6] Develop a transportation system that connects people to places, is accessible to the greatest number of people; offers alternatives to the single-occupant vehicle; provides for the safety and mobility of pedestrians and bicyclists; accommodates sustainable growth; and functions efficiently as a regional system.	Transportation Element Objective 1.	No amendment needed.
20.8] Coordinate and develop an integrated and comprehensive, multi-modal regional transportation system whereby heavy and light rail, people movers, shuttles, trolleys, express and local bus service and other forms of public transportation play a more active role in the movement of people, particularly between regional centers. When modernizing or creating new transportation systems, utilize land use/transportation strategies to reduce congestion and allow for sustainable growth in the Region.	Transportation Element Objective 7.	No amendment needed.
20.15 Require development and redevelopment plans of properties fronting on navigable waters under the jurisdiction of the Florida Inland Navigation District to provide continuous public access along the waterfront, including the waterbus.	No.	Coastal Management Element.
<b><i>Cultural Competence</i></b>		
22.1] Promote cultural competence and community pride through the preservation and rehabilitation of historic structures, landmarks, and	Future Land Use Element	No amendment needed.

<b>Policy</b>	<b>Addressed (Where/How) Affected Element(s)</b>	<b>Amendment Needed by Element</b>
neighborhoods.		

Note: Section (12) on Rural and Agricultural Lands, Section (15) on the Everglades and Section (21) Coordinated and Integrated Planning do not apply to the Town of Surfside.

## **CHAPTER FIVE — CONCLUSIONS AND PROPOSED REVISIONS**

This chapter presents a summary of general conclusions and identifies needed actions and/or plan amendments to adequately address existing and future conditions as well as the issues as discussed in Chapters 1 through 4 of this EAR report. The proposed revisions and/or amendments below do not include actual new and/or revised language, although the general intent of the revisions is clearly described and tied to the issues affecting the Town.

### **Issue #1 – Economic development and redevelopment**

- Amend the Comprehensive Plan to add policies that encourage redevelopment and reinvestment in the tourist area along the east and west side of Collins Avenue.
- Amend the Transportation Element to add an objective that will support studying the reconfiguring of the traffic patterns and street sections.
- Amend the Intergovernmental Coordination Element to add policies for coordination with the Florida Department of Transportation and affected neighboring municipalities to support the change in street pattern.
- Amend the Future Land Use Element to include strategies for expanding the business district.
- The Town should amend the Comprehensive Plan to add policies that encourage redevelopment and reinvestment in the tourist area along the east side of Collins Avenue.
- The Comprehensive Plan should also be amended to include a study of zoning incentives for redevelopment, since the Town has expressed much interest in providing incentives to developers to encourage reinvestment in the business district and along Collins Avenue and Harding Avenue.
- Undertake a historic structures inventory for historic preservation
- Add principles for Crime Prevention Through Environmental Design (CPTED)

### **Issue #2 – Green Design standards**

- Amend the Future Land Use Element to update standards for innovative neighborhood design and landscaping.
- Amend the Conservation Element to presents policies that specify sustainability measures and green technology.
- Amend the Future Land Use Element to encourage green design in new development and redevelopment.
- Add a policy in the Future Land Use Element to explore incentive options and other programs for green design.
- A new Objective should be considered for inclusion in the Conservation Element that presents policies that specify sustainability measures and green technology.

- A policy should be added in the Infrastructure Element that addresses Low Impact Development.
- Amend the Coastal Element to identify the Coastal High Hazard Area
- Add policies that recognize that a rise in sea level, which may result from global climate change, is a consideration of the Town. The Town is actively working with the Federal Emergency Management Agency (FEMA) to ensure that buildings within the Town are constructed with appropriate FEMA standards.

**Issue #3 – Examining the need to balance intensity and density standards in the business district and along Collins Avenue**

- Amend the Future Land Use Element to encourage tourist facilities along the west side of Collins Avenue as well as the east side of Collins Avenue.
- Amend the Future Land Use Element to provide an analysis determining if the height limitations are sufficient for Harding Avenue and Collins Avenue.
- The Future Land Use Element should be amended to require a corridor analysis by December 2010 that includes, but is not limited to the review of heights, densities, intensities, traffic circulation and permitted uses. This analysis would properly determine if heights were appropriate or if this should be modified.

**Issue #4 – Improving Transportation along Collins and Harding**

The following recommendations are offered as a result of the evaluation of current Transportation Element, existing traffic conditions, public input, analysis of major issues and recommendations from the Charrette:

**Specific Recommendations for Residential Neighborhoods**

- Supporting policies in the Transportation Element for traffic management strategies for the Beach Walk and the Community Center;
- Supporting policies in the Transportation Element for traffic calming measures for cut-through traffic;
- Supporting policies in the Transportation Element for Parking Management Plan;
- Supporting policies in the Transportation Element for signage in accordance with the MUTCD.

**Specific Recommendations for Commercial Neighborhoods**

- Supporting policies in the Transportation Element for improving access and parking;
- Pedestrian friendly design;
- Supporting policies in the Transportation Element for speed control on Collins Avenue and Harding Avenue;

- Supporting policies in the Transportation Element and Intergovernmental Element for increased coordination with the FDOT and Miami Dade County regarding the left- turn signage at the intersection of Abbott Avenue and 96<sup>th</sup> Street;
- Include the location of Abbott Avenue and 96<sup>th</sup> Street for further analysis in Transportation Master Plan;
- Supporting policies in the Transportation Element for implementation of Signage Plan( short term improvement); and
- Joint transit circulator in conjunction with Miami-Dade County.

### **Issue #5 – Incorporating the Surfside Charrette concepts into the Comprehensive Plan**

The implementation of the Charrette Master Plan has already begun, and again, the Comprehensive Plan will need to be revised to further facilitate changes to growth management policy. Following are a series of specific recommendations to amend the Comprehensive Plan to execute the Charrette’s vision:

- The Transportation Element should be amended to include a financially feasible traffic analysis in order to properly determine the practicability of reestablishing a two-way flow on Harding Avenue and Collins Avenue. Included in this proposed change from a one-way flow to a two-way flow is the need for parking decks, removing on-street parking and appropriate access management.
- Amend the Future Land Use Element to provide timeframes for the completion of a new Streetscape Design Plan for the Business District.
- Amend the Intergovernmental Coordination Element to work with Bay Harbor Islands to modify 96<sup>th</sup> Street bridge to include larger sidewalks and benches, thereby allowing for better walkability between the two towns.
- Modify the Parks, Recreation and Open Space Element to encourage the development of a Beachwalk Master Plan, including the associated sustainable landscaping
- The Town is interested in examining the feasibility of reverting the one-way pair of Harding and Collins Avenues to their historic two-way flow. Intergovernmental coordination with affected municipalities and agencies is required (Amend Transportation Element and Intergovernmental Element).
- Create a New Streetscape Design Plan for the Business District. (Amend Future Land Use Element)

- Work with Bay Harbor Islands to modify 96<sup>th</sup> Street bridge to include larger sidewalks and benches, thereby allowing for better walkability between the two towns. (Amend Transportation Element and Intergovernmental Element)
- Create a Beachwalk Master Plan including the associated sustainable landscaping. (Amend the Future Land Use Element and Coastal Element)

#### **Issue #6 – Affordable Housing**

- It is recommended that the Comprehensive Plan be amended to reflect the new growth management legislation, Senate Bill 360, relative to schools, roads, water resources, and affordable housing.
- Due to these limitations in the provisions of the F.A.C., the Town should amend its Comprehensive Plan to encourage interlocal agreements with other local governments for affordable housing. The amendment to the Comprehensive Plan should provide additional policies to assist the Town with this initiative.

#### **Issue #7 – Water Supply Planning**

- Implementation of a Capital Improvement Program
- Identify funding sources for municipal upgrades
- Adopt a 10-year water supply plan and alternative water supply source plan and provide for coordination with WASD in the Potable Water, Conservation, and Intergovernmental Coordination Elements
- Provide for concurrency management in the Capital Improvements Element.