



**Town of Surfside
Regular Town Commission Meeting
AGENDA**

**Tuesday, July 9, 2024
7:00 PM**

Commission Chambers - 9293 Harding Avenue
Surfside, FL 33154

Rule 6.06 (a)3 Agenda. The good and welfare portion of the agenda is set for 8:15 p.m.

Any person who received compensation, remuneration or expenses for conducting lobbying activities is required to register as a lobbyist with the Town Clerk prior to engaging in lobbying activities per Town Code Sec. 2-235. "Lobbyist" specifically includes the principal, as defined in this section, as well as any agent, officer or employee of a principal, regardless of whether such lobbying activities fall within the normal scope of employment of such agent, officer or employee. The term "lobbyist" specifically excludes any person who only appears as a representative of a not-for-profit community-based organization for the purpose of requesting a grant without special compensation or reimbursement for the appearance; and any person who only appears as a representative of a neighborhood, homeowners or condominium association without compensation for the appearance, whether direct or indirect or contingent, to express support of or opposition to any item.

Per Miami Dade County Fire Marshal, the Commission Chambers has a maximum capacity of 99 people. Once this capacity has been reached, people will be asked to watch the meeting from the first floor.

1. **Opening**
 - 1A. **Call to Order**
 - 1B. **Roll Call of Members**
 - 1C. **Pledge of Allegiance**
 - 1D. **Mayor and Commission Remarks** - Mayor Charles W. Burkett
 - 1E. **Agenda and Order of Business** Additions, deletions and linkages
 - 1F. **Community Notes** - Mayor Charles W. Burkett
 - 1G. **Appointment of Boards and Committee Members** - Sandra N. McCready, MMC, Town Clerk
 - 1H. **Presentation - Undergrounding Project Update** - Marisol Vargas, Interim Town Manager
2. **Quasi-Judicial Hearings**
3. **Consent Agenda**

All items on the consent agenda are considered routine or status reports by the Town Commission and will be approved by one motion. Any Commission member may request that an item be removed from the Consent Agenda and discussed separately. If the public wishes to speak on a matter on the consent agenda they must inform the Town Clerk prior to the start of the meeting by completing a speaker card. They will be recognized to speak prior to the approval of the consent agenda.

- 3A. **Approval of Minutes** - Sandra N. McCready, MMC., Town Clerk
 - [June 18, 2024 Town Commission Budget Workshop Meeting Minutes](#)
 - [June 18, 2024 Regular Town Commission Meeting Minutes](#)
 - [June 20, 2024 Town Commission Memorial Design Workshop Meeting Minutes](#)
- 3B. **Board and Committee Meeting Minutes** - Sandra N. McCready, MMC., Town Clerk
 - [May 10, 2024 Downtown Vision Advisory Committee Meeting Minutes](#)
 - [May 30, 2024 Planning and Zoning Board Meeting Minutes](#)
- 3C. **Resolution Authorizing the Town Manager to Execute a Memorandum of Understanding for a Grant Awarded by AARP in the amount of \$18,000.** - Mark Blumstein, Interim Town Attorney

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA, APPROVING AND ACCEPTING A GRANT AWARD AGREEMENT WITH THE AMERICAN ASSOCIATION OF RETIRED PERSONS (AARP)

COMMUNITY CHALLENGE, FOR PURCHASE OF FOUR (4) ADA COMPLIANT BEACH ACCESS MATS; PROVIDING FOR AUTHORIZATION; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

[Resolution AARP Grant.docx](#)

[Exhibit "A" MOU](#)

- 3D. Amending the Surfside Youth Advisory Council Charter** - Mark Blumstein, Interim Town Attorney

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA, AMENDING THE SURFSIDE YOUTH COUNCIL MEMBERSHIP; AMENDING THE COUNCIL'S CHARTER AND ORGANIZATIONAL STRUCTURE; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

[Resolution - Youth Council -July 2024](#)

- 3E. Proclamation approval for Toni Stransky.** - Vice Mayor Tina Paul

[Toni Stransky Request Form](#)

[Proclamation Toni Stransky](#)

4. Ordinances

Second Reading

- 4A1. Amending Section 70-122.** - Taxes to Constitute Special Fund. - Mark Blumstein, Interim Town Attorney

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA, AMENDING SECTION 70-122, OF DIVISION 1.–“RESORT TAX”, OF ARTICLE IV.–“RESORT TAX”, CHAPTER 70 OF THE TOWN CODE, TO AMEND THE TAXES TO CONSTITUTE SPECIAL FUND; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR INCORPORATION OF RECITALS; AND PROVIDING FOR AN EFFECTIVE DATE.

[Ordinance Amending 70-122 - Resort Tax - June 2024](#)

- 4A2. Ordinance Amending Section 90-70 Sign Code** - Mark Blumstein, Interim Town Attorney

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA, AMENDING SECTION 90-70 et. seq. OF ARTICLE VI. – “SIGNS”, CHAPTER 90 OF THE TOWN CODE, TO AMEND THE EXEMPT SIGNS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR INCORPORATION OF RECITALS; AND PROVIDING FOR AN EFFECTIVE DATE

[Ordinance Amending Sign Ordinance](#)

- 4A3. Ordinance Amending Purchasing Authority by Town Manager** - Mark Blumstein, Interim Town Attorney

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA, AMENDING CHAPTER 3 “PURCHASING” OF THE TOWN CODE RELATING TO PURCHASING LIMITATIONS AND EXEMPTIONS FROM COMPETITIVE BIDDING; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR INCORPORATION OF RECITALS; AND PROVIDING FOR AN EFFECTIVE DATE.

[EGS Letter Proposal](#)
[PO# - FY21-00475 - Evergreen Solutions](#)
[Pay and Classification Study Sept 2022](#)
[Ordinance Amending Chapter 3 - Purchasing](#)

4A4. An Ordinance Amending Town Code of Ethics - Mark Blumstein, Interim Town Attorney

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING ARTICLE VII. - “CODE OF ETHICS” BY AMENDING SECTIONS 2-230 EXPLOITATION OF OFFICIAL POSITION PROHIBITED; AMENDING SECTION 2-233 CONFLICT OF INTEREST; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE

[Ordinance Amending Article VII - Code of Ethics - June 2024](#)

4A5. An Ordinance creating a Code provision to prohibit Nondisclosure and Non-disparagement agreements. - Mark Blumstein, Interim Town Attorney

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA, AMENDING THE CODE OF ORDINANCES BY CREATING “SECTION 2-153 – NONDISCLOSURE AGREEMENTS” UNDER “ARTICLE IV. – OFFICERS AND EMPLOYEES”, LIMITING THE USE OF NONDISCLOSURE AND/OR NON-DISPARAGEMENT AGREEMENTS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY, CONFLICTS, CODIFICATION, AND AN EFFECTIVE DATE.

[Ordinance - NDA - June 2024](#)

First Reading

4B1. EAR Based Comprehensive Plan Amendments Transmittal Hearing - Scarlett Hammons, Town Planner

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA, AMENDING THE TOWN OF SURFSIDE COMPREHENSIVE PLAN BY ADOPTING THE EVALUATION AND APPRAISAL REVIEW (EAR) BASED COMPREHENSIVE PLAN AMENDMENTS; PROVIDING FOR INITIAL AND POST-ADOPTION TRANSMITTAL; PROVIDING FOR SEVERABILITY; INCLUSION IN THE COMPREHENSIVE PLAN; CONFLICTS; AND FOR AN EFFECTIVE DATE.

[Ordinance Amending Comp Plan EAR - July 2024.docx](#)
[Town of Surfside 2018 Comp Plan.pdf](#)
[Surfside FLU_2.pdf](#)

- 4B2. Amending Town Code Section 90-79 - Restricted and Prohibited Parking -**
Mark Blumstein, Interim Town Attorney

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA, AMENDING CHAPTER 90 “ZONING” OF THE CODE OF ORDINANCES, TO REGULATE UNDERGROUND PARKING IN THE TOWN; PROVIDING FOR INCLUSION IN THE CODE, AND PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR INCORPORATION OF RECITALS; AND PROVIDING FOR AN EFFECTIVE DATE.

[Ordinance - Amending Chapter 90-Regulate Underground Parking](#)

- 4B3. Amend Ordinance for Public Participation at Town Commission Meetings -**
Mark Blumstein, Interim Town Attorney

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING THE TOWN OF SURFSIDE CODE OF ORDINANCES BY AMENDING SECTION 2-206 “PUBLIC PARTICIPATION”; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

[Ordinance - Public Participation - July 2024.docx](#)

5. Resolutions and Proclamations

If the public wishes to speak on any matters in this section of the agenda, they must inform the Town Clerk by completing a speaker card and they will be recognized to speak at the beginning of this section.

- 5A. Resolution Calling for a Special Election on November 5, 2024 Amending the Town Charter and Calling for Ballot Questions -** Mark Blumstein, Interim Town Attorney

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA, CALLING FOR A TOWN OF SURFSIDE SPECIAL ELECTION TO BE HELD ON NOVEMBER 5, 2024, FOR THE PURPOSE OF SUBMITTING TO THE ELECTORATE PROPOSED AMENDMENTS TO THE TOWN CHARTER; PROVIDING REQUISITE BALLOT LANGUAGE AND CHARTER AMENDMENT TEXT FOR SUBMISSION TO THE ELECTORATE; PROVIDING FOR THE TOWN CLERK TO UTILIZE THE SERVICES OF MIAMI-DADE COUNTY SUPERVISOR OF ELECTIONS FOR THE SPECIAL ELECTION; PROVIDING FOR AUTHORIZATION; AND PROVIDING FOR AN EFFECTIVE DATE.

[Resolution - Charter Amendments - July 9 2024-Final](#)

- 5B. Solid Waste Services Special Assessment Preliminary Rate Resolution -**
Marisol Vargas, Acting Town Manager

A RESOLUTION OF THE TOWN OF SURFSIDE, FLORIDA, RELATING TO SOLID WASTE MANAGEMENT SERVICES, INCLUDING COLLECTION, DISPOSAL AND RECYCLING OF RESIDENTIAL SOLID WASTE IN THE TOWN OF SURFSIDE, FLORIDA; ESTABLISHING THE ESTIMATED ASSESSMENT RATE FOR SOLID WASTE SERVICE ASSESSMENTS AGAINST ASSESSED PROPERTY LOCATED WITHIN THE TOWN OF SURFSIDE, FLORIDA, FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024; DIRECTING THE PREPARATION OF AN UPDATED ASSESSMENT ROLL; AUTHORIZING A PUBLIC HEARING AND DIRECTING THE PROVISION OF NOTICE THEREOF; AND PROVIDING FOR AN EFFECTIVE DATE.

[Preliminary Rate Resolution for Solid Waste 2024](#)

- 5C. ITB 2024-01 Abbott Avenue Stormwater Improvements Project Award - Mark Blumstein, Interim Town Attorney**

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA, SELECTING AND AWARDED A CONTRACT FOR THE ABBOTT AVENUE STORMWATER IMPROVEMENT PROJECT TO RIC MAN INTERNATIONAL FOR PURSUANT TO ITB NO. 2024-01; AUTHORIZING THE TOWN MANAGER TO NEGOTIATE AND EXECUTE A CONTRACT FOR THE ABBOTT AVENUE STORMWATER IMPROVEMENT PROJECT; PROVIDING FOR AUTHORIZATION; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

[Exhibit "A" - Excel Tabulation for Bid Resolution - Abbott Ave Stormwater Project Sample Contract](#)
[Sample American Rescue Plan Act Addendum](#)

- 5D. Budget Amendment No. 5 - Mark Blumstein, Interim Town Attorney**

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA, APPROVING BUDGET AMENDMENT NO. 5 FOR THE FISCAL YEAR 2024 BUDGET; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE

[Resolution-Budget Amendment No. 5 - July 2024](#)
[Exhibit "A" - Budget Amendment](#)

- 5E. Donation to the Homeless Trust - Mark Blumstein, Interim Town Attorney**

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA, APPROVING A DONATION TO THE MIAMI-DADE COUNTY HOMELESS TRUST; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

[Homeless Payments Comparison Chart](#)
[Vice Mayor Proposal](#)
[Reso - Homeless Trust - July 2024](#)

- 6. Good and Welfare (Set for approximately 8:15 p.m.)**
Public comments for subjects or items not on the agenda.

7. Town Manager and Town Attorney Reports

7A. Town Manager's Report - Marisol Vargas, Interim Town Manager
[2024 July Town Manager's Report](#)

7B. Town Attorney's Report - Mark Blumstein, Interim Town Attorney
[TA Report - July 9, 2024](#)

8. Unfinished Business and New Business

9. Mayor, Commission and Staff Communications

9A. All Zoning Changes from the Last Administration 2022-2024 - Mayor Charles W. Burkett
[List of Adopted Ordinances 2022-2024-MB changes-Final](#)

9B. Sister City with Chetumal, Quintana Roo Mexico - Mayor Charles W. Burkett
[Exhibit A - 05-20-2024 Ltr Kristen Rosen Gonzalez](#)

9C. Creation of an Optional Benefit for Town Employees: MDT Transit Pass Instead of Parking Pass - Commissioner Gerardo Vildostegui

9D. Creating a Municipal School Bus to Serve Ruth K. Broad K-8 Center - Commissioner Gerardo Vildostegui

9E. Fractional Home Ownership - Mark Blumstein, Interim Town Attorney
[Ordinance 2023-4547 \(co-owned housing unit manager\)](#)

9F. Discussion of Traffic-Control Measures in the Residential District - Commissioner Gerardo Vildostegui

9G. Town Gazette - Commissioner Nelly Velasquez
[Town Gazette - April 12, 2022](#)

10. Adjournment

Respectfully submitted,

Marisol Vargas, MPA.
Interim Town Manager

THIS MEETING IS OPEN TO THE PUBLIC. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, ALL PERSONS THAT ARE DISABLED; WHO NEED SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THIS MEETING BECAUSE OF THAT DISABILITY SHOULD CONTACT THE OFFICE OF THE TOWN CLERK AT 305-861-4863 EXT. 226 NO LATER THAN FOUR DAYS PRIOR TO SUCH PROCEEDING.

IN ACCORDANCE WITH THE PROVISIONS OF SECTION 286.0105, FLORIDA STATUTES, ANYONE WISHING TO APPEAL ANY DECISION MADE BY THE TOWN OF SURFSIDE COMMISSION, WITH

RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING OR HEARING, WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE, MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH RECORD SHALL INCLUDE THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

AGENDA ITEMS MAY BE VIEWED AT THE OFFICE OF THE TOWN CLERK, TOWN OF SURFSIDE TOWN HALL, 9293 HARDING AVENUE. ANYONE WISHING TO OBTAIN A COPY OF ANY AGENDA ITEM SHOULD CONTACT THE TOWN CLERK AT 305-861-4863. A COMPLETE AGENDA PACKET IS ALSO AVAILABLE ON THE TOWN WEBSITE AT www.townofsurfsidefl.gov.

TWO OR MORE MEMBERS OF THE TOWN COMMISSION AND/OR TOWN BOARDS MAY ATTEND THIS MEETING.

THESE MEETINGS MAY BE CONDUCTED BY MEANS OF OR IN CONJUNCTION WITH COMMUNICATIONS MEDIA TECHNOLOGY, SPECIFICALLY, A TELEPHONE CONFERENCE CALL. THE LOCATION 9293 HARDING AVENUE, SURFSIDE, FL 33154, WHICH IS OPEN TO THE PUBLIC, SHALL SERVE AS AN ACCESS POINT FOR SUCH COMMUNICATION.



**Town of Surfside
Regular Town Commission Meeting
July 9, 2024**

DISCUSSION ITEM MEMORANDUM

Agenda #: 1G.

Date: July 9, 2024

From: Sandra N. McCready, MMC, Town Clerk

Subject: Appointment of Boards and Committee Members

Suggested Action: – For the Town Commission to fill the vacancies on various committees.

Background/Analysis: – We are currently looking for the Town Commission to fill the outstanding vacancies on the following boards and committees:

PERSONNEL APPEALS BOARD

Mayor Burkett	
Vice Mayor Paul	Lorraine Jimenez
Commissioner Coto	Michelle Kligman
Commissioner Velasquez	
Commissioner Vildostegui	
Liaison	

PENSION BOARD

At large appointment	
At large appointment	

POLICE OFFICERS TRUST

At large appointment	
At large appointment	

COMMUNITY RELATIONS BOARD

Mayor Burkett	
Vice Mayor Paul	
Commissioner Coto	
Commissioner Velasquez	
Commissioner Vildostegui	
Liaison	



**Town of Surfside
Town Commission Workshop
MINUTES
June 18, 2024
5:15 PM**

Commission Chambers - 9293 Harding Avenue
Surfside, FL 33154

1) Opening

1.A) Call to Order

Mayor Burkett called the meeting to order at 5:08 p.m.

1.B) Roll Call of Members

Town Clerk McCready called the roll with the following members present.

Present: Mayor Charles W. Burkett, Vice Mayor Tina Paul, Commissioner Ruben Coto, Commissioner Nelly Velasquez and Commissioner Gerardo Vildostegui.

Also Present: Interim Town Attorney Mark Blumstein and Interim Town Manager Marisol Vargas.

1.C) Pledge of Allegiance

Captain of Police Flaherty led the pledge of allegiance.

2) Mayor, Commission and Staff Communication

**2.A) Budget Workshop, Discussion, and Direction for FY 2025 Budget
FY2025 Budget Workshop Presentation**

Interim Town Manager Vargas introduced Budget Officer Andrea Meiri to present to the Commission the 2024-2025 budget.

Budget Officer Meiri continued to introduce the budget. She continued to present on the Town's property value and millage summary.

Commissioner Vildostegui asked Budget Officer Meiri what the net 95% figure was.

Budget Officer Meiri stated that the net has been based on previous years millage rates. She stated how this would generate \$17.9 million dollars in

revenue, with an increase of \$496 million dollar from last year.

Commissioner Velasquez asked Budget Officer Meiri what will the surplus going into the general fund be.

Budget Officer Meiri stated she does not have that number yet but will be presenting that number during the July budget meeting.

Vice Mayor Paul asked if it was premature to speak on lowering the millage rate.

Budget Officer Meiri stated the Commission will have time to do so during the future budget meetings.

Commissioner Velasquez asked what the deadline was to lower or raise the millage rate.

Budget Officer Meiri stated the Commission would lower and would have a deadline by August 4th to submit to the County that the Town would like to publicize in the trim notice and the Commission would lower the rates by the first or second budget hearing in September.

Budget Officer Meiri continued to present the summary of new program modifications for the 2025 fiscal year.

Vice Mayor Paul asked Budget Officer Meiri regarding the Public Safety Position and if that position had already been budgeted.

Budget Officer Meiri stated that position will start this year and will be replacing a communications officer that is no longer needed.

Commissioner Velasquez asked regarding the taser replacement for the police department and its price.

Chief of Police Doce explained how the current taser models are being replaced due to becoming non reparable. He stated how the newer model has better upgrades. He stated how the taser company allows you to pay the tasers off in five years.

Vice Mayor Paul asked how often are the tasers used.

Chief Doce stated that it is not used often in Surfside.

Commissioner Coto asked how long would the tasers last.

Chief Doce stated that the tasers would last six to seven years. He continued to present the budget item for car rentals for the criminal investigation unit. He stated how the department will not be purchasing vehicles for detectives but renting and exchanging them every couple of months, which would be effective for undercover and surveillance work.

Mayor Burkett asked Chief Doce regarding having off-duty policemen to do patrol in the Town. He asked the Commission to give the Chief flexibility to use the money to bring other off-duty officers to supplement while permanent officers are being hired.

Commissioner Coto stated how the Police Department is currently short staffed.

Chief Doce stated how there is not enough personnel to meet the Town's needs. He continued to explain how many officers are in each shift.

Mayor Burkett expressed how he believes the 12-hour shifts are too long and how the officers will be tired. He explained how more officers should be hired and the shift hours reduced.

Chief Doce explained that the 12-hour shift is the more efficient shift with the staff that the Police Department currently has. He shared how the Police Department needs to be more efficient with their hours and it cannot be done with the number of staff that the Police Department currently has.

Commissioner Velasquez asked regarding the off-duty officers and if it could be a permanent solution. She stated how more officers could be needed to give traffic tickets and send a message to those who do not respect the traffic laws in the Town.

Chief Doce stated that the off-duty officers are a great option to give the Police Department time to look for quality candidates. He stated how those officers will be required to do heavy traffic control. He stated that the new four officers being hired will be for the traffic unit.

Commissioner Velasquez asked regarding the public safety specialist.

Chief Doce explained that the position will be replacing a communications officer. He stated that this position will be serving as an administrative aide for body worn camera videos for public records request. He shared that the department is looking into getting software to help with staff attendance.

Commissioner Coto asked regarding a new technology being brought to the Police Department.

Chief Doce explained that five new software programs will be brought into the department, three of those being free. He continued to explain the softwares.

Commissioner Velasquez asked Chief Doce regarding license plate readers and if they are more effective than cameras.

Chief Doce stated that both are needed. He shared that the Town Manager is looking into adding cameras.

Vice Mayor Paul asked regarding the rental of the vehicles for the detectives.

Chief Doce explained that the cars the detectives currently operate do not camouflage very well in the Town and by renting a car that does not look like a police car, would benefit the work of the detectives.

Commissioner Velasquez asked if one year the purchase of the four police

cars is not in the budget.

Chief Doce explained that older cars cost more money to keep than to get rid of.

Mayor Burkett addressed Chief Doce and explained to him that the Police Department needs to look into their budget and be efficient with it.

Chief Doce addressed the Commission and stated that in his short time in the Town, major changes have been made.

Major Burkett addressed Chief Doce and explained how he wants the residents to feel like they are priority for the Town's police, even if it means hiring more police officers.

Chief Doce stated how he is trying to be productive with hiring the four new officers and how the traffic unit will be the more impactful in the Town.

Budget Officer Meiri introduced the public safety fleet car washes.

Chief Doce explained that this car wash is contracted with the Bal Harbor shops car wash. He shared that each car can be washed inside and out for \$25 as well as other cleaning supplies.

Budget Officer Meiri introduced the additional youth programming at the 96th street park as well as other structural repairs.

Assistant Parks and Recreation Director Adrian Hernandez gave information regarding the new programming in the 96th street park.

Mayor Burkett asked if new staff would be hired.

Assistant Parks and Recreation Director Hernandez explained that the park's programming is contracted.

Vice Mayor Paul asked regarding the staffing for the new 96th street park for the kayak launch.

Assistant Parks and Recreation Director Hernandez stated that the prior Commission approved extra staff for the park.

Vice Mayor Paul asked if the Town will be purchasing kayaks for those who do not have.

Assistant Parks and Recreation Director Hernandez stated that it would be up to the Commission if they would like to rent the kayaks or lend them out.

Commissioner Velasquez shared her thought regarding a system to rent the kayaks.

Interim Town Manager Vargas stated how they can have a conversation regarding the kayak rental.

Assistant Parks and Recreation Director Hernandez spoke regarding the

full restorations of the three slides in the Community Center. He stated that they need restoration as soon as possible.

Commissioner Velasquez asked when will the repair be done.

Assistant Parks and Recreation Director Hernandez shared that they like to do repairs for the pool during the wintertime. He stated the work would take one to two weeks. He stated that the slides had some work done that will get them through this year but not longer than that.

Vice Mayor Paul requested an addition to the Parks and Recreation budget. She suggested adding \$1,000 for the art class supplies as well as adding an LED community center sign.

Assistant Parks and Recreation Director Hernandez stated they looked into the LED sign and how the sign can become a digital banner to display parks and recreation activities.

Mayor Burkett asked for a drawing of the LED sign to be able to visualize it better.

A conversation was held amongst the Commission regarding the location of the LED signs.

Assistant Parks and Recreation Director Hernandez stated that he can bring a rendering of the design and location of the sign.

Commissioner Velasquez suggested putting an LED sign outside the community center to display Town programming.

Assistant Parks and Recreation Director Hernandez introduced the community center fences and gates that need to be completely replaced.

Vice Mayor Paul asked if different latches can be looked into for the gates of the community center.

Interim Town Manager Vargas stated that they are currently looking into a digital fob system for residents.

Mayor Burkett asked if the white building where the beach chairs are stored can be painted into a mural that matches the atmosphere of the beach.

Commissioner Vildostegui suggested for a painting or artistic decoration.

Mayor Burkett asked if direction can be given regarding this issue.

Assistant Parks and Recreation Director Hernandez continued to speak on the need of purchasing of new beach vehicles, he stated that one vehicle broke down and they are only using one vehicle at a time. He stated that due to being on the beach all day, the vehicles do not last many years.

Commissioner Vildostegui asked if he could get a cost estimate for possible pay raises for public works sanitation workers. He stated how

there have been increases for the white-collar employees in the Town, but not for the blue-collar employees.

Commissioner Velasquez stated that the public works employees are in a union in which they negotiated the 3% raise and due to being in a union contract, their salaries cannot be increased by the Commission.

Interim Town Manager Vargas introduced Human Resources Director Yamileth Slate-McCloud to speak on the matter.

Vice Mayor Paul asked if the salaries were increased when the pay study was done.

Commissioner Velasquez stated that the pay raise was for white-collar employees.

Human Resources Director Slate-McCloud stated that the pay study was done for every classification of employees. She stated that while the study was being done, the Town was negotiating with the union and that the salaries that the Town has today, were the salaries the union had proposed to the Town. She shared how the Town's pay range was higher than the union's and, therefore, they accepted their ranges.

Mayor Burkett asked Human Resources Director Slate-McCloud if she could share the pay study with the Commission.

Human Resources Director Slate-McCloud explained that if the Commission wishes to change the salaries, they would have to open up the article containing the years of service and raises the union has. She shared the third-year agreement ends starting on October 1st and will be negotiating a new agreement next year. She stated how it is a struggle to retain employees due to the union's agreement for salaries.

Mayor Burkett stated that this new Commission wants the employees to be paid fairly and well, which should be brought into the conversation when negotiating with the union.

Commissioner Velasquez asked if there was a way to add more trees in the Town in order for residents to walk under shade and beautify the Town.

Vice Mayor Paul agreed with Commissioner Velasquez and stated that many trees have been cut down in the Town. She asked if the addition of the trees can be added into the dune restoration project. She suggested to have trees in the Town that do not make too much debris.

Commissioner Vildostegui suggested consulting with one of the dune protection organizations to find out which trees would be best in order to protect the dunes.

Commissioner Coto suggested to have a presentation by plastic fisherman regarding the protection of the dunes.

Commissioner Vildostegui suggested making policies for the protection of the dunes.

3) **Adjournment**

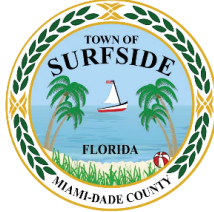
There being no further business to discuss before the Commission, a motion was made by Commissioner Coto to adjourn the meeting at 6:26 p.m., seconded by Commissioner Vildostegui. The motion carried with a 5-0 vote.

Accepted this _____ day of _____, 2024.

Charles W. Burkett, Mayor

Attest:

Sandra N. McCready, MMC, MPA
Town Clerk



**Town of Surfside
Town Commission
MINUTES
June 18, 2024
7:00 PM**

Commission Chambers - 9293 Harding Avenue
Surfside, FL 33154

1) Opening

1A.) Call to Order

Mayor Burkett called the meeting to order at 7:01 p.m.

1B.) Roll Call of Members

Town Clerk McCready called the roll with the following members present.

Present: Mayor Charles W. Burkett, Vice Mayor Tina Paul, Commissioner Ruben Coto, Commissioner Nelly Velasquez and Commissioner Gerardo Vildostegui.

Also Present: Interim Town Attorney Mark Blumstein and Interim Town Manager Marisol Vargas.

1C.) Pledge of Allegiance

Pledge of allegiance was led at the 5:00pm Budget Workshop.

1D.) Mayor and Commission Remarks

Mayor Burkett asked the Commission to provide their Commission remarks.

Mayor Burkett reminded residents about the upcoming memorial of the Champlain Towers South collapse on Monday, June 24th. He stated how the entire Town is looking forward to remembering in a very respectful way the day when everyone came together to try and save lives. He stated there will be an early event and then the 10 a.m. event.

1E.) Agenda and Order of Business Additions, deletions and linkages

A motion was made by Vice Mayor Paul to link items 5A - "Resolution Authorizing the Town Manager to Execute a Grant Agreement with the State and Expend Funds for a Town Comprehensive Vulnerability Assessment and Adaptation Plan" with item 5G - "Resolution Approving Agreement with Kimley-Horn for Vulnerability Assessment". The motion received a second from Commissioner Coto and all voted in favor.

1F.) Community Notes

Vice Mayor Paul gave a big thank you to the Town Staff and the Public Works Department under the leadership of Interim Town Manager Vargas for keeping the Town residents safe during last week's major storm and quickly restoring the Town's roadways and streets.

She further thanked Chief Doce and Officer Denoso for participating in the Memorial Day ceremony and the Parks and Recreation Department for producing a great event with a lovely tribute to our veterans.

Vice Mayor Paul thanked the Tourist Board and Communications and Tourism Director Trigueros and the Communications team for putting together the very first Pride beach party and the pride flag raising event. She reminded the residents regarding tomorrow's holiday on Wednesday, June 19th and Town Hall Offices will be closed. She invited everyone to join them on the upcoming third annual remembrance ceremony honoring the 98 lost souls and those affected by the Champlain Towers South collapsed on June 24th on Collins and 88th Street. She spoke regarding the next Coffee with Cops on June 27, 2024, at 10 a.m. at Starbucks. She invited all residents to come celebrate the Fourth of July at the Surfside Community Center for an all-day event to include fireworks and a drone show. She also spoke about the upcoming Beach party on July 7, 2024.

Commissioner Vildostegui stated how he is mindful of the upcoming remembrance on Monday and wanted to remind everyone that on Thursday there will be a Commission Workshop to discuss the memorial. He further spoke and reminded everyone that we are in turtle nesting season, and for everyone to be mindful of the nesting sites on the beach.

Commissioner Coto thanked the Town staff for their job well done during the storm. He stated that he received many phone calls and staff was very responsive considering the situation. He gave a shout out to former Mayor Paul Novack who has been involved with the Florida Highway Patrol and he was able to get officers out to assist the Town in patrolling.

Commissioner Velasquez thanked the Interim Town Attorney, Interim Town Manager, Public Works Director, Chief of Police and all of the staff because without everyone, the Town would not have been able to overcome the bad storm so quickly.

Mayor Burkett also took a minute to thank everyone as well. He stated that there were people staying in hotels to assist and it was all hands-on deck. He further stated how important it is to focus on all the important projects they have ongoing.

1G.) Citizens' Independent Transportation Trust Presentation

CITT2 Presentation

Interim Town Manager Vargas presented Mr. Betancourt from the Citizen's Independent Transportation Trust (CITT).

Javier Betancourt, Executive Director for Citizen's Independent Transportation Trust (CITT) introduced himself and their Community Engagement Manager Carla Demian. Mr. Betancourt continued to give the Commission a presentation regarding the independent transportation trust.

Commissioner Vildostegui stated how this item is important to him. He stated how he does not have a car and is a frequent bus rider. He stated how he would like to think of a way of using Town funds to encourage more public transportations.

Vice Mayor Paul thanked Mr. Betancourt for the presentation and spoke regarding Commissioner Vildostegui's item on the agenda regarding bringing the bus back for the students of Ruth K. Broad and asked Mr. Betancourt if there was any assistance for that type of service.

Mr. Betancourt stated that there are some rules by the federal government public transportation must be accessible to all public and if the transportation is to be just for student it may not be eligible for these types of funds.

Commissioner Vildostegui stated how he is curious if there is a way that Surfside can partner with Miami Beach and have access of the use of their trolley.

Mr. Betancourt responded that there are various cities that connect their transportation systems and that CITT encourages those partnerships for the rider's benefit.

Mayor Burkett thanked Mr. Betancourt for coming to present and asked Mr. Betancourt his thoughts about dense population in Miami Beach and Surfside. He stated that there are so many people cramped in one area and the population continues to increase.

Mr. Betancourt stated how transportation and land use are two sides of the same coin. He stated the more you build, the more people you are putting into the streets, and you have to give them an alternative. He further stated that public transportation can move massive amounts of people jointly versus giving them the option of moving around in a single vehicle. He stated that this transit system should have been built years ago. He explained how the County is allowing more density where transit development exist and its accessible within walking distance.

Commissioner Vildostegui stated how Miami-Dade has an issue with density of cars and not density of people. He believes that density of people is what makes it possible to get to things nearby without having to get into a car. He believes it makes it possible for businesses to operate

locally. For example, if you need something in Surfside you may need to get in a car to go to Aventura or North Miami. He believes the challenge is how do you allow people to arrive without creating more density of cars. He directed the viewers and those in attendance to a graph on the screen. He believes that the problem is not people rather cars.

1H.) Board and Committee Appointments - Added Item

Vice Mayor Paul nominated Lorraine Jimenez to the Personnel Appeals Board.

Commissioner Coto would like to appoint all eight applications for the Youth Council and he would like all kids to participate. He inquired if it is possible to nominate five and then three can serve at large.

Vice Mayor Paul believes that they should all serve, and she would love to have the same interest in the other boards.

Interim Town Attorney Blumstein stated that there is a resolution that needs to be amended in order to appoint all eight applicants.

A motion was made by Vice Mayor Paul to appoint five applicants (one per elected official) and three at large to the Youth Council, seconded by Commissioner Coto. The motion carried with a 5-0 vote.

Commissioner Vildostegui commented that the Commission should come up with some criteria for membership as he realized that it is tough to choose amongst the applicants sometimes. He stated that a criteria for the Youth Council could be the grade level as they may get more applications in the future.

Vice Mayor Paul spoke regarding the Community Relations Board and how not many applications were received.

Commissioner Vildostegui stated that he has reached out to some people and that they have yet to apply. He would like to postpone the appointment until next commission meeting.

Town Clerk McCready stated there are still vacancies in the Personnel Appeals Board, Police Trust Fund, and Commission Relations Board. She further asked if the Town Commission wishes to continue to advertise these vacancies.

The Town Commission responded affirmatively.

2) Quasi-Judicial Hearings

3) Consent Agenda

All items on the consent agenda are considered routine or status reports by the Town Commission and will be approved by one motion. Any Commission member may request that an item be removed from the Consent Agenda and discussed separately. If the public wishes to speak

on a matter on the consent agenda they must inform the Town Clerk prior to the start of the meeting by completing a speaker card. They will be recognized to speak prior to the approval of the consent agenda.

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A motion was made by Vice Mayor Paul to approve the consent agenda, seconded by Commissioner Vildostegui. The motion carried with a 5-0 vote.

3A.) Approval of Minutes

April 30, 2024 Special Town Commission Meeting Minutes
May 14, 2024 Regular Town Commission Meeting Minutes

Approved on consent.

3B.) Board and Committee Meeting Minutes

April 25, 2024 Planning and Zoning Board Meeting Minutes
May 6, 2024 Tourist Board Meeting Minutes

Approved on consent.

4) Ordinances

Second Reading

4A1.) Ordinance Amending Section 90-41 "Regulated Uses" by Providing Exemptions to Drug Stores

Cover Page

90-41 Regulated Uses - Drug Stores - Second Reading

Town Clerk McCready read the title of the ordinance into the record.

Interim Town Attorney Blumstein introduced the ordinance and provided a background of how the ordinance came about. He explained that the Planning and Zoning Board suggested getting rid of the distance requirement completely. He provided some choices to the Commission, first choice was to do nothing and leave the code as is, second to do exactly what they had suggested in first reading with the carved out for the specific use and leaving the distance requirement in place; or three, do what Planning and Zoning Board recommended which is to do away with the distance requirement.

Commissioner Velasquez stated she does not want to modify the ordinance; however, she suggests that if they were to move forward, she would keep the distance of 850 feet requirement.

Vice Mayor Paul asked why the table disappeared from the ordinance. She stated that the ordinance removing drug stores, still keeps the distance for the medical marijuana dispensaries.

Interim Town Attorney Blumstein stated that the table was still present on page 118 of the agenda packet.

A motion was made by Vice Mayor Paul to approve the ordinance on second reading with the removal of the 850 feet for the drug stores, but it keeps it for the medical marijuana dispensaries which is the Planning and Zoning Board recommendation, seconded by Commissioner Coto.

Interim Town Attorney Blumstein explained that this particular business has a component of a drug store. He further stated that this specific business will not be able to operate if its within 850 feet from another drug store.

Commissioner Vildostegui continued to explain why the 850 feet rule came to be. He believes the reason for this is to have a diversity of businesses in the downtown district and not to have too many of the same type of businesses.

Mayor Burkett opened the floor to public comments.

No member of the public wished to speak.

Mayor Burkett closed the floor to public comments.

After some discussion, Vice Mayor Paul withdrew her motion.

A motion was made by Commissioner Vildostegui to adopt the first reading version of the ordinance which carves out businesses like this one from the drug store requirement, seconded by Commissioner Coto. The motion carried with a 5-0 vote.

4A2.) Ordinance Amending the Resort Tax Powers and Duties and filing requirements.

Cover Page

Ordinance - Resort Tax Board - Second Reading

Town Clerk McCready read the title of the ordinance into the record.

A motion was made by Vice Mayor Paul to approve the ordinance. However, she requested the Interim Town Attorney to explain the changes as this was discussed at length in the Tourist Board and they were not in favor of it as it was presented.

Interim Town Attorney Blumstein introduced the item. He stated how the Board discussed two points of the ordinance. The first one was maintaining the ability to have self-autonomy as a Resort Tax Board; and the second point of discussion was to set aside (34%). He stated that to satisfy the concerns of the Resort Tax Board, the proposed second reading ordinance is almost intact but with some language correction, but keeping in place their ability to employ and retain and also authorization to conduct

resort tax activities in the promotion of the Town, but they will be required to prepare a budget that will be a part of the Town Commission budget process as they authorize their budget. Once the budget is authorized, that will be their budgetary limit. He further stated that he is proposing to entirely remove the 34% set aside that the code has that it is unique to Surfside. He stated that the Resort Tax Board had proposed not keeping it at 34% but cutting it to 17%, however, it is his recommendation not to assign any set percentage.

Interim Town Attorney Blumstein also explained that once this ordinance is adopted the Resort Tax Board will be required to file the annual financial disclosure form (Form 1) with the State of Florida.

Mayor Burkett opened the floor to public comments.

The following individual from the public spoke:

Michael Karukin spoke how he is in favor of this ordinance.

Mayor Burkett closed the floor to public comments.

Commissioner Velasquez asked if the placement of permanent structures can be restricted and placed into the ordinance or a separate ordinance. She stated that any permanent structure placed in town and approved by the resort board, should get Commission approval prior to installation. She spoke about the big turtle (Ke) that was installed without Town Commission approval.

Mayor Burkett asked commissioner Velasquez if she does not want the Board to do anything permanent and/or semipermanent.

Commissioner Velasquez responded affirmatively as she believes they should obtain prior Commission approval.

Vice Mayor Paul stated that when Turtle Ke was installed, she was the liaison to the Board and it was a Board initiative which she thought was a good one. Vice Mayor Paul stated that she would bring this back to the Board.

Interim Town Attorney Blumstein spoke about the different budgetary items that the Resort Tax Board discussed during their last meeting.

Commissioner Velasquez stated how laws can be interpreted in many ways, and she just wants to make sure there is something in writing into the ordinance.

Vice Mayor Paul stated how the board is working on doing two new turtle sculptures. She stated that once those are ready to be installed, she will bring it to the board as the resort tax liaison.

Commissioner Velasquez asked if the motion maker would accept adding some language regarding the permanent structures.

The motion was seconded by Commissioner Vildostegui.

Interim Town Manager Vargas stated how the letters were brought to the Commission.

Interim Town Attorney Blumstein suggested some language to add to the ordinance.

The motion carried with a 5-0 vote.

First Reading

4B1.)Amending Section 70-122. - Taxes to Constitute Special Fund.

Cover Page

Ordinance Amending 70-122 - Resort Tax - June 2024

Town Clerk McCready read the title of the ordinance into the record.

Interim Town Attorney Blumstein introduced the item. He stated that this ordinance, once adopted will be consistent with the second reading ordinance that they just adopted, and this is amending a section of the code that needs to be amended so that they aligned and there will no longer be a 34% fund.

A motion was made by to Commissioner Velasquez to approve, seconded by Commissioner Coto.

Mayor Burkett opened the floor to public comments. No one wishing to speak, the Mayor closed the floor to public comments.

The motion carried with a 5-0 vote.

4B2.)Ordinance Amending Section 90-70 Sign Code

Cover Page

Ordinance Amending Sign Ordinance

Town Clerk McCready read the title of the ordinance into the record.

Mayor Burkett opened the floor to public comments.

The following individuals from the public spoke:

Jeff Rose stated that this ordinance personally affects him, and he believes that what the Town Commission is doing is retroactively applying zoning and this can become dangerous.

No one else wishing to speak, Mayor Burkett closed the floor to public comments

A motion was made by Commissioner Velasquez to approve the ordinance, seconded by Vice Mayor Paul.

Interim Town Attorney Blumstein introduced the item in what relates to a town own monument sign and how it does not meet code. This ordinance will exempt any town own/erected signs.

Vice Mayor Paul had questions on page 132 of the agenda packet related she asked if there was a specific size to subsection (b). Interim Town Attorney Blumstein stated that he did not make changes to that code section.

Vice Mayor Paul stated how there no size being specified, therefore, any size can be done in the numerical address size. She would like to know if there should be a size limitation to them. Interim Town Attorney Blumstein stated he has not touched any provisions and that there are specific sections that deal with the size of the signs.

Vice Mayor Paul asked if number six, she wasn't clear because it was not listed. She also spoke about page 133 and what zones are monument signs allowed, because she believed they are only allowed in H120 and SB40.

Interim Town Attorney Blumstein stated that he did not touch any other provisions. it is not allowed in other zones

Vice Mayor Paul suggested to limit the zones where monument signs are allowed.

This item was placed on hold to take the Good and Welfare portion of the meeting that is set for 8:15pm.

After Good and Welfare, the Town Commission voted on this item.

Public speaker Shannon Gallagher spoke and stated that she would not like to see the monument signs get any bigger in the H120 zone.

The motion carried with a 5-0 vote.

4B3.)Ordinance Amending Purchasing Authority by Town Manager

Cover Page

Ordinance Amending Chapter 3 - Purchasing

Town Clerk McCready read the title of the ordinance into the record.

Commissioner Velasquez made a motion to approve the ordinance. She stated that the reason she brought forward this ordinance to the Commission is due to the use of the Town Manager funds with no approval of the Commission. She stated that the intent of this ordinance was for emergencies only. She feels that it should be only for emergencies and anything else should come in front of the Town Commission.

Commissioner Coto stated that \$25,000 is not enough money in today's

market. He stated how the current staff is trusted and he stated how he would like to leave it at 25,000 and if it is the will of the Commission he would consider raising it for emergencies only.

Commissioner Velasquez agreed with Commissioner Coto, and she has trust and confidence in the staff they have at the moment. However, she would like to do this for future Commissions not to abuse.

Commissioner Vildostegui asked Commissioner Velasquez if she had any instances that had lead her into these figures. He spoke about the former Town Manager spending five thousand dollars on a campaign video for the Mayor that was released the night before the election. He further stated that the money is not really the issue, it is the person that manages.

Commissioner Velasquez stated that her main concern is the money being used for emergencies only. She stated that if the Commission wants to make the amount bigger, they could.

Vice Mayor Paul stated that during her time on the Commission, the money the manager could spend was lower and it was raised. She stated that for emergencies it should remain at 25,000. She stated she would like to keep it as is, but she would accept the change as long as the emergency expenditure remains the same.

Mayor Burkett stated that the Town has good staff that the Commission trusts. He stated that future Commissions can change this ordinance if they desire. He further shared how the Commission will support her point of view however, they do not believe it will work.

Further conversation was held regarding the ordinance.

Mayor Burkett opened the public hearing portion of the item. No one wishing to speak, he closed public hearing.

A second was provided by Commissioner Coto, and the motion carried with a 5-0 vote.

4B4.) Ordinance Imposing Homeless and Domestic Violence Tax

Cover Page

Ordinance Imposing Homeless Tax

Town Clerk McCready read the title of the ordinance into the record.

Commissioner Vildostegui made a motion to approve the item.

The motion died for lack of a second.

Commissioner Vildostegui made a motion to discuss the item, the motion received a second by Vice Mayor Paul.

Commissioner Vildostegui stated how this ordinance is for the voters to make a decision, not the Commission. He stated how the Town needs to consider this tax as their neighbors in the north and the south are

considering this item as well. He stated that he is not speaking about the merits of the tax but is surprised the Commission did not second his motion.

Commissioner Velasquez stated that she spoke to several restaurant owners in the Town and received phone calls from residents and how they do not want this question on the ballot. She stated how restaurant owners are not in agreement. She stated that it is not sufficient for the neighboring towns to be doing the tax that the town should do the same. She suggested for the town to give a donation if that is the will of the town commission.

Vice Mayor Paul state that she suggested for this to be either a ballot question, give a donation, or bring this back to the County and ask why aren't we taxing new developments. She stated how there are more and more homelessness in the County, and it is more expensive to live in the County. She stated how she does not want to harm the businesses in the town as there are a few that have already closed. She stated that she does not believe it is necessary to put it on the ballot and would like the Town to give a donation instead.

Commissioner Velasquez stated that the Town could use the dollars that cost to put the question on the ballot and donated to the Homeless Trust.

Mayor Burkett stated that he was the chair of housing authority in Miami Beach for nine years and that homelessness is a serious problem. He stated how many homeless people do not want to go into housing due to different challenges. He stated he would like to visit and understand the issues and how the program currently works.

Victoria Mallette, Executive Director of Miami-Dade County Homeless Trust, spoke regarding this tax. She spoke regarding the temporary housing.

Mayor Burkett stated he thinks that creative out of the box thinking is very important and he believes that everyone has to contribute to the problem. As a business guy, he likes the pay as you go option if the money is well spent.

Commissioner Coto asked out of the revenue that its collected, he would like to know what funds goes to the administration of the program and what goes to the people that need it.

Ms. Mallette responded that their administrative costs are below five percent. She spoke about the concerns about business owners and stated that this was discussed over 30 years ago. She stated that 85% of the proceeds goes to fight homelessness and 15% goes to the domestic violence centers. She further spoke about the program and how it works with their partners. She further stated that all the locations are completely full.

Commissioner Vildostegui stated that he hopes the Commission will come

with a solution for this issue. He stated how he believes this should be put on the ballot. He stated how he feels bad Surfside will be the only municipality in the County to not consider this tax. He stated how the trust should think about other ideas and maybe tax flipping real state or luxury developments they can probably obtain more dollars.

Commissioner Velasquez stated how many people cannot afford living in Florida due to new developers and the real state. She stated how these developments should be giving money to the organization. She stated that she is in favor of approving a donation instead.

Interim Town Attorney Blumstein stated that due to this ordinance 4B4 failing, resolution 5D will become mute.

Vice Mayor Paul made a motion to donate \$10,000 to the homeless and domestic violence organization.

Mayor Burkett stated that there is a chart that stated what each municipality has donated and there is a per capita donation. He does not have an issue in approving a donation, but he will feel more comfortable if they looked at the chart and based their donation in line with whatever everyone else is giving.

Interim Town Attorney requested to defer this item and bring it back during the July 9th meeting.

4B5.) An Ordinance Amending Town Code of Ethics

Cover Page

Ordinance Amending Article VII - Code of Ethics - June 2024

Town Clerk McCready read the title of the ordinance into the record.

A motion was made by Commissioner Velasquez to approve the ordinance, seconded by Commissioner Vildostegui.

Commissioner Vildostegui spoke on the item and thanked Commissioner Velasquez for putting this forward. He further stated how he would like to bring forward one himself and it is important to him when they make changes towards good governance earlier in their term, so that they can live under them as well and binding themselves. He spoke about an alarming situation in the recent years that happened with an individual that was a client of a Commissioner and that individual requested for exclusive use of a private property and that was granted. He believes the situation is when you already have a business relations with someone and they are seeking something from the commission, how to address that problem (after you profited, can you vote?).

Commissioner Velasquez stated how unethical situations cannot happen again in the town.

Commissioner Vildostegui spoke about how the ethics provisions in the Town Code are enforceable by the Miami-Dade County Commission on Ethics.

The motion carried with a 5-0 vote.

4B6.) An Ordinance creating a Code provision to prohibit Nondisclosure and Non-disparagement agreements.

Cover Page

Ordinance - NDA - June 2024

Town Clerk McCready read the title of the ordinance into the record.

Commissioner Coto made a motion to approve the ordinance, seconded by Commissioner Velasquez.

Commissioner Vildostegui spoke regarding the item and thanked the Interim Town Attorney for drafting the ordinance. He stated how town employees have a first amendment right and they can criticize the government and it is not a good practice to be threatened with a lawsuit for speaking the truth on what they do as public officials.

The motion carried with a 5-0 vote.

- 5) Resolutions and Proclamations If the public wishes to speak on any matters in this section of the agenda, they must inform the Town Clerk by completing a speaker card and they will be recognized to speak at the beginning of this section.**

If the public wishes to speak on any matters in this section of the agenda, they must inform the Town Clerk by completing a speaker card and they will be recognized to speak at the beginning of this section.

5A.) Resolution Authorizing the Town Manager to Execute a Grant Agreement with the State and Expend Funds for a Town Comprehensive Vulnerability Assessment and Adaptation Plan

Cover Page

Resolution - FDEP Grant - June 2024

FDEP Grant Agreement 23PLN90

Town Clerk McCready read the title of resolutions under item 5A and 5G as they were linked.

A motion was made by Vice Mayor Paul, seconded by Commissioner Velasquez.

Vice Mayor Paul thanked Grant Writer Kristina Brown who got this grant for the Town. This was something that when she previously was on the Commission with Mayor Dietch, he wanted to add it to the budget to do.

Commissioner Coto asked about the reimbursement from the state.

The motion carried with a 5-0 vote.

5B.) Resolution Urging NIST to Expedite Final Report of Investigation of CTS Collapse

Cover Page

Resolution_-_NIST_Investigation

Town Clerk McCready read the title of the resolution into the record.

A motion was made by Vice Mayor Paul to approve, seconded by Commissioner Velasquez.

Commissioner Vildostegui is glad that this resolution will be forwarded to people that may be able to assist.

Mayor Burkett stated that this resolution is good for family members like the Langesfeld's, so that they know they are trying to get answers and help them through this.

The motion carried with a 5-0 vote.

5C.) Resolution Calling for a Special Election on November 5, 2024 Amending the Town Charter and Calling for Ballot Questions

Cover Page

Resolution - Charter Amendments - June 14 2024-Final.docx

Town Clerk McCready read the title of the resolution into the record.

Interim Town Attorney Blumstein introduced the item. He specifically spoke in reference to question number five in the resolution as it is to amend the charter by removing all sections that have either been superseded by statute or by the Florida constitution. He also stated that he took the liberty of creating a spreadsheet that he can share with the Members of the Town Commission. He further explained that this is something that did not started with him, and there are provisions there that go back to the 50's and there has been a lot of changes in Florida law since then. He spoke about how he reviewed the last Charter Review Committee minutes from 2023, and the Town expended about \$25,000 in attorney's fees looking at all these charter provision. Interim Town Attorney Blumstein stated that each of the sections that are being proposed to strike, there is justification under the Florida constitution or Florida Statutes. He further spoke about some of the sections that Commissioner Velasquez had questions on.

Commissioner Velasquez asked if the sections that the Interim Town Attorney is stating that have been superseded by state law mentions Surfside in the Florida Statute.

Interim Town Attorney Blumstein responded negatively.

Commissioner Velasquez believes that these sections are specific to the Town of Surfside and they saw a lot of election fraud in the last election and she doesn't see the need of changing something that is not broken.

She stated how this is extensive and that the Commission should review carefully and with plenty of time. She stated she would like to defer the item.

Commissioner Vildostegui agreed with Commissioner Velasquez. He stated that this particular item has a lot to digest. He wants to be able to give all the sections the proper attention.

Commissioner Coto stated that if the Commission needs more time to review the item, then this item can possibly be deferred and placed on a future meeting.

Vice Mayor Paul stated how she agrees with her colleagues. She stated that she has concerns because she did not have any information about what was replacing those sections.

Mayor Burkett stated how the attorney did a masterful job crafting the questions and that he trusts the Interim Town Attorney. He stated that what he is afraid of is voter fatigue and the amount of questions they are considering. He further provided some comments regarding some of the questions.

Commissioner Velasquez stated how she is concerned regarding number five.

Mayor Burkett stated that the Commission may agree to place question number five on another election.

Interim Town Attorney Blumstein stated that the Town has until the end of July to submit questions to the Supervisor of Elections for the November 2024 ballots.

Mayor Burkett stated that he is okay with submitting just four questions and then take the time to review question number five with more details.

Vice Mayor Paul asked regarding the unanimous vote of the Commission on some of the questions. She believes that needs to be changed because it is unclear and should require a vote of the full commission.

Commissioner Velasquez agrees that it should be a vote of the entire Commission and not the majority.

Mayor Burkett opened the floor to public comments.

The following individual from the public spoke:

Michael Karukin thanked the Commission for bringing these items forward. He spoke about the Charter Review Committees he was involved in and welcomed Commissioner Velasquez to the world of preemptions. He stated that the issue with putting so many questions on the ballot is exactly what the mayor mentioned "voter fatigue" and that's the reason why the cleanup ballot questions get pushed for later. He further spoke about some examples of preemptions that he does not agree with.

Interim Town Attorney Blumstein stated that the concerns brought forward by Mr. Karukin is that some of the items they are suggesting to bring forward to the voters may have an impact to the Town's Comprehensive Plan.

Mr. Karukin spoke regarding some sections of the Comprehensive Plan and possible conflicts if there are questions that get added to the Charter.

The Town Commission took the resolution and voted on the different questions as individual items.

Question No. 1 - Mayor Burkett read the question into the record titled Residential Uses on Lots Between Collins and Harding Avenues.

Interim Town Attorney Blumstein spoke about the word limit for the ballot question.

Commissioner Vildostegui stated he would like to have a conversation with the Mayor regarding this topic. He stated that one of the biggest urban design problems in the Town is the long stretch from 75th street to 94th street that is very dense but there is no commercial activity and that locks people into a car dependent life style. He does not believe the corridor should be only residential. He believes there is away to do content sensitive development that could include other things. He does not believe it should be changed at the moment unless live local goes away.

Mayor Burkett stated that the previous Commission created a zoning law that allowed for all kinds of uses there including hotels and what they got there was a hotel that was almost in bankruptcy because they were failing. The fear is that you will invite the clientele for the less expensive hotel and not for the higher end hotel on the beach. He believes that they should want low density, high quality, because once you build other uses you start taking away from your Downtown.

Michael Karukin suggested to focus on policy 3 of the comprehensive plan. He suggested that with a small amendment to policy 3.09 of the Comprehensive Plan then you will not be able to build a hotel.

Vice Mayor Paul spoke regarding the food haul that the Surf Club will be building on 91st street which will add a commercial activity.

Mayor Burkett closed the floor to public comments.

Some further discussion took place regarding this item.

Interim Town Attorney Blumstein read the amended language into the record as follows:

"The Town Charter does not limit residential uses on lots west of Collins Avenue and east of Harding Avenue. Except for lots zoned for Municipal Use (MU or CF) and SD-B40, it is proposed that the Charter be amended to limit residential uses on said lots to multi-family and townhouses only unless by unanimous vote of the Town Commission with all members present and by at least a 60% vote of the Town's Electors."

A motion was made by Commissioner Velasquez to keep the question with the amended language, seconded by Commissioner Coto. The motion carried with a 4-1 vote with Commissioner Vildostegui voting in opposition.

Question No. 2 - Mayor Burkett read the question into the record titled Residential Uses on Lots West of Harding Avenue

Mayor Burkett explained the question.

Interim Town Attorney Blumstein amended the question to add the wording "with all members present" to the question.

A motion was made by Commissioner Velasquez to keep the question with the amended language, seconded by Commissioner Coto. The motion carried with a 5-0 vote.

Question No. 3 - Mayor Burkett read the question into the record titled Prohibition of Lots Subdivision.

Mayor Burkett introduced the third section of the resolution.

Commissioner Velasquez believes that this question should go to the voters if future commissions want to change it.

Commissioner Vildostegui stated that he is not aware of all the cases that are included under this rule.

Mayor Burkett explained a recent lot splitting that occurred in town.

Interim Town Attorney Blumstein stated that he is waiting from a response from the County.

Commissioner Velasquez stated that everyone loves the little house on Carlyle and 89th street. She said that how would the traffic be if all the houses in town were to be that small due to lot splitting.

Commissioner Vildostegui asked what is there a legitime lot that can be split.

Interim Town Attorney Blumstein stated that when there is a double lot then there are two lots, and this is for subdivision of lots.

Interim Town Attorney Blumstein further explained that this will be taking one lot with one folio and splitting it into two.

Commissioner Velasquez stated that this item should go to voters for a 60% vote.

Interim Town Attorney Blumstein read the amended language into the record as follows:

"The Town Charter does not prohibit the subdivision of lots. It is proposed that the Charter be amended to prohibit the subdivision of lots, resulting in

smaller lots, without the unanimous vote of the Town Commission with all commission members presents and by at least a 60% vote of the Town's Electors".

A motion was made by Commissioner Velasquez to approve the section of the resolution as amended, seconded by Commissioner Coto. The motion carried with a 5-0 vote.

Question No. 4 - Mayor Burkett read the question into the record titled "Ensuring Collection of Obligations Due to the Town".

Mayor Burkett introduced the item and read the title of the charter question into the record.

Mayor Burkett stated that if the Town Attorney has the 60% language on the question, there is no need to have the "all members present" language.

Commissioner Vildostegui spoke about the Commission expense authority and how that can be used in relation to this question.

Commissioner Velasquez stated that an example of that is when a developer in a development order has to put a pump and if not within 60 days, they have to pay the Town \$400,000. She stated that the Commission can come in and waive the \$400,000. Commissioner Velasquez asked Commissioner Vildostegui if he would be okay with that. She further spoke about a specific development order in October 2023 and how it was approved with only three Commissioners present and there were some fees waived. She stated that this is just another level of protection to the town.

Mayor Burkett spoke about the issue and how the town should not be waiving any debts to the town.

Commissioner Vildostegui spoke about the item and how he does not really like the question and does not raise to the level.

A motion was made by Commissioner Velasquez to approve the section, seconded by Commissioner Coto. The motion carried with a 4-1 vote, with commissioner Vildostegui voting in opposition.

A motion was made by Commissioner Velasquez to remove question number 5 from the resolution and bring it back to be included at a later election, seconded by Vice Mayor Paul.

Mayor Burkett inquired about the next steps in relations to the resolution as a whole.

Interim Town Attorney Blumstein stated that there are amendments to whereas clauses and the motion should be to approve with the amendments and the strikethrough of some whereas clauses that no longer apply.

A motion was made by Commissioner Velasquez to approve the resolution

with the amendments, seconded by Vice Mayor Paul.

Commissioner Vildostegui asked if the clean version of the resolution can come back next month.

Interim Town Attorney Blumstein stated that if that is the desire of the Town Commission, the motion should be to defer the item to next month.

After a brief discussion, Commissioner Velasquez withdrew her motion.

A motion was made by Commissioner Vildostegui to defer the item to next month, seconded by Commissioner Coto. The motion carried with a 5-0 vote.

5D.) Resolution calling for a Special Election on November 5, 2024 for the purpose of submitting a question to the electorate related to the imposition of a 1% homeless and domestic violence tax.

Cover Page

Resolution - Homeless Tax

This resolution became mute due to item 4B4 failing.

5E.) Re-Establishing Sustainability and Resiliency Committee

Cover Page

Resolution - Sustainability Resiliency Committee

Town Clerk McCready read the title of the resolution into the record.

A motion was made by Vice Mayor Paul to approve this resolution, seconded by Commissioner Vildostegui.

Vice Mayor Paul stated that they will need to find out how much interest there is out there for this committee. She believes that after last week's flooding there are a lot of issues that can be addressed by this Committee.

Commissioner Vildostegui stated that he is committed at being better guardians of our environment and he needs help from people with ideas and experience. He stated that he has been running around talking to people with environmental knowledge but he feels better if there is a committee that can advise them.

The motion carried with a 5-0 vote.

5F.) Resolution Declaring June 19th as "Juneteenth National Independence Day"

Cover Page

Resolution - Juneteenth National Holiday

Town Clerk McCready read the title of the resolution into the record.

A motion was made by Commissioner Vildostegui to approve the

resolution, seconded by Commissioner Velasquez.

Commissioner Vildostegui stated that after the 2021 resolution, Juneteenth has become a federal holiday. He would like the town to commit to celebrate this holiday the same way we commemorate Fourth of July and Memorial Day.

The motion carried with a 5-0 vote.

5G.) Resolution Approving Agreement with Kimley-Horn for Vulnerability Assessment

Cover Page

Resolution - Kimley-Horn - VA

Exhibit A - Kimley Horn VA - Proposal

Exhibit B - Kimley Horn VA - Agreement

Exhibit B1 - Kimley Horn VA - Fee Estimate

A motion was made by to Vice Mayor Paul, seconded by Commissioner Velasquez.

Vice Mayor Paul thanked Grant Writer Kristina Brown who got this grant for the Town. This was something that when she previously sat on the Commission with Mayor Dietch he wanted to add it to the budget to do.

Commissioner Coto asked about the reimbursement from the state.

The motion carried with a 5-0 vote.

5H.) Resolution Authorizing Settlement of Litigation with Schnabel Engineering LLC

Cover Page

Resolution - Settlement of Schnabel

Settlement Agreement and Mutual Release

Town Clerk McCready read the title of the resolution into the record.

A motion was made by Commissioner Coto, seconded by Commissioner Vildostegui.

Vice Mayor Paul thanked Interim Town Attorney Blumstein for getting this done.

The motion carried with a 5-0 vote.

**6) Good and Welfare (Set for approximately 8:15 p.m.)
Public comments for subjects or items not on the agenda.**

Mayor Burkett opened the floor to Good and Welfare and the following individuals from the public spoke:

Jeffrey Platt thanked all town employees for the cleanup done after the storm. He spoke regarding the gates being installed on 88th street and who authorized them to be installed without Commission approval.

Shannon Gallagher expressed how she is happy to see the new Commission, Interim Town Attorney, and Interim Town Manager. She spoke regarding the enforcement of the construction ordinance and how it is not currently being enforced. She further spoke about the vibration monitoring report from the Hillcrest and provided the Town Commission with a copy of the report for week 04/29/2024-05/06/2024.

Marianne Meisheid spoke about last week's flooding, she thanked the town staff for their good work. She stated how the Town needs to make sustainability and resiliency a driving force and a priority. She spoke regarding the raising of the homes by creating understories, synthetic turf should not be allowed, curb cuts add more cement and less green. She further spoke about grants and how the person that handles that is no longer employed and the town needs all the grants they can get for the Abbott avenue project.

Vicky Malette, Executive Director of the Miami-Dade County Homeless Trust stated that she is in attendance regarding item 4B4.

Jeff Rose thanked the town staff for their job during and after the flooding. He spoke regarding Ruth K. Broad Principal Saperstein, and he stated he was being transferred and the school is getting a new principal who he hopes the Town can get to build the same great relationships.

Kasriel Gewertz spoke regarding the lawn signs that was in his home that stated "We love and support our Surfside Police" and was requested to be removed stating that it was against code and he believes that is freedom of speech.

Vice Mayor Paul addressed Ms. Gallagher regarding the reports she provided. She stated how her building does have one of the monitors she mentioned, but there are none in the back of the building. She stated how there is no enforcement of the construction ordinance and she would like the town to enforce this ordinance.

Commissioner Vildostegui thanked everyone for their comments. He addressed Mr. Gewertz regarding the permanent signage in his home and how he will look into it to make sure it was not maybe placed on the right-of-way. He spoke regarding the grants officer and the plans for grants in the future. He thanked Ms. Gallagher regarding the vibration monitors. He asked the town manager regarding the gate arms and he believes they discussed but he would like an update on that as well.

Mayor Burkett responded to Mr. Platt regarding the gates being placed on 88th street. Some conversation took place regarding the decal system for the gates on 88th street and how it will be provided to all town residents.

Mayor Burkett spoke regarding the grant writer.

Commissioner Velasquez spoke regarding the gate on 88th street. She addressed Ms. Gallagher regarding the report, she stated that the developers need to follow the town's rules. She suggested for the Town Manager and attorney to look into this issue. She agreed with Ms. Meisheid regarding the need for a grant writer.

Commissioner Coto spoke regarding the fines and consequences regarding not following rules. He stated the town needs to focus on that and maximize the

finest and consequences for violating the rules.

Vice Mayor Paul stated that set fines need to be done for repeat violators. She asked Ms. Gallagher to send emails when these issues are happening.

Commissioner Velasquez gave examples of other towns and their fines and how the town's fines in town are too low.

Mayor Burkett closed the floor to public comments.

7) **Town Manager and Town Attorney Reports**

7A.) **Town Manager's Report**

Cover Page

2024 June Town Manager's Report

Interim Town Manager Vargas presented the Town Manager's report.

Commissioner Velasquez inquired about the Abbott Avenue Project.

Interim Town Manager Vargas stated that the item will be on their July 9th agenda, which the Capital Improvements Director will be present to assist them with any questions and to provide his professional opinion.

Mayor Burkett posted some questions related to underground.

Interim Town Attorney Blumstein spoke about the easement phase and that there is work taking place towards that project.

Commissioner Vildostegui expressed concerns if the \$40 million dollars will be enough for this project, or if this is something that needs to go back to the voters.

Interim Town Attorney Blumstein stated that they have yet to borrow the money and at this point they do not know how much the total will be.

There was a discussion about the possibility of having to call a special election if they have to request more dollars to complete the undergrounding project.

Vice Mayor Paul stated that on the Town Manager's report, on page 332 "93rd street 200 block paver beautification", she is not a fan of pavers and they can probably put a call to artists to design and paint it instead of installing pavers. She also does not like that the project was tasked to the 9300 Development, she would rather see it go somewhere else and not included in their development order. Page 335 "Downtown Walkability Improvements", she would like to see if there can be some beautification improvements to the sidewalks because they are not looking too good.

Commissioner Velasquez stated that if the goal is to have wider sidewalks, they can look into moving the palm trees over.

After some discussion the Commission believes they should have a

workshop on this issue.

A motion was made by Commissioner Velasquez to approve the Town Manager's Report, seconded by Vice Mayor Paul. The motion carried with a 5-0 vote.

7B.) Town Attorney's Report

Cover Page

TA Report - June 18, 2024-rev.docx

Interim Town Attorney Blumstein presented the Town Attorney's report.

He spoke regarding a project that was built without approval and presented during the Planning and Zoning Board. He further stated that the Interim Town Manager and himself are evaluating the building department and how the process works to help avoid a repeat of what happened.

Mayor Burkett asked regarding if an audit can be done in the building files and check if the permits that were approved were appropriate and see if the inspections were completed properly and see if any contractors have cut corners.

Vice Mayor Paul stated that she would like to see an audit of the building department for the past three years. She believes things like that should not happen.

Commissioner Coto stated how they need to maximize penalties and consequences.

Interim Town Attorney Blumstein spoke about the building department fee schedules not being updated for at least a decade. He stated that when you do things in town prior to approval you are subject to double fees.

A motion was made by Commissioner Velasquez to extend the meeting 30 minutes at 11:02pm, seconded by Commissioner Vildostegui. The motion carried with a 5-0 vote.

Commissioner Velasquez fully supports the audit and believes that this should be like the IRS and go back as far as we can, specially the big homes that have popped up around town.

Vice Mayor Paul stated that when there are repeat offender, there should have a more severe consequence.

A motion was made by Vice Mayor Paul to approve the Town Attorney report, seconded by Commissioner Velasquez. The motion carried with a 5-0 vote.

8) Unfinished Business and New Business

9) Mayor, Commission and Staff Communications

9A.) Community Center Concession Services

Cover Page

Latoni Vending Proposal for Surfside Rec Center

Sweet Cool Treats

Waku

The Corner Coffee & Pantry

Mayor Burkett introduced the item.

Mayor Burkett opened the floor to public comments, and the following members of the public spoke:

Joseph Latoni introduced himself and spoke regarding the services he will like to offer for the concession. He stated he has a vending machine company that he would like to add to the Town.

Mayor Burkett asked if there will be a requirement for an agreement with terms.

Mr. Latoni stated that it is not necessary but a good idea in order to workout the revenue to the Town. He spoke about the ability of the machines to accept credit cards and these machines could be a back up or supplement to the concession service.

Commissioner Velasquez asked if he has machines in other places.

Mr. Latoni mentioned some places where his machines are located.

Commissioner Coto stated that his machines are very high tech and the content may be kosher in accordance to the needs of the Town.

Vice Mayor Paul asked Mr. Latoni regarding food options, prices, plastic being used, and packaging.

Mr. Latoni spoke regarding the notification system in place when stock is running low and also for service when needed.

After some conversation, the Commission agreed to have a variety of food in these machines. Mr. Latoni stated that they will accommodate whatever the needs of the Town are.

Vice Mayor Paul spoke about the packaging and to make sure to provide some sustainable choices like no plastics. She asked about the amount of electricity consumption or if there are solar panel machines. Mr. Latoni stated that they do not have solar panel machines but these machines are like refrigerators.

Discussion ensued about the cost of the items.

Vice Mayor Paul stated that they may want to consider the machines to be kosher if the concession they select can't provide kosher. The machines may be a supplement and provide a service to all residents.

The Town Commission as a whole directed the Interim Town Attorney to work with the vendor on terms and conditions.

The Town Commission moved to discussed the three concession applications received.

Vice Mayor Paul stated how she likes the corner coffee and pantry.

Commissioner Vildostegui stated how the corner has a track record and they have made their concession work in Key Biscayne.

As a consensus the Town Commission directed Interim Town Attorney to engage and negotiate with The Corner Coffee and Pantry as a concession for the Community Center.

9B.) All Zoning Changes from the Last Administration 2022-2024

Cover Page

List of Adopted Ordinances 2022-2024-MB changes-Final

There was some discussion regarding some of the items on the provided list.

Vice Mayor Paul requested that she would like for this list to go to the Planning and Zoning Board to get their opinion and feedback.

Commissioner Coto suggested for each Member of the Town Commission to submit their list to the Interim Town Attorney and he will compile and bring it back.

The Town Commission agreed with Commissioner Coto's suggestion.

9C.) Sister City with Chetumal, Quintana Roo Mexico

Cover Page

Exhibit A - 05-20-2024 Ltr Kristen Rosen Gonzalez

Item was deferred.

9D.) Creation of an Optional Benefit for Town Employees: MDT Transit Pass Instead of Parking Pass

Cover Page

Item was deferred.

9E.) Creating a Municipal School Bus to Serve Ruth K. Broad K-8 Center

Cover Page

Item was deferred.

9F.) Fractional Home Ownership

Cover Page

Ordinance 2023-4547 (co-owned housing unit manager)

Item deferred.

9G.) Forensic IT Services

Cover Page

ERM Protect - Proposal

SRIT proposal - Town of Surfside - IT Consultation

Interim Town Attorney Blumstein introduced the item. He brought back two proposals for the Town Commission consideration. The first one is a local entity that has conducted municipality forensic IT audits before and the second one is not local. He stated that the local company will be able to give some clarity on what happened with the Commission debate and audio mishap. He stated that for the budget allotted, they will not get a lot done. He suggested to hold for some time as the Town has hired Landsight who is preparing a list of what they need so our systems can work like a government agency and protect our records accordingly.

Commissioner Velasquez stated that the Interim Town Attorney should give a recommendation and the Commission should vote.

A motion was made by Vice Mayor Paul to extend the meeting for another 10 minutes at 11:31pm, seconded by Commissioner Velasquez. The motion carried with a 5-0 vote.

Commissioner Velasquez stated that she would like to table this item and take the Interim Town Attorney's recommendation and wait for Landsight's report.

A motion was made by Commissioner Velasquez to defer this item until the next commission meeting, seconded by Commissioner Coto. The motion carried with a 5-0 vote.

10) Adjournment

There being no further business to discuss before the Commission, a motion was made by Vice Mayor Paul to adjourn the meeting at 11:32p.m., seconded by Commissioner Velasquez . The motion carried with a 5-0 vote.

Accepted this _____ day of _____, 2024.

Charles W. Burkett, Mayor

Attest:

Sandra N. McCreedy, MMC, MPA
Town Clerk



**Town of Surfside
Town Commission Workshop
MINUTES
June 20, 2024
6:00 PM**

Commission Chambers - 9293 Harding Avenue
Surfside, FL 33154

1) Opening

1.A) Call to Order

Mayor Burkett called the meeting to order at 6:01 p.m.

1.B) Roll Call of Members

Town Clerk McCreedy called the roll with the following members present.

Present: Mayor Charles W. Burkett, Vice Mayor Tina Paul, and Commissioner Ruben Coto,

Absent: Commissioner Nelly Velasquez and Commissioner Gerardo Vildostegui.

Also Present: Interim Town Attorney Mark Blumstein and Interim Town Manager Marisol Vargas.

Commissioner Vildostegui arrived at 6:03pm.

1.C) Pledge of Allegiance

Police Chief Doce led the pledge of allegiance.

2) Mayor, Commission and Staff Communication

2.A) Surfside Memorial Design Workshop with Keith and Associates

Cover Page

Surfside Memorial Presentation

Interim Town Manager Vargas introduced the members of Keith Engineering Group.

Mr. Paul Weinberg, Executive Vice President for Keith Engineering presented to the Town Commission a PowerPoint presentation providing them with more

information about the process.

Mayor Burkett welcomed any visuals that they may have brought with them.

Vice Mayor Paul asked when will they present the three different concepts.

Mr. Weinberg responded that they have it schedule for about the end of August 2024.

Mayor Burkett opened the floor to public comments.

The following individuals from the public spoke:

Tricia Fowley spoke about the importance of providing some light that will be available during the day and at night as well.

Commissioner Vildostegui asked about what exactly is the memorial. He wanted to know if they are viewing the entire plaza as the full memorial or a portion of the plaza.

Mr. Weinberg stated that they are having the entire space to be designed in connectivity and provide a transition to a sacred ground. He further spoke about what they envision and consider all groups involved. He stated that different people will have a different connection to the memorial.

Martin Langesfeld stated that this means a lot to them and seeing this project coming to fruition. The most important thing to him is to take into consideration all the families and keeping them informed of every step being taken regarding the memorial. He asked if they heard anything about DAMAC being able to incorporate the memorial landscape as part of the site.

Mayor Burkett stated that he believes that the owners of the property may be open to conversations.

Interim Town Attorney Blumstein spoke about conversations that him and the Interim Town Manager have had with the members of the DAMAC representatives as they progress with their construction documents for the project. He further stated that he can incorporate into their future discussions the comments provided by Mr. Langesfeld and see what opportunities are available.

Mayor Burkett stated that the question is if they are open to potentially explore some incorporation of both properties. He also stated that this is something that they have to think it through, but that they should explore if they are open to that.

Martin Langesfeld stated that these conversations were had prior to the elections and after the elections they have not heard from them. The conversations were to incorporate some of the landscape south of 88th street and make it all look unilateral.

Mayor Burkett expressed his confidence in the Town Staff and that they will have those conversations.

Interim Town Attorney Blumstein stated that DAMAC is waiting for the FDOT approval relocating the dock to Collins Avenue.

Commissioner Coto likes the vision and the ideas presented and he believes that all families should be involved.

Mr. Weinberg stated that Mr. Langesfeld was present when they presented to the selection committee and that they have had an opportunity to speak. He further spoke about the possibility of balancing the memorial space with the new development.

Vice Mayor Paul thanked Mr. Weinberg and the entire Keith Engineering team for the sensitivity and the approach to this project. She asked about the access that would remain on 88th street and their approach to this.

Mayor Burkett spoke about the access on 88th Street and how can everything be designed to not notice the access and to stop making it look like a street rather a place of contemplation is the goal of this Commission. He further stated that he walked that site day in and day out and he believes that there is a spot where everyone will meet because that is where the victims will go and another spot where all the belongings will go to sort them out. He believes that the street could be a progression that can tell the story.

Mayor Burkett spoke about the steps that the Town Commission that sat when the collapsed happened took to designate that entire street as the memorial.

Mr. Weinberg stated that they are all about the vision and creating a community and this is about the victims, the family and friends. He spoke about some sections of the buildings where their beginning impact happened. He spoke about the idea that 88th street needs to be recognized as the memorial.

Commissioner Vildostegui had some thoughts about the design and asked if the design team was present.

Mr. Weinberg presented two members of the design team present at the meeting.

Commissioner Vildostegui spoke about the Jewish museum in Berlin where there is a significant reference to a number in the memorial design, and he believes that incorporating the number 98 in the memorial would be meaningful to the families. He mentioned that it doesn't have to be 98 of a particular thing but somehow incorporated into the memorial. He stated that it could be an emotional significance. He spoke about the double rainbow on the beach that appeared after the recent rain storms experience and how some friends stated that a couple of days after the collapse a sand spit appeared in the sand near the site and he thought that maybe an idea of a walkway may be meaningful as well.

He further spoke about some of the themes in the presentation, specifically the one on the bottom left of the PowerPoint containing the nature, the waves and the soothing effects that it provides. Also, the image of the gateway looks broken and looks like something is wrong and how they have to think about the right choice for the memorial.

Raquel Oliveira stated that this has been going on for about a year and this week is very difficult. She spoke about the previous meetings and how they were in an exploratory phase, and they spoke about the different elements they would like to see. She stated that it is important to get the feedback to know what's important to the community and the survivors. She expressed that it is important for those that lost a family member, but also for those that were there and survived because those have a different perspective and their trauma is different from hers. She spoke about what they would like the visitors to see when they visit the memorial. She would like to integrate nature, waves but also something impactful that would show visitors what happened there, incorporate shapes like waves, a melody and maybe even include some of the materials as elements from the collapse.

Mara Chuela thanked the Town Commission and would like to be involved and that the memorial is not only for those who lost a family member but also for those that lost their homes. It is important to mention that there are many people involved and hopefully the memorial can bring some light.

Vice Mayor Paul believes it is important to have like a 24-hour memorial that you can visit at any time. She suggested having some covering in the areas of reflection to cover from the rain. She stated that they were not in office in the last two years, and she would like to see the survivors to keep their residency for parks and recreational programs and activities for their kids.

Mr. Weinberg stated that as a survivor they would like to hear from them to also include some elements that will assist them in the healing process as well. He wants to provide the venue and encourages everyone that wants to provide feedback and ideas to provide them.

Mayor Burkett asked what the next steps will be.

Mr. Weinberg stated that scheduling dates and venues to collect feedback and opinions. They will break up people in groups to hear everyone, there will be voting involved in order to collect proper data.

Vice Mayor Paul spoke about the memorial that was created by the families by the tennis center and she would like some of those memories to be included in the memorial.

3) Adjournment

There being no further business to discuss before the Commission, a motion was made by _____ to adjourn the meeting at _____ p.m., seconded by _____. The motion carried with a 5-0 vote.

Accepted this _____ day of _____, 2024.

Charles W. Burkett, Mayor

Attest:

Sandra N. McCreedy, MMC, MPA
Town Clerk



DOWNTOWN VISION ADVISORY COMMITTEE

TOWN MANAGER COMMITTEE

May 10, 2024 – 11:00 a.m.

9293 Harding Avenue, 2nd Floor, Manny Crawford Conference Room

Surfside, FL 33154

Zoom platform

MINUTES

1. Call to Order

On Wednesday, May 8, Interim Town Manager convened a meeting for the newly appointed members of the Downtown Vision Advisory Committee (DVAC).

Also in attendance were Chief of Police Enrique Doce, Captain of Police Arley Flaherty, Tourism & Communications Director Frank Trigueros, Public Works Director Randy Stokes, Code Compliance Director Carmen Santos-Alborna, Chief of Staff Irina Mocanu and Executive Assistant to the Town Attorney Ana Gonzalez.

Members Cynthia Calloway (since then reappointed to the Tourist Board), and Francisco Mallmann were in attendance. Members Mary Santos, Sarah Rosenblum and Louisa Agresti joined the meeting via Zoom.

After the welcome introduction, the Manager asked Director Frank Trigueros to help lead the meeting given his history with the committee.

Committee Member Francisco Mallmann asked for a history of the Committee's role and scope in recent years.

2. Previous DVAC Project – Downtown Walkability

Director Trigueros added that the participation of local businesses in these meetings is typically low, but they will increase outreach for future meetings. He spoke about the previous DVAC committee's focus, which was primarily a walkability project which would call for the elimination of 16 parallel parking spaces on Harding Avenue to accommodate parklets.

Public Works Director Randy Stokes provided additional details on that project, which the new Commission is not moving forward with.

Chief Doce spoke about the challenges that would have arisen had the 16 spaces been removed in an area known for its parking scarcity.

Committee members discussed some walkability and littering challenges for the downtown corridor given the prevalence of sidewalk cafes, which they noted are popular for some community members. Code Compliance Director Carmen Santos-Alborna added that there has been some

mention of potentially doing away with those permits, but Code Compliance does ask business operators to keep their areas of business clean and litter free.

Committee members brought up the alleyways and area behind the Abbott lot to see if it could be beautified and made to better use. Director Stokes noted the Town has looked at the idea in the past, but the challenge is there are no other spaces available for waste collection.

During this discussion a committee member raised the fact that some Air BnB users are utilizing the bike racks at the Abbott Lot to leave keys for keys under a lockbox. Director Stokes said he would investigate it to ensure that is no longer the case.

Committee members discussed different ideas and referenced previous studies, including the 2007 Surfside Charette. Instead of spending monies and resources on new studies, there was consensus to circulate the document to the committee members to identify interesting ideas that could be worthy of recommendation. Director Trigueros added that Commissioner Vildostegui was a part of that study, and perhaps he could assist the committee with identifying some of those ideas' worth revisiting. He added that the Charette document would be circulated among the committee members next week after the meeting.

3. Business District Permanent Lighting

Director Trigueros identified a potential issue for downtown which is permanent lighting. Downtown's palm trees are currently permanently wrapped with lights year-round; however, the maintenance contract with that vendor has since expired and some of those lights are now burning out, which may lead to an aesthetic deterioration.

After some discussion, most members appeared to be in favor of continuing permanent lighting. Director Trigueros mentioned that he would discuss the lighting with local businesses when he interfaced with them in future weeks.

4. Public Comment

None

5. Adjournment

Interim Town Manager adjourned the meeting.



**Town of Surfside
Planning and Zoning Board Meeting
MINUTES
May 30, 2024
6:00 PM
Town Commission Chambers**

1. Call to Order/Roll Call

Chair Lecour called the meeting to order at 6:01 p.m.

Deputy Town Clerk Guevara called the roll with the following members present:

Present: Chair Lindsay Lecour, Vice Chair Andrea Travani, Board Member Carlos Aparicio, Board Member Adrian Chavez, Board Member James Mackenzie, Alternate Board Member Horace Henderson, and Alternate Board Member Regino Sanchez.

Also Present: Interim Town Attorney Mark Blumstein and Town Planner Scarlet Hammons.

2. Town Commission Liaison Report

Commission Liaison Commissioner Vildostegui was not in attendance.

3. Approval of Minutes

3.A Approval of April 25, 2024 Planning and Zoning Board Meeting Minutes - Sandra McCready, MMC, Town Clerk

A motion was made by Board Member Chavez to approve the April 25, 2024 Planning and Zoning Board Meeting Minutes, seconded by Vice Chair Travani. The motion carried with a 5-0 vote.

[April 25, 2024 Planning and Zoning Board Meeting Minutes](#)

4. Applications

4.A 9472 Byron Avenue - New Single-Family Home - Scarlet Hammons, AICP CTP, Town Planner

Staff finds this application for a new single-family home meets the zoning code. The proposed home as represented in the submitted plans package, has an F.A.R. of 0.71, which is less than the maximum permitted.

At this time the Planning and Zoning Board should determine whether the new home is “consistent with and in conformance with the design guidelines set forth in the Town Code”. If the Board determines the proposal is in compliance, staff recommends approval with the following conditions:

An outdoor lighting plan compliant with Ordinance No.24-1767 must be provided at the time of Building permit application.

A grading and drainage plan (with appropriate retaining wall) must be provided to comply with Ordinance No.24-1769 at the time of Building permit application.

Landscape, pool, driveway and fences must apply for separate permitting.

Town Planner Hammons introduced the item and provided an overview of the application.

Interim Town Attorney Blumstein shared the following comments from the Town Building Official:

1. Plans should be digitally signed and sealed by the design professional.
2. Verify and show compliance with flood criteria. Finish flood elevation.
3. Exterior elevations show site being raised and/or partially raised towards the rear. Show how rainwater run off to neighboring properties shall be controlled.

Chair Lecour asked if the applicant wished to speak.

Chair Lecour opened the floor to public comments.

No members of the public wished to speak.

Chair Lecour closed the floor to public comments.

Board Member Chavez stated how the setback with the pool, since the property is not in line, it needs to have at least five feet from the property line and how where it says the five feet, does not look like the end of the pool. He shared how there is a terrace that enables a third floor and make sure it complies with privacy with the neighboring properties. He spoke how the pool drawings show it will have grass and how by having grass, it sucks in the water and avoids flooding. He asked the Town Planner to make sure the grass specified in the plans is kept.

Town Planner Hammons stated how when they do the building permit review, they will also review the site plans and make sure they are consistent.

Board Member Mackenzie stated how the plans provided were not signed and sealed by an engineer or architect. He stated, since the applicant is not present to hear the comments, he would like to do a motion to postpone the review of the application until the plans are signed and sealed. He stated how some pages are signed and others are not. He stated how the hearing of the Board is part of a legal process and

expressed the importance of having signed and sealed plans.

Chair Lecour expressed how she understands this issue and how this Board is trying to establish a rigorous process for the applications.

A conversation was held regarding the signed and sealed pages of the application.

Board Member Aparicio stated how, since the applicant is not present, the application should be deferred. He shared how he is not in agreement with the design of the home.

Chair Lecour asked Board Member Aparicio if he would like to second Board Member Mackenzie's motion to defer this application.

Board Member Aparicio agreed.

Vice Chair Travani had a question to the Town staff regarding how the design guidelines call for a lateral setback on the second floor and how he does not see it on the current applicant's home and other homes in the Town. He said how the second story should have a minimum of five feet from sides and rear facades.

Chair Lecour added how some applicants brought sample material boards and how this applicant would benefit from doing the same.

Town Planner Hammons stated how she contacted the applicant to bring a sample material board.

A motion was made by Board Member Mackenzie to defer the application to a future meeting date presenting sealed and signed plans, seconded by Board Member Aparicio. The motion carried with a 5-0 vote.

[Attachment A: Images and Zoning Tables](#)
[9472 Byron Avenue Plans](#)

4.B 9517 Byron Avenue - Home Addition, Porch Enclosure and Garage Conversion - Scarlet Hammons, AICP, CTP, Town Planner

Staff finds this application for a remodeled single-family home meets the zoning code. The remodeled home as represented in the submitted plans package, has an F.A.R. of 0.38, which is less than the maximum permitted.

At this time the Planning and Zoning Board should determine whether the remodeled home is "consistent with and in conformance with the design guidelines set forth in the Town Code". If the Board determines the proposal is in compliance, staff recommends approval with the following conditions:

An outdoor lighting plan compliant with Ordinance No.24-1767 must be provided at the time of building permit application.

A landscape plan compliant with Sec. 90-86 must be provided at the time of building permit application.

Landscape, driveway and fences must apply for separate permitting.

Town Planner Hammons introduced the item and provided an overview of the application.

Interim Town Attorney Blumstein shared the following comments from the Town Building Official:

1. Plans should be digitally signed and sealed by the design professional.
2. Rear and site elevations not provided.
3. Clarify if existing flood vents are being blocked in, as they are not being shown in the drawings.
4. Clarify on drawings if existing brick design is being removed from the front facade.

Chair Lecour opened the floor to public comments.

No members from the public wished to speak.

Chair Lecour closed the floor to public comments.

Jeffrey Diamond asked if the Board had the renderings.

Chair Lecour stated the Board had their plans and how there was a set of rendering in their application.

Anthony Lasoursa explained that the reason why the Building Official had mentioned the flood vents is because they are not in the renderings. He stated how they are not raising the ground and everything is going to stay the same.

Board Member Mackenzie stated how it is important for this particular applicant to know that in existing homes, there is something called the replacing value of the existing structure. If this is exceeded by more than 50%, the application is not going to be able to move forward.

Homeowner Elana Sturm stated how she is aware of the FEMA rule and how they are under the 50%.

Chair Lecour stated how this issue was raised during the last meeting and the Board spoke about potentially having some sort of math done upfront instead of waiting for submitting building plans.

Board Member Mackenzie shared how the rendering are showing the roof lines are straight on the sides and the front, however in the first picture of the existing house, the front has three levels of roof, the garage level, the bedroom in the north side of the home, and the lowest roof is in the back of the home. He said the renderings show that the rooflines are all going to share a common gutter as they move forward. He asked how will this be done without removing a big portion of the roof.

Mr. Lasoursa stated how the wall is going to be brought forward and the roof will be

raised.

Board Member Mackenzie stated how those will be expenses that have to be calculated.

Ms. Sturm spoke how the complete tear down of the wall is an expense that will be covered by her insurance.

Board Member Aparicio stated how when someone presents a project to a Board, the Board Members must know the applicant is replacing the roof and the wall means many materials are being changed. He stated how the applicant should have brought the materials they are going to put in the home.

Mr. Lasoursa explained how they brought a sample of the window and how the rest were basic construction materials.

Board Member Aparicio stated how that is not how someone presents a project to a Planning and Zoning Board and how many more factors have to be discussed, but the Board does not have any information on the project.

A conversation was held between Board Member Aparicio and Mr. Lasoursa regarding the changes that are being done to the home and how to present these changes to the Board.

Ms. Sturm stated how she is not sure what the Board wants in regards to a material board.

Chair Lecour stated how this new Board feels strongly about material boards. She shared how this application is a relatively small renovation. She said how the Board needs to set their expectations for applicants in advanced.

Board Member Chavez shared how he supports the remodeling of houses. He shared how the materials are important and that they are under the guidelines. He expressed how the architects and the engineers can have the roof look like the renderings, then they are in compliance.

Board Member Mackenzie stated he is supportive of the applicant's effort. He spoke how in his experience, the home has its original windows and how by putting the hurricane resistance windows will become a more complicated project that will add more cost to the home. He stated he is in support of the applicant, but he will not vote yes on this item as it is presented today. He suggested the applicant to study this project further. He asked the applicant to be realistic about the project and consider completing part of it now and other parts two years from now, or whenever the FEMA regulations expire, and another addition can be done.

Ms. Sturm stated how this is her fourth set of plans to comply with FEMA and the Town. She stated how there is no way to do this project any less in order to comply with the Town's standards.

Chair Lecour asked Board Member Mackenzie if his lack of approval is related to the

50% FEMA standard, she asked Board Member Mackenzie to at least give the applicant a chance.

Board Member Mackenzie stated he supports the idea, but the plans being presented are not signed and sealed and do not show the depth of the investment to the home. He stated how this remodeling will affect the whole facade.

Board Member Chavez stated how the first look at the house looks plain due to the shade of the tree and should be taken out.

Ms. Sturm stated how the tree to the left of the home was deemed by the Town to be impeding to the water pipes and might be taken out.

A motion was made by Vice Chair Travani to approve the application with Town staff and Building Official comments, seconded by Board Member Chavez. The motion carried with a 4-1 vote, with Board Member Mackenzie voting in opposition.

[Attachment A: Images and Zoning Tables](#)
[9517 Byron Avenue Agenda Packet](#)

4.C 9280 Byron Avenue - Front Facade Alterations - Scarlet Hammons, AICP, CTP, Town Planner

Staff finds the application meets the zoning code requirements and recommends approval, if the Board determines that the proposed front facade complies with the Design Guidelines.

Town Planner Hammons introduced the item and provided an overview of the application.

Interim Town Attorney Blumstein shared the following comments from the Town Building Official:

1. Plans should be digitally signed and sealed by the design professional.
2. Any changes to the previous approved plans will require a revision to be submitted to the building department.

Chair Lecour asked the applicant to speak.

Jeff Rose introduced himself and continued to distribute the updated rendering to the present Board Members and Town staff. Mr. Rose stated how there was a change in the driveway due to the neighbors of the home having a concrete driveway and the homeowners not wanting theirs to look the same. He continued to show the Board the material board they were required to bring with the desired materials from the homeowners.

Valeria Lorenzo introduced herself for the record.

Board Member Aparicio asked regarding where the porcelain shown will go.

Mr. Rose stated the porcelain will go around the garage area and how the garage will

have double doors since it is being used as a storage.

Chair Lecour open the floor to public comments.

No members of the public wished to speak.

Chair Lecour closed the floor to public comments.

Board Member Aparicio stated how the house was approved by the previous Board with the previous drawing, however, he stated the facade at the bottom of the drawing that is being proposed is already built.

Mr. Rose stated how the home was brought up to the previous Town Planner, but the meeting was cancelled and they had the setbacks approved for the structure.

Board Member Aparicio asked Mr. Rose if what he is asking is for the Board to approve a home that has been already built.

Mr. Rose stated the home has been built and approved since February.

Board Member Aparicio asked regarding what the process is for this. He said how he liked the second version of the home better.

Chair Lecour stated how sometimes the Board gets after the fact applications.

Board Member Aparicio asked how could that be possible. He said how what is being proposed is a different change from what it was previously approved.

A conversation was held regarding the changes of the home compared to the original approved plans.

Board Member Aparicio asked how can the Board accommodate for something that has been done without a permit. He stated how he wants to make sure that this does not happen again.

Chair Lecour asked Mr. Rose how can he make sure that these type of changes are presented to the Board before they are built.

Mr. Rose stated how he spoke with the previous Town Planner regarding the application and how they met all the setbacks. He said it was questionable whether the changes were administrative or if it had to be presented to the Board.

Chair Lecour asked why this change was not brought up six months ago.

Mr. Rose stated the change was made around January-February and it was discussed with the Town Planner regarding the setbacks. Mr. Rose stated the facade of the home is different which is why it was brought to the Board due to everything being the same except for the roofline.

Board Member Mackenzie addressed Mr. Rose and stated how the roof of the home

is completely different in the new proposed plans. He said that the application does not specify if these changes had already been done. He shared how the roof in the previous plan ended where the second story ended and just had an eyebrow on top of the windows, however, the new design has the roofline out to the outside face and five feet of the property line.

Mr. Rose stated the roofline does not go that far out.

Board Member Mackenzie asked Mr. Rose if he wanted to see the pictures he had taken on his phone of the home. He shared how in the north facade the original building drawings had the first floor within the five feet of the property line and the second floor was pushed back with a continuous balcony. He stated how the home today has a column in the northeast and another column in the northwest and a beam all the way across with the roofline ending on top of the beam. He stated how he will not approve this application.

Vice Chair Travani asked if this is the right place to have this type of legal discussion. He asked the Interim Town Attorney if they should address this application like they had addressed other projects or will this follow a separate procedure.

Interim Town Attorney Blumstein stated how the Board would have to go through the same process, however the issue is if this is something the Board would approve or not and the consequences of building without approval needs to be dealt separately by the Town.

Chair Lecour stated the Board's role is to approve or not and provide conditions to those approvals.

Alternate Board Member Henderson stated he is not in favor of this application and how it happened.

Mr. Rose stated there were questions whether there should be administrative approval or the Board's approval. Due to the Town code mentioning garage conversions. He stated how he respects the Town and the Board's decisions.

Alternate Board Member Henderson asked Mr. Rose who brought those questions to him.

Mr. Rose stated it was the former Town Planner.

Alternate Board Member Henderson said that if there were questions from the Town, the construction should have waited.

Chair Lecour clarified that the Town Planner supposedly indicated that there was questions as to whether this application should have been brought to the Board.

Interim Town Attorney Blumstein stated how the code is specific with what needs administrative review and what needs the Board's review. He stated how this application would not fit into the code of administrative review.

Board Member Aparicio expressed how this is a serious matter and how this might be a serious legal problem. He stated how he does not want an issue like this to happen again.

Board Member Henderson said if he could, he would make a motion to disapprove this application.

Board Member Aparicio stated how he is all for approving the application but does not want to make a horrible affair of this issue. He stated how next time this happens in the Town, construction needs to be stopped.

Chair Lecour shared how this is a serious matter but recommended for the Board to talk about avoiding this issue in the future.

Interim Town Attorney Blumstein stated that if the project is not approved, it cannot be permitted and built.

Board Member Chavez said he is in agreement with Board Member Aparicio, he stated how he sits on the Board to make sure people follow rules. He stated how the Town has an issue with the process for inspections.

Board Member Aparicio made a motion to approve the application with staff conditions.

Board Member Mackenzie shared that he thinks it is difficult to approve an application you are not 100% committed to.

The motion made by Board Member Aparicio died due to lack of a second.

Board Member Mackenzie stated how he is not in agreement with how this application is being done. He spoke regarding the softening of the look of the home.

A discussion was held regarding different components of the home.

Valeria Lorenzo stated how the balcony of the home was always covered with a difference in height with the two roofs, now with the roof extended at the same heights with a beam being dropped from the roof, which looks like it is one wall.

Mr. Mackenzie asked Ms. Lorenzo to bring the component back to what it used to be.

Mr. Rose asked regarding clarification on the application for when he applies again.

Board Member Aparicio stated how the house is paired to the one that is next to it and how he would not like to see a house like this one in Surfside. He stated how he thinks the new proposed home is cleaner. He expressed how the massing of the home was pre-approved before the current Board. He stated he is in favor of approving the home due to it being a change in the facade.

Vice Chair Travani stated how he has a hard time with the home being a straight line and how the second floor should always have a setback.

Board Member Chavez stated he wanted to put a condition on the motion to run an audit of what happened in the process of the building of the home.

Board Member Aparicio stated how there are two separate processes, one legal and one of the continuation of the project.

Alternate Board Henderson stated how the work of the home has been done. He asked if the Board could try and get the applicant in the next 30 days to get rid of the big, long wall that was not approved.

Mr. Rose stated that the wall he is mentioning is part of the balcony and it is a concrete wall.

Board Member Sanchez stated how last month the Board had asked the applicant to bring the materials and how the Board needs to approve them. However, he believes that there should be portions of the application approved to move along with the process while others are being studied.

Board Member Mackenzie stated how the plans presented are not clear, not even the approved version since the details are not consistent. He told Mr. Rose he is willing to meet with him and discuss all the details of the home. He stated how the presentation is inconsistent.

A motion was made by Board Member Aparicio to approve the application with staff conditions as stated on the agenda.

Board Member Chavez asked if the motion can be conditioned with an audit to understand who allowed this construction and if constructions are being checked by the Town.

Interim Town Attorney Blumstein stated that the Board can decide amongst themselves what they want to do after the Interim Town Attorney gives them his input on how this matter happened. He stated that if the Board wants to stop this project, they could differ the item until more factual information is given. He suggested the Board to approve with or without conditions if desired.

A conversation was held regarding the approval of the materials for the facade.

The motion was seconded by Vice Chair Travani.

Chair Lecour stated that the audit on this application will be brought back as a discussion item for next month for the Board to understand what happened with this home.

The motion carried with a 4-1 vote, with Board Member Mackenzie voting in opposition.

Mr. Rose stated he will be available after the meeting to speak with Board Members regarding the application.

Alternate Board Member Henderson asked Chair Lecour regarding the motion just made and if Mr. Rose will be working with Board Member Mackenzie to do something regarding the wall.

Chair Lecour stated that was not part of the motion.

Alternate Board Member Henderson stated that the Board just did a huge disservice to the Town.

[Attachment A: Images and Zoning Tables](#)
[9280 Byron Avenue Agenda Packet](#)

5. Ordinances

5.A Ordinance Amending Section 90-41 "Regulated Uses" by Providing Exemptions to Drug Stores - Scarlet Hammons, AICP, CTP, Town Planner

For the Planning and Zoning to provide recommendation to the Town Commission.

Deputy Town Clerk Guevara read the title of the ordinance into the record.

Interim Town Attorney Blumstein introduced the ordinance to the Board. He explained this ordinance is an allowance for a deviation for the distance requirement of 850 feet between drugstores. He shared this change is due to a business owner that wishes to relocate from Bay Harbor Islands to the Town's business district. He stated the store is mostly a retail store, but a small component of the store is a drugstore, however, under the available space they wish to lease, the owner would be prohibited to establish his business due to the existing code. He said the Town Commission saw fit to carve out an exception to this rule that would apply to this business and any other, however, up to 20% of the store space can be devoted to drugstore and the rest needs to be for retail.

Chair Lecour opened the floor to public comments.

No members of the public wished to speak.

Chair Lecour closed the floor to public comments.

Board Member Chavez asked regarding the specific store.

Board Member Aparicio asked what is a drug store.

Interim Town Attorney Blumstein explained the owner is a pharmacist and that they fill our prescriptions.

Board Member Aparicio stated that the store is a pharmacy even though it is only 20%.

Alternate Board Member Sanchez asked regarding the State's proposal to legalize recreational marijuana and if this ordinance fell into this.

Interim Town Attorney Blumstein stated it does not have to do with recreational or medical marijuana.

Chair Lecour stated that the code came to be in anticipation of the Town not wanting establishments that sell marijuana, but this particular business got caught up in that. She shared how the Board needs to look into this ordinance since it will affect other businesses as well.

Alternate Board Member Sanchez asked the Interim Town Attorney Blumstein regarding if the legal term in Tallahassee is not being changed and does comply with what they desire as the Town code.

Interim Town Attorney Blumstein stated that the provision he is mentioning is separate from the ordinance being presented. He shared that the only thing they are looking into changing is the 850 feet for drugstores only.

Board Member Sanchez expressed his concerns for loopholes on this provision.

Interim Town Attorney Blumstein stated that the Town has a code prohibition for smoke shops.

Board Member Chavez stated how the owner of the store should bring a presentation to the Board. He states that if the Board approved this, some stores might take advantage of the 20%.

Chair Lecour asked if the store is not a drugstore, why the change in the code.

Interim Town Attorney Blumstein explained the store is not a drugstore as it is marketed to the street but the owner is a pharmacist that dispenses prescription drugs that are contained within the store.

Board Member Mackenzie asked the Interim Town Attorney Blumstein why they are changing the code if it has been a rule that has been standing for so long.

Interim Town Attorney Blumstein explained how this item came to be.

Chair Lecour stated how she is in favor of having different types of businesses in Surfside, however, she wants to make sure this store is not dressing up as something else.

Interim Town Attorney Blumstein stated that the business have been very open with the Town attorney when they brought up this situation. He shared they seek the exception due to the pharmacy being run inside of the store.

Vice Chair Travani asked why the 850 feet rule was placed.

Interim Town Attorney Blumstein stated that the Town did not want many drugstores being placed.

Vice Chair Travani asked why did the Town not want many drugstores.

Interim Town Attorney Blumstein stated that medical marijuana establishments and drugstores are the only types of establishments that have that type of limitation in the code.

Board Member Mackenzie asked why the Town needs another drugstore if Publix and CVS are already in place.

Alternate Board Member Sanchez stated that this store would be a local owned store. He asked how would this store benefit the Town. He expressed he does not want to see a slip up on the laws later on. He shared how she would like to see a presentation from the owner and what they will be bringing into the Town.

Chair Lecour stated that when this section of the code came out it was to avoid smoke shops and marijuana dispensaries. She asked if the code could be amended by saying medical marijuana dispensaries instead of drugstores. She stated that she is concerned about marijuana stores coming into Town due to the way the code is written.

The board further discussed this item, their different opinions and options.

A motion was made by Vice Chair Travani to approve the ordinance striking through Section 2 - (c) Drug Stores, seconded by Board Member Chavez. The motion carried with a 5-0 vote.

[90-41 Regulated Uses - Drug Stores - After First Reading](#)

6. Next Meeting Date: Discussion on possibly changing the July meeting to Wednesday, July 24, 2024.

Consensus was reached to hold the next meeting on June 27, 2024 at 6:00 pm.

A motion was made by Board Member Chavez to change the Planning and Zoning Board Meeting in July from July 25, 2024 to July 24, 2024, seconded by Board Member Makenzie. The motion carried with a 5-0 vote.

7. Discussion Items

7.A Design Guidelines Update - Scarlet Hammons, AICP, CTP, Town Planner

The Planning and Zoning Board should review the proposed new Design Guidelines and provide comments if desired to the Town Commission.

Town Planner Hammons introduced the item. She asked the Planning and Zoning Board to defer this item to another meeting as she was not part of the design guidelines process.

Interim Town Attorney Blumstein stated that this item will be shown by the Town Planner and most of the board has not been involved in the process. He believes it is important to set up a framework to tackle and get everyone familiar with where we

Minutes
Planning and Zoning Board Meeting
Thursday, May 30, 2024

are. The Design Guidelines Standards proposal was provided to the board members. He suggested scheduling a special meeting to focus on the presented guidelines so that they can provide input and how they would like to tackle the standards.

Chair Lecour spoke about the different documents that were included in their packet as part of this item. She mentioned the 2007 guidelines which she believes are provided as a reference point, the draft of the 2024 design guidelines, appendixes with architectural styles, pre-approved paint palette which are not included in the proposed 2024 design review guidelines and the board should discuss their desire to include a paint palette and what colors they would like to see. Finally she stated that a checklist was also included in the packet, which she believes is intended for the board to use when reviewing applications.

Board Member Chavez stated that he reviewed the 2007 and the proposed 2024 guidelines. He stated that he likes the format of the 2007 guidelines. He believes the 2007 is more clear, containing more pictures and bullet points. The 2024 guidelines refer mainly to the zoning map. He is not sure on how the process should be as the information between the two guidelines are a bit confusing.

Chair Lecour expressed that maybe a good approach will be to focus on the 2024 design guidelines and review those. If someone likes something from the 2007 design guidelines, they are welcome to bring it forward for the board's consideration. She believes a special meeting will be very helpful and they can even section the guidelines and tackle it in more than one minute.

The board members took some time to discuss some possible dates for a special meeting.

The board agreed to discuss sections 1-5 during the special meeting.

Chair Lecour asked the board to review and submit or write their comments down.

Board member Aparicio believes that the board needs to standardize what they will require as a board. He believes that applicants should present in accordance to the standards they set forth. He would like to see samples of materials when applicants present in front of the board.

Chair Lecour asked the Town Planner to make sure that the signed and sealed plans requirement as well as the materials board are included in the checklist. She also added that they need to further discuss the after the fact concept.

Jeff Rose spoke about the setbacks and how they are calculated in Surfside. He believes that this is a conversation that the board should discuss in the early stages of this process.

Chair Lecour responded that in her opinion there is a lot of work that needs to be done.

A motion was made by Board member Chavez to schedule a Special Planning and

Zoning Board meeting for June 25, 2024 at 5:00pm, seconded by Board member Aparicio. The motion carried with a 5-0 vote.

[Attachment A: Design Guidelines 2007](#)

[Design Standards 2024 DRAFT](#)

[Appendix A1 - ARCHITECTURAL STYLE- art Deco.pdf](#)

[Appendix A2 - ARCHITECTURAL STYLE Coastal Contemporary.pdf](#)

[Appendix A3 - ARCHITECTURAL STYLE Mediterranean.pdf](#)

[Appendix A4 - ARCHITECTURAL STYLE Mid Century Modern.pdf](#)

[Appendix A5 - ARCHITECTURAL STYLE MiMo.pdf](#)

[Appendix A6 - ARCHITECTURAL STYLE Spanish.pdf](#)

[Appendix C: Pre-Approved-Paint-Pallet-for-SFH Surfside.pdf](#)

[Appendix D - Checklist](#)

7.B Comp Plan Amendments Update - Scarlet Hammons, AICP, CTP, Town Planner

Town Planner Hammons introduced the item and gave a brief presentation to the Board.

Town Planner Hammons spoke about the process of the comp plan adoption. She spoke about the major items being amended which includes the addition of the property rights element as a new chapter since it became law in the State of Florida two years ago. She further mentioned that another requirement is to update the Town's water supply facility workplan. There was also an update done to the flood base elevation making it eight (8) plus two (2) feet. She further mentioned that minor changes were made to address some statutory requirements and updates to the comprehensive plan and socioeconomic characteristics of the town as they change overtime. She provided an overview of the status of the comp plan as it is a state requirement. She continued to mention that this is something that needs to occur on a seven (7) year cycle, that the schedule is set by the State of Florida Department of Commerce and the due date for the Town of Surfside was March 20, 2024. The Town of Surfside has received a letter from the State as the deadline was not met and the State did not receive any comprehensive plan amendments from the town.

Alternate Board Member Henderson asked if the item will comeback to the Planning and Zoning Board.

Town Planner Hammons stated that it will come back in front of the board between first and second reading of the ordinance.

Chair Lecour spoke about one of the items included in the comp plan amendment having to do with the density of the Tennis Center.

Board Member Henderson asked the Town Planner what happens if during the first reading, the Town Commission rejects the comp plan amendments.

Town Planner Hammons explained the process and stated that there may be different scenarios and recommendations.

Chair Lecour stated how the Interim Town Attorney Blumstein is looking into the audit of the after the fact concept for this particular applicant that they will have a discussion item next month. She requested that the Interim Town Attorney educate the board in regards to penalties currently existing in the Town Code.

Interim Town Attorney Blumstein stated that the penalties of doing work without a permit are double the fees for taking out that permit. He stated that by doing work without permit, you run the risk of doing things inconsistent with Town Code, or inconsistent with what the inspectors may require and you may end up having to tear something that was built which in turn has financial consequences. He further stated that the idea of the code is to ensure compliance and to make sure that you are building things in accordance with Florida Building Code and the Town's code.

Chair Lecour also raised the conversation related to Code Compliance and asked if someone from code enforcement could maybe speak on this matter.

Interim Town Attorney Blumstein explained how code enforcement works several days a week at different times of the day. He further stated that currently the code compliance department currently has three employees and they are unable to be everywhere at all times.

Alternate Board Member Makenzie asked if there will be a stop work order.

Interim Town Attorney Blumstein stated that the town usually issues stop work orders on works without permit and that they will look into this case tomorrow.

Board Member Chavez asked questions related to inspections and how the Town does not have their own inspectors.

Interim Town Attorney Blumstein spoke about what he has learned about how to run Building Departments and when you have a full time Building Department, you are required to have full time inspectors for most of the trades. He mentioned how some municipalities do not have a building department, they outsource the entire operation. He explained that historically, the Town has had a hybrid with Building Clerks, Building Official, and part time inspectors.

Board Member Aparicio asked who is responsible to make sure a house is built in accordance with what was approved.

Interim Town Attorney Blumstein responded that the Town Manager is the Chief Officer for the Town and all Departments report to him/her.

Board Member Aparicio stated that staff should be able to review and familiarized themselves with whatever was approved so that when they are driving in the Town, they can tell if a construction looks different than what was approved.

Chair Lecour stated that at a minimum before a TCO is issued, you would have someone reviewing the plans verses what was built.

Chair Lecour would like to discuss this in the next meeting to see how the town can

prevent this from happening again.

Interim Town Attorney Blumstein stated how there has been many changes in personnel and how the current Town Commission has placed a personnel to lead the town effectively and follow the boards approvals.

Alternate Board Member Makenzie stated how this issue has been going on for a long time. He stated how there is not a system in place and in lots of jurisdictions they have systems in place.

Chair Lecour requested for the Town Manager to maybe explain next month on what the policy is within the building department and how it will work moving forward.

Interim Town Attorney Blumstein stated that one of the matters that the Town Commission will be discussing in their upcoming June 18th meeting, is their review of all the zoning ordinances that were adopted during the last two years.

Board Member Aparicio posted questions regarding the code compliance department and suggested they assist the building department and familiarize themselves with the drawings and stop any work that does not look like what was approved. He feels that code compliance is not doing what they are supposed to be doing.

Alternate Board Member Henderson stated there is always two sides and in his opinion the Town's code compliance department works very hard. He further stated how last month 9124 Harding Avenue was approved to work on a balcony due to a safety concern and no work has been done as he drove by the property. He suggested that they just begin work or do something regarding the safety concerns.

Board Member Chavez stated how property 9133 Carlyle Avenue has issues as well but was not included in this meeting.

Town Planner Hammons stated how the applicant was not ready to present during this meeting, but that it is up to them to see when they will be presenting.

Vice Chair Travani asked for advice if there is a discrepancy between the proposed design guidelines and the Code, which one prevails.

Interim Town Attorney Blumstein stated that what's in the code prevails.

Mr. Rose stated how when it comes down to it, the board has to approve based on the code and not the design guidelines.

Board Member Makenzie mentioned that it is frustrating when their advice doesn't matter. When they try to abide by design guidelines but if the proposed project meets code, there is nothing you can really do.

Board Member Aparicio stated how the Board wants the residents to understand their positions and the harmony they want for the Town.

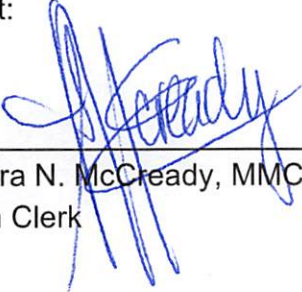
8. Adjournment

There being no further business to discuss before the Board, a motion was made by Board Member Chavez to adjourn the meeting at 8:58 p.m., seconded by Vice Chair Travani. The motion carried with a 5-0 vote.

Accepted this 27th day of June, 2024.



Lindsay Lecour, Chair

Attest:


Sandra N. McCready, MMC
Town Clerk

[]

MEMORANDUM

ITEM NO. 3C.

To: Honorable Mayor, Vice-Mayor and Members of the Town Commission

From: Mark Blumstein, Interim Town Attorney

Date: July 9, 2024

Subject: **Resolution Authorizing the Town Manager to Execute a Memorandum of Understanding for a Grant Awarded by AARP in the amount of \$18,000.**

The Town Administration recommends approval of the attached resolution.

The Town applied for a grant opportunity with AARP Community Challenge Grant for the below scope of work:

- a. Organization will improve the accessibility of the beach by providing safer access for those 50-plus and those with disabilities.
- b. Organization will purchase 4 ADA compliant beach access mats, to provide safer access to the beach for adults, especially those 50-plus and those with mobility limitations.
- c. Organization will install the new beach mats on at least 2 summer weekends to ensure the opportunity for older adults and those with mobility limitations to access the beach.
- d. Organization will host a ribbon cutting event. At least half of the attendees will be age 50-plus.
- e. Organization will include AARP provided and/or approved branding and language that indicates AARP's support for the Challenge project as applicable:
 - i. Events and Temporary Demonstrations: Signs, banners, or similar signage associated with the activity will indicate that the event or activity was funded with support from AARP
 - ii. Permanent Structures: Structures (benches, wayfinding signs, community gardens, tables, seating, shelters, art installations, murals, or similar structures) will include a permanent plaque or other sign that indicates support from AARP
 - iii. Printed Digital Resources or similar communications: Materials will include the AARP logo and mention of support from AARP

[Resolution AARP Grant.docx](#)

[Exhibit "A" MOU](#)

RESOLUTION NO. 2024 - _____

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA, APPROVING AND ACCEPTING A GRANT AWARD AGREEMENT WITH THE AMERICAN ASSOCIATION OF RETIRED PERSONS (AARP) COMMUNITY CHALLENGE, FOR PURCHASE OF FOUR (4) ADA COMPLIANT BEACH ACCESS MATS; PROVIDING FOR AUTHORIZATION; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Surfside (“Town”) has been awarded a grant by the American Association of Retired Persons (AARP), in the amount of \$18,000.00 (“Grant”) for purchase and installation of four (4) ADA compliant beach access mats (the “Project”); and

WHEREAS, the Town will install the new beach mats on at least two (2) summer weekends to ensure the opportunity for older adults and those with mobility limitations can access the beach; and

WHEREAS, the Grant in the amount of \$18,000.00 is to improve the accessibility of the beach by providing safer access for those 50 plus and those with disabilities; and

WHEREAS, the Town desires to accept the Grant and enter into a Standard Grant Agreement with the State in substantially the form attached hereto as Exhibit “A” (the “Grant Agreement”); and

WHEREAS, the Town Commission finds that the Grant Agreement and this Resolution are in the best interest and welfare of the Town.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The above-stated recitals are true and correct and are incorporated herein by this reference.

Section 2. Acceptance and Approval. The Town Commission hereby approves and accepts the Grant from the American Association of Retired Persons (AARP) in the amount of \$18,000.00 and approves the Grant Agreement in substantially the form attached hereto as Exhibit "A."

Section 3. Authorization to Execute Grant Agreement, Amendments. The Town Manager is authorized to execute the Grant Agreement, in substantially the form attached hereto as Exhibit "A," and any amendments and/or renewals to the Grant Agreement, subject to the approval as to form and legal sufficiency by the Town Attorney.

Section 4. Implementation. That the Town Manager and Town Officials are hereby authorized to take any and all actions necessary to implement the Grant Agreement, and any amendments and/or renewals thereto, and for the purposes of this Resolution.

Section 5. Effective Date. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED this 9th day of July, 2024

Motion By: _____

Second By: _____

FINAL VOTE ON ADOPTION:

Commissioner Ruben A. Coto	_____
Commissioner Nelly Velasquez	_____
Commissioner Gerardo Vildostegui	_____
Vice Mayor Tina Paul	_____
Mayor Charles W. Burkett	_____

Charles W. Burkett, Mayor

ATTEST:

Sandra N. McCready, MMC
Town Clerk

**APPROVED AS TO FORM AND LEGALITY FOR THE USE
AND BENEFIT OF THE TOWN OF SURFSIDE ONLY:**

Mark Blumstein
Interim Town Attorney

COMMUNITY CHALLENGE GRANT MEMORANDUM OF UNDERSTANDING

This MEMORANDUM OF UNDERSTANDING (“Agreement”) serves as an agreement between **AARP**, a social welfare organization located at 601 E Street, NW, Washington, DC 20049 and **Town of Surfside**, a **municipality** located at **9293 Harding Avenue, Surfside, Florida 33154** (“Organization”). Whereas, AARP wishes to grant Organization funding for the purposes set forth herein, and Organization wishes to perform the grant activities described herein. Therefore, the parties agree as follows:

1. **Funding.** AARP shall provide Organization with a one-time payment of grant funding in the amount of **\$18,000.00** (“Grant Funds”).
2. **50+ Focus.** Organization will use the Grant Funds to improve the local community with a focus on the needs of people age 50+ by **making public spaces more inclusive to meet the needs of diverse older adults and all residents (with a focus on people age 50 and older)** (“Goal”).
3. **Project Timeline.** Organization will perform the activities described herein and **complete all projects** between the date of execution of this contract and **December 15, 2024, at 11:59 p.m.** (“Grant Period”).
4. **Scope of Grant and Anticipated Activities to be Funded.** Organization shall use the Grant Funds to undertake the following activities in **Surfside, Florida** during the Grant Period and achieve the following deliverables (collectively “Grant Activities”):
 - a. Organization will improve the accessibility of the beach by providing safer access for those 50-plus and those with disabilities.
 - b. Organization will purchase 4 ADA compliant beach access mats, to provide safer access to the beach for adults, especially those 50-plus and those with mobility limitations.
 - c. Organization will install the new beach mats on at least 2 summer weekends to ensure the opportunity for older adults and those with mobility limitations to access the beach.
 - d. Organization will host a ribbon cutting event. At least half of the attendees will be age 50-plus.
 - e. Organization will include AARP provided and/or approved branding and language that indicates AARP’s support for the Challenge project as applicable:
 - i. Events and Temporary Demonstrations: Signs, banners, or similar signage associated with the activity will indicate that the event or activity was funded with support from AARP
 - ii. Permanent Structures: Structures (benches, wayfinding signs, community gardens, tables, seating, shelters, art installations, murals, or similar structures) will include a permanent plaque or other sign that indicates support from AARP
 - iii. Printed Digital Resources or similar communications: Materials will include the AARP logo and mention of support from AARP
5. **Reporting Requirements.** Grantee shall submit a financial and programmatic After-Action Report to AARP, detailing all progress or achievement of the Grant Activities described herein. The report must include an itemized listing of any and all expenditures and draw-downs of the Grant Funds made during the Grant Period. Organization will submit After Action Report for the Grant Activities and other requirements in this Agreement with visuals (photos and/or video) to AARP point of contact provided in this Agreement by **December 31, 2024** (“After-Action Report Deadline”). Grantee agrees that the submission of the After-Action Report at the conclusion of the project is

required by the After-Action Report Deadline and failure to submit the required report will result in the removal from the AARP website until the time of submission, and non-completion will disqualify an applicant from future AARP Community Challenge grant programs

6. **Documentation and Right to Audit.** Organization shall retain invoices, receipts, accounting records and other supporting documentation for at least five (5) years following the expiration of the Grant Period. Organization shall maintain books and records consistent with generally accepted accounting principles and good business practices. AARP retains the right to audit Organization's books and records upon reasonable notice, for the limited purpose of confirming that Grant Funds are expended and drawn down solely to conduct Grant Activities and in accordance with the terms of this Agreement.
7. **Permissible Use of Grant Funds, Repayments, and Refunds.** Organization shall use the Grant Funds exclusively for the performance of Grant Activities. AARP retains the right to receive an immediate refund of all improperly expended or unearned funds, as determined in AARP's sole and reasonable discretion, from Organization upon written demand. If Organization anticipates a change in the scope or direction of Grant Activities, it must procure prior written approval from AARP before expending Grant Funds for any activity not specifically detailed herein. Furthermore, upon the expiration of the Grant Period or if Organization fails to comply with any term of this Agreement, Organization agrees to return any unexpended portion of the Grant Funds in Organization's possession upon written demand from AARP.
8. **Term and Termination.** The effective date of this Agreement shall be the date of execution, and the Agreement shall automatically terminate on **January 31, 2025**. This Agreement may be terminated by AARP at any time and for any reason upon written notification to Organization. Upon such termination, Organization shall return all unexpended portions of the paid Grant Funds to AARP with receipts and other documentation to substantiate the returned amount within forty-five (45) days of written receipt of early termination from AARP, and AARP shall have no further obligation to provide Organization with any Grant Funds.
9. **No Implied Agency.** Nothing in this Agreement shall be deemed to create any partnership, joint venture, joint enterprise, or agency relationship among the parties, and no party shall have the right to enter into contracts on behalf of, to legally bind, to incur debt on behalf of, or to otherwise incur any liability or obligation on behalf of, the other party hereto, in the absence of a separate writing, executed by an authorized representative of the other party. Each party shall be solely responsible for its employees and contractors used to provide the Agreement.
10. **No commercial or political activity.** Both parties recognize that AARP is a non-profit, non-partisan tax-exempt organization and agree that the Grant Funds will not be used to support or oppose political candidates or initiatives. Notwithstanding any specific deliverable herein, Grant Funds shall not be used to promote any commercial product or service or for-profit entity.
11. **Prohibition on Collection of AARP Member Data.** Grantee shall not at any time collect or maintain any information from individuals that shall directly or indirectly identify such individuals as AARP members, prospects, or persons interested in AARP.
12. **Indemnification.** To the extent allowable by applicable law, each Party (an "Indemnifying Party") shall indemnify, hold harmless, and defend the other Party, its affiliates, and their respective officers, directors, employees, contractors, agents and representatives (each of whom is an "Indemnified Party") against all liability, costs, actions, suits, judgments, damages, and expenses (including reasonable attorneys' fees and court costs) arising out of or resulting from (a) the negligent, reckless

or willful acts or omissions of Indemnifying Party, its officers, directors, employees, independent contractors, or agents, (b) Indemnifying Party's breach of this Agreement, including failure to provide the services and work as set forth in this Agreement; and (c) any claim that the services or work product of the Indemnifying Party provided under this Agreement infringes or violates the intellectual property or other rights of third parties, except to the extent caused by the Indemnified Party. The Parties acknowledge and agree that the indemnity specified herein will include, without limitation, indemnification for settlements or compromises of matters covered by this indemnity. The Indemnifying Party shall not settle any such suit or claim without the Indemnified Party's prior written consent if such settlement would be adverse to the Indemnified Party's interest. The Indemnified Party may, at its option, conduct the defense in any third-party action arising as described above and the Indemnifying Party agrees fully to cooperate with such defense. The obligations and rights granted in this Section shall survive the expiration and termination of the Agreement.

13. **Insurance.** Both parties agree to carry and maintain comprehensive general liability and professional liability in an amount not less than one million dollars (\$1,000,000) and workers' compensation insurance in an amount as required by applicable law covering all personnel engaged in the furnishing of services under this Agreement for the duration of the Grant Period.
14. **Acknowledgment and Trademark Licenses.** Organization shall acknowledge AARP's support in all press releases, public announcements, and publicly-released documents related to the Grant Activities detailed herein. To that end, AARP grants Organization a royalty-free non-exclusive, revocable license to use its name and corporate logo solely for that purpose upon the advanced written approval of AARP in each instance. In addition, Organization grants AARP a non-exclusive, royalty-free, world-wide, license to use Organization's corporate trademark, including its name and/or logo for the limited purpose of communications regarding the grant between AARP and Organization to AARP members, the 50+ and the general public in promotion of AARP in all media and mediums, including without limitations, broadcast, print, online and AARP membership materials until the expiration or termination of this Agreement. All trademark licenses granted under this section are non-transferrable and Organization shall not create any new use of the AARP trademark upon expiration or termination of this Agreement.
15. **Warranties.** Each Party hereby represents and warrants that: (a) it has full power and authority to enter into this Agreement and perform its obligations hereunder; (b) it is duly organized, validly existing and in good standing under the laws of the jurisdiction of its origin; (c) it has not entered into, and during the Term will not enter into, any agreement that would prevent it from complying with this Agreement; (d) it will comply with all applicable laws and regulations in its performance of this Agreement; and (e) the content, media and other materials used or provided as part of the Agreement shall comply with all applicable laws and regulations and shall not infringe or otherwise violate the intellectual property rights, rights of publicity or other proprietary rights of any third party. If necessary, Organization shall enter into written agreements and obtain written releases from third parties, in order to ensure that any work product can be used by AARP as contemplated herein.
16. **Confidentiality and Privacy.** Both parties agree to take commercially reasonable measures to protect information obtained from the other, provided information is marked "confidential" or is of such a nature that the recipient party has reason to believe it is confidential. Organization shall not rent, sell, lease, distribute, or otherwise knowingly make available to any third party any information obtained from AARP about AARP, AARP members, or any AARP activity, unless prior written authorization has been obtained from AARP or Organization is required to release information by valid subpoena or court order. This section shall survive the expiration or termination of this Agreement.

17. **Additional Terms.** Organization shall not assign or otherwise transfer the Agreement, including by change of control, to any party without the prior written consent of AARP. This Agreement represents the entire agreement between Parties and replaces any prior agreement or proposed variation. Should there be any conflict between any forms or documents exchanged by the Parties, the terms and conditions of this Agreement shall govern. This Agreement shall be amended only by mutual written agreement executed by all Parties or their respective designees. The Parties agree that this Agreement will be governed by the Laws of the District of Columbia without regard to District of Columbia conflict of laws statutes/rules. If any portion of this Agreement shall be declared illegal, void or otherwise unenforceable, the remaining provisions will not be affected, but will remain in full force and effect.

18. **Notice.** For purposes of this Agreement, the following individuals shall serve as points of contact, including delivery of reports, for both AARP and the Organization:

AARP
Mike Watson
Director, Livable Communities
601 E Street NW
Washington, DC 20049

Town of Surfside
Marisol Vargas
Interim Town Manager
9293 Harding Avenue
Surfside, Florida 33154

ACCEPTED AND AGREED TO BY:

AARP

Town of Surfside

By: _____

By: _____

Printed Name: Mike Watson

Printed Name: Marisol Vargas

Title: Director, Livable Communities

Title: Interim Town Manager

Date: _____

Date: _____



MEMORANDUM

ITEM NO. 3D.

To: Honorable Mayor, Vice-Mayor and Members of the Town Commission
From: Mark Blumstein, Interim Town Attorney
Date: July 9, 2024
Subject: **Amending the Surfside Youth Advisory Council Charter**

The Town Commission to amend the composition of the Youth Council.

During the June 18, 2024 Regular Town Commission meeting, the Commission made a motion to amend resolution 2024-3258 to allow for five (5) appointed members (one per elected official), and three (3) at-large appointments. Town Administration also recommends inclusion of Parental Consent Form because the Council is composed of minors.

[Resolution - Youth Council -July 2024](#)

RESOLUTION NO. 2024-_____

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA, AMENDING THE SURFSIDE YOUTH COUNCIL MEMBERSHIP; AMENDING THE COUNCIL'S CHARTER AND ORGANIZATIONAL STRUCTURE; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Surfside (the "Town") established the Surfside Youth Council (the "Council"), pursuant to Resolution 2024-3258, as a continuing committee that will gather information relating to issues of special interest to the Town's youth and serve as a liaison between the young residents of Surfside and the Town and engaging their input in local activities and legislative matters, all as further detailed in the Council's Charter attached hereto as Exhibit "A"; and

WHEREAS, the Council can inject ideas and youth perspectives into the local decision-making process, and promote regular and active civic engagement among Surfside youths, which is important to provide the knowledge, skills and abilities to the next generation of local leaders; and

WHEREAS, each member of the Town Commission shall each appoint one high school student and three at-large students to the Council, each to be a Town resident; and

WHEREAS, the Council shall serve in a fact-finding and informational capacity that reports to the Town Manager and Commission liaison; and

WHEREAS, the Town Commission finds that this expanded Council is in the best interest and welfare of the Town and its residents.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The above-stated recitals are true and correct and are incorporated herein by this reference.

Section 2. Establishment of Council. The Town Commission hereby establishes the Council, as amended, to serve as a continuing committee of the Town Manager that will serve in a fact-finding and informational capacity to the Town in accordance with the Council Charter, as amended, attached hereto as Exhibit "A."

Section 3. Council Charter; Organization. The Town Commission hereby approves and adopts the Council's Charter, as amended, attached hereto as Exhibit "A." The Charter may be further amended by the Town Commission, from time to time, as deemed prudent or necessary.

Section 4. Implementation. The Town Manager and Town Officials are hereby authorized to take any and all actions which are necessary to implement the Council and the purposes of this Resolution.

Section 5. Effective Date. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED this 9th day of July, 2024.

Motion By: _____

Second By: _____

FINAL VOTE ON ADOPTION:

Commissioner Ruben A. Coto _____
Commissioner Nelly Velasquez _____
Commissioner Gerardo Vildostegui _____
Vice Mayor Tina Paul _____
Mayor Charles W. Burkett _____

Charles W. Burkett, Mayor

ATTEST:

Sandra N. McCready, MMC
Town Clerk

**APPROVED AS TO FORM AND LEGALITY FOR THE USE
AND BENEFIT OF THE TOWN OF SURFSIDE ONLY:**

Mark Blumstein
InterimTown Attorney

Exhibit “A”

SURFSIDE YOUTH COUNCIL

The Town of Surfside (“Town”) Youth Council (“Council”) Charter establishes the objectives, goals, and purposes of the Council as a fact-finding committee of the Town Manager, and the organizational structure of the Council.

- A. **Purpose.** The purpose of the Council is to assist the Town in gathering information relating to issues of special interest for the Town’s youth, to collect feedback and suggestions from students regarding their needs, concerns, and ideas, in order to serve as a representative voice and enhance the Town Commission’s and Administration’s understanding and knowledge of the needs and desires of youth within the Town. The Council may also foster the following:
- i. Encourage community engagement for high school students to get involved in local government, including fellow youth and gather input on community issues.
 - ii. Collaborate with School Clubs and Organizations and establish partnerships with local clubs or organizations to promote and support Town initiatives, events, or community service projects. Implement youth-focused programs and initiatives that align with the goals of the Commission and the Council.
 - iii. Research local issues affecting youth and contribute to developing informed policy recommendations. Stay informed about national and regional trends to ensure the Town remains adaptive to evolving challenges and opportunities.
 - iv. Gather information on resolutions and legislation by the Town, newsletters, community service initiatives, host speakers on topics to assist with college prep, mock interviews for job interview training, etc.
 - v. Representatives encourage and facilitate higher levels of civic engagement among high school students, which can lead to increased attendance at Town meetings, participation in community service projects, and a generally more informed and active youth population.
 - vi. Provide a channel for the Town government to understand the younger demographic's perspectives, needs, and concerns. This input is valuable when planning policies or initiatives that impact the youth directly.
 - vii. Build relationships with school administrators, local government officials, and community leaders, which can be valuable for future endeavors.

viii. Demonstrate a commitment to inclusivity, diversity, and well-being of all residents, contributing to a positive community image.

- B. Objectives.** The Committee shall serve in a fact-finding and informational capacity and shall gather and present information relating to issues of special interest to the Town's youth as directed by the Town Commission and Administration. In performing its duties, the Council shall not issue advisory recommendations or engage in other decision-making functions.
- C. Composition and Qualifications.** The Committee shall consist of eight (8) high school (Grades 9-12) students who are Surfside residents. Council members shall be current students in High School and shall not be older than 18 years old. Each member of the Town Commission shall appoint one (1) member and three (3) members shall be appointed at-large.
- D. Applications/Appointments.** Applications to the Council shall be made in the summer before (May-June) appointment, and the term shall be for the annual school term thereafter (August to August). Applications and membership in the Council shall require parental consent. Council members shall serve for a term that runs concurrently with the current school year (August to August).
- E. Organization.** The Committee shall be a fact-finding and informational committee of the Town. The Committee shall meet at least quarterly during the school year, and/or as directed by the Town Manager, for the purposes of gathering information on specific topics relating to issues of special interest of the Town's youth. Any member that fails to attend three (3) regularly scheduled meetings in any one school year may be removed from the Council and the Town Commission shall be provided notice of such vacancy.
- F. Commission Liaison.** The Commission shall annually appoint its liaison to the Council, which shall report to the Town Commission on the Council's activities on a regular basis.
- G. No Applicability of Sunshine Law and Public Records Law.** As a fact-finding and informational committee of the Town Manager, the Council shall not be subject to Florida's Sunshine Laws and Public Records Laws.

[]

MEMORANDUM

ITEM NO. 3E.

To: Honorable Mayor, Vice-Mayor and Members of the Town Commission

From: Vice Mayor Tina Paul

Date: July 9, 2024

Subject: **Proclamation approval for Toni Stransky.**

For the Town Commission to approve.

Toni Stransky is a Surfside resident and Holocaust survivor of Auschwitz, who is reaching the remarkable milestone of her 100th Birthday. This proclamation is a tribute to her incredible life filled with resilience, and love for our seaside paradise.

I had the pleasure of meeting Toni about eight years ago when my partner Arhlene worked as her companion. During that time, she thrived in her penthouse apartment at the Marbella Condominium, which offered stunning views of the Surfside Community Center and pristine beach. Every week, Toni could be found at the center enjoying a game of Bridge. She was a regular at her condo pool and delighted in attending the first Friday Beach series events and dancing at the Third Thursdays block party on 95th Street.

Toni was a loyal patron of our business district, supporting the local shops and establishments. While she now enjoys a quieter life, this proclamation serves as celebration of Toni's vibrant spirit and testament to her remarkable journey.

Happy 100th birthday Toni Stransky!
May your life continue to be filled with joy, love, and the warmth of our community.

[Toni Stransky Request Form](#)

[Proclamation Toni Stransky](#)



TOWN OF SURFSIDE
PROCLAMATION, CERTIFICATE, COIN AND KEY TO THE TOWN
REQUEST FORM
OFFICE OF THE TOWN CLERK

Request for: Proclamation Certificate Key Brick (check one)



Date of Request: June 28, 2024

Name of Requestor: Vice Mayor Tina Paul

Organization: _____

Address: _____

Phone / E-Mail: _____

Name of Individual / Organization to be honored:

Toni Stransky

Title for Proclamation or Certificate:

See attached

Date of Recognition: July 9, 2024

Reason for Recognition (*Please attach 4 – 6 “whereas clauses” as draft text for a Proclamation*):

Document is to be:

- Presented at a Commission Meeting in _____ (month / year)
- Presented at the following event _____ (Please attach event information to the request form)
- Picked up by _____ on _____ (date)

<u>Administrative Use Only</u>			
Proclamation _____	Certificate _____	Key _____	Coin _____
Approved: Yes _____ No _____ If no, state reason: _____			
Approved Date: _____			
Date Submitted for Mayor's Signature: _____			
Date Issued: _____			
Completed by: _____			



PROCLAMATION

Toni Stransky

WHEREAS, Toni Stransky, a resident of the Town of Surfside, Florida since 1986, will be celebrating a milestone birthday when she turns 100 in August 2024, and

WHEREAS, Toni Stransky was born on August 14, 1924 in Tarnov, Poland, and is a Holocaust survivor of the Auschwitz Camp having been liberated by the Russia in 1945, and

WHEREAS, Toni Stransky resettled in New York City in 1945 where she met her future husband, Otto Stravinsky, and welcomed their sons Mark and Barry; and

WHEREAS, the family moved to Forest hills, Queens in 1964 and started their business, Conair Corp HVAC Company; and

WHEREAS, Toni occasionally modeled for her brother Sol's business, and the family enjoyed traveling the world together, creating cherished memories; and

WHEREAS, in 1986, Toni and Otto moved to Surfside, embracing the relaxed beachside lifestyle and enjoying games of cards and poker; and

WHEREAS, in September 2011, Toni endured the loss of her beloved husband Otto, a profound moment of sorrow and reflection; and

WHEREAS, from 2018 to the present day, Toni continues to enjoy her life in Surfside, alongside her devoted caretaker Beverly Campbell, who has become an integral part of the family.

NOW, THEREFORE, I, Charles W. Burkett, Mayor of Surfside, honor and celebrate the extraordinary life of Toni Stransky, recognizing her unwavering strength, her boundless love for her family, and her remarkable journey from Tarnov, Poland, to Surfside, Florida. Her life is a testament to resilience and the enduring power of the human spirit.

Dated this 9th day of July 2024.

Charles W. Burkett, Mayor
Town of Surfside

[]

MEMORANDUM

ITEM NO. 4A1.

To: Honorable Mayor, Vice-Mayor and Members of the Town Commission
From: Mark Blumstein, Interim Town Attorney
Date: July 9, 2024
Subject: **Amending Section 70-122. - Taxes to Constitute Special Fund.**

For the Town Commission to adopt their Ordinance on First Reading.

The proposed amendments seeks to eliminate the special fund within the resort tax fund such that any future expenditures by the Town for publicity, promotion and/or special events approved by the Resort Tax Board may be appropriated from the resort tax fund as budgeted by the Town Commission.

[Ordinance Amending 70-122 - Resort Tax - June 2024](#)

41 ***

42
43 Division 2. – Resort Tax Board

44 ***

45
46
47 Sec. 70-122. – Taxes to constitute special fund.

48
49 The total receipts of the resort tax portion from the tax imposed and levied pursuant
50 to this article shall be kept and maintained in a separate fund and shall in no event be
51 transferred to the general fund. The use of this fund is subject to the budgetary
52 process of the town on a fiscal year basis. A budget for the utilization of this fund must
53 be submitted for the town commission approval as a part of the budget adoption
54 process. ~~A minimum of 34 percent of the fund shall be used for the promotion of the~~
55 ~~tourist industry under the annual tourist bureau budget, which shall include but not be~~
56 ~~restricted to the following: publicity, advertising, promotional events, tourist bureau~~
57 ~~activities.~~

58 * * *

59
60
61 **Section 3.** **Severability.** If any section, sentence, clause or phrase of this
62 ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction,
63 then said holding shall in no way affect the validity of the remaining portions of this
64 ordinance.

65
66 **Section 4.** **Inclusion in the Code.** It is the intention of the Town
67 Commission, and it is hereby ordained that the provisions of this Ordinance shall become
68 and made a part of the Town of Surfside Code of Ordinances, that the sections of this
69 Ordinance may be renumbered or re-lettered to accomplish such intentions; and the word
70 “Ordinance” may be changed to “Section” or other appropriate word.

71
72 **Section 5.** **Conflicts.** Any and all Ordinances and Resolutions or parts of
73 Ordinances or Resolutions in conflict herewith are hereby repealed.

74
75 **Section 6.** **Effective Date.** That this Ordinance shall become effective upon
76 adoption.

77
78 **PASSED AND ADOPTED** on first reading this ____ day of _____, 2024.

79
80 **PASSED AND ADOPTED** on second reading this ____ day of _____, 2024.

81
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Coding: ~~Strikethrough words~~ are deletions to the existing words. Underlined words are additions to the existing words. Changes between first and second reading are indicated with **highlighted double strikethrough** and double underline.

87 **First Reading:**
88 Motion by: _____
89 Second by: _____
90

91 **Second Reading:**
92 Motion by: _____
93 Second by: _____
94

95
96
97
98

99 **FINAL VOTE ON ADOPTION**

100 Commissioner Ruben A. Coto _____
101 Commissioner Nelly Velasquez _____
102 Commissioner Gerardo Vildostegui _____
103 Vice Mayor Tina Paul _____
104 Mayor Charles W. Burkett _____
105

106
107

Charles W. Burkett, Mayor

108
109 Attest:
110
111 _____
112 Sandra N. McCready, MMC
113 Town Clerk
114

115 Approved as to Form and Legal Sufficiency:
116
117
118 _____
119 Mark Blumstein, Interim Town Attorney

Coding: ~~Strikethrough words~~ are deletions to the existing words. Underlined words are additions to the existing words. Changes between first and second reading are indicated with **highlighted** ~~double strikethrough~~ and double underline.

MEMORANDUM

ITEM NO. 4A2.

To: Honorable Mayor, Vice-Mayor and Members of the Town Commission
From: Mark Blumstein, Interim Town Attorney
Date: July 9, 2024
Subject: **Ordinance Amending Section 90-70 Sign Code**

Approve the Amended Ordinance exempting Town signs from Sign Code and limiting non-conforming signs.

Exempting signs placed by or erected by the Town. Limiting and exempting particular non-conforming signs

[Ordinance Amending Sign Ordinance](#)

Chapter 90 – Zoning

Article VI. – Signs

Sec. 90-70. – Sign permits.

(b) *Exempt signs.* The following signs are allowed and exempt from permit requirements:

- (1) National flag. A flag displayed in a window shall not exceed 20 percent of the window glass area.
- (2) Banners erected by the town including street pole banners.
- (3) Non-illuminated numerical address.
- (4) Open/closed sign suspended behind a glass window or door provided the sign does not exceed one (1) square foot. The sign may be illuminated by white internal illumination. Illuminated signs shall not be allowed to blind intermittently.
- (5) Non-illuminated business hours sign suspended behind a glass window or door provided the sign does not exceed one square foot.
- (6) All temporary signs as provided in section 90-74.
- (7) Menu sign not exceeding two square feet displayed on the wall, window, or front door of a sit-down restaurant within the SD-B40 district only.
- (8) Plastic or metal wall sign not larger than 16 inches in width and five inches in height stating “Managed by _____” with the name of the individual, partnership or corporation or equivalent that manages a building.
- (9) Fumigation warning sign as required by the Department of Agriculture and Consumer Services.
- (10) Any sign placed by or erected by the Town.

* * *

Sec. 90-73. – Permanent signs by district.

(b) *H30, H40, MU and H120 zoning districts.*

(3) *Permitted signs.*

Coding: ~~Strikethrough words~~ are deletions to the existing words. Underlined words are additions to the existing words. Changes between first and second reading are indicated with **highlighted** ~~double strikethrough~~ and double underline.

131 **Section 3. Severability.** If any section, sentence, clause or phrase of this
132 ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction,
133 then said holding shall in no way affect the validity of the remaining portions of this
134 ordinance.

135
136 **Section 4. Inclusion in the Code.** It is the intention of the Town
137 Commission, and it is hereby ordained that the provisions of this Ordinance shall become
138 and made a part of the Town of Surfside Code of Ordinances, that the sections of this
139 Ordinance may be renumbered or re-lettered to accomplish such intentions; and the word
140 "Ordinance" may be changed to "Section" or other appropriate word.

141
142 **Section 5. Conflicts.** Any and all Ordinances and Resolutions or parts of
143 Ordinances or Resolutions in conflict herewith are hereby repealed.

144
145 **Section 6. Effective Date.** That this Ordinance shall become effective upon
146 adoption.

147
148 **PASSED AND ADOPTED** on first reading this _____ day of _____, 2024.

149
150 **PASSED AND ADOPTED** on second reading this _____ day of _____, 2024.

151
152 **First Reading:**

153 Motion by: _____

154 Second by: _____

152 **Second Reading:**

153 Motion by: _____

154 Second by: _____

155
156 **FINAL VOTE ON ADOPTION**

157 Commissioner Ruben A. Coto _____

158 Commissioner Nelly Velasquez _____

159 Commissioner Gerardo Vildostegui _____

160 Vice Mayor Tina Paul _____

161 Mayor Charles W. Burkett _____

162
163
164 _____
164 Charles W. Burkett, Mayor

165 Attest:

166
167 _____

168 Sandra McCready, MMC

169 Town Clerk

170
171 Approved as to Form and Legal Sufficiency:

172
173
174 _____
175 Mark Blumstein, Interim Town Attorney

Coding: ~~Strikethrough words~~ are deletions to the existing words. Underlined words are additions to the existing words. Changes between first and second reading are indicated with **highlighted** ~~double strikethrough~~ and double underline.

[]

MEMORANDUM

ITEM NO. 4A3.

To: Honorable Mayor, Vice-Mayor and Members of the Town Commission
From: Mark Blumstein, Interim Town Attorney
Date: July 9, 2024
Subject: **Ordinance Amending Purchasing Authority by Town Manager**

Approve Ordinance Amending Purchasing Authority by Town Manager

The Town Commission seeks to limit the authority of the Town Manager to expend appropriated funds without Town Commission approval for emergencies only for expenditures greater than \$15,000.00 and less than \$25,000.00.

[EGS Letter Proposal](#)

[PO# - FY21-00475 - Evergreen Solutions](#)

[Pay and Classification Study Sept 2022](#)

[Ordinance Amending Chapter 3 - Purchasing](#)



Evergreen Solutions, LLC

2878 Remington Green Circle - Tallahassee, Florida 32308
850.383.0111 - fax 850.383.1511

June 21, 2021

Ms. Yami Slate-McCloud
Human Resources Director
Town of Surfside
9293 Harding Avenue
Surfside, Florida 33154

SUBMITTED VIA EMAIL: yslate-mccloud@townofsurfsidefl.gov

Dear Ms. Slate-McCloud:

Thank you for the opportunity to provide a proposal to again work with the Town of Surfside to conduct a Compensation and Classification Study. This letter provides the detailed work plan outlining the tasks, activities, and milestones necessary to successfully conduct the study as well as a proposed cost and timeline.

Detailed Work Plan

Task 1.0 Project Initiation

TASK GOALS

- Finalize the project plan with the Town of Surfside (Town).
- Gather all pertinent data.
- Finalize any remaining contractual negotiations.
- Establish an agreeable final time line for all project milestones and deliverables.

TASK ACTIVITIES

- 1.1 Discuss the following objectives with the Town's Project Manager:
 - understand the Town's mission and current compensation philosophy (if any);
 - review our proposed methodology, approach, and project work plan to identify any necessary revisions;
 - reach agreement on a schedule for the project including all assignments and project milestones/deliverables; and
 - establish an agreeable communication schedule.
- 1.2 Identify potential challenges and opportunities for the study.

**Task 2.0
Evaluate the Current
System**

1.3 Discuss the strategic direction of the Town and some of the short- and long-term priorities. This activity serves as the basis for assessing where the Town is going and what type of pay plan will reinforce current and future goals.

1.4 Obtain relevant materials, including:

- any previous projects, research, evaluations, or other studies that may be relevant to this project;
- organizational charts for the departments and divisions, along with related responsibility descriptions;
- current position and classification descriptions, salary schedule(s), and classification system; and
- personnel policies and procedures.

1.5 Review and edit the project work plan and submit a schedule for the completion of each project task.

KEY PROJECT MILESTONES

- Comprehensive project management plan
- Comprehensive database of Town's employees

TASK GOAL

- Conduct a comprehensive preliminary evaluation of the Town's existing compensation and classification plan.

TASK ACTIVITIES

2.1 Obtain the existing pay structure and compensation philosophy. Review the existing pay structure and look for potential problems and issues to be resolved.

2.2 Determine the strengths and weaknesses of the current pay plan(s) and discuss with the Town's Project Manager.

2.3 Work with the Town's Project Manager to develop a compensation philosophy of where the Town desires to be in the market with regard to pay.

2.4 Complete an assessment of current conditions that details the pros and cons of the current system as well as highlights areas for potential improvement in the final adopted solution.



**Task 3.0
Evaluate and Build
Projected
Classification Plan**

KEY PROJECT MILESTONES

- Review of existing compensation plan(s)
- Initial compensation philosophy
- Assessment of current conditions

TASK GOALS

- Identify the classification of existing positions utilizing the Town's job descriptions.
- Characterize internal equity relationships within the Town.

TASK ACTIVITIES

- 3.1 Review all class specifications with the Town's Project Manager.
- 3.2 Review the work performed by each classification and score.
- 3.3 Develop preliminary recommendations for the classification structure. The classification system designed at this point would be based solely on internal equity relationships and would be guided by the (compensable factor) scores for each classification. Essentially, a structure of classifications would be established, and classifications with similar scoring would be grouped and spacing between jobs would be determined.
- 3.4 Review recommendations with the Town's Project Manager.

KEY PROJECT MILESTONES

- Assign a compensable factor score to all classifications.
- Recommended classification changes
- Preliminary job structure based on internal equity

**Task 4.0
Identify List of
Benchmark
Positions and
Approved List of
Targets**

TASK GOALS

- Reach an appropriate number and identify the proper benchmark positions for the external labor market assessment.
- Identify and develop a comprehensive list of targets for conducting a successful external labor market assessment.

TASK ACTIVITIES

- 4.1 Identify, from the initial review, a list of classifications (benchmarks) to include in the labor market survey. **Note:** Evergreen will work with the Town's Project Manager to select up to 60 classifications to use as benchmarks for the salary survey.



- 4.2 Finalize the list of benchmark positions with the Town's Project Manager.
- 4.3 For each employee group, review with the Town's Project Manager peer organizations that must be included in the survey.
Note: We will work with the Town's Project Manager to identify up to 20 peer organizations for the salary survey.
- 4.4 Develop a preliminary list of organizations for the external labor market survey, placing a comparative emphasis on characteristics such as:
 - size of the organization;
 - geographic proximity to the Surfside area;
 - economic and budget characteristics; and
 - other demographic data.
- 4.5 Develop a list of survey targets by employee group. Develop a system for use of secondary data including potential sources and weighting of secondary data, if necessary.
- 4.6 Review survey methodology with the Town's Project Manager and refine survey methodology prior to distribution of survey.
- 4.7 After approval of survey methodology, develop contact list of peer organizations and notify peers of impending survey.

KEY PROJECT MILESTONES

- Final list of benchmark positions for the external labor market assessment
- Initial list of survey peers
- Survey methodology
- Final list of survey organizations and contacts

TASK GOALS

- Conduct the external labor market salary survey.
- Provide a summary of the survey results to the Town's Project Manager for review.

TASK ACTIVITIES

- 5.1 Prepare a customized external labor market salary survey for the Town's Project Manager's approval. Discuss questions and categories for the market survey.
- 5.2 Contact the targets for electronic completion of the survey. Provide paper copies by fax, if requested.

**Task 5.0
Conduct Market
Survey and Provide
External
Assessment
Summary**



**Task 6.0
Develop Strategic
Positioning
Recommendations**

- 5.3 Conduct necessary follow-up through e-mails, faxes, and phone calls.
- 5.4 Collect and enter survey results into Evergreen's electronic data analysis tools.
- 5.5 Validate all data submitted.
- 5.6 Develop summary report of external labor market assessment results.
- 5.7 Submit summary report of external labor market assessment results to the Town's Project Manager.

KEY PROJECT MILESTONES

- Market survey instrument
- Summary report of external labor market assessment results

TASK GOALS

- Assess the appropriateness of the Town's existing compensation philosophy.
- Develop a plan for all employees, providing issue areas and preliminary recommendations for strategic improvement.

TASK ACTIVITIES

- 6.1 Identify the accepted compensation philosophy and accompanying thresholds.
- 6.2 Using the market salary data collected in **Task 5.0** and the classification data reviewed in **Task 3.0**, determine the proper pay plan including number of grades, steps, and ranges.
- 6.3 Identify highly competitive positions within the Town of Surfside and customize recommendations for compensation, where required.
- 6.4 Produce a pay plan(s) that best meets the needs of the Town from an internal equity and external equity standpoint.

KEY PROJECT MILESTONES

- Proposed compensation strategic direction, taking into account internal and external equity
- Plan for addressing unique, highly competitive positions



**Task 7.0
Conduct Solution
Analysis**

TASK GOALS

- Conduct analysis comparing classification values.
- Survey results for the benchmark positions.
- Produce several possible solutions for implementation.

TASK ACTIVITIES

- 7.1 Conduct regression analysis or other appropriate techniques to properly slot each classification into the proposed pay plan.
- 7.2 Place all classifications into pay grades based on **Task Activity 7.1**. Sort alphabetically by job class title, in descending order by range, and by old class title and new class specifications.
- 7.3 Create implementation solutions for consideration that take into account the current position of the organization as well as the findings from the classification and compensation analysis. Identify and prepare a range of compensation policy alternatives.
- 7.4 Meet with the Town's Project Manager to discuss the potential solutions.
- 7.5 Determine the best solution to meet the Town's needs in the short-term and long-term.
- 7.6 Document the accepted solution.

KEY PROJECT MILESTONES

- Initial regression analysis
- Potential solutions
- Documented final solution

**Task 8.0
Develop and Submit
Draft and Final
Reports**

TASK GOALS

- Develop and submit a draft and final report of the Compensation and Classification Study to the Town of Surfside.
- Present the final report.

TASK ACTIVITIES

- 8.1 Produce a comprehensive draft report that captures the results of each previous step.
- 8.2 Submit the comprehensive draft report to the Town's Project Manager for review and approval.



**Task 9.0
Develop
Recommendations
for Compensation
Administration**

- 8.3 Make edits and submit necessary copies of the final report which will describe the proposed classification and pay plan for selected employees and will recommend implementation procedures as well as procedures for the continuing maintenance and administration of the plan.
- 8.4 Present the final report.
- 8.5 Develop a plan for maintaining recommendations over time.

KEY PROJECT MILESTONES

- Draft and final reports
- Final presentation
- Implementation and maintenance database

TASK GOAL

- Develop recommendations for the continued administration by Town staff to sustain the recommended classification and compensation structure.

TASK ACTIVITIES

- 9.1 Develop recommendations and guidelines for the continued administration and maintenance of the classification and compensation structure, including recommendations and guidelines related to:
 - how employees will move through the pay structure/system as a result of transfers, promotions, or demotions;
 - how to pay employees whose base pay has reached the maximum of their pay range or value of their position;
 - the proper mix of pay;
 - how often to adjust pay scales and survey the market;
 - the timing of implementation; and
 - how to keep the system fair and competitive over time.
- 9.2 Recommend recruitment/retention strategies, where appropriate.
- 9.3 Present recommendations to the Town's Project Manager for review.

KEY PROJECT MILESTONES

- Recommendations for compensation administration
- Recommendations for recruitment/retention policies



**Task 10.0
Provide FLSA
Determinations**

TASK GOAL

- Review existing class descriptions for FLSA, EEO/ADA requirements and satisfaction.

TASK ACTIVITIES

- 10.1 Assess current class descriptions for form, content, validity, and ADA compliance.
- 10.2 Make FLSA determinations based on work performed and federal requirements.
- 10.3 Recommend a systematic, regular process for reviewing job descriptions.

KEY PROJECT MILESTONE

- Provide FLSA recommendations

Our total, not-to-exceed, fixed cost to complete all tasks (phases) identified in our detailed work plan is **\$13,500**. Our cost is all inclusive, and includes travel costs (meals and lodging), transportation, fringe benefits, indirect costs (overhead), clerical support, and all other out-of-pocket expenses. **Note:** Our cost includes one trip to Surfside during the course of the study. Evergreen can complete the Compensation and Classification Study in 90 days upon execution of a contract.

We would love the opportunity to again work with the Town of Surfside. If you need any additional information, please feel free to contact me at (850) 383-0111 or via email at jeff@consultevergreen.com.

Sincerely,



Dr. Jeff Ling, President
Evergreen Solutions, LLC



**TOWN OF SURFSIDE**

9293 Harding Avenue
 Surfside, FL 33154
 PH: (305) 861-4863
 website: www.townofsurfsidefl.gov

PURCHASE ORDER**PO Number:** FY21-00475**Date:** 06/23/2021**Requisition #:** REQ00618**Vendor #:** 01312

ISSUED TO: EVERGREEN SOLUTIONS, LLC
 2878 REMINGTON GREEN CIRCLE
 TALLAHASSEE, FL 32308-

SHIP TO: TOWN OF SURFSIDE
 Attn:HUMAN RESOURCES
 9293 HARDING AVE
 SURFSIDE, FL 33154

ITEM	UNITS DESCRIPTION	GL ACCT #	PROJ ACCT #	PRICE	AMOUNT
1	0 Compensation and Classification Study	001-7900-590-31-10		0.00	13,500.00

SUBTOTAL:	13,500.00
SHIPPING:	0.00
TOTAL	13,500.00

Authorized by:**GENERAL TERMS AND CONDITIONS**

The following General Terms and Conditions shall apply to all purchases by or on behalf of the Town of Surfside ("the Town") Pursuant to Chapter 212, Florida Statutes, the Town is Exempt from State of Florida Sales Tax by virtue of Exemption Certificate No. 59-6000434 Florida Retailers' Occupation Tax, Use Tax and Municipal Retailer's Occupation Tax do not apply to materials purchased by the Town. Vendors must not charge for any of these taxes. The Town reserves the right to cancel this P.O. at any time, should the Vendor not comply with any of the Terms and Conditions herein.

- Acceptance of Contract:** This purchase order ("P.O.") is the Town's offer to purchase the goods and/or services from Vendor pursuant to the terms and conditions set forth herein. Upon acceptance of this P.O., by delivery of goods or performance of the services, this P.O. shall become a contract and subsequently binding upon Vendor. Any separately executed contract between the Town and a Vendor supersedes the terms and conditions of this P.O.
- Amendments:** No agreement or understanding to modify this P.O. shall be binding upon the Town unless in writing and signed by the Town's authorized agent. All specifications, drawings, data or any other related documentation submitted to the Vendor with this P.O. are hereby incorporated and made a part hereof.
- Uniform Commercial Code:** All applicable portions of the State of Florida Uniform Commercial Code shall govern contracts with The Town.
- Non-Waiver of Rights:** No failure of either party to exercise any power given to it hereunder, or to insist upon strict compliance by the other party with its obligations hereunder, and no custom or practice of the parties at variance with the terms hereof, nor any payment under this agreement shall constitute a waiver of either party's right to demand exact compliance with the terms hereof.
- Compliance with Laws:** Vendor certifies that in performing this contract they will comply with all applicable provisions of federal, state and local laws, regulations, rules and orders, including the Town of Surfside Charter and Code of Ordinances.
- Laws Governing:** This contract shall be governed by and construed according to the laws of the State of Florida. Venue for any action related to this agreement shall be in Miami-Dade County, Florida.
- Payment:** Method of Compensation: net 45 days and in accordance with the Florida Prompt Payment Act. All invoices are to be addressed to the "Bill To" designee, as indicated on the front of this P.O., and must include the P.O. number, vendor's name and phone number, clearly list quantities, item descriptions and units of measure, (if applicable). Failure to do so may result in payment delays at no cost to the Town.
- Warranty:** Vendor warrants to the Town that all goods and services furnished hereunder will conform in all respects to the terms of this order, including any specifications or standards incorporated herein, and/or defects in materials, workmanship, and free from such defects in design. In addition, Vendor warrants the goods and services are suitable for and will perform in accordance with the purposes for which they were intended
- Indemnity:** Vendor shall defend, indemnify and hold harmless the Town, its officers, agents, employees and successors, from and against any and all claims, liabilities, damages, demands, losses, causes of action and suits, including reasonable attorneys' fees incident thereto, to the extent they result directly from or out of any injury to or death of any person or damage to or destruction of any property caused by the negligent acts, errors, omissions or willful misconduct of Vendor, its agents or employees.
- Compliance with Public Records Law:** Vendor shall comply with any and all requirements of Chapter 119, Florida Statutes, Florida's Public Records Act. Vendor is required to comply with Florida's public records law and specifically to: Keep and maintain public records required by the Town; Upon request from the Town, provide the Town with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law; and Upon completion of the services or agreement, transfer, at no cost, to the Town, all public records in possession of Vendor or keep and maintain public records required by the Town to perform the services. If Vendor transfers all public records to the Town upon completion of the services or this agreement, Vendor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements.
- Insurance:** Vendor shall provide applicable insurance, as required by the Town prior to the purchase or services provided
- Delivery:** All prices must be Freight on Board ("F.O.B." destination, freight prepaid. Vendor shall meet any established delivery date. If delivery dates cannot be met as agreed, the Vendor agrees to advise the Town, in writing, and seek written approval, of the earliest possible delivery date for acceptance by the Town. Regardless of F.O.B. point, Vendor agrees to bear all risk of loss, injury or destruction of goods and materials ordered herein, which may for any reason occur prior to acceptance by the Town. No such loss, injury or destruction shall release Vendor from any obligations hereunder. Goods and/or materials must be properly packaged. Damaged goods and materials will not be accepted. Or, if the damage is not readily apparent at the time of delivery, the goods shall be returned at no cost to the Town. The Town receives the right to inspect the goods within a reasonable time subsequent to delivery where circumstances or conditions prevent effective inspection of the goods at the time of delivery.
- Non-Discrimination:** Vendor shall comply with all applicable state and federal civil rights laws.

Compensation and Classification Study for the Town of Surfside, FL

FINAL REPORT



Evergreen Solutions, LLC

September 15, 2022

Compensation and Classification Study for the Town of Surfside, FL

1.0 INTRODUCTION

Evergreen Solutions (Evergreen) was hired in June 2021 by the Town of Surfside, FL (the Town) to conduct a Compensation and Classification Study. The purpose of the study was to analyze its compensation (pay) system and improve its competitive position in the labor market. The study activities involved analyzing the external equity of the Town's system and making recommendations in response to those findings.

As part of the study, Evergreen was tasked with:

- holding a kickoff meeting to discuss and review data that would be needed to conduct the study;
- conducting and collecting salary range data, and providing feedback to the Town regarding its pay system competitiveness;
- updating pay ranges for its pay plans utilizing the results of the market analysis and internal equity review;
- developing and providing a report summarizing the study findings and recommendations.

Kickoff Meeting

The kickoff meeting provided an opportunity to discuss and begin the data collection process and review the study tasks and milestones. Data collection of relevant background material (including job descriptions, pay plans, employee data, and other pertinent material) was part of this process.

Salary Survey

A salary survey was conducted to assess the external labor market. Peers were identified and contacted that had similar characteristics, demographics, and service offerings as the Town. The collected pay range data were then analyzed to provide aggregate findings. It should be noted that a fairly significant amount of time had elapsed between the initial collection of pay range data and this report, Therefore, Evergreen solicited data updates from the peers, and the data were then updated to be current with today's labor market. This process and the new market results are provided in **Section 2**.



Recommendations

The Town's compensation philosophy was reviewed to determine its desired market position. Understanding the Town's goal to remain competitive at the market average, recommendations were developed with this understanding. A summary of the study findings and recommendations are provided in **Section 3** of this report.

2.0 MARKET ANALYSIS

This section provides a market assessment of salary ranges of peer organizations to those of peers. The data from the targeted market peers were used to evaluate the at the Town at the time of this study. It is important to note that the market comparisons contained herein do not translate at the individual level and are instead used to provide an overall analysis. The utilized methodology is not intended to evaluate salaries paid to individuals. An employee's total compensation (salary and benefits) is determined through a combination of factors, which could include: the market conditions for a job, geographic location of the organization, the candidate's prior education and experience, and/or an individual's negotiation skills during the hiring process.

Initial Salary Survey Results

Evergreen collected pay range information from target organizations utilizing a salary survey tool. The development of this tool included determining the classifications to be surveyed. Then, the job title, a description of assigned duties, and the education and experience requirements for each benchmarked classification were provided in the survey tool so that peers could determine if the position existed within their organization.

Evergreen received concurrence from the Town's project team regarding the targets to which the survey was provided. Several factors were utilized when developing this peer list, including geographic proximity to the Town, similar service offerings, organization size, relative population being served by the organization organizations to which the Town may be losing employees, and senior leader recommendations. Salary range data were collected from the 17 peer organizations (shown in **Exhibit 2A**) for 69 classifications. Data were analyzed without any adjustments for cost of living (differences) due to the proximity of peer organizations.

Updated Salary Survey Results

Subsequently, in September 2022, Evergreen collected updated salary data from peers to determine if, and by how much, the previously collected salary range data had changed and should be updated. Collecting these results, it was determined the that market, on average, had moved ahead by approximately six percent. Therefore, calculations were performed to update the previous collected data; specifically, the data were increased by six percent. The following updated results serve as the snapshot in time of the market and were utilized as the market results findings for the study.



**EXHIBIT 2A
MARKET PEERS**

Market Peers
City of Aventura, FL
City of Coral Gables, FL
City of Doral, FL
City of Hallandale Beach, FL
City of Hialeah, FL
City of Hollywood, FL
City of Miami Beach, FL
City of Miami Gardens, FL
City of Miami Springs, FL
City of Miami, FL
City of North Miami Beach, FL
City of North Miami, FL
City of Sunny Isles Beach, FL
Town of Bay Harbor Islands, FL
Town of Key Biscayne, FL *
Town of Miami Lakes, FL
Village of Bal Harbour, FL *
Village of Miami Shores, FL
Village of Palmetto Bay, FL
Village of Pinecrest, FL
Miami-Dade County, FL
Broward County, FL

**Bold indicates salary range data obtained from peer
*Actual salaries (only) provided**

It is important to note that the data in the subsequent exhibit reflect an average of the salary ranges reported by each peer for a given classification. The market range data presented in this Section were not the sole criteria for the proposed pay ranges provided later in this report.

Exhibit 2B provides a summary of the results of the salary survey. This data represents base salary only and is composed of the following information:

- The market salary (or hourly) range information for each classification. This indicates the average of the minimum, midpoint, and maximum of the peer survey data for each benchmarked classification.
- The percent differentials (to the Town’s existing salary ranges). A positive differential indicates the Town’s pay range for these positions was above the targets’ average for that classification at the minimum, midpoint, or maximum. A negative differential



indicates the Town's pay range was below the average for that classification. If a differential is not indicated, the Town The final row provides the average percent differentials for the ranges' minimum, midpoint, and maximum for all benchmarked classifications. This represents an average of all classifications' differentials.

- The survey average range width. This provides the average range width for each classification surveyed determined by the average minimum and average maximum salaries of the respondents, relative to the minimum. The average range width for all the classifications is provided in the final row.
- The number of survey responses for each classification is provided in the final column. The average number of responses for all the classifications is provided in the final row of the exhibit.



**EXHIBIT 2B
SURVEY RESULTS – MARKET AVERAGE (UPDATED)**

Classification	Survey Minimum		Survey Midpoint		Survey Maximum		Survey Avg Range	# of Data Points
	Average	% Diff	Average	% Diff	Average	% Diff		
Accountant	\$55,948.93	-13.0%	\$74,261.49	-19.0%	\$92,574.05	-22.7%	65.5%	11
Accreditation Manager	\$56,089.88	-	\$78,297.37	-	\$100,504.85	-	79.2%	4
Aquatic Supervisor	\$54,862.55	-31.1%	\$70,146.47	-33.3%	\$85,430.38	-34.7%	55.7%	4
Assistant Public Works Director	\$96,887.65	-33.8%	\$128,099.51	-39.1%	\$159,311.36	-42.4%	64.4%	11
Assistant Town Manager / CFO	\$131,114.88	-17.5%	\$175,333.42	-24.2%	\$219,551.95	-28.4%	67.5%	9
Beach Patrol / Litter Custodian	\$30,451.19	-26.5%	\$40,174.53	-31.7%	\$49,897.86	-35.1%	63.9%	3
Budget Officer	\$86,128.56	-8.8%	\$114,700.93	-15.1%	\$143,273.29	-19.1%	66.3%	7
Building Department Supervisor	\$52,979.58	-7.6%	\$71,862.11	-15.7%	\$90,744.63	-20.7%	71.3%	5
Building Inspector	\$66,954.97	-	\$86,849.32	-14.3%	\$106,743.68	-16.7%	59.4%	11
Building Official	\$96,668.50	-13.8%	\$125,958.55	-15.9%	\$155,248.60	-17.3%	60.6%	9
Building Permit Clerk I	\$39,207.93	-24.7%	\$51,337.67	-29.2%	\$63,467.41	-32.2%	61.9%	8
Building Permit Clerk II	\$42,981.87	-27.1%	\$53,459.24	-26.6%	\$63,936.62	-26.3%	48.8%	3
Building Permit Clerk III	\$44,879.37	-18.0%	\$56,337.22	-18.4%	\$67,795.06	-18.7%	51.1%	4
Camp Counselor	\$19,157.32	19.7%	\$26,375.59	10.1%	\$33,593.86	4.1%	75.4%	3
Captain of Police	\$94,321.17	-11.1%	\$123,185.74	-15.5%	\$152,050.31	-18.3%	61.2%	8
CDL and Heavy Equipment Operator	\$44,511.94	-30.5%	\$57,881.33	-34.3%	\$71,250.73	-36.8%	60.1%	6
Chief of Police	\$135,393.90	-13.3%	\$168,350.89	-14.8%	\$201,307.88	-15.8%	48.7%	10
Code Compliance Director	\$83,012.99	-25.3%	\$112,988.19	-33.6%	\$142,963.39	-38.7%	72.2%	6
Code Compliance Manager	\$78,314.82	-21.9%	\$100,046.07	-28.1%	\$121,777.33	-32.2%	55.5%	4
Code Compliance Officer	\$48,846.15	-33.0%	\$64,671.12	-38.5%	\$80,496.08	-42.0%	64.8%	11
Communications Operator	\$45,940.09	-17.4%	\$59,137.86	-26.9%	\$72,335.63	-33.3%	57.5%	9
Communications Supervisor	\$56,300.48	-35.4%	\$75,297.85	-41.9%	\$94,295.23	-46.0%	67.5%	7
Community Services and Public Communications Director	\$95,121.88	-5.5%	\$121,304.84	-5.6%	\$147,487.81	-5.6%	55.1%	6
Custodian	\$32,557.66	-33.0%	\$42,083.32	-36.2%	\$51,608.98	-38.3%	58.5%	9
Customer Service Representative - Finance	\$42,051.73	-18.2%	\$54,959.93	-22.6%	\$67,868.13	-25.5%	61.4%	12
Customer Service Representative - Parks and Recreation	\$40,274.13	-13.9%	\$52,901.38	-18.9%	\$65,528.63	-22.0%	62.7%	6
Deputy Clerk	\$61,626.46	-29.2%	\$77,597.10	-29.9%	\$93,567.74	-30.4%	51.8%	7
Electrical Inspector	\$68,457.64	-12.9%	\$87,474.57	-15.1%	\$106,491.51	-16.5%	55.6%	10
Executive Administrative Assistant To The Chief of Police	\$59,121.55	-25.2%	\$75,002.60	-26.6%	\$90,883.66	-27.6%	53.7%	11
Finance Manager	\$90,331.15	-11.5%	\$119,772.68	-11.6%	\$149,214.21	-11.6%	65.2%	7
General Service Worker	\$33,685.03	-9.6%	\$38,940.34	-1.8%	\$44,195.64	3.8%	31.2%	3
Human Resources Director	\$102,950.49	-12.1%	\$135,389.70	-15.9%	\$167,828.91	-18.2%	63.0%	12
Lifeguard - FT	\$37,524.71	-28.9%	\$46,413.46	-27.8%	\$55,302.21	-27.1%	47.4%	5
Lifeguard - PT	\$17.42	-30.2%	\$22.06	-31.5%	\$26.69	-32.3%	53.3%	4
Maintenance Service Supervisor - Water and Sewer	\$49,787.09	-34.8%	\$68,635.72	-44.2%	\$87,484.35	-49.9%	75.7%	5
Maintenance Supervisor	\$51,179.83	-37.5%	\$68,159.11	-43.6%	\$85,138.39	-47.4%	66.4%	11
Maintenance Worker I - Public Works	\$30,189.33	-25.6%	\$36,871.81	-23.3%	\$43,554.30	-21.8%	44.3%	5
Maintenance Worker I - Water and Sewer	\$32,480.51	-32.8%	\$43,463.50	-39.3%	\$54,446.50	-43.5%	67.6%	4
Maintenance Worker II - Parks and Recreation	\$34,470.72	-18.6%	\$43,401.88	-19.4%	\$52,333.03	-19.8%	51.8%	6
Maintenance Worker II - Public Works	\$32,383.85	-12.4%	\$43,566.12	-19.7%	\$54,748.39	-24.3%	69.1%	6
Maintenance Worker II - Water and Sewer	\$34,224.70	-17.9%	\$45,059.10	-23.1%	\$55,893.50	-26.3%	63.3%	5
Mechanic	\$46,523.12	-28.2%	\$60,657.26	-32.3%	\$74,791.39	-35.0%	60.8%	6
Mechanical Inspector	\$67,261.41	-11.1%	\$86,044.79	-13.4%	\$104,828.16	-14.9%	55.9%	10
Multimedia Communications Specialist	\$54,437.41	-9.7%	\$69,048.30	-13.6%	\$83,659.19	-16.2%	53.7%	6
Operations Manager	\$75,989.73	-18.9%	\$102,032.50	-30.0%	\$128,075.28	-37.1%	68.5%	3
Parking Enforcement Officer	\$40,070.71	-26.8%	\$49,679.20	-26.0%	\$59,287.69	-25.5%	48.0%	5
Parking Operations / Property And Evidence Manager	\$60,245.65	-25.2%	\$77,952.53	-30.6%	\$95,659.41	-34.1%	58.8%	3
Parks And Recreation Director	\$104,800.49	-16.9%	\$137,980.07	-20.0%	\$171,159.65	-22.0%	63.3%	12
Parks And Recreation Superintendent	\$67,229.00	-31.1%	\$85,658.17	-33.0%	\$104,087.34	-34.2%	54.8%	7
Payroll / Accounts Payable Specialist	\$45,483.48	-19.3%	\$58,118.67	-21.5%	\$70,753.86	-22.9%	55.6%	12
Plumbing Inspector	\$66,638.52	-10.2%	\$85,601.59	-12.9%	\$104,564.66	-14.7%	56.9%	11
Police Officer	\$58,602.39	2.4%	\$76,877.56	-2.8%	\$95,152.73	-6.2%	62.4%	8
Police Sergeant	\$70,898.30	30.3%	\$95,528.80	4.4%	\$120,159.31	-14.9%	69.5%	4
Procurement Coordinator	\$55,115.92	-	\$74,443.78	-	\$93,771.64	-	70.1%	5
Program And Event Coordinator	\$51,572.20	-	\$65,476.78	-	\$79,381.36	-	53.9%	9
Project And Contract Manager	\$68,204.02	-32.5%	\$89,974.50	-37.7%	\$111,744.97	-41.0%	63.8%	8
Public Safety Specialist	\$49,142.21	-	\$61,591.49	-	\$74,040.78	-	50.7%	3
Public Works Coordinator	\$45,089.17	-44.8%	\$56,063.05	-44.3%	\$67,036.92	-43.9%	48.7%	8
Public Works Director	\$118,696.63	-27.2%	\$153,800.13	-30.7%	\$188,903.64	-32.9%	59.1%	13
Records Technician / Assistant To Town Clerk	\$41,267.43	-9.6%	\$52,147.76	-10.7%	\$63,028.08	-11.4%	52.7%	5
Recreation Leader I	\$15.73	-33.5%	\$20.67	-38.3%	\$25.60	-41.3%	62.8%	9
Recreation Leader II	\$18.87	-44.5%	\$24.36	-47.5%	\$29.85	-49.5%	58.2%	5
Refuse Collector	\$37,577.13	-27.2%	\$49,497.08	-32.3%	\$61,417.03	-35.5%	63.4%	5
Revenue / Payroll Manager	\$79,884.15	-8.0%	\$106,926.82	-14.8%	\$133,969.48	-19.1%	67.7%	4
Solid Waste Refuse Truck Operator	\$36,833.32	-18.5%	\$50,913.21	-28.4%	\$64,993.09	-34.5%	76.5%	3
Solid Waste Supervisor	\$50,902.91	-30.4%	\$72,350.45	-42.8%	\$93,798.00	-50.1%	84.3%	4
Tourism Manager	\$98,235.60	-42.7%	\$131,641.28	-43.7%	\$165,046.95	-44.4%	68.0%	3
Town Clerk	\$101,342.45	-27.6%	\$133,049.12	-26.7%	\$164,755.79	-26.1%	62.6%	5
Overall Average		-21.2%		-25.0%		-27.6%	60.8%	6.8



Salary Survey Summary

It should again be noted that a market competitive pay range is not a definitive assessment of an individual employee's salary being equally above or below market. A pay range does, however, speak to the Town's general ability to recruit and retain talent over time. Overall, the Town's salary ranges were found to be below the market average at the minimums by 21.2 percent, at the midpoints by 25.0 percent, and at the maximums by 27.6 percent. The updated salary ranges collected from the external assessment were utilized in developing the pay structure recommendations discussed in the next section. The internal equity, or classification hierarchy of the pay system was also considered.

3.0 RECOMMENDATIONS

Compensation System

During the external market assessment, salary ranges for the Town's classifications, overall, were found to be below the average of the identified market, strongly indicating a need for revisions/updates.

RECOMMENDATION 1: Utilizing current, updated market data, update the pay ranges for the Town's open-range pay plans to be market competitive; slot all classifications into the proposed pay ranges/grades; and implement the new structure by transitioning employees' salaries into the updated plan. As well, update the Town's step-plan for Fraternal Order of Police (FOP) to be market competitive.



Exhibit 3A shows the proposed, revised, market competitive, open-range pay plan for employees in classifications represented by the American Federation of State, County and Municipal Employees (AFSCME) bargaining unit. This plan includes 22 pay grades (ranges) with constant range spreads of 60 percent. (The range spread is determined by the difference of minimum and maximum of the pay grade, relative to the minimum.)

**EXHIBIT 3A
PROPOSED PAY PLAN
AFSCME**

Grade	Minimum	Midpoint	Maximum	Range Spread
101	\$33,072.00	\$42,993.60	\$52,915.20	60.0%
102	\$35,387.04	\$46,003.15	\$56,619.26	60.0%
103	\$37,864.13	\$49,223.37	\$60,582.61	60.0%
104	\$40,514.62	\$52,669.01	\$64,823.40	60.0%
105	\$43,350.65	\$56,355.84	\$69,361.03	60.0%
106	\$46,385.19	\$60,300.75	\$74,216.31	60.0%
107	\$49,632.15	\$64,521.80	\$79,411.45	60.0%
108	\$53,106.40	\$69,038.33	\$84,970.25	60.0%
109	\$56,823.85	\$73,871.01	\$90,918.17	60.0%
110	\$60,801.52	\$79,041.98	\$97,282.44	60.0%
111	\$65,057.63	\$84,574.92	\$104,092.21	60.0%
112	\$69,611.66	\$90,495.16	\$111,378.66	60.0%
113	\$74,484.48	\$96,829.82	\$119,175.17	60.0%
114	\$79,698.39	\$103,607.91	\$127,517.43	60.0%
115	\$87,668.23	\$113,968.70	\$140,269.17	60.0%
116	\$96,435.06	\$125,365.57	\$154,296.09	60.0%
117	\$106,078.56	\$137,902.13	\$169,725.70	60.0%
118	\$116,686.42	\$151,692.34	\$186,698.27	60.0%
119	\$128,355.06	\$166,861.58	\$205,368.10	60.0%
120	\$141,190.57	\$183,547.74	\$225,904.91	60.0%
121	\$155,309.62	\$201,902.51	\$248,495.40	60.0%
122	\$170,840.59	\$222,092.76	\$273,344.94	60.0%



Exhibit 3B shows the proposed, revised, market competitive, open-range full-time pay plan for Non-Union employees. This plan includes 22 pay grades (ranges) with constant range spreads of 60 percent.

**EXHIBIT 3B
PROPOSED PAY PLAN
FULL-TIME NON-UNION**

Grade	Minimum	Midpoint	Maximum	Range Spread
101	\$33,072.00	\$42,993.60	\$52,915.20	60.0%
102	\$35,387.04	\$46,003.15	\$56,619.26	60.0%
103	\$37,864.13	\$49,223.37	\$60,582.61	60.0%
104	\$40,514.62	\$52,669.01	\$64,823.40	60.0%
105	\$43,350.65	\$56,355.84	\$69,361.03	60.0%
106	\$46,385.19	\$60,300.75	\$74,216.31	60.0%
107	\$49,632.15	\$64,521.80	\$79,411.45	60.0%
108	\$53,106.40	\$69,038.33	\$84,970.25	60.0%
109	\$56,823.85	\$73,871.01	\$90,918.17	60.0%
110	\$60,801.52	\$79,041.98	\$97,282.44	60.0%
111	\$65,057.63	\$84,574.92	\$104,092.21	60.0%
112	\$69,611.66	\$90,495.16	\$111,378.66	60.0%
113	\$74,484.48	\$96,829.82	\$119,175.17	60.0%
114	\$79,698.39	\$103,607.91	\$127,517.43	60.0%
115	\$87,668.23	\$113,968.70	\$140,269.17	60.0%
116	\$96,435.06	\$125,365.57	\$154,296.09	60.0%
117	\$106,078.56	\$137,902.13	\$169,725.70	60.0%
118	\$116,686.42	\$151,692.34	\$186,698.27	60.0%
119	\$128,355.06	\$166,861.58	\$205,368.10	60.0%
120	\$141,190.57	\$183,547.74	\$225,904.91	60.0%
121	\$155,309.62	\$201,902.51	\$248,495.40	60.0%
122	\$170,840.59	\$222,092.76	\$273,344.94	60.0%



Exhibit 3C shows the Non-Union pay plan represented in hourly rates for part-time employees. Please note that while the grades are identified differently than the salary full-time plan, the ranges themselves are simply converted from salaried to hourly rates for ease of part-time employee pay administration.

**EXHIBIT 3C
PROPOSED PAY PLAN
PART-TIME NON-UNION**

Grade	Minimum	Midpoint	Maximum	Range Spread
10	\$ 15.90	\$ 20.67	\$ 25.44	60%
11	\$ 17.01	\$ 22.12	\$ 27.22	60%
12	\$ 18.20	\$ 23.67	\$ 29.13	60%
13	\$ 19.48	\$ 25.32	\$ 31.17	60%
14	\$ 20.84	\$ 27.09	\$ 33.35	60%
15	\$ 22.30	\$ 28.99	\$ 35.68	60%
16	\$ 23.86	\$ 31.02	\$ 38.18	60%
17	\$ 25.53	\$ 33.19	\$ 40.85	60%
18	\$ 27.32	\$ 35.51	\$ 43.71	60%
19	\$ 29.23	\$ 38.00	\$ 46.77	60%
20	\$ 31.28	\$ 40.66	\$ 50.04	60%
21	\$ 33.47	\$ 43.51	\$ 53.55	60%
22	\$ 35.81	\$ 46.55	\$ 57.30	60%
23	\$ 38.32	\$ 49.81	\$ 61.31	60%
24	\$ 42.15	\$ 54.79	\$ 67.44	60%
25	\$ 46.36	\$ 60.27	\$ 74.18	60%
26	\$ 51.00	\$ 66.30	\$ 81.60	60%
27	\$ 56.10	\$ 72.93	\$ 89.76	60%
28	\$ 61.71	\$ 80.22	\$ 98.73	60%
29	\$ 67.88	\$ 88.24	\$ 108.61	60%
30	\$ 74.67	\$ 97.07	\$ 119.47	60%
31	\$ 82.13	\$ 106.78	\$ 131.42	60%



Exhibit 3D shows the proposed revised step plan for FOP employees. This plan includes four pay grades with either six or eight steps.

**EXHIBIT 3D
PROPOSED STEP PLAN
FOP**

Grade	Classification	0	1	2	3	4	5	6	7	8
FOP 1	Communications Operator	\$ 56,011.86	\$ 58,812.47	\$ 61,753.08	\$ 64,840.72	\$ 68,082.77	\$ 71,486.92	\$ 75,061.27		
FOP 2	Police Officer	\$ 65,360.47	\$ 71,896.54	\$ 75,491.36	\$ 79,265.93	\$ 83,229.23	\$ 87,390.71	\$ 91,760.25	\$ 94,510.45	\$ 97,348.44
FOP 3	Police Sergeant	\$ 110,378.38	\$ 111,660.30	\$ 112,942.23	\$ 114,354.02	\$ 115,765.78	\$ 117,212.86	\$ 118,659.93		
FOP 4	Communications Supervisor	\$ 56,823.85	\$ 61,085.64	\$ 65,347.43	\$ 69,609.22	\$ 73,871.01	\$ 78,132.80	\$ 82,394.59	\$ 86,656.38	\$ 90,918.17

Assigning pay grades to classifications requires a balance of internal equity, desired market position, and recruitment and retention concerns. Thus, the market range data shown in Section 2 were not the sole criteria for the proposed pay ranges. Some classifications' grade assignments varied from their associated market range due to the other factors mentioned above. The resulting recommended pay grades for each the Town's open-range and step plan classifications are shown in Exhibit 3E, 3F, and 3G.



**EXHIBIT 3E
PROPOSED PAY GRADES
AFSCME**

CLASS TITLE	Proposed Grade	Proposed Minimum	Proposed Midpoint	Proposed Maximum
Beach Patrol/Litter Custodian F/T Custodian P&R F/T Lifeguard Maintenance Worker I Maintenance Worker I Public Works Transport Maintenance Worker I WS	101	\$ 33,072.00	\$ 42,993.60	\$ 52,915.20
General Service Worker Maintenance Worker II Public Works Maintenance Worker II WS Recreation Leader II	102	\$ 35,387.04	\$ 46,003.15	\$ 56,619.26
Maintenance Worker III Public Works Maintenance Worker III WS Public Works Coordinator Refuse Collector Solid Waste Refuse Truck Operator I	103	\$ 37,864.13	\$ 49,223.37	\$ 60,582.61
Building Permit Clerk I CDL & Heavy Equipment Operator Code Compliance Officer I Customer Service Representative P&R Customer Service Representative Solid Waste Parking Enforcement Officer Records Technician/Assistant to Town Clerk Solid Waste Refuse Truck Operator II	104	\$ 40,514.62	\$ 52,669.01	\$ 64,823.40
Building Permit Clerk II Solid Waste Refuse Truck Operator III	105	\$ 43,350.65	\$ 56,355.84	\$ 69,361.03
Building Permit Clerk III Mechanic Payroll/Accounts Payable Specialist	106	\$ 46,385.19	\$ 60,300.75	\$ 74,216.31
Accountant I Program Events Coordinator	107	\$ 49,632.15	\$ 64,521.80	\$ 79,411.45



**EXHIBIT 3F
PROPOSED PAY GRADES
FULL AND PART-TIME NON-UNION**

CLASS TITLE	Proposed Grade	Proposed Minimum	Proposed Midpoint	Proposed Maximum
P/T Custodian P&R				
P/T Lifeguard	10	\$ 15.90	\$ 20.67	\$ 25.44
P/T Recreation Leader I				
Accreditation Manager P/T	18	\$ 27.32	\$ 35.51	\$ 43.71
P/T Chief Building Inspector				
P/T Chief Electrical Inspector				
P/T Chief Mechanical Inspector	22	\$ 35.81	\$ 46.55	\$ 57.30
P/T Chief Plumbing Inspector				
P/T Plans Examiner				
Maintenance Supervisor Public Works				
Maintenance Supervisor Water & Sewer	107	\$ 49,632.15	\$ 64,521.80	\$ 79,411.45
Solid Waste Supervisor				
Aquatic Supervisor				
Building Department Supervisor	108	\$ 53,106.40	\$ 69,038.33	\$ 84,970.25
HR Generalist				
Parking Operations Manager	109	\$ 56,823.85	\$ 73,871.01	\$ 90,918.17
Deputy Town Clerk				
Executive Assistant to Police Chief	110	\$ 60,801.52	\$ 79,041.98	\$ 97,282.44
Communications Manager				
Project & Contract Manager	112	\$ 69,611.66	\$ 90,495.16	\$ 111,378.66
Code Compliance Manager				
Operations Manager	113	\$ 74,484.48	\$ 96,829.82	\$ 119,175.17
Police Lieutenant				
Revenue/Payroll Manager	114	\$ 79,698.39	\$ 103,607.91	\$ 127,517.43
Budget Officer				
Finance Manager	115	\$ 87,668.23	\$ 113,968.70	\$ 140,269.17
Police Captain				
Assistant Parks and Recreation Director				
Assistant Public Works Director	116	\$ 96,435.06	\$ 125,365.57	\$ 154,296.09
Code Compliance Director				
Tourism & Public Communications Director				
Finance Director				
Human Resources Director	117	\$ 106,078.56	\$ 137,902.13	\$ 169,725.70
Parks & Recreation Director				
Town Clerk				
Town Planner				
Building Official	118	\$ 116,686.42	\$ 151,692.34	\$ 186,698.27
Public Works Director				
Assistant Town Manager/Chief Financial Officer				
Police Chief	120	\$ 141,190.57	\$ 183,547.74	\$ 225,904.91



**EXHIBIT 3G
PROPOSED PAY GRADES
FOP**

CLASS TITLE	Proposed Grade	Proposed Minimum	Proposed Midpoint	Proposed Maximum
Communications Operator	FOP 1	\$ 56,011.86	\$ 65,536.57	\$ 75,061.27
Police Officer	FOP 2	\$ 65,360.47	\$ 81,354.46	\$ 97,348.44
Police Sergeant	FOP 3	\$ 110,378.38	\$ 114,519.15	\$ 118,659.93
Communications Supervisor	FOP 4	\$ 56,823.85	\$ 73,871.01	\$ 90,918.17

After assigning pay grades to classifications in the pay plan, the next step was to develop appropriate optional methods for transitioning employees' salaries into the new pay plans. This was done by establishing methods of calculating salaries in the proposed plans' pay ranges and determining whether adjustments were necessary. The Town reviewed and selected the most appropriate method for implementation.

System Administration

The Town's total compensation system will continue to require periodic maintenance. The recommendations provided to improve the competitiveness of the plan were developed based on conditions at the time the data were collected. Without proper upkeep, the potential for recruitment and retention issues may increase as the compensation system becomes dated and less competitive.

RECOMMENDATION 2: Conduct small-scale salary surveys as needed to assess the market competitiveness of hard-to-fill classifications and/or classifications with retention issues, and make changes to pay grade assignments if necessary.

At the time of this study, with a very competitive labor market, the plans and/or pay grades may need to be reassigned more frequently. If the Town notices that high turnover or is experiencing difficulty with recruiting one or more classifications, the Town should collect salary range data from peer organizations to determine whether adjustments are needed.

RECOMMENDATION 3: Conduct a comprehensive classification and compensation study every three to five years, subject to budget constraints and as market conditions are warranted.

Small-scale salary surveys can improve the market position of specific classifications, but it is recommended that a full classification and compensation study be conducted every three to five years to preserve both internal and external equity. Changes to classification and compensation do occur, and while the increments of change may seem minor, they can compound over time. A failure to react to these changes quickly has the potential to place the Town in less than desirable position for recruiting and retaining quality employees.

RECOMMENDATION 4: Review and revise, as appropriate, existing pay practice guidelines including those for determining salaries of newly hired employees, progressing employee



salaries through the pay plans and determining pay increases for employees who have been promoted to a different classification.

The method of moving salaries through the pay plan and setting new salaries for new hires, promotions, and transfers depends largely on an organization's compensation philosophy. It is important for the Town to have established guidelines for each of these situations, and to ensure that they are followed consistently for all employees. Common practices for progressing and establishing employee salaries are outlined below.

New Hire Salaries

Typically, an employee holding the minimum education and experience requirements for an existing classification is hired at or near the classification's pay grade minimum. More recently, for recruiting purposes, organizations might consider offering salaries to new employees that consider prior related experience. It is recommended that the Town continue its current practices of establishing new hire salaries to preserve the internal equity of employees' salaries within each classification to the extent possible

Salary Progression

There are several common methods for salary progression including cost of living adjustments (COLA) and/or across the board adjustments, and employee performance-based. It is recommended that the Town continuously evaluate its methods to progress employees' salaries and continuously make improvements as appropriate.

Summary

The recommendations in this report provide an updated compensation system for the Town's employees. Upon implementation, the Town's competitiveness in the labor market will be improved and it will have a responsive total compensation system. While the upkeep of this will require work, the Town will find that having a more competitive compensation system that enhances strong recruitment and employee retention is well worth this commitment.



40 **Chapter 3 – PURCHASING**

41 ***

42
43
44
45 **Sec. 3-6. – Purchasing limitations; effect on competitive bidding requirement.**

46
47 (a) Purchases less than \$15,000.00. Purchases of, or contracts for, materials,
48 supplies, equipment, improvements or services for which funds are provided
49 in the budget, where the total amount to be expended within a fiscal year is
50 not in excess of \$15,000.00 may be made or entered into by the town
51 manager without submittal to the town commission and without competitive
52 bidding. Single purchases or contracts in excess of \$15,000.00 shall not be
53 broken down to amounts less than \$15,000.00 to avoid the requirements of
54 this section.

55
56 (b) Purchases of \$15,000.00 or more but less than \$25,000.00. Purchases of, or
57 contracts for, materials, supplies, equipment, improvements, or services for
58 emergencies only and for which funds are provided in the budget, where the
59 total amount to be expended within a fiscal year is \$15,000.00 or more, but
60 which do not exceed \$25,000.00 may be made, or entered into, by the town
61 manager without submittal to the town commission, but shall require
62 compliance with the competitive bidding requirements set forth in subsection
63 3-7(a) of this chapter, unless waived by the town manager. Single purchases
64 or contracts in excess of \$25,000.00 shall not be broken down to amounts
65 less than \$25,000.00 to avoid the requirements of this section.

66 ***

67
68 **Section 3. Severability.** If any section, sentence, clause or phrase of this
69 ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction,
70 then said holding shall in no way affect the validity of the remaining portions of this
71 ordinance.

72
73 **Section 4. Inclusion in the Code.** It is the intention of the Town
74 Commission, and it is hereby ordained that the provisions of this Ordinance shall become
75 and made a part of the Town of Surfside Code of Ordinances, that the sections of this
76 Ordinance may be renumbered or re-lettered to accomplish such intentions; and the word
77 “Ordinance” may be changed to “Section” or other appropriate word.

78
79 **Section 5. Conflicts.** Any and all Ordinances and Resolutions or parts of
80 Ordinances or Resolutions in conflict herewith are hereby repealed.

81
82 **Section 6. Effective Date.** That this Ordinance shall become effective upon
83 adoption.

84
85
Coding: ~~Strikethrough words~~ are deletions to the existing words. Underlined words are additions to the existing words. Changes between first and second reading are indicated with **highlighted double strikethrough** and double underline.

86 **PASSED AND ADOPTED** on first reading this _____ day of _____, 2024.

87
88 **PASSED AND ADOPTED** on second reading this _____ day of _____, 2024.

89
90
91 **First Reading:**

92 Motion by: _____

93 Second by: _____

94
95 **Second Reading:**

96 Motion by: _____

97 Second by: _____

98
99
100 **FINAL VOTE ON ADOPTION**

101 Commissioner Ruben A. Coto _____

102 Commissioner Nelly Velasquez _____

103 Commissioner Gerardo Vildostegui _____

104 Vice Mayor Tina Paul _____

105 Mayor Charles W. Burkett _____

106
107
108
109 _____
Charles W. Burkett, Mayor

110 Attest:
111
112 _____
113 Sandra McCready, MMC
114 Town Clerk

115
116 Approved as to Form and Legal Sufficiency:

117
118
119 _____
120 Mark Blumstein, Interim Town Attorney

Coding: ~~Strikethrough words~~ are deletions to the existing words. Underlined words are additions to the existing words. Changes between first and second reading are indicated with **highlighted** ~~double strikethrough~~ and double underline.

[Redacted]

MEMORANDUM

ITEM NO. 4A4.

To: Honorable Mayor, Vice-Mayor and Members of the Town Commission
From: Mark Blumstein, Interim Town Attorney
Date: July 9, 2024
Subject: **An Ordinance Amending Town Code of Ethics**

Approve the proposed amended Ordinance to strengthen the Town Code of Ethics

Elected Officials, past and present, should not personally benefit from votes cast for services rendered for Town residents, businesses or properties. The prohibition should apply while in office and following same for two years.

[Ordinance Amending Article VII - Code of Ethics - June 2024](#)

33 **Section 1. Recitals.** The above Recitals are true and correct and are incorporated
34 herein by this reference.

35 **Section 2. Town Code Amended.** Article VII. – “Code of Ethics” of the Surfside
36 Town Code of Ordinances is hereby amended and shall read as follows:

37
38 **ARTICLE VII. - CODE OF ETHICS**

39 ***

40
41
42
43 **Sec. 2-230. - Exploitation of official position prohibited.**

44
45 (a) No advisory personnel, autonomous personnel, candidate, commissioner,
46 departmental personnel, employees, officers or quasi-judicial personnel shall
47 use or attempt to use an official position to secure special privileges or
48 exemptions for that person or others ~~except as may be specifically permitted~~
49 ~~by other ordinances and resolutions previously adopted or hereafter adopted~~
50 ~~by the town commission.~~ Notwithstanding any provision of this Code of Ethics,
51 no elected official who votes on an item may thereafter benefit, financially or
52 as otherwise precluded by this Code of Ethics, directly or indirectly, from work
53 or services rendered for any person, property or business located in Town
54 resulting from said vote.

55
56 (b) Continuing application for two (2) years after town service.

57
58 (1) No person who has served as an elected town official shall for a period of
59 two (2) years after his or her town service has ceased, lobby any town
60 commissioner, officer or departmental personnel or employee in connection
61 with any judicial or other proceeding, application, RFP, RFQ, bid, contract,
62 claim, controversy, charge, accusation, arrest or other particular subject
63 matter in which the town or one of its departments or instrumentalities is a
64 party or has any interest whatever, whether direct or indirect. Further, upon
65 leaving elected office and for two (2) years thereafter, no former elected
66 official may benefit, financially or as otherwise precluded by this Code of
67 Ethics, directly or indirectly, from work or services rendered for any person,
68 property or business located in Town resulting from any vote on an item made
69 as an elected official.

70
71 (2) No former advisory personnel, autonomous personnel, officer or quasi-
72 judicial personnel shall for a period of two (2) years after his or her town
73 service has ceased, lobby the town board or committee on which he or she
74 served in connection with any matter related to the board or committee's
75 enforcement, oversight or authority.

76
Coding: ~~Strikethrough words~~ are deletions to the existing words. Underlined words are additions to the existing words. Changes
between first and second reading are indicated with ~~highlighted double strikethrough~~ and double underline.

77
78
79 **Sec. 2-233. - Conflict of interest.**
80

81 To avoid misunderstandings and conflict of interests, which could arise, the
82 following policy will be adhered to by employees and officers of the town. This policy
83 is in accordance with F.S. § 112.311 et seq., code of ethics for public officers and
84 employees.
85

- 86 (1) Employees and officers shall not accept any gifts, favors, or services
87 that may reasonably tend to improperly influence them in the discharge
88 of their official duties;
- 89 (2) Employees and officers shall not use or attempt to use their position to
90 secure special privileges or exemptions for themselves or others;
- 91 (3) Employees and officers shall not accept employment or engage in any
92 business or professional activity, which they may reasonably expect,
93 would require or induce them to disclose confidential information
94 acquired by them by reason of their official position;
- 95 (4) Employees and officers shall not disclose confidential information gained
96 by reason of their official position, nor shall they otherwise use such
97 information for their personal gain or benefit;
- 98 (5) Employees and officers shall not have personal investment in any
99 enterprise, which will create a conflict between their private interest and
100 the public interest;
- 101 (6) Employees and officers shall disclose to the town clerk, upon a form
102 created by the town clerk, any direct or indirect interest in any for profit
103 business relationship and any interest in real property which the
104 employees and officers hold with any other employee or officer;
- 105 (7) In addition to the foregoing, town commissioners shall disclose to the
106 town clerk, upon a form created by the town clerk, any direct or indirect
107 interest in non-homesteaded real property located within the town within
108 30 days upon purchasing said property. (Upon the passage of this
109 article, the town commissioners shall have 30 days from the effective
110 date, to file disclosure.) Thereafter, the town commissioners will be
111 required to file the real property disclosure in accordance with this sub-
112 paragraph (7) on a yearly basis along with his/her Form 1. However, if
113 for any reason the town clerk does not receive same, s/he shall, in writing
114 and via certified mail, request such official who has failed to file the
115 required disclosure to do so. Thereafter, failure to make this filing, within
116 ten days from receipt of the clerk's notice, shall result in the same
117 penalties as failure to file a Form 1 disclosure as required by the county
118 and state.
- 119 (8) Notwithstanding any other provision of this Code of Ethics, all elected
120 officials in office shall, on January 15 and July 15 of each year, or the
121 first business day thereafter if a non-workday, beginning in the year
122 2025, declare to the Town Clerk in writing, all sources of income, passive

Coding: ~~Strikethrough words~~ are deletions to the existing words. Underlined words are additions to the existing words. Changes between first and second reading are indicated with **highlighted double strikethrough** and double underline.

123 or active, directly or indirectly, from work or services rendered for any
124 person, property or business located in Town for the time period between
125 the current and past report. If none, the declaration is still required and
126 shall state None.

127 ***

128
129
130 **Section 3. Severability.** If any section, sentence, clause or phrase of this
131 ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction,
132 then said holding shall in no way affect the validity of the remaining portions of this
133 ordinance.

134
135 **Section 4. Inclusion in the Code.** It is the intention of the Town
136 Commission, and it is hereby ordained that the provisions of this Ordinance shall become
137 and made a part of the Town of Surfside Code of Ordinances, that the sections of this
138 Ordinance may be renumbered or re-lettered to accomplish such intentions; and the word
139 “Ordinance” may be changed to “Section” or other appropriate word.

140
141 **Section 5. Conflict.** Any and all Ordinances and Resolutions or parts of
142 Ordinances or Resolutions in conflict herewith are hereby repealed.

143
144 **Section 6. Effective Date.** This Ordinance shall become effective upon
145 adoption.

146
147 **PASSED AND ADOPTED** on first reading this ____ day of ____, 2024.

148
149 **PASSED AND ADOPTED** on second reading this ____ day of _____, 2024.

150
151 **First Reading:**

152 Motion by: _____

153 Second by: _____

154
155 **Second Reading:**

156 Motion by: _____

157 Second by: _____

158
159 **FINAL VOTE ON ADOPTION**

160 Commissioner Ruben A. Coto _____

161 Commissioner Nelly Velasquez _____

162 Commissioner Gerardo Vildostegui _____

163 Vice Mayor Tina Paul _____

164 Mayor Charles W. Burkett _____

165
166
167 _____
168 Charles W. Burkett, Mayor

Coding: ~~Strikethrough words~~ are deletions to the existing words. Underlined words are additions to the existing words. Changes between first and second reading are indicated with **highlighted double strikethrough** and **double underline**.

169 Attest:

170

171

172 _____
Sandra N. McCready, MMC

173 Town Clerk

174

175 Approved as to Form and Legal Sufficiency:

176

177

178

179 _____
Mark Blumstein, Interim Town Attorney

Coding: ~~Strikethrough words~~ are deletions to the existing words. Underlined words are additions to the existing words. Changes between first and second reading are indicated with **highlighted** ~~double strikethrough~~ and double underline.

MEMORANDUM

ITEM NO. 4A5.

To: Honorable Mayor, Vice-Mayor and Members of the Town Commission
From: Mark Blumstein, Interim Town Attorney
Date: July 9, 2024
Subject: **An Ordinance creating a Code provision to prohibit Nondisclosure and Non-disparagement agreements.**

To approve the proposed Ordinance prohibiting use of nondisclosure and non-disparagement agreements.

The Town has a practice of silencing terminated employees by requiring them to be bound by nondisclosure and/or non-disparagement agreements. The Town Commission now seeks to end that practice with limited exceptions.

[Ordinance - NDA - June 2024](#)

36 applicants or employees, present or past, from being able to speak openly about their
37 prospective, current, or past Town service through the imposition of nondisclosure and/or
38 non-disparagement agreements. Such applicants and employees, present or past, should
39 ordinarily be permitted to speak openly about their prospective, current, or past Town
40 service; and

41 **WHEREAS**, by enacting this ordinance, the Town intends to restrict the ability of
42 the Town from requiring applicants for employment or employees, current and past, to
43 enter into nondisclosure and/or non-disparagement agreements as a condition of
44 employment. Absent select circumstances, the Town intends to prohibit enforcement of
45 same and deem them void as against public policy and of no legal force and effect.
46 Further, the Town intends that this ordinance be liberally construed to further the
47 fundamental principle that Town government be conducted transparently and in public to
48 the greatest extent possible.

49
50 **NOW, THEREFORE, THE COMMISSION OF THE TOWN OF SURFSIDE**
51 **HEREBY ORDAINS:**

52
53 **Section 1.** **Recitals Adopted.** The above-stated recitals are hereby adopted
54 and confirmed.

55
56 **Section 2.** **Town Code Amended.** The Code of Ordinances of the Town of
57 Surfside, Florida is hereby amended by adding Section 2-153. "Nondisclosure and Non-
58 disparagement Agreements", as follows:

59
60 Article IV. – Officers and Employees

61 * * *

62
63 Section 2-153. – Nondisclosure and Non-disparagement Agreements

64 * * *

65
66 **2-153. Nondisclosure and non-disparagement agreements.**

67
68 (1) The Town shall not make it a condition of employment that any Town
69 employee execute a contract or other form of agreement that prohibits, prevents, or
70 otherwise restricts the disclosure of factual circumstances concerning the employee's
71 employment with the Town, including the disparagement of elected officials and Town

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72 government, unless the prohibition or restriction in the contract or agreement is necessary
73 to prevent disclosure of:

74 (a) The employee's identity, facts that might lead to the discovery of the
75 employee's identity, or factual circumstances relating to the employment that reasonably
76 implicate legitimate privacy interests of the employee who is a party to the agreement;

77 (b) If the employee elects in the employee's sole and absolute discretion
78 to restrict disclosure of the employee's identity or such facts and circumstances;

79 (c) personal identification information, as defined in Section
80 817.5685(1), Florida Statutes; or matters that are required to be kept confidential by
81 federal law or regulations, the state constitution, state law, state regulations, or state
82 rules, or a court of law or as attorney-client privileged communications, as privileged work
83 product, as communications related to a threatened or pending legal or administrative
84 action, or as materials related to personnel or regulatory investigations by the employer;

85 (d) Trade secrets or other confidential or sensitive information provided
86 to or made accessible to the employee by a current or prospective contractor, vendor,
87 grantee or as part of a public-private partnership, or entity working with the Town;

88 (e) Trade secrets or other confidential or sensitive information provided
89 to or made accessible to the employee by the Town's current or prospective customer,
90 contractor, lessee, lessor, business partner, or affiliate;

91 (f) Trade secrets or other confidential or sensitive information provided
92 to or made accessible to the employee by a purchaser or seller of property that is engaged
93 in negotiations or under contract with the Town;

94 (g) Information bearing on the specialized details of security
95 arrangements or criminal investigations including for elected officials or other individuals,
96 physical infrastructure, or cybersecurity;

97 (h) Information derived from communications of the Town related to
98 threatened or pending legal or administrative action;

99 (i) Discussions that occur in an executive session authorized by Section
100 286.011, Florida Statutes;

101 (j) Trade secrets or information derived from trade secrets or proprietary
102 information of the Town;

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103 (k) Information and records not subject to disclosure under Chapter 119,
104 Florida Statutes; or

105 (l) Trade Secrets Owned by the Town.

106 (2) Any provision in any contract or agreement that violates subsection (1) of
107 this section, which shall be liberally construed, is deemed to be against public policy and
108 is unenforceable against an employee unless the provision is intended to prevent
109 disclosure of:

110 (a) The employee's identity, facts that might lead to the discovery of the
111 employee's identity, or factual circumstances relating to the employment that reasonably
112 implicate legitimate privacy interests of the employee who is a party to the agreement;

113 (b) If the employee elects in the employee's sole and absolute discretion
114 to restrict disclosure of the employee's identity or such facts and circumstances;

115 (c) personal identification information, as defined in Section
116 817.5685(1), Florida Statutes; or matters that are required to be kept confidential by
117 federal law or regulations, the state constitution, state law, state regulations, or state
118 rules, or a court of law or as attorney-client privileged communications, as privileged work
119 product, as communications related to a threatened or pending legal or administrative
120 action, or as materials related to personnel or regulatory investigations by the employer;

121 (d) Trade secrets or other confidential or sensitive information provided
122 to or made accessible to the employee by a current or prospective contractor, vendor,
123 grantee or as part of a public-private partnership, or entity working with the Town;

124 (e) Trade secrets or other confidential or sensitive information provided
125 to or made accessible to the employee by the Town's current or prospective customer,
126 contractor, lessee, lessor, business partner, or affiliate;

127 (f) Trade secrets or other confidential or sensitive information provided
128 to or made accessible to the employee by a purchaser or seller of property that is engaged
129 in negotiations or under contract with the Town;

130 (g) Information bearing on the specialized details of security
131 arrangements or criminal investigations including for elected officials or other individuals,
132 physical infrastructure, or cybersecurity;

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133 (h) Information derived from communications of the Town related to
134 threatened or pending legal or administrative action;

135 (i) Discussions that occur in an executive session authorized by Section
136 286.011, Florida Statutes;

137 (j) Trade secrets or information derived from trade secrets or proprietary
138 information of the Town;

139 (k) Information and records not subject to disclosure under Chapter 119,
140 Florida Statutes; or

141 (l) Trade Secrets Owned by the Town.

142 (3) The Town shall not take any materially adverse employment-related action,
143 including, without limitation, withdrawal of an offer of employment, discharge, suspension,
144 demotion, discrimination in the terms, conditions, or privileges of employment, or other
145 adverse action against an employee on the grounds that the employee does not enter
146 into a contract or agreement deemed to be against public policy and unenforceable under
147 this section. The taking of such a materially adverse employment-related action after an
148 employee has refused to enter into such a contract or agreement is prima facie evidence
149 of retaliation.

150 (4) Any enforcement or attempts to enforce a provision deemed by a court as
151 against public policy and unenforceable pursuant to this section may give rise to liability
152 for the employee's reasonable attorney's fees and costs in defending against the action.

153 (5) An action to enforce a provision of this section must be brought in the circuit
154 court of the Eleventh Judicial Circuit in and for Miami-Dade County, Florida or the district
155 court for the Southern District of Florida, as applicable.

156 (6) A settlement agreement between the Town and an employee of the Town
157 must be signed by both the Town and the employee.

158 (7) A nondisclosure agreement may not prohibit the release of information
159 required to be released under Chapter 119, Florida Statutes.

160 (8) Nothing in this section prevents the Town from requiring an employee to
161 enter into a nondisclosure agreement with a third party in the employee's official capacity
162 and on behalf of the Town.

163

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- 164 (9) As used in this section:
165 (a) "Condition of Employment" means an employment-related policy,
166 practice, requirement, or restriction dictated by the Town that an individual must agree to
167 abide by to be hired by or retain employment with the Town.
168 (b) "Employee" means an applicant for employment with or current or
169 past employee of the Town.

170 * * *

171 **Section 3. Severability.** If any section, sentence, clause or phrase of this
172 ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction,
173 then said holding shall in no way affect the validity of the remaining portions of this
174 ordinance.

175 **Section 4. Inclusion in the Code.** It is the intention of the Town
176 Commission, and it is hereby ordained that the provisions of this Ordinance shall become
177 and made a part of the Town of Surfside Code of Ordinances, that the sections of this
178 Ordinance may be renumbered or re-lettered to accomplish such intentions; and the word
179 "Ordinance" may be changed to "Section" or other appropriate word.

180 **Section 5. Conflicts.** Any and all Ordinances and Resolutions or parts of
181 Ordinances or Resolutions in conflict herewith are hereby repealed.

182 **Section 6. Effective Date.** This Ordinance shall become effective upon
183 adoption.

184
185 **PASSED AND ADOPTED** on first reading this ____ day of _____, 2024.

186
187 **PASSED AND ADOPTED** on second reading this ____ day of _____, 2024.

188
189 **First Reading:**

190
191 Motion by: _____

192
193 Second by: _____

194
195 **Second Reading:**

196
197 Motion by: _____

198
199 Second by: _____

Coding: ~~Strikethrough words~~ are deletions to the existing words. Underlined words are additions to the existing words. Changes between first and second reading are indicated with **highlighted double strikethrough** and double underline.

200 **FINAL VOTE ON ADOPTION**

201

202 Commissioner Ruben A. Coto _____

203

204 Commissioner Nelly Velasquez _____

205

206 Commissioner Gerardo Vildostegui _____

207

208 Vice Mayor Tina Paul _____

209

210 Mayor Charles W. Burkett _____

211

212

213

214 _____
Charles W. Burkett, Mayor

215 Attest:

216

217

218 _____
Sandra N. McCready, MMC

219 Town Clerk

220

221 Approved as to Form and Legal Sufficiency:

222

223

224

225 _____
Mark Blumstein, Interim Town Attorney

Coding: ~~Strikethrough words~~ are deletions to the existing words. Underlined words are additions to the existing words. Changes between first and second reading are indicated with **highlighted** ~~double strikethrough~~ and double underline.

[]

MEMORANDUM

ITEM NO. 4B1.

To: Honorable Mayor, Vice-Mayor and Members of the Town Commission

From: Scarlett Hammons, Town Planner

Date: July 9, 2024

Subject: EAR Based Comprehensive Plan Amendments Transmittal Hearing

Town Administration asks the Town Commission to review the proposed updates to the Town's Comprehensive Plan. The Town's Planning & Zoning Board, the Local Planning Agency ("LPA"), has suggested revisions and provided comments and recommended transmittal to the Town Commission.

Presentations on the update of the Town's Comprehensive Plan were made at the November 16, 2023 and January 18, 2024 meetings of the LPA. A Public Hearing was held at the February 29, 2024 meeting of the LPA. The LPA serves to consider items such as the Comprehensive Plan update. The 2018 Comprehensive Plan is provided in **Attachment A**.

The current update of the Comprehensive Plan is required by State Law and referred to as the Evaluation and Appraisal Report (EAR) or EAR Based Amendments. The proposed amendments are generally minor and the overall emphasis of the current Comprehensive Plan is intact. A summary of the proposed changes are in **Attachment B**. Major items being updated include revisions to the uses allowed in residential districts, the addition of a Property Rights Element (a new State requirement), update of the Town's Water Supply Facility Work Plan (a State requirement), update of the Base Floor Flood Elevation to 8.00 + 2.00 Feet, Address changes to statutory requirements of Chapter 163 and minor updates to the Comprehensive Plan and Socio-Economic Characteristics. The review process requires a marked-up version of the Comprehensive Plan be provided with underlines (additions) and strikethroughs (deletions).

Revisions have been provided for the following Plan Elements:

1 Future Land Use - **Exhibit A1**

3 Housing -**Exhibit A2**

4 Infrastructure (including Water Supply Facilities Work Plan) - **Exhibits A3 and A4**

5 Coastal Management - **Exhibit A5**

7 Recreation and Open Space - **Exhibit A6**

9 Capital Improvements - **Exhibit A7**

- 11 Property Rights – **Exhibit A8**

The following Plan Elements are not going to be updated at this time:

2 Transportation

6 Conservation

8 Intergovernmental Coordination

10 Public School Facilities

Copies of the current (2018) Comprehensive Plan and the marked-up versions of the proposed Plan Elements have been provided as attachments. The LPA held a Public Hearing on the draft documents. The LPA recommended transmittal to the Town Commission with any comments. The 1st reading of the Ordinance adopting the EAR Based Amendments will be considered at the July 9, 2024 Public Hearing. If the Town Commission approves the 1st reading, the EAR Based Amendments will be sent out to be reviewed under the State Coordinated Review Process.

If the State determines the Amendment package is complete, State agencies, the South Florida Regional Planning Council, Miami-Dade County and adjacent municipalities will have 60 days to review the Amendment package and provide written comments. The State Community Planning Office has to issue an Objections, Recommendations and Comments Report (ORC) on the Amendment package. The Town Commission will then have 180 days to adopt the Amendment package. It is expected the Town Commission will request an additional review by the LPA prior to holding an adoption hearing at 2nd reading of the Ordinance. The Amendment package can be revised during this period. The State will perform a Compliance review of the adopted Amendment package.

A few revisions have been made in the Future Land Use Element since the LPA public hearing. Residential designations of Moderate, Moderate Low and Moderate High were revised to add townhomes as a permitted use, and delete single-family and duplex. Underground, below Grade or basement parking Garage or structure will now be prohibited from all zoning districts, except H120. The designation for water was added and permitted uses were assigned. An outdated storm water improvement project was deleted. The Future Land Use Map was reversed to have the Community Facilities designation include only the community center. Copies of the Existing and Future Land

Use Maps are provided in **Attachments B.**

[Ordinance Amending Comp Plan EAR - July 2024.docx](#)

[Town of Surfside 2018 Comp Plan.pdf](#)

[Surfside FLU_2.pdf](#)

[Town of Surfside EAR Based Amends 7_1_24 v2.pdf](#)

ORDINANCE NO. 2024 - _____

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA, AMENDING THE TOWN OF SURFSIDE COMPREHENSIVE PLAN BY ADOPTING THE EVALUATION AND APPRAISAL REVIEW (EAR) BASED COMPREHENSIVE PLAN AMENDMENTS; PROVIDING FOR INITIAL AND POST-ADOPTION TRANSMITTAL; PROVIDING FOR SEVERABILITY; INCLUSION IN THE COMPREHENSIVE PLAN; CONFLICTS; AND FOR AN EFFECTIVE DATE.

WHEREAS, Section 163.3191, Florida Statutes, directs local governments to periodically conduct an Evaluation and Appraisal Review (the “EAR”) every seven years to comprehensively evaluate their Comprehensive Plan to determine if amendments are necessary to reflect changes in state law requirements, and to enact such amendments as are necessary to reflect changes in local conditions; and

WHEREAS, the Town of Surfside (the “Town”) Comprehensive Plan (the “Comprehensive Plan”) was last amended through the EAR process in 2018 pursuant to Ordinance No. 2018-1685 adopted on June 12, 2018; and

WHEREAS, the Town has reviewed its Comprehensive Plan and proposed amendments to the Comprehensive Plan based on the EAR, attached hereto as Exhibit “A” (the “EAR-Based Amendments”), to reflect changes in state law requirements and to also address current conditions within the Town; and

WHEREAS, the Town has considered the EAR-Based Amendments in the manner prescribed by Section 163.3191(2) and 163.3184(4), Florida Statutes; and

WHEREAS, the Planning and Zoning Board, serving as the local planning agency for the Town, held its public hearing on the EAR-Based Amendments on February 29, 2024, with due public notice and input, and recommended they be transmitted with changes; and

WHEREAS, the Town Commission held its first public hearing on July 9, 2024, and having complied with the notice requirements in the Florida Statutes, approved transmittal of the EAR-Based Amendments, including any changes; and

WHEREAS, the Town transmitted the EAR-Based Amendments to Florida Commerce and other appropriate state, regional, county, and municipal review agencies in accordance with Section 163.3184(3), Florida Statutes; and

WHEREAS, the Town Commission has conducted a second duly noticed public hearing on the EAR-Based Amendments as required by law on _____, and further finds them necessary and in the best interest of the Town.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA:

Section 1. Recitals. The above Recitals are true and correct and are incorporated herein by this reference.

Section 2. EAR-Based Amendments Adopted. The EAR- Based Amendments, attached hereto as Exhibit "A," are hereby adopted.

Section 3. Initial Transmittal. Following the first public hearing by the Town Commission, the Town Planner is directed to transmit the EAR-Based Amendments to the state land planning agency and other appropriate state, regional, county, and municipal review agencies in accordance with Section 163.3184(4), Florida Statutes ("Initial Transmittal").

Section 4. Post-Adoption Transmittal. Following the second public hearing on adoption, the Town Planner is directed to transmit the adopted EAR-Based Amendments to the state land planning agency and other state, regional, county, and municipal review agencies that provided timely comments following Initial Transmittal.

Section 5. Severability. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Ordinance.

Section 6. Inclusion in the Code. It is the intention of the Town Commission, and it is hereby ordained that the provisions of this Ordinance shall become and made a part of the Comprehensive Plan, that the sections of this Ordinance may be renumbered or re-lettered to accomplish such intentions; and the word "Ordinance" may be changed to "Section" or other appropriate word.

Section 7. Conflicts. Any and all ordinances and resolutions or parts of ordinances or resolutions in conflict herewith are hereby repealed.

Section 8. Effective Date. This Ordinance shall be effective upon adoption on second reading, except that the effective date of the EAR-Based Amendments approved by this Ordinance shall be upon the state land planning agency's Notice of Intent issued pursuant to Section 163.3184(4)(e), Florida Statutes, or if a petition to challenge the EAR-Based Amendments is filed with the Division of Administrative Hearings pursuant to Sections 163.3184(5)(a), Florida Statutes, or 163.3184(5)(b), Florida Statutes, then, as to such challenged amendment(s), this Ordinance shall become effective upon issuance of a final order finding the challenged amendment(s) in compliance.

PASSED on first reading on the ____ day of _____, 2024.

PASSED AND ADOPTED on second reading on the ____ day of _____, 2024.

First Reading:

Motion by: _____
Second by: _____

Second Reading:

Motion by: _____
Second by: _____

FINAL VOTE ON ADOPTION

Commissioner Ruben A. Coto _____
Commissioner Gerardo Vildostegui _____
Commissioner Nelly Velasquez _____
Vice Mayor Tina Paul _____
Mayor Charles W. Burkett _____

Charles W. Burkett, Mayor

ATTEST:

Sandra N. McCready, MMC
Town Clerk

APPROVED AS TO FORM AND LEGALITY FOR THE USE AND BENEFIT OF THE TOWN OF SURFSIDE ONLY:

Mark Blumstein, Interim Town Attorney

Exhibit “A”

Includes sections:

A1, A2, A3, A4, A5,

A6, A7 and A8



Town of Surfside Comprehensive Plan

Adopted Update
June 2018

Submitted by:



Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS™

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FUTURE LAND USE ELEMENT

DATA INVENTORY AND ANALYSIS

PURPOSE

The purpose of the Future Land Use Element is the designation of future land use patterns as reflected in the goals, objectives and policies contained in the Town of Surfside's Comprehensive Plan. The supporting data provides a broad survey of current land use patterns, natural land features, and availability of public facilities for existing and future development. Future land use patterns are depicted on the *Future Land Use Map* (Map FLU 7).

PLANNING TIMEFRAMES

The Town of Surfside Comprehensive Plan provides guidance on development and redevelopment over two planning periods: a 5-Year short term planning period ending FY 2022 and a long term planning period ending FY 2035.

EXISTING LAND USE CONDITIONS

The Town of Surfside is located in the eastern section of Miami-Dade County. Located on the barrier island, the Town is bordered by water on both its western and eastern boundaries. The western boundary is the Biscayne Bay and Indian Creek and the eastern boundary is the Atlantic Ocean. The Town is nearly built out. The Future Land Use Element supports the Town's desire to maintain its stable single family residential neighborhood, encourage redevelopment of the Harding Avenue business area, and limit density and intensity of beach front properties.

Existing land use patterns are depicted on *Map FLU 1 Existing Land Use*. An analysis of Existing Land Use indicates that single family residential uses make up approximately 47.4 % and multi-family uses make up 11.3% of the total land area. Vacant lands make up 0.5% of the total town acreage.

The Town has 99.5% of its land developed. Residential development makes up 58.7% of total Town acreage. General retail / service business development makes up 1.87% of the total Town acreage.

**Table 1-1
Existing Land Use**

EXISTING Land Use	Acres	Percentage of Total Acres
Beach Area	34.76	9.43%
Community Facilities	9.26	2.43%
General Retail/Services	6.90	1.87 %
Multi-Family Residential	41.46	11.34 %
Parking	4.92	1.34%
Private Recreation	6.07	1.65 %
Single Family Residential	174.80	47.43 %
Vacant	1.89	0.51 %
ROW	79.57	21.59 %
Water	8.90	2.42%
TOTAL ACREAGE	368.53	100.00%

Source: Miami-Dade County GIS Services; Calvin, Giordano & Associates

FUTURE LAND USE DESIGNATIONS

Map FLU 7 Future Land Use designates future land uses in the Town. The Future Land Use Map guides future development according to the vision of residents and businesses in the Town. The Future Land Use Map reflects a planning horizon of at least 10 years. The Future Land Use Map serves as the basis for zoning designations provided in the Zoning Code. Table 1-2 shows the distribution of future land uses in the Town.

**Table 1-2
Future Land Use**

FUTURE LAND USE DESIGNATION	Acres	Percentage of Total Acres
Community Facility	1.46	0.40%
General Retail /Services	5.84	1.58 %
High Density Residential / Tourist	26.27	7.13 %
Low Density Residential	176.48	47.89 %
Moderate Low Density Residential	3.09	0.84%
Moderate High Density Residential	14.81	4.02 %
Moderate Density Residential / Tourist	4.72	1.28 %
Parking	4.23	1.15%
Public Buildings and Grounds	2.05	0.56 %
Public Recreation	40.54	11.00 %
Private Recreation	4.69	1.27 %
Non-designated Right Of Way	84.35	22.89 %
TOTAL	368.53	100.00%

Source: Miami-Dade County GIS Services; Calvin, Giordano & Associates

Approximately 61.16 % of the total land area is designated for residential uses with the majority of the residential uses designated as Low Density Residential. Commercial uses added up to 1.58% and Recreation uses, both public and private, made up nearly 12.27% of the total land area. Non-designated Right of Way makes up 22.89% of the overall land area.

POPULATION

Population and Projections

The Town's population according to the 2010 U.S. Census was 5,744. By 2035, the Town is expected to continue to be built-out with virtually no vacant residential lands or change in density or intensity; at which time the population is expected to be approximately 6,556 residents. According to the Florida Housing Data Clearinghouse (FHDC), between 2010 and 2035 the Town is projected to see an additional 812 residents, which represents 14.1% growth from 2010. The Town views the population projections from the FHDC as high considering the built-out current condition of the Town. Potential population increases are expected to come from seasonal units being used as full time units and increases in persons per household.

**Table 1-3
Projections: Population, Surfside, 2010 - 2030**

Year	Population	% Change from 2010 Population
2010*	5,744	0
2015**	5,705	- 0.67%
2020**	5,952	+3.6%
2025**	6,181	+7.6%
2030**	6,398	+11.3%
2035**	6,556	+14.1%

Source: *2010 U.S. Census; **Florida Housing Data Clearinghouse (FHDC), 2016

Annexation

No annexations are being considered at this time.

Analysis of Land Needed to Accommodate Population

The Town is almost built-out with only 1.89 acres of vacant land. The only development that is expected over the next planning horizon is redevelopment of existing developed properties. Redevelopment is expected to be at or near existing densities however, most projects which have redeveloped in the past 10 years have been below current densities. As discussed above in the Population and Projections section, the only changes in population are expected through seasonal unit conversion to full time use and increases in persons per household.

The Town does not support the Florida Housing Data Clearinghouse (FHDC) projects for 2035. The Town’s Charter limits density, intensity, and height to the existing maximums in the Zoning Code or Comprehensive Plan, whichever is more restrictive. Therefore, the FHDC projection for 2035 is not anticipated.

FACILITIES ANALYSIS

Sanitary Sewer Facilities

The Town’s sanitary sewer system is interconnected with the Miami-Dade County Water and Sewer Department (MDWASD) system. Surfside maintains its own sewer collection system and two pumping stations. By agreement, the City of Miami Beach transmits the sewage via force mains to the MDWASD system and eventually to the treatment plant and disposal.

The Town of Surfside is located in the MDWASD Central District Sanitary sewer system; however MDWASD operates two additional regional wastewater treatment plants in the North and South Districts. Because the system is interconnected, the service districts have flexible boundaries, and some flows from one district can be diverted to other plants in the system. Surfside’s sewer system is treated by a secondary treatment facility on Virginia Key owned and operated by the Miami-Dade County Water and Sewer Department (MDWASD).

According to the Town of Surfside Consumption Analysis, in 2014/2015 approximately 258 million gallons of wastewater were treated by the County system from the Town of Surfside and 260 million in 2015/2016. There is sufficient capacity to serve Surfside residents in the short and long term planning time frame.

Potable Water Facilities

The Town of Surfside's potable water is provided by the Miami-Dade County Water and Sewer Department (MDWASD). The water is distributed to residents and commercial business by approximately 11 miles of cast iron pipe installed in 1938. The Town of Surfside is serviced by the Hialeah-Preston Water Treatment Plant service area which includes the northern part of Miami-Dade County. A new upper Floridan Aquifer Reverse Osmosis (RO) water treatment plant was constructed in 2013, and is located at 4250 W. 114th Terrace in the City of Hialeah. The WTP was constructed pursuant to a joint Participation Agreement between the City of Hialeah and the County which was approved by the Board of County Commissioners on July 24, 2007 and called for the design, construction, and operation of a water treatment plant constructed in the annexation area and supplied by the brackish Floridan aquifer to produce initially 10 mgd with the capacity to expand to 17.5 mgd. Approval from the Florida Department of Health to produce and distribute water was received in November 2013. The WTP utilizes the Floridan Aquifer as the alternative water supply using RO treatment to remove the salt. The initial operational phase of the Plant is 7.5 mgd, increasing to 10 mgd by the end of 2015 when construction of additional wells is expected to be completed. The quantity of water available to serve MDWASD's North District, as reflected in permitted withdrawal allocations, provides more than adequate capacity.

The MDWASD system wide finished water rate is 137.2 gallons per capita per day (gpcd). The gpcd value for the Town of Surfside is higher than the system wide average at 148.04 gallons per capita per day. The Town adopted its most recent 15-year Water Supply Facilities Work Plan in 2015.

The level of service will be met for Surfside in the short term and long term planning periods.

Solid Waste

The Town's Public Works 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 and other Miami-Dade County landfills. Last year (FY 15/16) Surfside deposited approximately 4,932 tons of waste material at the county's facility. The Town, as of June 2, 2016, discontinued recycling services with Miami-Dade County for residential properties. The Town now collects recycling. Between June 2, 2016 and December 29, 2016 the Town collected a total of 218.9 tons of recycling. Based on information supplied by the Miami-Dade County Department of Solid Waste Management (See Infrastructure Element), the existing disposal capacity at the North Dade Landfill and the South Dade Landfill and the Resource Recovery Plan appear to have adequate capacity to meet Surfside's needs for the foreseeable future.

Stormwater Drainage Facilities

Surfside's existing storm drainage system consists of a network of underground storm sewers that collect and direct stormwater to Indian Creek and Biscayne Bay. A pumping station at the western end of 92nd Street assists the drainage of water from that street by pumping to an outfall. Equipment which currently serves the 92nd Street pump station was 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.

In 2006, the Town of Surfside initiated additional stormwater projects, which consist of retrofitting three of the Town's outfall pipes to reduce pollutants and fresh water entering Biscayne Bay. The project addressed long-term concerns regarding water backing into the streets and poor water quality in the adjacent Biscayne Bay along the Town's shores.

The recently constructed retrofitted stormwater management system of the Town consists of a network of underground storm sewers along with outfall control structures discharging into the Indian Creek and Biscayne Bay, and three additional pump stations discharging into 9 drainage wells. The newly constructed control structures facilitate well discharge before discharging to Biscayne Bay. The project addressed long-term concerns regarding water backing into the streets and poor water quality in the adjacent Biscayne Bay along the Town's shores. The project directly addressed The Trust for Public Land's Biscayne Bay Accessibility report, supported the SFWMD's Biscayne Bay Partnership Initiative (BBPI), and enhanced the level of service.

In 2015, the Town completed drainage improvements for Biscaya Island along 88th Street. The Town constructed new check valves to prevent back flow into the existing roadways and upsized one 12-inch outfall to a 24-inch diameter outfall. Since the Town completed the retrofit of the existing drainage system in the recent past, there are currently no additional level of service projects required or needed for the Town's drainage system.

Transportation

The major north-south traversing roadways for the Town are Collins Avenue and Harding Avenue, both state arterial roadways. The major east-west traversing roadway is 96th Street. The level of service analysis for existing conditions indicates that all the roadways within the Town are operating at the adopted level of service.

Six bus routes from Miami-Dade Transit travel through the Town. The Town has its own bus system which complements the Miami-Dade County Transit. The Town's mini buses circulate between the business district and residential areas.

Parks and Recreation

The Town has an adopted Level of Service of six (6) acres of publicly-owned lands per 1,000 permanent population. The Town has approximately 40 acres of publicly-owned parks space and will continue to meet their level of service through the short term and long term planning periods.

There are five Town-owned recreation facilities; namely the Veterans Park/Surfside Tennis Center, Hawthorne Park Tot Lot, 96th Street Park, and the Surfside Community Center, and Paws Up Dog Park. The majority of the park land within the Town is the state-owned public beach.

Public Schools

There are no public schools located within the Town. In 2008 the Town entered into an Interlocal Agreement for Public School Facility Planning in Miami-Dade County with the Miami-Dade County School Board and adopted a Public Schools Facilities Element. The Miami-Dade County School Board provides figures for current and projected student enrollment and capacity by school. There are currently 1 elementary school, 1 middle school, and 1 high school serving the Town of Surfside. These are:

Elementary:

Broad, Ruth K./Bay Harbor K-8 Center (Town of Bay Harbor Islands)

Middle:

Nautilus Middle (City of Miami Beach)

High:

Miami Beach Senior High School (City of Miami Beach)

These schools are currently and projected to have sufficient capacity to meet level of service standards in the short term and long term planning time frames.

Capital Improvements

The Town prepares a Schedule of Capital Improvements (SCI) in the Capital Improvement Element. For FY 2017/2018 the Town has no deficiencies or LOS issues that need to be addressed. With the completion of the Capital Enhancement project several years ago the Water, Wastewater and drainage systems within the Town were completely replaced and modernized.

HISTORIC PRESERVATION

The Bureau of Archaeological Research within the Florida Office of Cultural and Historic Preservation maintains the Florida Master Site File (MSF), a database that contains information on archaeological and historic resources in Florida. The MSF includes 33 records for the Town of Surfside: three (3) archaeological sites; three (3) resource groups; and 27 structures of which seven (7) are no longer in existence. The Indian Creek Bridge, adjacent to the Town, is also listed on the MSF.

The Florida Department of Historic Resources has jurisdiction over historic and archaeological sites if there are human remains or if a state or federal permit is requested. If a private property owner develops or redevelops their property and their property is listed on the MSF, the state historic preservation officer should be contacted for guidance.

Miami-Dade County Office of Historic Preservation within the Regulatory and Economic Resources Department also identifies historic resources and designates historic properties and districts. The County has designated three (3) properties and one (1) district within the Town of Surfside.

The aforementioned County designated historic resources are displayed in Table 1-4.

**Table 1-4
County Designated Historic Properties**

Classification	Name	Address	Year Built	Additional Information
Historical Structures	Surf Club	9011 Collins Ave	1930	Architectural Style - Mediterranean Revival ca. 1880-1940
Historical Structures	Bougainvillea Apartments	9340 Collins Ave	1940	Architectural Style – Streamline Modern
Historical Structures	Seaway Villas	9149 Collins Ave	1936	Architectural Style – Masonry Vernacular with Mediterranean
Historical District	Collins Avenue Historic District	90 th Street to 91 st Street	1946-1957	Architectural Style – Streamline Modern and Miami Modern (MiMo)

Source: Miami-Dade County Office of Historic Preservation; Calvin, Giordano & Associates, 2017

LAND COVER

Map FLU 2 Soils identifies and maps native habitat within the Town. The land coverage can be categorized as Developed and Beach. Other than the beach and beach dune system, the Town is built out. There are no native preserves or remaining native habitats or wetlands within the Town. The beach and dune system, although created through a beach renourishment program, is owned by the State and maintained in a natural condition.

Water Resources

The predominant water resources that are present in the Town are the Atlantic Ocean and Biscayne Bay. Additionally there are Indian Creek and Point Lake. Indian Creek is a channel that separates the Town from the Islands of Indian Creek Village and Bay Harbor Islands. Point Lake, the dredged channel and water body that separates Biscaya Island from the remainder of the Town, is considered part of Biscayne Bay. *Map FLU 5 Water Bodies* highlights water resources.

Wellfield Protection

There are no public wellfields or wellfield protection zones located in the Town of Surfside.

Soils

Map FLU 2 Soils provides the general distribution of soils/coverage in the Town as mapped by the Natural Resource Conservation Service (NRCS). The U.S. Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) identifies Urban Land and Beaches as the only two coverage types found within the Town. The NRCS describes Urban Lands as areas that are more than 70% covered by buildings, streets, sidewalks and other structures so the natural soil is not readily accessible. The NRCS describes beaches as nearly level to sloping, narrow, sandy strips along the Atlantic Ocean of fine to coarse sand mixed with shell fragments.

Soil Erosion

The entire length of ocean shoreline along the barrier island the Town is located on is recognized as 'Critically Eroded' by the Florida Department of Environmental Protection's Bureau of Beaches and Coastal Systems and is part of a long term beach renourishment program. The Bureau defines critically eroded as a segment of the shoreline where natural processes or human activity have caused or contributed to erosion and recession of the beach or dune system to such a degree that upland development, recreational interests, wildlife habitat, or important cultural resources are threatened or lost. Critically eroded areas may also include peripheral segments or gaps between identified critically eroded areas which, although they may be stable or slightly erosional now, their inclusion is necessary for continuity of management of the coastal system or for the design integrity of adjacent beach management projects.

The entirety of the Town's bayside shoreline, inclusive of Indian Creek and Point Lake is bulkheaded, and the remainder of the Town is developed and does not experience erosion problems.

Commercially Valuable Minerals

There are no extractable, commercially valuable minerals in the Town.

Development and Redevelopment on Flood Prone Areas

Map FLU 4 FEMA Flood Zones locates the flood zones within the Town. Nearly the entirety of the Town is an AE zone; this zone falls generally west of Collins Avenue. The X zone falls generally east of Collins Avenue; the VE zone is located in a narrow strip along the beach; and the X-500 is represented as a narrow strip located along the north end of Collins Avenue and also along the beach. Existing land uses found within these flood zones are illustrated in the Future Land Use map and described in the Future Land Use Element.

Topography

Map FLU 3 Topography, identifies the topography of the Town. The Town is nearly flat with elevations ranging only from 0 to 10 feet. The vast majority of the Town has an elevation of 5 feet or less. The lowest elevation is found along the oceanfront coastline. The highest elevation is a narrow linear strip that runs approximately along Collins Avenue.

Hazard Mitigation

Within the Town there is the potential for impacts from lightning, floods, tornadoes and tropical storms, but the most significant natural disaster threat the Town needs to plan for is the event of a hurricane. Records indicate that the Town has been brushed by or hit by a tropical storm or a hurricane 73 times in a 143 year period ending in 2016.

During a hurricane evacuation, a significant number of vehicles will have to be moved across the local and regional road network. There are limited route choices, *Map CST 1 Evacuation Routes* identifies the designated evacuation route for the Town. There are no emergency shelters located within the Town. The Miami-Dade County Office of Emergency Management has identified the Town and the entire barrier island as a Zone B evacuation area. The Town has developed a Comprehensive Emergency Management Plan (CEMP).

Future Land Use Element Goals, Objectives and Policies

Goal 1: Ensure that the character and location of future land uses provides high economic and quality of life benefits to the Town's residents and business people while preserving the Town's natural resources, residential character and appropriate levels of public services.

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.

Policy 1.1 – The Town shall maintain, improve and strictly enforce provisions which are consistent with the Future Land Use Map, including the land uses and densities and intensities specified thereon and including the following:

Low Density Residential: up to 8 dwelling units per acre and not more than 30 feet in height. Permitted uses are single family residential use and parks and open space.

Moderate Low Density Residential: up to 17 dwelling units per acre and not more than 30 feet in height. The permitted uses are single family, duplex, and multi-family residential uses, public schools, places of public assembly, and parks and open spaces. This category is the buffer between Harding Avenue commercial uses and single family residential uses on west side of Abbott Avenue.

Moderate-High Density Residential: up to 79 residential dwelling units per acre or up to 108 hotel units per acre and not more than 40 feet in height. The permitted uses are single family, duplex, and multi-family residential uses, hotels, public schools, places of public assembly, and parks and open spaces.

High Density Residential/Tourist: up to 109 dwelling or hotel units per acre and not more than 120 feet in height. The permitted uses are single family, duplex, and multi-family residential uses, hotels, public schools, places of public assembly, and parks and open spaces.

Moderate Density Residential/Tourist: up to 58 residential dwelling units per acre or up to 108 hotel units per acre and not more than 40 feet in height. The permitted uses are single family, duplex, and multi-family residential uses, hotels, and parks and open space.

General Retail/Services: up to a floor area ratio of 3.0 and not more than 40 feet in height. The permitted uses are commercial uses (professional, retail, office and related parking).

Public Recreation: up to a floor area ratio of 0.05 and not more than 30 feet in height. The permitted uses are Town-owned public parks and state-owned beachfront east of the erosion control line and immediately adjacent to the Atlantic Ocean.

Private Recreation: up to a floor area ratio of 0.05 and not more than 30 feet in height. The permitted uses are privately owned open space and land between bulkhead and erosion control line (privately owned land).

Public Buildings and Grounds: up to a floor area ratio of 3.0 and not more than 40 feet in height. The permitted uses are Town-owned and publicly-owned land, parks and facilities.

Parking: up to a floor area ratio of 3.0 and not more than 40 feet in height. The permitted use is parking.

Community Facilities: up to a floor area ratio of 3.0 and not more than 70 feet in height. The permitted use is Town-owned facilities for community use.

Policy 1.2 - The Town shall work towards the elimination of existing land uses which are inconsistent with the Town's development pattern and not compatible with the future land uses.

Policy 1.3 – The Town shall continue to utilize the Miami-Dade County Subdivision Regulations and will consider adopting provisions governing subdivisions in the Code of Ordinances. Such provisions shall be consistent with this plan and with the applicable Florida statutory and administrative code guidelines and otherwise conform to the following standards.

Subdivision regulations 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 *Manual of Uniform Minimum Standards for the Design, Construction and Maintenance of Streets and Highways* 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 establishing minimum guidelines for subdivision regulations, not as precluding additional or higher standards which may have a legitimate public purpose.

Policy 1.4 – The Town shall maintain and enhance as necessary zoning code provisions governing signs including size, placement, and design in order to limit visual clutter.

Policy 1.5 – The Town shall maintain and enhance as necessary existing municipal code provisions regulating storm drainage and in particular regulations that govern floodplain protection and water management design standards. Such provisions shall be consistent with this plan, applicable standards promulgated by the South Florida Water Management District, the South Florida Regional Planning Council, the Miami-Dade County Department of Environmental Resource Management, the Florida Department of Environmental Protection, and with the applicable Florida statutory and administrative code guidelines.

Policy 1.6 – The Town shall participate in the Community Rating System of the National Flood Insurance Program. Through its building permit and development review process, the Town shall continue to review projects to determine and require conformance with FEMA’s National Flood Insurance Program’s “50% Rule”.

Policy 1.7 – The Town shall maintain a concurrency management system which meets the requirements of Chapter 163, Florida Statutes. 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 Transportation, Recreation and Open Space, Public School Facilities, 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.

Policy 1.8 – The Town shall maintain zoning code standards for new development and/or redevelopment that meet high standards for open space, landscaping, on-site circulation, parking and other performance standards.

Policy 1.9 – The Town shall consider the abundance, status and distribution of environmentally sensitive lands and endangered ecosystems when reviewing land use proposals and acquisitions.

Policy 1.10 – By 2019, the Town shall prepare a study analyzing the use of net density instead of gross density within the Zoning Code.

Policy 1.11 – By 2019, the Town shall prepare a study analyzing the implementation of FAR for residential land use categories.

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:

Policy 2.1 – The Town shall maintain a future land use map pattern and zoning pattern which keeps two-family and other incompatible uses out of single family residential areas.

Policy 2.2 – The Town shall maintain a future land use map pattern and other development regulations which provide effective buffers between single family residential areas and adjacent uses.

Policy 2.3 – The Town shall maintain a future land use map pattern and a traffic circulation pattern which directs through traffic to Collins Avenue and Harding Avenue (State Road A1A).

Policy 2.4 – The Town shall maintain and enhance zoning code standards that regulate massing and scale in order to maintain the historic character and protect the single family residential district.

Objective 3 – Redevelopment and renewal: Encourage the redevelopment and renewal of blighted areas. The Town shall coordinate public and private resources necessary to initiate needed improvements to prevent decline and/or redevelopment within currently defined redevelopment areas as well as areas that may in the future exhibit indications of blight or decline.

Policy 3.1 – The Town shall maintain, and improve where appropriate, zoning code regulations which permit the concentration of commercial uses in and around the established Harding Avenue business area.

Policy 3.2 – The Town shall maintain, and improve where appropriate, zoning regulations which permit residential complexes which provide a variety of housing unit sizes and types.

Policy 3.3 – The Town shall 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.

Policy 3.4 – The Town shall maintain, and improve where appropriate, zoning regulations which require landscape treatments to improve the appearance of at grade parking areas.

Policy 3.5 – The Town shall maintain, and improve where appropriate, zoning regulations which facilitate the use of plazas, recreational amenities, and abundant landscaping and other open space.

Policy 3.6 – The Town shall maintain a future land use map pattern and other development regulations which limit new tourist facilities to properties in the Moderate Density Residential/Tourist, Moderate-High Residential, and High Density Residential/Tourist land use categories.

Policy 3.7 – The Town shall adopt, maintain, and improve where appropriate, zoning code regulations which help secure a high quality of environment, regarding livability, visual interest, identity and sense of place by implementing the recommendations as presented in the Town's adopted Design Guidelines.

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 elimination of all inconsistent land uses. This objective shall be measured by implementation of its supporting policies. ~~[9J-5.006 (3) (b) 3]~~

Policy 4.1 – Inconsistent uses as referred to in Policy 1.3 are hereby defined as any uses which are located on a site where they would not be permitted by this comprehensive plan.

Policy 4.2 – 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 shall be consistent with this policy and this comprehensive plan in general.

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, particularly the Biscayne Bay Aquatic Preserve.

Policy 5.1 – The Town shall monitor the Town's storm drainage system to determine what additional actions may be necessary to improve the storm drainage system.

Policy 5.2 – The Town shall maintain and enforce a storm water management ordinance which requires that future development provide for onsite-storm water retention.. The enacted provisions shall be consistent with applicable standards promulgated by the South Florida Water Management District, the South Florida Regional Planning Council, the Miami-Dade County Department of Environmental Resource Management, the Florida Department of Environmental Protection, and/or other agencies with relevant jurisdiction and/or information.

Policy 5.3 – 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

Policy 5.4 – The Town shall cooperate with the Florida Department of Environmental Protection 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.

Policy 5.5 – No new point source discharge of stormwaters into coastal waters shall be permitted.

Policy 5.6 – 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.

Policy 5.7 – Consistent with public health and safety, sanitary sewer, solid waste, drainage, adequate water supplies, and potable water facilities shall be in place and available to serve new development no later than the issuance of a certificate of occupancy. Prior to approval of a building permit, the Town shall consult with the water supplier to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance of a certificate of occupancy.

Policy 5.8 – Proposed future land use map amendments shall be supported with data and analysis from the adopted Town of Surfside 15-Year Water Supply Facilities Work Plan demonstrating that adequate water supplies and associated public facilities will be available to meet the projected growth demands.

Policy 5.9 – The Town shall ensure coordination between land use and future water supply planning with the adoption and implementation of the Surfside 15-Year Water Supply Facilities Work Plan within 18 months of the adoption of the Lower East Coast Water Supply Plan, or its update, as required by Chapter 163, Florida Statutes.

Policy 5.10 – The Town shall coordinate land uses and future land use changes with available and projected fiscal resources and a financially feasible schedule of capital improvements for water supply and facility projects.

Policy 5.11 – The Town shall adopt level of service standards to evaluate whether adequate potable water service will be available concurrent with development.

Policy 5.12 – Ensure the adopted Town of Surfside 15-Year Water Supply Facilities Work Plan is consistent with the Lower East Coast Water Supply Plan and the Miami-Dade County 20-Year Water Supply Facilities Work Plan.

Policy 5.13 – The Town shall adopt by reference the 15-Year Water Supply Facilities Work Plan containing projects and an implementation schedule. The Work Plan shall be updated, at a minimum, every five years.

Policy 5.14 – The Town shall provide for the protection of water quality in the traditional and new alternative water supply sources.

Policy 5.15 – No development order shall be issued unless the Miami-Dade Water and Sewer Department (WASD) certifies that adequate potable water supply is available for new development. The Town shall provide monthly reports to WASD, as required, to track the amount of water to be allocated for new uses.

Policy 5.16 – WASD shall determine if adequate potable water supply is available for new development within the Town’s service area.

Objective 6 – Protection of historic resources: The Town shall provide protection of historic resources. In particular, identify and conserve local structures and sites which are of historic significance.

Policy 6.1 – The Town shall provide for appropriate use and protection of known historic structures through the site plan review process.

Policy 6.2 – Prior to commencing any public construction or issuing any permits for private construction, not to include minor construction such as resurfacing of an existing street, construction of a residential fence and/or any other such improvement which will not disturb the archeological assets which lie well below the surface of these areas, within the areas identified as the Surfside Midden and the Surfside Mound, the Town shall notify Miami-Dade County's Historic Preservation Division.

Policy 6.3 – The Town shall coordinate historic resource protection activities, procedures and programs with applicable state and federal laws, policies and guidelines.

Objective 7 – Coordination of population with hurricane evacuation plans: Coordinate population densities with the applicable local or regional coastal evacuation plan and coordinate future land uses by encouraging the elimination or reduction of land uses which are inconsistent with applicable interagency hazard mitigation report recommendations. This objective shall be measured by implementation of its supporting policies.

Policy 7.1 – 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 Miami-Dade County Department of Emergency Management and Homeland Security to assist in their hurricane evacuation planning.

Policy 7.2 – The Town shall regulate all future development within its jurisdiction in accordance with the goals and objectives of the “The Local Mitigation Strategy for Miami-Dade County and its Municipalities, Departments and Private Sector Partners” (June 2008). The Town shall periodically review and revise the Future Land Use Map in light of future interagency hazard mitigation reports in order to reduce or eliminate uses which are inconsistent therewith.

Policy 7.3 – Enhance the efforts of the Miami-Dade County Department of Emergency Management and Homeland Security by providing it with all relevant information.

Objective 8 – Discourage the proliferation of urban sprawl: The Town shall consider changes to the future land use plan based upon energy-efficient land use patterns and discourage the proliferation of urban sprawl. This objective shall be measured by implementation of its supporting policy.

Policy 8.1 – The Town shall support and preserve the Town’s Future Land Use Map and existing land use pattern which provides for a walkable, compact layout of accessible shopping, entertainment, recreation, and employment opportunities for Town residents

Policy 8.2 – The Town shall support and preserve the Town’s existing diverse housing stock which includes both single family and multi-family housing options.

Policy 8.3 – The Town shall continue to allow home based businesses to the extent that impacts are compatible with a residential community.

Policy 8.4 – The Town shall ensure the comprehensive plan and zoning code do not prevent the construction of electric substations within the Town.

Policy 8.5 – The zoning code shall allow for use of alternate, renewable sources of energy including the use of solar panels.

Objective 9 – Drainage and sewer system land needs: Ensure the availability of suitable land for drainage and sanitary sewer system facilities needed to support planned infrastructure improvements. This objective shall be measured by implementation of its supporting policies.

Policy 9.1 – The Town shall maintain and improve code of ordinance provisions for sewer lift stations, stormwater lift stations and collection/infiltration mechanisms and other utility land requirements.

Policy 9.2 – The Town shall not vacate any road 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.

Objective 10 – Innovative development regulations: Encourage the use of innovative land development regulations. This objective shall be measured by implementation of its supporting policy.

Policy 10.1 – Through its building permit and development review process, the Town shall encourage residents and developers to adhere to the design recommendations as set forth in the Town’s adopted design guidelines.

Policy 10.2 – As necessary, the Town shall review the zoning code’s current permitted uses to determine appropriate revisions or new categories.

Policy 10.3 – The Town shall utilize Best Practices planning research to review and modify zoning code regulations.

Policy 10.4 – The Town shall continue to monitor updates to sea level rise forecasts and take into consideration the most current data when making decisions regarding land use amendments, capital improvements, infrastructure or critical public facilities projects.

Policy 10.5 – The Town shall maintain land development regulations requiring the use of Crime Prevention through Environmental Design.

Policy 10.6 – The Town shall maintain land development regulations that allow reasonable relief from the Town land development regulations or the use restrictions of this Comprehensive Plan in order to address possible unintended violations of the Religious Land Use and Institutionalized Persons Act of 2000 or the Florida Religious Freedom Restoration Act of 1998. For the purpose of allowing such relief, the land development regulations shall provide that religious land uses may be permitted in the areas of the Town as depicted on Map FLU-8 of this Comprehensive Plan.

Objective 11 – Greenhouse gas reduction strategies: The Town shall implement greenhouse gas reduction strategies.

Policy 11.1 – In accordance with Section 255.2575, F.S. the Town will construct all future municipal buildings to meet the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) rating system, the Green Building Initiative’s Green Globes rating system, the Florida Green Building Coalition standards, or a nationally recognized, high-performance green building rating system as approved by the Florida Department of Management Services.

Policy 11.2 – The Town shall maintain and improve adopted Design Guideline provisions which encourage the use of the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) rating system, the Green Building Initiative’s Green Globes rating system, the Florida Green Building Coalition standards, or a nationally recognized, high-performance green building rating system for both residential and commercial properties. Within two (2) years of adoption of this element, the Town shall explore incentives for use of green building standards in new development and redevelopment.

Policy 11.3 – Continue to investigate the financial feasibility of conducting a “Pedestrian and Bicycle Network Study” to evaluate the cost, funding techniques and sources, and timeline to create a pedestrian and bicycle network that links the Town’s parks, recreational and natural amenities, and business district.

Policy 11.4 – Continue to support and provide bicycle parking facilities at strategic beach access points and at public parks.

Policy 11.5 – The Town shall continue to support transit ready commercial and multi-family development along major transportation corridors.

Policy 11.6 – The Town shall continue to support the existing Miami-Dade County Transit bus routes that service the Town.

Policy 11.7 – The Town shall continue to participate in Miami-Dade County’s curbside recycling program.

Objective 12 - Increase Community resiliency: The Town shall increase community resiliency through land use and built environment decisions.

Policy 12.1 - The Town of Surfside shall encourage greener, more energy-efficient and climate resilient construction practices by:

- a) requiring that the construction or renovation of Town-owned facilities meets Florida Green Building Coalition, US Green Building Council Leadership in Energy and Environmental Design (LEED), or other acceptable commercial building standards;
- b) encouraging commercial builders to require that the construction or renovation of commercial facilities meets Florida Green Building Coalition, US Green Building Council Leadership in Energy and Environmental Design (LEED), or other acceptable commercial building standards;
- c) encouraging licensed Town personnel to maintain LEED Green Associate certification;
- d) re-evaluating finish floor elevation standards with respect to projected sea level rise scenarios and flooding potential, and;
- e) incorporating building design specifications that increase resistance to more frequent and/or intense storm events.
- f) requiring development activities be consistent with, or more stringent than, the flood-resistant construction requirements in the Florida Building Code and applicable Floodplain Management regulations set forth in 44 C.F.R. Part 60.

Policy 12.2 - The Town, shall review and evaluate by 2020 the zoning code according to sustainable community development practices, such as those outlined in the criteria recommended by the United States Green Building Council's Leadership in Energy and Environmental Design for Neighborhood Development (LEED-ND) certification, Smart Growth Principals, the Urban Land Institute, or by application of a national rating system for local governments, such as the STAR Community Index TM (STAR) and make recommendations on feasible revisions for incorporating increased sustainability.

Policy 12.3 - An integral part of the Town planning processes shall be considerations for adapting the built environment to the impacts of sea level rise including resource management, flood control and stormwater management, coastal management, community development and capital planning. Adaptation strategy options may include but are not limited to: protection; accommodation; managed retreat; avoidance, and/or; other options.

Objective 13 – Resiliency and sea level rise: Increase opportunities for the community to learn about and participate in decision-making processes regarding resiliency and sea level rise.

Policy 13.1 - The Town of Surfside shall provide information to the public and community stakeholders about the current and potential impacts of climate change and sea level rise, as well as mitigation, protection, accommodation and adaptation strategies.

Policy 13.2 - The Town of Surfside shall continue to support public education and outreach programs addressing issues including but not limited to: energy efficiency; water conservation; solid waste reduction and recycling; urban forests; native landscaping; air quality, greenhouse gas reduction, and climate change adaptation and response planning.












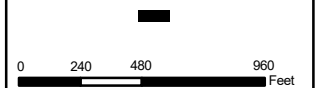
Surfside Comprehensive Plan

Map: FLU 1

Existing Land Use

Legend


-  Surfside City Limits
-  Adjacent City Limits
- Existing Land Use**
-  Beach Area
-  Community Facilities
-  General Retail/Services
-  Multi Family Residential
-  Parking
-  Private Recreation
-  Right of Way
-  Single Family Residential
-  Vacant
-  Water



Print: 6-6-2017

Source: Miami Dade
GIS Self Services

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Surfside Comprehensive Plan

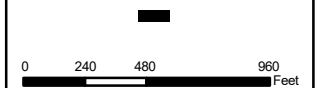
Map: FLU 2
Soils

Legend

-  Surfside City Limits
-  Adjacent City Limits

Soils


-  Beaches
-  St. Augustine sand
-  Urban land
-  Water
-  Waters of Atlantic Ocean



Print: 6-6-2017

Source: United States
Department of
Agriculture

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Surfside Comprehensive Plan


Map: FLU 3

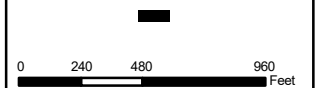
Topography

Legend

-  Surfside City Limits
-  Adjacent City Limits
-  Water

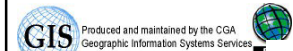
Contours

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Print: 6-6-2017

Source: Miami Dade
GIS Self Services

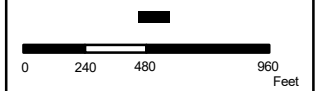




Surfside Comprehensive Plan
Map: FLU 4
Flood Zones

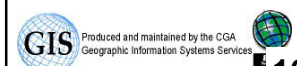
Legend

- Surfside City Limits
- Adjacent City Limits
- Water
- Flood Zones**
- AE
- Base Flood Elevations determined
- VE
- Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined
- X
- Areas determined to be outside the 0.2% annual chance floodplain
- X (SHADED)
- Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood



Print: 6-6-2017

Source: Florida Emergency Management Agency







Surside Comprehensive Plan

Map: FLU 5

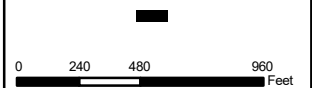
Water Bodies

Legend

-  Surside City Limits
-  Adjacent City Limits

Water Bodies

-  Atlantic Ocean
-  Intercoastal
-  Point Lake



Print: 6-6-2017

Source: Miami Dade GIS Services

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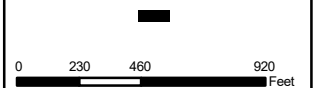
Surfside Comprehensive Plan

Map: FLU 6

Aerial Map

Legend



 SurfsideCityLimits



Print: 6-6-2017

Source: ArcGIS Services

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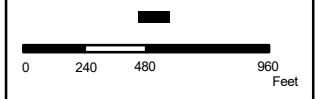
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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Surfside Comprehensive Plan
Future Land Use Element
Future Land Use (2036)

- Legend**
- Surfside City Limits
 - Adjacent City Limits
 - Future Land Use**
 - Community Facility
 - General Retail/Services
 - High Density Residential/Tourist
 - Low Density Residential
 - Moderate Density Residential/Tourist
 - Moderate High Density Residential
 - Moderate Low Density Residential
 - Parking
 - Private Recreation
 - Public Buildings and Grounds
 - Public Recreation



Print: 3-27-2017

Source: Miami Dade GIS Self Services



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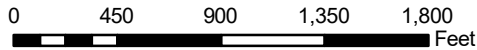
Religious Land Use Relief Procedures



Note: The Charter for the Town of Surfside defines the eastern Town boundary as the low water line of the Atlantic Ocean, which is a non-locatable line. Therefore, based on conditions of tide, erosion or accretion the eastern boundary may shift.

Legend


-  Surfside Boundary
-  Surfside Streets
-  Beach Area
-  Allowable Area for Application of Religious Land Use Relief Procedures



Map Number: FLU 8
Print Date: May 2013



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Map ID: TS-13-01

TRANSPORTATION ELEMENT

DATA INVENTORY AND ANALYSIS

PURPOSE

A local government which has all or part of its jurisdiction included within the urban area of a Metropolitan Planning Organization (MPO) pursuant to Section 339.175, F.S., shall prepare and adopt a transportation element consistent with the provisions of this Rule and Chapter 163.3177(6)(b) F.S. Within a designated MPO area, the transportation elements of the local plans shall be coordinated with the long range transportation plan of the MPO. The purpose of the transportation element shall be to plan for a multimodal transportation system that places emphasis on public transportation systems.

TRANSPORTATION PLANNING AREA

Surfside is located within the Beach/Central Business District (CBD) Transportation Planning Area defined by the Miami-Dade's Transportation Planning Organization (TPO). The Beach/CBD Transportation Planning Area has unique characteristics due to the presence of various islands and causeways. The Town of Surfside falls under 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. The Miami-Dade County MPO projects a 16% increase in population in the Beach/CBD Planning Area; but since the Town is almost 100% developed, not much change is expected, and the anticipated future growth will be mostly redevelopment.

As part of the TCEA, the Level of Service for major state roadways in Surfside is LOS E+20, meaning that where mass transit service having headways of 20 minutes or less is provided within a ½-mile distance, roadways shall operate at no greater than 120 percent of their capacity.

EXISTING TRANSPORTATION SYSTEM

The Town is responsible for maintaining the local network program. The Town's street system is configured in a grid with most blocks 250-feet wide and 660-feet long. Surfside has two state arterials, five collectors, and fifteen local roads. 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 96th Street is the main east-west roadway.

State Roadways

State arterial roadways include Collins Avenue, Harding Avenue and 96th Street which are all functioning at level of service standard 'D' and therefore are meeting level of service standards. Because of the compact nature of the Town, these roadways are within a ½-mile of mass transit. There are no FIHS or SIS facilities within the Town of Surfside.

SR A1A/Collins Avenue

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

SR 922/96th Street

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

Primary Local Roads

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

Existing Roadway Level of Service

The following table 2-1 shows the existing level of service for the state arterial roadways in Surfside.

Table 2-1 Roadway Existing Level of Service

Roadway Name	Location		Classification	Adopted Level of Service	Lanes	Adopted LOS E+20 Capacity	Pk Hr Pk Dir Volumes 2015	Existing Level of Service 2015
	From	To						
SR-922/96th Street	Harding Ave	West of Harding Ave	State Minor Arterial	E+20	2 lanes in each direction	1,992	1,290	D
SR-A1A/Collins Avenue	87th Avenue	SR-922/96th Street	State Major Arterial	E+20	3 lanes-one way	2,988	2,205	D
SR-A1A/Harding Avenue	88th Avenue	SR-922/96th Street	State Major Arterial	E+20	3 lanes-one way	2,988	2,326	D

Note:

- 1) The peak hour peak direction volume are directly taken from the *FDOT Traffic Information DVD 2015*.
- 2) The adopted level of service standard thresholds are based on the *FDOT Generalized Table 4-7 for Peak Hour Directional Volumes*.

Future Short Term Level of Service

As shown in Table 2-3, the state roadways within Surfside shall maintain their levels of service through 2020.

Table 2-2 Future (2020) Peak Hour Peak Direction Level of Service Analysis

Roadway Name	Location		Classification	Adopted Level of Service	Lanes	Adopted LOS E+20 Capacity	Pk Hr Pk Dir Volumes 2015	Existing Level of Service 2015
	From	To						
SR-922/96th Street	Harding Ave	West of Harding Ave	State Minor Arterial	E+20	2 lanes in each direction	1,992	1,316	D
SR-A1A/Collins Avenue	87th Avenue	SR-922/96th Street	State Major Arterial	E+20	3 lanes-one way	2,988	2,249	D
SR-A1A/Harding Avenue	88th Avenue	SR-922/96th Street	State Major Arterial	E+20	3 lanes-one way	2,988	2,373	D

Note:

- 1) The peak hour peak direction volume are directly taken from the *FDOT Traffic Information DVD 2015*.
- 2) The adopted level of service standard thresholds are based on the *FDOT Generalized Table 4-7 for Peak Hour Directional Volumes*.

Future Long Range Level of Service

As shown in Table 2-2, the state roadways within Surfside shall maintain their levels of service through 2040.

Table 2-3 Future (2040) Peak Hour Peak Direction Level of Service Analysis

Roadway Name	Location		Classification	Adopted Level of Service	Lanes	Adopted LOS E+20 Capacity	2040 Daily Volumes	K	D	Pk Hr Pk Dir Volumes 2040	Future Level of Service 2040
	From	To									
SR-922/96th Street	Harding Ave	West of Harding Ave	State Minor Arterial	E+20	2 lanes in each direction	1,992	36,220	0.095	0.5500	1,811	D
SR-A1A/Collins Avenue	87th Avenue	SR-922/96th Street	State Major Arterial	E+20	3 lanes-one way	2,988	28,691	0.095	-	2,869	D
SR-A1A/Harding Avenue	88th Avenue	SR-922/96th Street	State Major Arterial	E+20	3 lanes-one way	2,988	28,391	0.095	-	2,839	D

Note:

- 1) The bi-directional volumes are directly taken from the *Miami Dade County MPO 2040 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 Quality/Level of Service Handbook*.

Capital Improvement Projects

Currently, the only roadway capital improvements planned in Surfside are a bridge rehabilitation project, multimodal trail project and transit improvement project along Collins Avenue that does not affect level of service.

Table 2-4 FDOT Five Year Work Plan (FY17-FY21)

FDOT Projects							
Project Name	Location	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	Total
Indian Creek Bridge #876100 PD&E	91 st Street/ Surfside					\$1,515,001	\$1,515,001
Total Cost of FDOT Projects						\$1,515,001	\$1,515,001

Source: FY2018-2023 FDOT Work Program

Miami Dade Transportation Planning Organization - Transportation Improvement Projects							
Project Name	Location	FY 2017	FY 2018	FY 2019	FY 2020	FY 2031-2040	Total
Collins Avenue Enhanced Bus	Collins Avenue					\$54,210,000	
Atlantic Trail	North of Miami Beach					\$ 4,082,000	
Total Cost of Miami-Dade MPO Projects						\$58,292,000	

Neighborhood Traffic

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 high speed and high volume traffic. As a result, the Town is 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 traffic problems. The Town conducted a series of public input meetings to identify the existing problems and solutions to achieve the Town’s vision. The Town of Surfside had a Townwide Traffic Study completed in December of 2012 that evaluated the neighborhood traffic intrusion and recommended a list of traffic mitigation improvements on the local road network.

Bicycle and Pedestrian Ways

There are sidewalks on Collins Avenue, Harding Drive, and parts of Abbot Avenue. Map TRN-5 shows the existing and future sidewalks. No new sidewalks or bike paths are planned.

Transit

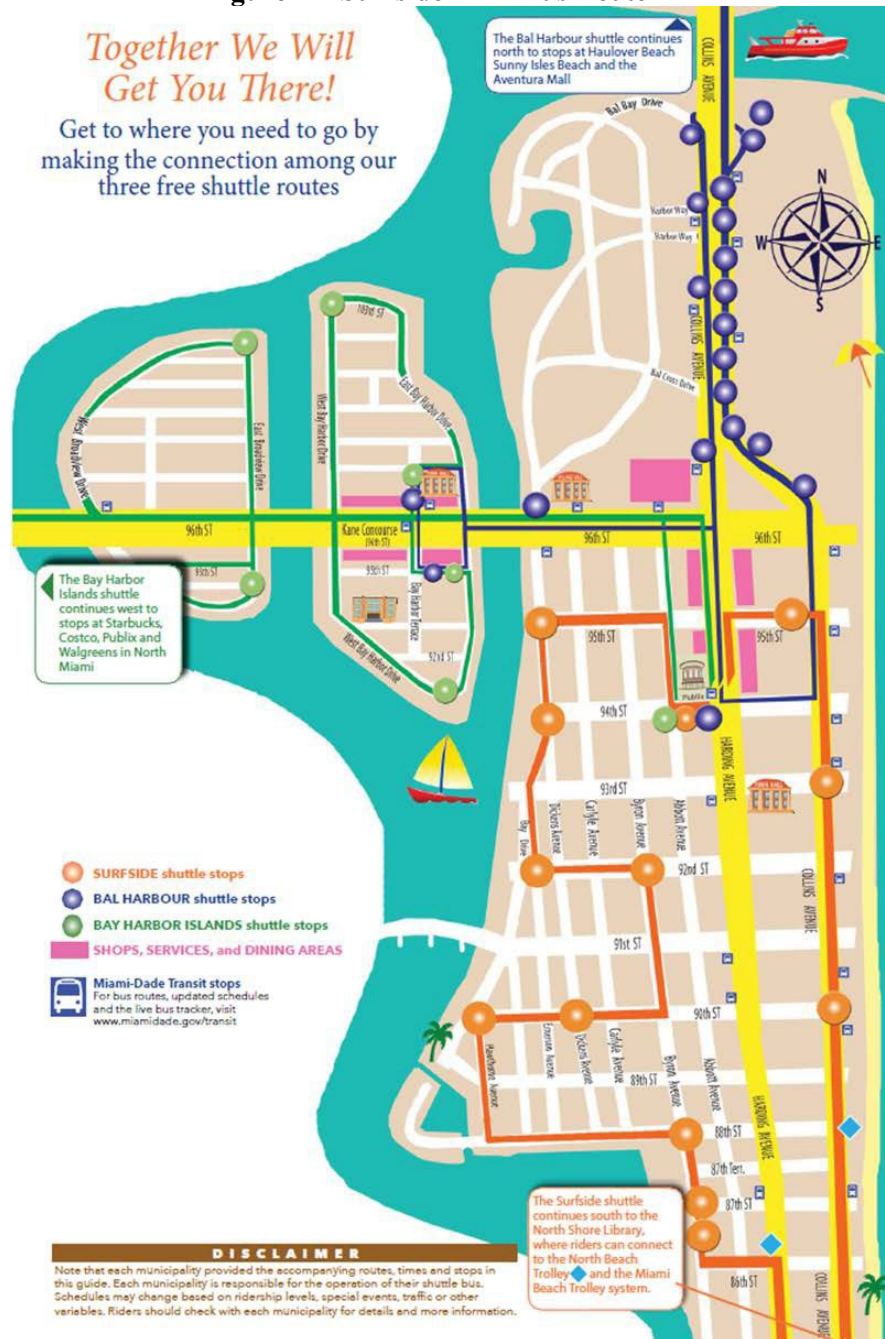
PUBLIC TRANSPORTATION SYSTEM

Six bus routes from Miami-Dade Transit travel through the Town, most of which run along Collins Avenue. The following are the route numbers, service areas and features.

Route	Service Areas	Features
E	Golden Glades Park & Ride Lot, Jackson North, The Mall at 163rd Street, City of North Miami Beach, Eastern Shores, Winston Towers, Aventura Mall, Turnberry Isle, Diplomat Mall/Hallandale	Wheelchair Bike
G	NW 27 Avenue/163 Street, Bunche Park, Opa-locka, Bal Harbour, Collins Avenue, City of Miami Beach, Lincoln Road, Convention Center Drive	Wheelchair Bike
H	North Miami Beach, Skylake Mall, The Mall at 163rd Street, Sunny Isles Boulevard, Bal Harbour, Bal Harbour Shops, City of Miami Beach, Collins Avenue, Lincoln Road Mall, South Beach, Rebecca Towers	Wheelchair
S	Downtown (Miami) Bus Terminal, Main Library, Historical Museum, Miami Art Museum, Government Center Metrorail Station, Omni Bus Terminal, MacArthur Causeway, City of Miami Beach, South Beach, Lincoln Road, Collins Avenue, 192 Street Causeway, Aventura, Aventura Mall	Wheelchair
120 Beach MAX	Downtown (Miami) Bus Terminal, Main Library, Historical Museum, Miami Art Museum, Government Center Metrorail Station, Miami-Dade College Wolfson Campus, Omni Bus Terminal, Julia Tuttle Causeway, City of Miami Beach, Collins Avenue, Surfside, Bal Harbour, Haulover Park Marina	Wheelchair Bike Metrorail
Mid-North Beach Connection	Harding/88 St., Alton Road, Sheridan Avenue, Lincoln/Washington, Mt. Sinai Medical Center, 17 St./Washington Ave.	Wheelchair Bike

Additionally, the Town has its own bus system which complements the Miami-Dade County Transit system. The Town’s mini-buses circulate between the business district and residential areas.

Figure 2-1 Surfside Mini-Bus Route



Source: Town of Surfside (<http://www.townofsurfsidefl.gov>)

FUTURE TRANSIT

The MPO Long Range Transportation Plan (2040) indicates that premium transit is planned for A1A from 81st Street to the Broward County line. However, at this time it is a Priority IV unfunded project and therefore, because of the uncertainty of implementation, the route has not been added to the Existing and Future (2040) Transit map.

EXISTING MODAL SPLIT AND VEHICLE OCCUPANCY RATES

According to journey-to-work data collected in the 2010 census, single-occupant automobile trips account for approximately 72.7% of all trips to and from work reported by residents in Surfside. Carpools account for approximately 11.6%, public transit for approximately 6.8%, and walking for approximately 3.6% of all trips. Residents working at home total 5.1% of the population. For those commuting by private automobile, including carpooling, average vehicle occupancy for Town residents was 1.14 persons, which is less than the 1.49 reported for Miami-Dade County.

The Southeast Florida Regional Travel Characteristics Study, completed in 2000, reported that the average vehicle occupancy for Miami-Dade County was 1.34 persons per vehicle.

PARKING FACILITIES

The Town conducted a survey of parking facilities within the Town in 2008. The following is an updated estimates of the existing parking facilities in the Town:

Metered Parking - 638 spaces

Non-metered - 31 Spaces

Residential - 1545 Spaces

Private – 217 Spaces

Map FLU 1 Existing Land Uses shows the locations of parking within the Town. Surfside businesses have indicated a desire for more parking. The Town has adopted a Downtown Parking Trust Fund Ordinance in December of 2010. The Town also completed a Parking Structure Feasibility Study in March of 2013 and Parking Solution The Next Step Study in April of 2014.

EVACUATION

Miami-Dade County has identified five hurricane evacuation/storm surge planning zones based upon potential storm surge. The Town of Surfside is located in Zone B, as designated by the Miami-Dade Department of Emergency Management and Homeland Security, with Miami Beach and all islands lying within Biscayne Bay, including Sunny Isles Beach, Bal Harbour, Bay Harbor Islands, Indian Creek Village, Surfside, and North Bay Village. *Map CST-2* shows the evacuation route along 96th Street/Broad Causeway. The Zones are designated based upon the SLOSH model developed by the storm surge group at the National Hurricane Center working with the U.S. Army Corps of Engineers, the U.S. Geological Survey and the Federal Emergency Management Agency in cooperation with state and local offices of emergency management. (Note: SLOSH is an acronym for "Sea Lake and Overland Surge from Hurricanes.")

Miami-Dade Transit will activate specific Emergency Evacuation Bus Pick-Up Sites by zone. These buses will only travel between the Emergency Evacuation Bus Pick-Up Site and the Hurricane Evacuation Center. The Surfside Town Hall is an evacuation pick up site in Zone B. The closest Evacuation Center designated by Miami-Dade County is North Miami Senior High School at 13110 NE 8th Avenue, North Miami, FL. 33161.

EVACUATION TIMES

The Miami-Dade County Comprehensive Emergency Management Plan(CEMP) dated June 2013 provides clearance times for critical evacuation routes. The closest evacuation route is 96th Street/Broad Causeway.

Transportation Element Goals, Objectives and Policies

Goal: Provide a transportation system that meets the needs of the Town of Surfside and the larger community of which Surfside is a part with minimal negative community and environmental impacts on the quality of life for Surfside residents and businesses.

Objective 1 – Multi-Modal transportation system: In general, provide for a safe, convenient, and efficient Multi-Modal transportation system. In particular, achieve acceptable level of service for roads, and a well connected bicycle, pedestrian and transit facility network that promotes alternative modes of transportation. This objective shall be made measurable by its implementing policies.

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:

<i>Local roads:</i>	D
<i>Collector roads:</i>	D
<i>State Roadways:</i>	

A Level of Service of LOS E+20 shall be established (where mass transit service having headways of 20 minutes or less is provided within 1/2-mile distance, roadways shall operate at no greater than 120 percent of their capacity.)

Policy 1.2 – 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 standards.

Policy 1.3 – 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.

Policy 1.4 – The Town shall utilize State Gas Tax funds and other available funding sources 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; public transportation operations and maintenance; roadway and right-of-way maintenance and equipment; 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 program areas.

Policy 1.5 – 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.

Policy 1.6 – The Town shall seek quick action by Miami-Dade County to replace missing road signs and repair malfunctioning traffic signals.

Policy 1.7 – The Town shall continue a program to trim or remove roadside shrubbery which blocks visibility at intersections.

Policy 1.8 – The Town shall maintain safe, handicapped accessible walkways to the fullest extent possible.

Policy 1.9 The feasibility of developing bike routes shall be determined in all roadway, transit, and park and recreation projects.

Policy 1.10 – On-site circulation and parking requirements shall be designed to ensure safe and efficient traffic circulation, and adequate 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 parking space dimensions and provide for appropriate traffic circulation. General standards will provide for review of parking lot layout in order to ensure that the layout will be safe.

Policy 1.11 – The Town shall monitor the impact of the Transportation Concurrency Exception Area (TCEA) in coordination with Miami-Dade County and the MPO.

Policy 1.12 – The Town shall evaluate opportunities to improve walkability throughout the Town by separating pedestrians from vehicle traffic. This will include looking at pedestrian connectivity of the Town to key points of interest including street ends that lead to the beach.

Policy 1.13 – The Town shall continue to support transit ready commercial and multi-family development along major transportation corridors.

Policy 1.14 – Continue to investigate the financial feasibility of conducting a “Pedestrian and Bicycle Network Study” to evaluate the cost, funding techniques and sources, and timeline to create a pedestrian and bicycle network that links the Town’s parks, recreational and natural amenities, and business district.

Objective 2 – Coordination of transportation with land use: In general, coordinate the traffic circulation system with land uses shown on the future land use map. This objective shall be made measurable by its implementing policies.

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 arterial or collector roadways.

Policy 2.2 – The Town shall consider alterations in traffic flow which serve to reduce non local traffic through residential areas as well as improve alternative modes of transportation including pedestrian, bicycle and transit facilities.

Policy 2.3 – The Town shall evaluate locations of mid-block crossings in order to ensure safe pedestrian movements where necessary. The Town will coordinate with FDOT regarding locations along SR A1A Collins Avenue, SR A1A Haridng Avenue and 96th Street.

Policy 2.4 – Maintain a financially feasible traffic calming program that includes studies of local roadways with significant cut-through traffic and implementation programs.

Policy 2.5 – Ensure roadway signage follows guidelines set forth in the Manual on Uniform Traffic Control Devices (MUTCD).

Policy 2.6 – The Town shall support County and State comprehensive traffic data collection efforts for annually monitoring roadway levels of service and to coordinate concurrency management with the County and FDOT.

Policy 2.7 – The Town shall support the County’s implementation of a transportation demand management (TDM) program to reduce overall peak-hour demand and use of single occupant vehicles (SOV). This program will include such TDM strategies as the following:

- 1) van pooling and employer-based car pooling;
- 2) employer-based staggered and/or flexible work hours;
- 3) parking management;
- 4) telecommunicating;
- 5) congestion pricing;
- 6) park and ride lots;
- 7) high occupancy vehicle lanes;
- 8) trip reduction ordinances;
- 9) transportation management associations (TMA's); and
- 10) subsidies for transit riders.

Policy 2.8- The Town shall support the County’s efforts to improve the operating efficiency of the existing thoroughfare system and reduce peak hour congestion by encouraging the application of low-cost transportation system management techniques including, but not limited to, improved signal timing, pavement marking and signage modifications, channelization, and on-street parking restrictions.

Policy 2.9-The Town shall evaluate neighborhood intersection operations, as financially feasible, to improve the safety of local roadways.

Objective 3 – Intergovernmental Coordination: Coordinate the transportation system with the plans and programs of the Miami-Dade Transportation Planning Organization (TPO), South Florida Regional Transportation Authority, and the Florida Department of Transportation.

Policy 3.1 – The Town staff shall annually review and evaluate the Florida Department of Transportation 5-Year Transportation Plan, the Miami-Dade County Transportation Improvement Program and the traffic circulation plans and programs of Miami Beach Indian Creek Islands, and Bal Harbour to determine if plans and programs contained therein necessitate any revision to this or other elements of this Comprehensive Plan.

Policy 3.2 – Appropriate Town staff shall attend selected meetings of Miami-Dade Transportation Planning Organization and related ad hoc committees pertaining to traffic and transportation issues affecting the Town.

Policy 3.3 – The Town shall revise this Transportation Element as necessary in response to results from Policy 3.1.

Policy 3.4 – The Town shall include statements of findings in support of all modifications to this Transportation Element.

Policy 3.5 - The Town shall coordinate with Miami-Dade County, local governments and regional and state agencies in the implementation of the Transportation Element, through mechanisms such as established by the Miami-Dade County TPO, FDOT Districts 4 and 6, the South Florida Regional Transportation Authority, and the South Florida Regional Planning Council.

Policy 3.6 - The Town will continue to coordinate with Miami-Dade County regarding traffic operational improvements along the 96th Street corridor.

Objective 4 – Coordination with transit authority: In general, coordinate with the plans and programs of the Miami-Dade Transit. This objective shall be made measurable by its implementing policy.

Policy 4.1 – Appropriate Town staff shall attend selected meetings of Miami-Dade Transit pertaining to levels of service for buses and other transit.

Objective 5 – Right-of-way protection: In general, protect existing rights-of-way and future rights-of-way from building encroachment including rights-of-way for mass transit. In particular, achieve zero net loss of right-of-way from building encroachment throughout the period during which this plan is in effect.

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. The Town shall evaluate opportunities to obtain easements for sufficient ADA sidewalk infrastructure from new developments or redevelopment projects.

Objective 6 – Adequate Parking: 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 will continue to administer the Downtown Parking Trust Fund Ordinance adopted in December of 2010. The Town will evaluate recommendations for Parking as outlined in the 2013 Parking Structure Feasibility Study and the 2014 Parking Solution The Next Step.

Objective 7 – Greater use of mass transit: The Town shall encourage greater use of existing mass transit facilities. Achievement of this objective shall be measured by the implementation of the following policies:

Policy 7.1 – The Town shall stay updated regarding bus service demand and notify Miami-Dade Transit of required service changes as necessary.

Policy 7.2 – The Town shall monitor its mini-bus system and accommodate increasing ridership as necessary.

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 Miami-Dade County transportation planning agencies with ad hoc periodic development reports and other input on the status of any development or redevelopment which could alter the need for bus and paratransit services. This objective shall be made measurable by its implementing policies.

Policy 8.1 – The Town shall prepare a written report to be transmitted to the Transportation Planning Technical Advisory Committee of the Miami-Dade Transportation 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.

Policy 8.2 – The Town shall support proposals for increased frequency of bus service on arterial roads as a means to relieve congestion for over capacity transportation facilities during peak hours. Such service should be restricted to arterial and collector roads and should not be provided on local roads because it could be detrimental to residential neighborhoods.

Objective 9 – Coordinate with plans for “transportation disadvantaged people:” On a continual basis and throughout the effective period of this plan, the Town shall coordinate with Miami-Dade County Transit, the Transportation Planning Organization, the Florida Department of Transportation and any public transportation agency offering special services for “transportation disadvantaged people.” This objective shall be made measurable by its implementing policies.

Policy 9.1 – Appropriate Town staff shall attend selected meetings of Miami-Dade Transit, the Transportation Planning Organization, the Florida Department of Transportation and any other public transportation agency offering special services for the disadvantaged.

Policy 9.2 – The Town shall encourage the increased use of wheelchair accessible buses on Town routes.

Policy 9.3 – Continue to provide sidewalks within two blocks of bus stops on arterials when costs permit.



Surfside Comprehensive Plan

Map: TRN 1

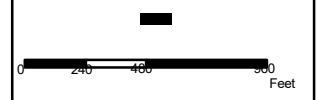
Existing and Future Number of Lanes

Legend

- Surfside City Limits
- Adjacent City Limits
- Water

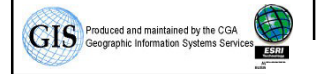
Total Number of Lanes

- 1
- 2
- 3
- 4



Print: 6-7-2017

Source: Florida Department of Transportation (Revised)





Surfside Comprehensive Plan

Map: TRN 2

Existing and Future Functional Classification

Legend

- Surfside City Limits
- Adjacent City Limits
- Water

Functional Classification

- Collector Road
- State Major Arterial
- State Minor Arterial



Print: 6-7-2017

Source: Florida Department of Transportation



Produced and maintained by the CGA
Geographic Information Systems Services







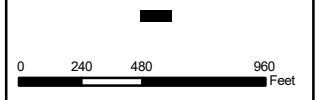
Surfside Comprehensive Plan

Map: TRN 3

Existing Roadway Level of Service

Legend

-  Surfside City Limits
-  Adjacent City Limits
-  Water
- Level of Service**
-  D



Print: 6-7-2017

Source: Town of Surfside
Miami Dade MPO








Surfside Comprehensive Plan

Map: TRN 4

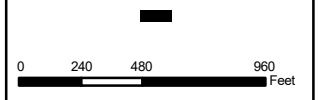
Future Roadway Level of Service (2040)

Legend

-  Surfside City Limits
-  Adjacent City Limits
-  Water

Level of Service

-  D



Print: 6-7-2017

Source: Town of Surfside
Miami Dade MPO




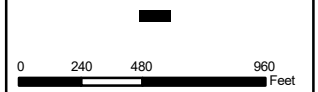


Surfside Comprehensive Plan

Map: TRN 5
Existing and Future Pedestrian Facilities

Legend

-  Surfside City Limits
-  Adjacent City Limits
-  Water
- Pedestrian Facilities**
-  Beachwalk
-  Sidewalk



Print: 6-7-2017

Source: Town of Surfside
 Miami Dade MPO





Surfside Comprehensive Plan

Map: TRN 6

Existing and Future Transit Routes

Legend

Surfside City Limits

Adjacent City Limits

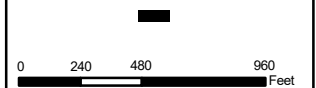
Water

Bus Routes

Beach Max, Route's G, H, S

City Shuttle

Route E, Mid-North Beach Connection



Print: 6-7-2017

Source: Miami Dade County GIS Services

Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS

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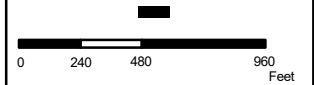
Surfside Comprehensive Plan

Map: TRN 7

Existing and Future Traffic Generators

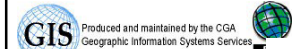
Legend

- Surfside City Limits
- Adjacent City Limits
- Water
- Traffic Generators**
- Public Recreation
- Business District
- Community Center
- Town Hall



Print: 6-7-2017

Source: Town of Surfside








Surfside Comprehensive Plan

Map: TRN 8

Future Roadway Level of Service (2020)

Legend

-  Surfside City Limits
-  Adjacent City Limits
-  Water

Level of Service


-  D



Print: 6-12-2017

Source: Town of Surfside
Miami Dade MPO

 Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS

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HOUSING ELEMENT

DATA INVENTORY AND ANALYSIS

PURPOSE

The purpose of the Housing Element is to provide guidance for development of appropriate plans and policies to meet identified or projected deficits in the supply of housing for moderate income, low income and very-low income households, group homes, foster care facilities and households with special housing needs. These plans and policies address government activities, as well as provide direction and assistance to the efforts of the private sector.

Assuring the continued provision of affordable housing is an ongoing challenge as the Town is almost completely built out. Moreover, half of the Town is in a coastal high hazard area, and Florida Statutes compel local governments to direct population concentrations away from known coastal high hazard areas and limit public expenditures that subsidize development permitted in these areas. However, the Town of Surfside has made efforts to maintain an affordable housing stock through infrastructure improvements and proactive code compliance which extend the lifespan of the Town and provide for continuance of a quality area.

HOUSING INVENTORY

Information from the U.S. Census Bureau and the Florida Housing Data Clearinghouse (Shimberg Center) has been used to provide many of the following comparative characteristics between Surfside and Miami-Dade County as this is the best available data.

Housing Type: Residential use is a major development characteristic of Surfside. The 4,035 total housing units reported for the Town in 2015 comprised 0.40 percent of the County's total housing stock of 998,833 reported units. As of March 2017, there were 216.26 acres that had an existing land use of residential. This represents approximately 58.7 percent of the Town's total land area of 368.5 acres.

The 2011-2015 American Community Survey (U.S. Census) determined approximately 68 percent (2,691 units) of housing units in Surfside were multi-family (2 or more), while single-family homes made up 32 percent (1,287 units) of the Town's housing stock. The same survey by the Census Bureau identified 57 mobile home units in Surfside. However, there are no mobile homes existing today. Total units and the percentage of housing inventory by type of unit are shown in Table 3-1.

**Table 3-1
Dwelling Units by Structure Type, 2015**

Dwelling Units	Surfside	Surfside	Miami-Dade County	Miami-Dade County
	Number	Percent	Number	Percent
SINGLE FAMILY:	1,287	32%	504,330	50.4%
<i>1, detached</i>	1,236		405,953	
<i>1, attached</i>	51		98,377	
MULTI-FAMILY:	2,691	68%	494,503	49.6%
2	21		20,666	
3 or 4	13		35,242	
5 to 9	20		51,791	
10 to 19	186		67,651	
20 or more	2,451		305,520	
MOBILE HOMES	57	0%	13,144	0%
OTHER	0	0%	489	0%
TOTAL	4,035	100%	998,833	100%

Source: 2011-2015 American Community Survey 5-Year Estimates (U.S. Census)

Housing Tenure: Housing tenure refers to the occupancy of a unit, either owner-occupied or renter-occupied. The 2010 U.S. Census reported 70 percent of households in Surfside were owner-occupied in 2010. (Statewide, Florida’s homeownership rate is 67.7 percent.) The remaining 30 percent were renter-occupied households. Housing tenure characteristics are detailed in Table 3-2.

**Table 3-2
Households by Tenure, 2010**

Tenure	Surfside	Surfside	Miami-Dade County	Miami-Dade County
	# of Households	Percent	# of Households	Percent
Owner Occupied	1,830	70%	483,874	55.6%
Renter Occupied	771	30%	383,478	44.2%
Total Occupied Units	2,609	100%	867,352	100%

Source: 2010 U.S. Census

Housing Vacancy: Table 3-3 shows the housing vacancy characteristics for Surfside and Miami-Dade County as reported in the 2010 Census. At the time of the Census, 1,281 housing units in Surfside were vacant out of 3,890 total units reported. This represents a vacancy rate of 32.9 percent for the Town, which is significantly more than the overall Miami-Dade County rate of 12.3 percent. This high vacancy rate is largely attributed to Surfside’s seasonal residents. If units which had been rented or sold that were awaiting occupancy and units held for occasional/seasonal use were eliminated from this figure, Surfside’s vacancy rate was 4.7 percent as shown in Table 3-3. There were 43 vacant housing units for sale and 140 vacant units for rent.

**Table 3-3
Housing Vacancy, 2010**

Status	Surfside	Surfside	Miami-Dade County	Miami-Dade County
	# of Units	Percent	# of Units	Percent
For rent	140	10.9%	37,848	31.0%
For sale	43	3.4%	16,156	13.2%
Other	105	8.2%	24,425	20.0%
For migrant workers	0	0%	41	0%
Seasonal, recreational, occasional use	962	75.1%	38,302	31.4%
Rented or sold, not occupied	31	2.4%	5,311	4.4%
TOTAL	1,281	100%	122,083	100%

Source: 2010 U.S. Census

Housing Age: The age of housing structures is distributed relatively evenly throughout the past several decades, with units built in the 1990s being the high percentage at 27%. Table 3-4 lists the age of housing structures reported by the U. S. Census Bureau. Approximately 38% of all housing units are over 50 years old. Many of these are in sound condition, others have gone through renovations, and some are being demolished 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.

**Table 3-4
Age of Housing Structures**

Year Built	Surfside	Surfside	Miami-Dade County	Miami-Dade County
	# of Units	Share by Decade	# of Units	Share by Decade
2010-2015	7*	0.2%	9,227	0.9%
2000-2009	499	12%	143,228	14.3%
1990-1999	1,071	27%	120,731	12.1%
1980-1989	600	15%	154,249	15.4%
1970-1979	301	7.4%	191,022	19.1%
1960-1969	437	11%	133,681	13.4%
1950-1959	528	13%	148,946	14.9%
1940-1949	463	11.4%	59,113	5.9%
1939 or earlier	136	3%	38,636	3.9%
TOTAL	4,042**	100%	998,833	100%

Source: 2011-2015 American Community Survey 5-Year Estimates (U.S. Census Bureau); *Town of Surfside Building Department; **U.S. Census and Town of Surfside

Monthly Housing Rent: Table 3-5 compares the monthly gross rents for specified renter-occupied housing units in the Town with the Miami-Dade County totals for the year 2015. The median rent paid by Surfside households in 2010 was \$1,897 per month, compared to a countywide median rent of \$1,112, and a statewide median rent of \$1,002. Rents in the Town of Surfside are significantly higher than in the County as a whole. In Miami-Dade County and the surrounding metro area, the HUD Fair Market Rent in 2016, representing rent for a typical modest apartment, was \$774 for a studio apartment, \$975 for a one-bedroom, \$1,250 for a two-bedroom, \$1,671 for a three-bedroom, and \$1,987 for a four-bedroom unit. Municipality-specific information for 2016 is not available.

**Table 3-5
Monthly Gross Rent, Renter-Occupied Housing Units, 2015**

Contract Rent	Surfside	Surfside	Miami-Dade County	Miami-Dade County
	# of Units	Percent	# of Units	Percent
Less than \$500	0	0%	32,247	8.6%
\$500-999	18	2.0%	118,453	31.5%
\$1,000-1,499	146	16.2%	138,105	36.7%
\$1,500-1,999	360	40.0%	57,888	15.4%
\$2,000-2,499	315	35.0%	17,762	4.8%
\$2,500-2,999	18	2.0%	5,571	1.5%
\$3,000 or more	43	14.8%	5,333	1.5%
TOTAL	900	100%	375,359	100%
Median rent per month	\$1,897		\$1,112	

Source: 2011-2015 American Community Survey 5-Year Estimates (U.S. Census)

Housing Value: Based on figures delineated from the Miami-Dade County Property Appraiser, the average just value (fair market value) for a single family home in Surfside in 2016 was \$690,004, which is significantly more than the countywide average (\$335,332). Statewide, the average value of a single family home in Florida in 2016 was \$219,681. Condominiums also had a significantly higher value in Surfside. In 2016, the average value of condominiums in Surfside was \$528,783, compared with the County average condominium value of \$288,271. Table 3-6 shows the value of owner-occupied housing units in the Town as reported by the U.S. Census Bureau.

**Table 3-6
Median Home Value of Owner-Occupied Housing Units, 2015**

Value	Surfside	Surfside
	# of Units	Percent
Less than \$50,000	45	3.5%
\$50,000-99,999	29	2.3%
\$100,000-149,999	40	3.1%
\$150,000-199,999	63	5.0%
\$200,000-299,999	41	3.2%
\$300,000-499,999	382	30.1%
\$500,000-999,999	525	41.3%
\$1,000,000 or more	146	11.5%
TOTAL	1,271	100%

Source: 2011-2015 American Community Survey 5-Year Estimates (U.S. Census)

Median Sales Price: The average sales price for a single family home in Surfside was \$1,028,696 in 2016. The median sales price that year was \$717,250, compared to a countywide and statewide median sales price of \$289,000 and \$212,000 respectively. Table 3-7 charts the median sales price for single family homes and condominiums in Surfside and Miami-Dade County from 2010 through 2016. Sale prices have steadily risen since the 2008 Recession and have now past the 2006 previous high mark.

**Table 3-7
Median Home Sales Prices, 2010-2016**

Year	Single Family		Condominium	
	Surfside	Miami-Dade County	Surfside	Miami-Dade County
2010	\$350,000	\$210,000	\$230,000	\$185,000
2011	\$372,500	\$199,000	\$220,000	\$165,000
2012	\$427,000	\$210,000	\$300,000	\$170,000
2013	\$500,000	\$245,000	\$417,500	\$200,000
2014	\$540,000	\$261,990	\$440,000	\$221,000
2015	\$679,000	\$281,000	\$814,100	\$248,500
2016	\$717,250	\$289,000	\$675,000	\$225,000

Source: Miami-Dade County Property Appraiser tax roles, compiled by Shimberg Center – Florida Housing Data Clearinghouse

Monthly Owner-Occupied Costs: Of the total number of owner-occupied housing units in Surfside, 41.7% (530 units) were mortgaged and 58.3% (741 units) were not mortgaged according to the U.S. Census Bureau in 2015. Table 3-8 shows the monthly owner costs of owner-occupied housing units in the Town in 2015. Over 50% of the Town’s owners with mortgaged units are paying over \$3,000 in monthly cost compared to only 13.2% of owners in Miami-Dade County overall.

**Table 3-8
Monthly Costs of Owner-Occupied Housing Units, 2015**

Mortgage Status and Elected Monthly Costs	Surfside	Surfside	Miami-Dade County	Miami-Dade County
	# of Units	Percent	# of Units	Percent
Mortgaged Units	530	100%	294,099	100%
<i>Less than \$500</i>	0	0.0%	2,887	1.0%
<i>\$500-999</i>	22	4.2%	34,725	11.8%
<i>\$1,000-1,499</i>	53	10.0%	78,273	26.7%
<i>\$1,500-1,999</i>	83	15.7%	73,270	24.9%
<i>\$2,000-2,499</i>	65	12.3%	43,192	14.7%
<i>\$2,500-2,999</i>	41	7.7%	22,705	7.7%
<i>More than \$3,000</i>	266	50.2%	39,047	13.2%
Non-Mortgaged Units	741	100%	158,727	100%
<i>Less than \$250</i>	0	0%	15,378	9.7%
<i>\$250-399</i>	55	7.4%	31,615	19.9%
<i>\$400-599</i>	73	9.9%	39,824	25.1%
<i>\$600-799</i>	84	11.3%	26,386	16.6%
<i>\$800-999</i>	147	19.8%	15,329	9.7%
<i>More than \$1,000</i>	382	51.6%	30,195	19.0%
TOTAL REPORTED UNITS	1,271	100%	452,826	100%

Source: 2011-2015 American Community Survey 5-Year Estimates (U.S. Census)

AFFORDABLE HOUSING NEEDS

Cost Burden: Cost-burdened households pay more than 30 percent of income for rent or mortgage costs. Data for this section has been supplied by the Florida Housing Data Clearinghouse. The data indicates that 1098 households within the Town (42%) paid more than 30% of income for housing compared to 53% of County households paid more than 30% of income for housing. Statewide, 42% of households are considered cost burdened.

**Table 3-9
Amount of Income Paid for Housing
Household by Cost Burden, 2015**

A. Owner-Occupied Households, 2015								
	NO COST BURDEN		COST BURDEN				Total Owners	
	0% - 30%		30% - 50%		50% or more			
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Surfside	1,194	64.5%	236	12.7%	421	22.7%	1,851	100%
Miami-Dade County	288,027	55.0%	111,915	21.2%	126,575	24.0%	526,517	100%
B. Renter-Occupied Households, 2015								
	0% - 30%		30% - 50%		50% or more		Total Renters	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Surfside	323	42.3%	217	28.4%	224	29.3%	764	100%
Miami-Dade County	155,027	37.4%	107,612	26.0%	151,963	36.6%	414,602	100%

Source: Miami-Dade County and Town of Surfside data taken from Shimberg Center – Florida Housing Data Clearinghouse.

Per Table 3-9, Surfside had lower percentages of residents with a housing cost burden than Miami-Dade County. In addition, according to the U.S. Census Bureau, the 2015 median household income in Surfside was almost twice that of Miami-Dade County (\$78,443 compared to \$43,129). Many Surfside residents choose to purchase homes at a higher value, resulting in a self-imposed cost burden, rather than the forced cost burden experienced throughout Miami-Dade County.

Household Income: In Table 3-10, household income is measured as a percentage of the median income for the County or area, adjusted for size. In Surfside and the surrounding metro area, the HUD-estimated median income for a family of four is \$48,100 in 2016. Data for this section has been supplied by the Florida Housing Data Clearinghouse. Of the 2,398 households identified by the U.S. Census Bureau in Surfside in 2015, 478 (20 percent) were both cost-burdened and in the low or very-low income bracket.

**Table 3-10
Households by Tenure, Income, and Cost Burden, 2015**

Households, 2015			
	Household Income as a Percentage of Area Median Income (AMI)		
	0 – 50% AMI	50.01 – 80% AMI	80.01 +
	Very Low	Low	Moderate +
No Cost Burden	63	82	1,333
At 30% or More Cost Burden	83	51	319
At 50% or More Cost Burden	241	103	123

Source: Florida Housing Data Clearinghouse (Shimberg Center)

Elderly Households: According to the Florida Housing Data Clearinghouse, 985 households in Surfside (37.7 percent) were headed by a person age 65 or older in 2015. In comparison, 29.6 percent of households statewide were headed by elderly persons. In Surfside, 839 of elderly households (85.2 percent) own their homes, while 399 elderly households (40.5 percent) pay more than 30 percent of income for rent or mortgage costs.

HOUSING CONDITIONS

Substandard Housing: Individual housing units may be considered substandard if the unit lacks of complete plumbing for exclusive use of the residents, lack of complete kitchen facilities, lack of central heating, and overcrowding. The U.S. Census Bureau provides data regarding these interior conditions of the housing stock. Table 3-11 contains a summary of the measures of substandard housing conditions for Surfside and Miami-Dade County. In 2015, the American Community Survey 5-Year Estimates indicated that out of 2,220 occupied housing units 160 housing units (7.3 percent of all units) in Surfside were statistically overcrowded, meaning they housed more than one person per room, compared to a countywide percentage of 5.9 percent. Surfside has more homes without heating than average of the county, which may be due to the age of the homes. However, because Surfside is a coastal community in the subtropics, the Town does not consider units without heating a substandard condition. Code enforcement operations have proven effective in ensuring that substandard housing conditions are taken care of in a timely manner.

**Table 3-11
Condition of Housing Stock Summary, 2015**

Substandard Condition	Surfside	Surfside	Miami-Dade County	Miami-Dade County
	# of Units	Percent	# of Units	Percent
Overcrowded (more than one person per room)	160	7.3%	49,683	5.9%
Lacking complete kitchen facilities	0	0%	5,964	0.7%
Lacking central heating (No Fuel Used)	177	8.0%	41,251	4.9%
Lacking complete plumbing facilities	0	0%	3,107	0.4%

Source: 2011-2015 American Community Survey 5-Year Estimates (U.S. Census)

Subsidized Housing: Chapter 163.3177(f), F.S. requires local housing elements to provide an inventory of renter-occupied housing developments currently using federal, state, or local subsidies. Surfside has no such facilities.

Community Residential Facilities: Chapter 163.3177(f), F.S. requires local housing elements to provide an inventory of group homes licensed by the Florida Department of Children and Family Services. A “community residential home” means a dwelling unit licensed to serve residents who are clients of the Department of Elderly Affairs, the Agency for Persons with Disabilities, the Department of Juvenile Justice, or the Department of Children and Family Services. Surfside has no such facilities.

Mobile Homes: Chapter 163.3177(f), F.S. requires local housing elements to provide an inventory of existing mobile home. Although 57 mobile homes were identified by the U.S.Census Bureau in the 2011-2015 American Community Survey, the Town has neither mobile home parks nor any more mobile homes.

Historically Significant Housing: Chapter 163.3177(f), F.S. requires local housing elements to provide an inventory of historically significant housing listed on the Florida Master Site File, National Register of Historic Places, or designated as historically significant by a local ordinance. The Florida Master Site File, includes 33 records for the Town of Surfside: three (3) archaeological sites; three (3) resource groups; and 27 structures of which seven (7) are no longer in existence. Miami-Dade County Office of Historic Preservation within the Regulatory and Economic Resources Department also identifies historic resources and designates historic properties and districts. The County has designated three (3) properties and one (1) district within the Town of Surfside. The aforementioned County designated historic resources are discussed further in the Future Land Use Element in Table 1-6.

Farmworker Housing: There are no rural or farmworker households within the Town.

NEEDS ASSESSMENT

Population Projections: Chapter 163.3177(f), F.S. requires that an affordable housing assessment be performed.

The Florida Housing Data Clearinghouse (Shimberg Center) has supplied data to be used in this section of the Housing Element. The data suggests that the Town population will remain fairly stable over the next 20 years with the possibility of a modest 14.1% growth rate between 2010 and 2035. Table 3-12 illustrates the population projections prepared by the Shimberg Center.

**Table 3-12
Population Projections, 2010-2035**

	2010	2015	2020	2025	2030	2035
Surfside	5,744	5,705	5,952	6,181	6,398	6,556

Source: Florida Housing Data Clearinghouse (Shimberg Center)

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 tables provide a more detailed needs assessment as supplied by the Florida Housing Data Clearinghouse.

Affordable Housing Demand: Table 3-13 presents the very-low, low, and moderate income housing needs estimates and projections through 2035.

**Table 3-13
Projected Housing Affordability by Income, Surfside, 2010-2035**

Year	Household Income as a Percentage of Area Median Income (AMI)			
	0-50% AMI	50.01-80% AMI	80.01-120% AMI	120.01+% AMI
	Very-Low	Low	Moderate	Above Moderate
2010	595	235	783	1,000
2015	604	236	781	994
2020	639	248	818	1,032
2025	674	257	852	1,070
2030	709	268	886	1,092
2035	735	275	909	1,110

Source: Florida Housing Data Clearinghouse (Shimberg Center)

The analysis suggests that 180 of the additional households projected through 2035 will have an income less than 80 percent of the area median income. Overall, these projections point out the stability of income and population in the Town.

CONCLUSION

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. 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.

The Town has several 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. Moreover, the large numbers of well maintained small single family units and older multi-family units have provided a variety of housing choices for this area.

Despite these realities, the Town recognizes the need for affordable housing in order to support economic development and sustainability of the region. The Town's geography—a barrier island bounded by the Atlantic Ocean on the east, Indian Creek and Biscayne Bay on the west—makes the provision of affordable housing even more of a challenge. Due to the area surroundings, it contains unusually high property values. Compounding the situation, 47% of the Town is within the Coastal High Hazard Area and Chapter 163 F.S. does not permit jurisdictions to direct affordable housing into coastal high hazard areas.

The Harding Avenue and Collins Avenue corridors have several older multi-family dwelling units which provide some of the most affordable housing opportunities in Surfside. The Town has made efforts to maintain an affordable housing stock in these corridors through the completion of several roadway, and drainage. These infrastructure improvements, along with proactive code enforcement activities, have contributed to extending the lifespan of the neighborhood, providing for continuance of a quality area. The age and size of the units along Harding Avenue and Collins Avenue provide a decent amount of affordable housing in the Town and through Surfside's continuing improvement efforts, this area can maintain its affordable status. However, a number of properties are undergoing redevelopment. To help preserve the nature and character of the corridor, Miami-Dade County Historic Preservation has designated a historic district along one of the blocks.

Housing Element Goals, Objectives and Policies

Goal: *Provide decent, safe and sanitary housing in suitable locations at affordable costs to meet the needs of the Town's existing and future residents.*

Objective 1 – Development of new dwelling units: The Town of Surfside shall provide for adequate and affordable housing for existing and future residents, households with special housing needs, and very low, low, and moderate income households through the short term and long term planning timeframes.

Policy 1.1 – The Town shall provide information and assistance to the private sector to maintain a housing production capacity sufficient to meet the identified demands.

Policy 1.2 – The Town Code shall provide processes in an effort to provide more efficient mechanisms for reviewing proposed housing developments.

Policy 1.3 – The Town Code shall maintain appropriate regulations which enable Town officials to work with the private sector to renovate buildings as needed.

Objective 2 – Creation of affordable housing: In general, create affordable housing for all current and anticipated future residents. 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.

Policy 2.1 – The Town manager or designee shall monitor the housing and related activities of the Miami-Dade County Housing Within Reach Taskforce, Miami-Dade Housing Agency (MDHA), the South Florida Regional Council and nearby local jurisdictions. The Town Manager shall inform the Town Commission 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 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.

Policy 2.2 – The Town shall maintain and improve where appropriate land development code provisions which are consistent with the Future Land Use Map including the land uses and the densities and intensities specified thereon and the descriptions of the requirements of those categories, which appear in this Future Land Use Element under the heading “Future Land Use Category Descriptions.”

Policy 2.3 – 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.

Policy 2.4 – 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.

Policy 2.5 – 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.

Objective 3 – Preservation of 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.

Policy 3.1 – The Town shall maintain as part of its own land development code the County minimum housing standards code or an appropriate modification thereof.

Policy 3.2 – 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.

Policy 3.3 – Through land development code regulations including minimum unit sizes, maximum building heights, and setback standards, the Town shall help assure the continuation of stable residential neighborhoods.

Objective 4 – Eliminate substandard housing; structurally and aesthetically improve housing; conserve, rehabilitate and demolish housing: In general, eliminate substandard housing conditions structurally and aesthetically improve housing, conserve, rehabilitate and demolish housing. In particular, 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.

Policy 4.1 – Require owners of substandard structures to promptly renovate or remove such structures.

Policy 4.2 – The Town shall assist owners of substandard historic housing to obtain financial assistance for renovation from Miami-Dade County, State of Florida or Federal sources.

Policy 4.3 – The Town shall work with Miami-Dade County officials to maintain an effective housing code enforcement program.

Policy 4.4 – On a continuous basis, the Town’s Building Department shall maintain an accurate inventory of the housing units within the Town via the utility billing process.

Objective 5 – Provision of adequate sites for very low, low and moderate income households: In general, provide adequate sites for very low, low 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.

Policy 5.1 – Monitor the actions of the Miami-Dade County Government relative to the development of very low, low and moderate income housing facilities to serve County residents. The purpose of such monitoring shall be to identify activities to which the Town of Surfside may make a specific contribution.

Policy 5.2 – Assist Miami-Dade County to identify housing units which may be eligible for participation in the Miami-Dade Housing Finance Authority’s Multi-Family Rental Program.

Objective 6 – Adequate sites for group homes: Accommodate community residential homes and foster care facilities in residential areas. This objective shall be made measurable by its implementing policies.

Policy 6.1 – Notify the Florida Department of Children and Family Services of applications to construct Community Residential Facilities.

Policy 6.2 – The Town shall maintain and improve land development code regulations which permit Children and Family Services licensed group homes, including foster care facilities. Such regulations shall permit community residential 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.

Objective 7 – Housing coordination and implementation: The Town Manager shall be responsible for achieving housing policy implementation.

Policy 7.1 – The Town shall maintain formal communications with appropriate public and private and non-profit housing agencies to assure that adequate information on Town housing policies flows to housing providers. This list shall include the Miami-Dade Housing Agency, Housing Finance Authority of Miami-Dade County, the Miami-Dade Affordable Housing Foundation, the Board of Realtors and the Home Builders Association.

Policy 7.2 – The Town shall fully cooperate with any developer using County Surtax funds, the Housing Finance Authority of Miami-Dade County or other subsidy mechanisms.

Objective 8 – Greenhouse Gas Reduction. The Town shall support energy efficiency and the use of renewable energy resources in existing housing and in the design and construction of new housing.

Policy 8.1 – The Town shall encourage support for residential construction that meets the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) rating system, the Green Building Initiative's Green Globes rating system, the Florida Green Building Coalition standards, or other nationally recognized, high-performance green building rating system as recognized by the Florida Department of Management Services.

Policy 8.2 – The Town shall educate Surfside residents on home energy reduction strategies.

Policy 8.3 – The Town shall not prohibit the appropriate placement of photovoltaic panels. The Town shall develop and adopt review criteria to establish the standards for the appropriate placement of photovoltaic panels.

Policy 8.4 – The Town shall provide educational materials on the strategic placement of landscape materials to reduce energy consumption.

INFRASTRUCTURE ELEMENT

DATA INVENTORY AND ANALYSIS

POTABLE WATER

This section evaluates the potable water system serving the Town of Surfside inclusive of all structures designed to collect, treat, and distribute potable water in addition to water wells, treatment plants, reservoirs and distribution mains.

Miami Dade County Water and Sewer Department Geographic Service Area

The Town of Surfside's potable water is provided by a system operated by the Miami-Dade County Water and Sewer Department (MDWASD) which provides service for approximately 2.6 million customers in Miami-Dade County. The MDWASD water service area illustrated in Figure 3.1 (Appendix 4-A Town of Surfside 15-Year Water Supply Facilities Work Plan) is interconnected and functions as a single service area. The Town of Surfside is serviced by the Hialeah-Preston Water Treatment Plant service area which includes the northern part of Miami- Dade County.

The water is distributed to residents and commercial business by approximately 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.

Water Source

The source water for the Hialeah Water Treatment Plant (WTP) is from the Hialeah-Miami Springs Wellfields, supplemented by the Northwest Wellfield. There are three active wells located in the Hialeah Wellfield constructed in 1936. Each well is 14 inches in diameter, 115 feet deep and have casing depths of 80 feet. The total wellfield capacity is 12.54 mgd or 8,700 gpm (2,900 gpm for each well). The twenty active wells located in the Miami Springs Wellfield were constructed between 1924 and 1954. These wells are 14 inches and 30 inches in diameter, 80 to 90 feet deep and have casing depths of 80 feet. The total wellfield capacity is 79.30 mgd or 55,070 gpm (ranging between or 2,500 and 5,000 gpm for each well). The Northwest Wellfield has fifteen active wells that were constructed in 1980. The wells are 40 inches and 48 inches diameter and 80 to 100 feet deep, with casing depths ranging from 46 to 57 feet. These wells have two-speed motors. The total nominal capacity of the wells at the low speed flow rate is 149.35 mgd. The capacity of each well, except well No. 10, is 10 mgd at the low speed flow rate. Well No. 10 has a low speed capacity of 9.35 mgd. The total nominal capacity for the wells at the high speed flow is 220.94 mgd.

The seven active wells located in the John E. Preston Wellfield were constructed in 1966 and 1972. Each well is 42 inches in diameter, 107 feet deep and have casing depths of 66. The capacity of wells No. 1 through No. 6 is 5,000 gallons per minute (gpm) each and the capacity of well No. 7 is 7,000 gpm. The total wellfield capacity is 53.28 mgd.

Water Treatment Plants (WTPs)

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. The Hialeah WTP has a current rated capacity of 60 mgd and there are plans to rerate and upgrade the Hialeah WTP to a capacity of 70 mgd, if necessary. The treatment process for this WTP includes lime softening with sodium silicate activated by chlorine, recarbonation, chlorination, ammoniation, fluoridation, filtration, and air stripping. The plant site is relatively small, and is surrounded by residential areas.

The John E. Preston WTP was originally designed as a 60 mgd plant in 1968 and upgraded to 110 mgd in 1980. The plant was re-rated to a total capacity of 130 mgd in 1984. The plant reached its present capacity of 165 mgd with another addition in 1988. In 1991, the plant was modified with an air stripping capacity of 185 mgd to remove VOCs. In 2005, plant process modifications to provide enhanced softening for reduction of color and total organic carbon came on line. The main source of water for the Preston WTP is from the Northwest Wellfield. The current rated capacity is 165 mgd with a treatment process similar to that of the Hialeah WTP. This includes lime softening with ferric and other coagulant and chemicals added prior to lime for enhanced softening, recarbonation, chlorination, ammoniation, fluoridation, filtration, and air stripping. The Preston plant is also located in a residential area of Hialeah.

Potable Water Level of Service

The Town of Surfside currently coordinates with MDWASD and the South Florida Water Management District to meet existing and projected demands based on level of service (LOS). MDWASD’s projected water demands shown in **Table 4-1** below were developed utilizing an average gallons per capita per day (gpcd) value of 137.2 gpcd.

**Table 4-1
Miami-Dade Water and Sewer Department (MDWASD) Water Demand Projection**

Year	Population	Finished Water Use (gpcd)	AADD Finished Water Use (MGD)	Water Conservation Credit (MGD)	Reuse Reclaimed Water Credit	Adjusted Finished Water Demand (MGD)	Adjusted Finished Water Use (gpcd)
2015	2,266,092	137.2	310.84	2.04	0.00	308.80	136.27
2020	2,370,769	137.2	325.20	5.44	0.00	319.76	134.88
2025	2,475,446	137.2	339.56	8.84	0.00	330.72	133.60
2030	2,580,123	137.2	353.92	9.55	0.00	344.37	133.47

Source: MDWASD’s 20 year water supply plan (2014-2033)

Table 4.2 provides the projected water use for Year 2015 through Year 2030 for the Town of Surfside utilizing the finished water use rate of 148.04 gallons per capita per day.

**Table 4-2
Town of Surfside Water Demand Projection**

Year	Population	Per Capita Consumption	Projected Consumption	Projected Consumption
		GPCD	GPD	MGD
2015	5,866	148.04	868,399	.87
2020	6,019	148.04	891,073	.89
2025	6,173	148.04	913,747	.91
2030	6,326	148.04	936,421	.94

Figure 4.1 in the Town of Surfside 15-Year Water Supply Facilities Work Plan indicates that there will be no deficit of finished water through 2030.

To assure adequate level of service, potable water facilities shall meet the following level of service standards as identified in the MDWASD goals for potable water:

- (a) The regional treatment system shall operate with a rated maximum daily capacity no less than 2 percent above the maximum daily flow for the preceding year, and an average daily capacity 2 percent above the average daily system demand for the preceding 5 years. The maximum daily flow shall be determined by calculating the average of the highest five single day flows for the previous 12 months.
- (b) Water shall be delivered to users at a pressure no less than 20 pounds per square inch (psi) and no greater than 100 psi. Unless otherwise approved by the Miami-Dade Fire Rescue Department, minimum fire flows based on the land use served shall be maintained as follows:

Land Use	Min. Fire Flow (gpm)
Single Family Residential Estate	500
Single Family and Duplex; Residential on minimum lots of 7,500 sf	750
Multi-Family Residential;	1,500
Semiprofessional Offices	1,500
Hospitals; Schools	2,000
Business and Industry	3,000

Source: Miami-Dade County Adopted 2014 Water, Sewer and Solid Waste Element

Storage Capacity

The finished water storage facilities for the Hialeah-Preston subarea consist of both “in-plant” and remote storage facilities. The total combined storage capacity between both plants inclusive of remote storage facilities is 56.0 MG. Additional information on MDWASD’s finished water storage facility capacities can be found in Table 3.1 of Appendix A (Town of Surfside 15-Year Water Supply Facilities Work Plan).

Water Supply Facilities Work Plan

The purpose of the Town of Surfside 15-Year Water Supply Facilities Work Plan (Work Plan) is to identify and plan for the water supply sources, as well as facilities needed to serve the existing and new development within the local government’s jurisdiction. Chapter 163, Part II, F.S., requires local governments to prepare and adopt Work Plans into their Comprehensive Plans

within 18 months after the water management district approves a regional water supply plan. Surfside adopted their Work Plan in December 2015.

On a regional level, the Town falls within the South Florida Water Management District (SFWMD) and within the SFWMD's Lower East Coast (LEC) Planning Area. The *2013 Lower East Coast Water Supply Plan Update* (2013 LEC Plan Update), approved by the SFWMD in September 2013, is one of five, long-term comprehensive regional water supply plan updates the SFWMD has developed for its planning areas. The planning horizon for the 2013 LEC Plan Update is 2010-2030.

SANITARY SEWER

The sanitary sewer system is defined as structures or systems designed for the collection, transmission, treatment, or disposal of sewage and may include trunk mains, interceptors, treatment facilities, and disposal systems. The Town's sanitary sewer system is interconnected with the Miami-Dade County Water and Sewer Department (MDWASD) system. Surfside maintains its own sewer collection system and two pumping stations. By agreement, the Town of Surfside and Bal Harbour share a sanitary force main that connects to the City of Miami Beach transmission system. The tri-party agreement provides for the transmission of sewage via force mains to the MDWASD system and eventually to the treatment plant and disposal.

Geographic Service Area

The Town of Surfside's sanitary sewer system is part of a system run by MDWASD. The Town's system is coextensive with the Town's boundaries. The County system includes unincorporated and incorporated areas of Miami-Dade County inside the 2005 Urban Development Boundary that have an agreement with MDWASD. The system also incorporates a small number of facilities, mostly State or County owned, outside of the Urban Development Boundary.

Treatment Facilities and Capacity

There has been a significant reduction in average flow into the regional system as a result of extensive infiltration and inflow (groundwater and rainwater) prevention projects conducted by MDWASD in recent years. Infiltration and inflow within the sewer system should be kept at a minimum to avoid hydraulic overload to the receiving treatment plant. It is pertinent for an operation and maintenance plan to be part of the county's sanitary sewer system. As a result, the regional wastewater treatment plants operating capacity can remain in compliance with Miami-Dade County MDWASD and Florida Department of Environmental Protection (FDEP) standards.

The Town of Surfside is located in the MDWASD Central District Sanitary sewer system; however, MDWASD operates two additional regional wastewater treatment plants in the North and South Districts. Because the system is interconnected, the service districts have flexible boundaries, and some flows from one district can be diverted to other plants in the system.

The Town of Surfside's sewer system is treated by a secondary treatment facility on Virginia Key owned and operated by the Miami-Dade County Water and Sewer Department (MDWASD). The Town's sanitary sewer collection system is divided into two basins. Sanitary sewer pipes range in size from 8 to 15 inches with flows directed to two pump stations. Pump Station 1 receives sewage from the area of Surfside north of 91st Street, which includes the Business District and a majority of the high rise buildings. Pump Station 2 serves the remainder of the Town, including most of the waterfront lots. The sewage is pumped via the force main which runs along 89th Street, 93rd Street, Collins Avenue and connects to the City of Miami Beach's system near 74th street. Sewage continues under pressure through MDWASD force mains to Virginia Key.

Current Facility Demand

According to the Town of Surfside Consumption Analysis, in 2014/2015 approximately 258 million gallons of wastewater were treated by the County system from the Town of Surfside and 260 million in 2015/2016.

In FY08, the Town began mapping all sewer and potable water lines within the municipal boundary to enhance maintenance. Also in FY09, the Town identified infiltration issues to the sanitary sewer system and has begun a program to seal manholes and smoke/video testing to identify and repair broken lines. Table 4-2A shows projected sewage flow demand for the Town of Surfside and Table 4-2B show current and projected waste water capacity for the entire county.

In 2010 to 2014, the Town completed a sanitary sewer rehabilitation plan. All existing gravity sewer mains and laterals were lined or reconstructed in accordance with the approved plan. All sanitary manholes were rehabilitated. The Town also completed rehabilitation of the existing sanitary sewer pump stations, and construction of 12” Force Mains along 93rd Street and 89th Street. The Force Mains were tied-in to the newly constructed 16” Force Main along Collins Avenue. The existing Force Main that runs along Byron Avenue is not currently in use and only remains as a stand-by facility.

Since the Town completed the sanitary sewer rehabilitation plan of the existing system in the recent past, there are currently not additional level of service projects required or needed for the Town’s sanitary sewer system.

**Table 4-2A
Projected Sewage Flows**

PROJECTED SEWAGE FLOWS			
Year	2010 (actual)	2020	2030
Population	5,744	5,952	6,398
Per Capita (gallons per day finished sewage)	155	155	155
(all potable volumes are finished sewage)	MGD	MGD	MGD
Sewage Total Flow (daily average annual)	0.89	0.92	0.99

Source: Calvin, Giordano & Associates, Inc. 2017

The County’s LOS standard requires that the “system” component of the wastewater facility operate below 102 percent of the previous year’s average daily flow. A comparison of the projected treatment capacity to the 102 percent of the previous year’s average annual daily flow (AADF) requirement, from 2016 to 2026, is presented below. According to the County’s data, the capacity of the MDWASD sanitary sewer system will continue to remain below the 102 percent requirement through 2026. The below table confirms the availability of the sanitary sewer system to meet the needs of Surfside in the short term and long term planning period.

**Table 4-2B
Miami-Dade County Current and Projected Wastewater System Capacity 2016-2026**

County WWTP Capacities		Actual County Flow (mgd)	Total Permitted Capacity / Projected County Flows (mgd)		
	2016 Plant Capacity (mgd)	Dec. 2015	2022	2024	2026
North	120.0	89.3	120.0 / N/A ¹	120.0 / N/A ¹	85.0 / N/A ¹
Central	143.0	120.0	143.0 / N/A ¹	143.0 / N/A ¹	83.0 / N/A ¹
South	112.5	97.1	121.0 / N/A ¹	131.0 / N/A ¹	131.0 / N/A ¹
West	N/A	N/A	N/A	N/A	102.0 / N/A ¹
Total	375.5	306.4	384.0 / 321.1	394.0 / 326.3	401.1 / 331.6

Source: Miami-Dade Water and Sewer Department, 2016; ¹County only has projected data for total regional system

DRAINAGE

In 2013, the Town completed a major retrofit of the existing drainage systems. The existing storm drainage system consisted of a network of underground storm sewers and outfalls discharging directly into Indian Creek and Biscayne Bay. An existing pumping station at the western end of 92nd Street assisted the drainage of water from that street by pumping to an outfall. Storm sewers in the existing system ranged in diameter from 10 inches to 36 inches.

Town of 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-922/96th Street. The Florida Department of Transportation (FDOT) provided storm drainage improvements on Harding and Collins Avenue in the early 1990's. Equipment which currently serves the 92nd Street pump station were 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 to provide additional capacity.

In 2002, FDOT completed the Stormwater Pump Station System Operational Evaluation and Recommended Improvements (OERI) Report which provided three alternatives to improve stormwater pump systems along Harding. 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 88th Street and 94th Street), a new 36-inch force main to connected to the existing wells; new pumps, structures, controls, and a new gravity bypass drainage pipe.

In 2006, the Town of Surfside initiated another stormwater project, which consists of retrofitting three of the Town's outfall pipes to reduce pollutants and fresh water entering Biscayne Bay. The facilities at each location will consist of three new stormwater pump stations which pump water into drainage wells. In order to address pollution concerns for a Florida Department of

Environmental Protection (FDEP) drainage well permit, the Town installed Nutrient Separating Baffle Boxes upstream of the pump station to provide treatment before the runoff enters the groundwater which was included in this retrofit project.

The recently constructed retrofitted stormwater management system of the Town consists of a network of underground storm sewers along with outfall control structures discharging into Indian Creek and Biscayne Bay, and three additional pump stations discharging into 9 drainage wells. The newly constructed control structures facilitate well discharge before discharging to Biscayne Bay. The project addressed long-term concerns regarding water backing into the streets and poor water quality in the adjacent Biscayne Bay along the Town’s shores. The project directly addressed The Trust for Public Land’s Biscayne Bay Accessibility report, supported the SFWMD’s Biscayne Bay Partnership Initiative (BBPI), and enhanced the level of service.

In 2015, the Town completed drainage improvements for Biscaya Island along 88th Street. The Town constructed new check valves to prevent back flow into the existing roadways and upsized one 12-inch outfall to a 24-inch diameter outfall. Since the Town completed the retrofit of the existing drainage system in the recent past, there are currently not additional level of service projects required or needed for the Town’s drainage system.

SOLID WASTE

The Town’s Public Works 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 and other Miami-Dade County landfills. Last year (FY15/16) Surfside deposited approximately 4,932 tons of waste material at the County’s facility. Based on the 2010 U.S. Census population of 5,744 a volume of just 4.7 pounds per person per day was calculated. The Town, as of June 2, 2016, discontinued recycling services with Miami-Dade County for residential properties. The Town now collects recycling. Between June 2, 2016 and December 29, 2016 the Town collected a total of 218.9 tons of recycling. Based on information supplied by the Miami-Dade County Department of Solid Waste Management (Table 4-3), the existing disposal capacity at the North Dade Landfill and the South Dade Landfill and the Resource Recovery Plan appear to have adequate capacity to meet Surfside’s needs for the foreseeable future.

**Table 4-3
Miami-Dade County Solid Waste Facility Capacity**

	South Dade Landfill	North Dade Landfill	Resources Recovery Facility and Ashfill
Built out Capacity in Tons	23,208,000	13,526,000	8,060,000
Tons in Place (June 30, 2016)	17,547,000	11,984,000	5,765,000
Remaining Capacity in Tons	1,261,000	1,541,000	2,295,000
Last Year’s Disposal Tonnage (7/1/15 – 6/30/16)	390,626	190,478	160,879
Estimated Average Disposal Rate per Year in Tons	400,800	183,900	168,500

Source: Miami-Dade County Department of Solid Waste Management, 2016; Landfill Capacity Analysis for DSWM Active Landfills, July 1, 2016.

There is sufficient capacity in Miami-Dade County landfills to meet the Town’s needs for solid waste disposal for the short term and long term planning horizons.

NATURAL GROUNDWATER AQUIFER RECHARGE

The principal ground water resources for the Lower East Coast (LEC) Planning Area are the Surficial Aquifer System (SAS), including the Biscayne Aquifer, and the Floridan Aquifer System (FAS). The Surficial and Biscayne aquifers provide more than 1 billion gallons a day for public water supply and other uses such as agriculture and landscape irrigation within the LEC Planning Area.

Although the Biscayne Aquifer is part of the Surficial Aquifer System (SAS), it exists only along the coastal areas in Miami-Dade, Broward and southern Palm Beach counties. The Biscayne Aquifer is highly productive with high-quality fresh water. The extension of the SAS through central and northern Palm Beach County is less productive, but is still used for consumptive uses, including potable water. These aquifers are shallow, generally located within 200 feet of ground surface, and are connected to surface water systems, including canals, lakes and wetlands.

The Biscayne Aquifer and the extension of the SAS into northern Palm Beach County provide more than 1 billion gallons per day of high-quality, inexpensive fresh water for the populations of Palm Beach, Broward and Miami-Dade counties and the Florida Keys portion of Monroe County. In 2010, fresh groundwater accounted for 94 percent of potable water produced by public water supply utilities.

This volume is heavily supported, especially during the annual dry season, as well as in periodic droughts, by water from the regional system, primarily the Everglades. During droughts, water from Lake Okeechobee has been required to supplement water from the Everglades to meet the needs of the coastal counties. In 2008, the United States Army Corps of Engineers (USACE) implemented the “2008 Lake Okeechobee Federal Regulation Schedule,” lowering the operation levels at the lake to reduce the risk of dike failure and minimize impacts to the lake’s ecology. This resulted in a projected decline in the level of certainty for agriculture users to rely on the lake, and increased the expectation that the lake would exceed its minimum flow and levels criteria more frequently. In response, the South Florida Water Management District (SFWMD) adopted regulatory criteria to limit future additional withdrawals from Lake Okeechobee and connected water bodies to protect the lake and prevent further erosion to the level of certainty for existing legal users. The Okeechobee Utility Authority in the Kissimmee Basin Planning Area is the only remaining utility using water directly from Lake Okeechobee. Since the 2005-2006 LEC Plan update, Clewiston, South Bay, Belle Glade, and Pahokee have all discontinued the use of Lake Okeechobee as their supply source and now use Floridan Aquifer System water treated by reverse osmosis.

The Biscayne Aquifer is designated as a sole source aquifer by the U.S. Environmental Protection Agency (USEPA) under the *Safe Drinking Water Act* because it is a principal source of drinking water and is highly susceptible to contamination due to its high permeability and proximity to land surface in many locations. As of the 2013 LEC Plan Update, SFWMD has placed limitations on additional allocations from the Biscayne Aquifer. As a result, use of alternative water sources has expanded and a Comprehensive Water Conservation Program has been adopted by SFWMD.

The Floridan Aquifer System (FAS) exists not just in the LEC Planning Area, but throughout the entire state and portions of adjacent states. The Upper Floridan Aquifer in southeast Florida contains brackish water, and is increasingly being tapped as a source of raw water for treatment with reverse osmosis (RO) to create potable water. Brackish water from the Floridan Aquifer is also blended with fresh water prior to conventional water treatment to expand water supplies during the dry season. Additionally, the Floridan Aquifer is used for seasonal storage of treated

fresh water within aquifer storage and recovery (ASR) systems. Until recent years, the Floridan Aquifer was more extensively developed in the Upper East Coast (UEC) and Lower West Coast (LWC) planning areas of the South Florida Water Management District (SFWMD or District) than in the LEC Planning Area.

From Jupiter to southern Miami, water from the FAS is highly mineralized and not suitable for drinking water without specialized treatment. More than 600 feet of low permeability sediments confine this aquifer and create artesian conditions in the LEC Planning Area. Although the potentiometric surface of the aquifer is above land surface, the low permeability units of the intermediate confining unit prevent significant upward migration of saline waters into the shallower freshwater aquifers.

The top of the Upper Floridan Aquifer is approximately 900 feet in southeast Florida, and the base of the Upper Floridan extends as deep as 1,500 feet. At the base of the Lower Floridan Aquifer, there are cavernous zones with extremely high transmissivities collectively known as the boulder zone. Because of their depth and high salinity, these deeper zones of the Lower Floridan Aquifer are used primarily for disposal of treated wastewater.

The Miami-Dade Water Supply Facilities Work Plan outlines a number of Alternative Water Supply (AWS) and conservation strategies designed to protect water sources and comply with recent regulations limiting withdrawals and allocations and eliminating the use of existing ocean outfalls.

Wellfield Protection Areas

There are no wellfield protection areas within the Town of Surfside.

Infrastructure Element Goals, Objectives and Policies

Goal 1: Public utilities capacity shall be provided to adequately serve residents, visitors and business people.

Objective 1 –Ensure sufficient capacity of potable water and sanitary sewer facilities:

In general, ensure sufficient potable water and sanitary sewer system capacity in the most cost effective manner possible. This objective shall be made measurable by its implementing policies.

Policy 1.1 – The Town shall continue use of Miami-Dade County Water and Sewer Department facilities at the Central District Wastewater Treatment Plant on Virginia Key and the Hialeah/Preston Water Treatment Plant or such other Miami-Dade County facilities as may be appropriate.

Policy 1.2 – The Town shall upgrade the potable water distribution system and the sanitary sewer collection system through ongoing maintenance.

Policy 1.3 – 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.

Policy 1.4 – Projects and programs shall be funded to maintain adequate levels of service.

Policy 1.5 – The Town shall maintain a minimum of a five-year schedule of capital improvements for the expansion and upgrade in the capacity of water and sanitary sewage facilities in accordance with the Water Supply Facilities Work Plan.

Policy 1.6 – The Town shall maintain a Water Supply Facilities Work Plan with a minimum planning horizon of at least 10 years, and shall ensure coordination between land uses and future water supply planning within 18 months of the adoption of the Lower East Coast Water Supply Plan, or its update, as required by Chapter 163, Florida Statute.

Policy 1.7 – The Town of Surfside 15-Year Water Supply Facilities Work Plan dated December 2015 is hereby adopted by reference into the Comprehensive Plan, along with the Miami Dade Water and Sewer Department 20-Year Water Supply Facilities Work Plan (2014–2033) inclusive of all potable water projects. The Work Plan will be updated as needed, or concurrent with any updates to the Miami-Dade Water and Sewer Department 20-Year Water Supply Facilities Work Plan (2014-2033).

Policy 1.8 – The Town of Surfside 15-Year Water Supply Facilities Work Plan shall be consistent with the Potable Water Level of Service standards as established in the Comprehensive Plan.

Policy 1.9 – The Town’s 15-Year Water Supply Facilities Work Plan shall guide future expansion and upgrade of facilities needed to transmit and distribute potable water to meet current and future demands. The Town shall research and identify alternative, renewable sources of water to the projected increases in demand.

Policy 1.10 – The Town shall provide for the protection of water quality when using traditional and new alternative water supply sources.

Policy 1.11 – The Town shall identify traditional and alternative water supply projects and the conservation and reuse programs to meet current and future water use demands within the Town’s jurisdiction consistent with the Miami-Dade County 20-Year Water Supply Facilities Work Plan and the South Florida Water Management District’s Water Supply Plan.

Policy 1.12 – The Town shall issue no development order unless the Miami-Dade Water and Sewer Department (MDWASD) certifies that adequate potable water supply is available for new development. The Town shall provide monthly reports to MDWASD, as required, to track the amount of water to be allocated for new uses.

Objective 2 – Correct deficiencies and increase capacity of drainage facilities: Optimize the utilization of water resources through the provision of stormwater management for the Town which reduces damage and inconvenience from flooding, promotes aquifer recharge, and minimizes degradation of water quality in surface water bodies.

Policy 2.1 – For site plan approval, the Town shall require that surface water management systems be designed and operated consistent with the Town’s adopted drainage level of service.

Policy 2.2 – Financially feasible projects and programs shall be implemented in order to maintain adequate level of service standards, and to make preventative improvements to the system.

Policy 2.3 – The Town shall implement the stormwater improvement projects specified in the State of Florida Department of Environmental Protection (DEP) Agreement No. LP6768.

Policy 2.4 – The Town shall construct the Stormwater Treatment Trains and Rehabilitation projects specified in the State of Florida Department of Environmental Protection (DEP) Agreement No. S0374.

Policy 2.5 – The 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.

Policy 2.6 – 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.

Policy 2.7 – The Town shall coordinate and cooperate with all applicable local, regional, state and federal agencies relating to the protection and enhancement of the Biscayne Bay Aquatic Preserve.

Objective 3: Maintain sufficient solid waste capacity. The Town shall support Miami-Dade County in its provision of solid waste management facilities available to meet the Town’s short-term and long-term future needs.

Policy 3.1 – The Town shall require in the land development regulations that applicants for development permits demonstrate adequacy of solid waste disposal sites or facilities prior to occupancy.

Policy 3.2 – The Town shall cooperate with Miami-Dade County to further preserve landfill space, examine the need for a comprehensive countywide yard waste program and establish clear policies regarding the construction and debris waste stream.

Objective 4 – Level of service: Achieve adequate facility capacity to serve existing development and new development concurrent with the impact of that development. Achievement of this objective shall be measured by the implementation of the following policies:

Policy 4.1 – The Town will enforce the following level of service standards as identified in the MDWASD goals for potable water:

Sanitary Sewers: The County-wide “maximum day flow” of the preceding year shall not exceed 102 percent of the County treatment system's rated capacity. The sewage generation standard shall be 155 average gallons per capita per day.

Potable Water:

- (a) the regional treatment system shall operate with a rated maximum daily capacity no less than 2 percent above the maximum daily flow for the preceding year, and an average daily capacity 2 percent above the average daily system demand for the preceding 5 years. The maximum daily flow shall be determined by calculating the average of the highest five single day flows for the previous 12 months.
- (b) Water shall be delivered to users at a pressure no less than 20 pounds per square inch (psi) and no greater than 100 psi. Unless otherwise approved by the Miami-Dade Fire Rescue Department, minimum fire flows based on the land use served shall be maintained as follows:

Land Use	Min. Fire Flow (gpm)
Single Family Residential Estate	500
Single Family and Duplex; Residential on minimum lots of 7,500 sf	750
Multi-Family Residential	1,500
Semiprofessional Offices	
Hospitals; Schools	2,000
Business and Industry	3,000

Drainage: 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 of runoff shall be retained on site. Post-development runoff shall not exceed peak pre development runoff.

Solid Waste: 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.

Objective 5 – Water conservation: Conserve and protect potable water resources by optimizing the utilization of water resources through effective water management practices.

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) mandatory use of high-efficiency water saving devices for substantial rehabilitation and new construction; and 5) other water conservation measures, as feasible.

Policy 5.2 – The Town shall promote education programs for residential, commercial and other uses which will discourage waste and conserve potable water.

Objective 6 – Infrastructure resiliency: Ensure resiliency of existing and future water resources, and water, wastewater and storm water infrastructure to the impacts of climate change and consider the development of adaptation for areas vulnerable to climate change-related impacts.

Policy 6.1 – Coordinate with Miami-Dade County to assess the adequacy of water supply and water/wastewater facilities and infrastructure to effectively capture, store, treat, and distribute potable water and reuse under variable climate conditions, including changes in rainfall patterns, sea level rise, and flooding, with potential water quality and quantity impacts.

Policy 6.2 – Coordinate adaptive management implementation strategies for water and wastewater resources that address the potential impacts of climate change for long term operations.

Policy 6.3 – Evaluate cost/benefit analysis for implementing adaptive management strategies including; planning, siting, construction, replacement and maintenance of public infrastructure as well as fortification or retrofitting of existing infrastructure.

Policy 6.4 – Work with Miami-Dade County to develop water demand projection scenarios that account for potential changes in demands if temperatures increase and drought conditions become more frequent or persistent.

Policy 6.5 – Evaluate infiltration and inflow programs to strategically reduce the flow of groundwater and stormwater and stormwater to wastewater collection and treatment facilities.

Policy 6.6 - The Town of Surfside shall continue to conduct a review and identify feasible regulations that require new construction, redevelopment, additions, retrofits or modifications of property to incorporate porous materials, reduce total impervious area, and employ other techniques to reduce run-off, capture and reuse rain water, and recharge the Biscayne Aquifer.

Policy 6.7 - The Town shall continue to identify public investments and infrastructure at risk from sea level rise and other climate change related impacts, and update this assessment every 5 years. Specifically, the Town shall analyze vulnerability to facilities and services, including but not limited to: buildings; water and wastewater infrastructure, transmission lines and pumping stations; stormwater systems; roads, bridges, and all transportation and transit infrastructure; power generation facilities and power transmission infrastructure; critical infrastructure such as city hall, police and fire stations.

Policy 6.8 - The Town shall coordinate with Miami-Dade County in improving the resiliency of existing water resources and water and wastewater infrastructure to climate change impacts, while improving energy efficiency and reducing greenhouse gas emissions.

Policy 6.9 - The Town of Surfside shall consider the installation of backflow preventers on drainage systems that discharge to Biscayne Bay in coordination with the appropriate agencies.

Policy 6.10 - The Town of Surfside shall construct the additional stormwater drainage infrastructure necessary to accommodate projected increases in stormwater, including drainage wells, injection wells, swales, bioswales, and other related structures.

COASTAL MANAGEMENT ELEMENT

DATA INVENTORY AND ANALYSIS

PURPOSE

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

COASTAL PLANNING AREA

Surfside is an Atlantic Ocean coastal community located on a barrier island along the southeast coast of the Florida peninsula in Miami-Dade County. The barrier island the Town is located on is separated from the mainland by the north end of the Biscayne Bay estuary. The Hurricane Storm Surge Evacuation Map prepared by the Miami-Dade County Office of Emergency Management has identified the Town and the entire barrier island as hurricane vulnerable, and classified the entire barrier island as a Zone B evacuation area. Zone B is at greatest risk for storm surge for Category 2 and higher storms., The entirety of the Town is recognized as the Coastal Planning Area (CPA).

LAND USE IN THE COASTAL PLANNING AREA

The existing land uses in the Town are identified on *Map FLU 1 Existing Land Use*. The Future Land Uses within the Town are identified on *Map FLU 7 Future Land Use*. The Future Land Use Element inventories and provides greater detail on these uses. The Town has no identified blighted areas in need of redevelopment, and has no Community Redevelopment Agency.

NATURAL RESOURCES IN THE COASTAL AREA

The natural conditions of this barrier island have been highly altered. The Town is nearly built out with only a few vacant lots. The entirety of the Town's Bayside shoreline, inclusive of Indian Creek and Point Lake, has been significantly altered and is bulkheaded, and the adjacent nearshore waters have been dredged.

The one mile length of beach and dune along the Town's ocean frontage is created from a beach renourishment program. The restoration of the federally-authorized Dade County Shore Protection Project, which included the Town of Surfside, began in 1978 and was completed in January 1982 using sand from offshore borrow sites. The project included restoration of a 20 foot wide dune at elevation +10.7 ft NGVD and a 50 foot wide level berm at elevation +8.2 ft NGVD. Additional fill material, equivalent to ten years of advance nourishment, was placed seaward of the design berm. At the time of the compilation of this data in 2017, there is still approximately 38 acres of beach area seaward of the erosion control line within the Town. This beach area is maintained in a natural state and the vegetated dune serves as nesting habitat to marine turtles.

ACCESS FACILITIES

The entirety of the Town's one mile length of oceanfront beach is under the ownership of the State and is open to the public for recreational use. The erosion control line, which runs approximately along the crest of the dune, defines the limits of private property and the beginning of the state owned beach. The state

owned beach is comprised of approximately 38 acres. Ample access to this public beach is provided via the platted public right of ways for 88th, 89th, 90th, 92nd, 94th, 95th and 96th Streets; the eastern ends of which terminate at the State-owned beach. Beach access is also provided from the Town's beach front Community Center site located near 93rd Street. The beach and dune system is maintained by the Miami- Dade County Park and Recreation Department in a natural condition. There are no piers, marinas or structures other than a lifeguard station along the beach.

The Town has established an ocean bulkhead line that applies to the private beach front properties east of Collins Avenue. The zoning code prohibits development or any redevelopment seaward of the bulkhead line. Seaward of this bulkhead line there are approximately 19 acres that are undeveloped that lie adjacent to the State owned beach. Within this undeveloped ocean bulkhead setback area, along the landward side of the dune, there is an unimproved maintenance path that is utilized by the State, the County and the Town that runs the entire length of the Town. This maintenance path is, and has historically been, a popular public walking and biking path. The landward side of the dune in this area is more sparsely vegetated than the seaward side, and the property owners have landscaped the area nearest the bulkhead on many of the properties.

To limit impacts to the dune and dune vegetation, seventeen (17) dune cross-over locations have been established and are maintained by the Town. Eight of these cross-overs correspond to the termination of the platted public right-of-ways and one is in front of the Town Community Center site. Although the remaining cross-overs are located in front of private properties, the established maintenance path provides access to these cross-overs also.

The entire shoreline along Biscayne Bay, which includes Point Lake and Indian Creek, is bulkheaded. There are approximately 1.5 miles of shoreline along the barrier island portion of the Town and approximately 0.7 miles of shoreline around the Biscaya Island neighborhood. The western ends of the platted public right of ways for 90th and 92nd through 95th Streets terminate at the Indian Creek bulkhead; the southern ends of the platted right of ways for Froude and Carlyle Avenues terminate at the Biscayne Bay bulkhead, and the platted right of ways of Biscaya Drive, Bay Drive and the west end of 89th Street each terminate at the Point Lake bulkhead. At this time there are no docks, platforms or specific improvements to facilitate water accessibility; however, the Town intends to retain these platted right of ways as public access.

ESTUARINE POLLUTION CONDITIONS

Biscayne Bay, a sub-tropical estuary, is located along the coast of Miami-Dade and northeastern Monroe Counties; it is a marine ecosystem comprised of about 428 square miles with a watershed area of about 938 square miles. The bay can generally be divided into the north, central and south Biscayne Bay areas. North Biscayne Bay extends from Dumfoundling Bay (approximately NE 192nd Street) south to the Rickenbacker Causeway. The Town of Surfside is located along the north portion of Biscayne Bay. The bayou, referred to as Indian Creek, that separates the Town from Bay Harbor Islands and the Island of Indian Creek Village, and the dredged channels and water body referred to as Point Lake that separates Biscaya Island from the remainder of the Town are considered parts of Biscayne Bay. The northern portion of Biscayne Bay retains the most estuarine habitat that can be found throughout the bay, but it is also the most altered by dredging and bulkheading. Although remaining shallow areas contain some productive seagrass beds, roughly 40 percent of the northern bay area is too deep or too turbid to support a productive estuarine ecosystem. The entirety of the Town's bayside shoreline, inclusive of Indian Creek and Point Lake is bulkheaded and the near shore waters have been significantly altered through dredging. The mainland and barrier island of the north Biscayne Bay area are highly urbanized.

The Atlantic Intracoastal Waterway (ICW) runs through Biscayne Bay in a north south direction. The ICW is managed and maintained by the Florida Inland Navigation District (FIND), which is a special state taxing district. The increased vessel traffic and maintenance dredging, which has created spoil islands that run along the edge of the ICW, also contribute to the impacts to the estuary.

The Town has developed and adopted a Stormwater Management Master Plan (SMMP). The SMMP identifies 9 separate basins within the Town and proposed improvements for each basin. The Town's drainage includes thirteen outfalls into the bay; eleven are Town maintained and two are Florida Department of Transportation (FDOT) outfalls. Under Financial Project Number 249561-2-52-01, FDOT completed improvements to retrofit their existing pump stations and injection wells whereby only during emergency bypass situations will discharges to the bay occur from the FDOT outfalls, which are located at 94th Street and at Carlyle Avenue. This FDOT drainage system, addressed the drainage from the area along Collins Avenue and east of Harding Avenue.

With assistance from grant monies under FDEP Agreements S0374 and LP6787, the Town completed retrofitting three outfall locations to install stormwater pump stations and injection wells to re-direct runoff into the groundwater, for water quality. Nutrient separating baffle boxes were installed upstream of the pump stations to provide treatment before the runoff enters the groundwater. These improvements occurred at the ends of 95th Street (Basin 1), Carlyle Avenue (Basin 6) and Surfside Boulevard (Basin 4). The SMMP identifies how basins 1 through 6 and 8 will interconnect for better quality control and hydraulic performance.

Surveying the Town for elevations and Street alignments has been completed and an inventory of all the components of the stormwater drainage system was completed. The Town also sealed all manhole covers and repaired or replaced the sanitary sewer lines, where necessary, to decrease transmigration of e-coli and other contaminates to Biscayne Bay..

HISTORIC RESOURCES

The Bureau of Archaeological Research within the Florida Office of Cultural and Historic Preservation maintains the Florida Master Site File (MSF); a database that contains information on archaeological and historic resources in Florida. The state MSF also contains those sites listed on the National Register. There are six (6) listed sites within the Town; a prehistoric mound, a prehistoric midden, and four (4) structures. The Indian Creek Bridge, adjacent to the Town, is also listed on the MSF.

The Town regulates the type of earth disturbing activities that may occur in the location of the midden and mound. The four structures listed on the MSF are all located along Collins Avenue and include the Surf Club lodge constructed circa 1930, a private residence also constructed circa 1930, and the Van Rel and Nichols apartment buildings constructed in 1947. The historic status of these structures should be considered when reviewing any applications for modifications or redevelopment of these structures.

INFRASTRUCTURE IN THE COASTAL AREA

The Town has an atlas with a complete inventory of the water distribution system and the sanitary sewer collection system in the Town. The Town recently completed an inventory of all signage and traffic control devices in the Town, as well as an inventory of all the components of the stormwater drainage system. Surveying the Town for elevations and street alignments has also been completed. The Town has current data on the infrastructure, which is addressed in greater detail in the Infrastructure Element of this plan.

COASTAL HIGH HAZARD AREA

Pursuant to Chapter 163.3178(2)(h)F.S. the “Coastal High Hazard Areas” (also referred to as “high- hazard coastal areas”) means the area below the elevation of the category 1 storm surge line as established by a Sea, Lakes, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model. Map CST 1 Storm Tides shows the tide during a Category 1 storm from the US Army Corps of Engineers Hurricane Storm Tide Atlas printed in 2018.

Miami-Dade County storm surge planning zones have been drawn in relation to updated data which supersedes the previously-used SLOSH model. The newest generation of SLOSH model reflects major improvements, including higher resolution basin and grid data. The Storm Surge Planning Zones are used to identify risk of storm surge and is based on all directions of storms. As a storm is approaching, Miami-Dade County Emergency Management will identify which areas should evacuate for that particular storm. Evacuation Zones will be all of or a portion of the Storm Surge Planning Zones. The entire Town of Surfside is recognized as a Zone B. Surge Planning Zone B is defined as at greatest risk for storm surge for Category 2 and higher storms. A Surge Planning Zone A is at risk for for storm surge for Category 1 and higher storms. The Miami-Dade County website provides an on-line mapping tool to determine if a specific location is within a storm surge planning zone, the mapping tool can be found at: <http://gisweb.miamidade.gov/communityservices/?ShowWhat=OEM>

INFRASTRUCTURE IN THE COASTAL HIGH HAZARD AREA

The current SLOSH model indicates a significant portion of the western side of the Town falls within the CHHA. This area falls along Indian Creek and Point Lake. The land within the CHHA is built out. Other than the surface parking lot along Abbot Avenue between 95th and 96th Streets and the 96th Street Park, there is private residential development in the CHHA. These homes are served by public roads, sewer and water.

DISASTER PLANNING

Within the Town there is the potential for impacts from lightning, floods, tornadoes and tropical storms, but the most significant natural disaster threat the Town needs to plan for is the event of a hurricane. Hurricanes have the potential to occur from June through November; heavy rainfall, high winds, storm surge and widespread flooding may accompany these storms. Records indicate that the Town has been brushed by or hit by a tropical storm or a hurricane 73 times from 1871 through 2016.

During a hurricane evacuation, a significant number of vehicles will have to be moved across the local and regional road network. The quantity of evacuating vehicles will vary depending upon the magnitude of the hurricane, publicity and warnings provided about the storm and particular behavioral response characteristics of the vulnerable population. The Town and County must be prepared to evacuate highly vulnerable populations on critical routes, often concurrently with evacuees from outside the County. There are limited route choices; *Map CST 2 Evacuation Routes* identifies the designated evacuation route for the Town. The Miami-Dade County Office of Emergency Management has identified the Town and the entire barrier island as a Zone B evacuation area.

The Town of Surfside is within the 50-mile Emergency Planning Zone (EPZ) for the Turkey Point Nuclear Power Facility located in southern Miami-Dade County. This EPZ includes the ingestion exposure pathway in which the population and animals are vulnerable to the long-term health effects associated with the ingestion of contaminated food and water. Additional manmade disasters that the Town may be subject to include other hazardous materials contamination, civil disturbances and mass migration events, terrorism, biological epidemics or coastal oil spills.

The Town has developed a Comprehensive Emergency Management Plan (CEMP). The CEMP identifies that the Emergency Planning Committee, as directed by the Public Works Director, will be responsible for annually reviewing the CEMP. The Public Works Director will be responsible for annually updating all annexes which reference contact information and other changing information. The Basic Plan and Functional Annexes will be updated once every four years unless substantial deficiencies are demonstrated through an actual or simulated disaster response incident. The Town Manager may also direct more frequent updates as the environment, conditions, or assumptions within the Town change. The Town of Surfside is also a participant in the Miami-Dade County Local Mitigation Strategy Planning Group. The Town coordinates their Post Disaster Redevelopment with the County Emergency Management Office.

The Town has identified publicly owned locations to be utilized as temporary debris storage and reduction sites in the event of a hurricane, and has had these sites reviewed by the Miami-Dade Department of Environmental Resource Management and has forwarded this site information to FDEP. The Town has also selected a disaster management/recovery services firm and debris monitoring services firm.

RESILIENCY PLANNING

The Town of Surfside is an older, built-out community that has been addressing resiliency concerns on an ongoing basis. This is a commitment by this Town and continues to be an ongoing process. Below is a brief overview of some of the action taken that began at least a decade ago.

By the end of 2009 the Town completed a Stormwater Management Master Plan to address water quality issues and to reduce flooding within the Town. The Master Plan included a complete engineering analysis based on engineered computer models. The report included the best approach to reduce or eliminate pollutant discharge loadings into Biscayne Bay and targeted improvement in hydraulic performance of the Town's drainage system to reduce stormwater flooding. The report informed the actions of the significant drainage system improvements the Town then undertook.

The storm sewer improvements were a part of an overall utility rehabilitation project that included the sanitary sewer and potable water systems. This was a significant project that consisted of the replacement of over 32,000 linear feet of water main, 1,587 water services, 1,278 new water meters and 46 additional fire hydrants. The sanitary sewer upgrades included over 50,000 linear feet of sanitary sewer main being CIPP lined or replaced, two (2) sewage pump stations being completely rebuilt with updated and more efficient pumps including SCADA controls, the force mains from the pump stations to the shared transmission main being replaced, and placing full dish gaskets on all manhole openings.

The storm sewer system was upgraded to include 3 SCADA controlled pump stations, 9 shallow injection drainage wells, 20 control structures and the required RCP pipeline to interconnect the existing gravity drainage system with the newly installed pumped well system. It also included the installation of over 45,000 linear feet of curb and 167,000 square yards of asphalt roadway resurfacing, sealing all stormwater manholes and installing back flow preventers on outfalls.

The Town searched for and obtained funding assistance for this project, which included the Miami Dade Building Better Communities General Obligation Bond, FDEP Grants, Regions Bank publically bid bond issuance and the FDEP's State Revolving fund program.

The Town obtained two Florida Inland Navigation District (FIND) grants to financially assist in replacing and elevating all Town owned seawalls. This project was completed by the end of 2017. The Town also adopted an ordinance that specifically requires the following: “The elevation for the top of shore end of all groins or other shore protective work shall be plus five feet above mean low water; the elevation for the top of seaward end of all groins and other shore protective work shall be plus 2&half feet above mean low water; and the elevation of the top of all seawalls fronting on the waters of Biscayne Bay, Indian Creek and Point Lake shall be plus five feet above mean low water.” This ordinance provides for an initial, and for an ever increasing height as the mean low water line increases.

Reflective of recommendations of the Regional Climate Action Plan, in April of 2016, the Town Commission officially formed the Sustainability Subcommittee of the Planning and Zoning Board. The purpose of the Subcommittee is to study and recommend policies and programs that strengthen the resiliency of the community. The Subcommittee's goals include:

1. Adapting and mitigating to climate change and sea level rise;
2. Promoting green and sustainable building, construction and operations;
3. Protecting, restoring, optimizing and creating green spaces;
4. Improving alternative transportation and mobility; and
5. Increased environmental awareness and stewardship of our treasured ecosystems.

The Town amended their flood ordinance to specify the following within the A zones:

- Residential construction. All new construction and substantial improvements of any residential building (including manufactured home) shall have the lowest floor, including basement, elevated to no lower than one foot above the base flood elevation.
- Nonresidential construction. All new construction and substantial improvements of any commercial, industrial, or nonresidential building (including manufactured home) shall have the lowest floor, including basement, elevated to no lower than one foot above the base flood elevation.

Additionally, all new construction and substantial improvements in V zones shall be elevated on pilings or columns so that:

- The bottom of the lowest horizontal structural member of the lowest floor (excluding the pilings or columns) is elevated to no lower than one foot above the base flood elevation.

The Town also requires all development other than single family residential be developed in accordance with Leadership in Energy & Environmental Design (LEED) or Florida Green Building Coalition (FGBC) building design and construction standards to ensure the incorporation of sustainable development practices.

In the Town’s ongoing efforts to develop accurate, effective and comprehensive flood peril strategies, the Town has obtain and reviewed a proposal for the following project and will be including the funding for this project in the fiscal year 2019 budget.

Project: Obtain elevation data at all of the street centerline intersections of public rights-of-way within the Town, and obtain beach dune height topographic survey with a grid of cross section elevations traversing from the Bulkhead line to the edge-of-water along the Atlantic coastline. The Town will also produce a Beach and Dune Use Best Management Practices document and develop Beach Use regulations.

The street intersection data will produce specific and accurate information on the lowest (most vulnerable) locations within the Town. This data will be incorporated into the Town’s GIS database to cross reference FIRM data, infrastructure data, historic site data and all other data layers the Town has developed. The analysis of this data will enable the Town to direct planning

efforts and strategies toward the infrastructure, critical facilities and adjacent properties in these locations; direct Capital Improvements funds most effectively; and assist the Town in assessing and developing effective freeboard criteria as needs arise.

The Town recognizes the protective value of the beach and dune system, particularly to the Town's commercial corridor, and main thorough fairs that are also main thorough fairs for the entire barrier island. The baseline data obtained on the current geo/topographic conditions of the dune and beach will also be incorporated into the Town GIS database; allowing the data to be placed over a current aerial photograph to identify the limits of the dune vegetation. Analysis of the survey information will enable the Town to identify any vulnerable areas that may need restoration or replanting, provide the baseline for the Town to be able to monitor changes, and to establish geo/topographic goals to strive for. The Town will research best protective management practices for the beach and dune system and produce a Beach and Dune Use Best Management Practices document. The information obtained will also guide the Town in the development of beach use regulations to ensure this natural resource remains an effective protection system for the Town.

The Town has also reviewed the requirements, feasibility and resource allocations associated with pursuing and obtaining a Certification through the Florida Green Building Coalitions. The will be pursuing FGBC certification and will additionally be putting funding for this project in the fiscal year 2019 budget.

Coastal Management Element Goals, Objectives and Policies

Goal 1: Provide for conservation and environmentally sound use of natural resources and the protection of human life and property. To plan for, and where appropriate, restrict development activities where such activities would damage or destroy coastal resources, and to limit public expenditures in areas that are subject to destruction by natural disaster.

Objective 1 – Protect living marine resources and maintain and improve estuarine water: The Town shall limit the specific and cumulative impacts of development or redevelopment upon water quality by requiring that surface water management systems be designed and operated consistent with state and regional standards and the Town’s adopted level of service.

Policy 1.1 – The Town shall continue to coordinate and cooperate with all applicable agencies in the appropriate management of the Biscayne Bay Aquatic Preserve, including, but not limited to, the Miami-Dade County Department of Environmental Resource Management, the Florida Department of Environmental Protection, the National Park Service and the Biscayne Bay Shoreline Development Review Committee.

Policy 1.2 – For site plan approval, the Town shall require that surface water management systems be designed and operated consistent with the Towns adopted drainage level of service.

Policy 1.3 – The Town shall continue to review and update as needed the adopted Stormwater Management Master Plan.

Policy 1.4 – The Town shall coordinate and cooperate with all applicable local, regional, state and federal agencies relating to the protection of Atlantic Ocean coastal waters, particularly relating to beach renourishment projects and Coastal Construction Control Line permitting.

Policy 1.5 – The Town shall cooperate and coordinate with the applicable agencies to assure that solid and hazardous wastes generated within the Town are properly managed to protect the environment and the near shore waters. The Town shall report any hazardous waste violation they may become aware of to the appropriate jurisdictional agency.

Policy 1.6 – The Town shall adhere to the Nation 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.

Policy 1.7 – When applicable, the Town shall provide development proposal information to the Biscayne Bay Shoreline Development Review Committee for review.

Objective 2 – Protect living marine resources including manatees and sea turtles: In general, protect, conserve, or enhance living marine resources. In particular, limit impacts to manatees, sea turtle eggs, fisheries, wildlife, wildlife habitat, marine habitat and environmentally sensitive land.

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 protection area. The Miami-Dade County manatee telephone hotline shall also be publicized by Town officials.

Policy 2.2 – The Town shall enact and enforce land development provisions which 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 Miami-Dade County efforts to protect sea turtle nests. Cooperative actions to be taken by Miami- Dade County and/or Surfside shall include the following: 1) prohibiting horseback riding and campfires on and seaward of the dune during nesting; 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.

Policy 2.3 – The Town shall contact the Miami-Dade County Division of Environmental Management (DERM) if any adverse impact is observed relative to the sea grass beds in adjacent waters.

Policy 2.4 – The Town shall cooperate with the U.S. Army Corps of Engineers for beach 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.

Policy 2.5 – The Town shall maintain and enforce land development code provisions requiring minimum building setbacks from the ocean. Specifically, the Town shall retain the ocean bulkhead line setback criteria established in the zoning code.

Policy 2.6 – The Town shall require all new shoreline development affecting marine habitats to be reviewed by the Miami-Dade County Division of Environmental Resource Management or other applicable jurisdictional agency.

Policy 2.7 –The Town shall coordinate with existing resource protection plans of other governmental agencies, including the Miami-Dade County Division of Environmental Resource Management, the South Florida Water Management District, the Florida Fish and Wildlife Conservation Commission, the Florida Department of Environmental Protection, the U.S. Army Corps of Engineers, the U.S. Fish and Wildlife Service and others.

Policy 2.8 – 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.

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.

Policy 3.1 – The Town shall continue to permit water dependent hotel 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.

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.

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.

Policy 3.4 – The Town shall require water-dependent uses to meet the following criteria:

- a) Construction or subsequent operation shall not destroy or degrade sea grass or hard bottom communities, or habitats used by endangered or threatened species.
- b) Where applicable, all external agency approvals shall be obtained.
- c) The proposed facility shall be: 1) compatible with existing, surrounding land uses, and 2) of sufficient size to accommodate project and the required parking.
- d) The proposed facility shall: 1) preserve or improve traditional public shoreline uses and public access to estuarine and coastal waters, 2) preserve or enhance the quality of the estuarine and coastal waters, water circulation, tidal flushing and light penetration, 3) preserve archaeological artifacts or zones and preserve, or sensitively incorporate historic sites, and 4) where applicable, provide a hurricane contingency plan.

Objective 4 – Protect and enhance beaches and dunes: The Town shall protect beaches and dunes, establish construction standards which minimize the impacts of manmade structures on beach or dune systems, and restore altered beaches and dunes where feasible.

Policy 4.1 – The Town shall continue to maintain the posted signs prohibiting walking on vegetated dune and/or uprooting or otherwise damaging plants.

Policy 4.2 – The Town shall maintain the provisions contained in the zoning code restricting development seaward of the ocean bulkhead line on the properties east of Collins Avenue and shall require all construction activities seaward of the coastal construction control lines established pursuant to s. 161.053 be consistent with chapter 161.

Policy 4.3 – The Town shall enforce and maintain the adopted landscape provisions contained in the zoning code requiring the installation of native beach dune landscape materials seaward of the ocean bulkhead line with any new or redevelopment.

Policy 4.4 – The Town shall continue to coordinate and cooperate with the Florida Department of Environmental Protection's Bureau of Beaches and Coastal Systems and with the Miami-Dade County Park and Recreation Department regarding access to and the appropriate maintenance of the beach area seaward of the erosion control line.

Policy 4.5 – The Town shall regulate the property adjacent to beaches and dunes to ensure the protection of the ecological value of beach and dune areas.

Policy 4.6 – No new dune cross over locations shall be established. The Town shall limit the dune crossovers providing access to the beach to the seventeen crossover locations that currently exist.

Policy 4.7 – The Town shall enforce and maintain the adopted Beach Sand Quality Ordinance.

Objective 5 – Direct population concentrations away from coastal high hazard areas and limit coastal high hazard area infrastructure expenditures: The Town shall, through land use designation and development review, regulate and limit the type of uses in the predicted Coastal High Hazard Area. The Town shall direct population concentrations away from known or predicted High Hazard Areas.

Policy 5.1 – The Town shall require development activities be consistent with, or more stringent than, the flood-resistant construction requirements in the Florida Building Code and applicable floodplain Management regulations set forth in 44 C.F.R. part 60, and shall require all construction activities seaward of the coastal construction control lines established pursuant to s. 161.053 be consistent with chapter 161.

Policy 5.2 – The Town shall limit future public expenditure for new infrastructure which will subsidize growth within the Coastal High Hazard Area; expenditures for restoration and maintenance are exempt from these limitations and expenditures for the enhancement and protection of natural resources or for public land acquisition is encouraged.

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, adapt to climate change, or development for which rights were vested prior to enactment of this Plan.

Policy 5.4 – Pursuant to Chapter 163.3178(2)(h) of the Florida Statutes, the “Coastal High Hazard Areas” (also referred to as “high-hazard coastal areas”) means the area below the elevation of the category 1 storm surge line as established by a Sea, Lakes, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.

Policy 5.5 – Consideration for the relocation, mitigation or replacement of any of the existing infrastructure in the Coastal High Hazard Area, as may be deemed appropriate by the Town, shall be coordinate with the state when state funding is anticipated to be needed for implementation of the project.

Objective 6 – Hurricane Preparedness: The Town shall coordinate with the County to maintain a 12-hour hurricane evacuation clearance time to shelter for a category 5 storm event as measured on the Saffir-Simpson scale.

Policy 6.1 – To provide for safe and efficient evacuation of the residents of the Town and other local communities in the event of a hurricane, the Town shall continue to plan and coordinate with Miami-Dade County in updates of the County’s Comprehensive Emergency Management Plan, including evacuation planning. This update shall enable the County and incorporated municipalities to plan for future population densities to ensure compliance with adopted level of service standards established in this Plan.

Policy 6.2 – The Town shall continue to coordinate with the County in updating hurricane evacuation shelter assignments and in disseminating information concerning evacuation routes and evacuation scheduling.

Policy 6.3 – The Town shall conduct an ongoing hurricane evacuation information program to make all residents aware of evacuation needs and plans.

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.

Policy 6.5 – The Town shall continue to update its Comprehensive Emergency Management Plan in order to be prepared for, respond to, and recover from potential hazard.

Policy 6.6 – The Town shall maintain a contingency fund in order to cover the Town’s required match for disaster assistance grants.

Objective 7 – Emergency Preparedness: The Town shall plan and coordinate response for emergency preparedness and/or post-disaster management in the context of climate change.

Policy 7.1 – The Town shall ensure adequate planning and response for emergency management in the context of climate change by maximizing the resilience and self-sufficiency of, and providing access to, public structures, schools, hospitals and other shelters and critical facilities.

Policy 7.2 – The Town shall continue to communicate and collaboratively plan with other local, regional, state and federal agencies on emergency preparedness and disaster management strategies including incorporating climate change impacts into updates of local mitigation plans, water management plans, shelter placement and capacity, review of major trafficways and evacuation routes, and cost analysis of post disaster redevelopment strategies.

Policy 7.3 – The Town shall consider the public health consequences of climate change, such as extreme temperatures and vector-borne diseases, and take steps to build capacity to respond to or support other agency responders.

Objective 8 –Ensure public access to beach and shorelines: The Town shall maintain all existing public access to the beach and shorelines, particularly the Atlantic Ocean and the Atlantic Ocean beach.

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.

Policy 8.2 – The Town shall beautify and enhance beach accesses at the public street ends east of Collins Avenue when funds are available and conditions merit.

Policy 8.3 – The Town shall regulate public parking near beach access points to facilitate its use by beach visitors, particularly during nonbusiness days and hours.

Policy 8.4 – The Town shall continue to provide beach access from of the Surfside Community Center.

Policy 8.5 – The Town shall apply for State and Federal grant funds, such as the Florida Recreation Development Assistance Program, and the Land and Water Conservation Fund for the improvement of public recreation and open space.

Policy 8.6 – The Town shall design and install signage along Collins Avenue and Harding Avenue to identify the public access locations to the beach.

Objective 9 – Protect historic properties: The Town shall provide for protection, preservation or sensitive reuse of historic structures.

Policy 9.1 – The Town shall provide for appropriate use and protection of known historic structures through the site plan review process.

Policy 9.2 – Prior to commencing any significant public construction or issuing any permits for significant private construction, not to include minor construction such as resurfacing of an existing street, construction of a residential fence and/or any other such improvement which will not disturb the archeological assets which lie well below the surface of these areas within the areas identified as the Surfside Midden and the Surfside Mound, the Town shall notify Miami- Dade County's Historic Preservation Division.

Policy 9.3 – The Town shall coordinate historic resource protection activities, procedures and programs with applicable state and federal laws, policies and guidelines.

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.

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.

Policy 10.2 – Priority shall be given to drainage system improvements for State Road A1A because it serves as a primary evacuation route.

Policy 10.3 – Potential rise in sea level shall be taken into consideration in the design of all infrastructure.

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 applicable regulations designed to minimize hurricane impact on buildings and their occupants.

Policy 11.1 – The Town shall maintain consistency with the program policies of the National Flood Insurance Program (NFIP) administered by the Federal Emergency Management Agency (FEMA) and shall monitor new cost effective programs for minimizing flood damage. Such programs may include modifications in construction setback requirements or other site design techniques, as well as upgraded building and construction techniques. The Town’s adopted flood protection regulations shall be amended as necessitated by changes in FEMA regulations.

Policy 11.2 – When structures are renovated at a cost in excess of fifty (50) percent of the structure's pre-renovation market value, the structure shall be brought into conformance to meet all current laws and ordinances, including those enacted since construction of the subject structure.

Policy 11.3 – The City shall ensure that its code compliance process continues to identify and require the removal and/or rehabilitation of structures that are deemed to be a hazard to the public health, safety and welfare.

Policy 11.4 – The Town shall participate in the Community Rating System of the National Flood Insurance Program

Policy 11.5 – The Town shall continue to enforce regulations and codes which provide for hazard mitigation, including but not limited to, land use, building construction, placement of fill, flood

elevation, sewer, water and power infrastructure, and stormwater facilities. These regulations shall be applied to eliminate unsafe conditions, inappropriate uses and reduce hazard potentials.

Policy 11.6 – The Town shall increase public awareness of hazards and their impacts by providing hazard mitigation information to the public. Information shall address evacuation, sheltering, building techniques to reduce hazards as well as other hazard mitigation issues that could help prevent loss of life and property.

Policy 11.7 – The Town shall continue to monitor updates to sea level rise forecasts and take into consideration the most current data when making decisions regarding land use amendments, capital improvements, infrastructure or critical public facilities projects.

Policy 11.8 – The Town shall, as deemed appropriate, incorporate the recommendation of the hazard mitigation annex of the local emergency management plan and shall analyze and consider the recommendations from interagency hazard mitigation reports.

Policy 11.9 – The Town shall include criteria in the five (5) year schedule of Capital Improvement projects to include consideration for and prioritization for projects that are hazard mitigation initiatives.

Objective 12 – Sea Level Rise: The Town shall plan for and prepare for the impacts of sea level rise.

Policy 12.1 – The Town shall support the efforts of state environmental and planning agencies to jointly develop, assess, and recommend a suite of planning tools and climate change adaptation strategies for local municipalities to maximize opportunities to protect the beach and dune systems and other coastal resources from the impacts of sea level rise and shall require all construction activities seaward of the coastal construction control lines established pursuant to s. 161.053 be consistent with chapter 161.

Policy 12.2 – The Town shall cooperate with federal and State agencies on any beach and dune renourishment programs, and any coral reef protection or establishment programs to enhance coastal resiliency and storm protection.

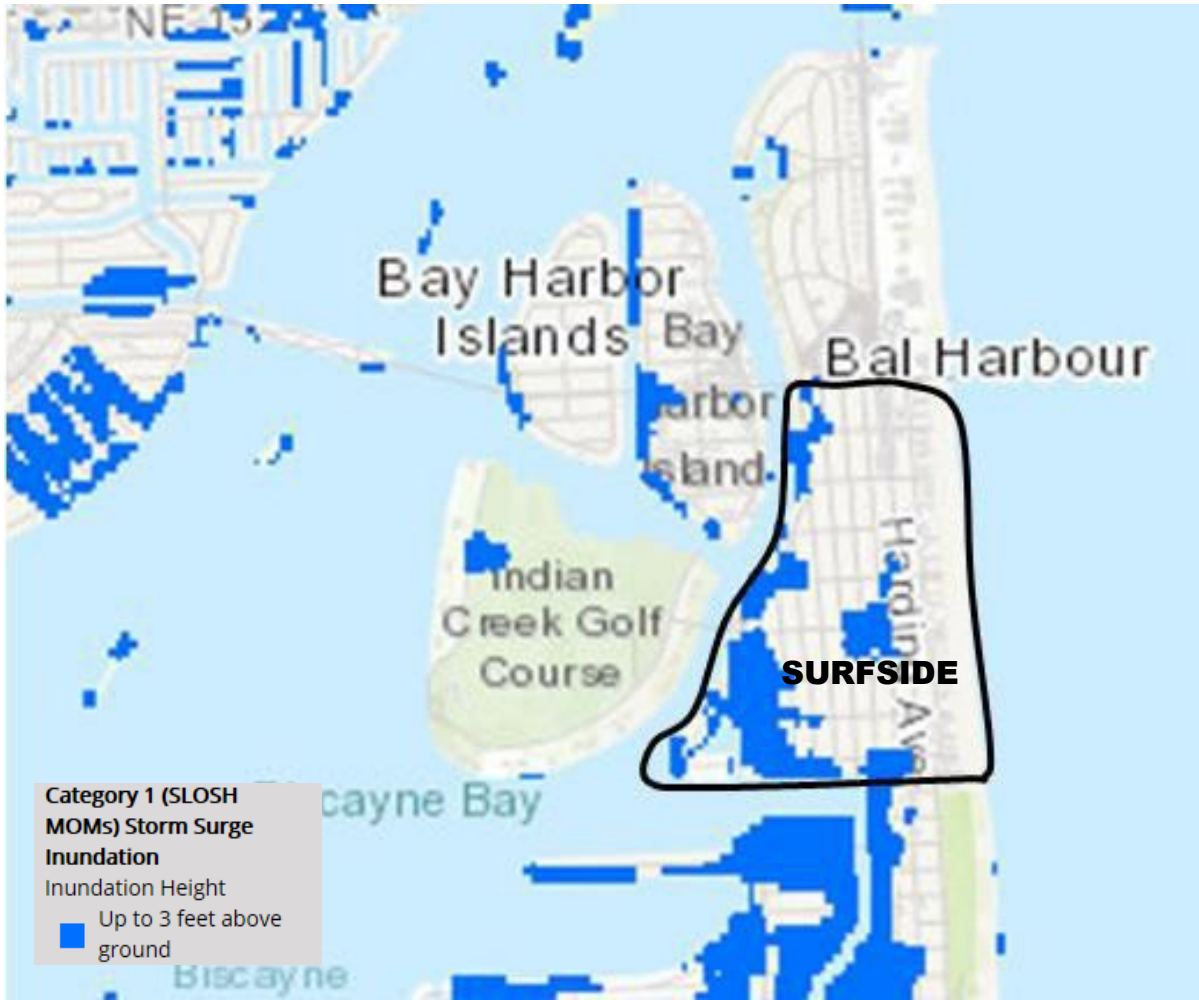
Policy 12.3 – The Town shall continue to review updated mapping studies to aid in identifying areas of the Town most vulnerable to sea level rise, tidal flooding, and other impacts of climate change.

Policy 12.4 – The Town shall continue to review the best available data and designate areas that are at increased risk of flooding due to, or exacerbated by, sea level rise over the next 50 years, and work to make these areas more climate resilient by discouraging density increases and encouraging the use of adaptation and mitigation strategies.

Policy 12.5 – The Town shall continue to review and implement available data that is applicable to the Town from governmental entities such as the Regional Climate Compact or the County that identifies development and redevelopment principles, strategies, and engineering solutions that reduce the flood risk in coastal areas which results from high-tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea-level rise.

Policy 12.6 – The Town shall continue its program to replace all Town owned seawalls and continue to implement the increased elevations for seawalls and groins as specified in the Town code of ordinances.

CST 1 Storm Tides: NATIONAL STORM SURGE HAZARD MAPS - SLOSH CATEGORY 1 MAP



Source: NOAA/NWS/NHC Storm Surge Unit







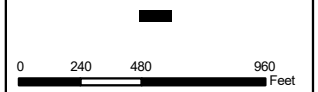
Surfside Comprehensive Plan

Map: CST 2

Evacuation Routes

Legend

-  Surfside City Limits
-  Adjacent City Limits
-  Evacuation Route
-  Water



Print: 6-7-2017

Source: Miami Dade GIS Self Services

Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS

GIS Produced and maintained by the CGA
Geographic Information Systems Services

CONSERVATION ELEMENT

DATA INVENTORY AND ANALYSIS

PURPOSE

The purpose of the Conservation Element is to promote the conservation, use, and protection of natural resources in the Town.

NATURAL ENVIRONMENT

Climate

The Southeast Regional Climate Center identifies that from 1927 to 2012, the average annual maximum temperature is 81.1 F° and the average annual minimum temperature is 71.4 F° for the barrier island the Town is located on. The average annual total precipitation is 47.82 inches. Precipitation is not distributed evenly throughout the year. Precipitation ranges from an average monthly low of 1.85 inches in December, to 7.13 inches in September. Precipitation is heaviest from May through October with 71% of the rainfall occurring during these six months. No snowfall has been reported during this recording period.

Thunderstorms are common during the summer months. Hurricanes, which occur less frequently, have the potential to occur from June through November; heavy rainfall, high winds, and widespread flooding may accompany these storms. Records indicate that the Town has been brushed by or hit by a tropical storm or hurricane 73 times in a 143 year period ending in 2016. Two of the more devastating hurricanes which occurred struck in 1926 and in 1992 when Hurricane Andrew, a category 5 hurricane, made landfall in South Miami-Dade County. The most recent hurricane events occurred in 2005 with Hurricanes Katrina and Wilma. Both of these storms caused moderate damage to the area.

Soils

The U.S. Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) identifies Urban Land and Beaches as the only two coverage types found within the Town. The NRCS describes Urban Lands as areas that are more than 70% covered by buildings, streets, sidewalks and other structures so the natural soil is not readily accessible. The NRCS describes beaches as nearly level to sloping, narrow, sandy strips along the Atlantic Ocean of fine to coarse sand mixed with shell fragments. *Map FLU 2 Soils*, provides the general distribution of soils/coverage in the Town as mapped by the NRSC.

The beach along the Town's ocean frontage is created from a beach renourishment program. The deposit material utilized for the renourishment program was sand that was harvested from off-shore borrow sites that is similar to the beach sand which would naturally occur on this barrier island.

Physiography

Surfside is an Atlantic Ocean coastal community located on a barrier island on the southeast coast of the Florida peninsula in Miami-Dade County. The Town is separated from the mainland by the north end of the Biscayne Bay. The Biscayne Bay Inlet (Bakers Haulover Cut), less than one mile north of the Town, is the northern end of the barrier island, and Government Cut, approximately seven and one half miles

south of the Town, is the southern end. The Town itself is one mile in length from its north to south end and is approximately three-fourths of a mile wide at its widest point on the south end of Town. Biscaya Island, also a part of the Town, is a small residential neighborhood at the southwest corner of the Town that is separated from the barrier island by the dredged water feature referred to as Point Lake, but connectivity is maintained via a short bridge segment, referred to as Biscaya Bridge, on Eighty-Eighth Street.

The natural conditions of this barrier island have been highly altered. The one mile length of beach and dune along the Town's ocean frontage is created from a beach renourishment program. The restoration of the federally-authorized Dade County Shore Protection Project, which included the Town of Surfside, began in 1978 and was completed in January 1982. The project utilized sand from offshore borrow sites. The project included restoration of a 20 foot wide dune at elevation +10.7 ft NGVD and a 50 foot wide level berm at elevation +8.2 ft NGVD. Additional fill material equivalent to ten years of advance nourishment was placed seaward of the design berm. Though nourishment of several areas of the initial project was conducted between 1987 and 1990, the overall project has exceeded performance expectations. At the time of the compilation of this data in 2017, there is approximately 38.2 acres of beach seaward of the erosion control line within the Town.

The entirety of the Town's bay side shoreline, inclusive of Indian Creek and Point Lake, has been significantly altered and is bulkheaded, and the adjacent nearshore waters have been dredged. *Map FLU 5 Water Bodies*, identifies the water bodies that abut the limits of the Town.

Map FLU 3 Topography identifies the topography of the Town. The Town is nearly flat with elevations ranging only from 0 to 10 feet. The vast majority of the Town is 5 feet or less. The lowest elevation is found along the oceanfront coastline. The highest elevation is a narrow linear strip that runs approximately along Collins Avenue.

Soil Erosion

The entire length of ocean shoreline along the barrier island the Town is located on is recognized as 'Critically Eroded' by the Florida Department of Environmental Protection's Bureau of Beaches and Coastal Systems and is part of a long term beach renourishment program. The Bureau defines critically eroded as a segment of the shoreline where natural processes or human activity have caused or contributed to erosion and recession of the beach or dune system to such a degree that upland development, recreational interests, wildlife habitat, or important cultural resources are threatened or lost. Critically eroded areas may also include peripheral segments or gaps between identified critically eroded areas which, although they may be stable or slightly erosional now, their inclusion is necessary for continuity of management of the coastal system or for the design integrity of adjacent beach management projects.

The entirety of the Town's bayside shoreline, inclusive of Indian Creek and Point Lake is bulkheaded and the remainder of the Town is developed and does not experience erosion problems.

Commercially Valuable Minerals

There are no extractable, commercially valuable minerals in the Town.

Floodplains

The National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA) has identified the following flood zones within the Town:

Table 6-1. National Flood Insurance Program Flood Zones	
Zone	Description
VE	Special Flood Hazard Area coastal flood zone with velocity hazard (wave action); base flood elevations determined.
AE	Special Flood Hazard Area subject to inundation by the 1 percent annual chance of flood; base flood elevations determined..
X	Areas determined to be outside the 2 percent annual chance floodplain.
X shaded	Areas of 2 percent annual chance flood; areas of 1 percent annual chance flood with average depths of less than 1 foot or with drainage areas less tha 1 square mile; and areas protected by levees form the 1 percent annual chance flood.

Map FLU 4 FEMA Flood Zones, locates the flood zones within the Town. Nearly the entirety of the Town is an AE zone; this zone falls generally west of Collins Avenue. The X zone falls generally east of Collins Avenue. Existing land uses found within these flood zones are illustrated in the *Future Land Use* map and described in the Future Land Use Element.

Land use, as it relates to the discharge of stormwater and to the use of natural drainage, is regulated through the South Florida Water Management District and Miami-Dade County. The Florida Building Code regulates construction as it relates to flood zones.

Air

Air quality in the Town is generally considered good by the Florida Department of Environmental Protection (FDEP) other than for ozone. The *FDEP 2012 AIR MONITORING REPORT* states that “The national ambient air quality standards (NAAQS) are met throughout Florida, (with the exception of a small area in Tampa where the lead standard is violated). Florida counties are in attainment for all pollutants with the exception of Orange County, Duval County, the Tampa Bay area including Hillsborough and Pinellas Counties, and Southeast Florida including Miami-Dade, Broward, and Palm Beach Counties which continue to be classified by the Environmental Protection Agency as attainment/maintenance areas for the pollutant ozone, and a portion of Hillsborough County which is classified as a nonattainment area for lead.”

The *FDEP 2016 Annual Air Monitoring Network Plan* reports that Florida has created a robust and comprehensive air monitoring network comprised of more than 220 monitors at 101 sites that are strategically positioned across the state to measure air quality, including in Miami-Dade County.

The Air Quality Index (AQI) was developed by the Environmental Protection Agency (EPA) to provide accurate and easily understandable information to the community about daily air pollution levels. The AQI provides EPA with a uniform system of measuring pollution levels for the major air pollutants regulated under the Clean Air Act (CAA). The Clean Air Act of 1970 defined six criteria pollutants and established ambient concentration limits to protect public health and welfare. The criteria pollutants are (1) ozone, (2) carbon monoxide, (3) nitrogen dioxide, (4) particulates, (5) sulfur dioxide and (6) lead. FDEP takes the lead in the state of Florida for monitoring and regulating the major pollutants under the Clear Air act. Miami Dade County offers its residents an Air Quality Notification Service that can be customized for each resident’s own needs. Air quality is a matter that must be addressed at a regional level requiring the local, County and regional entities to coordinate air quality maintenance and improvement efforts.

Water Resources

The predominant water resources that are present are the Atlantic Ocean and Biscayne Bay. Indian Creek is a channel that separates the Town from the Islands of Indian Creek Village and Bay Harbor Islands,

and Point Lake, the dredged channel and water body that separate Biscaya Island from the remainder of the Town, is considered part of Biscayne Bay.

Biscayne Bay, a sub-tropical estuary, is located along the coast of Miami-Dade and northeastern Monroe Counties. It is a marine ecosystem comprised of about 428 square miles with a watershed area of about 938 square miles. The bay can be divided into three general areas, north, central and south Biscayne Bay. North Biscayne Bay extends from Dumfoundling Bay (approximately NE 192nd Street) south to the Rickenbacker Causeway. The Town of Surfside is located adjacent to the north portion of Biscayne Bay. This northern portion of the bay retains the most estuarine habitat found throughout the bay, but it is also the most altered by dredging and bulkheading. Although remaining shallow areas contain some productive seagrass beds, roughly 40 percent of this area is too deep or too turbid to support a productive estuarine ecosystem. The entirety of the Town's bayside shoreline, inclusive of Indian Creek and Point lake has been significantly altered through dredging and is bulkheaded.

Central Biscayne Bay, extending from the Rickenbacker Causeway south to Black Point, is more of a marine system that is heavily influenced by daily tidal flushing. Estuarine areas are limited to near shores areas close to major sources of freshwater inflow (canals). Seagrass meadows are extensive. A narrow band of mangrove-forested coastal wetlands begins at Matheson Hammock Park and extends southward along the shoreline.

Southern Biscayne Bay extends from Black Point to Jewfish Creek. This southern area is most profoundly affected by the reduction in historical freshwater flows and tends to become hypersaline during periods of low rainfall. The near shore freshwater wetlands have been significantly reduced and a transition to mangrove species is occurring. This southern area encompasses Biscayne National Park as well as Card and Barnes Sounds, which are both included in the Florida Keys National Marine Sanctuary.

The Bay supports a wide variety of plants and animals, some of which are important for fisheries. Many rare, threatened and endangered species inhabit this estuarine ecosystem including manatees and crocodiles. Historically, it's clear water supported a diversity of productive communities of seagrass, corals and sponges, and prior to settlement, mangroves and coastal wetlands rimmed the bay. Oyster bars and estuarine species like red and black drum were common. However, intensive development of the watershed has altered the natural cycle of freshwater inflows into the bay. Northern and central Biscayne Bay are strongly affected by the urban development associated with the growth of Miami-Dade County. Southern Biscayne Bay is influenced by drainage from the Everglades, which has been altered by canals and agricultural activities. Overall, Biscayne Bay shows increasing signs of distress; declines in fisheries, increased pollution and dramatic changes in near shore vegetation. Today, the bay is a pulsed system that alternates between marine conditions and extreme low salinities near the discharges of 19 major canals.

Biscayne Bay is now designated as an Outstanding Florida Water and an Aquatic Preserve under Florida statutes. The Biscayne Bay Aquatic Preserve was established by the Florida Legislature in 1974 and covers approximately 69,000 acres of state submerged land. The Aquatic Preserve consists of two separate areas of the bay, the northern part and the southern portion which is separated by Biscayne National Park, a submerged lands park encompassing the central portion of the bay. A variety of organizations have monitoring and research underway in Biscayne Bay and its watershed. The western edge of the Town abuts the northern portion of the Biscayne Bay Aquatic Preserve.

The Bay area off of the Town is also recognized as an Impaired Waterbody (WBID 3226H). The parameters for the impaired waterbody is Mercury in fish tissue.

Land Cover

Map FLU 6 Aerial, best exemplifies the land coverage within the Town. The land coverage can be categorized as Developed and Beach. Other than the beach and beach dune system, the Town is built out.

There are no native preserves or remaining native habitats or wetlands within the Town. The beach and dune system, although created through a beach renourishment program, is owned by the State and maintained in a natural condition.

Natural Habitats

There is 38.2 acres of state owned beach (approximately 1 mile in length) seaward of the erosion control line, which runs approximately along the crest of the dune. This beach is maintained under an agreement with the State by the Miami-Dade Park, Recreation and Open Spaces Department. The seaward face of the dune is vegetated. The beach is recognized as nesting habitat for the federally listed loggerhead, green, hawksbill, and leatherback sea turtles. Sea turtles typically nest at night from March through November, with incubation lasting approximately 55 days. Threats to sea turtle nests are both man-made and naturally occurring. Detrimental activities include: physical disturbance of dune systems by development; the placement of physical obstructions on the beach entrapping adults and hatchlings; high raccoon predator populations; nest disturbance by stray or unleashed pets; or the disorientation of hatchlings from direct lighting of the beaches at night. Natural occurring coastal erosion which can cause cliffing and, although not frequent, hurricanes causing serious beach erosion or accretion are also detrimental to nesting success.

Along beachfront private properties, the Town has an established ocean bulkhead line. The zoning code prohibits development or any redevelopment seaward of this ocean bulkhead line. Seaward of the ocean bulkhead line there is approximately 19 acres that are undeveloped that lie adjacent to the State owned beach. Within this undeveloped ocean bulkhead setback area along the landward side of the dune, there is an unimproved maintenance path that is utilized by the State, the County and the Town that runs the entire length of the Town. This maintenance path is a popular public walking and biking path. The landward side of the dune in this area is more sparsely vegetated than the seaward side, and the property owners have landscaped the area nearest the bulkhead on many of the properties.

To limit impacts to the dune and dune vegetation, access to the beach is limited to seventeen (17) dune cross-over locations. Eight of these cross-overs correspond to the termination of the platted public right of ways that terminate at the State beach area and one is in front of the Town's Community Center site providing direct public access to the beach. Although the remaining cross-overs are located in front of private properties, the established maintenance path provides open public access to these cross-overs also.

Appendix 6-A. *List of Federal State and County Endangered, Threatened, Rare, and Special Concern Fauna in Miami Dade County* as presented in the Conservation, Aquifer Recharge and Drainage Element of the Miami-Dade Comprehensive Development Master Plan including amendments adopted up through November 18, 2015. Although most of these species may not occur within the Town, the table proves useful to understand the listed species that may be within the proximity of the Town. Due to the highly urbanized nature of the Town the listed species that may occur are limited to those that utilize the bay or coastal waters, or beach habitat.

Appendix 6-B. *List of Federal, State and County Endangered, Threatened, Rare, and Special Concern Flora in Miami-Dade County* as presented in the Conservation, Aquifer Recharge and Drainage Element of the Miami-Dade Comprehensive Development Master Plan including amendments adopted up through November 18, 2015. Although most of these species may not occur within the Town, the table proves useful to understand the listed species that may be within the proximity of the Town.

Appendix 6-C. *Invasive Pest Plant Species* identifies the plants listed on the Florida Exotic Pest Plant Council's 2017 List of Invasive Plant Species. Due to the highly urbanized nature of the Town occurrence of these pest plant species will be limited, but may still occur and create problems on the beach and within landscaped areas if not maintained.

Conservation Opportunities

Conservation opportunities are enhanced through the public ownership of land. There is approximately 38 acres of state owned beach seaward of the erosion control line. The beach is maintained under an agreement with the State by the Miami-Dade Park, Recreation and Open Space Department. The beach is maintained in a natural state. The Town has been built out since the 1980's; there are no preserves, wetlands or natural habitats within the Town other than the beach habitat. The Park and Recreation Element inventories and identified the parks located in the Town.

Potable Water

The Town of Surfside purchases their potable water supply directly from the Miami-Dade County Water and Sewer Department (WASD). Under this arrangement, the Town of Surfside coordinates with Miami-Dade County to ensure that adequate capacity is available for existing and future customers. The Biscayne Aquifer, an underground geologic formation, is the source of raw water for WASD. See the Infrastructure Element for more details on water supply.

The Town is served by the WASD Hialeah-Preston subarea, which lies generally north of Flagler Street. The Hialeah and the John E. Preston water treatment plants (WTPs) serving this subarea are located at 200 W. 2nd Avenue and 1100 W. 2nd Avenue, respectively. These adjacent facilities located in Hialeah share interconnected source water and finished water storage capacity and have similar treatment processes. There are no public wellfields or wellfield protection zones located in the Town of Surfside.

On a regional level the Town falls within the South Florida Water Management District (SFWMD) and within the SFWMD's Lower East Coast (LEC) Planning Area. The *Lower East Coast Water Supply Plan Update 2013*, is one of four, long-term comprehensive regional water supply plan updates the District has developed for its planning areas.

As the state agency responsible for water supply in the region, including the Lower East Coast planning area, the SFWMD plays a vital role in resource protection. As a component of the District's Consumptive Use Permitting Program, the Regional Water Availability Rule mandates the development of alternative water supplies, and increasing conservation and reuse to reduce the reliance on the regional system for future water supply needs. The Town of Surfside is working with WASD's Water Use Efficiency Section to identify the water conservation best management practices (BMPs) applicable to the Town to develop the Town's Water Conservation Plan as required by Miami-Dade County Ordinance 06-177.

Ground Water

The principal ground water resources for the LEC Planning Area are the Surficial Aquifer System (SAS), including the Biscayne aquifer, and the Floridian Aquifer System (FAS). The Surficial and Biscayne aquifers provide most of the fresh water for public water supply and agriculture within the LEC Planning Area. The 2005-2006 LEC Plan Update identifies the following:

Although the Biscayne Aquifer is part of the Surficial Aquifer System (SAS), it exists only along the coastal areas in Miami-Dade, Broward and southern Palm Beach counties. The Biscayne Aquifer is highly productive with high-quality fresh water. The extension of the SAS through central and northern Palm Beach County is less productive, but is still used for consumptive uses, including potable water. These aquifers are shallow, generally located within 200 feet of ground surface, and are connected to surface water systems, including canals, lakes and wetlands.

The Biscayne Aquifer and the extension of the SAS into northern Palm Beach County provide more than 1 billion gallons per day of high-quality, inexpensive fresh water for the populations of Palm Beach, Broward and Miami-Dade counties and the Florida Keys portion of Monroe County. This volume is heavily supported, especially during the annual dry season, as well as in periodic droughts, by water from the regional system, primarily the Everglades. During droughts, water from Lake Okeechobee has been required to supplement water from the Everglades to meet the needs of the coastal counties.

The Biscayne Aquifer is designated as a sole source aquifer by the U.S. Environmental Protection Agency (USEPA) under the *Safe Drinking Water Act* because it is a principal source of drinking water and is highly susceptible to contamination due to its high permeability and proximity to land surface in many locations. Protection of the Biscayne Aquifer is provided for through the District's *Basis of Review for Water Use Permit Applications* (SFWMD 2003) and in Chapter 373, Florida Statutes (F.S.), which limit the water availability for consumptive uses.

The Floridan Aquifer System (FAS) exists not just in the LEC Planning Area, but throughout the entire state and portions of adjacent states. The Upper Floridan Aquifer in southeast Florida contains brackish water and is increasingly being tapped as a source of raw water for treatment with reverse osmosis (RO) to create potable water. Brackish water from the Floridan Aquifer is also blended with fresh water prior to conventional water treatment to expand water supplies during the dry season. Additionally, the Floridan Aquifer is used for seasonal storage of treated fresh water within aquifer storage and recovery (ASR) systems. The Floridan Aquifer has been more extensively developed in the Upper East Coast (UEC) and Lower West Coast (LWC) planning areas of the South Florida Water Management District (SFWMD or District) than in the LEC Planning Area.

From Jupiter to southern Miami, water from the FAS is highly mineralized and not suitable for drinking water without specialized treatment. More than 600 feet of low permeability sediments confine this aquifer and create artesian conditions in the LEC Planning Area. Although the potentiometric surface of the aquifer is above land surface, the low permeability units of the intermediate confining unit prevent significant upward migration of saline waters into the shallower freshwater aquifers.

The top of the Upper Floridan Aquifer is approximately 900 feet in southeast Florida, and the base of the Upper Floridan extends as deep as 1,500 feet. At the base of the Lower Floridan Aquifer, there are cavernous zones with extremely high transmissivities collectively known as the boulder zone. Because of their depth and high salinity, these deeper zones of the Lower Floridan Aquifer are used primarily for disposal of treated wastewater.

Surface Water

Surface waters tend to contain silts and suspended sediments, algae, dissolved organic matter from topsoil, and chemical and microbiological contaminants from municipal wastewater discharges, stormwater runoff, and industrial and agricultural activities. Traditionally, surface water has not been used extensively for public supply in the LEC planning area.

Storm water throughout the developed areas of the SFWMD is often captured in constructed stormwater drainage and retention/detention systems. Water from these systems can be directly used to meet many

non-potable water needs, such as golf course irrigation and other irrigation water needs. Stormwater, because of its diffuse and intermittent nature, is generally not considered a viable option for direct public-supply applications where reliability is a major consideration.

Pollutants

Waste generators, solid waste facilities, above and underground storage tanks, and dry cleaning facilities are licensed by the Florida Department of Environmental Protection (FDEP). Current information on these facilities is available through the Florida Department of Environmental Protection Division of Waste Management. Information on contaminated sites is also available through the U.S. Environmental Protection Agency (EPA) Resource Conservation Recovery Act (RCRA), Superfund, National Priorities List and the brownfield databases.

Within Miami-Dade County the Division of Environmental Resource Management (DERM) Pollution Remediation Section is currently contracted with the Florida Department of Environmental Protection (FDEP) to inspect all petroleum storage facilities in the County and oversee the cleanup of petroleum contamination in accordance with Chapters 62-761 and 62-770, Florida Administrative Code (F.A.C.), the stationary tank rule and the petroleum contamination cleanup criteria rule, respectively. The primary responsibility of DERM is to provide the technical oversight, management, and administrative activities necessary to prioritize, assess, and clean up sites contaminated by discharges of petroleum and petroleum products from stationary petroleum storage systems.

A database search identifies that at this time there are no sites in the Town listed on the U.S. Environmental Protection Agency's (EPA) Federal Superfund list or the National Priorities List (NPL). There are no designated or candidate brownfields in the Town. Within the Town several sites are recognized by FDEP as having or had contamination issues..

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 and other Miami-Dade County landfills. The Town can provide public information regarding the safe disposal of household chemicals for its residents. Specifically, information can be made available on the free disposal of household hazardous wastes, information on disposal contractors available to small businesses and the special waste programs available for landfill disposal of non-typical materials, such as spill clean-ups and contaminated soils. Additionally the Town may consider contracting with a licensed hazardous waste hauler to execute a *Household Hazardous Waste Mobil Collection Event*. The Contractor would receive, catalog, inventory and prepare the manifest of disposal for the household products that are dropped off, as well as place them in appropriate containers and haul them away. Setting-up a system where the residents just drive up and 'pop the trunk' and let the contractor deal with the products from that point is an effective means to reduce the potential of contaminants being disposed of in inappropriate or detrimental ways. The Town could do this in conjunction with distributing informational handouts or gathering survey data from the event participants. Running it near Earth Day or in conjunction with spring cleaning drives has proven to increase participation. It is optimal to hold such an event in a paved area, and not near a school or park or an environmentally sensitive area to avoid the perception of putting environmentally sensitive sites at risk.

Greenhouse Gas Reduction Strategies

Climate change is largely attributed to the buildup of carbon dioxide and other greenhouse gas (GHG) concentrations in the atmosphere. In the *Policy Guide on Planning and Climate Change*, updated in 2011, the APA provides guidance for local governments toward the reduction of GHG emissions and on energy efficient land use decisions. The APA document indicates that effective actions to address GHG

emissions should include a mix of education, incentives, subsidies, and regulation. Among others, the APA has suggested the following strategies for local governments to facilitate a reduction in GHG emissions: providing shopping, recreational and employment opportunities near residential areas, energy efficient buildings, convenient intermodal transportation systems, and the reduction of heat island effects through green spaces.

As currently developed, the Town of Surfside is a compact, walkable community that provides recreational, shopping, and employment opportunities completely within the municipality. The Future Land Use Element provides that the Town support green building standards through the Design Guidelines, consider all new residential development utilize green building standards and that all new municipal buildings will be build with nationally recognized green building standards.

Surfside already has convenient access to Miami-Dade Transit bus routes. The Future Land Use Element and Transportation Elements propose developing a Pedestrial and Bicycle Network Study to enhance links to parks, the business district and other Town amenities. The Town will also continue to support transit ready development and coordinate with Miami-Dade County on transit. To further reduce greenhouse gas production through transportation, the Town will continue to allow home based businesses and continue curbside recycling programs.

In addition, the Town has open space and landscape requirements to diminish heat island effects. The Comprehensive Plan also includes policies to educate the public on the placement of canopy trees and other landscape materials to strategically provide shade, and educating the public on home energy reduction strategies and automobile idling.

Other policies that support energy efficiency include allowing for electric charging stations and use of solar panels.

Conservation Element Goals, Objectives and Policies

Goal 1: Regulate the development and use of land in such a manner as to maintain and enhance environmental quality.

Objective 1 – Air quality and Greenhouse Gas Reduction: In general, protect air quality. In particular, promote improved air quality for the region.

Policy 1.1 – Support Miami-Dade County's efforts to conduct regular monitoring of air quality.

Policy 1.2 – Educate residents and business owners on the cost and environmental effects of automobile idling.

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.

Policy 1.4 – Enforce all adopted measures to contain and stabilize exposed or destabilized soil surfaces at construction sites to prevent erosion and the degradation of ambient air quality caused by the generation of dust particles.

Policy 1.5 – Require oxygen renourishing landscaping as a part of new private development.

Policy 1.6 – Provide oxygen renourishing landscaping for public grounds.

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.

Policy 1.8– The zoning code shall allow for use of alternate, renewable sources of energy including the use of solar panels.

Policy 1.9 – In accordance with Section 255.2575, F.S. the Town will construct all future municipal buildings to meet the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) rating system, the Green Building Initiative's Green Globes rating system, the Florida Green Building Coalition standards, or a nationally recognized, high-performance green building rating system as approved by the Florida Department of Management Services.

Policy 1.10 – The Town shall maintain and improve adopted Design Guideline provisions which encourage the use of the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) rating system, the Green Building Initiative's Green Globes rating system, the Florida Green Building Coalition standards, or a nationally recognized, high-performance green building rating system for both residential and commercial properties. Within two (2) year of adoption of this element, the Town shall explore incentives for use of green building standards in new development and redevelopment.

Policy 1.11 – Within two (2) years of the adoption of this element the Town shall consider the feasibility of requiring all new single family and multi-family structures to meet the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) rating system, the Green Building Initiative’s Green Globes rating system, the Florida Green Building Coalition standards, or a nationally recognized, high-performance green building rating system as approved by the Florida Department of Management Services.

Objective 2 – Water quality: Conserve, appropriately use, and protect the quality and quantity of current and projected water sources and waters that flow into estuarine waters or oceanic waters.

Policy 2.1 – For site plan approval, the Town shall require that surface water management systems be designed and operated consistent with the Town’s adopted drainage level of service.

Policy 2.2 – The Town shall coordinate and cooperate with all applicable local, regional, state and federal agencies relating to the protection and enhancement of the Biscayne Bay Aquatic Preserve.

Policy 2.3 – The Town shall coordinate and cooperate with all applicable local, regional, state and federal agencies relating to the protection of Atlantic Ocean coastal waters, particularly relating to beach renourishment projects.

Policy 2.4 – The Town shall cooperate and coordinate with the applicable agencies to assure that solid and hazardous wastes generated within the Town are properly managed to protect the environment and near shore waters. The Town shall report any hazardous waste violation they may become aware of to the appropriate jurisdictional agency.

Policy 2.5 – The 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.

Objective 3 – Water quantity: Conserve, appropriately use, and protect the quality and quantity of current and projected water sources.

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.

Policy 3.2 – The Town shall assess projected water needs and sources for the 20-year planning period by creating and maintaining a 20-Year Water Supply Facilities Work Plan. Future water supply planning shall emphasize the efficient use of water resources and where possible and financially feasible, utilize alternative water sources.

Policy 3.3 – The Town shall submit a Water Conservation Plan to the County’s Water and Sewer Department’s Water Use Efficiency Section, pursuant to the Miami-Dade County Code Section 32-83.1. The Plan shall be updated for the County’s approval every five years following submittal, and Conserve Florida Guide generated reports shall be filed annually at the close of the fiscal year.

Policy 3.4 – The Town shall participate in the development of the Regional Water Supply Plan in conjunction with the South Florida Water Management District.

Policy 3.5 – The Town shall conserve potable water resources and implement reuse programs and potable water conservation strategies and techniques consistent with the Miami Dade County 20-Year Water Supply Facilities Work Plan.

Policy 3.6 – The Town shall ensure coordination between land use and future water supply planning by implementation of the 15-Year Water Supply Facilities Work Plan.

Policy 3.7 – The Town shall work towards the further education of the public regarding various methods of water conservation at the household and small business level.

Policy 3.8 – The Town shall support water conservation goals through the support and enforcement of landscape and irrigation ordinances, inclusive of all applicable Miami-Dade Ordinances.

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.

Policy 4.1 – The Town shall encourage and educate the public in the planting and maintenance of trees.

Policy 4.2 – The Town shall require the owner/applicant to remove all Class I and II invasive exotic vegetation, as recognized by the Florida Exotic Pest Plant Council, from the subject site as a condition for new development or redevelopment.

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.

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.

Policy 4.5 – The Town shall strictly enforce the adopted landscape standards which require the preservation of existing native species, the removal of invasive species and the promotion of native plant materials.

Policy 4.6 – The Town shall continue to coordinate and cooperate with the County, the State and the U.S. Fish and Wildlife Service on the protection of the beach dune system which is nesting habitat for marine turtles.

Objective 5 – Floodplain protection: Protect and conserve the natural functions of existing floodplains.

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 Miami-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.

Policy 5.2 - The Town shall continue to participate in the National Flood Insurance Program's Community Rating System and require development be consistent with, or more stringent, than the flood-resistant construction requirements in the Florida Building Code and applicable floodplain management regulations set forth in 44C.F.R. part 60.

Policy 5.3 - The Town shall continue to identify site development techniques and best practices that may reduce losses due to flooding and claims made under flood insurance policies and implement these techniques and best practices through the Community Rating System to increase resiliency.

Objective 6 – Community Resiliency: Increase community resiliency by reducing heat island effect, increasing carbon sequestration, managing stormwater runoff and conserving freshwater.

Policy 6.1 - To reduce heat island effect and encourage carbon sequestration, the Town shall continue to maintain and enhance its tree canopy through such efforts as implementation and periodic updates of the zoning code and land development regulations, urban forestry grants, and other actions.

Policy 6.2 - By 2020, the Town shall explore and report on feasible options to increase the number of new street trees planted, and increase the tree canopy coverage by at least 20% between 2020 and 2025.

Policy 6.3 - The Town shall encourage and accommodate the use of Low Impact Development (LID) where feasible to preserve open space.

Policy 6.4 - The Town of Surfside shall evaluate stormwater management operations in the context of sea level rise to improve the ability of these systems to adapt.

Policy 6.5 - The Town shall encourage and accommodate the use of green roofs to contribute to reduced heat island effect and enhanced stormwater management.

Policy 6.6 - When source water is available, the Town shall support the use of reclaimed water for irrigation and other uses, with the goal of reducing demands on the Biscayne Aquifer.

Policy 6.7 - The Town of Surfside shall continue to participate in regional water conservation initiatives in coordination with the South Florida Water Management District, Miami-Dade County and other agencies.

Appendix 6-A. List of Federal State and County Endangered, Threatened, Rare, and Special Concern Fauna in Miami Dade County

Scientific Name	Name Common	State	Federal	County
FISH				
<i>Acipenser brevirostrum</i>	Shortnose sturgeon	FE	E	Y
<i>Acipenser oxyrinchus desotoi</i>	Gulf sturgeon	FT	T	Y
<i>Acipenser oxyrinchus oxyrinchus</i>	Atlantic sturgeon	FE	E	Y
<i>Etheostoma olmstedii maculaticeps jenkinsi</i>	Southern tessellated darter	SSC	NL	Y <i>Fundulus</i>
<i>Menidia conchorum</i>	Saltmarsh topminnow	SSC	N	Y
<i>Menidia menidia</i>	Key silverside	ST	NL	Y
<i>Pristis pectinata</i>	Smalltooth sawfish	FE	E	Y
<i>Rivulus marmoratus</i>	Mangrove rivulus	SSC	NL	Y
AMPHIBIANS AND REPTILES				
<i>Alligator mississippiensis</i>	American alligator	FT(S/A)	T(S/A)	Y
<i>Caretta caretta</i>	Loggerhead sea turtle	FT	T	
<i>Chelonia mydas</i>	Green sea turtle	FE	E	
<i>Crocodylus acutus</i>	American crocodile	FT	E	Y
<i>Dermochelys coriacea</i>	Leatherback sea turtle	FE	E	
<i>Drymarchon corais couperi</i>	Eastern indigo snake	FT	T	Y
<i>Elaphe guttata guttata</i>	Red rat snake	NL	NL	Y
<i>Eretmochelys imbricata</i>	Hawksbill sea turtle	FE	E	
<i>Eumeces egregieus egregioeus</i>	Florida Keys mole skink	SSC	NL	Y
<i>Gopherus polyphemus</i>	Gopher tortoise	ST	C	Y
<i>Kinosternon baurii</i>	Striped mud turtle	ST	NL	Y
<i>Lepidochelys kempii</i>	Kemp's ridley sea turtle	FE	E	
<i>Malaclyemys terrapin</i>	Mangrove terrain turtle	NL	Y	
<i>Neoseps reynoldsi</i>	Sand skink	FT	T	
<i>Nerodia clarkii taeniata</i>	Atlantic salt marsh snake	FT	T	Y
<i>Pituophis melanoleucus mugitus</i>	Florida pine snake	SSC	NL	Y
<i>Pseudemys concinna suwanniensis</i>	Suwannee cooter	SSC	NL	Y
<i>Lithobates capito</i>	Gopher frog	SSC	NL	Y
<i>Sitlosima extenuatum</i>	Short-tailed snake	ST	NL	Y
<i>Tantilla oolitica</i>	Rim rock crowned snake	ST	NL	Y
<i>Thamnophis sauritus sackeni</i>	Florida ribbon snake	NL	NL	Y
BIRDS				
<i>Accipiter cooperii</i>	Cooper's hawk	NL	NL	Y
<i>Aimophila aestivalis</i>	Bachman's sparrow	NL	NL	Y
<i>Ammodramus maritimes pennisulae</i>	Scott's seaside sparrow	SSC	NL	Y
<i>Ammodramus maritimus mirabilis</i>	Cape sable seaside sparrow	FE	E	Y
<i>Aphelocoma coerulescens coerulescens</i>	Florida scrub jay	FT	T	
<i>Aramus guarana</i>	Limpkin	SSC	NL	Y
<i>Ardea herodias</i>	Great blue heron	NL	NL	Y
<i>Athene cunicularia</i>	Florida burrowing owl	SSC	NL	Y
<i>Botaurus lentiginosus</i>	American bittern	NL	NL	Y
<i>Buteo brachyurus</i>	Short-tailed hawk	NL	NL	Y
<i>Calidris canutus rufa</i>	Red knot	NL	C	Y
<i>Campephilus principalis principalis</i>	Ivory-billed woodpecker	FE	E	Y
<i>Charadrius melodus</i>	Piping plover	FT	T	Y

Scientific Name	Name Common	State	Federal	County
<i>Charadrius alexandrinus</i>	Southeastern (Cuban) snowy plover	ST	NL	Y
<i>Chordeiles minor</i>	Antillean nighthawk	NL	NL	Y
<i>Circus cyaneus</i>	Northern harrier	NL	NL	Y
<i>Cistothorus palustris griseus</i>	Worthington's marsh wren	SSC	NL	Y <i>Cistothorus</i>
<i>palustris marianae</i>	Marian's marsh wren	SSC	NL	Y
<i>Coccyzus minor</i>	Mangrove cuckoo	NL	NL	Y
<i>Dendroica kirtlandii</i>	Kirtland's warbler	FE	E	
<i>Dendroica petechia gundlachi</i>	Cuban yellow throated warbler	NL	NL	Y
<i>Egretta caerulea</i>	Little blue heron	SSC	NL	Y
<i>Egretta rufescens</i>	Reddish egret	SSC	NL	Y
<i>Egretta thula</i>	Snowy egret	SSC	NL	Y
<i>Egretta tricolor</i>	Tricolored heron	SSC	NL	Y
<i>Elanoides forficatus</i>	Swallow-tailed kite	NL	NL	Y
<i>Elanus leucurus</i>	White-tailed kite	NL	NL	Y
<i>Eudocimus albus</i>	White ibis	SSC	NL	Y
<i>Falco columbarius</i>	Merlin	NL	NL	Y
<i>Falco peregrinus</i>	Peregrine falcon	NL	NL	Y <i>Falco</i>
<i>sparverius paulus</i>	Southeastern American kestrel	ST	NL	Y <i>Frigata</i>
<i>magnificens</i>	Magnificent frigate bird	NL	NL	Y <i>Grus</i>
<i>canadensis pratensis</i>	Florida sandhill crane	ST	NL	Y <i>Grus</i>
<i>americana</i>	Whooping crane	FE/XN	E/XN	
<i>Haematopus palliatus</i>	American oyster catcher	SSC	NL	Y
<i>Haliaeetus leucocephalus</i> *	Bald eagle	NL*	NL	Y
<i>Ixobrychus exilis</i>	Least bittern	NL	NL	Y
<i>Laterallus jamaicensis</i>	Black rail	NL	NL	Y
<i>Mycteria americana</i>	Wood stork	FE	E	Y
<i>Nyctanassa violacea</i>	Yellow-crowned night heron	NL	NL	Y
<i>Nycticorax nycticorax</i>	Black-crowned night heron	NL	NL	Y
<i>Pandion haliaetus</i>	Osprey	NL	NL	Y
<i>Passerina ciris</i>	Painted bunting	NL	NL	Y
<i>Patagioenas leucocephala</i>	White crowned pigeon	ST	NL	Y
<i>Pelecanus occidentalis</i>	Brown pelican	SSC	NL	
<i>Picoides borealis</i>	Red-cockaded woodpecker	FE	E	Y
<i>Picoides villosus</i>	Hairy woodpecker	NL	NL	Y
<i>Platalea ajaja</i>	Roseate spoonbill	SSC	NL	Y
<i>Polyborus plancus audubonii</i>	Audobon's crested caraca	FT	T	Y
<i>Pterodroma hasitata</i>	Black-capped petrel	NL	NL	Y <i>Rallus</i>
<i>longirostris insularum</i>	Mangrove clapper rail	NL	NL	Y
<i>Rostrhamus sociabilis plumbeus</i>	Everglade snail kite	FE	E	Y
<i>Rynchops niger</i>	Black skimmer	SSC	C	Y
<i>Setophaga discolor</i>	Prairie warbler	NL	NL	Y
<i>Sterna antillarum</i>	Least tern	ST	NL	Y
<i>Sterna dougallii dougallii</i>	Roseate tern	FT	T	Y
<i>Thalasseus sandvicensis</i>	Sandwich tern	NL	NL	Y
<i>Vermivora bachmanii</i>	Bachman's warbler	FE	E	Y
<i>Vireo altiloquus</i>	Black-whiskered vireo	NL	NL	Y

MAMMALS

Scientific Name	Name Common	State	Federal	County
<i>Balaenoptera borealis</i>	Sei whale	FE	E	
<i>Balaenoptera physalus</i>	Finback whale	FE	E	
<i>Eubalaena glacialis</i>	North Atlantic right whale	FE	E	
<i>Eumops glaucinus floridanus</i>	Florida mastiff bat	ST	C	Y
<i>Lutra canadensis</i>	River otter	NL	NL	Y
<i>Megaptera novaeangliae</i>	Humpback whale	FE	E	
<i>Monachus tropicalis</i>	Caribbean monk seal	NL	NL	Y
<i>Neotoma floridana smalli</i>	Key Largo woodrat	FE	E	Y
<i>Neovision vision evergladensis</i>	Everglades mink	ST	NL	Y
<i>Peromyscus gossypinus allapaticola</i>	Key Largo cotton mouse	FE	E	Y
<i>Peromyscus polionotus niveiventris</i>	Southeastern beach mouse	FT	T	Y
<i>Physeter catodon</i>	Sperm whale	FE	E	
<i>Plecotus rafinesquii</i>	Rafinesque's big eared bat	NL	NL	Y
<i>Podomys floridanus</i>	Florida mouse	SSC	NL	Y
<i>Puma (= Felis) concolor coryi</i>	Florida panther	FE	E	Y
<i>Sciurus niger avicennia</i>	Big Cypress fox squirrel	ST	NL	Y <i>Sciurus</i>
<i>niger shermani</i>	Sherman's fox squirrel	SSC	NL	Y
<i>Trichechus manatus latirostris</i>	Florida manatee	E	E	Y
<i>Ursus americanus floridanus</i>	Florida black bear	NL*	NL	Y

INVERTEBRATES/CRUSTACEANS

<i>Crangonyx gradimanus</i>	Florida cave amphipod	NL	NL	Y
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CORALS

<i>Acropora cervicornis</i>	Staghorn coral	FT	T	Y
<i>Acropora palmata</i>	Elkhorn coral	FT	T	Y
<i>Agaricia lamarcki</i>	Lamarck's sheet coral	NL	NL	Y
<i>Agaricia spp</i>	Lettuce corals	NL	NL	Y
<i>Colpophyllia natans</i>	Boulder brain coral	NL	NL	Y
<i>Dendrogyra cylindrus</i>	Pillar coral	ST	NL	Y
<i>Diploria cilvosa</i>	Knobby brain coral	NL	NL	Y
<i>Diploria labyrinthiformis</i>	Grooved brain coral	NL	NL	Y
<i>Dipolria strigosa</i>	Symmetrical brain coral	NL	NL	Y
<i>Eusmilia fastigiata</i>	Smooth flower coral	NL	NL	Y
<i>Meandrina meandrites</i>	Maze coral	NL	NL	Y
<i>Montastrea annularis</i>	Boulder star coral	NL	NL	Y
<i>Montastrea cavernosa</i>	Great star coral	NL	NL	Y
<i>Montastera faveolata</i>	Mountainous star coral	NL	NL	Y
<i>Montastrea franksi</i>	Star coral	NL	NL	Y
<i>Mussa angulosa</i>	Spiny flower coral	NL	NL	Y
<i>Mycetophyllia aliciae</i>	Knobby cactus coral	NL	NL	Y
<i>Mycetophyllia ferox</i>	Rough cactus coral	NL	NL	Y
<i>Mycetophyllia lamarckiana</i>	Lamarck's cactus coral	NL	NL	Y
<i>Siderastera siderea</i>	Elliptical star coral	NL	NL	Y

INSECTS

Scientific Name	Name Common	State	Federal	County
<i>Anaea troglodyta floridalis</i>	Florida leafwing butterfly	NL	C	Y
<i>Aphodius troglodytes</i>	Scarab beetle, a Gopher tortoise aphodius commensal	NL	NL	Y
<i>Atrytone agros argos</i>	Eastern beard-grass skipper	NL	NL	Y
<i>Ceraclea floridana</i>	Florida ceracleon long horn caddishfly	NL	NL	Y
<i>Cyclargus thomasi bethunebakeri</i>	Miami blue butterfly	FE	E	Y
<i>Cyclophala miamiensis</i>	Miami roundhead scarab beetle	NL	C Y	<i>Eumaeus</i>
<i>atala floridana</i>	Florida atala butterfly	NL	C	Y
<i>Heraclides aristodemus ponceanus</i>	Schaus swallowtail butterfly	FE	E	Y
<i>Micronaspsis floridana</i>	Florida intertidal firefly	NL	Y	
<i>Mixogaster delongi</i>	Delong's mixogaster flower fly	NL	NL	Y
<i>Mycotrupes pedester</i>	Scrub island burrowing scarab beetle	NL	NL	Y
<i>Oxyethira florida</i>	Florida oxyethiran microcaddishfly	NL	NL	Y
<i>Photuris brunnipennis floridana</i>	Everglades brownwing firefly	NL	NL	Y <i>Strymon</i>
<i>acis bartrami</i>	Bartram's scrub-hairstreak butterfly	NL	C	Y

MOLLUSCS

<i>Liguus fasciatus</i>	Florida tree snail	SSC	NL	Y
<i>Orthalicus reses reses</i>	Stock Island tree snail	FT	T	Y
<i>Strombus gigas</i>	Queen conch	NL	C	Y

Key:

NL = Not Listed

1) Federal Listings:

E = Listed as Endangered Species in the List of Endangered and Threatened Wildlife and Plants under the provisions of the Endangered Species Act. Defined as any species that is in danger of extinction throughout all or a significant portion of its range.

T(S/A) = Listed only because of similarity in appearance to the American crocodile.

FE/FX = Experimental population in Florida.

T = Listed as Threatened Species. Defined as any species that is likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range.

C = Candidate Species for addition to the List of Endangered and Threatened Wildlife and Plants. Includes taxa for which: the US Fish and Wildlife Service (USFWS) currently has substantial information on hand to support the biological appropriateness of proposing to list the species as endangered or threatened; or the USFWS currently possesses information indicating that proposing to list the species as endangered or threatened is possibly appropriate, but for which conclusive data on biological vulnerability and threat(s) are not currently available to support proposed rules at this time.

2) State Listings:

FE/FT= Listed as Federally-designated Endangered and Threatened Species. Defined as species of fish or wild animal life, subspecies or isolated populations of species or subspecies, whether vertebrate or invertebrate, that are native to Florida and are classified as Endangered and Threatened under the Fish and Wildlife Conservation Commission (Commission) rule by virtue of designation by the United States Departments of Interior or Commerce as endangered or threatened under the Federal Endangered Species Act, 16 U.S.C. §1531 et seq. and rules thereto; the definition of Federally-designated Endangered and Threatened Species does not include species that are not within the Commission's constitutional authority.

FT(S/A) = Listed only because of similarity in appearance to the American crocodile.

FE/FX = Experimental population in Florida

ST= Listed as State-designated Threatened Species by the Fish and Wildlife Conservation Commission (Commission). Defined as species of fish or wild animal life, subspecies, or isolated population of a species or subspecies, whether vertebrate or invertebrate, that are native to Florida and are classified as Threatened as determined by paragraph (a), (b), (c), (d), or (e) in accordance with Rule 68A-27.0012, F.A.C. The designation of a species as threatened shall include all subspecies unless stated otherwise in Commission rule.

SSC= Listed as a Species of Special Concern by the Fish and Wildlife Conservation Commission under an earlier listing process. Either the species is being evaluated for listing as a State-designated Threatened species or not enough data currently exist to make a listing determination.

C= A species of fish or wild animal life, subspecies, or isolated populations of species or subspecies, whether invertebrate or vertebrate, that the Fish and Wildlife Conservation Commission (Commission) has determined warrants listings as a State-designated Threatened Species in accordance with Rule 68A-27.0012, F.A.C., and is awaiting final Commission action to be added to the list of Florida Endangered and Threatened Species in Rule 68A-27.003, F.A.C.

* = The Fish and Wildlife Conservation Commission has delisted these species; however, the bald eagle continues to be under the protection of the state in accordance to rule 68A-16.002, F.A.C., and its Bald Eagle Management Plan, adopted on April 9, 2008, and the bear is protected under rule 68A-4.009, F.A.C., and the Florida Black Bear Management Plan, approved on June 27, 2012.

3) County Listings:

Y = Miami-Dade County endangered, threatened, rare or special concern fauna species as updated from previously adopted CDMP lists, due to low population numbers or limited/localized population; impacts resulting from habitat destruction or environmental contamination; or nesting destruction/disturbance/failures.

Table from the Conservation, Aquifer Recharge and Drainage Element of the Miami-Dade Comprehensive Development Master Plan including amendments adopted up through November 18, 2015

Appendix 6-B. List of Federal, State and County Endangered, Threatened, Rare, and Special Concern Flora in Miami-Dade County

Scientific Name	Common Name	State	Federal	County
<i>Acacia choriophylla</i>	Tamarindillo; cinnecord	E	NL	Y
<i>Acanthocereus tetragenus</i>	Triangle cactus	T	NL	Y
<i>Acoelorrhaphe wrightii</i>	Everglades palm	T	NL	Y
<i>Acrostichum aureum</i>	Golden leather fern	T	NL	Y
<i>Adiantum capillus-veneris</i>	Venus hair fern;			
	southern maidenhair fern	NL	NL	Y
<i>Adiantum melanoleucum</i>	Fragrant maidenhair fern	E	NL	Y
<i>Adiantum tenerum</i>	Brittle maidenhair fern	E	NL	Y
<i>Aeschynomene pratensis</i>	Meadow joint-vetch	E	NL	Y
<i>Agalinis filifolia</i>	Seminole false fox glove	NL	NL	Y
<i>Aletris bracteata</i>	White colic root	E	NL	Y
<i>Alvaradoa amorphoides</i>	Mexican alvaradoa	E	NL	Y
<i>Amorpha herbacea</i> var. <i>crenulata</i>	Crenulate (=Miami) leadplant	E	E	Y
<i>Amphitecna latifolia</i>	Black calabash	NL	NL	Y
<i>Anemia wrightii</i>	Wright's pineland fern	E	NL	Y
<i>Angadenia berteroi</i>	Pineland golden trumpet	T	NL	Y
<i>Argusia gnaphalodes</i>	Sea rosemary	E	NL	Y
<i>Argythamnia blodgettii</i>	Blodgett's silverbush	E	C	Y
<i>Aristolochia pentandra</i>	Marsh's dutchmans pipe	E	NL	Y
<i>Asplenium abscissum</i>	Cutleaf spleenwort	NL	NL	Y
<i>Asplenium dentatum</i>	Toothed spleenwort	E	NL	Y
<i>Asplenium serratum</i>	Wild bird nest fern	E	NL	Y
<i>Asplenium verecundum</i>	Modest spleenwort	E	NL	Y
<i>Asplenium x biscaynianum</i>	Biscayne spleenwort	NL	NL	Y
<i>Asteraea lobata</i>	Lobed croton; Florida treefern	NL	NL	Y
<i>Baccharis dioica</i>	Broombush falsewillow	E	NL	Y
<i>Basiphyllaea corallicola</i>	Carter's orchid	E	NL	Y
<i>Bletia patula</i>	Flor de Pismo	NL	NL	Y
<i>Bletia purpurea</i>	Pinepink orchid	T	NL	Y
<i>Bourreria cassinifolia</i>	Smooth strongback	E	NL	Y
<i>Bourreria succulenta</i>	Bahama strongback	E	NL	Y
<i>Brassia caudata</i>	Spider orchid	E	NL	Y
<i>Brickellia eupatorioides</i> var. <i>floridana</i>	Brickell-brush; Mosier's false boneset	E	C	Y
<i>Brickellia mosieri</i>				
<i>Byrsonima lucida</i>	Locustberry	T	NL	Y
<i>Caesalpinia major</i>	Yellow nickerbean	E	NL	Y
<i>Calopogon multiflorus</i>	Many-flowered grass pink	E	NL	Y
<i>Calyptanthes pallens</i>	Spicewood; pale lid flower	T	NL	Y
<i>Calyptanthes zuzygium</i>	Myrtle-of-the-river	E	NL	Y
<i>Campyloneurum angustifolium</i>	Narrow strap fern	E	NL	Y
<i>Campyloneurum costatum</i>	Tailed strap fern	E	NL	Y
<i>Campyloneurum latum</i>	Broad strap fern	E	NL	Y
<i>Canella winterana</i>	Pepper cinnamon bark	E	NL	Y
<i>Catopsis berteroniana</i>	Powdery strap airplant	E	NL	Y
<i>Catopsis floribunda</i>	Florida strap airplant	E	NL	Y
<i>Cayaponia americana</i>	American melonleaf	NL	NL	Y

Scientific Name	Common Name	State	Federal	County
<i>Ceropteris pteridoides</i>	Water horn fern	NL	NL	Y
<i>Celosia nitida</i>	West Indian cock's comb	E	NL	Y
<i>Chamaesyce deltoidea</i> ssp.adherens	Gould's wedge sandmat	E	NL	Y
<i>Chamaesyce deltoidea deltoidea</i>	Wedge sandmat; rockland spurge	E	E	Y
<i>Chamaesyce deltoidea garberi</i>	Garber's sandmat; Garber's spurge	E	T	Y
<i>Chamaesyce deltoidea pinetorum</i>	Pineland sandmat	E	C	Y
<i>Chamaesyce pergamena</i>	Southern Florida sandmat	T	NL	Y
<i>Chamaesyce porteriana</i>	Porter's sandmat	E	NL	Y
<i>Chaptalia albicans</i>	White sunbonnets	T	NL	Y
<i>Cheilanthes microphylla</i>	Southern lip fern	E	NL	Y
<i>Chrysophyllum oliviforme</i>	Satin leaf	T	NL	Y
<i>Cissampelos pareira</i>	Velvet leaf; pareira brava	E	NL	Y
<i>Clitoria mariana</i>	Butterfly pea; Atlantic pigeonwings	NL	T	Y
<i>Coccothrinax argentata</i>	Florida silver palm	T	NL	Y
<i>Colubrina cubensis</i> var. floridana	Cuban nakedwood	E	NL	Y
<i>Colubrina elliptica</i>	Soldierwood	E	NL	Y
<i>Conradina grandiflora</i>	Large flowered false rosemary	T	NL	Y
<i>Cordia globosa</i>	Curacao bush	E	NL	Y
<i>Cranichis muscosa</i>	Cypress knee helmet orchid; moss orchid	E	NL	Y
<i>Crossopetalum ilicifolium</i>	Christmas berry	T	NL	Y
<i>Crossopetalum rhacoma</i>	Rhacoma maidenberry	T	NL	Y
<i>Croton humilis</i>	Pepperbush	E	NL	Y
<i>Ctenitis sloanei</i>	Red-hair comb fern	E	NL	Y
<i>Ctenitis submarginalis</i>	Brown-hair comb fern	E	NL	Y
<i>Cupania glabra</i>	Florida toadwood	E	NL	Y
<i>Cuscuta amerciana</i>	American dodder	NL	NL	Y
<i>Cynanchum blodgettii</i>	Blodgett's swallowwort	T	NL	Y
<i>Cyperus pendunculatus</i>	Beach star	E	NL	Y
<i>Cyrtopodium punctatum</i>	Cow-horn orchid; cigar orchid	E	NL	Y
<i>Dalbergia brownii</i>	Browne's Indian rosewood	E	NL	Y
<i>Dalea carthagenensis</i> var. <i>Floridana</i>	Florida prairie clover	E	C	Y
<i>Dendrophylax lindenii</i>	Ghost orchid	E	NL	Y
<i>Desmodium floridanum</i>	Florida ticktrefoil	NL	NL	Y
<i>Desmodium strictum</i>	Pinebarren ticktrefoil	NL	NL	Y
<i>Digitaria filiformis</i> var. <i>Dolichophylla</i>	Caribbean crabgrass	T	NL	Y
<i>Digitaria pauciflora</i>	Two-spike crabgrass; Florida pineland crabgrass	E	C	Y
<i>Drypetes diversifolia</i>	White wood; milkbark	E	NL	Y
<i>Drypetes lateriflora</i>	Guiana plum	T	NL	Y
<i>Eleocharis albida</i>	White albida	NL	NL	Y
<i>Eleocharis rostellata</i>	Beaked spikerush	E	NL	Y
<i>Eltroplectris calcarata</i>	Long-clawed orchid; spurred neottia	E	NL	Y
<i>Encyclia tampensis</i>	Butterfly orchid	CE	NL	Y

Scientific Name	Common Name	State	Federal	County
<i>Epidendrum anceps</i>	Dingy-flowered star orchid; dingy-flowered epidendrum	E	NL	Y
<i>Epidendrum floridense</i>	Umbrella star orchid; umbrella epidendrum	E	NL	Y
<i>Epidendrum nocturnum</i>	Night scented epidendrum	E	NL	Y
<i>Epidendrum rigidum</i>	Stiff-flowered star orchid; rigid epidendrum	E	NL	Y
<i>Erithalis fruticosa</i>	Black torch	T	NL	Y
<i>Ernodea cokeri</i>	Coker's beach creeper; one nerved ernodea	E	NL	Y
<i>Eugenia confusa</i>	Redberry stopper; redberry Eugenia	E	NL	Y
<i>Eugenia rhombea</i>	Red stopper	E	NL	Y
<i>Eupatorium compositifolium</i>	Yankeeweed	T	NL	Y
<i>Evolvulus convolvuloides</i>	Bindweed dwarf morning glory; dwarf bindweed	E	NL	Y
<i>Exostema caribaeum</i>	Caribbean princewood	E	NL	Y
<i>Galactia smallii</i>	Small's milkpea	E	E	Y
<i>Galeandra bicarinata</i>	Helmet orchid; two keeled hooded orchid	E	NL	Y
<i>Glandularia maritima</i>	Coastal mock vervain	E	NL	Y
<i>Gossypium hirsutum</i>	Upland cotton; wild cotton	E	NL	Y
<i>Govenia floridana</i>	Gowen's orchid; Florida govenia	E	NL	Y
<i>Guaiaacum sanctum</i>	Hollywood lignumvitae	E	NL	Y
<i>Guzmania monostachia</i>	Fuch's bromeliad; West Indian tufted airplant	E	NL	Y
<i>Gyminda latifolia</i>	West Indian false box	E	NL	Y
<i>Gymnopogon ambiguus</i>	Bearded skeleton grass	NL	NL	Y
<i>Gymnopogon brevifolius</i>	Shortleaf skeleton grass	NL	NL	Y
<i>Habenaria nivea</i>	Snowy orchid	T	NL	Y
<i>Halophila johnsonii</i>	Johnson's seagrass	T	T	Y
<i>Harrisia fragrans</i>	Caribbean apple cactus; Indian River prickly-apple; Simpson's applecactus	E	E	Y
<i>Harrisela porrecta</i>	Needleroot airplant	T	NL	Y
<i>Helenium flexuosum</i>	Purple sneeze weed	NL	NL	Y
<i>Hibiscus poeppigii</i>	Poeppig's rosemallow	E	NL	Y
<i>Hippomane mancinella</i>	Manchineel	E	NL	Y
<i>Hypelate trifoliata</i>	White ironwood	E	NL	Y
<i>Hypericum myrtifolium</i>	Myrtle leaf St. John's wort	NL	NL	Y
<i>Ilex krugiana</i>	Krug's holly	T	NL	Y
<i>Indigofera trita ssp. Scabra keyensis</i>	Florida Keys indigo	E	C	Y
<i>Ipomoea microdactyla</i>	Bejuco colorado; man-in-the-ground wild potato morning glory;	E	NL	Y
<i>Ipomoea tenuissima</i>	Rockland morning glory	E	NL	Y
<i>Isoetes flaccida</i>	Florida quillwort	NL	NL	Y
<i>Jacquemontia curtisii</i>	Pineland jacquemontia	T	NL	Y
<i>Jacquemontia havanensis</i>	Havana clustervine	E	NL	Y

Scientific Name	Common Name	State	Federal	County
<i>Jacquemontia pentanthos</i>	Skyblue clustervine	E	NL	Y
<i>Jacquemontia reclinata</i>	Beach clustervine; Beach jacquemontia	E	E	Y
<i>Jacquinia keyensis</i>	Joewood	T	NL	Y
<i>Koanophyllon villosum</i>	Florida shrub thoroughwood	E	NL	Y
<i>Lantana canescens</i>	Hammock shrub verbena	E	NL	Y
<i>Lantana depressa</i>	Rockland shrub verbena	E	NL	Y
<i>Lactuca floridana</i>	Woodland lettuce	NL	NL	Y
<i>Lechea divaricata</i>	Drysand pinweed; spreading pinweed	E	NL	Y
<i>Leptochloa fusca</i> var. <i>uninervia</i>	Mexican sprangletop	NL	NL	Y
<i>Leptochloa virgata</i>	Tropical sprangletop	NL	NL	Y
<i>Licaria triandra</i>	Pepper leaf sweetwood	E	NL	Y
<i>Linum arenicola</i>	Sand flax	E	C	Y
<i>Linum carteri</i>	Everglades flax	E	C	Y
<i>Linum carteri</i> var. <i>carterii</i>	Carter's Everglades flax	E	C	Y
<i>Linum carteri</i> var. <i>smallii</i>	Small's flax	E	NL	Y
<i>Linum floridanum</i>	Florida yellow flax	NL	NL	Y
<i>Lippia stoechadifolia</i>	Southern fogfruit; southern matchsticks	E	NL	Y
<i>Liparis nervosa</i>	Pantropical widelip orchid; tall twayblade	E	NL	Y
<i>Lomariopsis kunzeana</i>	Hollyvine fern; climbing holly fern	E	NL	Y
<i>Macradenia lutescens</i>	Long-gland orchid; Trinidad macradenia	E	NL	Y
<i>Manilkara jaimiqui</i> ssp. <i>emarginata</i>	Wild dilly	T	NL	Y
<i>Matelea floridana</i>	Florida milkvine; Florida spiny pod	E	NL	Y
<i>Maytenus phyllanthoides</i>	Florida mayten	T	NL	Y
<i>Melanthera parvifolia</i>	Small leaved cat-tongue	T	NL	Y
<i>Microgramma heterophylla</i>	Climbing vine fern	E	NL	Y
<i>Mosiera longpipes</i>	Mangrove berry	T	NL	Y
<i>Myrcianthes fragrans</i>	Simpson's stopper	T	NL	Y
<i>Nephrolepis biserrata</i>	Giant swordfern	T	NL	Y
<i>Nevrodium lanceolatum</i>	Ribbon fern	E	NL	Y
<i>Nymphaea mexicana</i>	Yellow waterlily	NL	NL	Y
<i>Ocimum campechianum</i>	Wild sweet basil; wild mosquito plant	E	NL	Y
<i>Odontosoria clavata</i>	Wedgelet fern	E	NL	Y
<i>Okenia hypogaea</i>	Burrowing four-o'clock; beach peanut	E	NL	Y
<i>Oncidium ensatum</i>	Florida dancing lady orchid; Florida oncidium	E	NL	Y
<i>Ophioglossum palmatum</i>	Hand fern	E	NL	Y
<i>Ophioglossum nudicaule</i>	Slender adders tongue	NL	NL	Y
<i>Opuntia corallicola</i>	Semaphore cactus pricklypear cactus	E	NL	Y
<i>Opuntia stricta</i>	Erect or shellmound pricklypear	T	NL	Y

Scientific Name	Common Name	State	Federal	County
<i>Osmunda cinnamomea</i>	Cinnamon fern	CE	NL	Y
<i>Osmunda regalis</i>	Royal fern	CE	NL	Y
<i>Paspalidium chapmanii</i>	Coral panicum; coral panicgrass	E	NL	Y
<i>Passiflora multiflora</i>	White-flower passionflower; Whiteflowered passionvine	E	NL	Y
<i>Passiflora pallens</i>	Pineland passionflower; pineland passionvine	E	NL	Y
<i>Passiflora sexflora</i>	Goats foot	E	NL	Y
<i>Pavonia paludicola</i>	Swampbush	E	NL	Y
<i>Pecluma dispersa</i>	Widespread polypody	E	NL	Y
<i>Pecluma plumula</i>	Plume polypody	E	NL	Y
<i>Pecluma ptilodon</i> var. <i>bourgeanuana</i>	Comb polypody; swamp plume polypody; plumed rockcap fern; palmleaf rockcap fern	E	NL	Y
<i>Pelexia adnata</i>	Hachuela pelexia	E	NL	Y
<i>Peperomia amplexicaulis</i>	Jackie's saddle; clasping peperomia	E	NL	Y
<i>Peperomia humilis</i>	Low peperomia	E	NL	Y
<i>Peperomia magnoliifolia</i>	Spoonleaf or spatulate peperomia	E	NL	Y
<i>Peperomia obtusifolia</i>	Florida peperomia; baby rubberplant	E	NL	Y
<i>Phoradendron rubrum</i>	Mahogany mistletoe	E	NL	Y
<i>Physalis cordata</i>	Heartleaf ground cherry	NL	NL	Y
<i>Picramnia pentandra</i>	Florida bitterbush	E	NL	Y
<i>Pithecellobium keyense</i>	Florida Keys blackbead	T	NL	Y
<i>Poinsettia pinetorum</i>	Pineland spurge; Everglades poinsettia	E	NL	Y
<i>Polygala polygama</i>	Racemed milkwort	NL	NL	Y
<i>Polygala smallii</i>	Small's milkwort; tiny polygala	E	E	Y
<i>Polygonella gracilis</i>	Tall jointweed	NL	NL	Y
<i>Polygonum setaceum</i>	Bog smartweed	NL	NL	Y
<i>Polystachya concreta</i>	Greater yellow spike orchid	E	NL	Y
<i>Ponthieva brittoniae</i>	Britton's shadowwitch	E	NL	Y
<i>Prescotia oligantha</i>	Small prescott orchid; small flowered orchid	E	NL	Y
<i>Prosthechea boothiana</i> var. <i>Erythronoides</i>	Dollar orchid	E	NL	Y
<i>Prosthechea cochleata</i>	Clamshell orchid; Florida cockleshell orchid	E	NL	Y
<i>Prunus myrtifolia</i>	West Indian cherry	T	NL	Y
<i>Pseudophoenix sargentii</i> Seargants	cherry palm; buccaneer palm	E	NL	Y
<i>Psidium longipes</i>	Mangrove berry	T	NL	Y
<i>Psychotria ligustrifolia</i>	Bahama wild coffee; smooth wild coffee	E	NL	Y
<i>Pteris bahamensis</i>	Bahama ladder brake	T	NL	Y
<i>Pteroglossaspis encristata</i> <i>ecristata</i>	Giant orchid	T	NL	Y
<i>Remirea maritima</i>	Beach star	E	NL	Y

Scientific Name	Common Name	State	Federal	County
<i>Reynosia septentrionalis</i>	Darling plum	T	NL	Y
<i>Rhipsalis baccifera</i>	Mistletoe cactus	E	NL	Y
<i>Rhynchosia parvifolia</i>	Small leaf snoutbean	T	NL	Y
<i>Rhynchosia swartzii</i>	Swartz's snoutbean	E	NL	Y
<i>Rhynchospora pusilla</i>	Fairy beaksedge	NL	NL	Y
<i>Nasturtium floridanum</i>	Florida watercress	NL	NL	Y
<i>Roystonea regia</i>	Florida royal palm	E	NL	Y
<i>Sachsia polycephala</i>	Bahama sachsia	T	NL	Y
<i>Sacoila lanceolata</i>	Leafless beaked ladiestresses	T	NL	Y
<i>Sacoila lanceolata</i> var. <i>paludicola</i>	Leafy beaked ladiestresses	T	NL	Y
<i>Salvia misella</i>	Southern river sage; river sage	NL	NL	Y
<i>Scaevola plumieri</i>	Beachberry; inkberry; gullfeed	T	NL	Y
<i>Schaefferia frutescens</i>	Florida boxwood	E	NL	Y
<i>Schizaea pennulata</i>	Ray fern	E	NL	Y
<i>Scleria ciliata</i> var. <i>curtissii</i>	Fringed nutrush	NL	NL	Y
<i>Scleria lithosperma</i>	Florida Keys nutrush	E	NL	Y
<i>Scutellaria havanensis</i>	Havana scullcap	E	NL	Y
<i>Selaginella armata</i> var. <i>eatonii</i>	Eaton's spike-moss; pygmy spike-moss	E	NL	Y
<i>Senna mexicana</i> var. <i>chapmanii</i>	Chapman's sensitive plant	T	NL	Y
<i>Sericarpus tortifolius</i>	White top aster	NL	NL	Y
<i>Smilax havanensis</i>	Everglades greenbrier	T	NL	Y
<i>Sideroxylon reclinatum</i> ssp. <i>Austrofloridense</i>	Everglades bully	NL	C	Y
<i>Solanum donianum</i>	Mullein nightshade	T	NL	Y
<i>Solanum chenopodioides</i>	Black nightshade	NL	NL	Y
<i>Spermacoce terminalis</i>	False buttonwood	T	NL	Y
<i>Spiranthes brevilabris</i>	Texas or small ladiestresses	E	NL	Y
<i>Spiranthes costaricensis</i>	Costa Rican ladiestresses	E	NL	Y
<i>Spiranthes elata</i> Tall neottia;	tall ladiestresses	E	NL	Y
<i>Spiranthes laciniata</i>	Lace lip ladiestresses	T	NL	Y
<i>Spiranthes longilabris</i>	Long lip ladiestresses	T	NL	Y
<i>Spiranthes lucayana</i>	Gray ladiestresses	E	NL	Y
<i>Spiranthes torta</i>	Southern ladiestresses	E	NL	Y
<i>Sporobolus compositus</i> var. <i>Clandestinus</i>	Hidden dropseed	NL	NL	Y
<i>Stylosanthes calcicola</i>	Everglades Key pencilflower	E	NL	Y
<i>Swietenia mahagoni</i>	Mahogany	T	NL	Y
<i>Tectaria coriandrifolia</i>	Hairy halberd fern; Hattie Bauer halberd fern	NL	NL	Y
<i>Tectaria fibriata</i>	Least halberd fern	E	NL	Y
<i>Tectaria heracleifolia</i>	Broad halberd fern	T	NL	Y
<i>Tephrosia angustissima</i>	Narrowleaf hoarypea	E	NL	Y
<i>Tephrosia angustissima</i> var. <i>Corallicola</i>	Coral hoarypea	E	NL	Y
<i>Tephrosia spicata</i>	Spiked hoarypea	NL	NL	Y
<i>Tetrazygia bicolor</i>	Florida clover ash	T	NL	Y
<i>Thelypteris augescens</i>	Abrupt tipped maiden fern	T	NL	Y
<i>Thelypteris hispidula</i> var. <i>versicolor</i>	Hairy maiden fern	NL	NL	Y
<i>Thelypteris patens</i>	Grid-scale maiden fern	E	NL	Y

Scientific Name	Common Name	State	Federal	County
<i>Thelypteris reptans</i>	Creeping star-hair fern	E	NL	Y
<i>Thelypteris reticulata</i>	Lattice vein fern	E	NL	Y
<i>Thelypteris sclerophylla</i>	Stiff star-hair fern	E	NL	Y
<i>Thelypteris serrata</i>	Toothed lattice-vein fern	E	NL	Y
<i>Thrinax morissii</i>	Brittle thatch palm; Silver thatch palm	E	NL	Y
<i>Thrinax radiata</i>	Florida thatch palm	E	NL	Y
<i>Tillandsia balbisiana</i>	Northern needleleaf	T	NL	Y
<i>Tillandsia fasciculata</i>	Cardinal airplant; common wildpine	E	NL	Y
<i>Tillandsia fasciculata</i> var. <i>clavispica</i>	Clubspike cardinal airplant	E	NL	Y
<i>Tillandsia fasciculata</i> var. <i>densispica</i>	Mez stiff-leaved wild pine	E	NL	Y
<i>Tillandsia flexuosa</i>	Twisted air plant	T	NL	Y
<i>Tillandsia utriculata</i>	Giant airplant; giant wild pine	E	NL	Y
<i>Tillandsia variabilis</i>	Leatherleaf airplant	T	NL	Y
<i>Tournefortia hirsutissima</i>	Chiggery grapes	E	NL	Y
<i>Tragia saxicola</i>	Rockland noseburn	T	NL	Y
<i>Trema lamarckiana</i>	West Indian trema; Lamarck's trema	E	NL	Y
<i>Trichomanes krausii</i>	Kraus' bristle fern	E	NL	Y
<i>Trichomanes lineolatum</i>	Lined bristle fern	E	NL	Y
<i>Trichomanes punctatum</i> ssp. <i>Floridanum</i>	Florida bristle fern	E	C	Y
<i>Tricocentrum undulata</i>	Mule-eared oncidium; Cape Sable dancing lady orchid	E	NL	Y
<i>Tridens flavus</i>	Tall redtop; purple tridens	NL	NL	Y
<i>Triplasis americana</i>	Perennial sandgrass	NL	NL	Y
<i>Tripsacum floridanum</i>	Florida gamagrass	T	NL	Y
<i>Tropidia polystachya</i>	Young palm orchid	E	NL	Y
<i>Utricularia juncea</i>	Southern bladderwort	NL	NL	Y
<i>Vallesia antillana</i>	Tearshrub	E	NL	Y
<i>Vanilla barbellata</i>	Worm-vine orchid	E	NL	Y
<i>Vanilla dilloniana</i>	Leafless vanilla; Dillon's vanilla	E	NL	Y
<i>Vanilla mexicana</i>	Mexican vanilla; unscented vanilla; Fuch's vanilla	E	NL	Y
<i>Voyria parasitica</i>	Parasitic ghostplant	E	NL	Y
<i>Warea carteri</i>	Carter's pinelandcress; Carter's mustard	E	E	Y
<i>Zamia pumila</i>	Florida arrowroot; coontie	CE	NL	Y
<i>Zanthoxylum coriaceum</i>	Biscayne pricklyash; leathery pricklyash	E	NL	Y
<i>Zaphranthes atamasca</i>	Atamasco lily	T	NL	Y
<i>Zornia bracteata</i>	Viperina	NL	NL	Y

Key:
NL = Not Listed

1) Federal Listings:

E = Listed as Endangered Species in the List of Endangered and Threatened Wildlife and Plants under the provisions of the Endangered Species Act. Defined as any species which is in danger of extinction throughout all or a significant portion of its range.

T = Listed as Threatened Species. Defined as any species which is likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range.

C = Candidate Species for addition to the List of Endangered and Threatened Wildlife and Plants. Includes taxa for which: the US Fish and Wildlife Service (USFWS) currently has substantial information on hand to support the biological appropriateness of proposing to list the species as endangered or threatened; or the USFWS currently possesses information indicating that proposing to list the species as endangered or threatened is possibly appropriate, but for which conclusive data on biological vulnerability and threat(s) are not currently available to support proposed rules at this time.

2) State Listings:

E = Listed as Endangered Plants in the Preservation of Native Flora of Florida Act. Defined as species of plants native to the State that are in imminent danger of extinction within the State, the survival of which is unlikely if the causes of a decline in the number of plants continue, and includes all species determined to be endangered or threatened pursuant to the Federal Endangered Species Act of 1973, as amended.

T = Listed as Threatened Plants in the Preservation of Native Flora of Florida Act. Defined as species native to the State that are in rapid decline in the number of plants within the State, but which have not so decreased in such number as to cause them to be endangered.

CE = Listed as a Commercially Exploited Plant in the Preservation of Native Flora of Florida Act. Defined as species native to the State, which are subject to being removed in significant numbers from native habitats in the State and sold or transported for sale.

3) County Listings:

Y = Miami-Dade County endangered, threatened, rare or special concern flora species as updated from previously adopted CDMP lists, due to low population numbers or limited/localized population; impacts resulting from habitat destruction or environmental contamination; or nesting destruction/disturbance/failures.

Table from the Conservation, Aquifer Recharge and Drainage Element of the Miami-Dade Comprehensive Development Master Plan including amendments adopted up through November 18, 2015

Appendix 6-C. Invasive Pest Plant Species: Florida Exotic Pest Plant Council's 2017 List of Invasive Plant Species

CATEGORY I: Invasive exotics that are altering native plant communities by displacing native species, changing community structures or ecological functions, or hybridizing with natives. This definition does not rely on the economic severity or geographic range of the problem, but on the documented ecological damage caused.

Scientific Name	Common Name	Gov. List	Zone
<i>Abrus precatorius</i>	rosary pea	F	C, S
<i>Acacia auriculiformis</i>	earleaf acacia		C, S
<i>Albizia julibrissin</i>	mimosa, silk tree		N, C
<i>Albizia lebeck</i>	woman's tongue		C, S
<i>Ardisia crenata</i>	coral ardisia	F	N, C, S
<i>Ardisia elliptica</i> shoebuttan	ardisia	F	C, S
<i>Asparagus aethiopicus</i> (<i>A. sprengeri</i> , <i>A. densiflorus</i>)	asparagus-fern		N, C, S
<i>Bauhinia variegata</i>	orchid tree		C, S
<i>Bischofia javanica</i>	bishopwood		C, S
<i>Calophyllum antillanum</i> (<i>C. calaba</i>)	Santa Maria, mast wood		S
<i>Casuarina equisetifolia</i>	Australian-pine	F	N, C, S
<i>Casuarina glauca</i> suckering	Australian-pine	F	C, S
<i>Cinnamomum camphora</i>	camphor tree		N, C, S
<i>Colocasia esculenta</i>	wild taro		N, C, S
<i>Colubrina asiatica</i>	lather leaf	F	S
<i>Cupaniopsis anacardioides</i>	carrotwood	F	C, S
<i>Deparia petersenii</i>	Japanese false spleenwort		N, C
<i>Dioscorea alata</i>	winged yam	F	N, C, S
<i>Dioscorea bulbifera</i>	air-potato	F	N, C, S
<i>Eichhornia crassipes</i>	water-hyacinth	F	N, C, S
<i>Eugenia uniflora</i>	Surinam cherry		C, S
<i>Ficus microcarpa</i> (<i>F. nitida</i> and <i>F. retusa</i> var. <i>nitida</i>) ¹	laurel fig		C, S
<i>Hydrilla verticillata</i>	hydrilla	F, U	N, C, S
<i>Hygrophila polysperma</i>	green hygro	F, U	N, C, S
<i>Hymenachne amplexicaulis</i>	West Indian marsh grass		N, C, S
<i>Imperata cylindrica</i>	cogon grass	F, U	N, C, S
<i>Ipomoea aquatica</i>	water-spinach	F, U	C
<i>Jasminum dichotomum</i>	Gold Coast jasmine		C, S
<i>Jasminum fluminense</i>	Brazilian jasmine		C, S
<i>Lantana camara</i> (<i>L. strigocamara</i>)	lantana, shrub verbena		N, C, S
<i>Ligustrum lucidum</i>	glossy privet		N, C
<i>Ligustrum sinense</i>	Chinese privet	F ³	N, C, S
<i>Lonicera japonica</i>	Japanese honeysuckle		N, C, S
<i>Ludwigia hexapetala</i>	Uruguay waterprimrose		N, C
<i>Ludwigia peruviana</i>	Peruvian primrosewillow		N, C, S
<i>Lumnitzera racemosa</i>	black mangrove		S
<i>Luziola subintegra</i>	tropical American watergrass		S

Scientific Name	Common Name	Gov. List	Zone
<i>Lygodium japonicum</i>	Japanese climbing fern	F	N, C, S
<i>Lygodium microphyllum</i>	Old World climbing fern	F,U	N, C, S
<i>Macfadyena unguis-cati</i> (<i>Dolichandra unguis-cati</i>)	catclawvine		N, C, S
<i>Manilkara zapota</i>	sapodilla		S
<i>Melaleuca quinquenervia</i>	melaleuca, paper bark	F,U	C, S
<i>Melinis repens</i> (<i>Rhynchelytrum repens</i>)	Natal grass		N, C, S
<i>Microstegium vimineum</i> *	Japanese stiltgrass,		N
<i>Mimosa pigra</i> catclaw	mimosa	F,U	C, S
<i>Nandina domestica</i> nandina,	heavenly bamboo		N, C
<i>Nephrolepis brownii</i> (<i>N. multiflora</i>)	Asian sword fern		C, S
<i>Nephrolepis cordifolia</i>	sword fern		N, C, S
<i>Neyraudia reynaudiana</i>	Burma reed	F	S
<i>Nymphoides cristata</i>	crested floating heart	F	C, S
<i>Paederia cruddasiana</i>	sewer vine	F	S
<i>Paederia foetida</i>	skunk vine	F	N, C, S
<i>Panicum repens</i>	torpedo grass		N, C, S
<i>Pennisetum purpureum</i>	Napier grass, elephant grass		N, C, S
<i>Phymatosorus scolopendria</i> (<i>Microsorium grossum</i>)	serpent fern, wart fern		S
<i>Pistia stratiotes</i>	water-lettuce	F	N, C, S
<i>Psidium cattleianum</i> (<i>P. littorale</i>)	strawberry guava		C, S
<i>Psidium guajava</i>	guava		C, S
<i>Pueraria montana</i> var. <i>lobata</i>	kudzu	F	N, C, S
<i>Rhodomyrtus tomentosa</i>	downy rose-myrtle		C, S
<i>Ruellia simplex</i> ²	Mexican-petunia		N, C, S
<i>Salvinia minima</i>	water spangles		N, C, S
<i>Sapium sebiferum</i> (<i>Triadica sebifera</i>)	popcorn tree, Chinese tallow tree		N, C, S
<i>Scaevola taccada</i> (<i>S. sericea</i> , <i>S. frutescens</i>)	half-flower, beach naupaka		N, C, S
<i>Schefflera actinophylla</i> (<i>Brassaia actinophylla</i>)	schefflera, Queensland umbrella tree		C, S
<i>Schinus terebinthifolius</i>	Brazilian-pepper	F	N, C, S
<i>Scleria lacustris</i>	Wright's nutrush		C, S
<i>Senna pendula</i> var. <i>glabrata</i> Christmas senna	Christmas cassia,		C, S
<i>Solanum tampicense</i>	wetland nightshade	F,U	C, S
<i>Solanum viarum</i>	tropical soda apple	F,U	N, C, S
<i>Sporobolus jacquemontii</i> (<i>S. indicus</i> var. <i>pyramidalis</i>)	West Indian dropseed		C, S
<i>Syngonium podophyllum</i>	arrowhead vine		N, C, S
<i>Syzygium cumini</i>	Java-plum		C, S
<i>Tectaria incisa</i>	incised halberd fern		S

Scientific Name	Common Name	Gov. List	Zone
<i>Thelypteris opulenta</i> *	jeweled maiden fern		S
<i>Thespesia populnea</i>	seaside mahoe		C, S
<i>Tradescantia fluminensis</i>	small-leaf spiderwort		N, C
<i>Urena lobata</i>	Caesar's weed		N, C, S
<i>Urochloa mutica</i> (<i>Brachiaria mutica</i>)	para grass		N, C, S
<i>Vitex rotundifolia</i>	beach vitex		N

CATEGORY II: Invasive exotics that have increased in abundance or frequency but have not yet altered Florida plant communities to the extent shown by Category I species. These species may become ranked Category I if ecological damage is demonstrated.

Scientific Name	Common Name	Gov. List	Zone
<i>Adenanthera pavonina</i>	red sandalwood		S
<i>Agave sisalana</i>	sisal hemp		C, S
<i>Aleurites fordii</i> (<i>Vernicia fordii</i>)	tung-oil tree		N, C
<i>Alstonia macrophylla</i>	devil tree		S
<i>Alternanthera philoxeroides</i>	alligator-weed	F	N, C, S
<i>Antigonon leptopus</i>	coral vine		N, C, S
<i>Ardisia japonica</i>	Japanese ardisia		N
<i>Aristolochia littoralis</i> (<i>A. elegans</i>)	elegant Dutchman's pipe, calico flower		N, C, S
<i>Asystasia gangetica</i>	Ganges primrose		C, S
<i>Begonia cucullata</i>	wax begonia		N, C, S
<i>Broussonetia papyrifera</i>	paper mulberry		N, C, S
<i>Bruguiera gymnorhiza</i>	large-leaved mangrove		S
<i>Callistemon viminalis</i> (<i>Melaleuca viminalis</i>)	bottlebrush		C, S
<i>Callisia fragrans</i>	inch plant, spironema		C, S
<i>Casuarina cunninghamiana</i>	Australian-pine	F	C, S
<i>Cecropia palmata</i>	trumpet tree		S
<i>Cestrum diurnum</i>	day jessamine		C, S
<i>Chamaedorea seifrizii</i>	bamboo palm		S
<i>Clematis terniflora</i>	Japanese clematis		N, C
<i>Cocos nucifera</i>	coconut palm		S
<i>Crassocephalum crepidioides</i>	redflower ragleaf, Okinawa spinach		C, S
<i>Cryptostegia madagascariensis</i>	rubber vine		C, S
<i>Cyperus involucratus</i> (<i>C. alternifolius</i>)	umbrella plant		C, S
<i>Cyperus proflifer</i>	dwarf papyrus		C, S
<i>Dactyloctenium aegyptium</i>	Durban crowfoot grass		N, C, S
<i>Dalbergia sissoo</i>	Indian rosewood, sissoo		C, S
<i>Elaeagnus pungens</i> silverthorn,	thorny olive		N, C

Scientific Name	Common Name	Gov. List	Zone
<i>Elaeagnus umbellata</i>	silverberry, autumn olive		N
<i>Epipremnum pinnatum</i> cv. <i>Aureum</i>	pothos		C, S
<i>Eulophia graminea</i>	Chinese crown orchid		C, S
<i>Ficus altissima</i>	false banyan, council tree		S
<i>Flacourtia indica</i>	governor's plum		S
<i>Hemarthria altissima</i>	limpo grass		C, S
<i>Heteropterys brachiata</i>	red wing, Beechey's withe		S
<i>Hyparrhenia rufa</i>	jaragua		N, C, S
<i>Ipomoea carnea</i> ssp. <i>fistulosa</i> (<i>I. fistulosa</i>)	shrub morning-glory	F	C, S
<i>Kalanchoe x houghtonii</i> *	mother-of-millions		N, C, S
<i>Kalanchoe pinnata</i> (<i>Bryophyllum pinnatum</i>)	life plant		C, S
<i>Koelreuteria elegans</i>	flamegold tree		C, S
<i>Landoltia punctata</i>	spotted duckweed		N, C, S
<i>Leucaena leucocephala</i>	lead tree	F	N, C, S
<i>Limnophila sessiliflora</i>	Asian marshweed	F,U	N, C, S
<i>Livistona chinensis</i>	Chinese fan palm		C, S
<i>Macroptilium lathyroides</i>	phasey bean		N, C, S
<i>Melia azedarach</i>	Chinaberry		N, C, S
<i>Melinis minutiflora</i>	molasses grass		C, S
<i>Merremia tuberosa</i>	wood-rose		C, S
<i>Mikania micrantha</i>	mile-a-minute vine	F,U	S
<i>Momordica charantia</i>	balsam apple		N, C, S
<i>Murraya paniculata</i>	orange-jessamine		S
<i>Myriophyllum spicatum</i>	Eurasian water-milfoil	F	N, C, S
<i>Panicum maximum</i> (<i>Urochloa maxima</i>)	Guinea grass		N, C, S
<i>Passiflora biflora</i>	two-flowered passion vine		S
<i>Pennisetum setaceum</i>	green fountain grass		S
<i>Pennisetum polystachion</i> * (<i>Cenchrus polystachos</i>)	mission grass, West Indian Pennisetum		C, S
<i>Phoenix reclinata</i>	Senegal date palm		C, S
<i>Phyllostachys aurea</i>	golden bamboo		N, C
<i>Pittosporum pentandrum</i>	Taiwanese cheesewood		S
<i>Platycerium bifurcatum</i> *	common staghorn fern		S
<i>Praxelis clematidea</i>	praxelis		C
<i>Pteris vittata</i>	Chinese brake fern		N, C, S
<i>Ptychosperma elegans</i>	solitaire palm		S
<i>Richardia grandiflora</i>	large flower Mexican clover		N, C, S
<i>Ricinus communis</i>	castor bean		N, C, S
<i>Rotala rotundifolia</i>	roundleaf toothcup, dwarf Rotala, redweed		S
<i>Ruellia blechum</i> (<i>Blechum brownei</i>)	green shrimp plant Browne's blechum		N, C, S

Scientific Name	Common Name	Gov. List	Zone
<i>Sansevieria hyacinthoides</i>	bowstring hemp		C, S
<i>Sesbania punicea</i>	rattlebox		N, C, S
<i>Sida planicaulis</i> *	mata-pasto		C, S
<i>Solanum diphyllum</i>	two-leaf nightshade		N, C, S
<i>Solanum torvum</i>	turkeyberry	F,U	N, C, S
<i>Spermacoce verticillata</i>	shrubby false buttonweed		C, S
<i>Sphagneticola trilobata</i> wedelia (<i>Wedelia trilobata</i>)	creeping oxeye		N, C, S
<i>Stachytarpheta cayennensis</i> (<i>S. urticifolia</i>)	nettle-leaf porterweed		S
<i>Syagrus romanzoffiana</i> (<i>Arecastrum romanzoffianum</i>)	queen palm		C, S
<i>Syzygium jambos</i>	Malabar plum, rose-apple		N, C, S
<i>Talipariti tiliaceum</i> mahoe, (<i>Hibiscus tiliaceus</i>)	sea hibiscus		C, S
<i>Terminalia catappa</i>	tropical-almond		C, S
<i>Terminalia muelleri</i>	Australian-almond		C, S
<i>Tradescantia spathacea</i> (<i>Rhoeo spathacea</i> , <i>Rhoeo discolor</i>)	oyster plant		C, S
<i>Tribulus cistoides</i>	puncture vine, burr-nut		N, C, S
<i>Vitex trifolia</i>	simple-leaf chaste tree		C, S
<i>Washingtonia robusta</i>	Washington fan palm		C, S
<i>Wisteria sinensis</i>	Chinese wisteria		N, C
<i>Xanthosoma sagittifolium</i>	malanga, elephant ear		N, C, S

Government List (Gov. List): Possession, propagation, sale, and/or transport of these plants is regulated by:
F=Florida Department of Agriculture and Consumer Services;
U=United States Department of Agriculture

Zone: refers to each species' general distribution in regions of Florida (not its potential range in the state).
N = north
C = central,
S = south

¹ Does not include *Ficus microcarpa* subsp. *fuyuensis*, which is sold as "Green Island Ficus"

² Many names are applied to this species in Florida because of a complicated taxonomic and nomenclatural history. Plants cultivated in Florida, all representing the same invasive species, have in the past been referred to as *Ruellia brittoniana*, *R. tweediana*, *R. caerulea*, and *R. simplex*.

³ Chinese privet is a FLDACS Noxious Weed except for the cultivar 'Variegatum'

* Added to the FLEPPC List of Invasive Plant Species in 2017

** Plant names are those published in "Guide to Vascular Plants of Florida Third Edition." Richard P. Wunderlin and Bruce F. Hansen, University of Florida Press, 2011. Plant names in parentheses are synonyms or misapplied names that have commonly occurred in the literature or indicate a recent name change. Not all synonyms are listed.

RECREATION AND OPEN SPACE ELEMENT

DATA INVENTORY AND ANALYSIS

PURPOSE

The purpose of the Recreation and Open Space Element as set forth in Section 163.3177(6)(e), Florida Statutes (F.S.), is to plan for a comprehensive system of public and private sites for recreation, including, but not limited to, natural reservations, parks and playgrounds, parkways, beaches and public access to beaches, open spaces, waterways, and other recreational facilities.

An assessment of current and projected levels of service and recreation needs provides a basis for standards defining the level of services desired by the Town. Statements of a goal, objectives, and policies for guiding the Town's implementation actions conclude the element. These statements provide direction for the municipal recreation programs and maintenance of parks, open space, and recreation facilities to assure that the needs of Surfside residents will be met in the future.

EXISTING FACILITIES

As shown in Map 7-1, the Town is served by five Town-owned recreation facilities. These include (1) Hawthorne Park Tot Lot on Hawthorne Avenue and 90th Street, (2) Veterans Park/Surfside Tennis Center on 87th Terrace between Collins and Harding Avenues, (3) 96th Street Park on Bay Drive and 96th Street, and (4) the Surfside Community Center on the ocean at 93rd Street, and (5) Paws Up Dog Park on 93rd Street and Byron Avenue. A description of these facilities is provided below.

Hawthorne Park Tot Lot: This facility serves as a neighborhood tot lot. In addition, the park has one playground, three picnic tables, and four benches.

Veterans Park/Surfside Tennis Center: This park includes three tennis courts (with six court lights), six benches, Veterans memorial, three flag poles, an office, a restroom, and a WWII cannon.

96th Street Park: Facilities provided at this site include a ball field (with six field lights), two basketball courts, two raquetball courts, a tot lot, a playground, restrooms, six benches, an office, and an irrigation system. The 5-Year Parks Improvement Plan is proposing improvements to 96th Street Park over the next several years.

Surfside Community Center: In 1962, the Town of Surfside built a community center on the ocean at 93rd Street. In 2008, that building was demolished due to building and safety concerns. The current Community Center was completed in 2011 and houses the Aquatic Facility which includes a recreation pool with lap lanes, plunge pool and slide, children's activity pool, and a jacuzzi pool. Additional amenities include two multipurpose rooms which can host a variety of activities and programs for all ages. The Community Center also includes locker room facilities, restrooms, administrative offices, an outdoor green area, and a snack bar and grill.

Paws Up Dog Park: This facility is a fenced in area for residents' pets to enjoy active play time. Several benches are also included.

Other Recreation Facilities: In addition to these facilities, other public recreation and open space lands in Surfside include the State-owned beachfront which comprises approximately 38 acres and stretches for just over a mile along the Atlantic Ocean, a community garden at 89th Street and Dickens Avenue, and several existing street ends and associated rights-of-way allowing for beach access. Private recreation facilities include the Surf Club on Collins Avenue between 90th and 92nd Streets, and beachfront property west of the erosion control line, paralleling the State owned beach. Moreover, additional public recreational opportunities can be found within a three mile radius of the Town including Haulover Beach Park and Oleta River State Park.

ANALYSIS OF THE NEED FOR FACILITIES

The Surfside Parks and Recreation Department operates a number of Town facilities and a wide range of community programs. Facilities include the aforementioned Hawthorne Park Tot Lot, 96th Street Park, Veterans Park/Surfside Tennis Center, Paws Up Dog Park, Community Center with Aquatic facilities, as well as the Administrative Offices and 93rd Street Beach Lifeguard Stand. The Parks and Recreation Department sponsors adult education classes, holiday celebrations, youth programs and sports, and special events designed to provide entertainment, education, and recreation for all Town residents and visitors.

The Town, recognizes that parks and recreation are vital components of the overall community. Following is an acreage inventory of Surfside’s public recreation facilities.

**Table 7-1
Parks and Recreation Inventory**

FACILITY	ACREAGE
Hawthorne Park Tot Lot	0.22
Veterans Park/Surfside Tennis Center	0.99
96 th Street Park	0.99
Surfside Community Center	1.27
Paws Up Dog Park	0.10
public beach	34.76
pocket parks and r-o-w dead ends	1.44
TOTAL:	39.77

Source: Calvin, Giordano & Associates, Inc. 2017

While the public beach does not generally offer Parks and Recreation Department programming, this acreage will be included for the level of service (LOS) analysis because it is an integral part of the Town. Using the 39.77 acres of public recreation, along with population projections, Surfside’s LOS for recreation can be projected through 2035. The LOS standard for publicly-owned recreation lands in Surfside is six (6) acres per one thousand (1,000) permanent population. As the following table shows, this standard will be met through 2035.

**Table 7-2
Projected Park LOS**

Year	Population (Projected)	LOS Standard	Acres Needed	Town Park Acreage	Surplus Acreage
2010	5,744*	6.0/1,000	34.46	39.77	5.31
2015	5,705**	6.0/1,000	34.23	39.77	5.54
2020	5,952**	6.0/1,000	35.71	39.77	4.06
2025	6,181**	6.0/1,000	37.08	39.77	2.69
2030	6,398**	6.0/1,000	38.39	39.77	1.38
2035	6,556**	6.0/1,000	39.34	39.77	0.43

Sources: * 2010 U.S. Census; ** Florida Housing Data Clearinghouse (FHDC), 2016

Recreation and Open Space Element Goals, Objectives and Policies

Goal 1: Provide adequate recreation and open space facilities to serve the Town's residents.

Objective 1 – Access to recreation sites: In general, ensure public access to identified recreation sites by creating a pedestrian and bicycle network that links the Town’s parks, recreational, and natural amenities into an “emerald necklace.” This objective shall be measured by implementing its supporting policies.

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. 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; and 2) removing invasive or otherwise undesirable plant species including those listed in Conservation Element Policy 4.2.

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.”

Policy 1.3 – The Town shall continue to support the existing and explore the feasibility of enhancing each of the street-ends east of Collins Avenue to create “pocket parks” where appropriate.

Policy 1.4 – The Town shall provide barrier-free access for the handicapped to all public recreation facilities.

Policy 1.5 – The Town shall continue to support bicycle parking facilities provided at strategic beach access points and at public parks.

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 policies.

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.

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 6.0 acres per 1,000 people permanent population together with an appropriate range of facilities. This standard is based on existing resources and the anticipated population.

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 Tot Lot, 2) Veterans Park/Surfside Tennis Center, 3) 96th Street Park, 4) Surfside

Community Center, and 5) Paws Up Dog Park. These facilities shall remain as public recreation facilities unless comparable facilities are provided to replace them.

Policy 3.2 – The Town shall continue to seek State and Federal grant funds for Town park enhancements.

Policy 3.3 – The Town shall give priority to upgrading existing public recreation lands, but it shall acquire new sites when resources are available.

Policy 3.4 – For public recreational sites, a minimum level of service standard shall be set at six (6) acres per one thousand (1,000) permanent population.

Policy 3.5- The Town shall continue to ensure high quality and safe recreational facilities for Town residents.

Policy 3.6 – The Town shall continue to implement the current 5-Year Parks Improvement Plan.

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 landscaping requirements 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 residential buffers.

Objective 5 – Provision of open space: Assure the provision and preservation of open space to aid in community resiliency to climate change. This objective shall be measured by implementing its supporting policy.

Policy 5.1 – The Town shall maintain and improve land development code standards and incentives to achieve and maintain open space. Regulations shall address site perimeters, parking lots and buffers related to open space.

97TH ST

Village of Bal Harbour

Town of Bay Harbor Islands

96TH ST

**96th Street Park/
Surfside Park**

95TH ST

95TH ST

94TH ST

BAY DR

94TH ST

93RD ST

HARDING AVE

92ND ST

93RD ST

**Paws Up
Dog Park**

**Surfside
Community
Center**

91ST ST

**Surfside Comprehensive
Plan**

Map: REC 1

*Town Parks and
Recreation Facilities*

Legend

- Surfside City Limits
- Adjacent City Limits
- Public Beach
- Municipal Parks
- Water

Atlantic Ocean

Public Beach

*Indian Creek
Village*

92ND ST

ABBOTT AVE

COLLINS AVE

BAY DR

GARLAND AVE

EMERSON AVE

CARLYLE AVE

DICKENS AVE

SURFSIDE BLVD

90TH ST

**Hawthorne
Tot Lot**



BISCAYA DR

HAWTHORNE AVE

FROUDE AVE

89TH ST

Print: 6-7-2017

Source: Miami Dade
GIS Services

88TH ST

**Veterans Park &
Tennis Center**



Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS™

GIS Produced and maintained by the CGA
Geographic Information Systems Services

INTERGOVERNMENTAL COORDINATION ELEMENT

DATA INVENTORY AND ANALYSIS

PURPOSE

The purpose of the Intergovernmental Coordination element is to identify and resolve incompatibilities between Surfside's comprehensive planning processes and those of other governmental entities with interests in or related to the Town's area of concern. The areas of concern for Surfside include adjacent municipalities, Miami-Dade County, Miami-Dade County Public Schools, the South Florida Water Management District, South Florida Regional Planning Council, state government, federal government, and utility companies.

Specific coordination needs within each of the elements of the Surfside comprehensive plan that would benefit from improved or additional intergovernmental coordination and mechanisms for satisfying these needs are also identified, as appropriate.

EXISTING DATA AND CONDITIONS

Surfside currently has either formal or informal coordination agreements, or interacts through standard operating procedures under statutory authority, with the following agencies or jurisdictions:

Municipal Government

- Bal Harbour Village
- Town of Bay Harbor Islands
- Indian Creek Village
- City of Miami Beach
- Miami Shores Village
- Various other Municipalities

Miami-Dade County Departments

- Biscayne Bay Shoreline Development Review Committee
- Fire Rescue Department (FRD)
 - Office of Emergency Management (EM)
- Miami Dade Property Appraiser (MDPA)
- Parks, Recreation and Open Spaces Department (PROSD)
- Police Department (PD)
- Public Housing and Community Development (PHCD)
- Regulatory and Economic Resources Department (RERD)
 - Environmental Resource Management Division (DERM)
 - Planning Division (Plan)
 - Office of Historic Preservation (HP)
- Solid Waste Management Department (SWMD)
- Transportation and Public Works Department (TPWD)
 - Miami Dade Transit (MDT)
- Transportation Planning Organization (TPO)
- Water and Sewer Department (WASD)

Schools

Miami-Dade County Public Schools

Other

Miami-Dade League of Cities

Florida Departments and Agencies

Division of Emergency Management
 Department of Business and Professional Regulation
 Department of Children and Family Services
 Department of Economic Opportunity
 Department of Environmental Protection (DEP)
 Department of Transportation
 Division of Historic Resources
 Fish and Wildlife Conservation Commission
 South Florida Regional Planning Council
 South Florida Water Management District

United States Departments and Agencies

Army Corps of Engineers
 Commerce, Census Bureau
 Environmental Protection Agency
 Federal Emergency Management Agency
 U.S. Fish and Wildlife Service
 U.S. Postal Service
 Transportation

Regulated Utilities

AT&T
 Comcast
 Florida Power & Light

EVALUATION OF EXISTING COORDINATION MECHANISMS

For each agency listed above, Table 8-1 briefly describes the existing coordination mechanisms indicating the subject, nature of the relationship and the office with primary responsibility for coordination.

JOINT PLANNING AREAS**Comparison with Regional Policy Plan**

The Strategic Regional Policy Plan for South Florida has been reviewed and considered during the process of writing this Comprehensive Plan. The Comprehensive Plan conforms to the Regional Policy Plan.

Specific Coordination Issues in Each Element

Following is a summary the interagency coordination needs associated with each element of this Comprehensive Plan.

Future Land Use

Within this element interagency coordination includes communicating development projections with the Miami-Dade Department of Emergency Management (DEM) and Homeland Security (HS) in order to assist in their hurricane evacuation planning. Further, the Town requires development along the bulkheads to be in accordance with State and County regulations. In particular the Town continues to work with the Florida Department of Environmental Protection and Miami-Dade Department of Environmental Resource Management (DERM) for review of permits within the bulkhead areas.

Coastal Management

This element's efforts are largely related to the management of the Biscayne Bay Aquatic Preserve. Coordinating agencies for this include the Miami-Dade County Department of Environmental Resource Management, the Florida Department of Environmental Protection, the National Park Service and the Biscayne Bay Shoreline Development Review Committee. Additionally, the Town is working with the Florida Department of Transportation (FDOT) to ensure the installation of the improvements to the DOT stormwater systems currently discharging into Biscayne Bay waters. When applicable, the Town shall provide development proposal information to the Biscayne Bay Shoreline Development Review Committee for review. Regarding coastal management law enforcement, 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 protection area. The Town shall contact DERM if any adverse impact is observed relative to the sea grass beds in adjacent waters.

Beach maintenance and restoration requires intergovernmental coordination efforts. To that end, the Town shall cooperate with U.S. Army Corps of Engineers for beach renourishment as needed. Similarly, the Town shall continue to coordinate and cooperate with the Florida Department of Environmental Protection's Bureau of Beaches and Coastal Systems and with the Miami-Dade County Park and Recreation Department regarding access to and the appropriate maintenance of the beach area seaward of the erosion control line. The Town will also coordinate with relevant agencies on planning for sea level rise.

Transportation

The Town coordinates with the Miami-Dade Metropolitan Planning Organization (MPO) and the Florida Department of Transportation on capital improvements and level of service for SR AIA/Harding Avenue and SR 922/96th Street. Miami-Dade County Transit (MDT) provides six routes through the Town connecting residents and employees to Miami Beach, downtown Miami, and the MetroRail. As needed, the Town will also coordinate with the Southeast Florida Transportation Council.

Housing

The Town shall monitor the housing and related activities of the Miami-Dade County Housing Within Reach Taskforce, Miami-Dade Housing Agency (MDHA), South Florida Regional Planning Council and nearby local jurisdictions. The Town shall work with the US Department of Commerce to ensure accurate population and housing information is provided for the 2020 Census. Additionally, the Town shall dialogue with the Florida Department of Children and Family Services to ensure an accurate inventory for any subsidized rental housing, and group homes that may exist within the Town. An inventory of historically significant housing is required for the Comprehensive Plan, and therefore periodic coordination and communication with the State's Division of Historic Resources, Florida Master Site File is necessary.

Infrastructure

The Town of Surfside purchases its water directly from the Miami-Dade County Water and Sewer Department (WASD). The Town's Water Supply Facilities Work Plan was adopted in December 2015 and coordinated with the Miami-Dade County Water and Sewer Department 20-Year Water Supply Facilities Work Plan (2014 – 2033) and the South Florida Water Management District's 2013 Lower East Coast Water Supply Plan Update. Further coordination with the Florida Department of Environmental Protection (DEP) will be important to ensure stormwater quality and impacts on the Biscayne Bay.

Recreation and Open Space

There is approximately 35 acres of state-owned beach seaward of the erosion control line, which runs approximately along the crest of the dune. This beach is maintained under an agreement with the State by the Miami-Dade Park and Recreation Department.

Conservation

The Florida DEP's Bureau of Beaches and Coastal Systems considers Surfside's beach to be "critically eroded". As part of the beach renourishment program coordination efforts with this and other agencies are required. Land use, as it relates to the discharge of stormwater and to the use of natural drainage, is regulated through the South Florida Water Management District (SFWMD).

The Town of Surfside purchases their potable water supply directly from Miami-Dade WASD. The Town is also working with WASD's Water Use Efficiency Section to identify the water conservation best management practices (BMPs) applicable to the Town, which is a water wholesaler, and to develop the Town's Water Conservation Plan as required by Miami-Dade County Ordinance 06-177.

Capital Improvements

The Town shall coordinate with Miami-Dade County Public Schools, WASD, the MPO, and FDOT to ensure projects affecting level of service are included in the annual update of the Capital Improvements Element.

Areas of Critical State Concern

There are no areas of critical state concern in the Town of Surfside.

The following abbreviations are used in Table 8-1.

AE - Advise and Encourage
 CA - Town Agency
 FN - Formal Notice
 OA - Outside Agencies
 TA - Technical Assistance

AP - Approval, Permit
 FA – Formal Agreement
 IN - Informal Notice
 PM - Periodic Meetings to Coordinate Programs

**TABLE 8-1
 COORDINATING AGENCIES**

Agency	Subject Coordination	Nature of Relations	Existing and Anticipated Coordination Mechanisms	Effectiveness of Existing Coordination Mechanisms	Surfside Office with Primary Responsibility For Coordination
MUNICIPALITIES:					
Bal Harbour Village	Comprehensive planning	AE	Informal coordination	Effective	Planning, Town Manager
Town of Bay Harbor Islands	Comprehensive planning	AE	Informal coordination	Effective	Planning, Town Manager
Indian Creek Village	Comprehensive planning	AE	Informal coordination	Effective	Planning, Town Manager
City of Miami Beach	Comprehensive planning	AE	Informal coordination	Effective	Planning, Town Manager
Miami Shores Village	Aquatic Center	FA	Interlocal Agreement	Effective	Parks and Recreation
Various Other Municipalities	Police Assistance	FA	Responsive upon Requests	Effective	Police Department
MIAMI-DADE COUNTY DEPARTMENTS AND AGENCIES:					
Biscayne Bay Shoreline Development Review Committee	Shoreline environmental and conservation issues	AE, TA	Informal coordination	Effective	Public Works, Town Manager
Fire Rescue Department	Fire-rescue services	FA	Interlocal Agreement	Effective	Police Department
Office of Emergency Management (EM)	Emergency Management	PM, AE	Informal Coordination	Effective	Town Manager

Agency	Subject Coordination	Nature of Relations	Existing and Anticipated Coordination Mechanisms	Effectiveness of Existing Coordination Mechanisms	Surfside Office with Primary Responsibility For Coordination
	Planning				
Miami-Dade Property Appraiser	Tax revenues	PM, TA	Interlocal Agreement	Effective	Town Manager, Finance
Parks, Recreation and Open Spaces Department	Beach Maintenance, Open space areas, regional plans	PM, AE	Informal coordination	Effective	Parks and Recreation
Police Department	Police Resources	FA	Responsive upon Requests	Effective	Police Department
Public Housing and Community Development	Affordable housing	AE	Informal coordination	Effective	Town Manager
Regulatory and Economic Resources Department					
Environmental Resources Management (DERM) Division	Water quality, air quality, noise impact, septic tanks, water use permits, wastewater management	IN, PM	Interlocal Agreement	Effective	Public Works, Town Manager
Planning Division	Comprehensive Planning	AE	Informal coordination	Effective	Planning Director
Office of Historic Preservation	Historic Preservation	AE, FN	Informal coordination	Effective	Town Manager, Planning
Solid Waste Management	Waste management	FA	Interlocal Agreement – Curbside Recycling Program	Effective	Public Works
Transportation Public Works Department	Highway construction, right of way, alignments, access control transit	PM, TA	Informal coordination	Effective	Public Works

Agency	Subject Coordination	Nature of Relations	Existing and Anticipated Coordination Mechanisms	Effectiveness of Existing Coordination Mechanisms	Surfside Office with Primary Responsibility For Coordination
Miami-Dade Transit (MDT)	Transit	AE	Informal coordination with Surfside Mini-Bus	Effective	Town Manager
Transportation Planning Organization (TPO)	Transportation planning	PM, AE	Informal coordination	Effective	Planning
Water and Sewer Department (WASD)	Water quality, water facility development, wastewater treatment, wastewater management	AP, TA	Interlocal Agreement	Effective	Public Works
SCHOOLS:					
Miami-Dade County Public Schools	School facilities and concurrency	FA	Interlocal Agreement	Effective	Town Manager, Finance
OTHER:					
Miami-Dade League of Cities	Intergovernmental issues	AE, PM	Monthly meetings	Effective	Town Mayor
FLORIDA DEPARTMENTS AND AGENCIES:					
Division of Emergency Management	Mutual Aid Agreement	OA, TA	Informal coordination	Effective	Town Manager
Department of Business and Professional Regulation	Various licenses	AP	Informal coordination	Effective	Planning
Department of Children and Family Services	Group homes, foster care facilities	FN, OA	Informal coordination	Effective	Building and Zoning
Department of Economic Opportunity	Comprehensive Plan	AP, TA	Oversight of Comprehensive Plan, EAR, Regulation of Land Development	Effective	Planning

Agency	Subject Coordination	Nature of Relations	Existing and Anticipated Coordination Mechanisms	Effectiveness of Existing Coordination Mechanisms	Surfside Office with Primary Responsibility For Coordination
			Code		
Department of Environmental Protection	Water management, water quality, air quality, beaches/land, solid waste, septic tanks, water facility development, water use permits, wastewater management	AP	Permitting, informal coordination	Effective	Public Works, Town Manager
Division Of Historic Resources	Historic lands and buildings	TA, AE	Informal coordination	Effective	Planning
Department of Transportation	Transportation planning, highway construction, right of way, alignments, access control transit	AE, TA	Informal coordination	Effective	Public Works
Fish and Wildlife Conservation Commission	Conservation issues	AE, TA	Permitting, informal coordination	Effective	Town Manager
South Florida Regional Planning Council	Comprehensive planning	TA, AE, AP	Review of Comprehensive Plan and EAR	Effective	Planning
South Florida Water Management District	Stormwater management, wetlands mitigation, water use	TA, AE, AP	Quarterly meetings	Effective	Public Works
UNITED STATES DEPARTMENTS AND AGENCIES:					
Army Corps of Engineers	Beach erosion control	AE, PM, TA, AP	Informal coordination	Effective	Public Works

Agency	Subject Coordination	Nature of Relations	Existing and Anticipated Coordination Mechanisms	Effectiveness of Existing Coordination Mechanisms	Surfside Office with Primary Responsibility For Coordination
Commerce, Census Bureau	Decennial Census	TA	Informal coordination	Effective	Planning
Environmental Protection Agency	Hazardous waste sites	TA, AP	Informal coordination	Effective	Public Works
Federal Emergency Management Agency	Hurricane mitigation	AE, PM, TA	Informal coordination	Effective	Public Works, Planning
U.S. Fish and Wildlife Service	Coastal conservation	AE, TA	Informal coordination	Effective	Public Works
U.S. Postal Service	Address development, mail delivery	OA	Informal coordination	Effective	Town Manager, Planning
Transportation	Transportation planning	AE, AP, PM, TA	Informal coordination	Effective	Public Works, Planning
REGULATED UTILITIES:					
AT&T	Telephone service	OA	Informal coordination	Effective	Public Works
Comcast Cable Television	Cable services, underground utilities	OA	Informal coordination	Effective	Public Works
Florida Power and Light Company	Underground utilities	OA	Informal coordination	Effective	Public Works

Source: Town of Surfside

Intergovernmental Coordination Element Goals, Objectives, and Policies

Goal 1: Establish and maintain processes to help assure coordination with other governmental entities where necessary to implement this plan.

Objective 1.1 – Coordination with Miami-Dade County and other agencies: In general, coordinate the Town of Surfside Comprehensive Plan with the plans of the Miami-Dade County School Board, Miami-Dade County and adjacent municipalities. In particular, achieve maximum feasible levels of consistency between the plans for Surfside, the Miami-Dade County School Board, Miami-Dade County, City of Miami Beach, Bal Harbour Village, Indian Creek Village, and Town of Bay Harbor Islands. This objective shall be measured by implementing its implementing policy.

Policy 1.1.1 – The Town shall monitor the Miami-Dade County Comprehensive Plan process as the County Plan is updated and revised in conjunction with its Evaluation and Appraisal Report. The Town will also review the comprehensive plans of Miami Beach, Bal Harbour, Indian Creek, and Bay Harbor Islands.

Policy 1.1.2 – The Town of Surfside and Miami-Dade County Public Schools shall follow the procedures established in the adopted “Amended and Restated Interlocal Agreement for Public Schools Facilities Planning in Miami-Dade County” (Interlocal Agreement) and the Comprehensive Land Use Plan’s Educational Element and Capital Improvements Element for coordination and collaborative planning and decision making of land uses, public school facilities siting, decision making on population projections, and the location and extension of public facilities subject to concurrency. The Town shall implement the Interlocal Agreement with Miami-Dade County Public Schools, Miami-Dade County, and other nonexempt municipalities pursuant to Section 163.3177, Florida Statutes, and the Comprehensive Plan’s Public School Facilities Element, Intergovernmental Coordination Element, and Capital Improvements Element. Coordination of the Interlocal Agreement, and the Town’s obligations therein, shall be achieved via participation in the established Working Group of the Interlocal Agreement.

Policy 1.1.3 – The Town shall consider as appropriate the informal mediation process of the South Florida Regional Council in order to try to resolve annexation and other conflicts with other governmental entities; the Town will enter into mediations on a nonbinding basis.

Policy 1.1.4 – The Town will thoroughly review and compare proposed development in Miami-Dade County, City of Miami Beach, Bal Harbour Village, Indian Creek Village, and Town of Bay Harbor Islands with proposed development in the Surfside Comprehensive Plan for consistencies and conflicts between identical elements and between plans as a whole. Where appropriate, Surfside will respond at public hearings, through memoranda, or through the regional planning council's mediation process.

Policy 1.1.5 – The Town shall continue to ensure coordination of activities in its Comprehensive Plan with the plans of Miami-Dade County Public Schools, Miami-Dade County, and other state

or regional entities through regular exchange of information. This information shall include, but not be limited to, building permits, zoning cases, planned land use amendments, engineering plans, demographics, proposed annexation areas, socio-economic information, and utility service areas and capacity.

Policy 1.1.6 – The Town will continue participation in the Miami-Dade Planner’s Technical Committee in order to coordinate local comprehensive planning issues and processes.

Policy 1.1.7- The Town shall coordinate with relevant agencies on planning for sea level rise considering the best available and credible data.

Objective 1.2 – Comprehensive Plan Impact and Implementation Coordination: Establish mechanisms to coordinate the impact of development proposed in the Surfside Comprehensive Plan with other jurisdictions.

Policy 1.2.1 – Surfside shall maintain and revise where appropriate interlocal agreements generally of the type described below:

Potable Water: An agreement with Miami-Dade Water and Sewer Department for potable water service.

Sewers: An agreement with Miami-Dade Water and Sewer Department for wastewater treatment.

Solid Waste: An agreement to cooperate and coordinate with the County Solid Waste Management Department for the disposal of solid waste generated in the Town.

Transit: Miami-Dade Transit bus schedules for routes within the Town.

Schools: “Amended and Restated Interlocal Agreement for Public School Facility Planning in Miami-Dade County” – pursuant to Section 163.3177 FS and Section 163.3180(g) F.S.

Policy 1.2.2 – The Town shall assist the County in providing information to the residents of the Town about services provided directly or indirectly by the County, e.g., solid waste, potable water, sewers, transit and hurricane response planning. Such information may be disseminated through a Town newsletter, Town Hall counter handouts, notices posted at the Town Hall, and/or other appropriate means.

Policy 1.2.3 – The Town shall contribute to the improvement of the water quality of Biscayne Bay through implementation of outfall improvements described in the Infrastructure Element.

Policy 1.2.4 – The Town shall cooperate with the regulatory functions of the Florida Department of Environmental Protection.

Policy 1.2.5 – As required by the Interlocal Agreement, The Town shall notify Miami-Dade Public Schools of all new residential development projects or modifications to existing residential developments which increase density as part of the review process for school concurrency.

Policy 1.2.6 – The Town shall coordinate and cooperate with all applicable local, regional, state and federal agencies relating to the protection and enhancement of the Biscayne Bay Aquatic Preserve.

Policy 1.2.7 – The Town shall coordinate and cooperate with all applicable local, regional, state and federal agencies relating to the protection of Atlantic Ocean coastal waters and beach renourishment projects.

Policy 1.2.8 – The Town will utilize the following procedures to identify and implement joint planning areas (JPAs) for the purpose of addressing issues related to joint infrastructure service areas:

- a) Use the South Florida Regional Planning Council’s informal mediation process to resolve conflicts with other local governments, when agreed to by all affected parties;
- b) Siting of facilities with county-wide significance including locally unwanted land uses;
- c) Making demographic and social-economic information and services available for county, school board and municipal planning activities.

Policy 1.2.9 – The Town shall consider and evaluate the establishment of a cooperative interlocal agreement with Indian Creek Village to convert the empty lot on the north side of the 91st Street bridge into a park for general use by both communities, providing additional recreational opportunities along the bay.

Policy 1.2.10 - The Towns shall continue coordination with Miami-Dade Transit on energy efficient modes of transportation.

Policy 1.2.11- The Town shall coordinate with neighboring jurisdictions and the South Florida Regional Planning Council in regards to affordable housing.

Objective 1.3 – Level of service standards coordination: Ensure coordination with Miami-Dade County in establishing level-of-service standards for sewage, and potable water.

Policy 1.3.1 – The Town shall monitor changes to the adopted level-of-service standards of Miami-Dade County, the Florida Department of Transportation, and Miami-Dade Public Schools, and appropriately adjust its own level-of-service standards accordingly.

Objective 1.4 – The Town shall coordinate with all applicable local, State and Federal agencies regarding implementation of the 20-Year Water Supply Facilities Work Plan.

Policy 1.4.1 – The Town shall review the most recently published Lower East Coast Water Supply Plan and coordinate with the South Florida Water Management District staff in projecting the future supply and demand of potable water and alternative sources and preparing amendments to the Water Supply Facilities Work Plan on an as-needed basis by sharing and updating information.

Policy 1.4.2 – The Town shall participate in continuing and on-going collaborative efforts with the Miami-Dade Water and Sewer Department and other governments and agencies regarding water supply needs, long-term alternative water supply projects, sharing of information and establishing level of service standards. The Town shall participate in, at a minimum, annual

meetings with water providers and the South Florida Water Management District to discuss population projections, land use changes and implementation of conservation reuse programs and alternative water supplies.

Policy 1.4.3 – The Town shall coordinate with Miami-Dade County Water and Sewer Department in the implementation of alternative water supply projects, establishment of level-of-service-standards and resource allocations.

Policy 1.4.4 – The Town shall coordinate land uses and future land use changes with the availability of water supplies and water supply facilities.

Policy 1.4.5 – The Town shall coordinate with Miami-Dade County in the implementation of alternative water supply projects, establishment of level-of-service standards and resource allocations and changes in service areas.

Policy 1.4.6 – The Town shall coordinate with the Miami-Dade County Water and Sewer Department’s Water Use Efficiency Section in the implementation of water conservation efforts and preparation of a Water Conservation Plan through regular and on-going communication and information sharing.

Goal 2: Community Resiliency: Increase community resiliency through continued coordination and cooperation.

Objective 2.1 – The Town shall strive to make sustainability and climate resiliency decisions on the most current, applicable and credible information available; and through coordination and cooperation make sustainability and climate resiliency efforts more impactful.

Policy 2.1.1: The Town of Surfside shall coordinate with Miami-Dade County and other appropriate agencies in the implementation of adaptive management strategies to improve the climate change resiliency of water and wastewater infrastructure and resources.

Policy 2.1.2: The Town shall continue to coordinate with local, County, regional, State and federal agencies and other non-governmental entities and academic institutions in the ongoing assessment of climate change and sea level rise, and continue to collaborate in the identification and implementation of appropriate mitigation, protection, accommodation and adaptation strategies.

Policy 2.1.3: The Town shall coordinate with Miami-Dade County and other participating counties in the Southeast Florida Regional Climate Change Compact in the identification of modeling resources and development of initiatives and goals to address climate change.

Policy 2.1.4: The Town shall continue to coordinate regionally with southeast Florida counties and municipalities, academia, and local, regional, State and federal agencies in the analysis of sea level rise, drainage, storm surge and hurricane impacts and the planning of mitigation and adaptation measures.

Policy 2.1.5: The Town shall continue to actively monitor the Southeast Florida Regional Climate Change Compact, and shall coordinate with neighboring municipalities to share technical

expertise, assess regional vulnerabilities, advance agreed upon mitigation and adaptation strategies and develop policies and programs.

Policy 2.1.6: The Town shall seek to and support cooperative efforts to engage the support of federal agencies, such as National Oceanic and Atmospheric Administration, U.S. Geological Survey, Federal Emergency Management Agency, Environmental Protection Agency, the U.S. Department of Interior, U.S. Department of Energy, and the U.S. Army Corps of Engineers, that can provide technological and logistical support to further state, regional, county, and local planning efforts in the assessment of climate change vulnerabilities and adaptation strategies.

Policy 2.1.7: The Town shall promote partnerships between local government agencies, universities, professionals and practitioners, to foster an environment for connecting scientific research and education with practical applications that will contribute to the resiliency and adaptation within the built and natural environments to the impacts of climate change.

CAPITAL IMPROVEMENTS ELEMENT

DATA INVENTORY AND ANALYSIS

PURPOSE

The purpose of the Capital Improvements Element is to evaluate the need for public facilities as identified in the other comprehensive plan elements and as defined in the applicable definitions for each type of public facility, to estimate the cost of improvements for which the local government has fiscal responsibility, to analyze the fiscal capability of the local government to finance and construct improvements, to adopt financial policies to guide the funding of improvements and to schedule the funding and construction of improvements in a manner necessary to ensure that capital improvements are provided when required based on needs identified in the other comprehensive plan elements. The element shall also include the requirements to ensure that an adequate concurrency management system will be implemented by the Town.

PLANNING TIMEFRAMES

The Town of Surfside Comprehensive Plan provides guidance on development and redevelopment over two planning periods: a 5-Year period ending FY 2022 (short term) and a long term planning period ending FY 2035.

Public Facility Needs

TRANSPORTATION

The Town is responsible for maintaining the local network program. 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 96th Street is the main east-west roadway.

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. The Level of Service for major, state roadways in Surfside is LOS E+20, meaning that where mass transit service having headways of 20 minutes or less is provided within a ½ mile distance, roadways shall operate at no greater than 120 percent of their capacity.

State arterial roadways include Collins Avenue, Harding Avenue and 96th Street which are all functioning at Level of Service Standard D and are meeting level of service standards. There are no FIHS or SIS facilities within the Town of Surfside.

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 monitors roadway concurrency and currently all roadways are meeting level of service standards.

Currently, the only roadway capital improvements planned in the Surfside area by FDOT is the Indian Creek Bridge Rehabilitation Project.

To accommodate the impacts of new development, alternative modes of transportation are required to reduce traffic congestion. Six bus routes from Miami-Dade Transit travel through the Town; all the routes run along Collins Avenue and Harding Avenue. The Town has its own bus system which complements the Miami-Dade County Transit. The Town's mini buses circulate between the business district and residential areas.

De Minimis Impacts

The Town does not allow for exceptions for de minimis impacts. Also, the Town lies completely within a Transportation Concurrency Exception Area.

Gas Tax Projects

Per F.S. 336.025 (1)(a)3 municipal governments shall use local option gas taxes for transportation expenditures to meet the requirements of the capital improvements element of an adopted comprehensive plan or for expenditures needed to meet immediate local transportation problems and for other transportation-related expenditures that are critical for building comprehensive roadway networks by local governments. Such expenditures are required to be included in the Comprehensive Plan.

The Schedule of Capital Projects to be partially funded by gas taxes are identified in Table 9-10D. The related projects are not planned to alleviate level of service issues, but are included to meet statutory requirements for listing local option gas tax projects in the Capital Improvement Element.

POTABLE WATER

The Town of Surfside's potable water is provided by the Miami-Dade County Water and Sewer Department (MDWASD) which provides service for approximately 2.6 million customers in Miami Dade County. The Town of Surfside is serviced by the Hialeah-Preston Water Treatment Plant service area which includes the northern part of Miami-Dade County.

The water is distributed to residents and commercial business by approximately 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.

Water Source

The source water for Hialeah Water Treatment Plant (WTP) is from the Hialeah Miami Springs Wellfields, supplemented by the Northwest Wellfield. There are three active wells located in the Hialeah Wellfield constructed in 1936. Each well is 14 inches in diameter, 115 feet deep and have casing depths of 80 feet. The total wellfield capacity is 12.54 mgd or 8,700 gpm (2,900 gpm for each well). The twenty active wells located in the Miami Springs Wellfield were constructed between 1924 and 1954. These wells are 14 inches and 30 inches in diameter, 80 to 90 feet deep and have casing depths of 80 feet. The total wellfield capacity is 79.30 mgd or 55,070 gpm (ranging between or 2,500 and 5,000 gpm for each well). The Northwest Wellfield has fifteen active wells that were constructed in 1980. The wells are 40 inches and 48 inches diameter and 80 to 100 feet deep, with casing depths ranging from 46 to 57 feet. These wells have two-speed motors. The total nominal capacity of the wells at the low speed flow rate is 149.35 mgd. The capacity of each well, except well No. 10, is 10 mgd at the low speed flow rate. Well 10 has a low speed capacity of 9.35 mgd. The total nominal capacity for the wells at the high speed flow is 220.94 mgd.

The seven active wells located in the John E. Preston Wellfield were constructed in 1966 and 1972. Each well is 42 inches in diameter, 107 feet deep and have casing depths of 66. The capacity of wells No. 1 through No. 6 is 5,000 gallons per minute (gpm) each and the capacity of well No. 7 is 7,000 gpm. The total wellfield capacity is 53.28 mgd.

Water Treatment Plants (WTPs)

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. The Hialeah WTP has a current rated capacity of 60 mgd and there are plans to rerate and upgrade the Hialeah WTP to a capacity of 70 mgd, if necessary. The treatment process for this WTP includes lime softening with sodium silicate activated by chlorine, recarbonation, chlorination, ammoniation, fluoridation, filtration, and air stripping. The plant site is relativey smallm, and is surrounded by residential areas.

The John E. Preston WTP was originally designed as a 60 mgd plant in 1968 and upgraded to 110 mgd in 1980. The plant was re-rated to a total capacity of 130 mgd in 1984. The plant reached its present capacity of 165 mgd with another addition in 1988. In 1991, the plant was modified with an air stripping capacity of 185 mgd to remove VOCs. In 2005, plant process modifications to provide enhanced softening for reduction of color and total organic carbon came on line. The main source of water for the Preston WTP is from the Northwest Wellfield. The current rated capacity is 165 mgd with a treatment process similar to that of the Hialeah WTP. This includes lime softening with ferric and other coagulant and chemicals added to prior to lime for enhanced softening, recarbonation, chlorination, ammoniation, fluoridation, filtration, and air stripping. The Preston plant is also locarted in a residential area of Hialeah.

Potable Water Level of Service

The Town of Surfside currently coordinates with MDWASD and the South Florida Water Management District to meet existing and projected demands based on level of service (LOS). The Town’s projected water demands shown in Table 9-1 below were developed utilizing the Town’s average per capita value of 148.04 gallons per capita per day.

**Table 9-1
Town of Surfside Water Demand Projection**

Year	Population	Per Capita Consumption	Projected Consumption	Projected Consumption
		GPCD	GPD	MGD
2015	5,866	148.04	868,399	.87
2020	6,019	148.04	891,073	.89
2025	6,173	148.04	913,747	.91
2030	6,326	148.04	936,421	.94

Source: MDWASD’s 20 year water supply plan (2014-2033)

Figure 4.1 in the Town of Surfside 15 Year Water Supply Facilities Work Plan indicates that there will be no deficit of finished water through 2030.

The existing LOS for the Town of Surfside based on MDWASD goals for potable water is as follows:

- (a) The regional treatment system shall operate with a rated maximum daily capacity no less than 2 percent above the maximum daily flow for the preceding year, and an average daily capacity 2 percent above the average daily system demand for the preceding 5 years. The maximum daily

flow shall be determined by calculating the average of the highest five single day flows for the previous 12 months.

- (b) Water shall be delivered to users at a pressure no less than 20 pounds per square inch (psi) and no greater than 100 psi. Unless otherwise approved by the Miami-Dade Fire Rescue Department, minimum fire flows based on the land use served shall be maintained as follows:

Land Use	Min. Fire Flow (gpm)
Single Family Residential Estate	500
Single Family and Duplex; Residential on minimum lots of 7,500 sf	750
Multi-Family Residential	1,500
Semiprofessional Offices	
Hospitals; Schools	2,000
Business and Industry	3,000

Storage Capacity

The finished water storage facilities for the Hialeah-Preston subarea consist of both “in-plant” and remote storage facilities. The total combined storage capacity between both plants inclusive of all potable water 56.0 MG.

SANITARY SEWER

The sanitary sewer system is defined as structures or systems designed for the collection, transmission, treatment, or disposal of sewage and may include trunk mains, interceptors, treatment facilities, and disposal systems. The Town’s sanitary sewer system is interconnected with the Miami-Dade County Water and Sewer Department (MDWASD) system. Surfside maintains its own sewer collection system and two pumping stations. By agreement, the Town of Surfside and Bal Harbour share a sanitary force main that connects to the City of Miami Beach transmission system. The tri-party agreement provides for the transmission of sewage via force mains to the MDWASD system and eventually to the treatment plant and disposal.

Geographic Service Area

The Town’s system is coextensive with the Town’s boundaries, while the County system includes unincorporated and incorporated areas of Miami-Dade County inside the 2005 Urban Development Boundary that have an agreement with MDWASD. The system also incorporates a small number of facilities, mostly State or County owned, outside of the Urban Development Boundary.

Treatment Facilities and Capacity

There has been a significant reduction in average flow into the regional system as a result of extensive infiltration and inflow (groundwater and rainwater) prevention projects conducted by MDWASD in recent years. Infiltration and inflow within the sewer system should be kept at a minimum to avoid hydraulic overload to the receiving treatment plant. It is pertinent for an operation and maintenance plan to be part of the county’s sanitary sewer system. As a result, the regional wastewater treatment plants operating capacity can remain in compliance with Miami-Dade County MDWASD and Florida Department of Environmental Protection (FDEP) standards.

The Town of Surfside is located in the MDWASD Central District Sanitary sewer system; however, MDWASD operates two additional regional wastewater treatment plants in the North and South Districts. Because the system is interconnected, the service districts have flexible boundaries, and some flows from one district can be diverted to other plants in the system.

Surfside’s sewer system is treated by a secondary treatment facility on Virginia Key owned and operated by the Miami-Dade County Water and Sewer Department (MDWASD). The Town’s sanitary sewer collection system is divided into two basins. Sanitary sewer pipes range in size from 8 to 15 inches with flows directed to two pump stations. Pump Station 1 receives sewage from the area of Surfside north of 91st Street, which includes the Business District and a majority of the high rise buildings. Pump Station 2 serves the remainder of the Town, including most of the waterfront lots. The sewage is pumped via the force main which runs along 89th Street, 93rd Street, Collins Avenue and connects to the City of Miami Beach’s system near 74th street. Sewage continues under pressure through MDWASD force mains to Virginia Key.

Current Facility Demand

According to the Town of Surfside Consumption Analysis, in 2014/2015 approximately 258 million gallons of wastewater were treated by the County system from the Town of Surfside and 260 million in 2015/2016.

In FY08, the Town began mapping all sewer and potable water lines within the municipal boundary to enhance maintenance. Also in FY09, the Town identified infiltration issues to the sanitary sewer system and has completed a program to seal manholes to identify and inventory broken lines. Table 9-2 shows projected sewage flow demands for the Town of Surfside and Table 9-2B show current and projected wastewater capacity for the entire county.

In 2010 to 2014, the Town completed a sanitary sewer rehabilitation plan. All existing gravity sewer mains and laterals were lined or reconstructed in accordance with the approved plan. All sanitary manholes were rehabilitated. The Town also completed rehabilitation of the existing sanitary sewer pump stations, and construction of 12” Force Mains along 93rd Street and 89th Street. The Force Mains were tied-in to the newly constructed 16” Force Main along Collins Avenue. The existing Force Main that runs along Byron Avenue is not currently in use and only remains as a stand-by facility.

Since the Town completed the sanitary sewer rehabilitation plan of the existing system in the recent past, there are currently no additional level of service projects required or needed for the Town’s sanitary sewer system.

**Table 9-2A
Projected Sewage Flows**

PROJECTED SEWAGE FLOWS			
Year	2010	2015	2030
Population	5,744	5,952	6,398
Per Capita (gallons per day finished sewage)	155	155	155
(all potable volumes are finished sewage)	MGD	MGD	MGD
Sewage Total Flow (daily average annual)	0.89	0.92	0.99

Source: Calvin, Giordano & Associates, Inc. 2017

**Table 9-2B
Miami-Dade County Current and Projected Wastewater System Capacity 2016-2026**

County WWTP Capacities		Actual County Flow (mgd)	Total Permitted Capacity / Projected County Flows (mgd)		
	2016 Plant Capacity (mgd)	Dec. 2015	2022	2024	2026
North	120.0	89.3	120.0 / N/A ¹	120.0 / N/A ¹	85.0 / N/A ¹
Central	143.0	120.0	143.0 / N/A ¹	143.0 / N/A ¹	83.0 / N/A ¹
South	112.5	97.1	121.0 / N/A ¹	131.0 / N/A ¹	131.0 / N/A ¹
West	N/A	N/A	N/A	N/A	102.0 / N/A ¹
Total	375.5	306.4	384.0 / 321.1	394.0 / 326.3	401.1 / 331.6

Source: Miami-Dade Water and Sewer Department, 2016; ¹County only has projected data for total regional system

DRAINAGE

In 2013, the Town completed a major retrofit of the existing drainage systems. The existing storm drainage system consisted of a network of underground storm sewers and outfalls discharging directly into the Indian Creek and Biscayne Bay. An existing pumping station at the western end of 92nd Street assisted the drainage of water from that street by pumping to an outfall. Storm sewers in the existing system ranged in diameter from 10 inches to 36 inches.

Town of 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-922/96th Street. The Florida Department of Transportation (FDOT) provided storm drainage improvements on Harding and Collins Avenue in the early 1990's. Equipment which currently serves the 92nd Street pump station were replaced by FDOT and will be 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 high- high tide, creating a back up in the outfall pipes. The Harding and Collins storm drainage improvements utilize on-site wells and control structures to provide additional capacity.

In 2002 FDOT completed the Stormwater Pump Station System Operational Evaluation and Recommended Improvements (OERI) Report which provided three alternatives to improve stormwater pump systems along Harding. 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 88th Street and 94th Street), a new 36-inch force main to connect to existing wells; new pumps, structures, controls, and a new gravity bypass drainage pipe.

In 2006, the Town of Surfside initiated another stormwater project, which consists of retrofitting the Town's outfall pipes to reduce pollutants entering Biscayne Bay. The facilities at each location consists of three new stormwater pump stations which pump water into drainage wells. In order to address pollution concerns for a Florida Department of Environmental Protection (FDEP) drainage well permit, the Town installed Nutrient Separating Baffle Boxes upstream of the pump station to provide treatment before the runoff enters the groundwater which was included in this retrofit project.

The recently constructed retrofitted stormwater management system of the Town consists of a network of underground storm sewers along with outfall control structures discharging into the Indian Creek and Biscayne Bay, and three additional pump stations discharging into 9 drainage wells. The newly constructed control structures facilitate well discharge before discharging to Biscayne Bay. The project addressed long-term concerns regarding water backing into the streets and poor water quality in the adjacent Biscayne Bay along the Town’s shores. The project directly addressed The Trust for Public Land’s Biscayne Bay Accessibility report, supported the SFWMD’s Biscayne Bay Partnership Initiative (BBPI), and enhanced the level of service.

In 2015, the Town completed drainage improvements for Biscaya Island along 88th Street. The Town constructed new check valves to prevent back flow into the existing roadways and upsized one 12-inch outfall to a 24-inch diameter outfall. Since the Town completed the retrofit of the existing drainage system in the recent past, there are currently not additional level of service projects required or needed for the Town’s drainage system.

SOLID WASTE

The Town’s Public Works 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 and other Miami-Dade County landfills. Last year (FY15/16) Surfside deposited approximately 4,932 tons of waste material at the county’s facility. Based on the 2010 U.S. Census population of 5,744 approximately 4.7pounds per person per day was collected. The Town, as of June 2, 2016, discontinued recycling services with Miami-Dade County for residential properties. The Town now collects recycling. Between June 2, 2016 and December 29, 2016 the Town collected a total of 218.9 tons of recycling. Based on information supplied by the Miami-Dade County Department of Solid Waste Management (Table 9-2C), the existing disposal capacity at the North Dade Landfill and the South Dade Landfill and the Resource Recovery Plan appear to have adequate to meet Surfside’s needs for the foreseeable future.

**Table 9-2C
Miami-Dade County Solid Waste Facility Capacity**

	South Dade Landfill	North Dade Landfill	Resources Recovery Facility and Ashfill
Built out Capacity in Tons	23,208,000	13,526,000	8,060,000
Tons in Place (June 30, 2016)	17,547,000	11,984,000	5,765,000
Remaining Capacity in Tons	1,261,000	1,541,000	2,295,000
Last Year’s Disposal Tonnage (7/1/15 – 6/30/16)	390,626	190,478	160,879
Estimated Average Disposal Rate per Year in Tons	400,800	183,900	168,500

Source: Miami-Dade County Department of Solid Waste Management, 2016; Landfill Capacity Analysis for DSWM Active Landfills, July 1, 2016.

There is sufficient capacity Miami-Dade County landfills to meet the Town’s needs for solid waste disposal for the short term and long term planning horizons.

PARKS

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

**Table 9-3
Park Inventory**

FACILITY	ACREAGE
Hawthorne Park Tot Lot	0.22
Veterans Park/Surfside Tennis Center	0.99
96 th Street Park	0.99
Surfside Community Center	1.27
Paws Up Dog Park	0.10
Public beach	34.76
Street ends	1.44
TOTAL:	39.77

Source: Calvin, Giordano & Associates, Inc., 2017

While the public beach does not generally offer Parks and Recreation Department programming, this acreage will be included for the level of service (LOS) analysis because it is an integral part of the Town. Using the 39.77 acres of public recreation, along with population projections, Surfside’s LOS for recreation can be projected through 2035. The LOS standard for publicly-owned recreation lands in Surfside is six (6) acres per one thousand (1,000) permanent population. As the following table shows, this standard will be met through 2035.

**Table 9-4
Projected Park LOS**

Year	Population (Projected)	LOS Standard	Acres Needed	Town Park Acreage	Surplus Acreage
2010	5,744*	6.0/1,000	34.46	39.77	5.31
2015	5,705**	6.0/1,000	34.23	39.77	5.54
2020	5,952**	6.0/1,000	35.71	39.77	4.06
2025	6,181**	6.0/1,000	37.08	39.77	2.69
2030	6,398**	6.0/1,000	38.39	39.77	1.38
2035	6,556**	6.0/1,000	39.34	39.77	0.43

Sources: * 2010 U.S. Census; ** Florida Housing Data Clearinghouse (FHDC), 2016

It should be noted this analysis does not take into account private recreation facilities such as the Surf Club and private beach frontage west of the erosion control line.

SCHOOLS

Surfside is within District 3 of the Miami-Dade County School District.

The following table shows student enrollment and capacity in 2016 for the schools serving Surfside. Each school is operating at or above capacity.

**Table 9-5
Public Schools Serving Surfside
Capacity and Enrollment (2016)**

School	Enrollment	Capacity	Percent Capacity Utilized
Elementary Schools			
Ruth K. Broad Bay Harbor K-8 Center	1,385	990	140%
Middle School			
Nautilus	1,028	1,050	98%
High School			
Miami Beach Senior High	2,469	2,110	117% 96.3%

Source: Miami-Dade Public Schools, 2016

PUBLIC HEALTH SYSTEM

Capital Improvement Element must also include the location of public health systems within the local jurisdiction. There are no major public health facilities within Surfside. The hospitals and public health centers located nearby and accessible to Surfside residents are as follows:

Aventura Hospital & Medical Center
20900 Biscayne Blvd, Aventura

The Miami-Dade Health Department (Florida Department of Health) has offices in various location in Miami-Dade County with the following offices closest to Surfside:

Miami-Dade County Health Department
Main Complex
1350 NW 14th St.
Miami, FL 33125

LOCAL POLICIES AND PRACTICES

The Town annually prepares and adopts operating budgets for its various departments. Through the budget process, capital improvement needs are considered and funds are allocated.

Timing and location of public facilities is determined by needs projected by the various departments of the Town, and in the case of multi-jurisdictional facilities such as state roads or potable water, by coordination with the affected agencies. Capital facilities will be planned and constructed in accordance with the established Schedule of Capital Improvements. This program is a five year schedule of improvements which is supported by a projection of revenues to ensure its feasibility. Improvements included in the 5-year program include those items called for by the various departments of the Town.

There are four stimuli which prompt Town departments to call for capital improvements; demand created from outside the Town as well as within the Town:

- Anticipated demand through growth
- Coordination of Town plans with those of State agencies and water management districts, and other outside agencies
- Demand for improvements created by facility breakdown or by life expectancy of the facility

- Maintenance of level of service standards

FUNDING SOURCES

Existing Revenue Sources

Ad Valorem Tax

The Miami-Dade County Property Appraiser's Office sets the Town's assessed and taxable values of property. Ad valorem translates from Latin, "according to value." This is the property tax paid based upon the appraised value of one's property and it is calculated by a millage rate. Each mill generates \$1 of tax revenue for every \$1,000 of taxable property value. Taxable value may differ from assessed value because of exemptions, the most common of which is the \$25,000 homestead exemption, and another \$50,000 in exemption for homeowners aged 65 or greater, subject to income requirements. The maximum millage a Town may levy is 10 mills, but this can only be accomplished through a unanimous vote of all Commissioners (not just those present).

Sales and Use Taxes

This category of taxes includes the local option sales tax and resort taxes. These are taxes generated by local jurisdictions under authorization by the State of Florida.

Franchise & Utility Taxes

The Town collects three types of franchise and utility taxes: electric utility taxes, gas utility taxes, and Surfside Occupational License Taxes. Since Fiscal Year 2002, the Town has been prohibited from collecting taxes on telephone franchises, telephone utility taxes, and cable television franchise taxes. These taxes are now collected by the State of Florida's Department of Revenue and re-distributed to municipalities according to use records at a rate of 5.22%.

Permits/licenses/and inspections

Licenses, permits and inspection fees are collected for services performed at specific properties for the benefit of particularly property owners. Building permit categories include: structural, electrical, plumbing, roofing and mechanical permits. As the Town is substantially at build out, little revenue is generated above a base level unless there is commercial development underway.

Intergovernmental Revenue

The Town receives recurring revenues from revenue sharing programs with the State of Florida. The Town receives periodic intergovernmental revenues from the federal government in the form of assistance grants for specific projects. All disbursements of State revenues are based on receipts by the State and the Town's population.

Services Revenues

This category includes all fees generated from services provided by the Town. This includes recreation fees, solid waste collection fees, stormwater collection fees, lien search services, stormwater utility fees, and similar items.

Fines and Forfeitures

Funds to promote public safety and other projects are received by the Town from fines, forfeitures, and/or seizures connected with illegal behavior in the community. Those funds are restricted to, and accounted for, in the Town's fines and forfeiture fund. Fines for the general fund derive from parking violations.

Miscellaneous Revenues

Any revenues that the Town receives which do not reasonably conform to any of the above identified categories is included in this category. This category includes interest earnings, receipts from the

disposition of assets by sale, and similar items. Interfund Transfers between other funds may also be captured here.

Revenue and Expense Projections

The Town of Surfside develops operating costs based on a zero-based budget model. Departments are encouraged to review prior spending as a way of reminding themselves of on-going obligations. Each request for funding must, however, be accompanied by a detailed justification. The practice of incremental budgeting (identifying operational budgets by increasing/decreasing the prior years' expenditures by a percentage) is an option which the Town has rejected. The following tables illustrate the Town's projected revenue and expense. Projections for FY2017-FY2021 based upon a projected 1% increase in property values and an overall 3% increase of revenues and expenditures.

**Table 9-6
Projected General Fund Revenues (FY17-FY21)**

Department	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
Property Tax	8,047,948	8,289,386	8,538,068	8,794,210	9,058,036
Sales and Use Taxes	1,411,477	1,453,821	1,497,436	1,542,359	1,588,630
Franchise and Utility Tax	1,364,515	1,405,450	1,447,614	1,491,042	1,535,773
Permits/Licenses/Inspection	70,700	72,821	75,006	77,256	79,574
Intergovernmental-Federal/State	601,812	619,866	638,462	657,616	677,344
Services Revenues	486,100	500,683	515,703	531,174	547,109
Fines & Forfeitures	712,000	733,360	755,361	778,022	801,363
Misc. Revenues	31,525	32,471	33,445	34,448	35,481
Transfers - In	446,116	459,499	473,284	487,483	502,108
Total General Fund	13,172,193	13,567,357	13,974,379	14,393,610	14,825,419

Source: Calvin, Giordano and Associates, Inc. (Based upon Town of Surfside Adopted Budget Fiscal Year 2017)

**Table 9-7
Projected General Fund Expenditures (FY17-FY21)**

Department	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
Personnel	8,257,679	8,505,409	8,760,571	9,023,388	9,294,090
Operating Expenses	3,985,657	4,105,227	4,228,384	4,355,236	4,485,893
Capital Outlay	99,500	102,485	105,560	108,727	111,989
Debt Service	50,669	52,187	53,753	55,366	57,027
Non-Operating Expenses	8,000	8,240	8,487	8,742	9,004
Transfers - Out	770,688	793,809	817,623	842,152	867,417
Total General Fund	13,172,193	13,567,357	13,974,379	14,393,610	14,825,419

Source: Calvin, Giordano and Associates, Inc. (Based upon Town of Surfside Adopted Budget Fiscal Year 2017)

Debt Capacity

The Town is expecting to pay debt service on State revolving loans for stormwater, wastewater, and potable water projects

Stormwater Utility Fund

Table 9-8 shows the available revenue funds for the Stormwater Projects shown in the Schedule of Capital Improvements and the ability to manage debt service for the projects. As a result of the rate increases, the Storm Water Fund for period forecasted 2018 through 2022 provides net positive results,

and both debt coverage ratios will be well above the required 110% (Senior Debt – 2011 Utility Bonds) and 115% (Subordinate Debt – SRF Loan).

**Table 9-8
Stormwater Utility Fund Budget and Projected (FY18 – FY 22)**

	2018	2019	2020	2021	2022
Annual Growth Rate	21.50%	11.50%	11.50%	11.50%	1.50%
Revenue	\$ 613,575	\$ 684,136	\$ 762,812	\$ 850,535	\$ 863,293
Expenses	\$ 691,106	\$ 711,839	\$ 733,194	\$ 755,190	\$ 777,846
Operating Margin	\$ (77,531)	\$ (27,703)	\$ 29,618	\$ 95,345	\$ 85,447
Operating Margin %	-12.5%	-4.05%	3.88%	11.21%	9.90%

Source: Town of Surfside Finance Department

Water and Sewer Fund

Table 9-9 shows the current and projected revenues and expenditures for the the Water and Sewer Fund. It shows the Town’s ability to fund wastewater and potable water improvements as shown in the Schedule of Capital Improvements and the ability to manage debt service payments.

**Table 9-9
Water and Sewer Fund Budget and Projected (FY 2018 – FY 2022)**

	2018	2019	2020	2021	2022
Revenue	\$ 3,677,158	\$3,777,158	\$ 3,877,158	\$ 3,977,158	\$ 4,077,158
Expenses	\$ 3,677,158	\$3,777,158	\$ 3,877,158	\$ 3,977,158	\$ 4,077,158

Source: Town of Surfside Finance Department

Financial Feasibility Analysis

The Town’s Schedule of Capital Improvements is financially feasible with funds committed throughout the five year period.

The Town’s scheduled projects and related funding sources show a positive or zero balance. The purpose of this comparison is to test and demonstrate the financial feasibility of the Comprehensive Plan. The Plan has been determined to be financially feasible because this comparison demonstrates the ability of the Town to finance capital improvements necessitated by the anticipated population and revenues.

Capital Improvement Element Goals, Objectives and Policies

Goal 1: Undertake capital improvements necessary to provide adequate infrastructure and a high quality of life within sound fiscal practices.

Objective 1 – In general, use the capital improvements element as a means to meet the needs for capital facilities necessary to meet existing deficiencies, accommodate desired future growth and replace obsolete or worn-out facilities. In particular achieve annual Town Commission use of this element as the framework to monitor public facility needs as a basis for annual capital budget and five- year program preparation.

Policy 1.1 – In setting priorities, the following kinds of criteria shall be used by the Town Commission; in all cases, financial feasibility or budget impact will be assessed:

Public safety projects: any project to ameliorate a threat to public health or safety.

Quality of life projects: any project that would enhance the quality of life, such as a public streetscape improvement project.

Level of service or capacity projects: any project needed to maintain an adopted or otherwise desirable Level of Service.

Redevelopment projects: any project that would assist in the revitalization of deteriorated non-residential properties.

Environmental enhancement projects: any project which would enhance the environmental quality of the Atlantic Ocean, the Atlantic Ocean beach and dune system, Biscayne Bay or other natural resources.

Potable water projects:

Update the capital improvements schedule to maintain consistency with its 20-Year Water Supply Facilities Work Plan.

Use funds for the expansion, enhancement, and upgrade of the water supply facilities in accordance with the 15-Year Water Supply Facilities Work Plan.

Coordinate planning for the Town’s infrastructure improvements related to water supply with the plans of state agencies, the South Florida Water Management District and Miami-Dade County.

Revision of priorities for the replacement of facilities, correction of existing water supply and facility deficiencies, and provision for future water supply and facility needs.

The Capital Improvement Element shall be reviewed and revised, as necessary, on an annual basis. The annual update shall demonstrate that the level of service standards will be maintained during the next five-year planning period.

In order to coordinate land uses with available and projected fiscal resources and a financially feasible schedule of capital improvements for water supply and facility projects, the Town shall include in its annual update of the its financially feasible five (5) year capital improvement project listing the first five (5) years of Water Supply Facilities Work Plan to ensure consistency between the Potable Water Sub-Element of the Infrastructure Element and the Capital Improvements Element.

The Town hereby incorporates by reference into its Comprehensive Plan the Miami-Dade 20-Year Water Supply Facilities Work Plan (2014-2033) adopted November 2014 inclusive of all potable water projects.

Policy 1.2 – The Town shall prudently limit 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.

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.

Policy 1.4 – The Town shall regularly schedule inspections of all capital facilities to monitor and record the condition of each.

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.

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 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; parking improvements serving the Harding Avenue Business District, 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.

Policy 1.7 – The Town shall utilize the following implementation schedule to aid state requirements for annual updates and to ensure level of service standards are maintained.

- Preliminary meetings in April with the Building, Public Works, and Finance department to discuss capital improvement planning and revenues
- Capital improvement plan/budget workshop in July with the Town Commission for discussion of proposed projects and financing
- Prepare capital improvement plan in coordination with Town budget for approval in June.
- Public hearing on capital improvement plan/budget in September.
- Revise Schedule of Capital Improvements and update Capital Improvement Element in October.

Policy 1.8 – 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.

Policy 1.9 –Capital improvements associated with the construction of educational facilities are not addressed in the Town’s Capital Improvement Plan or Schedule of Capital Improvements, but rather are the responsibility of the Miami-Dade County Public Schools. To address financial feasibility associated with school concurrency, the current Miami-Dade County Public School Facilities Work Program for educational facilities is incorporated by reference into the CIE.

Policy 1.10 – The Town, in conjunction with Miami-Dade County and Miami-Dade County Public Schools, has the responsibility for providing school concurrency related to capital improvements and should continually seek to expand funding sources available to meet those requirements.

Policy 1.11 – For public school facilities, a proportionate share mitigation agreement, is subject to approval by Miami-Dade County Public Schools and the Town and must be identified in the adopted Miami-Dade County Public School Facilities Work Program.

Policy 1.12 – The Town shall update its Capital Improvements Element and Program annually, to include the annual update of the Miami-Dade County Public Schools 5-Year District Facilities Work Plan.

Policy 1.13 – The annual update of the Capital Improvement Element shall include reflect proportionate fair-share contributions for transportation projects if applicable.

Policy 1.14 – The Town shall evaluate the costs and benefits of adaptation alternatives in the location and design of new infrastructure as well as the fortification or retrofitting of existing infrastructure.

Policy 1.15 – The Town shall commit funding to climate change adaptation and resiliency projects.

Objective 2 – In general, coordinate land use decisions and available or projected fiscal 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.

Policy 2.1 – The following Level of Service (LOS) standards shall be maintained:

Streets:

Local roads: D

Collector roads: D

State Roadways

A Level of Service of LOS E+20 shall be established (where mass transit service having headways of 20 minutes less is provided within 1/2-mile distance, roadways shall operate at no greater than 120 percent of their capacity.)

Sanitary Sewers: The County-wide “maximum day flow” of the preceding year shall not exceed 102 percent of the County treatment system’s rated capacity. The sewage generation standard shall be 155 average gallons per capita per day.

Potable Water:

- (a) The regional treatment system shall operate with a rated maximum daily capacity no less than 2 percent above the maximum daily flow for the preceding year, and an average daily capacity 2 percent above the average daily system demand for the preceding 5 years. The maximum daily flow shall be determined by calculating the average of the highest five single day flows for the previous 12 months.
- (b) Water shall be delivered to users at a pressure no less than 20 pounds per square inch (psi) and no greater than 100 psi. Unless otherwise approved by the Miami-Dade Fire Rescue Department, minimum fire flows based on the land use served shall be maintained as follows:

Land Use	Min. Fire Flow (gpm)
Single Family Residential Estate	500
Single Family and Duplex; Residential on minimum lots of 7,500 sf	750
Multi-Family Residential	1,500
Semiprofessional Offices	1,500
Hospitals; Schools	2,000
Business and Industry	3,000

Sources: Miami-Dade County Adopted 2014, Water, Sewer and Solid Waste Element

Drainage: 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-development runoff shall not exceed peak pre development runoff.

Solid Waste: The County solid waste disposal system shall maintain a minimum of five years’ capacity. For Town planning purposes, a generation rate of 5.6 pounds per person per calendar day shall be used.

Parks: The Town shall achieve and maintain a Level of Service standard of at least 6 acres of public recreation sites per 1,000 permanent population.

Public Schools: The adopted level of service (LOS) standard for all public school facilities is 100% utilization of Florida Inventory of School Houses (FISH) Capacity (with Relocatable Classrooms). This LOS standard, except for Magnet Schools, shall be applicable in each public school concurrency service area (CSA), defined as the public school attendance boundary established by the Miami-Dade County Public Schools. The adopted LOS standard for Magnet Schools is 100% of FISH (with Relocatable

Classrooms), which shall be calculated on a districtwide basis. Level of Service standards for public school facilities apply to those traditional educational facilities, owned and operated by the Miami-Dade County Public Schools, that are required to serve the residential development within their established Concurrency Service Area. Levels of Service standards do not apply to charter schools. However, the capacity of both charter and magnet schools will be credited against the impact of development.

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.

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 improvements.

Policy 2.4 – The Town shall maintain and improve as part of the land development code a concurrency management system which meets the requirements of state statutes. 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 Transportation, Recreation and Open Space, Infrastructure and Public School Facilities) 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.

CAPITAL IMPROVEMENT ELEMENT IMPLEMENTATION SYSTEMS

Five-Year Schedule of Capital Improvements: See schedule nearby in this element.

Other Programs: The other principal programs needed to implement this Element are as follows:

- Continue the annual capital programming and budgeting including use of the project selection criteria contained on Policy 1.1; related thereto will be the annual review of the Element.
- Amendments to the existing land development code to assure conformance to the “concurrency” requirements relative to development orders, levels of service and public facility timing as outlined in C below.

Monitoring and Evaluation: The Town Manager or designee shall annually prepare a status report on this Capital Improvement Element for submittal to the Town Commission. The primary purpose is to update the five-year schedule including the basis for next year’s capital budget. The project evaluation criteria shall be used in the project list review and special attention shall be devoted to maintenance of the level of service standards. This entire evaluation process shall be integrated into the Town’s annual budget process.

Concurrency Management: Concurrency management shall be implemented as articulated in Future Land Use Element and the Capital Improvement Element.

MONITORING, UPDATING AND EVALUATION PROCEDURES

Annual Monitoring: In conjunction with one of the plan amendment cycles, the Local Planning Agency may annually conduct a public workshop on the Comprehensive Plan. A status report shall be provided by the Town Manager or designee and then citizen comment shall be solicited. This meeting shall be publicized by a legal notice in the newspaper plus efforts to have a news story in the Miami Herald and flyer announcements at the Town Hall. The LPA will then submit a report on the status of the Plan to the Town Commission. This report may be accompanied by recommended amendments, using the normal amendment process.

Evaluation and Appraisal Review (EAR): , the Town Manager or designee shall prepare an Evaluation and Appraisal Review in conformance with statutory requirements and with special emphasis on the extent to which the Comprehensive Plan objectives and policies have been achieved. The report will pinpoint obstacles to plan implementation and update baseline data.

Revised Objectives and Policies: As part of this EAR process, amendments to the goals, objectives and policies based upon the above review, focusing short and long term community objectives. The citizen participation procedures used in preparing the Comprehensive Plan (plus any future modifications thereto) shall be used in amending the Plan.

Concurrency Management System Standards

Facility Capacity Determinations: The determination that there is adequate facility capacity for a proposed project shall be based on a formulation such as $(A+B) \text{ minus } (C+D+E)$ shall be greater than zero, where

“A” equals the total ***design capacity*** of existing facilities;

“B” equals the total ***design capacity*** of any ***planned new facilities*** that will become available concurrent with the impact of the proposed development;

“C” equals existing demand on facilities measured as traffic volumes, sewer and water flows, utilization of FISH capacity (for schools) or population;

“D” equals committed demand from approved projects that are not yet constructed; and

“E” equals the demand anticipated to be created by a proposed project.

Criteria for Measuring the Design Capacity of Existing and Planned New Facilities: The design capacity of existing and planned new facilities shall be determined as follows:

Sewage: the capacity of the County sewage treatment system.

Water: the capacity of the County water treatment and storage system.

Solid Waste: the capacity of the County disposal system.

Drainage: the on-site detention capability and/or storm sewer capacity.

Roadways: The standard for measuring highway capacities shall be the Florida DOT Table of Generalized Two-Way Peak Hour Volumes for Urbanized Areas or other techniques that are compatible to the maximum extent feasible with FDOT standards and guidelines. The measurement of capacity may also be determined by engineering studies provided that analysis techniques are technically sound and acceptable to the Town engineer.

Recreation: Measurement shall be based on recreation data in the Comprehensive Plan plus the latest Town population estimate with any necessary interpretation provided by the Town Manager or designee thereof.

Transit: The County Transit Agency bus schedules for routes within the Town.

Criteria for Counting the Capacity of Planned New Facilities: The capacity of planned new facilities may be counted only if the following timing requirements to ensure that adequate public facilities are available to meet level of service standards with the impact of development:

- (a) Sanitary sewer, solid waste, drainage, adequate water supplies, and potable water facilities shall be in place and available to serve new development no later than the issuance by the local government of a certificate of occupancy or its functional equivalent. Prior to approval of a building permit or its functional equivalent, the Town shall determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance by the Town of a certificate of occupancy or its functional equivalent.
- (b) Parks and recreation facilities to serve new development shall be in place or under actual construction no later than 1 year after issuance by the local government of a certificate of occupancy or its functional equivalent. However, the acreage for such facilities shall be dedicated or be acquired by the Town prior to issuance of a certificate of occupancy or its functional equivalent, or funds in the amount of the developer's fair share shall be committed no later than the local government's approval to commence construction.

- (c) Transportation facilities needed to serve new development shall be in place or under actual construction within 3 years after the Town approves a building permit that results in traffic generation.

Responsibility for Concurrency Monitoring System: The manager or designee thereof shall be responsible for monitoring facility capacities and development activity to ensure that the concurrency management system data base is kept current, i.e., includes all existing and committed development. This data base shall be used to systematically update the formulas used to assess projects. An annual report shall be prepared.

Capacity Reservation: Any development permit application which includes a specific plan for development, including densities and intensities, shall require a concurrency review. Compliance will be finally calculated and capacity reserved at time of final action on a **design review** or **building permit** if no **design review** is required or enforceable developers agreement. Phasing of development is authorized in accordance with Rule 9J-5.0055. Applications for development permits shall be chronologically logged upon approval to determine rights to available capacity. A capacity reservation shall be valid for a time to be specified in the land development code; if construction is not initiated during this period, the reservation shall be terminated.

Public School Concurrency Review : Prior to the issuance of any development order for new residential development or redevelopment, public school facilities needed to support the development at adopted school LOS standards must meet the following requirements:

1. The necessary public school facilities and services are in place or under actual construction within three years after issuance of final subdivision or site plan approval, or the functional equivalent.
2. The necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place or under actual construction not more than three years after issuance of a certificate of occupancy or its functional equivalent.

School concurrency approval for the development and anticipated students shall be valid for up to two (2) years, beginning from the date the application received final approval from the Town.

Project Impact or Demand Measurement: The concurrency management user's procedural guide (a supplement to the land development code) will contain the formulas for calculating compliance plus tables which provide generation rates for water use, sewer use, solid waste and traffic, by land use category. Alternative methods are acceptable to the Town Manager or designee thereof may also be used by the applicant. For example, traffic generation may be based upon the Institute of Transportation Engineer's "Trip Generation" manual.

Schedule of Capital Improvements by Category and Funding Sources

Tables 9-10 A-D make up the Town's schedule of Capital Improvements. Funding sources are shown where applicable.

**Table 9-10A
Stormwater Projects**

No Projects

**Table 9-10B
Wastewater and Potable Water Projects**

No projects

**Table 9-10C
FDOT Projects**

FDOT Projects							
Project Name	Location	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	Total
Indian Creek Bridge #876100 PD&E	91 st Street/ Surfside					\$1,515,001	\$1,515,001
Total Cost of FDOT Projects						\$1,515,001	\$1,515,001

Source: FY2018-2023 FDOT Work Program

**Table 9-10D
Gas Tax Projects**

Forecasted Municipal Transportation Funding (CITT)						
Capital Projects						
	2018	2019	2020	2021	2022	Total
Traffic Signal Loop Detectors	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ 50,000
Harding Avenue Downtown Street Improvements	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000
91 Street Improvement Project	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ 100,000
West Side Street Improvements	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ 100,000
Traffic & Pedestrian Management Program				\$ 95,000	\$ 95,000	\$ 190,000
Total Annual Municipal Transp. Source Funding	\$ 150,000	\$ 100,000	\$ 100,000	\$ 95,000	\$ 95,000	\$ 350,000
Funding Sources						
	2018	2019	2020	2021	2022	Total
Transit Surtax Proceeds	\$ 223,000	\$ 225,230	\$ 227,482	\$ 229,757	\$ 232,055	\$ 1,137,524
Balance	\$ 73,000	\$ 125,230	\$ 127,482	\$ 134,757	\$ 137,055	\$ 597,524

Note: Transit Surtax Proceeds listed above is only part of total required planned project funding.

Source: Town of Surfside Finance Department

Public School Facilities Goals, Objectives, and Policies

Goal: Assist Miami-Dade County Public Schools in developing, operating, and maintaining a system of quality public education in Surfside through the provision of adequate public educational facilities.

Objective 1 - Significantly Reduce Overcrowding: Work with the Miami-Dade County Public Schools (MDCPS) to reduce overcrowding in schools where overcrowding exists and prevent overcrowding where it does not exist while striving to attain an optimum level of service pursuant to Objective 2.

Policy 1.1 - Cooperate with the Miami-Dade County Public Schools in their efforts to continue to provide new student stations through the Capital Outlay program, insofar as funding is available.

Policy 1.2 - Cooperate with the Miami-Dade County Public Schools in their efforts to locate public school facilities.

Policy 1.3 - Miami-Dade County Public Schools comments shall be sought and considered in comprehensive plan amendments and other land use and zoning decisions which could impact the school district, in order to be consistent with the terms of the state mandated Amended and Restated Interlocal Agreement for Public School Facility Planning (Interlocal Agreement) pursuant to Sections 1013.33 and 163.31777, Florida Statutes.

Policy 1.4 - Cooperate with the Miami-Dade County Public Schools in their efforts to develop and implement alternative educational facilities, such as primary learning centers, which can be constructed on small parcels of land and relieve overcrowding at elementary schools, in so far as funding and rules permit.

Policy 1.5 - Cooperate with the Miami-Dade County Public Schools in their efforts to provide public school facilities to the students of the Town. Operational alternatives may be developed and implemented, where appropriate, which mitigate the impacts of overcrowding while maintaining the instructional integrity of the educational programs.

Policy 1.6 - Cooperate with the Miami-Dade County Public Schools in their efforts to maintain and/or improve the established level of service (LOS), for Public Educational Facilities, as established for the purposes of school concurrency.

Policy 1.7 - Cooperate and coordinate with Miami-Dade County and Miami-Dade County Public Schools through the Staff Working Group of the Interlocal Agreement for Public School Facility Planning to review annually the Public School Facilities Element and school enrollment projections, and the Town will make amendments if necessary.

Objective 2 - Maintain Level of Service for Public School Concurrency: Work with Miami-Dade County School Board to coordinate new residential development with the future availability of public school facilities consistent with the adopted level of service standards for public school concurrency, to ensure the inclusion of those projects necessary to address existing deficiencies in the most current 5-year Public School Facilities Work Program, as referenced, and to meet the future needs based upon achieving and maintaining the adopted level of service standards throughout the planning period.

Policy 2.1 - Level of Service standards for public school facilities apply to those traditional educational facilities, owned and operated by the Miami-Dade County Public Schools, that are required to serve the residential development within their established Concurrency Service Area. Level of Service standards do not apply to charter schools. However, the capacity of both charter and magnet schools will be credited against the impact of development.

Policy 2.2 - The adopted level of service (LOS) standard for all public school facilities is 100% utilization of Florida Inventory of School Houses (FISH) Capacity (with Relocatable Classrooms). This LOS standard, except for Magnet Schools, shall be applicable in each public school concurrency service area (CSA), defined as the public school attendance boundary established by the Miami-Dade County Public Schools.

Policy 2.3 - The adopted LOS standard for Magnet Schools is 100% of FISH (With Relocatable Classrooms), which shall be calculated on a district-wide basis.

Policy 2.4 – Support the goal of Miami-Dade County Public Schools and the Town, for all public school facilities to achieve 100% utilization of Permanent FISH (No Relocatable Classrooms) by January 2018. To help achieve the desired 100% utilization of Permanent FISH by 2018, Miami-Dade County Public Schools should continue to decrease the number of relocatable classrooms over time. Public school facilities that achieve 100% utilization of Permanent FISH capacity should, to the extent possible, no longer utilize relocatable classrooms except as an operational solution.

Policy 2.5 - Relocatable classrooms may be used by the Miami-Dade County Public Schools as an operational solution to achieve the level of service standard during replacement, remodeling, renovation or expansion of a public school facility; and in the event of a disaster or emergency which prevents the School Board from using a portion of the affected school facility.

Policy 2.6 - In the event the adopted LOS standard of a CSA cannot be met as a result of a proposed development's impact, the development may proceed provided at least one of the following conditions is met:

- a) The development's impact can be shifted to one or more contiguous CSAs that have available capacity and is located, either in whole or in part, within the same Geographic Areas (Northwest, Northeast, Southwest, Southeast, see Figure 1A through 1D) as the proposed development; or
- b) The developments' impact is mitigated, proportionate to the demand for public schools it created, through a combination of one or more appropriate proportionate share mitigation options, as defined in Section 163.3180 (13) (e) 1, Florida Statutes. The intent of these options is to provide for the mitigation of residential development impacts on public school facilities, guaranteed by a legally binding agreement, through mechanisms that include, one or more of the following: contribution of land; the construction, expansion, or payment for land acquisition or construction of a permanent public school facility; or the creation of a mitigation bank based on the construction of a permanent public school facility in exchange for the right to sell capacity credits. The proportionate share mitigation agreement, is subject to approval by Miami Dade County School Board and the Town and must be identified in the most current Miami-Dade County Public School Facilities Work Program.
- c) The development's impacts are phased to occur when sufficient capacity will be available.

If none of the conditions are met, the development shall not be approved.

Policy 2.7 - Concurrency Service Areas (CSA) shall be delineated to: 1) maximize capacity utilization of the facility, 2) limit maximum travel times and reduce transportation costs, 3) acknowledge the effect of court-approved desegregation plans, 4) achieve socio-economic, racial, cultural and diversity objectives, and 5) achieve other relevant objectives as determined by the School Board's policy on maximization of capacity. Periodic adjustments to the boundary or area of a CSA may be made by the School Board to achieve the above stated factors. Other potential amendments to the CSAs shall be considered annually at the Staff Working Group meeting to take place each year no later than April 30 or October 31, consistent with Section 9 of the Interlocal Agreement for Public School Facilities Planning.

Policy 2.8 - The Town through the implementation of the concurrency management system and the most current Miami-Dade County Public School Facilities Work Program for educational facilities, shall ensure that existing deficiencies are addressed and the capacity of schools is sufficient to support residential development at the adopted level of service (LOS) standards throughout the planning period in the 5-year Schedule of Capital Improvements.

Policy 2.9 - The Miami-Dade County Public School Facilities Work Program, which is adopted by reference into the Capital Improvements Element, will be evaluated on an annual basis to ensure that the level of service standards will continue to be achieved and maintained throughout the planning period.

Policy 2.10 - The Miami-Dade County Public School Facilities Work Program shall be amended on an annual basis to: 1) add a new fifth year; 2) reflect changes in estimated capital revenues, planned capital appropriations costs, planned capital facilities projects, CSAs and school usage; and, 3) ensure the Miami-Dade Public School Facilities Work Program continues to be financially feasible for the five-year planning period.

Objective 3 - Obtain Suitable Public Educational Facility Sites: Assist Miami-Dade County Public Schools in obtaining suitable sites to meet the level-of-service and, facility needs of the public education system.

Policy 3.1 - In the selection of sites for future educational facilities development, the Town should encourage Miami-Dade County Public Schools to consider whether a school is in close proximity to residential areas and is in a location that would provide a logical focal point for community activities and be in close proximity to Town neighborhoods.

Policy 3.2 - Where possible, Miami-Dade County Public Schools should seek sites that are adjacent to existing or planned public recreation areas, community centers, libraries, or other compatible civic uses or the purpose of encouraging joint use facilities.

Policy 3.3 - The Town acknowledges and concurs that, when selecting a site, Miami-Dade County Public Schools will consider if the site meets the minimum size criteria as recommended by the State Department of Education or as determined to be necessary for an effective educational environment.

Policy 3.4 - When considering a site for possible use as an educational facility, Miami-Dade County Public Schools should review the adequacy and proximity of other public facilities and services necessary to the site such as roadway access, bus stops for existing and proposed public school facilities, transportation, potable water, sanitary sewers, drainage, solid waste, and police and fire services, and means by which to assure safe access to schools, including sidewalks, bicycle paths, turn lanes, and signalization.

Policy 3.5 - When considering a site for possible use as an educational facility, ~~the~~ Miami-Dade County Public Schools should consider whether the present and projected surrounding land uses are compatible with the operation of an educational facility.

Objective 4 - Establish Effective Coordination - Establish mechanisms for ongoing coordination, communications and implementation between the School Board, Miami-Dade County, and the Town to ensure the adequate provision of public educational facilities.

Policy 4.1 - The Town shall coordinate with Miami-Dade County Public Schools to develop or modify rules and regulations in order to simplify and expedite proposed new educational facility developments and renovations.

Policy 4.2 - Future educational facilities should be located where the capacity of other public facilities and services is available to accommodate the infrastructure needs of the educational facility.

Policy 4.3 - The Town will encourage Miami-Dade County Public Schools to coordinate school capital improvement plans with the planned capital improvement projects of the Town if applicable.

Policy 4.4 - The Town shall coordinate with Miami-Dade County Public Schools to eliminate infrastructure deficiencies surrounding existing school sites if applicable.

Policy 4.5 - The Town and Miami-Dade County Public Schools shall coordinate efforts to ensure the availability of adequate sites for the required educational facilities.

Policy 4.6 - The Town will account for the infrastructure needs of new, planned or expanded educational facilities when formulating and implementing the Town's capital improvements plans.

Policy 4.7 - Coordinate the Town land use planning and permitting processes with the Miami-Dade County Public Schools site selection and planning process to ensure future school facilities are consistent and compatible with land use categories and the surrounding land uses.

Policy 4.8 - The Town will notify Miami-Dade County Public Schools of land use and zoning decisions as outlined in the Interlocal Agreement.

Policy 4.9 - The Town and the Miami-Dade County Public Schools shall coordinate to prepare projections of future development and public school enrollment growth and to ensure such projections are consistent with the Town's future land use maps and the School Board's Long Range Public School Facilities Map consistent with the procedures and requirements identified in the Interlocal Agreement.

Policy 4.10 - The Town shall coordinate with adjacent local governments and the school district on emergency preparedness issues, including the use of public schools to serve as emergency shelters.

Figure 10A – Northwest Area Educational Facilities

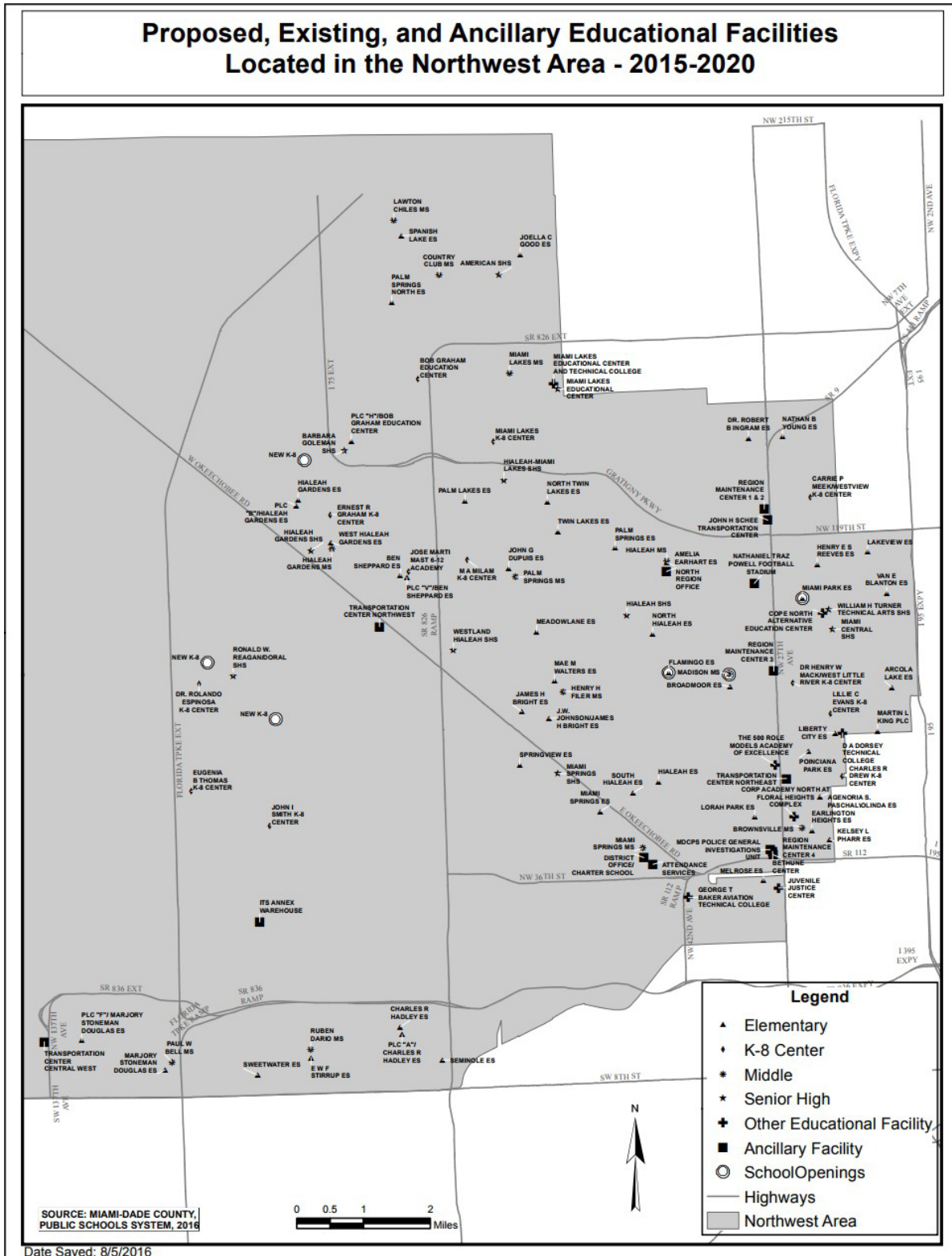


Figure 10B – Northeast Area Educational Facilities

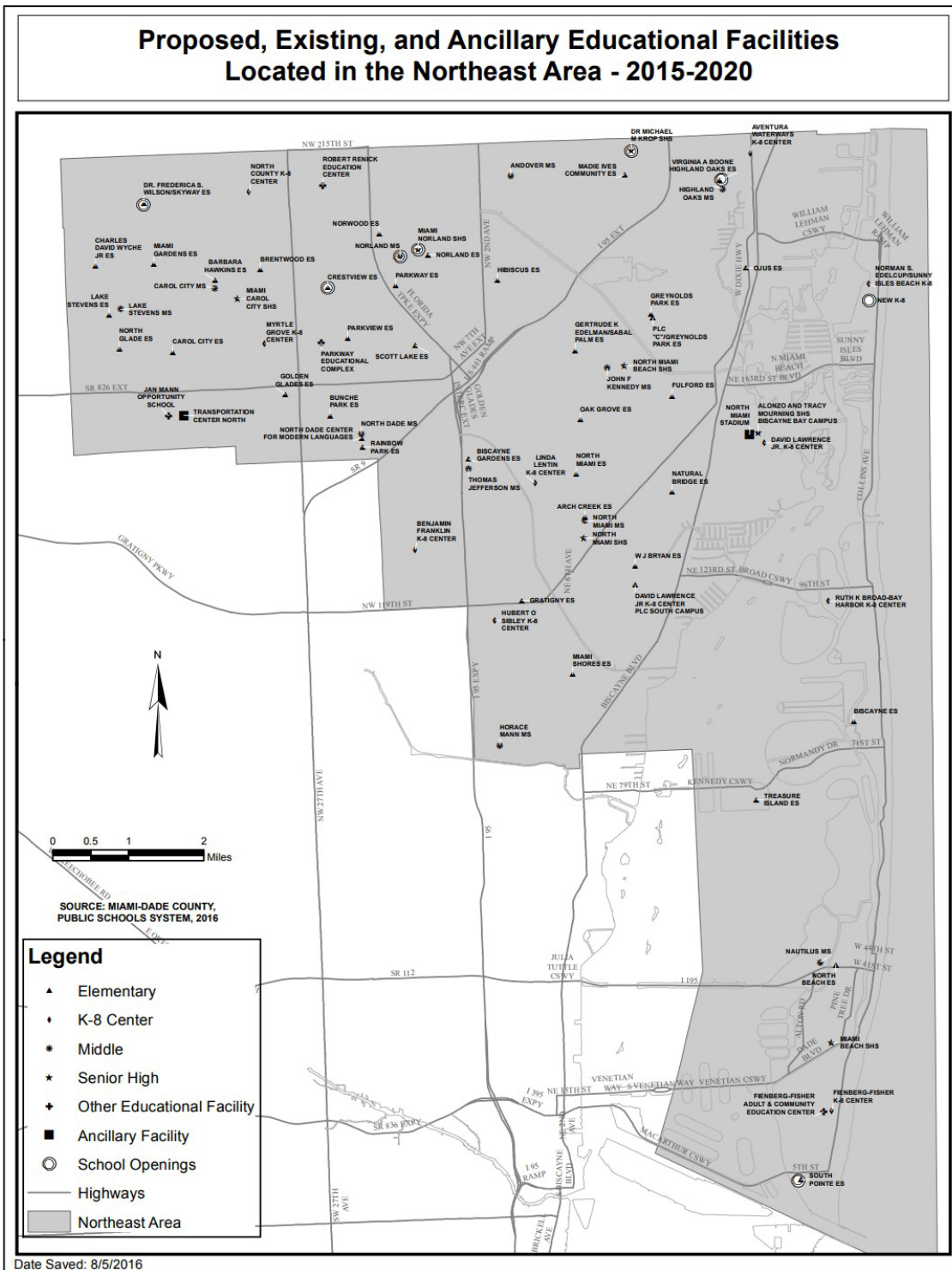


Figure 10C – Southwest Area Education Facilities

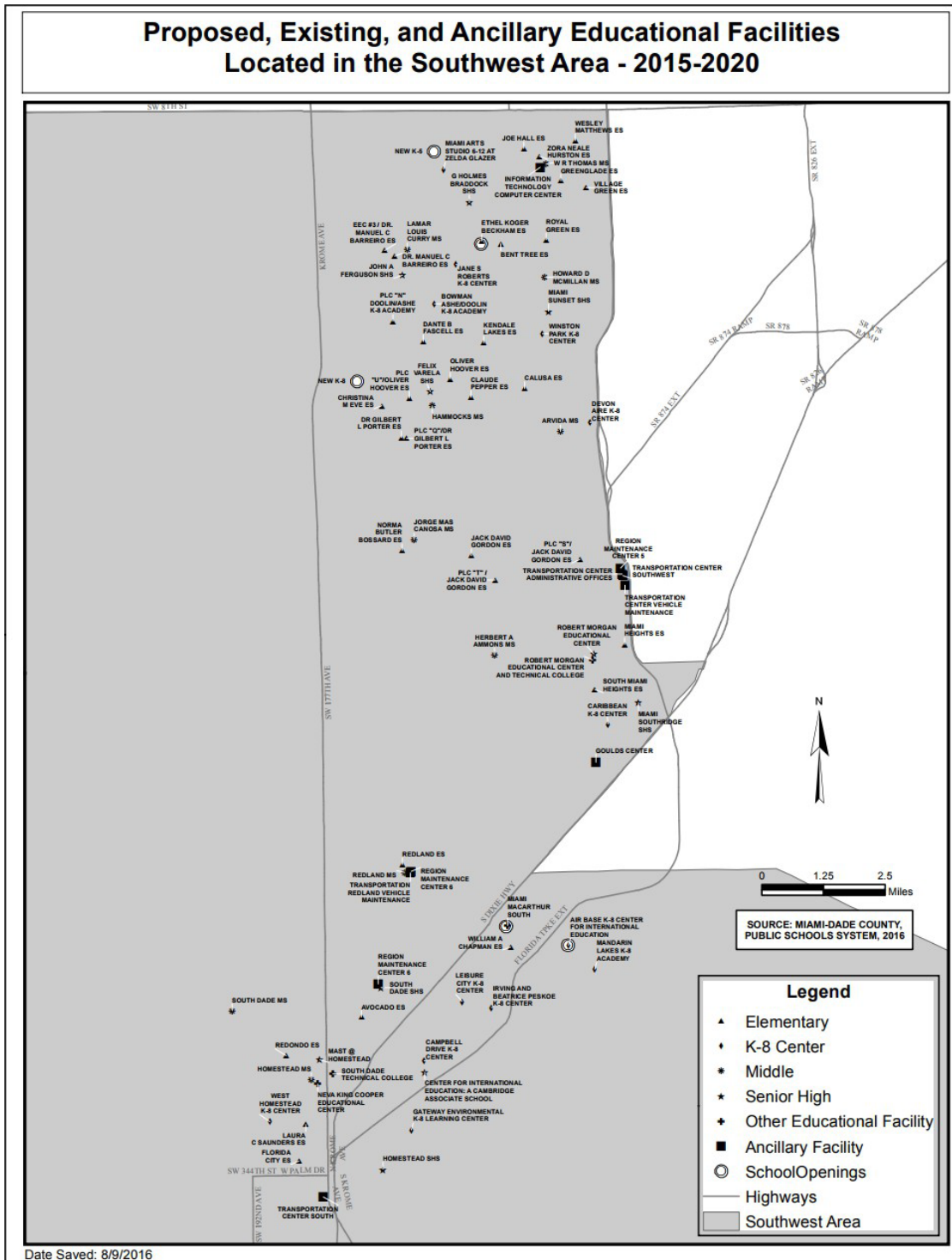
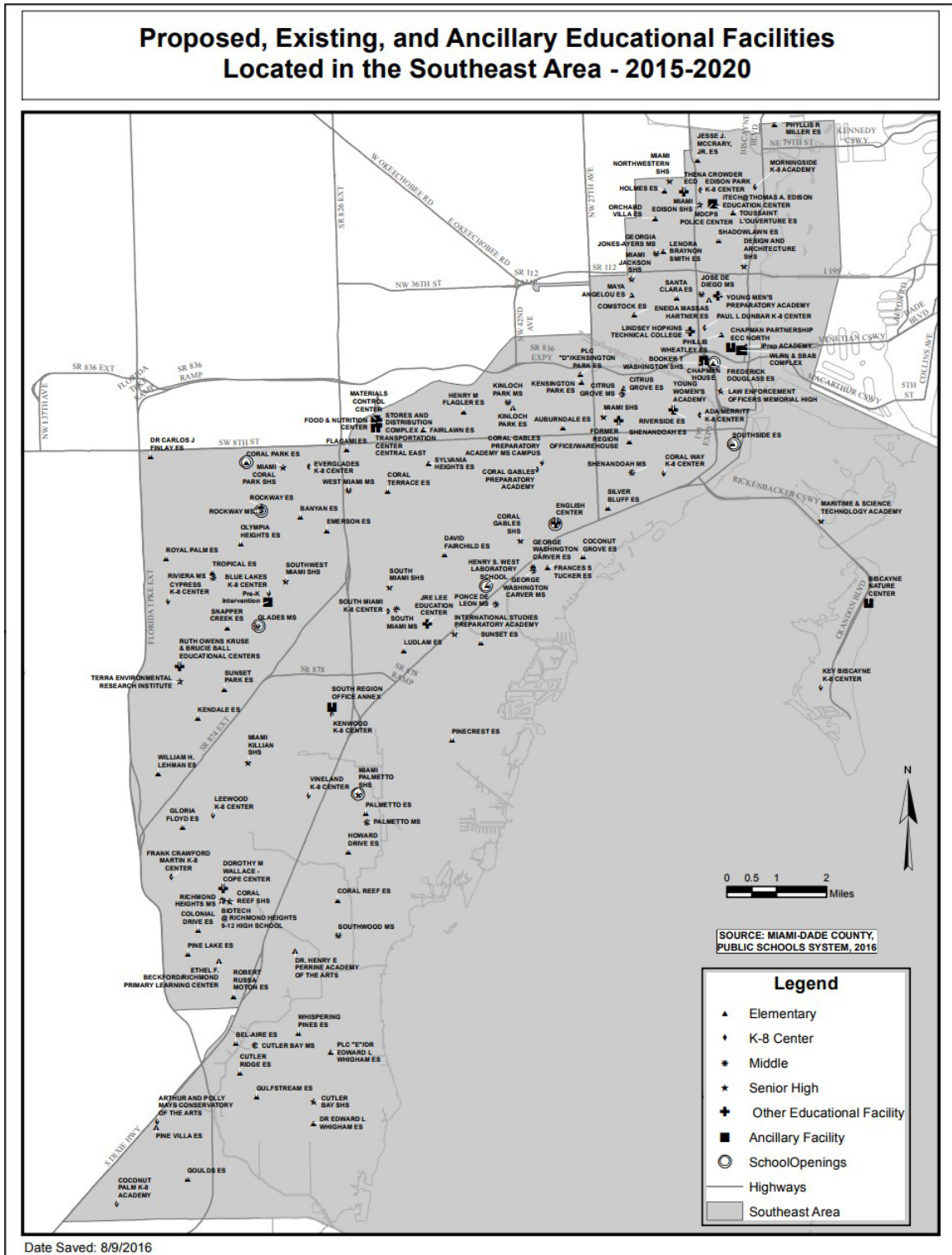


Figure 10D – Southeast Area Educational Facilities





Surfside Comprehensive Plan
Future Land Use Element
Future Land Use (2044)

- Legend**
- Surfside City Limits
 - Adjacent City Limits
 - Future Land Use**
 - Community Facility
 - General Retail/Services
 - High Density Residential/Tourist
 - Low Density Residential
 - Moderate Density Residential/Tourist
 - Moderate High Density Residential
 - Moderate Low Density Residential
 - Parking
 - Private Recreation
 - Public Buildings and Grounds
 - Public Recreation
 - Water



Print: 1-10-2024

Source:
Marlin Engineering, Inc.

Marlin Engineering, Inc.



Memorandum

To: Planning and Zoning Board
Thru: Hector Gomez, Town Manager
Thru: Judith Frankel, Town Planner
From: Walter Keller, PE, AICP., Consultant Planner
Marlin Engineering, Inc.
CC: Lillian Arango, Town Attorney
Tony Recio, Town Zoning Attorney
James McGuinness, Town Building Official
Date February 21, 2024
RE: Town Comprehensive Plan and Evaluation & Appraisal Update
Proposed Updates to the Town's Comprehensive Plan

Presentations on the update of the Town's Comprehensive Plan were made at the November 16, 2023 and January 18, 2024 Planning and Zoning Board meetings. A Public Hearing will be held at the February 29, 2024 Planning and Zoning Board meeting. The Planning and Zoning Board is designated as the Town's Local Planning Agency (LPA) and serves as the LPA on items such as the Comprehensive Plan update.

The current update of the Comprehensive Plan is required by State Law and referred to as the Evaluation and Appraisal Report (EAR) or EAR Based Amendments. The proposed amendments are generally minor and the overall emphasis of the current Comprehensive Plan is intact. Major items being updated include the addition of a Property Rights Element (a new State requirement), update of the Town's Water Supply Facility Work Plan (a State requirement), update of the Base Floor Flood Elevation to 8.00 + 2.00 Feet, Address changes to statutory requirements of Chapter 163 and minor updates to the Comprehensive Plan and Socio-Economic Characteristics. The review process requires a marked-up version of the Comprehensive Plan be provided with underlines (additions) and strike-thrus (deletions).

Revisions have been provided for the following Plan Elements:

- 1 Future Land Use
- 3 Housing
- 4 Infrastructure (including Water Supply Facilities Work Plan)
- 5 Coastal Management
- 7 Recreation and Open Space
- 9 Capital Improvements
- 11 Property Rights

continued



Town of Surfside, Florida Development Review

The following Plan Elements are not going to be updated at this time:

- 2 Transportation
- 6 Conservation
- 8 Intergovernmental Coordination
- 10 Public School Facilities

Copies of the current (2018) Comprehensive Plan and the marked up versions of the proposed Plan Elements have been or will be provided shortly. The LPA will hold a Public Hearing on the draft documents. The LPA can make revisions if desired or recommend transmittal to the Town Commission with any comments or recommendations. The Town Commission is scheduled to hold a Public Hearing on the draft documents and LPA recommendation on March 12, 2024. The 1st reading of the Ordinance adopting the EAR Based Amendments will be considered at the March 12, 2024 Public Hearing. If the Town Commission approves the 1st reading, the EAR Based Amendments will be sent out to be reviewed under the State Coordinated Review Process.

If the State determines the Amendment package is complete, State agencies, the South Florida Regional Planning Council, Miami-Dade County and adjacent municipalities will have 30 days to review the Amendment package and provide written comments. The State Community Planning Office has to issue an Objections, Recommendations and Comments Report (ORC) on the Amendment package. The Town Commission will then have 180 days to adopt the Amendment package. It is expected the Town Commission will request an additional review by the LPA prior to holding an adoption hearing at 2nd reading of the Ordinance. The Amendment package can be revised during this period. The State will perform a Compliance review of the adopted Amendment package.

A few revisions have been made in the Future Land Use Element since the printing of the Amendment package. A 3-page attachment describes the revisions made in the Future Land Use Table 1-2. Copies of the Existing and Future Land Use Maps will be provided separately.

Exhibit “A”

Includes sections:

A1, A2, A3, A4, A5,
A6, A7 and A8

1 FUTURE LAND USE ELEMENT

Data Inventory and Analysis

Purpose

The purpose of the Future Land Use Element is the designation of future land use patterns as reflected in the goals, objectives and policies contained in the Town of Surfside Comprehensive Plan. The supporting data provides a broad survey of current land use patterns, natural land features, and availability of public facilities for existing and future development. Future land use patterns are depicted on the Future Land Use Map (Map FLU 7).

Planning Timeframes

The Town of Surfside Comprehensive Plan provides guidance on development and redevelopment over two planning periods: a ~~5~~ 10-Year short term planning period ending FY ~~2034~~ 2022 and a long-term planning period ending FY ~~2044~~ 2035.

Existing Land Use Conditions

The Town of Surfside is located in the eastern section of Miami-Dade County. Located on the barrier island, the Town is bordered by water on both its western and eastern boundaries. The western boundary is the Biscayne Bay and Indian Creek and the eastern boundary is the Atlantic Ocean. The Town is ~~nearly~~ essentially built out. The Future Land Use Element supports the Town's desire to maintain its stable single family residential neighborhood, encourage redevelopment of the Harding Avenue business area, and limit density and intensity of beach front properties.

Existing land use patterns are depicted on Map FLU 1 Existing Land Use. An analysis of existing land ~~e~~ indicates that single family residential uses make up approximately ~~47.4~~ 45.8 % and multi-family uses make up ~~11.3~~ 8.5 % of the total land area. Vacant lands make up ~~0.5~~ 4.8 % of the total town acreage.

Significant redevelopment activity is underway within the Town. There are five vacant H120 parcels on the beach with three (3) of the parcels under construction. Of the 2 other parcels: one has site plan approval, and the other is in the process. All of the parcels are being developed with reduced densities but with larger sized dwelling units. Six (6) lower density multi-family parcels are also vacant, and several have development approvals.

There are thirty (30) single family vacant lots in the Town. Approximately 5 of the lots are under construction and many of the other lots have development approvals. Seventeen (17) of the lots are on the water (H30A) and 13 are not on the water (H30B).

~~The Town has 99.5% of its land developed.~~ Residential development makes up ~~58.7~~ 59.1 % of total Town acreage. General retail / service business development makes up ~~1.87~~ 1.9 % of the total Town acreage.

Table 1-1. Existing Land Use (Old)

Existing Land Use	Acres	Percentage of Total Acres
Beach Area	34.76	9.43%
Community Facilities	9.26	2.43%
General Retail/Services	6.90	1.87%
Multi-Family Residential	41.46	11.34 %
Parking	4.92	1.34%
Private Recreation	6.07	1.65%
Single Family Residential	174.80	47.43%
Vacant	1.89	0.51 %
ROW	79.57	21.59%
Water	8.90	2.42%
TOTAL ACREAGE	368.53	100.00%

Source: Miami-Dade County GIS Services; Calvin, Giordano & Associates

Table 1-1. Existing Land Use (New)

Existing Land Use	Acres	Percentage of Total Acres
Beach Area	<u>34.76</u>	<u>9.4%</u>
Community Facilities	<u>9.26</u>	<u>2.5%</u>
General Retail/Services	<u>6.90</u>	<u>1.9%</u>
Multi-Family Residential	<u>31.25</u>	<u>8.5 %</u>
Parking	<u>5.62</u>	<u>1.5%</u>
Private Recreation	<u>6.07</u>	<u>1.6%</u>
Single Family Residential	<u>168.94</u>	<u>45.8%</u>
Vacant	<u>17.26</u>	<u>4.7 %</u>
ROW	<u>79.57</u>	<u>21.6%</u>
Water	<u>8.90</u>	<u>2.4%</u>
TOTAL ACREAGE	368.53	100.00%

Source: Miami-Dade County Property Appraiser 2022 Aerial Photo & Property Records, Marlin Engineering, Inc.

Future Land Use Designations

Map FLU 7 Future Land Use designates future land uses in the Town. The Future Land Use Map guides future development according to the vision of residents and businesses in the Town. The Future Land Use Map reflects a planning horizon of at least 10 years. The Future Land Use Map serves as the basis for zoning designations provided in the Zoning Code. Table 1-2 shows the distribution of future land uses in the Town.

Table 1-2. Future Land Use

Future Land Use Designation	Acres	Percentage of Total Acres
Community Facility	1.46	0.40%
General Retail /Services	5.84	1.58%
High Density Residential / Tourist	26.27	7.13%
Low Density Residential	176.48	47.89%
Moderate Low Density Residential	3.09	0.84%
Moderate High Density Residential	14.81	4.02%
Moderate Density Residential / Tourist	4.72	1.28%
Parking	4.23	1.15%
Public Buildings and Grounds	2.05	0.56%
Public Recreation	40.54	11.00%
Private Recreation	4.69	1.27%
Non-designated Right of Way	84.35	22.89%
TOTAL	368.53	100.00%

Source: Miami-Dade County GIS Services; Calvin, Giordano & Associates, Marlin Engineering, Inc.

Approximately 61.16 % of the total land area is designated for residential uses with the majority of the residential uses designated as Low Density Residential. Commercial uses added up to 1.58% and Recreation uses, both public and private, made up nearly 12.27% of the total land area. Non-designated Right of Way makes up 22.89% of the overall land area.

Population

Population and Projections

The Town's population according to the ~~2010~~ 2020 U.S. Census was ~~5,689~~ 5,744. By ~~2045~~ 2035, the Town is expected to continue to be built-out with virtually no vacant residential lands or change in density or

intensity; at which time the population is expected to be approximately 4,710 ~~6,556~~ residents. According to the Florida Housing Data Clearinghouse (FHDC), between 2020 ~~2010~~ and 2045 ~~2035~~ the Town is projected to lose ~~see an additional~~ 979 ~~812~~ residents, which represents a 17.2% ~~14.1%~~ decrease in year ~~round residents growth~~ from 2020 ~~2010~~. The Town questions ~~views~~ the population projections from the FHDC as high considering the built-out current condition of the Town. Potential population increases are expected to come from the redevelopment in single family and multifamily dwelling units, and from ~~seasonal units converting to being used as full-time units and increases in persons per household.~~

Annexation
 No annexations are being considered at this time.

Table 1-3. Projections: Population, Surfside, 2010 – 2035 (Old)

Year	Population	% Change from 2010 Population
2010*	5,744	0
2015**	5,705	-0.67%
2020**	5,952	+3.6%
2025**	6,181	+7.6%
2030**	6,398	+11.3%
2035**	6,556	+14.1%

Source: *2010 U.S. Census; **Florida Housing Data Clearinghouse (FHDC), 2016

Table 1-3. Projections: Population, Surfside, 2010 – 2030 (New)

Year	Population	% Change from 2020 Population
2020*	<u>5,689</u>	<u>0</u>
2025**	<u>5,466</u>	<u>-3.9%</u>
2030**	<u>5,293</u>	<u>-7.0%</u>
2035**	<u>5,105</u>	<u>-10.3%</u>
2040**	<u>4,908</u>	<u>-13.7%</u>
2045**	<u>4,710</u>	<u>-17.2%</u>

Source: *2020 U.S. Census; **Florida Housing Data Clearinghouse (FHDC), 2023

Analysis of Land Needed to Accommodate Population
 The Town is almost built-out with only 1.89 acres of vacant land. The only development that is expected over the next planning horizon is redevelopment of existing developed properties. Redevelopment is

expected to be at or near existing densities however, most projects which have redeveloped in the past 10 years have been below current densities. As discussed above in the Population and Projections section, the only changes in population are expected through seasonal unit conversion to full time use and increases in persons per household.

The Town does not support the Florida Housing Data Clearinghouse (FHDC) population projections projects for 2045 2035. The Town's Charter limits density, intensity, and height to the existing maximums in the Zoning Code or Comprehensive Plan, whichever is more restrictive. The Town is being redeveloped and the drop in resident population around 2020 is due to the redevelopment of single family and multifamily redevelopment. Therefore, the FHDC projection for 2045 2035 is expected to be higher than the FHDC estimates not anticipated.

Facilities Analysis

Sanitary Sewer Facilities

The Town's sanitary sewer system is interconnected with the Miami-Dade County Water and Sewer Department (MDWASD) system. Surfside maintains its own sewer collection system and two pumping stations. By agreement, the City of Miami Beach transmits the sewage via force mains to the MDWASD system and eventually to the treatment plant and disposal.

The Town of Surfside is located in the MDWASD Central District Sanitary sewer system; however, MDWASD operates two additional regional wastewater treatment plants in the North and South Districts. Because the system is interconnected, the service districts have flexible boundaries, and some flows from one district can be diverted to other plants in the system. Surfside's sewer system is treated by a secondary treatment facility on Virginia Key owned and operated by the Miami-Dade County Water and Sewer Department (MDWASD).

According to the Town of Surfside Consumption Analysis, in FY 2018 to FY2022 2014/2015 approximately 305 to 342 258 million gallons of wastewater were treated by the County system from the Town of Surfside and 260 million in 2015/2016. There is sufficient capacity to serve Surfside residents in the short- and long-term planning time frame.

Potable Water Facilities

The Town of Surfside's potable water is provided by the Miami-Dade County Water and Sewer Department (MDWASD). The water is distributed to residents and commercial business by approximately 11 miles of cast iron pipe installed in 1938. The Town of Surfside is serviced by the Hialeah-Preston Water Treatment Plant service area which includes the northern part of Miami-Dade County. A new upper Floridan Aquifer Reverse Osmosis (RO) water treatment plant was constructed in 2013, and is located at 4250 W. 114th Terrace in the City of Hialeah. The WTP was constructed pursuant to a joint Participation Agreement between the City of Hialeah and the County which was approved by the Board of County Commissioners on July 24, 2007 and called for the design, construction, and operation of a water treatment plant constructed in the annexation area and supplied by the brackish Floridan aquifer to produce initially 10 mgd with the capacity to expand to 17.5 mgd. Approval from the Florida Department of Health to produce and distribute water was received in November 2013. The WTP utilizes the Floridan Aquifer as the alternative water supply using RO treatment to remove the salt. The initial operational phase of the Plant is 7.5 mgd, increasing to 10 mgd by the end of 2015 when construction of additional wells is expected to be completed. The 2022 finished water storage capacity at Hialeah-Preston subarea

ground storage tanks and clear wells is 64.0 MGD with a total systemwide storage capacity for finished water of 129.60 MGD. The quantity of water available to serve MDWASD's North District, as reflected in permitted withdrawal allocations, provides more than adequate capacity.

The highest MDWASD system wide finished water rate is 137.2 gallons per capita per day (gpcd) between 2017 and 2021 was 139 gpcd. The gpcd value for the Town of Surfside is higher than the MDWASD system wide average at 148.04 gallons per capita per day. Analysis of the Town's water use based on gallons purchased between fiscal year 2018 through FY 2022 indicates the highest resident gpcd occurred in FY 2018 when it was 179 gpcd. The Town adopted its most recent last 15-year Water Supply Facilities Work Plan (WSFWP) in 2015. The WSFWP is being updated in 2024.

The level of service will be met for Surfside in the short term and long-term planning periods.

Solid Waste

The Town's Public Works 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 and other Miami-Dade County landfills. Between FY2018 and FY2022 ~~Last year (FY 15/16)~~ Surfside deposited ~~approximately 4,932~~ 5,240 to 6,743 tons of waste material at the county's facility. ~~The Town, as of June 2, 2016, discontinued recycling services with Miami-Dade County for residential properties. The Town now collects recycling. Between June 2, 2016 and December 29, 2016, the Town collected a total of 218.9 tons of recycling.~~ Based on information supplied by the Miami-Dade County Department of Solid Waste Management (See Infrastructure Element), the existing disposal capacity at the North Dade Landfill and the South Dade Landfill and the Resource Recovery Plan appear to have adequate capacity to meet Surfside's needs for the foreseeable future.

Stormwater Drainage Facilities

Surfside's existing storm drainage system consists of a network of underground storm sewers that collect and direct stormwater to Indian Creek and Biscayne Bay. A pumping station at the western end of 92nd Street assists the drainage of water from that street by pumping to an outfall. Equipment which currently serves the 92nd Street pump station was 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.

In 2006, the Town of Surfside initiated additional stormwater projects, which consist of retrofitting three of the Town's outfall pipes to reduce pollutants and fresh water entering Biscayne Bay. The project addressed long-term concerns regarding water backing into the streets and poor water quality in the adjacent Biscayne Bay along the Town's shores.

The recently constructed retrofitted stormwater management system of the Town consists of a network of underground storm sewers along with outfall control structures discharging into the Indian Creek and Biscayne Bay, and three additional pump stations discharging into 9 drainage wells. The newly constructed control structures facilitate well discharge before discharging to Biscayne Bay. The project addressed long-term concerns regarding water backing into the streets and poor water quality in the adjacent Biscayne Bay along the Town's shores. The project directly addressed The Trust for Public Land's Biscayne Bay Accessibility report, supported the SFWMD's Biscayne Bay Partnership Initiative (BBPI), and enhanced the level of service.

In 2015, the Town completed drainage improvements for Biscaya Island along 88th Street. The Town constructed new check valves to prevent back flow into the existing roadways and upsized one 12-inch outfall to a 24-inch diameter outfall. Since the Town completed the retrofit of the existing drainage system in the recent past, there are currently no additional level of service projects required or needed for the Town's drainage system.

The Town received \$2.83 million dollars from the 2021 American Rescue Plan Act for drainage and infrastructure improvements. The Town also received a State grant for a Town-wide drainage study. The Federal grant and the Town's Stormwater Fund are funding a FY2024 Abbott Avenue drainage improvement totaling \$3.85 million dollars.

Transportation

The major north-south traversing roadways for the Town are Collins Avenue and Harding Avenue, both state arterial roadways. The major east-west traversing roadway is 96th Street. The level of service analysis for existing conditions indicates that all the roadways within the Town are operating at the adopted level of service.

Six bus routes from Miami-Dade Transit travel through the Town. The Town has its own bus system which complements the Miami-Dade County Transit. The Town's mini buses circulate between the business district and residential areas.

Parks and Recreation

The Town has an adopted Level of Service of six (6) acres of publicly-owned lands per 1,000 permanent population. The Town has approximately 40 acres of publicly-owned parks space and will continue to meet their level of service through the short term and long-term planning periods.

There are five Town-owned recreation facilities. Three (3) larger facilities: the Surfside Community Center; 96th Street Park; and, ~~namely~~ Veterans Park/Surfside Tennis Center. There are two (2) small facilities: Hawthorne Park Tot Lot, ~~96th Street Park, and the Surfside Community Center,~~ and Paws Up Dog Park. The majority of the park land within the Town is the state-owned public beach.

Major park improvements are underway and or being planned throughout the Town. These items are further discussed in the Recreation and Open Space Element.

Public Schools

There are no public schools located within the Town. In 2008 the Town entered into an Interlocal Agreement for Public School Facility Planning in Miami-Dade County with the Miami-Dade County School Board and adopted a Public Schools Facilities Element. The Miami-Dade County School Board provides figures for current and projected student enrollment and capacity by school. There are currently 1 elementary school, 1 middle school, and 1 high school serving the Town of Surfside. These are:

Elementary:

Broad, Ruth K./Bay Harbor K-8 Center (Town of Bay Harbor Islands)

Middle:

Nautilus Middle (City of Miami Beach)

High:

Miami Beach Senior High School (City of Miami Beach)

These schools are currently and projected to have sufficient capacity to meet level of service standards in the short term and long-term planning time frames.

Capital Improvements

The Town annually updates the ~~prepares a~~ Schedule of Capital Improvements (SCI) ~~in the Capital Improvement Element.~~ The FY2024 to FY2028 project list is provided in the Capital Improvements Element. ~~For FY 2017/2018 the Town has no deficiencies or LOS issues that need to be addressed. With the completion of the Capital Enhancement project several years ago the Water, Wastewater and drainage systems within the Town were completely replaced and modernized.~~

Historic Preservation

The Bureau of Archaeological Research within the Florida Office of Cultural and Historic Preservation maintains the Florida Master Site File (MSF), a database that contains information on archaeological and historic resources in Florida. The MSF includes 33 records for the Town of Surfside: three (3) archaeological sites; three (3) resource groups; and 27 structures of which seven (7) are no longer in existence. The Indian Creek Bridge, adjacent to the Town, is also listed on the MSF.

The Florida Department of Historic Resources has jurisdiction over historic and archaeological sites if there are human remains or if a state or federal permit is requested. If a private property owner develops or redevelops their property and their property is listed on the MSF, the state historic preservation officer should be contacted for guidance.

Miami-Dade County Office of Historic Preservation within the Regulatory and Economic Resources Department also identifies historic resources and designates historic properties and districts. The County has designated four (4) ~~three (3)~~ properties and one (1) district within the Town of Surfside.

The ~~aforementioned~~ County designated historic resources are displayed in Table 1-4.

Table 1-4. County Designated Historic Properties

Classification	Name	Address	Year Built	Additional Information
Historical Structures	Surf Club	9011 Collins Ave	1930	Architectural Style – Mediterranean Revival ca. 1880-1940
Historical Structures	Bougainvillea Apartments	9340 Collins Ave	1940	Architectural Style – Streamline Modern
Historical Structures	Seaway Villas	9149 Collins Ave	1936	Architectural Style – Masonry Vernacular with Mediterranean
Historical Structure	<u>Fisher Sapero Residence</u>	<u>9200 Carlyle Ave</u>	<u>1954</u>	<u>Architectural Style – Ranch Style and Miami Modern (MiMo)</u>
Historical District	Collins Avenue Historic District	90th Street to 91st Street	1946-1957	Architectural Style – Streamline Modern and Miami Modern (MiMo)

Source: Miami-Dade County Office of Historic Preservation; Calvin, Giordano & Associates, Marlin Engineering, Inc.

Land Cover

Map FLU 2 Soils identifies and maps native habitat within the Town. The land coverage can be categorized as Developed and Beach. Other than the beach and beach dune system, the Town is built out. There are no native preserves or remaining native habitats or wetlands within the Town. The beach and dune system, although created through a beach renourishment program, is owned by the State and maintained in a natural condition.

Water Resources

The predominant water resources that are present in the Town are the Atlantic Ocean and Biscayne Bay. Additionally, there are Indian Creek and Point Lake. Indian Creek is a channel that separates the Town from the Islands of Indian Creek Village and Bay Harbor Islands. Point Lake, the dredged channel and water body that separates Biscaya Island from the remainder of the Town, is considered part of Biscayne Bay. Map FLU 5 Water Bodies highlights water resources.

Wellfield Protection

There are no public wellfields or wellfield protection zones located in the Town of Surfside.

Soils

Map FLU 2 Soils provides the general distribution of soils/coverage in the Town as mapped by the Natural Resource Conservation Service (NRCS). The U.S. Department of Agriculture (USDA) Natural Resource

Conservation Service (NRCS) identifies Urban Land and Beaches as the only two coverage types found within the Town. The NRCS describes Urban Lands as areas that are more than 70% covered by buildings, streets, sidewalks and other structures so the natural soil is not readily accessible. The NRCS describes beaches as nearly level to sloping, narrow, sandy strips along the Atlantic Ocean of fine to coarse sand mixed with shell fragments.

Soil Erosion

The entire length of ocean shoreline along the barrier island the Town is located on is recognized as 'Critically Eroded' by the Florida Department of Environmental Protection's Bureau of Beaches and Coastal Systems and is part of a long-term beach renourishment program. The Bureau defines critically eroded as a segment of the shoreline where natural processes or human activity have caused or contributed to erosion and recession of the beach or dune system to such a degree that upland development, recreational interests, wildlife habitat, or important cultural resources are threatened or lost. Critically eroded areas may also include peripheral segments or gaps between identified critically eroded areas which, although they may be stable or slightly erosional now, their inclusion is necessary for continuity of management of the coastal system or for the design integrity of adjacent beach management projects.

The entirety of the Town's bayside shoreline, inclusive of Indian Creek and Point Lake is bulkheaded, and the remainder of the Town is developed and does not experience erosion problems.

Commercially Valuable Minerals

There are no extractable, commercially valuable minerals in the Town.

Development and Redevelopment on Flood Prone Areas

Map FLU 4 FEMA Flood Zones locates the flood zones within the Town. Nearly the entirety of the Town is an AE zone; this zone falls generally west of Collins Avenue. The X zone falls generally east of Collins Avenue; the VE zone is located in a narrow strip along the beach; and the X-500 is represented as a narrow strip located along the north end of Collins Avenue and also along the beach. Existing land uses found within these flood zones are illustrated in the Future Land Use map and described in the Future Land Use Element.

Topography

Map FLU 3 Topography, identifies the topography of the Town. The Town is nearly flat with elevations ranging only from 0 to 10 feet. The vast majority of the Town has an elevation of 5 feet or less. The lowest elevation is found along the oceanfront coastline. The highest elevation is a narrow linear strip that runs approximately along Collins Avenue.

Hazard Mitigation

Within the Town there is the potential for impacts from lightning, floods, tornadoes and tropical storms, but the most significant natural disaster threat the Town needs to plan for is the event of a hurricane. Records indicate that the Town has been brushed by or hit by a tropical storm or a hurricane 73 times in a 143-year period ending in 2016. During a hurricane evacuation, a significant number of vehicles will have to be moved across the local and regional road network. There are limited route choices, Map CST 1 Evacuation Routes identifies the designated evacuation route for the Town. There are no emergency shelters located within the Town. The Miami-Dade County Office of Emergency Management has identified the Town and the entire barrier island as a Zone B evacuation area. The Town has developed a Comprehensive Emergency Management Plan (CEMP).

Goals, Objectives and Policies

Goal 1: Ensure that the character and location of future land uses provides high economic and quality of life benefits to the Town's residents and business people while preserving the Town's natural resources, residential character and appropriate levels of public services.

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.

Policy 1.1 – The Town shall maintain, improve and strictly enforce provisions which are consistent with the Future Land Use Map, including the land uses and densities and intensities specified thereon and including the following:

Low Density Residential: up to 8 dwelling units per acre and not more than 30 feet in height. Permitted uses are single family residential use and parks and open space.

Moderate Low Density Residential: up to 17 dwelling units per acre and not more than 30 feet in height. The permitted uses are ~~single family, duplex,~~ townhomes and multi-family residential uses, public schools, places of public assembly, and parks and open spaces. This category is the buffer between Harding Avenue commercial uses and single-family residential uses on west side of Abbott Avenue.

Moderate-High Density Residential: up to 79 residential dwelling units per acre or up to 108 hotel units per acre and not more than 40 feet in height. The permitted uses are ~~single family, duplex,~~ townhomes and multi-family residential uses, hotels, public schools, places of public assembly, and parks and open spaces.

High Density Residential/Tourist: up to 109 dwelling or hotel units per acre and not more than 120 feet in height. The permitted uses are single family, duplex, and multi-family residential uses, hotels, public schools, places of public assembly, and parks and open spaces.

Moderate Density Residential/Tourist: up to 58 residential dwelling units per acre or up to 108 hotel units per acre and not more than 40 feet in height. The permitted uses are ~~single family, duplex,~~ townhomes and multi-family residential uses, hotels, and parks and open space.

General Retail/Services: up to a floor area ratio of 3.0 and not more than 40 feet in height. The permitted uses are commercial uses (professional, retail, office and related parking).

Public Recreation: up to a floor area ratio of 0.05 and not more than 30 feet in height. The permitted uses are Town-owned public parks and the state-owned beachfront east of the erosion control line and immediately adjacent to the Atlantic Ocean.

Private Recreation: up to a floor area ratio of 0.05 and not more than 30 feet in height. The permitted uses are privately owned open space and land between bulkhead and erosion control line (privately owned land).

Public Buildings and Grounds: up to a floor area ratio of 3.0 and not more than 40 feet in height. The permitted uses are Town-owned and publicly-owned land, parks and facilities.

Parking: up to a floor area ratio of 3.0 and not more than 40 feet in height. The permitted use is parking.

Community Facilities: up to a floor area ratio of 3.0 and not more than 70 feet in height. The permitted use is Town-owned facilities for community use. These facilities include the Surfside Community Center.

Water: The permitted uses include docks, other marine structures and accessory structures connected with upland single family homes. The water designation, as shown on the Future Lans Use Map is inclusive of Point Lake and the two associated canals that connect the lake to Biscayne Bay.

Policy 1.2 - The Town shall work towards the elimination of existing land uses which are inconsistent with the Town's development pattern and not compatible with the future land uses.

Policy 1.3 – The Town shall continue to utilize the Miami-Dade County Subdivision Regulations and will consider adopting provisions governing subdivisions in the Code of Ordinances. Such provisions shall be consistent with this plan, including density and with the applicable Florida statutory and administrative code guidelines and otherwise conform to the following standards.

Subdivision regulations shall establish rules for platting and subdividing land consistent with the Future Land Use Map, density 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 Manual of Uniform Minimum Standards for the Design, Construction and Maintenance of Streets and Highways 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 establishing minimum guidelines for subdivision regulations, not as precluding additional or higher standards which may have a legitimate public purpose.

Policy 1.4 – The Town shall maintain and enhance as necessary zoning code provisions governing signs including size, placement, and design in order to limit visual clutter.

Policy 1.5 – The Town shall maintain and enhance as necessary existing municipal code provisions

regulating storm drainage and in particular regulations that govern floodplain protection and water management design standards. Such provisions shall be consistent with this plan, applicable standards promulgated by the South Florida Water Management District, the South Florida Regional Planning Council, the Miami-Dade County Department of Environmental

Resource Management, the Florida Department of Environmental Protection, and with the applicable Florida statutory and administrative code guidelines.

Policy 1.6 – The Town shall participate in the Community Rating System of the National Flood Insurance Program. Through its building permit and development review process, the Town shall continue to review projects to determine and require conformance with FEMA’s National Flood Insurance Program’s “50% Rule”.

Policy 1.7 – The Town shall maintain a concurrency management system which meets the requirements of Chapter 163, Florida Statutes. 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 Transportation, Recreation and Open Space, Public School Facilities, 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.

Policy 1.8 – The Town shall maintain zoning code standards for new development and/or redevelopment that meet high standards for open space, landscaping, on-site circulation, parking and other performance standards.

Policy 1.9 – The Town shall consider the abundance, status and distribution of environmentally sensitive lands and endangered ecosystems when reviewing land use proposals and acquisitions.

~~Policy 1.10 – By 2019, the Town shall prepare a study analyzing the use of net density instead of gross density within the Zoning Code.~~

Policy 1.11 – By 2019, the Town shall prepare a study analyzing the implementation of FAR for residential land use categories.

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:

Policy 2.1 – The Town shall maintain a future land use map pattern and zoning pattern which keeps two-family and other incompatible uses out of single-family residential areas.

Policy 2.2 – The Town shall maintain a future land use map pattern and other development regulations which provide effective buffers between single family residential areas and adjacent uses.

Policy 2.3 – The Town shall maintain a future land use map pattern and a traffic circulation pattern which directs through traffic to Collins Avenue and Harding Avenue (State Road A1A).

Policy 2.4 – The Town shall maintain and enhance zoning code standards that regulate massing and scale in order to maintain the historic character and protect the single-family residential district.

Objective 3 – Redevelopment and renewal: Encourage the redevelopment and renewal of blighted areas. The Town shall coordinate public and private resources necessary to initiate needed improvements to

prevent decline and/or redevelopment within currently defined redevelopment areas as well as areas that may in the future exhibit indications of blight or decline.

Policy 3.1 – The Town shall maintain, and improve where appropriate, zoning code regulations which permit the concentration of commercial uses in and around the established Harding Avenue business area.

Policy 3.2 – The Town shall maintain, and improve where appropriate, zoning regulations which permit residential complexes which provide a variety of housing unit sizes and types.

Policy 3.3 – The Town shall 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.

Policy 3.4 – The Town shall maintain, and improve where appropriate, zoning regulations which require landscape treatments to improve the appearance of at grade parking areas.

Policy 3.5 – The Town shall maintain, and improve where appropriate, zoning regulations which facilitate the use of plazas, recreational amenities, and abundant landscaping and other open space.

Policy 3.6 – The Town shall maintain a future land use map pattern and other development regulations which limit new tourist facilities to properties in the Moderate Density Residential/Tourist, Moderate-High Residential, and High Density Residential/Tourist land use categories.

Policy 3.7 – The Town shall adopt, maintain, and improve where appropriate, zoning code regulations which help secure a high quality of environment, regarding livability, visual interest, identity and sense of place by implementing the recommendations as presented in the Town’s adopted Design Guidelines.

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 elimination of all inconsistent land uses. This objective shall be measured by implementation of its supporting policies. ~~[9]-5.006 (3) (b) 3]~~

Policy 4.1 – Inconsistent uses as referred to in Policy 1.3 are hereby defined as any uses which are located on a site where they would not be permitted by this comprehensive plan.

Policy 4.2 – 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 shall be consistent with this policy and this comprehensive plan in general.

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, particularly the Biscayne Bay Aquatic Preserve.

Policy 5.1–The Town shall monitor the Town's storm drainage system to determine what additional actions may be necessary to improve the storm drainage system.

Policy 5.2 – The Town shall maintain and enforce a storm water management ordinance which requires that future development provide for onsite-storm water retention. The enacted provisions shall be consistent with applicable standards promulgated by the South Florida Water Management District, the South Florida Regional Planning Council, the Miami-Dade County Department of Environmental Resource Management, the Florida Department of Environmental Protection, and/or other agencies with relevant jurisdiction and/or information.

Policy 5.3 – 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

Policy 5.4 – The Town shall cooperate with the Florida Department of Environmental Protection 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.

Policy 5.5 – No new point source discharge of stormwaters into coastal waters shall be permitted.

Policy 5.6 – 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.

Policy 5.7 – Consistent with public health and safety, sanitary sewer, solid waste, drainage, adequate water supplies, and potable water facilities shall be in place and available to serve new development no later than the issuance of a certificate of occupancy. Prior to approval of a building permit, the Town shall consult with the water supplier to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance of a certificate of occupancy.

Policy 5.8 – Proposed future land use map amendments shall be supported with data and analysis from the adopted Town of Surfside ~~15~~ 10-Year Water Supply Facilities Work Plan demonstrating that adequate water supplies and associated public facilities will be available to meet the projected growth demands.

Policy 5.9 – The Town shall ensure coordination between land use and future water supply planning with the adoption and implementation of the Surfside ~~15~~ 10-Year Water Supply Facilities Work Plan within 18 months of the adoption of the Lower East Coast Water Supply Plan, or its update, as required by Chapter 163, Florida Statutes.

Policy 5.10 – The Town shall coordinate land uses and future land use changes with available and projected fiscal resources and a financially feasible schedule of capital improvements for water supply and facility projects.

Policy 5.11 – The Town shall adopt level of service standards to evaluate whether adequate potable water service will be available concurrent with development.

Policy 5.12 – Ensure the adopted Town of Surfside ~~15~~ 10-Year Water Supply Facilities Work Plan is consistent with the Lower East Coast Water Supply Plan and the 2022 Miami-Dade County 10-~~20~~ Year Water Supply Facilities Work Plan.

Policy 5.13 – The Town shall adopt by reference the ~~15~~ 10-Year Water Supply Facilities Work Plan containing projects and an implementation schedule. The Work Plan shall be updated, at a minimum, every five years.

Policy 5.14 – The Town shall provide for the protection of water quality in the traditional and new alternative water supply sources.

Policy 5.15 – No development order shall be issued unless the Miami-Dade Water and Sewer Department (WASD) certifies that adequate potable water supply is available for new development. The Town shall provide monthly reports to WASD, as required, to track the amount of water to be allocated for new uses.

Policy 5.16 – WASD shall determine if adequate potable water supply is available for new development within the Town’s service area.

Policy 5.17 – The Town shall amend the zoning code to prohibit underground parking structures for residential and mixed-uses in all zoning districts, except H120, and to require the elevation of the lowest finished level of underground structured parking for residential uses shall be no lower than grade. No underground, below grade or basement parking garage or structure is allowed in any zoning district other than in the H120 zoning district.

Objective 6 – Protection of historic resources: The Town shall provide protection of historic resources. In particular, identify and conserve local structures and sites which are of historic significance.

Policy 6.1 – The Town shall provide for appropriate use and protection of known historic structures through the site plan review process.

Policy 6.2 – Prior to commencing any public construction or issuing any permits for private construction, not to include minor construction such as resurfacing of an existing street, construction of a residential fence and/or any other such improvement which will not disturb the archeological assets which lie well below the surface of these areas, within the areas identified as the Surfside Midden and the Surfside Mound, the Town shall notify Miami-Dade County's Historic Preservation Division.

Policy 6.3 – The Town shall coordinate historic resource protection activities, procedures and programs with applicable state and federal laws, policies and guidelines.

Objective 7 – Coordination of population with hurricane evacuation plans: Coordinate population densities with the applicable local or regional coastal evacuation plan and coordinate future land uses by encouraging the elimination or reduction of land uses which are inconsistent with applicable interagency hazard mitigation report recommendations. This objective shall be measured by implementation of its supporting policies.

Policy 7.1 – 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 Miami-Dade County Department of Emergency Management and Homeland Security to assist in their hurricane evacuation planning.

Policy 7.2 – The Town shall regulate all future development within its jurisdiction in accordance with the goals and objectives of the “The Local Mitigation Strategy for Miami-Dade County and its Municipalities, Departments and Private Sector Partners” (June 2008). The Town shall periodically

review and revise the Future Land Use Map in light of future interagency hazard mitigation reports in order to reduce or eliminate uses which are inconsistent therewith.

Policy 7.3 – Enhance the efforts of the Miami-Dade County Department of Emergency Management and Homeland Security by providing it with all relevant information.

Objective 8 – Discourage the proliferation of urban sprawl: The Town shall consider changes to the future land use plan based upon energy-efficient land use patterns and discourage the proliferation of urban sprawl. This objective shall be measured by implementation of its supporting policy.

Policy 8.1 – The Town shall support and preserve the Town’s Future Land Use Map and existing land use pattern which provides for a walkable, compact layout of accessible shopping, entertainment, recreation, and employment opportunities for Town residents

Policy 8.2 – The Town shall support and preserve the Town’s existing diverse housing stock which includes both single family and multi-family housing options.

Policy 8.3 – The Town shall continue to allow home based businesses to the extent that impacts are compatible with a residential community.

Policy 8.4 – The Town shall ensure the comprehensive plan and zoning code do not prevent the construction of electric substations within the Town.

Policy 8.5 – The zoning code shall allow for use of alternate, renewable sources of energy including the use of solar panels.

Objective 9 – Drainage and sewer system land needs: Ensure the availability of suitable land for drainage and sanitary sewer system facilities needed to support planned infrastructure improvements. This objective shall be measured by implementation of its supporting policies.

Policy 9.1 – The Town shall maintain and improve code of ordinance provisions for sewer lift stations, stormwater lift stations and collection/infiltration mechanisms and other utility land requirements.

Policy 9.2 – The Town shall not vacate any road 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.

Objective 10 – Innovative development regulations: Encourage the use of innovative land development regulations. This objective shall be measured by implementation of its supporting policy.

Policy 10.1 – Through its building permit and development review process, the Town shall encourage residents and developers to adhere to the design recommendations as set forth in the Town’s adopted design guidelines.

Policy 10.2 – As necessary, the Town shall review the zoning code’s current permitted uses to determine appropriate revisions or new categories.

Policy 10.3 – The Town shall utilize Best Practices planning research to review and modify zoning code regulations.

Policy 10.4 – The Town shall continue to monitor updates to sea level rise forecasts and take into consideration the most current data when making decisions regarding land use amendments, capital improvements, infrastructure or critical public facilities projects.

Policy 10.5 – The Town shall maintain land development regulations requiring the use of Crime Prevention through Environmental Design.

Policy 10.6 – The Town shall maintain land development regulations that allow reasonable relief from the Town land development regulations or the use restrictions of this Comprehensive Plan in order to address possible unintended violations of the Religious Land Use and Institutionalized Persons Act of 2000 or the Florida Religious Freedom Restoration Act of 1998. For the purpose of allowing such relief, the land development regulations shall provide that religious land uses may be permitted in the areas of the Town as depicted on Map FLU-8 of this Comprehensive Plan.

Objective 11 – Greenhouse gas reduction strategies: The Town shall implement greenhouse gas reduction strategies.

Policy 11.1 – In accordance with Section 255.2575, F.S. the Town will construct all future municipal buildings to meet the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) rating system, the Green Building Initiative’s Green Globes rating system, the Florida Green Building Coalition standards, or a nationally recognized, high-performance green building rating system as approved by the Florida Department of Management Services.

Policy 11.2 – The Town shall maintain and improve adopted Design Guideline provisions which encourage the use of the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) rating system, the Green Building Initiative’s Green Globes rating system, the Florida Green Building Coalition standards, or a nationally recognized, high-performance green building rating system for both residential and commercial properties. Within two (2) years of adoption of this element, the Town shall explore incentives for use of green building standards in new development and redevelopment.

Policy 11.3 – Continue to investigate the financial feasibility of conducting a “Pedestrian and Bicycle Network Study” to evaluate the cost, funding techniques and sources, and timeline to create a pedestrian and bicycle network that links the Town’s parks, recreational and natural amenities, and business district.

Policy 11.4 – Continue to support and provide bicycle parking facilities at strategic beach access points and at public parks.

Policy 11.5 – The Town shall continue to support transit ready commercial and multi-family development along major transportation corridors.

Policy 11.6 – The Town shall continue to support the existing Miami-Dade County Transit bus routes that service the Town.

~~Policy 11.7 – The Town shall continue to participate in Miami-Dade County’s curbside recycling program.~~

Objective 12 - Increase Community resiliency: The Town shall increase community resiliency through land use and built environment decisions.

Policy 12.1 - The Town of Surfside shall encourage greener, more energy-efficient and climate resilient construction practices by:

- a) requiring that the construction or renovation of Town-owned facilities meets Florida Green Building Coalition, US Green Building Council Leadership in Energy and Environmental Design (LEED), or other acceptable commercial building standards;
- b) encouraging commercial builders to require that the construction or renovation of commercial facilities meets Florida Green Building Coalition, US Green Building Council Leadership in Energy and Environmental Design (LEED), or other acceptable commercial building standards;
- c) encouraging licensed Town personnel to maintain LEED Green Associate certification;
- d) re-evaluating finish floor elevation standards with respect to projected sea level rise scenarios and flooding potential, and;
- e) incorporating building design specifications that increase resistance to more frequent and/or intense storm events.
- f) requiring development activities be consistent with, or more stringent than, the flood-resistant construction requirements in the Florida Building Code and applicable Floodplain Management regulations set forth in 44 C.F.R. Part 60.

Policy 12.2 - The Town, shall review and evaluate by ~~2020~~ the zoning code according to sustainable community development practices, such as those outlined in the criteria recommended by the United States Green Building Council’s Leadership in Energy and Environmental Design for Neighborhood Development (LEED-ND) certification, Smart Growth Principals, the Urban Land Institute, or by application of a national rating system for local governments, such as the STAR Community Index™ (STAR) and make recommendations on feasible revisions for incorporating increased sustainability.

Policy 12.3 - An integral part of the Town planning processes shall be considerations for adapting the built environment to the impacts of sea level rise including resource management, flood control and stormwater management, coastal management, community development and capital planning. Adaptation strategy options may include but are not limited to: protection; accommodation; managed retreat; avoidance, and/or; other options.

Objective 13 – Resiliency and sea level rise: Increase opportunities for the community to learn about and participate in decision-making processes regarding resiliency and sea level rise.

Policy 13.1 - The Town of Surfside shall provide information to the public and community stakeholders about the current and potential impacts of climate change and sea level rise, as well as mitigation, protection, accommodation and adaptation strategies.

Policy 13.2 - The Town of Surfside shall continue to support public education and outreach programs addressing issues including but not limited to: energy efficiency; water conservation; solid waste reduction and recycling; urban forests; native landscaping; air quality, greenhouse gas reduction, and climate change adaptation and response planning.



Surfside Comprehensive Plan

Map: FLU 1
Existing Land Use

Legend

- Surfside City Limits
- Adjacent City Limits
- Existing Land Use**
- Beach Area
- Community Facilities
- General Retail/Services
- Multi Family Residential
- Parking
- Private Recreation
- Right of Way
- Single Family Residential
- Vacant
- Water



Print: 1-10-2024

Source: Miami-Dade
Property Appraiser 2022
Aerial Photo

Marlin Engineering, Inc.








Surfside Comprehensive Plan

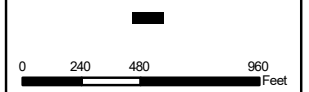
Map: FLU 2
Soils

Legend

-  Surfside City Limits
-  Adjacent City Limits

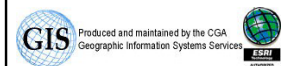
Soils

-  Beaches
-  St. Augustine sand
-  Urban land
-  Water
-  Waters of Atlantic Ocean



Print: 6-6-2017

Source: United States Department of Agriculture








Surfside Comprehensive Plan

Map: FLU 3

Topography

Legend

-  Surfside City Limits
-  Adjacent City Limits
-  Water

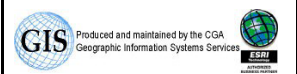
Contours

-  5
-  10
-  15



Print: 6-6-2017

Source: Miami Dade GIS Self Services





Surfside Comprehensive Plan

Map: FLU 4

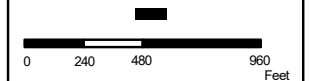
Flood Zones

Legend

- Surfside City Limits
- Adjacent City Limits
- Water

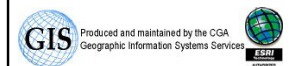
Flood Zones

- AE
- Base Flood Elevations determined
- VE
- Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined
- X
- Areas determined to be outside the 0.2% annual chance floodplain
- X (SHADED)
- Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood



Print: 6-6-2017

Source: Florida Emergency Management Agency



City of Miami Beach





Surfside Comprehensive Plan

Map: FLU 5

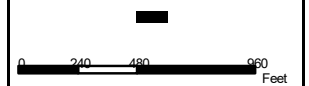
Water Bodies

Legend

-  Surfside City Limits
-  Adjacent City Limits

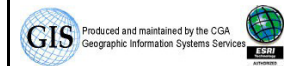
Water Bodies

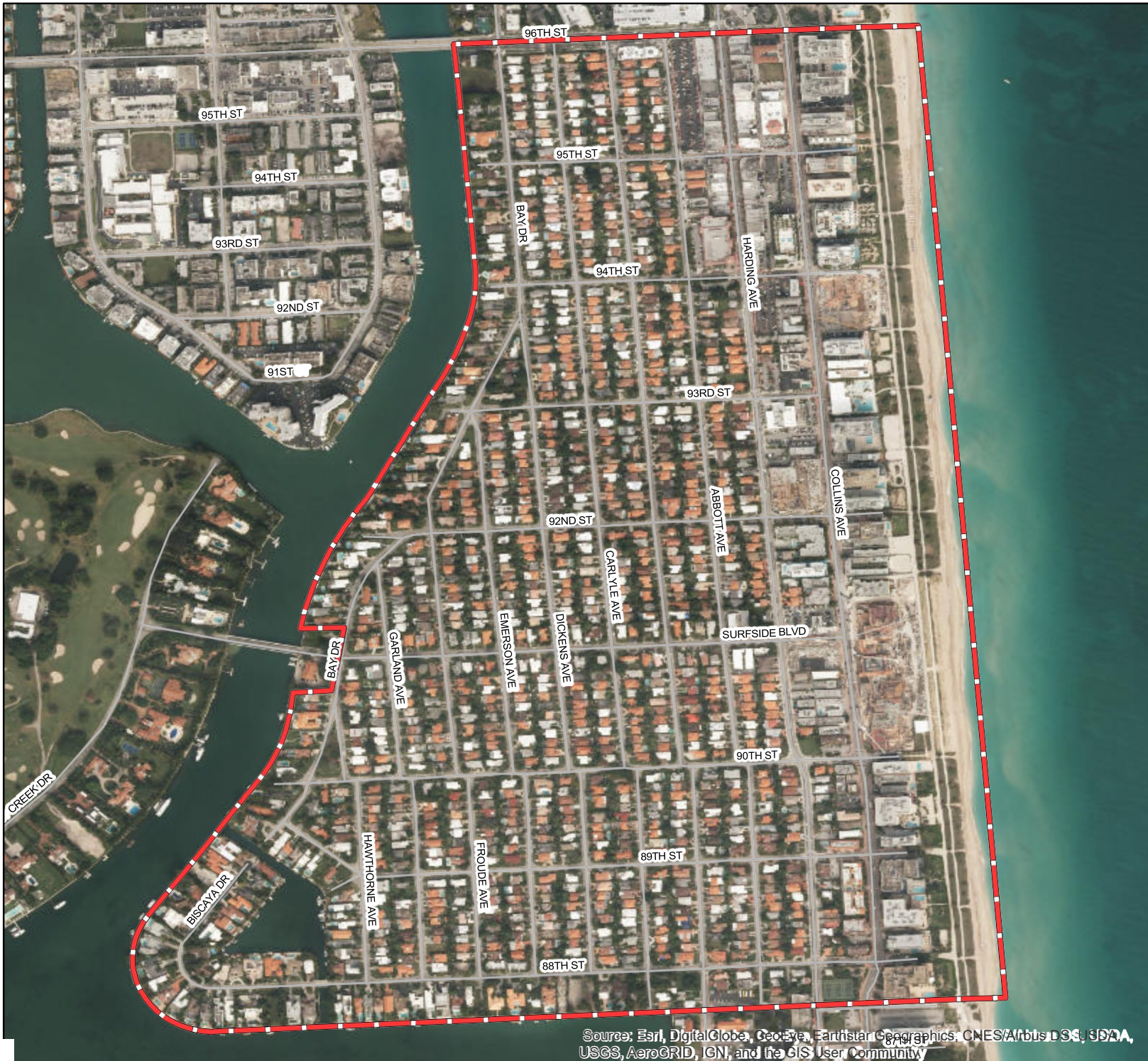
-  Atlantic Ocean
-  Intercoastal
-  Point Lake



Print: 6-6-2017

Source: Miami Dade GIS Services





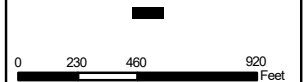
Surfside Comprehensive Plan

Map: FLU 6

Aerial Map

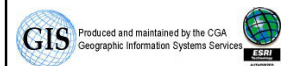
Legend

 SurfsideCityLimits



Print: 6-6-2017

Source: ArcGIS Services



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DSS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Surfside Comprehensive Plan

Future Land Use Element

Future Land Use (2036)

Legend

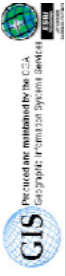
- Surfside City Limits
- Adjacent City Limits
- Future Land Use**
- Community Facility
- General Retail/Services
- High Density Residential/Tourist
- Low Density Residential
- Moderate Density Residential/Tourist
- Moderate High Density Residential
- Moderate Low Density Residential
- Parking
- Private Recreation
- Public Buildings and Grounds
- Public Recreation



Print: 3-27-2017

Source: Miami Dade GIS Self Services

Colin Gardner & Associates, Inc.
PLANNING ARCHITECTS





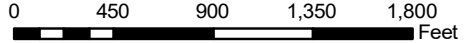
Religious Land Use Relief Procedures



Note: The Charter for the Town of Surfside defines the eastern Town boundary as the low water line of the Atlantic Ocean, which is a non-locatable line. Therefore, based on conditions of tide, erosion or accretion the eastern boundary may shift.

Legend

- Surfside Boundary
- Surfside Streets
- Beach Area
- Allowable Area for Application of Religious Land Use Relief Procedures



Map Number: FLU 8
Print Date: May 2013

Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS

Produced and maintained by the CIGA
Geographic Information Systems Services

Map ID: TS-13-01



3 HOUSING ELEMENT

Data Inventory and Analysis

Purpose

The purpose of the Housing Element is to provide guidance for development of appropriate plans and policies to meet identified or projected deficits in the supply of housing for moderate income, low income and very-low-income households, group homes, foster care facilities and households with special housing needs. These plans and policies address government activities, as well as provide direction and assistance to the efforts of the private sector.

Assuring the continued provision of affordable housing is an ongoing challenge as the Town is almost completely built out. Moreover, half of the Town is in a coastal high hazard area, and Florida Statutes compel local governments to direct population concentrations away from known coastal high hazard areas and limit public expenditures that subsidize development permitted in these areas. However, the Town of Surfside has made efforts to maintain an affordable housing stock through infrastructure improvements and proactive code compliance which extend the lifespan of the Town and provide for continuance of a quality area.

Housing Inventory

Information from the U.S. Census Bureau and the Florida Housing Data Clearinghouse (Shimberg Center) has been used to provide many of the following comparative characteristics between Surfside and Miami-Dade County as this is the best available data.

Housing Type: Residential use is a major development characteristic of Surfside. The 4,035 total housing units reported for the Town in 2015 comprised 0.40 percent of the County's total housing stock of 998,833 reported units. As of March 2017, there were 216.26 acres that had an existing land use of residential. This represents approximately 58.7 percent of the Town's total land area of 368.5 acres. Since the Town's portion of units is still less than one percent of the County total, comparisons are not included in the new tables.

The 5 Year data for the American Community Survey (ACS) for 2016-2020 was utilized to estimate the housing characteristics for the Housing Element. The 2011-2015 American Community Survey (U.S. Census) determined approximately 68 percent (2,691 units) of housing units in Surfside were multi-family (2 or more), while single family homes made up 32 percent (1,287 units) of the Town's housing stock. The same survey by the Census Bureau identified 57 mobile home units in Surfside. However, there are no mobile homes existing today. Total units and the percentage of housing inventory by type of unit are shown in Table 3-1.

Table 3-1. Dwelling Units by Structure Type, 2015 (Old)

Dwelling Units	Surfside		Miami-Dade County	
	Number	Percent	Number	Percent
SINGLE FAMILY:	1,287	32%	504,330	50.4%
<i>1, detached</i>	1,236		405,953	
<i>1, attached</i>	51		98,377	
MULTI-FAMILY:	2,691	68%	494,503	49.6%
<i>2</i>	21		20,666	
<i>3 or 4</i>	13		35,242	
<i>5 to 9</i>	20		51,791	
<i>10 to 19</i>	186		67,651	
<i>20 or more</i>	2,451		305,520	
MOBILE HOMES	57	0%	13,144	0%
OTHER	0	0%	489	0%
TOTAL	4,035	100%	998,833	100%

Source: 2011-2015 American Community Survey 5-Year Estimates (U.S. Census)

Table 3-1. Dwelling Units by Structure Type, 2020 (New)

Dwelling Units	Surfside	
	Number	Percent
SINGLE FAMILY:	<u>1,138</u>	<u>29.2%</u>
<i>1, detached</i>	<u>1,032</u>	
<i>1, attached</i>	<u>106</u>	
MULTI-FAMILY:	<u>2,762</u>	<u>70.8%</u>
2	<u>43</u>	
3 or 4	<u>68</u>	
5 to 9	<u>132</u>	
10 to 19	<u>424</u>	
20 or more	<u>2,105</u>	
MOBILE HOMES	<u>0</u>	<u>0%</u>
OTHER	<u>0</u>	<u>0%</u>
TOTAL	<u>3,900</u>	<u>100.0%</u>

Source: 2016-2020 American Community Survey 5-Yr Est (U.S. Census)

Housing Tenure: Housing tenure refers to the occupancy of a unit, either owner-occupied or renter-occupied. The 2010 U.S. Census reported 70 percent of households in Surfside were owner-occupied in 2010. (Statewide, Florida’s homeownership rate ~~was~~ is 67.7 percent.) ~~The remaining 30 percent were renter-occupied households.~~ Housing tenure characteristics are detailed in Table 3-2. The owner-occupied units totaled 59.1% in 2020 based on the 2016-2020 ACS results.

Table 3-2. Households by Tenure, 2010

Tenure	Surfside		Miami-Dade County	
	# of Households	Percent	# of Households	Percent
Owner Occupied	1,830	70%	483,874	55.6%
Renter Occupied	771	30%	383,478	44.2%
Total Occupied Units	2,609	100%	867,352	100%

Source: 2010 U.S. Census

Table 3-2. Households by Tenure, 2020

Tenure	Surfside	
	# of Households	Percent
Owner Occupied	1,350	59.1%
Renter Occupied	935	40.9%
Total Occupied Units	2,285	100.0%

Source: 2016-2020 American Community Survey 5-Year Estimates (U.S. Census)

Housing Vacancy: Table 3-3 shows the housing vacancy characteristics for Surfside and Miami-Dade County as estimated in the 2016-2020 ACS survey. ~~reported in the 2010 Census.~~ At the time of the 2010 Census, 1,281 housing units in Surfside were vacant out of 3,890 total units reported. This represents a vacancy rate of 32.9 percent for the Town, which is significantly more than the overall Miami-Dade County rate of 12.3 percent. This high vacancy rate is largely attributed to Surfside’s seasonal residents. ~~If units which had been rented or sold that were awaiting occupancy and units held for occasional/seasonal use were eliminated from this figure, Surfside’s vacancy rate was 4.7 percent as shown in Table 3-3. There were 43 vacant housing units for sale and 140 vacant units for rent.~~ Table 3-3 estimates that 41.7% of Surfside’s residential units were vacant. Based on prior Census counts, seasonal or occasional use would be the major reason for this situation.

Table 3-3. Housing Vacancy, 2010 (Old)

Status	Surfside		Miami-Dade County	
	# of Units	Percent	# of Units	Percent
For rent	140	10.9%	37,848	31.0%
For sale	43	3.4%	16,156	13.2%
Other	105	8.2%	24,425	20.0%
For migrant workers	0	0%	41	0%
Seasonal, recreational, occasional use	962	75.1%	38,302	31.4%
Rented or sold, not occupied	31	2.4%	5,311	4.4%
TOTAL	1,281	100%	122,083	100%

Source: 2010 U.S. Census

Table 3-3. Housing Vacancy, 2020 (New)

Status	Surfside	
	# of Units	Percent
For rent	<u>51</u>	<u>3.1%</u>
For sale	<u>0</u>	<u>0.0%</u>
Other	<u>262</u>	<u>16.1%</u>
For migrant workers	<u>0</u>	<u>0.0%</u>
Seasonal, recreational, occasional use	<u>1,224</u>	<u>75.3%</u>
Rented or sold, not occupied	<u>88</u>	<u>5.4%</u>
TOTAL	<u>1,625</u>	<u>100%</u>

Source: 2016-2020 American Community Survey 5-Year Estimates (U.S. Census)

Tables 3-4 through 3-11 and 3-13 will be updated at the next update of the Comprehensive Plan.

Housing Age: The age of housing structures is distributed relatively evenly throughout the past several decades, with units built in the 1990s being the high percentage at 27%. Table 3-4 lists the age of housing structures reported by the U. S. Census Bureau. Approximately 38% of all housing units are over 50 years old. Many of these are in sound condition, others have gone through renovations, and some are being demolished 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.

Table 3-4. Age of Housing Structures

Year Built	Surfside		Miami-Dade County	
	# of Units	Share by Decade	# of Units	Share by Decade
2010-2015	7*	0.2%	9,227	0.9%
2000-2009	499	12%	143,228	14.3%
1990-1999	1,071	27%	120,731	12.1%
1980-1989	600	15%	154,249	15.4%
1970-1979	301	7.4%	191,022	19.1%
1960-1969	437	11%	133,681	13.4%
1950-1959	528	13%	148,946	14.9%
1940-1949	463	11.4%	59,113	5.9%
1939 or earlier	136	3%	38,636	3.9%
TOTAL	4,042**	100%	998,833	100%

Source: 2011-2015 American Community Survey 5-Year Estimates (U.S. Census Bureau); *Town of Surfside Building Department; **U.S. Census and Town of Surfside

Monthly Housing Rent: Table 3-5 compares the monthly gross rents for specified renter-occupied housing units in the Town with the Miami-Dade County totals for the year 2015. The median rent paid by Surfside households in 2010 was \$1,897 per month, compared to a countywide median rent of \$1,112, and a statewide median rent of \$1,002. Rents in the Town of Surfside are significantly higher than in the County as a whole. In Miami-Dade County and the surrounding metro area, the HUD Fair Market Rent in 2016, representing rent for a typical modest apartment, was \$774 for a studio apartment, \$975 for a one-bedroom, \$1,250 for a two-bedroom, \$1,671 for a three-bedroom, and \$1,987 for a four-bedroom unit. Municipality-specific information for 2016 is not available.

Table 3-5. Monthly Gross Rent, Renter-Occupied Housing Units, 2015

Contract Rent	Surfside		Miami-Dade County	
	# of Units	Percent	# of Units	Percent
Less than \$500	0	0%	32,247	8.6%
\$500-999	18	2.0%	118,453	31.5%
\$1,000-1,499	146	16.2%	138,105	36.7%
\$1,500-1,999	360	40.0%	57,888	15.4%
\$2,000-2,499	315	35.0%	17,762	4.8%
\$2,500-2,999	18	2.0%	5,571	1.5%
\$3,000 or more	43	14.8%	5,333	1.5%
TOTAL	900	100%	375,359	100%
Median rent per month	\$1,897		\$1,112	

Source: 2011-2015 American Community Survey 5-Year Estimates (U.S. Census)

Housing Value: Based on figures delineated from the Miami-Dade County Property Appraiser, the average just value (fair market value) for a single-family home in Surfside in 2016 was \$690,004, which is significantly more than the countywide average (\$335,332). Statewide, the average value of a single-family home in Florida in 2016 was \$219,681. Condominiums also had a significantly higher value in Surfside. In 2016, the average value of condominiums in Surfside was \$528,783, compared with the County average condominium value of \$288,271. Table 3-6 shows the value of owner-occupied housing units in the Town as reported by the U.S. Census Bureau.

Table 3-6. Median Home Value of Owner-Occupied Housing Units, 2015

Value	Surfside	
	# of Units	Percent
Less than \$50,000	45	3.5%
\$50,000-99,999	29	2.3%
\$100,000-149,999	40	3.1%
\$150,000-199,999	63	5.0%
\$200,000-299,999	41	3.2%
\$300,000-499,999	382	30.1%
\$500,000-999,999	525	41.3%
\$1,000,000 or more	146	11.5%
TOTAL	1,271	100%

Source: 2011-2015 American Community Survey 5-Year Estimates (U.S. Census)

Median Sales Price: The average sales price for a single-family home in Surfside was \$1,028,696 in 2016. The median sales price that year was \$717,250, compared to a countywide and statewide median sales price of \$289,000 and \$212,000 respectively. Table 3-7 charts the median sales price for single family homes and condominiums in Surfside and Miami-Dade County from 2010 through 2016. Sale prices have steadily risen since the 2008 Recession and have now past the 2006 previous high mark.

Table 3-7. Median Home Sales Prices, 2010-2016

Year	Single Family		Condominium	
	Surfside	Miami-Dade County	Surfside	Miami-Dade County
2010	\$350,000	\$210,000	\$230,000	\$185,000
2011	\$372,500	\$199,000	\$220,000	\$165,000
2012	\$427,000	\$210,000	\$300,000	\$170,000
2013	\$500,000	\$245,000	\$417,500	\$200,000
2014	\$540,000	\$261,990	\$440,000	\$221,000
2015	\$679,000	\$281,000	\$814,100	\$248,500
2016	\$717,250	\$289,000	\$675,000	\$225,000

Source: Miami-Dade County Property Appraiser tax roles, compiled by Shimberg Center – Florida Housing Data Clearinghouse

Monthly Owner-Occupied Costs: Of the total number of owner-occupied housing units in Surfside, 41.7% (530 units) were mortgaged and 58.3% (741 units) were not mortgaged according to the U.S. Census Bureau in 2015. Table 3-8 shows the monthly owner costs of owner-occupied housing units in the Town in 2015. Over 50% of the Town’s owners with mortgaged units are paying over \$3,000 in monthly cost compared to only 13.2% of owners in Miami-Dade County overall.

Table 3-8. Monthly Costs of Owner-Occupied Housing Units, 2015

Mortgage Status and Elected Monthly Costs	Surfside		Miami-Dade County	
	# of Units	Percent	# of Units	Percent
Mortgaged Units	530	100%	294,099	100%
<i>Less than \$500</i>	0	0.0%	2,887	1.0%
<i>\$500-999</i>	22	4.2%	34,725	11.8%
<i>\$1,000-1,499</i>	53	10.0%	78,273	26.7%
<i>\$1,500-1,999</i>	83	15.7%	73,270	24.9%
<i>\$2,000-2,499</i>	65	12.3%	43,192	14.7%
<i>\$2,500-2,999</i>	41	7.7%	22,705	7.7%
<i>More than \$3,000</i>	266	50.2%	39,047	13.2%
Non-Mortgaged Units	741	100%	158,727	100%
<i>Less than \$250</i>	0	0%	15,378	9.7%
<i>\$250-399</i>	55	7.4%	31,615	19.9%
<i>\$400-599</i>	73	9.9%	39,824	25.1%
<i>\$600-799</i>	84	11.3%	26,386	16.6%
<i>\$800-999</i>	147	19.8%	15,329	9.7%
<i>More than \$1,000</i>	382	51.6%	30,195	19.0%
TOTAL REPORTED UNITS	1,271	100%	452,826	100%

Source: 2011-2015 American Community Survey 5-Year Estimates (U.S. Census)

Affordable Housing Needs

Cost Burden: Cost-burdened households pay more than 30 percent of income for rent or mortgage costs. Data for this section has been supplied by the Florida Housing Data Clearinghouse. The data indicates that 1098 households within the Town (42%) paid more than 30% of income for housing compared to 53% of County households paid more than 30% of income for housing. Statewide, 42% of households are considered cost burdened.

Table 3-9. Amount of Income Paid for Housing Household by Cost Burden, 2015

A. Owner-Occupied Households, 2015								
	NO COST BURDEN		COST BURDEN				Total Owners	
	0% - 30%		30% - 50%		50% or more			
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Surfside	1,194	64.5%	236	12.7%	421	22.7%	1,851	100%
Miami-Dade County	288,027	55.0%	111,915	21.2%	126,575	24.0%	526,517	100%
B. Renter-Occupied Households, 2015								
	0% - 30%		30% - 50%		50% or more		Total Renters	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Surfside	323	42.3%	217	28.4%	224	29.3%	764	100%
Miami-Dade County	155,027	37.4%	107,612	26.0%	151,963	36.6%	414,602	100%

Source: Miami-Dade County and Town of Surfside data taken from Shimberg Center – Florida Housing Data Clearinghouse.

Per Table 3-9, Surfside had lower percentages of residents with a housing cost burden than Miami-Dade County. In addition, according to the U.S. Census Bureau, the 2015 median household income in Surfside was almost twice that of Miami-Dade County (\$78,443 compared to \$43,129). Many Surfside residents choose to purchase homes at a higher value, resulting in a self-imposed cost burden, rather than the forced cost burden experienced throughout Miami-Dade County.

Household Income: In Table 3-10, household income is measured as a percentage of the median income for the County or area, adjusted for size. In Surfside and the surrounding metro area, the HUD-estimated median income for a family of four is \$48,100 in 2016. Data for this section has been supplied by the Florida Housing Data Clearinghouse. Of the 2,398 households identified by the U.S. Census Bureau in Surfside in 2015, 478 (20 percent) were both cost-burdened and in the low or very-low-income bracket.

Table 3-10. Households by Tenure, Income, and Cost Burden, 2015

Households, 2015			
	Household Income as a Percentage of Area Median Income (AMI)		
	0 – 50% AMI	50.01 – 80% AMI	80.01 +
	Very Low	Low	Moderate +
No Cost Burden	63	82	1,333
At 30% or More Cost Burden	83	51	319
At 50% or More Cost Burden	241	103	123

Source: Florida Housing Data Clearinghouse (Shimberg Center)

Elderly Households: According to the Florida Housing Data Clearinghouse, 985 households in Surfside (37.7 percent) were headed by a person age 65 or older in 2015. In comparison, 29.6 percent of households statewide were headed by elderly persons. In Surfside, 839 of elderly households (85.2 percent) own their homes, while 399 elderly households (40.5 percent) pay more than 30 percent of income for rent or mortgage costs.

Housing Conditions

Substandard Housing: Individual housing units may be considered substandard if the unit lacks of complete plumbing for exclusive use of the residents, lack of complete kitchen facilities, lack of central heating, and overcrowding. The U.S. Census Bureau provides data regarding these interior conditions of the housing stock. Table 3-11 contains a summary of the measures of substandard housing conditions for Surfside and Miami-Dade County. In 2015, the American Community Survey 5-Year Estimates indicated that out of 2,220 occupied housing units 160 housing units (7.3 percent of all units) in Surfside were statistically overcrowded, meaning they housed more than one person per room, compared to a countywide percentage of 5.9 percent. Surfside has more homes without heating than average of the county, which may be due to the age of the homes. However, because Surfside is a coastal community in the subtropics, the Town does not consider units without heating a substandard condition. Code enforcement operations have proven effective in ensuring that substandard housing conditions are taken care of in a timely manner.

Table 3-11. Condition of Housing Stock Summary, 2015

Substandard Condition	Surfside		Miami-Dade County	
	# of Units	Percent	# of Units	Percent
Overcrowded (more than one person per room)	160	7.3%	49,683	5.9%
Lacking complete kitchen facilities	0	0%	5,964	0.7%
Lacking central heating (No Fuel Used)	177	8.0%	41,251	4.9%
Lacking complete plumbing facilities	0	0%	3,107	0.4%

Source: 2011-2015 American Community Survey 5-Year Estimates (U.S. Census)

Subsidized Housing: Chapter 163.3177(f), F.S. requires local housing elements to provide an inventory of renter-occupied housing developments currently using federal, state, or local subsidies. Surfside has no such facilities.

Community Residential Facilities: Chapter 163.3177(f), F.S. requires local housing elements to provide an inventory of group homes licensed by the Florida Department of Children and Family Services. A “community residential home” means a dwelling unit licensed to serve residents who are clients of the Department of Elderly Affairs, the Agency for Persons with Disabilities, the Department of Juvenile Justice, or the Department of Children and Family Services. Surfside has no such facilities.

Mobile Homes: Chapter 163.3177(f), F.S. requires local housing elements to provide an inventory of existing mobile home. Although 57 mobile homes were identified by the U.S. Census Bureau in the 2011-2015 American Community Survey, the Town has neither mobile home parks nor any more mobile homes.

Historically Significant Housing: Chapter 163.3177(f), F.S. requires local housing elements to provide an inventory of historically significant housing listed on the Florida Master Site File, National Register of Historic Places, or designated as historically significant by a local ordinance. The Florida Master Site File, includes 33 records for the Town of Surfside: three (3) archaeological sites; three (3) resource groups; and 27 structures of which seven (7) are no longer in existence. Miami-Dade County Office of Historic Preservation within the Regulatory and Economic Resources Department also identifies historic resources and designates historic properties and districts. The County has designated three (3) properties and one (1) district within the Town of Surfside. The aforementioned County designated historic resources are discussed further in the Future Land Use Element in Table 1-6.

Farmworker Housing: There are no rural or farmworker households within the Town.

Needs Assessment

Population Projections: Chapter 163.3177(f), F.S. requires that an affordable housing assessment be performed.

The Florida Housing Data Clearinghouse (Shimberg Center) has supplied data to be used in this section of the Housing Element. The data suggests that the Town population will decrease for the ~~remain fairly stable over the next 20 years with the possibility of a modest 14.1% growth rate between 2010 and 2035.~~ Table 3-12 illustrates the population projections prepared by the Shimberg Center. Note, the Town believes these resident population estimates to be low based on redevelopment activity over the last 3 years.

Table 3-12. Population Projections, 2010-2035

	2010	2015	2020	2025	2030	2035
Surfside	5,744	5,705	5,952	6,181	6,398	6,556

Source: Florida Housing Data Clearinghouse (Shimberg Center)

Table 3-12. Population Projections, 2020-2045

	2020	2025	2030	2035	2040	2045
Surfside	<u>5,689</u>	<u>5,466</u>	<u>5,293</u>	<u>5,105</u>	<u>4,908</u>	<u>4,710</u>

Source: 2020 US Census, others by Florida Housing Data Clearinghouse (Shimberg Center)

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 tables provide a more detailed needs assessment as supplied by the Florida Housing Data Clearinghouse.

Affordable Housing Demand: Table 3-13 presents the very-low-, low-, and moderate-income housing needs estimates and projections through 2035.

Table 3-13. Projected Housing Affordability by Income, Surfside, 2010-2035

Year	Household Income as a Percentage of Area Median Income (AMI)			
	0-50% AMI	50.01-80% AMI	80.01-120% AMI	120.01+% AMI
	Very-Low	Low	Moderate	Above Moderate
2010	595	235	783	1,000
2015	604	236	781	994
2020	639	248	818	1,032
2025	674	257	852	1,070
2030	709	268	886	1,092
2035	735	275	909	1,110

Source: Florida Housing Data Clearinghouse (Shimberg Center)

The analysis suggests that 180 of the additional households projected through 2035 will have an income less than 80 percent of the area median income. Overall, these projections point out the stability of income and population in the Town.

Conclusion

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. 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.

The Town has several 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. Moreover, the large numbers of well-maintained small single-family units and older multi-family units have provided a variety of housing choices for this area.

Despite these realities, the Town recognizes the need for affordable housing in order to support economic development and sustainability of the region. The Town's geography—a barrier island bounded by the Atlantic Ocean on the east, Indian Creek and Biscayne Bay on the west—makes the provision of affordable housing even more of a challenge. Due to the area surroundings, it contains unusually high property values. Compounding the situation, 47% of the Town is within the Coastal High Hazard Area and Chapter 163 F.S. does not permit jurisdictions to direct affordable housing into coastal high hazard areas.

The Harding Avenue and Collins Avenue corridors have several older multi-family dwelling units which provide some of the most affordable housing opportunities in Surfside. The Town has made efforts to maintain an affordable housing stock in these corridors through the completion of several roadway, and drainage. These infrastructure improvements, along with proactive code enforcement activities, have contributed to extending the lifespan of the neighborhood, providing for continuance of a quality area. The age and size of the units along Harding Avenue and Collins Avenue provide a decent amount of affordable housing in the Town and through Surfside's continuing improvement efforts, this area can maintain its affordable status. However, a number of properties are undergoing redevelopment. To help preserve the nature and character of the corridor, Miami-Dade County Historic Preservation has designated a historic district along one of the blocks.

Goals, Objectives and Policies

Goal: Provide decent, safe and sanitary housing in suitable locations at affordable costs to meet the needs of the Town's existing and future residents.

Objective 1 – Development of new dwelling units: The Town of Surfside shall provide for adequate and affordable housing for existing and future residents, households with special housing needs, and very low-, low-, and moderate-income households through the short term and long-term planning timeframes.

Policy 1.1 – The Town shall provide information and assistance to the private sector to maintain a housing production capacity sufficient to meet the identified demands.

Policy 1.2 – The Town Code shall provide processes in an effort to provide more efficient mechanisms for reviewing proposed housing developments.

Policy 1.3 – The Town Code shall maintain appropriate regulations which enable Town officials to work with the private sector to renovate buildings as needed.

Policy 1.4 – Update Housing Element Tables 3-4 through 3-11 and 3-13 at the next update of the Comprehensive Plan.

Objective 2 – Creation of affordable housing: In general, create affordable housing for all current and anticipated future residents. 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.

Policy 2.1 – The Town manager or designee shall monitor the housing and related activities of the Miami-Dade County Housing Within Reach Taskforce, Miami-Dade Housing Agency (MDHA), the South Florida Regional Council and nearby local jurisdictions. The Town Manager shall inform the Town Commission 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 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.

Policy 2.2 – The Town shall maintain and improve where appropriate land development code provisions which are consistent with the Future Land Use Map including the land uses and the densities and intensities specified thereon and the descriptions of the requirements of those categories, which appear in this Future Land Use Element under the heading “Future Land Use Category Descriptions.”

Policy 2.3 – 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.

Policy 2.4 – 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.

Policy 2.5 – 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.

Objective 3 – Preservation of 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.

Policy 3.1 – The Town shall maintain as part of its own land development code the County minimum housing standards code or an appropriate modification thereof.

Policy 3.2 – 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.

Policy 3.3 – Through land development code regulations including minimum unit sizes, maximum building heights, and setback standards, the Town shall help assure the continuation of stable residential neighborhoods.

Objective 4 – Eliminate substandard housing; structurally and aesthetically improve housing; conserve, rehabilitate and demolish housing: In general, eliminate substandard housing conditions structurally and aesthetically improve housing, conserve, rehabilitate and demolish housing. In particular, 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.

Policy 4.1 – Require owners of substandard structures to promptly renovate or remove such structures.

Policy 4.2 – The Town shall assist owners of substandard historic housing to obtain financial assistance for renovation from Miami-Dade County, State of Florida or Federal sources.

Policy 4.3 – The Town shall work with Miami-Dade County officials to maintain an effective housing code enforcement program.

Policy 4.4 – On a continuous basis, the Town’s Building Department shall maintain an accurate inventory of the housing units within the Town via the utility billing process.

Objective 5 – Provision of adequate sites for very low-, low- and moderate-income households: In general, provide adequate sites for very low-, low- 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.

Policy 5.1 – Monitor the actions of the Miami-Dade County Government relative to the development of very low-, low- and moderate-income housing facilities to serve County residents. The purpose of such monitoring shall be to identify activities to which the Town of Surfside may make a specific contribution.

Policy 5.2 – Assist Miami-Dade County to identify housing units which may be eligible for participation in the Miami-Dade Housing Finance Authority’s Multi-Family Rental Program.

Objective 6 – Adequate sites for group homes: Accommodate community residential homes and foster care facilities in residential areas. This objective shall be made measurable by its implementing policies.

Policy 6.1 – Notify the Florida Department of Children and Family Services of applications to construct Community Residential Facilities.

Policy 6.2 – The Town shall maintain and improve land development code regulations which permit Children and Family Services licensed group homes, including foster care facilities. Such regulations shall permit community residential 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.

Objective 7 – Housing coordination and implementation: The Town Manager shall be responsible for achieving housing policy implementation.

Policy 7.1 – The Town shall maintain formal communications with appropriate public and private and non-profit housing agencies to assure that adequate information on Town housing policies flows to housing providers. This list shall include the Miami-Dade Housing Agency, Housing Finance Authority of Miami-Dade County, the Miami-Dade Affordable Housing Foundation, the Board of Realtors and the Home Builders Association.

Policy 7.2 – The Town shall fully cooperate with any developer using County Surtax funds, the Housing Finance Authority of Miami-Dade County or other subsidy mechanisms.

Objective 8 – Greenhouse Gas Reduction. The Town shall support energy efficiency and the use of renewable energy resources in existing housing and in the design and construction of new housing.

Policy 8.1 – The Town shall encourage support for residential construction that meets the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) rating system, the Green Building Initiative’s Green Globes rating system, the Florida Green Building Coalition standards, or other nationally recognized, high-performance green building rating system as recognized by the Florida Department of Management Services.

Policy 8.2 – The Town shall educate Surfside residents on home energy reduction strategies.

Policy 8.3 – The Town shall not prohibit the appropriate placement of photovoltaic panels. The Town shall develop and adopt review criteria to establish the standards for the appropriate placement of photovoltaic panels.

Policy 8.4 – The Town shall provide educational materials on the strategic placement of landscape materials to reduce energy consumption.

4 INFRASTRUCTURE ELEMENT

Data Inventory and Analysis

Potable Water

This section evaluates the potable water system serving the Town of Surfside inclusive of all structures designed to collect, treat, and distribute potable water in addition to water wells, treatment plants, reservoirs and distribution mains.

Miami Dade County Water and Sewer Department Geographic Service Area

The Town of Surfside's potable water is provided by a system operated by the Miami-Dade County Water and Sewer Department (MDWASD) which provides service for approximately 2.6 million customers in Miami-Dade County. The MDWASD water service area illustrated in Figure 3.1 (Appendix 4-A Town of Surfside 15-Year Water Supply Facilities Work Plan) is interconnected and functions as a single service area. The Town of Surfside is serviced by the Hialeah-Preston Water Treatment Plant service area which includes the northern part of Miami- Dade County.

The water is distributed to residents and commercial business by approximately 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.

Water Source

The source water for the Hialeah Water Treatment Plant (WTP) is from the Hialeah-Miami Springs Wellfields, supplemented by the Northwest Wellfield. There are three active wells located in the Hialeah Wellfield constructed in 1936. Each well is 14 inches in diameter, 115 feet deep and have casing depths of 80 feet. The total wellfield capacity is 12.54 mgd or 8,700 gpm (2,900 gpm for each well). The twenty active wells located in the Miami Springs Wellfield were constructed between 1924 and 1954. These wells are 14 inches and 30 inches in diameter, 80 to 90 feet deep and have casing depths of 80 feet. The total wellfield capacity is 79.30 mgd or 55,070 gpm (ranging between or 2,500 and 5,000 gpm for each well). The Northwest Wellfield has fifteen active wells that were constructed in 1980. The wells are 40 inches and 48 inches diameter and 80 to 100 feet deep, with casing depths ranging from 46 to 57 feet. These wells have two-speed motors. The total nominal capacity of the wells at the low-speed flow rate is 149.35 mgd. The capacity of each well, expect well No. 10, is 10 mgd at the low-speed flow rate. Well No. 10 has a low-speed capacity of 9.35 mgd. The total nominal capacity for the wells at the high-speed flow is 220.94 mgd.

The seven active wells located in the John E. Preston Wellfield were constructed in 1966 and 1972. Each well is 42 inches in diameter, 107 feet deep and have casing depths of 66. The capacity of wells No. 1 through No. 6 is 5,000 gallons per minute (gpm) each and the capacity of well No. 7 is 7,000 gpm. The total wellfield capacity is 53.28 mgd.

Water Treatment Plants (WTPs)

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 fished water. A 3.2 MG storage reservoir for both the Hialeah and John E. Preston WTPs was also added in 1991. The

Hialeah WTP has a current rated capacity of 60 mgd and there are plans to rerate and upgrade the Hialeah WTP to a capacity of 70 mgd, if necessary. The treatment process for this WTP includes lime softening with sodium silicate activated by chlorine, recarbonation, chlorination, ammoniation, fluoridation, filtration, and air stripping. The plant site is relatively small, and is surrounded by residential areas.

The John E. Preston WTP was originally designed as a 60 mgd plant in 1968 and upgraded to 110 mgd in 1980. The plant was re-rated to a total capacity of 130 mgd in 1984. The plant reached its present capacity of 165 mgd with another addition in 1988. In 1991, the plant was modified with an air stripping capacity of 185 mgd to remove VOCs. In 2005, plant process modifications to provide enhanced softening for reduction of color and total organic carbon came on line. The main source of water for the Preston WTP is from the Northwest Wellfield. The current rated capacity is 165 mgd with a treatment process similar to that of the Hialeah WTP. This includes lime softening with ferric and other coagulant and chemicals added prior to lime for enhanced softening, recarbonation, chlorination, ammoniation, fluoridation, filtration, and air stripping. The Preston plant is also located in a residential area of Hialeah.

Potable Water Level of Service

The Town of Surfside currently coordinates with MDWASD and the South Florida Water Management District to meet existing and projected demands based on level of service (LOS). MDWASD’s actual projected water demands (2017 thru 2021) are shown in Table 4-1 below. ~~were developed utilizing an average gallon per capita per day (gpcd) value of 137.2 gpcd.~~

Table 4-1. Miami-Dade Water and Sewer Department (MDWASD) Water Demand Projection

Year	Population	Finished Water Use (gpcd)	AADD Finished Water Use (MGD)	Water Conservation Credit (MGD)	Reuse Reclaimed Water Credit	Adjusted Finished Water Demand (MGD)	Adjusted Finished Water Use (gpcd)
2015	2,266,092	137.2	310.84	2.04	0.00	308.80	136.27
2020	2,370,769	137.2	325.20	5.44	0.00	319.76	134.88
2025	2,475,446	137.2	339.56	8.84	0.00	330.72	133.60
2030	2,580,123	137.2	353.92	9.55	0.00	344.37	133.47

Source: MDWASD’s 20-year water supply plan (2014-2033)

Table 4-1. Miami-Dade Water and Sewer Department Potable Water Demand (New)

<u>Year</u>	<u>Population</u>	<u>Annual Average Daily Flows (MGD)</u>	<u>Gallons per Capita per Day (GPCPD)</u>
2017	<u>2,331,959</u>	<u>323.68</u>	<u>138.80</u>
2018	<u>2,357,013</u>	<u>328.08</u>	<u>139.19</u>
2019	<u>2,382,067</u>	<u>323.00</u>	<u>135.60</u>
2020	<u>2,407,121</u>	<u>324.26</u>	<u>134.71</u>
2021	<u>2,432,406</u>	<u>327.02</u>	<u>134.44</u>

Source: MDWASD 2022 WSFWP

Table 4.2 provides the actual ~~projected~~ water use for Fiscal Year 2018 ~~2015~~ through Year 2022 ~~2030~~ for the Town of Surfside utilizing the ~~finished~~ purchased water use rate of 148.04 gallons per capita per day.

Table 4-2. Town of Surfside Water Demand Projection

<u>Year</u>	<u>Population</u>	<u>Per-Capita Consumption GPCD</u>	<u>Projected Consumption GPD</u>	<u>Projected Consumption MGD</u>
2015	5,866	148.04	868,399	.87
2020	6,019	148.04	891,073	.89
2025	6,173	148.04	913,747	.91
2030	6,326	148.04	936,421	.94

Table 4-2. Town of Surfside Purchased Water Flows

<u>Fiscal Year</u>	<u>Resident Population (BEBR)</u>	<u>Annual Average Daily Flows (MGD)</u>	<u>Gallons per Capita per Day (GPCPD)</u>
2018	<u>5,934</u>	<u>1.060</u>	<u>179</u>
2019	<u>6,015</u>	<u>0.984</u>	<u>164</u>
2020	<u>5,689</u>	<u>0.932</u>	<u>164</u>
2021	<u>5,593</u>	<u>0.926</u>	<u>166</u>
2022	<u>5,446</u>	<u>0.920</u>	<u>169</u>

Source: Town of Surfside Finance Department

Figure ~~2.5.1-10 4.1~~ in the Town of Surfside ~~15~~ 10-Year Water Supply Facilities Work Plan indicates that there will be no deficit of finished water through 2030.

To assure adequate level of service, potable water facilities shall meet the following Level of Service standards as identified in the MDWASD goals for potable water:

- a) The regional treatment system shall operate with a rated maximum daily capacity no less than 2 percent above the maximum daily flow for the preceding year, and an average daily capacity 2 percent above the average daily system demand for the preceding 5 years. The maximum daily flow shall be determined by calculating the average of the highest five single day flows for the previous 12 months.
- b) Water shall be delivered to users at a pressure no less than 20 pounds per square inch (psi) and no greater than 100 psi. Unless otherwise approved by the Miami-Dade Fire Rescue Department, minimum fire flows based on the land use served shall be maintained as follows:

Land Use	Min. Fire Flow (gpm)
Single Family Residential Estate	500
Single Family and Duplex; Residential on minimum lots of 7,500 sf	750
Multi-Family Residential (<u>Low Medium Density</u>)	1,500
Semiprofessional Offices	1,500
<u>Multi-Family Residential (Medium and High Density)</u>	<u>2,000</u>
Hospitals; Schools	2,000
Business and Industry	3,000

Source: Miami-Dade County Adopted 2022 ~~2014~~ Water, Sewer and Solid Waste Element

Storage Capacity

The finished water storage facilities for the Hialeah-Preston subarea consist of both “in-plant” and remote storage facilities. The total combined storage capacity between both plants inclusive of remote storage facilities is ~~56.0~~ 64.0 MG. Additional information on MDWASD’s finished water storage facility capacities can be found in Table 3.1 of Appendix A (Town of Surfside ~~15~~ 10-Year Water Supply Facilities Work Plan).

Water Supply Facilities Work Plan

The purpose of the Town of Surfside ~~15~~ 10-Year Water Supply Facilities Work Plan (Work Plan) is to identify and plan for the water supply sources, as well as facilities needed to serve the existing and new development within the local government’s jurisdiction. Chapter 163, Part II, F.S., requires local governments to prepare and adopt Work Plans into their Comprehensive Plans within 18 months after the water management district approves a regional water supply plan. Surfside adopted their last Work Plan in December 2018 ~~2015~~. An updated Work Plan is attached to this Element in the Appendix.

On a regional level, the Town falls within the South Florida Water Management District (SFWMD) and within the SFWMD’s Lower East Coast (LEC) Planning Area. The ~~2013~~ 2018 Lower East Coast Water Supply

Plan Update (~~2013~~ 2018 LEC Plan Update), approved by the SFWMD in November 2018 ~~September 2013~~, is one of the most recent five, long-term comprehensive regional water supply plan updates the SFWMD has developed for its planning areas. The planning horizon for the ~~2013~~ 2018 LEC Plan Update is 2016-2040 ~~2010-2030~~.

Sanitary Sewer

The sanitary sewer system is defined as structures or systems designed for the collection, transmission, treatment, or disposal of sewage and may include trunk mains, interceptors, treatment facilities, and disposal systems. The Town's sanitary sewer system is interconnected with the Miami-Dade County Water and Sewer Department (MDWASD) system. Surfside maintains its own sewer collection system and two pumping stations. By agreement, the Town of Surfside and Bal Harbour share a sanitary force main that connects to the City of Miami Beach transmission system. The tri-party agreement provides for the transmission of sewage via force mains to the MDWASD system and eventually to the treatment plant and disposal.

Geographic Service Area

The Town of Surfside's sanitary sewer system is part of a system run by MDWASD. The Town's system is coextensive with the Town's boundaries. The County system includes unincorporated and incorporated areas of Miami-Dade County inside the 2005 Urban Development Boundary that have an agreement with MDWASD. The system also incorporates a small number of facilities, mostly State or County owned, outside of the Urban Development Boundary.

Treatment Facilities and Capacity

There has been a significant reduction in average flow into the regional system as a result of extensive infiltration and inflow (groundwater and rainwater) prevention projects conducted by MDWASD in recent years. Infiltration and inflow within the sewer system should be kept at a minimum to avoid hydraulic overload to the receiving treatment plant. It is pertinent for an operation and maintenance plan to be part of the county's sanitary sewer system. As a result, the regional wastewater treatment plants operating capacity can remain in compliance with Miami- Dade County MDWASD and Florida Department of Environmental Protection (FDEP) standards.

The Town of Surfside is located in the MDWASD Central District Sanitary sewer system; however, MDWASD operates two additional regional wastewater treatment plants in the North and South Districts. Because the system is interconnected, the service districts have flexible boundaries, and some flows from one district can be diverted to other plants in the system.

The Town of Surfside's sewer system is treated by a secondary treatment facility on Virginia Key owned and operated by the Miami-Dade County Water and Sewer Department (MDWASD). The Town's sanitary sewer collection system is divided into two basins. Sanitary sewer pipes range in size from 8 to 15 inches with flows directed to two pump stations. Pump Station 1 receives sewage from the area of Surfside north of 91st Street, which includes the Business District and a majority of the high-rise buildings. Pump Station 2 serves the remainder of the Town, including most of the waterfront lots. The sewage is pumped via the force main which runs along 89th Street, 93rd Street, Collins Avenue and connects to the City of Miami Beach's system near 74th street. Sewage continues under pressure through MDWASD force mains to Virginia Key.

Current Facility Demand

According to the Town of Surfside Consumption Analysis, in ~~2014/2015~~ 2020/2021 approximately ~~258~~ 316.8 million gallons of wastewater were treated by the County system from the Town of Surfside and ~~260~~ 305.2 million in 2021/2022 ~~2015/2016~~.

In FY08, the Town began mapping all sewer and potable water lines within the municipal boundary to enhance maintenance. Also, in FY09, the Town identified infiltration issues to the sanitary sewer system and has begun a program to seal manholes and smoke/video testing to identify and repair broken lines. Table 4-2A shows projected sewage flow demand for the Town of Surfside and Table 4-2B show current and projected waste water capacity for the entire county.

In 2010 to 2014, the Town completed a sanitary sewer rehabilitation plan. All existing gravity sewer mains and laterals were lined or reconstructed in accordance with the approved plan. All sanitary manholes were rehabilitated. The Town also completed rehabilitation of the existing sanitary sewer pump stations, and construction of 12” Force Mains along 93rd Street and 89th Street. The Force Mains were tied-in to the newly constructed 16” Force Main along Collins Avenue. The existing Force Main that runs along Byron Avenue is not currently in use and only remains as a stand-by facility.

Since the Town completed the sanitary sewer rehabilitation plan of the existing system in the recent past, there are currently not additional level of service projects required or needed for the Town’s sanitary sewer system.

Table 4-2A. Projected Sewage Flows

Year	2010 (actual)	2020	2030
Population	5,744	5,952 <u>5,684</u>	6,398
Per Capita (gallons per day finished sewage)	155	155 <u>154.6</u>	155
(All potable volumes are finished sewage)	MGD	MGD	MGD
Sewage Total Flow (daily average annual)	0.89	0.92 <u>0.879</u>	0.99

Source: Calvin, Giordano & Associates, Inc. 2017

The County’s LOS standard requires that the “system” component of the wastewater facility operate below 102 percent of the previous year’s average daily flow. A comparison of the projected treatment capacity to the 102 percent of the previous year’s average annual daily flow (AADF) requirement, from 2016 to 2026, is presented below. According to the County’s data, the capacity of the MDWASD sanitary sewer system will continue to remain below the 102 percent requirement through 2026. The below table confirms the availability of the sanitary sewer system to meet the needs of Surfside in the short term and long-term planning period.

Table 4-2B. Miami-Dade County Current and Projected Wastewater System Capacity 2016-2026

County WWTP Capacities		Actual County Flow (mgd)	Total Permitted Capacity / Projected County Flows (mgd)		
	2016 Plant Capacity (mgd)	Dec. 2015	2022	2024	2026
North	120.0	89.3	120.0 / N/A1	120.0 / N/A1	85.0 / N/A1
Central	143.0	120.0	143.0 / N/A1	143.0 / N/A1	83.0 / N/A1
South	112.5	97.1	121.0 / N/A1	131.0 / N/A1	131.0 / N/A1
West	N/A	N/A	N/A	N/A	102.0 / N/A1
Total	375.5	306.4	384.0 / 321.1	394.0 / 326.3	401.1 / 331.6

Source: Miami-Dade Water and Sewer Department, 2016; 1County only has projected data for total regional system

Drainage

In 2013, the Town completed a major retrofit of the existing drainage systems. The existing storm drainage system consisted of a network of underground storm sewers and outfalls discharging directly into Indian Creek and Biscayne Bay. An existing pumping station at the western end of 92nd Street assisted the drainage of water from that street by pumping to an outfall. Storm sewers in the existing system ranged in diameter from 10 inches to 36 inches.

Town of 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-922/96th Street. The Florida Department of Transportation (FDOT) provided storm drainage improvements on Harding and Collins Avenue in the early 1990's. Equipment which currently serves the 92nd Street pump station were 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 backup in the outfall pipes. The Harding and Collins storm drainage improvements utilize on-site wells and control structures to provide additional capacity.

In 2002, FDOT completed the Stormwater Pump Station System Operational Evaluation and Recommended Improvements (OERI) Report which provided three alternatives to improve stormwater pump systems along Harding. 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 88th Street and 94th Street), a new 36-inch force main to connected to the existing wells; new pumps, structures, controls, and a new gravity bypass drainage pipe.

In 2006, the Town of Surfside initiated another stormwater project, which consists of retrofitting three of the Town's outfall pipes to reduce pollutants and fresh water entering Biscayne Bay. The facilities at each

location will consist of three new stormwater pump stations which pump water into drainage wells. In order to address pollution concerns for a Florida Department of

Environmental Protection (FDEP) drainage well permit, the Town installed Nutrient Separating Baffle Boxes upstream of the pump station to provide treatment before the runoff enters the groundwater which was included in this retrofit project.

The recently constructed retrofitted stormwater management system of the Town consists of a network of underground storm sewers along with outfall control structures discharging into Indian Creek and Biscayne Bay, and three additional pump stations discharging into 9 drainage wells. The newly constructed control structures facilitate well discharge before discharging to Biscayne Bay. The project addressed long-term concerns regarding water backing into the streets and poor water quality in the adjacent Biscayne Bay along the Town's shores. The project directly addressed The Trust for Public Land's Biscayne Bay Accessibility report, supported the SFWMD's Biscayne Bay Partnership Initiative (BBPI), and enhanced the level of service.

In 2015, the Town completed drainage improvements for Biscaya Island along 88th Street. The Town constructed new check valves to prevent back flow into the existing roadways and upsized one 12-inch outfall to a 24-inch diameter outfall. Since the Town completed the retrofit of the existing drainage system in the recent past, there are currently not additional level of service projects required or needed for the Town's drainage system.

The Town received \$2.83 million dollars from the 2021 American Rescue Plan Act for drainage and infrastructure improvements. The Town also received a State grant for a Town-wide drainage study. The Federal grant and the Town's Stormwater Fund are funding a FY2024 Abbott Avenue drainage improvement totaling \$3.85 million dollars.

Solid Waste

The Town's Public Works 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 and other Miami-Dade County landfills. Last year (FY15/16) Surfside deposited approximately 4,932 tons of waste material at the County's facility. Based on the 2010 U.S. Census population of 5,744 a volume of just 4.7 pounds per person per day was calculated. The Town, as of June 2, 2016, discontinued recycling services with Miami-Dade County for residential properties.

The Town now collects recycling. Between June 2, 2016 and December 29, 2016, the Town collected a total of 218.9 tons of recycling. Based on information supplied by the Miami-Dade County Department of Solid Waste Management (Table 4-3), the existing disposal capacity at the North Dade Landfill and the South Dade Landfill and the Resource Recovery Plan appear to have adequate capacity to meet Surfside's needs for the foreseeable future.

Table 4-3. Miami-Dade County Solid Waste Facility Capacity

	South Dade Landfill	North Dade Landfill	Resources Recovery Facility and Ashfill
Built out Capacity in Tons	23,208,000	13,526,000	8,060,000
Tons in Place (June 30, 2016)	17,547,000	11,984,000	5,765,000
Remaining Capacity in Tons	1,261,000	1,541,000	2,295,000
Last Year's Disposal Tonnage (7/1/15 – 6/30/16)	390,626	190,478	160,879
Estimated Average Disposal Rate per Year in Tons	400,800	183,900	168,500

Source: Miami-Dade County Department of Solid Waste Management, 2016; Landfill Capacity Analysis for DSWM Active Landfills, July 1, 2016.

There is sufficient capacity in Miami-Dade County landfills to meet the Town's needs for solid waste disposal for the short term and long-term planning horizons.

Natural Groundwater Aquifer Recharge

The principal ground water resources for the Lower East Coast (LEC) Planning Area are the Surficial Aquifer System (SAS), including the Biscayne Aquifer, and the Floridan Aquifer System (FAS). The Surficial and Biscayne aquifers provide more than 1 billion gallons a day for public water supply and other uses such as agriculture and landscape irrigation within the LEC Planning Area.

Although the Biscayne Aquifer is part of the Surficial Aquifer System (SAS), it exists only along the coastal areas in Miami-Dade, Broward and southern Palm Beach counties. The Biscayne Aquifer is highly productive with high-quality fresh water. The extension of the SAS through central and northern Palm Beach County is less productive, but is still used for consumptive uses, including potable water. These aquifers are shallow, generally located within 200 feet of ground surface, and are connected to surface water systems, including canals, lakes and wetlands.

The Biscayne Aquifer and the extension of the SAS into northern Palm Beach County provide more than 1 billion gallons per day of high-quality, inexpensive fresh water for the populations of Palm Beach, Broward and Miami-Dade counties and the Florida Keys portion of Monroe County. In 2010, fresh groundwater accounted for 94 percent of potable water produced by public water supply utilities.

This volume is heavily supported, especially during the annual dry season, as well as in periodic droughts, by water from the regional system, primarily the Everglades. During droughts, water from Lake Okeechobee has been required to supplement water from the Everglades to meet the needs of the coastal counties. In 2008, the United States Army Corps of Engineers (USACE) implemented the "2008 Lake

Okeechobee Federal Regulation Schedule,” lowering the operation levels at the lake to reduce the risk of dike failure and minimize impacts to the lake’s ecology. This resulted in a projected decline in the level of certainty for agriculture users to rely on the lake, and increased the expectation that the lake would exceed its minimum flow and levels criteria more frequently. In response, the South Florida Water Management District (SFWMD) adopted regulatory criteria to limit future additional withdrawals from Lake Okeechobee and connected water bodies to protect the lake and prevent further erosion to the level of certainty for existing legal users. The Okeechobee Utility Authority in the Kissimmee Basin Planning Area is the only remaining utility using water directly from Lake Okeechobee. Since the 2005-2006 LEC Plan update, Clewiston, South Bay, Belle Glade, and Pahokee have all discontinued the use of Lake Okeechobee as their supply source and now use Floridan Aquifer System water treated by reverse osmosis.

The Biscayne Aquifer is designated as a sole source aquifer by the U.S. Environmental Protection Agency (USEPA) under the Safe Drinking Water Act because it is a principal source of drinking water and is highly susceptible to contamination due to its high permeability and proximity to land surface in many locations. As of the 2013 LEC Plan Update, SFWMD has placed limitations on additional allocations from the Biscayne Aquifer. As a result, use of alternative water sources has expanded and a Comprehensive Water Conservation Program has been adopted by SFWMD.

The Floridan Aquifer System (FAS) exists not just in the LEC Planning Area, but throughout the entire state and portions of adjacent states. The Upper Floridan Aquifer in southeast Florida contains brackish water, and is increasingly being tapped as a source of raw water for treatment with reverse osmosis (RO) to create potable water. Brackish water from the Floridan Aquifer is also blended with fresh water prior to conventional water treatment to expand water supplies during the dry season. Additionally, the Floridan Aquifer is used for seasonal storage of treated fresh water within aquifer storage and recovery (ASR) systems. Until recent years, the Floridan Aquifer was more extensively developed in the Upper East Coast (UEC) and Lower West Coast (LWC) planning areas of the South Florida Water Management District (SFWMD or District) than in the LEC Planning Area.

From Jupiter to southern Miami, water from the FAS is highly mineralized and not suitable for drinking water without specialized treatment. More than 600 feet of low permeability sediments confine this aquifer and create artesian conditions in the LEC Planning Area. Although the potentiometric surface of the aquifer is above land surface, the low permeability units of the intermediate confining unit prevent significant upward migration of saline waters into the shallower freshwater aquifers.

The top of the Upper Floridan Aquifer is approximately 900 feet in southeast Florida, and the base of the Upper Floridan extends as deep as 1,500 feet. At the base of the Lower Floridan Aquifer, there are cavernous zones with extremely high transmissivities collectively known as the boulder zone. Because of their depth and high salinity, these deeper zones of the Lower Floridan Aquifer are used primarily for disposal of treated wastewater.

The Miami-Dade Water Supply Facilities Work Plan outlines a number of Alternative Water Supply (AWS) and conservation strategies designed to protect water sources and comply with recent regulations limiting withdrawals and allocations and eliminating the use of existing ocean outfalls.

Wellfield Protection Areas

There are no wellfield protection areas within the Town of Surfside.

Goals, Objectives and Policies

Goal 1: Public utilities capacity shall be provided to adequately serve residents, visitors and business people.

Objective 1 –Ensure sufficient capacity of potable water and sanitary sewer facilities: In general, ensure sufficient potable water and sanitary sewer system capacity in the most cost-effective manner possible. This objective shall be made measurable by its implementing policies.

Policy 1.1 – The Town shall continue use of Miami-Dade County Water and Sewer Department facilities at the Central District Wastewater Treatment Plant on Virginia Key and the Hialeah/Preston Water Treatment Plant or such other Miami-Dade County facilities as may be appropriate.

Policy 1.2 – The Town shall upgrade the potable water distribution system and the sanitary sewer collection system through ongoing maintenance.

Policy 1.3 – 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.

Policy 1.4 – Projects and programs shall be funded to maintain adequate levels of service.

Policy 1.5 – The Town shall maintain a minimum of a five-year schedule of capital improvements for the expansion and upgrade in the capacity of water and sanitary sewage facilities in accordance with the Water Supply Facilities Work Plan.

Policy 1.6 – The Town shall maintain a Water Supply Facilities Work Plan with a minimum planning horizon of at least 10 years, and shall ensure coordination between land uses and future water supply planning within 18 months of the adoption of the Lower East Coast Water Supply Plan, or its update, as required by Chapter 163, Florida Statute.

Policy 1.7 – The Town of Surfside ~~15~~ 10-Year Water Supply Facilities Work Plan dated December 2015 is hereby adopted by reference into the Comprehensive Plan, along with the Miami Dade Water and Sewer Department ~~20~~ 10-Year Water Supply Facilities Work Plan (2020-2030) (2014–~~2033~~) inclusive of all potable water projects. The Work Plan will be updated as needed, or concurrent with any updates to the Miami-Dade Water and Sewer Department ~~20~~ 10-Year Water Supply Facilities Work Plan (~~2014-2033~~).

Policy 1.8 – The Town of Surfside ~~15~~ 10-Year Water Supply Facilities Work Plan shall be consistent with the Potable Water Level of Service standards as established in the Comprehensive Plan.

Policy 1.9 – The Town’s ~~15~~ 10-Year Water Supply Facilities Work Plan shall guide future expansion and upgrade of facilities needed to transmit and distribute potable water to meet current and future demands. The Town shall research and identify alternative, renewable sources of water to the projected increases in demand.

Policy 1.10 – The Town shall provide for the protection of water quality when using traditional and new alternative water supply sources.

Policy 1.11 – The Town shall identify traditional and alternative water supply projects and the conservation and reuse programs to meet current and future water use demands within the Town’s jurisdiction consistent with the Miami-Dade County ~~20~~ 10-Year Water Supply Facilities Work Plan and the South Florida Water Management District’s Water Supply Plan.

Policy 1.12 – The Town shall issue no development order unless the Miami-Dade Water and Sewer Department (MDWASD) certifies that adequate potable water supply is available for new development. The Town shall provide monthly reports to MDWASD, as required, to track the amount of water to be allocated for new uses.

Objective 2 – Correct deficiencies and increase capacity of drainage facilities: Optimize the utilization of water resources through the provision of stormwater management for the Town which reduces damage and inconvenience from flooding, promotes aquifer recharge, and minimizes degradation of water quality in surface water bodies.

Policy 2.1 – For site plan approval, the Town shall require that surface water management systems be designed and operated consistent with the Town’s adopted drainage level of service.

Policy 2.2 – Financially feasible projects and programs shall be implemented in order to maintain adequate level of service standards, and to make preventative improvements to the system.

Policy 2.3 – The Town shall implement the stormwater improvement projects specified in the State of Florida Department of Environmental Protection (DEP) Agreement No. LP6768.

Policy 2.4 – The Town shall construct the Stormwater Treatment Trains and Rehabilitation projects specified in the State of Florida Department of Environmental Protection (DEP) Agreement No. S0374.

Policy 2.5 – The 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.

Policy 2.6 – 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.

Policy 2.7 – The Town shall coordinate and cooperate with all applicable local, regional, state and federal agencies relating to the protection and enhancement of the Biscayne Bay Aquatic Preserve.

Objective 3: Maintain sufficient solid waste capacity. The Town shall support Miami-Dade County in its provision of solid waste management facilities available to meet the Town’s short-term and long-term future needs.

Policy 3.1 – The Town shall require in the land development regulations that applicants for development permits demonstrate adequacy of solid waste disposal sites or facilities prior to occupancy.

Policy 3.2 – The Town shall cooperate with Miami-Dade County to further preserve landfill space, examine the need for a comprehensive countywide yard waste program and establish clear policies regarding the construction and debris waste stream.

Objective 4 – Level of service: Achieve adequate facility capacity to serve existing development and new development concurrent with the impact of that development. Achievement of this objective shall be measured by the implementation of the following policies:

Policy 4.1 – The Town will enforce the following level of service standards as identified in the MDWASD goals for potable water:

Sanitary Sewers: The County-wide “maximum day flow” of the preceding year shall not exceed 102 percent of the County treatment system's rated capacity. The sewage generation standard shall be 155 average gallons per capita per day.

Potable Water:

- a) the regional treatment system shall operate with a rated maximum daily capacity no less than 2 percent above the maximum daily flow for the preceding year, and an average daily capacity 2 percent above the average daily system demand for the preceding 5 years. The maximum daily flow shall be determined by calculating the average of the highest five single day flows for the previous 12 months.
- b) Water shall be delivered to users at a pressure no less than 20 pounds per square inch (psi) and no greater than 100 psi. Unless otherwise approved by the Miami-Dade Fire Rescue Department, minimum fire flows based on the land use served shall be maintained as follows:

Land Use	Min. Fire Flow (gpm)
Single Family Residential Estate	500
Single Family and Duplex; Residential on minimum lots of 7,500 sf	750
Multi-Family Residential (<u>Low Medium Density</u>)	<u>1,500</u>
Semiprofessional Offices	1,500
Multi-Family Residential (<u>Medium and High Density</u>)	<u>2,000</u>
Hospitals; Schools	2,000
Business and Industry	3,000

Drainage: 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 of runoff shall be retained on site. Post-development runoff shall not exceed peak pre development runoff.

Solid Waste: 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.

Objective 5 – Water conservation: Conserve and protect potable water resources by optimizing the utilization of water resources through effective water management practices.

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) mandatory use of high-efficiency water saving devices for substantial rehabilitation and new construction; and 5) other water conservation measures, as feasible.

Policy 5.2 – The Town shall promote education programs for residential, commercial and other uses which will discourage waste and conserve potable water.

Objective 6 – Infrastructure resiliency: Ensure resiliency of existing and future water resources, and water, wastewater and storm water infrastructure to the impacts of climate change and consider the development of adaptation for areas vulnerable to climate change-related impacts.

Policy 6.1 – Coordinate with Miami-Dade County to assess the adequacy of water supply and water/wastewater facilities and infrastructure to effectively capture, store, treat, and distribute potable water and reuse under variable climate conditions, including changes in rainfall patterns, sea level rise, and flooding, with potential water quality and quantity impacts.

Policy 6.2 – Coordinate adaptive management implementation strategies for water and wastewater resources that address the potential impacts of climate change for long term operations.

Policy 6.3 – Evaluate cost/benefit analysis for implementing adaptive management strategies including; planning, siting, construction, replacement and maintenance of public infrastructure as well as fortification or retrofitting of existing infrastructure.

Policy 6.4 – Work with Miami-Dade County to develop water demand projection scenarios that account for potential changes in demands if temperatures increase and drought conditions become more frequent or persistent.

Policy 6.5 – Evaluate infiltration and inflow programs to strategically reduce the flow of groundwater and stormwater and stormwater to wastewater collection and treatment facilities.

Policy 6.6 - The Town of Surfside shall continue to conduct a review and identify feasible regulations that require new construction, redevelopment, additions, retrofits or modifications of property to incorporate porous materials, reduce total impervious area, and employ other techniques to reduce run-off, capture and reuse rain water, and recharge the Biscayne Aquifer.

Policy 6.7 - The Town shall continue to identify public investments and infrastructure at risk from sea level rise and other climate change related impacts, and update this assessment every 5 years. Specifically, the Town shall analyze vulnerability to facilities and services, including but not limited

to: buildings; water and wastewater infrastructure, transmission lines and pumping stations; stormwater systems; roads, bridges, and all transportation and transit infrastructure; power generation facilities and power transmission infrastructure; critical infrastructure such as city hall, police and fire stations.

Policy 6.8 - The Town shall coordinate with Miami-Dade County in improving the resiliency of existing water resources and water and wastewater infrastructure to climate change impacts, while improving energy efficiency and reducing greenhouse gas emissions.

Policy 6.9 - The Town of Surfside shall consider the installation of backflow preventers on drainage systems that discharge to Biscayne Bay in coordination with the appropriate agencies.

Policy 6.10 - The Town of Surfside shall construct the additional stormwater drainage infrastructure necessary to accommodate projected increases in stormwater, including drainage wells, injection wells, swales, bioswales, and other related structures.

2024 WATER SUPPLY FACILITIES WORK PLAN

1.0 INTRODUCTION

The purpose of the Town of Surfside ~~45~~ 10-Year Water Supply Facilities Work Plan (Work Plan) is to identify and plan for the water supply sources and facilities needed to serve existing and new development within the Town's jurisdiction. Chapter 163, Part II, F.S., requires local governments to prepare and adopt Work Plans into their Comprehensive Plans within 18 months after the water management district approves a regional water supply plan. The ~~2018~~ 2013 Lower East Coast Water Supply Plan Update was approved by the South Florida Water Management District (SFWMD) in ~~September~~ November 2018 ~~2013~~; therefore, the deadline for local governments within the Lower East Coast jurisdiction to amend their comprehensive plans, and adopt a Work Plan is April 2020 ~~March 2015~~.

Residents of the Town of Surfside purchase their water directly from Miami Dade Water and Sewer Department (WASD). Under this arrangement, the Town of Surfside Public Works Department coordinates with Miami Dade to ensure that adequate capacity is available for existing and future customers and that supporting infrastructure, such as the water lines, are adequately maintained.

The Town of Surfside Water Supply Facilities Work Plan will reference data from WASD's ~~20~~ 10 year water supply plan dated April 2022 (2022-2030) ~~2014-2033~~, since the Town is a wholesale customer. The intent is to meet the statutory requirements outlined in subsection 1.2 below, and to coordinate WASD's water supply initiatives with the ~~2018~~ 2013 Lower East Coast Water Supply Plan Update, prepared by the South Florida Water Management District.

According to Florida Statutes, the Work Plan and any corresponding comprehensive plan amendment must address the development of traditional and alternative water supplies, bulk sales agreements and conservation and reuse programs that are necessary to serve existing and new development for a minimum of a 10-Year planning period. This plan has a planning horizon of ~~45~~ 10 years for the Town from ~~2015~~ 2020-2030.

The Town's Work Plan is divided into six sections:

1. Introduction
2. Background Information
3. Data Analysis
4. Capital Improvements
5. Goals, Objectives, and Policy Discussion
6. Conclusion

1.1 Statutory History

In 2002, 2004, and 2005 and 2011 the Florida Legislature enacted bills to address the State's water supply needs. These bills, especially Senate Bills 360 and 444 (2005 legislative session), significantly changed Chapter 163 and 373 Florida Statutes (F.S.) by strengthening the statutory links between the regional water supply plans prepared by the water management districts and the comprehensive plans prepared by local governments. The bills require local governments to identify how future water supply needs will be met through preparation of a Water Supply Facilities Work Plan with a minimum planning horizon of 10 years. The Work Plan must also be incorporated into a state approved local comprehensive plan. These bills established the basis for improving coordination between the local land use planning and water supply planning.

1.2 Statutory Requirements

The following highlights the statutory requirements:

1. Coordinate appropriate aspects of ~~its~~ the Town of Surfside's comprehensive plan with the South Florida Water Management District (SFWMD) ~~2013~~ 2018 Lower East Coast Water Supply Plan Update (~~2013~~ 2018 LEC Plan). [163.3177(4) (a), F.S.]
2. Ensure the Town's future land use plan is based upon availability of adequate water supplies and public facilities and services. [s.163.3177 (6) (a), F.S., effective July 1, 2005.] Data and analysis demonstrating that adequate water supplies and associated public facilities will be available to meet projected growth demands must accompany all proposed Future Land Use Map amendments submitted to the Department of Economic Opportunity (DEO) for review. The submitted package must also include an amendment to the Capital Improvements Element, if necessary, to demonstrate that adequate public facilities will be available to serve the proposed Future Land Use Map modification.
3. Ensure that adequate water supplies and facilities are available to serve new development no later than the date on which the local government anticipates issuing a certificate of occupancy and consult with the applicable water supplier prior to approving building permit, to determine whether adequate water supplies will be available to serve the development by the anticipated issuance date of the certificate of occupancy. [s.163.3180 (2) (a), F.S., effective July 1, 2005.]
4. For local governments subject to a regional water supply plan, revise the General Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element (the "Infrastructure Element"), within 18 months after the water management district approves an updated regional water supply plan, to:
 - a. Identify and incorporate the alternative water supply project(s) selected by the local government from projects identified in the updated regional water supply plan, pursuant to S. 373.709(2)(a), F.S., or alternative project(s) proposed by the local government under S. 373.709(8)(b), F.S.;

- b. Identify the traditional and alternative water supply projects, bulk sales agreements, and the conservation and reuse programs necessary to meet current and future water use demands within the local government's jurisdiction [s. 163.3177(6)(c), F.S.]; and
 - c. Include a water supply facilities work plan for at least a 10-year planning period for constructing the public, private, and regional water supply facilities identified in the element as necessary to serve existing and new development. [s. 163.3177(6) (c), F.S.]] The Work Plan must address the water supply sources necessary to meet and achieve the existing and projected water use demand for the region through the 2030 planning period as established by the 2018 ~~2013~~ LEC Plan [s. 163.3167(9), F.S.].
5. Revise the 5-Year Schedule of Capital Improvements to include any water supply, reuse, and conservation projects and programs to be implemented during the five-year period [s. 163.3177(3)(a)4, F.S.].
 6. To the extent necessary to maintain internal consistency after making changes described in Paragraph 1 through 5 above, revise the Conservation Element to assess projected water needs and sources for at least a 10-year planning period, considering the ~~2013~~ 2018 LEC Plan, as well as applicable consumptive use permit(s)- [s.163.3177(6)(d)3, F.S.]
 7. To the extent necessary to maintain internal consistency after making changes described in Paragraphs 1 through 5 above, revise the Intergovernmental Coordination Element to ensure coordination of the comprehensive plan with applicable regional water supply plans and regional water supply authorities' plans. [s.163.3177 (6) (h) 1. F.S.]
 8. While an Evaluation and Appraisal Report is not required, local governments are encouraged to comprehensively evaluate, and as necessary, update comprehensive plans to reflect changes in local conditions. The evaluation could address the extent to which the local government has implemented the need to update their Work Plan, including the development of alternative water supplies, and determine whether the identified alternative water supply projects, traditional water supply projects, and conservation and reuse programs are meeting local water use demands [s.163.3191(3), F.S.].
 9. A local government that does not own, operate, or maintain its own water supply facilities, including, but not limited to, wells, treatment facilities, and distribution infrastructure, and is served by a public water utility with a permitted allocation of greater than 300 million gallons per day is not required to amend its comprehensive plan in response to an updated regional water supply plan or to maintain a work plan if any such local government's usage of water constitutes less than 1 percent of the public water utility's total permitted allocation. However, any such local government is required to cooperate with, and provide relevant data to, any local government or utility provider that provides and natural groundwater aquifer recharge element updated in accordance with s. 163.3191. Any local government may verify its qualifications for the exemption with the Florida Department of Economic Opportunity (DEO) [s.163.3177(6)(c)4., F.S.]

2.0 – BACKGROUND INFORMATION

2.1 Overview

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. The Town of Surfside was incorporated on May 18, 1935 by 35 residents who signed the incorporation documents as members of the private Surf Club, which remains a significant landmark in Surfside.

The Town of Surfside is an evolving municipality consisting of approximately 367.45 acres. Approximately 58.33% is comprised of residential uses, 1.84% General Retail Services, 1.83% Community Facilities and 38% of all other uses as shown in **Table 2.1 Existing Land Use**.

Figure 2.1 illustrates the Town of Surfside existing land use and **Figure 2.2** illustrates future land use.

Table 2.1 Existing Land Use (Old)

EXISTING Land Use	Acres	% of Total Acres
Community Facilities	6.72	1.83%
General Retail Services	6.76	1.84%
Multi-Family Residential	39.10	10.64%
Parking	5.45	1.48%
Private Recreation	5.72	1.56%
Single Family Residential	175.25	47.69%
Vacant	7.07	1.93%
ROW	121.38	33.03%
TOTAL ACREAGE	367.45	100.00%

Source: Town of Surfside 2010 Comprehensive Plan

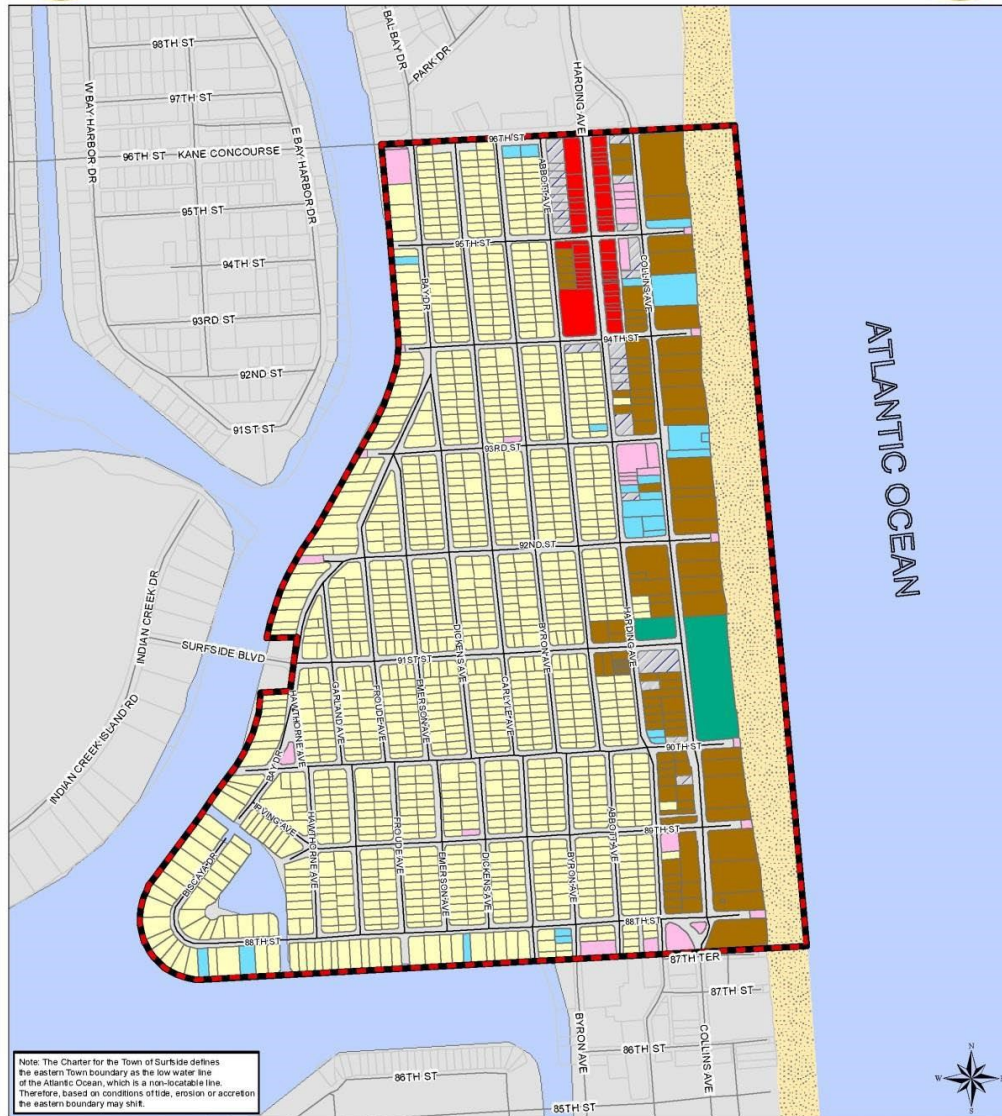
Table 2.1 Existing Land Use (New)

Existing Land Use	Acres	Percentage of Total Acres
<u>Beach Area</u>	<u>34.76</u>	<u>9.4%</u>
<u>Community Facilities</u>	<u>9.26</u>	<u>2.5%</u>
<u>General Retail/Services</u>	<u>6.90</u>	<u>1.9%</u>
<u>Multi-Family Residential</u>	<u>31.25</u>	<u>8.5 %</u>
<u>Parking</u>	<u>5.62</u>	<u>1.5%</u>
<u>Private Recreation</u>	<u>6.07</u>	<u>1.6%</u>
<u>Single Family Residential</u>	<u>168.94</u>	<u>45.8%</u>
<u>Vacant</u>	<u>17.26</u>	<u>4.7 %</u>
<u>ROW</u>	<u>79.57</u>	<u>21.6%</u>
<u>Water</u>	<u>8.90</u>	<u>2.4%</u>
TOTAL ACREAGE	368.53	100.00%

Source: 2022 Aerial Photo, Miami Dade County Property Appraiser, Marlin Engineering, Inc.



Existing Land Use



Note: The Charter for the Town of Surfside defines the eastern Town boundary as the low water line of the Atlantic Ocean, which is a non-surveyable line. Therefore, based on conditions of tide, erosion or accretion the eastern boundary may shift.

- Legend**
- Surfside Boundary
 - Surfside Streets
 - Beach Area
 - Community Facilities
 - General Retail Services
 - Multi Family Residential
 - Parking
 - Private Recreation
 - Single Family Residential
 - Vacant

0 450 900 1,350 1,800 Feet

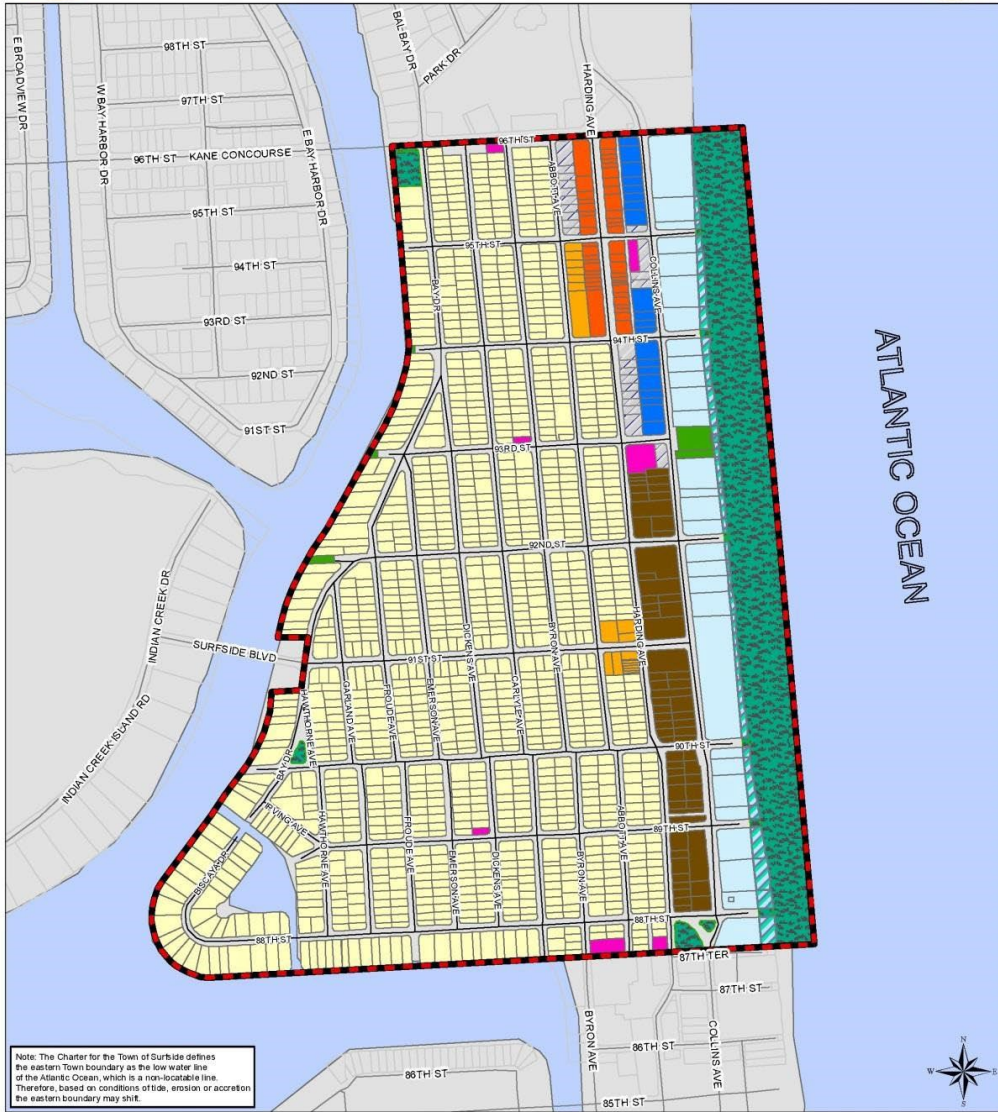
Map Number : FLU 1
 Print Date : November 2008
 Source : Calvin Giordano and Associates



Source: Town of Surfside 2010 Comprehensive Plan



Future Land Use (2030)



Note: The Charter for the Town of Surfside defines the eastern Town boundary as the low water line of the Atlantic Ocean, which is a non-locatable line. Therefore, based on conditions of tide, erosion or accretion the eastern boundary may shift.

Legend	
	Surfside Boundary
	Surfside Streets
	Community Facility
	General Retail / Services
	High Density Residential / Tourist
	Low Density Residential
	Moderate Low Density Residential
	Moderate Density Residential / Tourist
	Moderate High Density Residential
	Parking
	Private Recreation
	Public Buildings
	Public Recreation

0 450 900 1,350 1,800 Feet

Map Number : FLU 7
 Print Date : November 2008
 Source : Calvin Giordano and Associates



Source: [Town of Surfside 2010 Comprehensive Plan](#)

2.2 Relevant Regional Issues

As the state agency responsible for water supply planning within the Lower East Coast region, the South Florida Water Management District (SFWMD) plays a pivotal role in ensuring an adequate supply of water to protect, enhance and restore natural systems; meet population demands; and address all other existing and projected needs for water supply. The SFWMD ~~2018~~ 2013 LEC Plan identified several current issues of importance to the region's water supply including:

1. Identify sufficient sources of water and water supply projects to meet reasonable-beneficial consumptive uses projected through 2040 under 1-in-10 year drought conditions without causing harm to natural resources.
2. Increase the efficiency of water use through water conservation actions, and encourage the development of alternative water supply sources to meet projected demands.
3. Protect and enhance natural systems and water resources, including the Everglades, estuarine and riverine systems, and other federal, state and local natural resource areas.
4. Support local government coordination by providing information for updates to the required Water Supply Facilities Work Plans (Work Plans).
5. Achieve compatibility and integration with related activities within the region.

- ~~1. The need to reduce reliance on the regional system for future water supply needs by developing alternative water supplies.~~
- ~~2. The need for increased conservation, reclamation and re-use methods in order to reduce per capita use and delay or avoid adding capacity.~~
- ~~3. The need to better integrate energy and water management.~~
- ~~4. The need to consider climate change and its hydrogeological effects such as sea level rise and salt water intrusion in water supply planning.~~
- ~~5. The need to limit withdrawals from both the Surficial Aquifer System and surface water from Lake Okeechobee.~~
- ~~6. The need to relieve pressure on the Everglades ecosystem by seeking alternative water supply sources that are not dependent upon the Everglades for recharge as per the 2007 Regional Water Availability Rule.~~
- ~~7. The need to reduce nutrient loadings to the environment by eliminating the use of six ocean outfalls in southeastern Florida as the primary means of disposal for treated domestic wastewater by December 20, 2025 as per the 2008 Leah G. Schad Ocean Outfall Program.~~

The Town of Surfside ~~15~~ 10-Year Water Supply Facilities Work Plan aids in addressing regional challenges by providing data and analysis to SFWMD, and by collaborating with other local municipalities and the Miami Dade Water and Sewer Department (WASD) to strengthen the water supply planning process. The Town fully supports regulatory changes, water conservation programs and alternative water supply projects under the purview of SFWMD and the WASD, inclusive of actions which help to address climate change such as salt water intrusion monitoring, groundwater modeling and infrastructure assessments.

~~The Town works closely with the WASD to achieve targeted goals as outlined in the “Miami Dade Water and Sewer Department 20-year Water Use Efficiency Goal Based Plan” approved by SFWMD in May 2007. Included in the water use efficiency plan are the Water Conservation Best Management Practices (BMP) along with a countywide BMP implementation schedule, costs and water savings projections. Water conservation within the WASD service area is in accordance with SFWMD Water Use Permit No. 13-00017-W, expiring February 9, 2035.~~

The Town has already implemented several of its own water saving policies and procedures as identified below:

- In an attempt to reduce overall water consumption, Surfside adopted a tiered structure water billing plan. This unit rate billing discourages high consumption users by charging a higher unit rate each time a tier of consumption is reached.
- Surfside installed automated water meters Town-wide. These meters monitor daily consumption and alert Public Works staff via email and text message of any water leaks 24 hours per day 7 days per week. This automated response reduces the duration of an active water leak or line break, thus reducing overall water consumption and waste.
- Established policies within the Comprehensive Plan to improve the Town’s Code of Ordinances by incorporating water conservation based irrigation requirements, native species list, lawn watering restrictions, and use of high efficiency water saving devices for substantial rehabilitation and new construction.

The Town will continue to implement practices, update its Code of Ordinances and expand existing goals, objectives and policies within the Comprehensive Plan which support and promote water conservation in a cost-effective and environmentally sensitive manner such as:

- Establish a graphic water demand model which provides information on pipe data and pump data, captures water meter readings, records changes in demand for existing development, simulates future flow contributions for proposed development, and identifies any system deficiencies within the Town.
- Incorporation of goals, objectives and policies within the Comprehensive Plan that ensure resiliency of existing and future water resources in areas vulnerable to climate change related impacts (see Objective 6 and Policy 6.1 thru 6.5 of Chapter 4: Infrastructure Element).
- Utilize water bills as a tool to educate residential, commercial and other potable water consumers about water conservation and water reuse.
- Adopt a Florida Friendly landscape ordinance requiring the use of Florida friendly landscaping materials.
- Research strategies which assist in reducing the per capita water demand rate for the Town from 148.04 gpcd to be more on par with the system wide average of 137.2 gpcd.
- Research opportunities for partnership with large consumers of water such as hotels to reduce water consumption and waste.

3.0 DATA AND ANALYSIS

3.1 Water Supply Providers

The Town of Surfside is one of fifteen wholesale customers who purchase their finished water directly from the Miami Dade Water and Sewer Department (WASD) under 20-year water use agreements.

The WASD's service area is all of Miami-Dade County within the Urban Development Boundary (UDB), excluding portions of North Miami, North Miami Beach, Homestead and Florida City which have their own water supply facilities.

The Application No. ~~14-627-12~~ for modification to the Miami Dade WASD ~~20 10~~ Year Water Use Permit (WUP) No. 13-00017-W was approved by the SFWMD Governing Board on March 8, 2022 ~~February 9, 2015~~. The permit limits the annual allocation to 148,018 ~~140,915.50~~ million gallons (405 ~~386.07~~ MGD) and the maximum monthly allocation to 12,330.11 million gallons until the permit expires on 2042 ~~February 9, 2035~~.

The Miami-Dade Water and Sewer Department (WASD) water service area contains interconnected systems and thus, for the most part, function as a regional system. The service area includes the Hialeah-Preston/Hialeah-RO area serving the northern part of Miami-Dade County, the Alexander Orr, Jr. area serving the central and portions of the southern part of Miami-Dade County and the South Dade area (formerly known as the Rex Utility District) serving the southern part of Miami-Dade County. The Biscayne Aquifer is the major source of drinking water, supplying ±97% of the County's potable water needs. Groundwater from the brackish Floridan Aquifer is the drinking water source for the Hialeah Reverse Osmosis Water Treatment Plant. Detailed information on the WASD water service area and water supplies is provided in the Miami- Dade County Water Supply Facilities Work Plan (April 2022), Appendix 1.

Figure 2.5.1-1 indicates that the 2020 WASD service area, shown in red hatch marks, coincides with the area located inside the Urban Development Boundary. WASD provides water directly to over 450,000 retail customers and also sells water "wholesale" to thirteen city owned utilities that maintain their own water distribution infrastructure. The thirteen wholesale customers are listed by number on Figure 2.5.1-1, with the corresponding numbers shown on the map. Figure 2.5.1-1 also indicates that there are four municipal water supply utilities that have water treatment plants serving certain areas of Miami-Dade County, including Florida City, Homestead, North Miami Beach, and North Miami. North Miami also buys some of the water provided within its service area from WASD, and North Miami Beach buys water from WASD for emergency purposes only. Eighteen properties located outside of the Urban Development Boundary that are served by WASD are listed by number on Figure 2.5.1-1, with the corresponding numbers shown on the map.

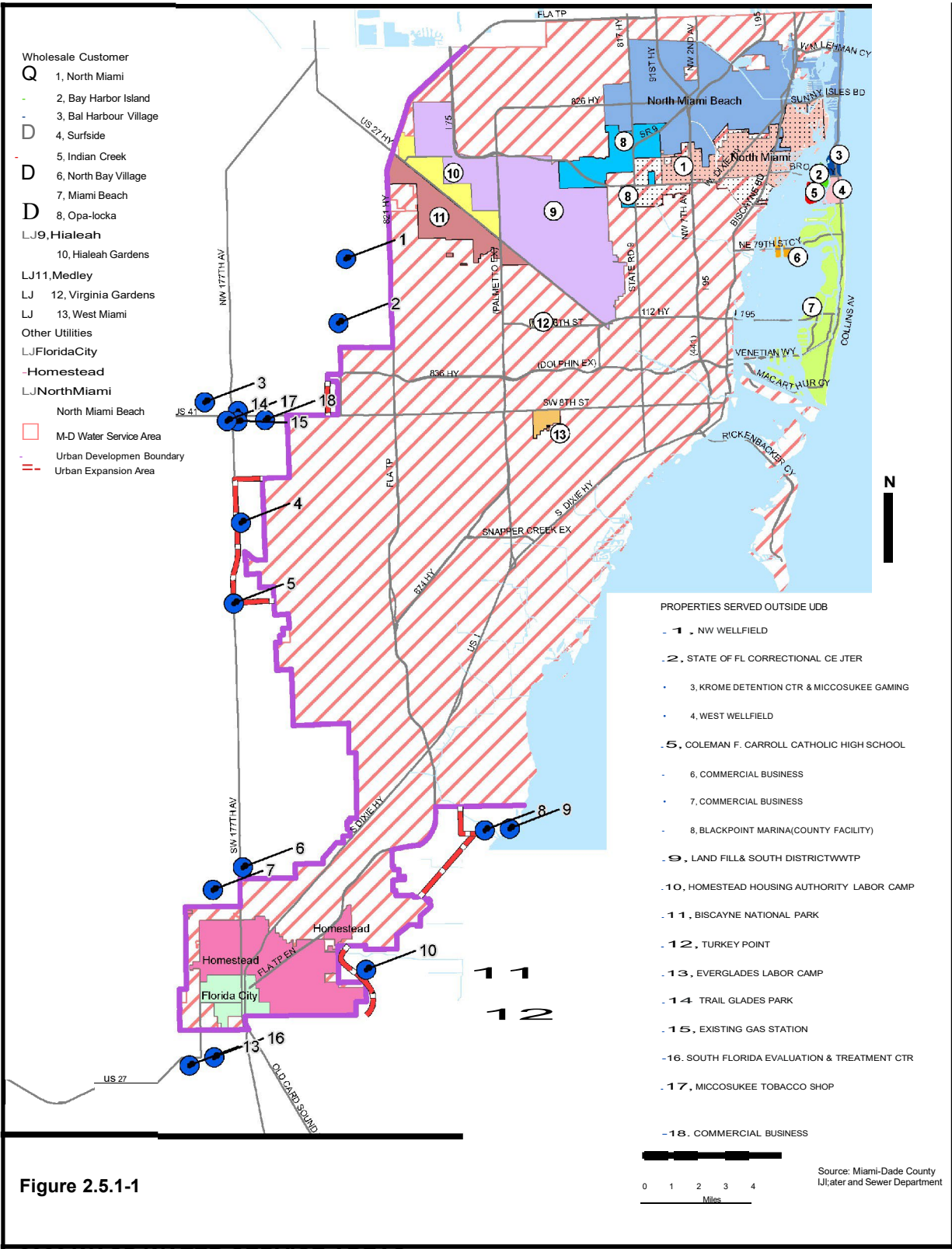


Figure 2.5.1-1

2020 WSD WATER SERVICE AREAS

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

Potable Water. The first component of the LOS standards for potable water requires that the regional water supply treatment system operate with a capacity no less than 2 percent above the maximum daily flow for the preceding year, and with an average daily capacity 2 percent above the average daily system demand for the preceding 5 years. Table 2.5.1-1 illustrates that the County has achieved this aspect of Objective WS-2. The WASD has also developed projections estimating demand and capacity through 2040. This data is provided in Table 2.5.1-2 below which illustrates that adequate capacity is projected to be available to meet future potable water needs.

Table 2.5.1-1
Miami-Dade WASD Water System
Historical Capacity and Level of Service 2010-2020 (New)

YEAR	Plant Rated Capacity (MGD)	2 Pct. Above the Max. Day Flow (MGD) for the Preceding Year Finished Water***	2 Pct. Above the Average Day Demand (MGD) for the Preceding 5 Years Finished Water
2010	452.01	338.54	328.46
2011	452.01	340.86	321.39
2012*	453.93	339.99	314.06
2013	453.93	340.25	310.19
2014**	463.93	336.46	309.66
2015	463.93	332.31	308.99
2016	463.93	340.84	309.86
2017	463.93	350.56	313.11
2018	463.93	354.29	318.59
2019	463.93	356.92	323.45
2020	463.93	348.26	327.62

* Re-Rate of Everglades WTP from 0.96 mgd to 2.88 mgd December 2011

** Hialeah RO Plant on-line November 2013

*** Max day is the avg of the highest 5 single day finished water flows for prior 12 months

Table 2.5.1-2		
MDWASD Water System Capacity and Demand Comparison		
YEAR	Plant Rated Capacity (MGD)	Finished Water Demand (MGD)
2021	463.93	336.12
2025	463.93	350.03
2030	463.93	366.16
Source: Miami Dade Water and Sewer Department MGD= Million Gallons per Day		

The County's current Water Use Permit No. 13-00017-W, issued on March 8, 2022, limits WASD's annual allocation to 148,018 million gallons (405.53 MGD) and the maximum monthly allocation to 12,951.61 million gallons through 2042. These allocations are further limited by the wellfield operational plan described in Exhibit 8 of the WUP. The anticipated demands in the County's Water Use Permit will be addressed through optimization of Biscayne Aquifer water supplies through improved wellfield operations, the C-51 Reservoir project and withdrawals from the Floridan Aquifer. Prior to the C-51 Phase 1 Project being operational, withdrawals from the Biscayne aquifer are limited to the established base condition of 127,567.5 MGY (349.5 MGD). Based on the withdrawal limitations of the County's Water Use Permit, there is currently \pm 19 MGD of available water from the Biscayne Aquifer for future projects.

~~In February 2007, the SFWMD adopted the Regional Water Availability Rule which limits the amount of water that can be withdrawn from the Biscayne Aquifer for future water supply to protect the region's natural resources. The amount of water that MDWASD is allowed to withdraw from the Biscayne Aquifer is capped by the South Florida Water Management Water Use permit. Consequently, MDWASD is allowed to withdraw less water than can be treated at the water treatment plants that draw from freshwater sources. The County's current Water Use Permit, dated February 9, 2015, limits annual withdrawals from the Biscayne Aquifer to 349.5 MGD. Based on limitations contained in the County's Water Use Permit, there is currently \pm 40 MGD of available water from the Biscayne Aquifer for future projects. The water demands associated with new growth must be met through alternative water supply sources, which may include, withdrawals from the Floridan Aquifer, implementation of water conservation methods, and development of reclaimed and wastewater reuse strategies. Alternative water supply projects are discussed in more detail under Objective WS-7.~~

Along the coast of southeast Florida, and several miles inland, groundwater supplies and potable wells are vulnerable to saltwater contamination. The Biscayne Aquifer, which serves as Miami-Dade County's primary water supply, is a shallow, surficial, unconfined aquifer characterized by limestone karst geology which is highly porous and transmissive. Saltwater intrusion is defined by the South Florida Water Management District (SFWMD) as chloride concentrations that exceed the drinking water standard of 250 mg/l.

The SFWMD has identified utilities with water supply sources near the saltwater interface that could be vulnerable to saltwater intrusion or reduced availability during severe drought conditions (SFWMD LECWSP 2018 Appendix D). The South Dade Water Supply System, which is comprised of five smaller water treatment plants that serve residents south of S.W. 248 Street in the unincorporated areas of the County, has been identified as one such utility. This system includes wells near the saltwater interface and does not include a western well located further inland, has not developed alternative water sources, and/or has limited ability during a drought to meet user needs through interconnects with other utilities. The Miami Springs and Hialeah Preston wellfields were also identified as being near the saltwater interface, but these wellfields have access to other water sources during drought conditions.¹

Saltwater intrusion in Miami-Dade County is monitored through a network of small diameter wells drilled to the base of the aquifer. The salt front is identified as the location, at the base of the aquifer, of the 1,000 milligrams/per liter isochlor, or line of equal chloride concentration of 1,000 mg/L. The data derived from sampling is used to identify any significant movement of the salt front, and to delineate the location of the salt front as needed. Additional wells have been drilled to monitor areas

¹ Miami-Dade County Water Supply Facilities Work Plan (2014-2022)

where the salt front is moving, and sampling of wells already by-passed by the salt front has been discontinued. Other wells have been drilled around the operating wellfields to provide additional protection. The network of monitoring wells will continue to be adjusted, depending on the evolving needs of the county and changing hydrologic conditions.

The second component of the LOS standards for potable water requires that water be delivered to users at a pressure no less than 20 pounds per square inch (psi) and no greater than 100 psi. In 2013, WASD completed a systemwide pressure analysis to identify areas that require improvement. WASD is in the process of implementing the recommendations from the report which includes pipeline improvements, completing a second update to the hydraulic model, and model calibration to identify and rank system improvement projects.

The third component of LOS standards for potable water requires that the County's public water supply meet all federal, state, and County standards. WASD water managers test raw and finished water more than 100,000 times annually both before and after treatment at water treatment plants. WASD publishes an annual Water Quality Report that provides public information on water treatment and the parameters (contaminants) that are monitored through regular testing by WASD³. For 2010-2020, WASD reports no violations of state or federal standards for drinking water. Depending on the water treatment plant, WASD uses treatment systems including disinfection, filtration, fluoridation, and air stripping towers (for the removal of volatile organic compounds) to maintain high quality water for Miami-Dade County customers.

The fourth component of the potable water LOS standard requires that Countywide storage capacity for finished (or treated) water shall equal no less than 15 percent of the Countywide average daily demand. This standard helps to ensure that the County has sufficient water during daily peak demand hours, during prolonged fire events, and during source or pump failures. The Countywide projected annual average daily demand for 2020 is approximately 332 million gallons per day. Fifteen percent of 332 MGD would be 50 MGD and the system-wide storage capacity, as shown in Table 2.5.1-3, is 129.6 million gallons. The County has achieved and surpassed this Level of Service monitoring measure.

Table 2.5.1-3
Miami-Dade WASD Finished Water Storage Capacity

Finished Water Storage Facility Location Name	Capacity (MGD)
Hialeah-Preston Subarea Ground Storage Tanks and Clear Wells	64.00
Alexander-Orr Subarea Ground Storage Tanks and Clear Well	65.60
South Dade Subarea	N/A
Finished Water Storage Facility Location Name	Capacity (MGD)
Total Systemwide Storage Capacity for Finished Water	129.60

*Source: Miami Dade Water and Sewer Department
MGD= Million Gallons per Day*

The fifth and final component of the potable water LOS standard requires the capacity per unit of demand. The gallons per capita per day fluctuates on a yearly basis and is a function of both population and water flows. WASD is therefore utilizing the highest per capita demand observed during the five-year period of 2017 to 2021 as the Level of Service standard for potable water. As shown in Table 2.5.1-4 on the following page, the highest per capita demand for potable water during this time period was approximately 139 gallons per capita per day in 2018 . This figure is slightly higher than the per capital demand of 137.86 gpcd utilized for WASD’s Water Use Permit. The per capita demand will be monitored yearly and revised as necessary.

Table 2.5.1-4
Per Capita Potable Water Demand

<u>Year</u>	<u>Population</u>	<u>Annual Average Daily Flows (MGD)</u>	<u>Gallons Per Capita per Day (GPCD)</u>
<u>2017</u>	<u>2,331,959</u>	<u>323.68</u>	<u>138.80</u>
<u>2018</u>	<u>2,357,013</u>	<u>328.08</u>	<u>139.19</u>
<u>2019</u>	<u>2,382,067</u>	<u>323.00</u>	<u>135.60</u>
<u>2020</u>	<u>2,407,121</u>	<u>324.26</u>	<u>134.71</u>
<u>2021</u>	<u>2,432,406</u>	<u>327.02</u>	<u>134.44</u>

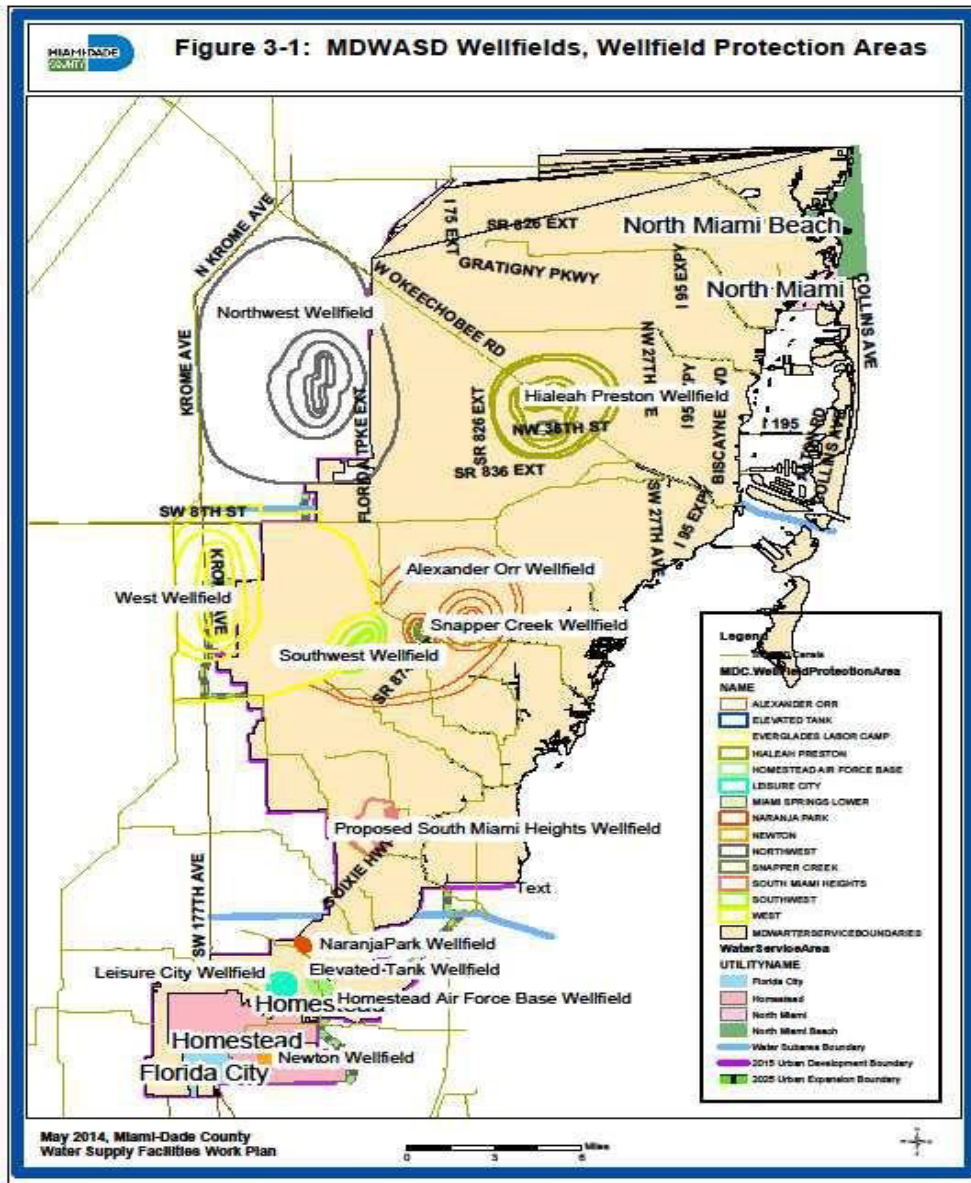
Source: Miami Dade Water and Sewer Department
MGD = Million Gallons per Day

Additional monitoring measures include water treatment plant capacity for the system and reserve capacity of raw water. “Plant rated capacity (MGD)” figures can be reviewed in the first column of Table 2.5.1-1 for 2010-2020. Reserve capacity of raw water is reported within the analysis provided for Objective 6 in conjunction with a discussion of the County’s efforts to utilize Aquifer Storage and Recovery systems.

~~As will be shown in more detail in the “Data Analysis” section, the WASD water supply and treatment systems have sufficient installed capacity to produce more potable water than is currently required within its service area to meet current demands and future projections.~~

3.2 Hialeah Preston Water Service Area and Facilities

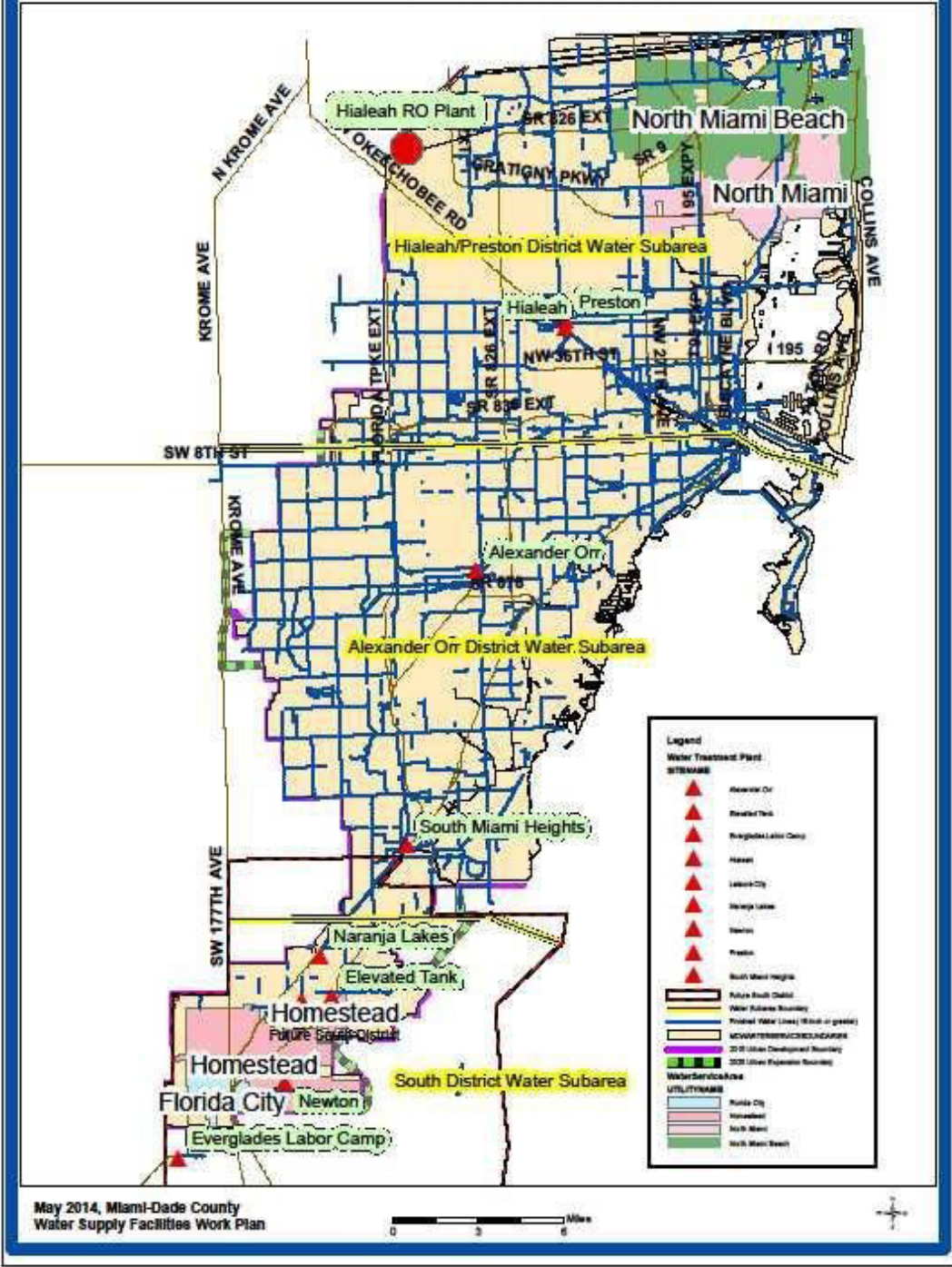
~~The Town of Surfside is a wholesale customer and receives water from the Miami-Dade Water and Sewer Department’s Hialeah Preston service area. The Hialeah Preston Water Treatment Plants (WTPs) and their associated wellfields and finished water lines are illustrated in **Figure 3.1** and **Figure 3.2** respectively.~~



Source: Miami-Dade County 2008 Water Supply Facilities Work Plan.
Source: WASD's 20 year water supply plan (2014 -2033)

Figure 3.2

Figure 3-2: MDWASD Water Treatment Plants and Finished Water Lines



Source: WASD's 20 year water supply plan (2014 -2033)

Hialeah Water Treatment Plant (WTP)

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. The Hialeah WTP has a current rated capacity of 60 mgd and there are plans to rerate and upgrade the Hialeah WTP to a capacity of 70 mgd, if necessary. The treatment process for this WTP includes lime softening with sodium silicate activated by chlorine, recarbonation, chlorination, ammoniation, fluoridation, filtration, and air stripping. The plant site is relatively small, and is surrounded by residential areas.

Hialeah WTP Wellfields

The source water for the Hialeah WTP is from the Hialeah-Miami Springs Wellfields, supplemented by the Northwest Wellfield. There are three active wells located in the Hialeah Wellfield constructed in 1936. Each well is 14 inches in diameter, 115 feet deep and have casing depths of 80 feet. The total wellfield capacity is 12.54 mgd or 8,700 gpm (2,900 gpm for each well). The twenty active wells located in the Miami Springs Wellfield were constructed between 1924 and 1954. These wells are 14 inches and 30 inches in diameter, 80 to 90 feet deep and have casing depths of 80 feet. The total wellfield capacity is 79.30 mgd or 55,070 gpm (ranging between or 2,500 and 5,000 gpm for each well). The Northwest Wellfield has fifteen active wells that were constructed in 1980. The wells are 40 inches and 48 inches diameter and 80 to 100 feet deep, with casing depths ranging from 46 to 57 feet. These wells have two-speed motors. The total nominal capacity of the wells at the low speed flow rate is 149.35 mgd. The capacity of each well, except well No. 10, is 10 mgd at the low speed flow rate. Well No. 10 has a low speed capacity of 9.35 mgd. The total nominal capacity for the wells at the high speed flow is 220.94 mgd.

John E. Preston Water Treatment Plant (WTP)

The John E. Preston WTP was originally designed as a 60 mgd plant in 1968 and upgraded to 110 mgd in 1980. The plant was re-rated to a total capacity of 130 mgd in 1984. The plant reached its present capacity of 165 mgd with another addition in 1988. In 1991, the plant was modified with an air stripping capacity of 185 mgd to remove VOCs. In 2005, plant process modifications to provide enhanced softening for reduction of color and total organic carbon came on line. The main source of water for the Preston WTP is from the Northwest Wellfield. The current rated capacity is 165 mgd with a treatment process similar to that of the Hialeah WTP. This includes lime softening with ferric and other coagulant and chemicals added prior to lime for enhanced softening, recarbonation, chlorination, ammoniation, fluoridation, filtration, and air stripping. The Preston plant is also located in a residential area of Hialeah.

John E. Preston WTP Wellfields

The seven active wells located in the John E. Preston Wellfield were constructed in 1966 and 1972. Each well is 42 inches in diameter, 107 feet deep and have casing depths of 66. The capacity of wells No. 1 through No. 6 is 5,000 gallons per minute (gpm) each and the capacity of well No. 7 is 7,000 gpm. The total wellfield capacity is 53.28 mgd.

Hialeah-Preston Water Distribution Facilities

Finished water from the Hialeah and John E. Preston WTPs is pumped through a system of dedicated low pressure pipelines to remote storage tanks and pumping facilities. This system provides water service to the southeastern part of the Hialeah-Preston subarea. The low pressure system starts at the Hialeah WTP with a 42-inch diameter main heading due east along N.W. 62nd Street, and 36-inch and 42-inch diameter mains running southeast along Okeechobee Road then parallel to the Miami River. The main on N.W. 62nd Street connects to the N.W. 67th Street pumping station, which pumps the water to the south through a 30-inch diameter main running along N.W. 10th Ave. The 30-inch diameter main continues south and connects into the N.W. 36th Street pumping station. This main continues further south and connects into the golf ground pump station.

The 36-inch and 42-inch diameter mains combine into a 54-inch diameter main at N.W. 42nd Avenue. They split again into a 36-inch and a 42-inch diameter main at N.W. 32nd Avenue. These mains connect to the 30th Avenue pump station. The 30th Avenue pump station feeds two 36-inch diameter mains that connect to the 20th Street pumping station to complete the loop. The pipe loop is made predominantly of concrete and cast iron pipes that were installed in the early 1930s. Some segments of this loop having been in service for more than 60 years. Replacement of these pipes are scheduled in the WASD maintenance program.

The remaining part of this subarea is served by a high pressure system. Water is pumped into the system by five high service in-plant pumps with a total capacity of 34.1 mgd at 167 feet total dynamic head (TDH). The high pressure system delivers water service to Hialeah, Miami Springs, and a high pressure main connected to the City of Miami. The northern section of the subarea is supplied by one major piping loop. The loop begins at the plant with a 72-inch diameter main heading north along West 2nd Avenue, next it turns west at West 20th Street, and then it turns North along West 4th Avenue to NW 191st Street. At this location, it turns east until it reaches N.E. 18th Avenue. It then turns south and connects into a 54-inch diameter main that connects to the N.W. 67th Street pumping station.

The southwestern portion of the subarea is supplied by a 36-inch diameter main that connects to the 54-inch diameter main heading out of the John E. Preston WTP at West 25th Street. The main heads west on N.W. 74th Street then turns south on N.W. 107th Avenue. It eventually interconnects with the Alexander Orr, Jr. subarea piping network on S.W. 56th Street around S.W. 117th Avenue.

Hialeah-Preston Finished Water Storage Facilities

The finished water storage facilities for the Hialeah-Preston subarea consist of both “in-plant” and remote storage facilities. The storage facilities are summarized below in **Table 3.1**.

Table 3.1
Hialeah-Preston Finished Water Storage Facilities

<u>Location</u>	<u>Description</u>	<u>Capacity (MG)</u>
<u>Hialeah WTP</u>	<u>Reservoir – Ground Storage</u>	3.0
<u>Hialeah WTP</u>	<u>Clearwell</u>	1.7
<u>John E. Preston WTP</u>	<u>Ground Storage Tank No. 1</u>	9.0
<u>John E. Preston WTP</u>	<u>Ground Storage Tank No. 2</u>	14.0
<u>John E. Preston WTP</u>	<u>Clearwell</u>	1.1
<u>N.W. 20th Street</u>	<u>Ground Storage Tank</u>	7.5
<u>N.W. 36th Street</u>	<u>Ground Storage Tank</u>	5.0
<u>N.W. 67th Street</u>	<u>Ground Storage Tank</u>	8.2
<u>N.W. 30th Street</u>	<u>Ground Storage Tank</u>	2.5
<u>N.E. 79th Street</u>	<u>Elevated Storage Tank</u>	2.0
<u>Carol City</u>	<u>Ground Storage Tank</u>	2.0
<u>Total Storage</u>		56.0

Source: WASD's 20-year water supply plan (2014-2033)

3.3 Potable Water Level of Service Standard

The Town of Surfside currently coordinates with WASD to meet existing and projected demands based on level of service (LOS). The existing LOS for the Town of Surfside based on WASD goals for potable water is as follows:

(a) The regional treatment system shall operate with a rated maximum daily capacity no less than 2 percent above the maximum daily flow for the preceding year, and an average daily capacity 2 percent above the average daily system demand for the preceding 5 years. The maximum daily flow shall be determined by calculating the average of the highest five single day flows for the previous 12 months.

(b) Water shall be delivered to users at a pressure no less than 20 pounds per square inch (psi) and no greater than 100 psi. Unless otherwise approved by the Miami-Dade Fire Rescue Department, minimum fire flows based on the land use served shall be maintained as follows:

Land Use	Min. Fire Flow (gpm)
Single Family Residential Estate	500
Single Family and Duplex; Residential on minimum lots of 7,500 sf	750
Multi-Family Residential;	1,500
Semiprofessional Offices	
Hospitals; Schools	2,000
Business and Industry	3,000

3.4 Population and Potable Water Demand Projections

The Town of Surfside does not provide its own water supply and as a result it purchases water from WASD. The following projections are based on the WASD 20 Year Water Supply Facilities Work Plan.

Historic Population

~~This section presents historical and projected population projections from Year 2004 through Year 2030 for WASD's service area. Population data were obtained from the Miami-Dade County Department of Regulatory and Economic Resources (RER) Planning Division, based on the 2010 Census and derived from Traffic Analysis Zones (TAZ). On June 20, 2014 February 9, 2015, WASD submitted SFWMD approved an application for modification and extension of the 20-year Water Use Permit (WUP) No. 13-00017-W. The modification and extension to the current WUP are request was a result of revised population projections based on the 2010 Census and the continued successful implementation of the County's Water Conservation Plan. The requested modification to the WUP included new population data, revised water demand projections and alternative water supply projects to support water demands through the year 2033. WASD's~~

Reuse projects were listed but they are not required to address water supply. The revised population projections for the Water Use Permit expiring February 9, 2035 are consistent with or slightly lower than the projections in the SFWMD 2013 Lower East Coast Water Supply Plan Update.

Historical populations served by the WASD system were previously provided are shown in ~~Table 2.5.1-4~~ ~~3.2~~ in one year increments from Year ~~2017~~ 2004 to Year ~~2021~~ 2013. The population in the WASD's service area grew approximately 2.8% between Year 2010 and year 2013. The WASD system served approximately 86% of the County's total population in 2013. Table 3.2 also provides a summary of Surfside's recent resident population, annual daily flows from purchased water and per capita water use. ~~historical use for both finished water and raw water.~~

**Table 3.2
TOWN OF SURFSIDE HISTORIC WATER DATA
MIAMI DADE WATER AND SEWER DEPARTMENT HISTORIC
POPULATION AND WATER USE**

Municipality	Water Consumptions (MGD)			Municipal Population			Per Capita		
	2005	2006	2007	2005	2006	2007	2005	2006	2007
Town of Surfside	1.06	1.09	1.06	5078	5119	5159	209	214	206

Source: Miami Dade County WASD.

Table 3.2 TOWN OF SURFSIDE POPULATION AND WATER FLOWS

<u>Fiscal Year</u>	<u>Resident Population (BEBR)</u>	<u>Annual Average Daily Flows (MGD)</u>	<u>Gallons per Capita per Day (GPCPD)</u>
2018	<u>5,934</u>	<u>1.060</u>	<u>179</u>
2019	<u>6,015</u>	<u>0.984</u>	<u>164</u>
2020	<u>5,689</u>	<u>0.932</u>	<u>164</u>
2021	<u>5,593</u>	<u>0.926</u>	<u>166</u>
2022	<u>5,446</u>	<u>0.920</u>	<u>169</u>

Source: Town of Surfside Finance Department

1	2	3	4	5	6	7	8	9	10	11	12	13
FINISHED WATER HISTORICAL USE							RAW WATER HISTORICAL USE ^(a)					Ratio Finished:Raw (Total Annual Use)
Year	Population Served *	Per Capita Usage (gpcd)	Total Annual Use (MG)	Average Month Use (MG)	Max Month Use (MG)	Ratio Max : Aver. Month	Per Capita Usage (gpcd)	Total Annual Use (MG)	Average Month Use (MG)	Max Month Use (MG)	Ratio Max : Aver. Month	
TOTAL WASD WATER SYSTEM SERVICE AREA **												
2004	2,090,099	162.5	124,301	10,358	10,861.1	1.05	165.6	126,685	10,557	11,063	1.05	1.019
2005	2,101,772	161.8	124,098	10,342	10,734.8	1.04	165.1	126,670	10,556	11,031	1.04	1.021
2006	2,113,445	161.6	124,677	10,390	10,988.6	1.06	164.7	127,019	10,585	11,170	1.06	1.019
2007	2,125,118	150.3	116,602	9,717	10,485.4	1.08	151.6	117,585	9,799	10,648	1.09	1.008
2008	2,136,791	138.1	108,029	9,002	9,583.0	1.06	149.4	116,820	9,735	10,508	1.08	1.081
2009	2,148,464	142.3	111,627	9,302	9,662.7	1.04	151.2	118,575	9,881	10,550	1.07	1.062
2010	2,160,138	141.4	111,453	9,288	9,700.0	1.04	151.0	119,056	9,921	10,346	1.04	1.068
2011	2,181,073	140.2	111,585	9,299	9,597.6	1.03	149.2	118,768	9,897	10,273	1.04	1.064
2012	2,202,008	134.8	108,626	9,052	9,693.9	1.07	142.5	114,807	9,567	10,223	1.07	1.057
2013	2,222,944	136.5	110,388	9,199	9,483.7	1.03	144.6	117,623	9,802	10,252	1.05	1.066
3-year Average (2011- 2013)	-	137.2	-	-	-	1.04	145.4	-	-	-	1.05	1.062

Population Projections

Population projections for WASD's service area in five year increments from Year 2020 ~~2015~~ to 2035 ~~2030~~ are shown in **Table 3.3**.

Table 3.3
Population Projections to be Served by WASD

Year	Total WASD	Total* County
2015	2,266,092	2,631,629
2020	2,370,769	2,766,823
2025	2,475,446	2,902,018
2030	2,580,123	3,037,212

Source: WASD's 20 year water supply plan (2014-2033)

Table 3.3
Population Projections to be Served by WASD

Year	Total WASD	Total* County
<u>2020</u>	<u>2,361,344</u>	<u>2,701,767</u>
<u>2025</u>	<u>2,445,436</u>	<u>2,800,485</u>
<u>2030</u>	<u>2,532,174</u>	<u>2,914,784</u>
<u>2035</u>	<u>2,620,629</u>	<u>3,021,275</u>

Source: 2023-2024 SFWMD LEC Plan Appendices, Draft

Population projections for the Town of Surfside in 5-year increments from the year 2020 2015 to 2035 2030 are shown in Table 3.4.

Table 3.4
Town of Surfside Population

Year	Population
2015	5,866
2020	6,019 <u>5,262</u>
2025	6,173 <u>6,493</u>
2030	6,326 <u>6,725</u>
<u>2035</u>	<u>6,956</u>

Source: SFWMD LEC Appendix C, Final 2022

Water Demand Projections

Table 3.5 provides the projected water use for Year 2015 through Year 2030 for the WASD service area. The water demand projections are based on a system wide finished water daily per capita use rate of 137.2 gallons per capita per day (gpcd). The per capita use rate was determined by taking a 3-year average from 2011 to 2013.

**Table 3.5
Miami-Dade Water and Sewer Department (WASD) Water Demand
Projection**

Year	Population ¹	Finished Water Use (gpcd)	AADD ² Finished Water Use (MGD)	Water ³ Conservation Credit (MGD)	Reuse ⁴ Reclaimed Water Credit	Adjusted ⁵ Finished Water Demand (MGD)	Adjusted Finished Water Use (gpcd)
2015	2,266,092	137.2	310.84	2.0	0.00	308.80	136.27
2020	2,370,769	137.2	325.20	4 5.4	0.00	319.76	134.88
2025	2,475,446	137.2	339.56	8.84	0.00	330.72	133.60
2030	2,580,123	137.2	353.92	9.55	0.00	344.37	133.47

Source: Miami-Dade County Planning and Zoning Department, WASD 20 Year Water Supply Plan.

Source: WASD's 20 year water supply plan (2014-2033)

Footnotes

- (1) Population Served represents the TAZ population projections based on 2010 Census Data provided by the MDC RER Planning Division.
- (2) Annual Average Daily Demand (AADD) Finished Water Projections between 2015 and 2030 assume 137.2 gpcd (a decrease from 145.4 gpcd) total water system demand prior to application of credits (e.g. conservation).
- (3) WASD has implemented a 20-year water use efficiency plan and is experiencing reductions in per capita water consumption. Water Conservation projections were revised based on the 2010 Annual Water Conservation Plan Conserve Florida Report (March 2011). Real losses in non-revenue water (e.g. unaccounted-for-water) are assumed to remain at less than 10%. The conservation amounts experienced through 2010 (6.54 MGD) were deducted from the 20-year conservation amount in the Conserve Florida Report and the remaining conservation amounts were distributed for the balance of the 20-year period (2011-2027).
- (4) Not Used
- (5) Adjusted after taking credit in finished water demand projections for reductions in finished water use associated with water conservation.

Table 3.6 provides the projected water use for Year ~~2020~~ 2015 through Year ~~2035~~ 2030 for the Town of Surfside utilizing the Town's 5-year average finished water use rate of 168.4 ~~148.04~~ gallons per capita per day, which is higher than the system wide 5-year peak average of 139.2 ~~137.2~~ gallons per capita per day (gpcd) in Table 2.5.1-4.

Table 3.6
Town of Surfside Water Demand Projection

Year	Population	Per Capita Consumption GPCD	Projected Consumption	
			GPD	MGD
2015	5,866	148.04	868,399	.87
2020	6,019	148.04	891,073	.89
2025	6,173	148.04	913,747	.91
2030	6,326	148.04	936,421	.94

Source: WASD's 20-year water supply plan (2014-2033)

Year	Population	Per Capita Consumption GPCD	Projected Consumption	
			GPD	MGD
2020	6,262	168.4	1,054,521	1.055
2025	6,493	168.4	1,093,421	1.093
2030	6,725	168.4	1,132,490	1.132
2035	6,956	168.4	1,171,390	1.171

4.0 CAPITAL IMPROVEMENTS

As shown in the water demand projections presented above, the WASD's projected finished water demands are now significantly lower than anticipated when the first 20-year water use permit application was submitted to South Florida Water Management District (SFWMD) in 2007. The updated water demand projections have resulted in 71 million gallons per day decrease by the year 2030. This demand reduction has eliminated the anticipated supply shortages which were the basis for an ambitious schedule of several costly alternative water supply projects which are no longer required or needed. As such, reuse projects to address water supply have been eliminated. However, WASD will be implementing a total of 117.5 mgd of reuse to address the Ocean Outfall Legislation which includes 27.6 mgd of Floridan Aquifer Recharge and up to 90 mgd of reuse water to FPL for Turkey Point Units 5, and 6.

4.1 Work Plan Projects

The following proposed alternative water supply (AWS) projects are based on the projected decrease in water demands reflected in the County's modified 20-Year Water Use Permit (WUP)

No. 1300017-W expiring February 9, 2035. Water conservation activities are funded annually through the operations and maintenance budget and are therefore not included in the capital budget.

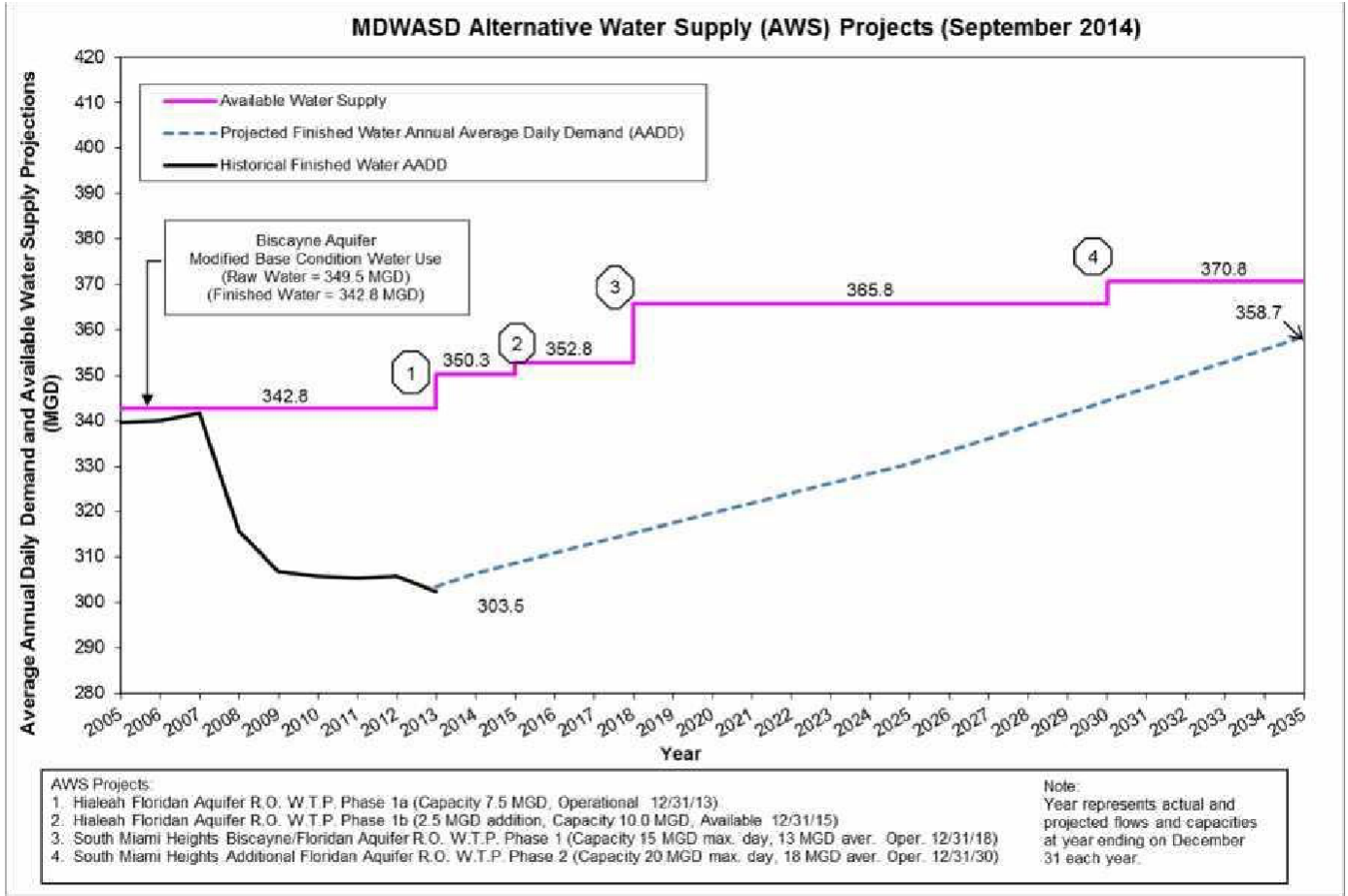
The improvements described herein in **Table 4.1** and illustrated in **Figure 4.1** will be sufficient to meet water demand through the County’s 20 10-year planning horizon and the Town’s 45 10-year planning horizon. These projects assume that all current wholesalers will remain on the WASD system.

Table 4.1
Proposed Alternative Water Supply Projects

<u>Year</u>	<u>Project Title</u> <u>Annual Average Finished Water Quantity in MGD</u>		<u>Source</u>
<u>2013</u>	<u>7.5</u>	<u>Hialeah Floridan Aquifer RO WTP-Phase 1-a, 10 MGD & 6 Floridan Aquifer supply wells</u>	<u>AWS</u>
<u>2015</u>	<u>2.5</u>	<u>Hialeah Floridan Aquifer RO WTP-Phase 1-b, 4 Floridan Aquifer supply wells</u>	<u>AWS</u>
<u>2018</u>	<u>12.45</u>	<u>South Miami Heights WTP Phase 1(RO portion)</u>	<u>AWS</u>
<u>2030</u>	<u>5.0</u>	<u>South Miami Heights WTP Phase 2(RO portion)</u>	<u>AWS</u>
<u>Total</u>	<u>27.45</u>		

Source: WASD’s 20 year water supply plan (2014-2033)

Figure 4.1



Source:WASD's 20 year water supply plan (2-2001343)

4.2 Capital Improvements/Schedule

As mentioned in the previous sections, the latest lower population projections based on the 2010 Census results and historically lower per capita daily finish water use have reduced the projected finish water demands, eliminating the need for other alternative water supply projects by several years. The WASD Water and Alternative Water Supply (AWS) projects to address water demands include the South Miami Water Treatment Plant and Wellfield and the Hialeah Reverse Osmosis Water Treatment Plant shown in **Figure 4.2**.

South Miami Heights W.T.P. and Wellfield (20 MGD) 17.45MGD Floridan Aquifer RO and 2.55 MGD Biscayne Aquifer Start 2014/Finish 2019

Design of the South Miami Heights (SMH) Water Treatment Plant (WTP) and Wellfield began commencement in 2014. The WTP will be located at 18800 SW 208 Street in Miami. The RO WTP and associated facilities will have a capacity to produce 20 mgd (max day) finished water using a combination of 17.45 mgd from the Floridan Aquifer and 2.55 mgd from the Biscayne Aquifer. Phase 1 will have a maximum capacity of 15 mgd to be operational by December 31, 2019, and Phase 2 will have a maximum capacity of 20 mgd, operational by December 31, 2030. A total of five (5) Biscayne Aquifer wells and seven (7) Floridan Aquifer wells are planned to be constructed.

Upon completion of the WTP, the Elevated Tank, Leisure City, and Naranja WTPs will be abandoned and their associated allocations will be transferred to the SMHs WTP. Everglades Labor Camp and Newton WTPs will remain on stand-by service.

Hialeah Floridan Aquifer R.O. W.T.P (10 MGD)

A new upper Floridan Aquifer Reverse Osmosis (RO) water treatment plant was constructed in 2013, and is located at 4250 W. 114th Terrace in the City of Hialeah. The WTP was constructed pursuant to a Joint Participation Agreement between the City of Hialeah and the County which was approved by the Board of County Commissioners on July 24, 2007 and called for the design, construction, and operation of a water treatment plant constructed in the annexation area and supplied by the brackish Floridan aquifer to produce initially 10 mgd with the capacity to expand to 17.5 mgd. Approval from the Florida Department of Health to produce and distribute water was received in November 2013. The WTP utilizes the Floridan Aquifer as the alternative water supply using the RO treatment to remove the salt. The initial operational phase of the Plant is 7.5 mgd, increasing to 10 mgd by the end of 2015 when construction of additional wells is expected to be completed.

Phase 1-a (7.5 MGD) - Completed 2013

Phase 1-a of the RO WTP included a 10 mgd plant and an initial six (6) Floridan Aquifer supply wells. The phase 1-a cost was about \$95 million.

Phase 1-b (2.5 MGD) - Start 2014/Finish 2015

Phase 1-b of the RO WTP will consist of the construction of four (4) Floridan Aquifer supply wells for a maximum treatment capacity of 10 mgd. The Phase 1b cost is estimated at approximately \$5 million.

Miscellaneous Projects

In addition to the Alternative Water Supply (AWS) projects described above, WASD will also utilize tools to evaluate and plan for sea level rise and climate change. The primary concern as it pertains to the WASD water supply is salt water intrusion into the freshwater Biscayne aquifer, the primary source of drinking water in Miami-Dade County. Results of initial evaluation and data analysis indicate that within the next thirty years WASD will be able to operate its wellfields and water treatment facilities as designed. Groundwater modeling indicates that even with a high level of projected sea level rise, the wellfields will not be impacted by salt water intrusion. Further modeling is currently underway to extend the planning scenarios fifty years out, and will include climate changes such as increases and decreases in annual precipitation and extreme weather events.

Water conservation projects are also currently being implemented by WASD as part of the County's 20-Year Water Use Efficiency Plan, expected to reduce potable water demand by 19.62 MGD over that time period. Examples of ongoing conservation projects include bathroom and kitchen retrofit, rebates for high efficiency toilets, and landscape irrigation evaluations for residential, commercial and governmental use.

Figure 4.12
WASD Water/Alternative Water Supply CIE Projects



MIAMI-DADE WATER AND SEWER DEPARTMENT
2014-2020 CAPITAL BUDGET AND MULTI-YEAR CAPITAL PLAN
Projection by Project Sub-project by Year - Water
As of: 9/30/2013

Version 4

Proj	Sub-Proj	Sub-Proj Description	Current Bond/Fund Allocation	Expenditures As of 9/30/2013	Remaining Bond/Fund Allocation	PROJECTIONS									
						2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023
1075	101546	WATER TREATMENT MODIFICATIONS TO COMPLY WITH SURFACE WATER TREATMENT AND DISINFECTANT/DISINFECTION BY PRODUCT REGULATIONS	532,824,088	13,200,885	519,623,203	500,000	1,000,000	7,500,000	20,000,000	176,682,053	180,710,573	133,430,577	0	0	0
	101891	NEW NWWF HIGH SERVICE PUMP STATION	43,250,000	0	43,250,000	0	0	1,500,000	10,000,000	15,000,000	14,500,000	2,250,000	0	0	0
		TOTAL - 1075	585,954,088	13,200,885	572,753,203	300,000	1,300,000	12,200,000	33,300,000	194,762,053	195,210,573	135,680,577	0	0	0
1077	101364	SOUTH MIAMI HEIGHTS WTP AND WF - NEW WATER TREATMENT PLANT	75,456,139	5,389,891	70,066,248	200,000	1,500,000	20,000,000	26,913,097	5,727,131	15,726,020	0	0	0	0
	101365	SOUTH MIAMI HEIGHTS WTP AND WF - NEW WELLFIELD	20,878,062	2,836,758	18,041,304	100,000	1,500,000	7,500,000	8,941,305	0	0	0	0	0	0
	101575	CONSTRUCTION MANAGEMENT AT SOUTH MIAMI HEIGHTS WTP	4,700,000	1,993,567	2,706,433	123,356	500,000	1,460,764	622,313	0	0	0	0	0	0
	101778	DESIGN AND CONSTRUCTION OF PROPOSED 16 INCH WATER MAIN	4,500,000	1,477,596	3,022,404	144,249	1,400,000	1,478,155	0	0	0	0	0	0	0
	102020	SOUTH MIAMI HEIGHTS FA MEMBRANES WTP	42,000,000	0	42,000,000	0	0	0	0	0	0	0	42,000,000	0	0
	102021	SOUTH MIAMI HEIGHTS - FA WELLS AND PIPING	21,600,000	0	21,600,000	0	0	0	0	0	0	0	21,600,000	0	0
		TOTAL - 1077	169,134,201	11,697,812	157,436,389	567,605	4,900,000	30,436,919	36,476,715	5,727,131	15,726,020	0	63,600,000	0	0
1078	101368	TELEMETERING SYSTEM - WATER	17,297,263	2,650,110	14,647,153	2,214,885	1,133,067	2,433,067	2,433,067	2,433,067	2,000,000	2,000,000	0	0	0

Prepared by Capital Planning and Coordination Section



**MIAMI-DADE WATER AND SEWER DEPARTMENT
2014-2020 CAPITAL BUDGET AND MULTI-YEAR CAPITAL PLAN**

Projection by Project Sub-project by Year - Water

As of: 9/30/2013

Version 4

Proj Sub-Proj	Sub-Proj Description	Current Bond/Fund Allocation	Expenditures Remaining As of 9/30/2013	PROJECTIONS											Total			
				2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	Future				
	TOTAL - 1078	17,297,263	2,650,110	14,647,153	2,214,885	1,133,067	2,433,067	2,433,067	2,433,067	2,433,067	2,000,000	2,000,000	0	0	0	0	0	14,647,153
1080	HIACLEAH FLORIDAN AQUIFER R.O. W.T.P. PHASE 1 (10 MGD) - GOB IN 1065,101936	45,608,637	44,756,907	851,730	851,730	0	0	0	0	0	0	0	0	0	0	0	0	851,730
101737	HIACLEAH FLORIDAN AQUIFER R.O. W.T.P. PHASE 2 (5 MGD)	12,816,075	0	12,816,075	0	0	0	0	0	0	0	0	12,816,075	0	0	0	0	12,816,075
101738	HIACLEAH FLORIDAN AQUIFER R.O. W.T.P. PHASE 3 (2.5 MGD)	6,099,000	0	6,099,000	0	0	0	0	0	0	0	0	6,099,000	0	0	0	0	6,099,000
	TOTAL - 1080	64,523,712	44,756,907	19,766,805	851,730	0	0	0	0	0	0	0	18,915,075	0	0	0	0	19,766,805
1081	INSTALLATION OF 12-INCH DIWM ON EAST DRIVE FROM NW 36 ST. TO LABAKON DR.	667,042	602,944	84,098	50,000	34,098	0	0	0	0	0	0	0	0	0	0	0	84,098
	TOTAL - 1081	687,042	602,944	84,098	50,000	34,098	0	0	0	0	0	0	0	0	0	0	0	84,098
1082	WATER - PIPES AND INFRASTRUCTURE PROJECTS	83,608,444	29,122,567	54,485,877	10,775,476	8,000,000	14,906,409	6,201,688	5,547,738	4,874,170	4,180,396	4,180,396	0	0	0	0	0	54,485,877
	TOTAL - 1082	83,608,444	29,122,567	54,485,877	10,775,476	8,000,000	14,906,409	6,201,688	5,547,738	4,874,170	4,180,396	4,180,396	0	0	0	0	0	54,485,877
	TOTAL - Water	4,067,616,612	410,768,117	3,656,848,495	83,880,760	119,010,688	214,146,080	255,797,526	418,171,885	403,102,053	305,885,696	1,852,270,268	2,583,540	2,000,000	0	0	0	3,656,848,496

Each year, Department of Regulatory and Economic Resources staff coordinate with Water and Sewer Department staff to update the list of capital improvement projects that are in progress and planned for the County. This list is included in the CDMP's Capital Improvement Element and as Table 2.5.1-8 and Table 2.5.1-9 in this section. The tables show ongoing system maintenance, upgrades, and efficiency improvement projects. The tables indicate the "purpose" of each line item; the purpose may be "existing deficiency", "future growth", or "combined". Each line item generally represents multiple individual projects. These tables also include projects mandated through the County's Water Use Permit (WUP) from the South Florida Water Management District that was issued in 2022 and expires in 2065, with an annual allocation of 148,018 million gallons (405.53 MGD) to year 2042. Projects specifically mandated by the WUP are listed below:

Alternative Water Supply Projects

- i) Hialeah Floridan Aquifer RO WTP-Phase 1-a, 10 MGD & 6 Floridan Aquifer supply wells - completed
- ii) Hialeah Floridan Aquifer RO WTP-Phase 1-b, 4 Floridan Aquifer supply wells
- iii) C-51 Reservoir
- iv) South Miami Heights WTP Back Up Phase 1 (RO portion)
- v) South Miami Heights WTP Back Up Phase 2(RO portion)

**Table 2.5.1-8
Water Facilities Capital Improvements Plan 2020-2025 (New)**

Project Name and Location	Purpose** / Estimated Year of Completion	Prior Years	Revenues Expenditures						Six Year Totals	Future Years	Project Totals
			2019/20	2020/21	2021/22	2022/23	2023/24	2024/25			
			(In Thousands of Dollars)								
SYSTEM IMPROVEMENTS PROJECT (BBCBP)	3/2025	5,597	150	145	0	0	0	5,895	7,189	0	12,785
Varicous Sites (Water 50%)		5,597	150	145	0	0	0	5,895	7,189	0	12,785
NEEDS ASSESSMENT PROJECTS (BBCBP)	3/2023	8,650	1,115	631	403	261	0	2,410	0	11,060	
Varicous Sites (Water 80%)		8,650	1,115	631	403	261	0	2,410	0	11,060	
WATER TREATMENT PLANTS - AUTOMATION	N/2020	2,247	0	0	0	0	0	0	0	2,247	
Systemwide		1,747	500	0	0	0	0	500	0	2,247	
MIAMI SPRINGS CONSTRUCTION FUND - WATER	3/2020	8,657	4,653	0	0	0	0	4,653	0	13,310	
Miami Springs		8,657	4,653	0	0	0	0	4,653	0	13,310	
WATER TREATMENT PLANT - FLORIDIAN REVERSE OSMOSIS	3/2022	7,867	1,200	1,000	800	0	0	3,000	0	10,867	
700 W 2 Ave		7,867	1,200	1,000	800	0	0	3,000	0	10,867	
WATER - PIPES AND INFRASTRUCTURE PROJECTS	1/2025+	44,997	16,928	14,277	11,750	10,350	8,000	8,000	69,306	8,000	122,302
Countywide		38,368	17,928	15,277	12,750	11,350	9,000	9,628	75,933	8,000	122,302
SOUTH MIAMI-DADE - WATER TRANSMISSION MAINS IMPROVEMENTS	3/2023	400	500	379	3,735	149	0	4,763	0	5,163	
South Miami-Dade County		400	500	379	3,735	149	0	4,763	0	5,163	
WATER TREATMENT PLANT - ALEXANDER ORR, JR. EXPANSION	3/2025	24,569	15,462	13,864	12,001	14,826	24,903	22,938	103,994	0	128,563
6800 SW 87 Ave		24,569	15,462	13,864	12,001	14,826	24,903	22,938	103,994	0	128,563
WATER TREATMENT PLANT - HIALEAH/PRESTON IMPROVEMENTS	3/2023	13,190	21,358	9,019	1,914	1,011	0	33,302	0	46,492	
700 W 2 Ave and 1100 W 2 Ave		13,190	21,358	9,019	1,914	1,011	0	33,302	0	46,492	
WATER - EQUIPMENT	N/2025+	27,451	10,299	10,500	11,500	11,500	11,500	11,500	66,799	110,000	204,250
Systemwide		27,451	10,299	10,500	11,500	11,500	11,500	11,500	66,799	110,000	204,250
WATER TREATMENT PLANTS - REPLACEMENT AND RENOVATIONS	3/2025+	30,836	10,000	1,500	1,729	2,500	2,500	2,045	20,274	1,500	52,610
Water Treatment Plants		22,905	17,931	1,500	1,729	2,500	2,500	2,045	28,205	1,500	52,610
WATER - SYSTEM MAINTENANCE AND UPGRADES	3/2025+	36,920	16,485	14,304	15,000	15,000	15,000	15,000	90,789	15,000	142,709
Systemwide		34,524	18,185	15,000	15,000	15,000	15,000	15,000	93,185	15,000	142,709
WATER - REGIONAL GENERAL MAINTENANCE AND OFFICE FACILITIES	N/2025+	394	0	0	0	0	0	0	0	48,020	48,414
Systemwide		394	0	0	0	0	0	0	0	48,020	48,414
WATER - MAIN EXTENSIONS	1/2025	1,321	500	500	500	500	500	500	3,000	0	4,321
Systemwide		1,321	500	500	500	500	500	500	3,000	0	4,321
SOUTH MIAMI-DADE - WATER TREATMENT PLANT AND WELLFIELD	3/2025	22,745	4,548	1,100	1,075	1,000	1,000	10,300	19,023	0	41,768
11800 SW 20B St		22,745	4,548	1,100	1,075	1,000	1,000	10,300	19,023	0	41,768
WATER - DISTRIBUTION SYSTEM EXTENSION ENHANCEMENTS	3/2025+	82,867	20,587	13,970	14,035	12,297	7,000	6,000	73,889	1,500	158,256
Systemwide		79,867	21,087	14,470	14,535	12,797	7,500	6,500	76,889	1,500	158,256
WATER SYSTEM - FIRE HYDRANT INSTALLATION	1/2025+	9,201	2,500	2,500	2,500	2,500	2,500	2,500	15,000	2,500	26,701
Systemwide		5,251	2,500	2,500	2,500	2,500	2,500	2,500	15,000	6,450	26,701
NORTH MIAMI-DADE - WATER TRANSMISSION MAIN IMPROVEMENTS	3/2025	32,184	18,603	32,245	12,364	1,731	551	386	65,880	0	98,064
North Miami-Dade County Area		32,184	18,603	32,245	12,364	1,731	551	386	65,880	0	98,064
CENTRAL MIAMI-DADE - WATER TRANSMISSION MAINS IMPROVEMENTS	3/2024+	266	0	0	254	700	1,000	4,220	6,174	4,271	10,711
Central Miami-Dade County Area		266	0	0	254	700	1,000	4,220	6,174	4,271	10,711
SAFE DRINKING WATER ACT MODIFICATIONS	3/2025	5,092	3,897	5,341	7,500	6,794	3,000	1,000	27,532	43,250	75,874
Systemwide		5,092	3,897	5,341	7,500	6,794	3,000	1,000	27,532	43,250	75,874
WATER - TELEMETERING SYSTEM ENHANCEMENTS	N/2025+	2,075	141	1,196	1,000	1,000	1,000	1,000	5,337	1,000	8,412
Systemwide		1,934	141	1,337	1,000	1,000	1,000	1,000	5,478	1,000	8,412
SMALL DIAMETER WATER MAINS - REPLACEMENT PROGRAM	1/2025+	105,859	30,355	28,003	33,545	33,964	25,508	22,096	173,471	30,101	309,431
Systemwide		80,860	35,254	33,003	38,545	38,964	30,508	22,096	168,470	30,101	309,431
TOTALS		473,384	179,281	150,474	131,605	116,083	103,962	114,380	795,784	265,142	1,534,310
		423,839	195,911	157,811	138,105	122,583	110,462	116,508	841,379	269,092	1,534,311

* 1 =Existing Deficiency; 2 =Future Growth; 3 =Combined Other; N = Not Applicable
 Source: Miami-Dade Water and Sewer Department and Department of Regulatory and Economic Resources
 Data provided by the Office of Management and Budget

Section 163.3191(2)(l) requires a discussion of alternative water supply projects, including conservation and reuse, to illustrate that water needs to serve existing and new development will be satisfied. Further, Section 163.3177(d)(3), Florida Statutes requires analysis of the current and projected needs and sources for at least a 10-year period based on the demands for industrial, agricultural, and potable water use and the quality and quantity of water available to meet these demands including consideration of the existing levels of water conservation.

Section 373.227, Florida Statutes states that, as part of a consumptive use permit, a public water supply utility may propose a goal-based water conservation plan that is tailored to its individual circumstances. The MDWASD 20-year Water Use Efficiency Plan, which included a goal-based water conservation program, was approved by the SFWMD in May 2007. The program includes implementation of water conservation best management practices such as indoor high efficiency plumbing fixture rebate programs, an outdoor landscape irrigation rebate program, public educations outreach campaigns and water loss reduction efforts. The Plan also includes implementation of legislative policy measures that encourage water conservation including permanent landscape irrigation restrictions, Florida Friendly landscaping in new construction and right of ways, water use efficiency standards for plumbing fixtures in new residential and commercial developments and creation of water conservation education material on the relationship between water conservation and saltwater intrusion into the Biscayne Aquifer.

Implementation of the Water Use Efficiency Plan has been successful. Through the end of fiscal year 2020, 15.94 MGD has been saved through implementation of the Plan. Table 2.5.1-10 illustrates that the water usage has decreased by 9.06 million - gallons per day for the period 2010-2020 and the per capita has decreased by 6.65 gallons per capita per day from 2010 to 2020. The Table 2.5.1-9 also shows that the peak day to average day ratio for this reporting period (2010-2020) is lower than during the last reporting period (2003-2009). This indicates that spikes in water consumption were less frequent and smaller in volume; this measure is a second indication that water conservation efforts have been successful. Water conservation activities are funded annually through the operations and maintenance budget and are therefore not included in capital budgets.

Table 2.5.1-10
Historical Finished Water Use 2010-2020

Year	Population Served	Max Day Use MGD	Average Annual Use MGD	Gallons Per Capita Per Day	Peak to Average Ratio
<u>2010</u>	<u>2,160,138</u>	<u>361.20</u>	<u>305.35</u>	<u>141.36</u>	<u>1.18</u>
<u>2011</u>	<u>2,181,073</u>	<u>355.50</u>	<u>305.71</u>	<u>140.17</u>	<u>1.16</u>
<u>2012</u>	<u>2,202,008</u>	<u>344.40</u>	<u>296.79</u>	<u>134.78</u>	<u>1.16</u>
<u>2013</u>	<u>2,222,944</u>	<u>332.32</u>	<u>304.25</u>	<u>136.87</u>	<u>1.09</u>
<u>2014</u>	<u>2,243,879</u>	<u>339.68</u>	<u>302.56</u>	<u>134.84</u>	<u>1.12</u>
<u>2015</u>	<u>2,266,092</u>	<u>345.04</u>	<u>309.61</u>	<u>136.63</u>	<u>1.11</u>
<u>2016</u>	<u>2,287,027</u>	<u>347.65</u>	<u>321.63</u>	<u>140.63</u>	<u>1.08</u>
<u>2017</u>	<u>2,307,962</u>	<u>356.72</u>	<u>323.68</u>	<u>140.24</u>	<u>1.10</u>
<u>2018</u>	<u>2,359,179</u>	<u>361.37</u>	<u>328.08</u>	<u>139.07</u>	<u>1.10</u>
<u>2019</u>	<u>2,382,067</u>	<u>346.42</u>	<u>323.00</u>	<u>135.60</u>	<u>1.07</u>
<u>2020</u>	<u>2,407,121</u>	<u>352.14</u>	<u>324.26</u>	<u>134.71</u>	<u>1.09</u>

MGD = Million Gallons per Day

Source: Miami-Dade Water and Sewer Department, 2021

Elements of the County's Real Water Loss Reduction Plan include implementation of capital improvement projects i.e., rehabilitation and replacement of aging pipes, system management improvements i.e., shortening leak response time, utilization of new technologies such as Geographic Information Systems (GIS) to identify deficiencies and improve system performance, methods for calculating fire department water use and development of appropriate water meter sizing criteria.

Expansion of traditional and innovative sources of raw water. Recommended measures include: reserve capacity of raw water and capacity of the aquifer storage and recovery system, and other future innovative projects once implemented as specified in the County's Water Use Permit. No alternative measurements are recommended.

Currently, the County continues to reuse approximately the same amount of water/wastewater as was reported in the last EAR. Approximately 16 million gallons per day (MGD) of wastewater is reclaimed and used for process water at the County's three regional wastewater treatment plants (WWTPs). In 2017, the public access reuse treatment system for Florida International University (FIU) Biscayne Bay campus was inactivated as repairs needed to the system would cost more than supplying potable water to FIU.

The current Water Use Permit specifies that if the County's freshwater withdrawals from the Biscayne Aquifer total more than 349.5 MGD, then the County must utilize alternative water supplies to augment withdrawals above the base condition water use. The alternative water supply projects included in the County's WUP are detailed under Objective 7. WASD has noted significant challenges with meeting the reuse requirements of the WUP. For example, the use of reclaimed water for environmental restoration land applications or aquifer recharge require a significant level of treatment in Miami-Dade due to its ecological sensitivity.²

WASD planned to meet a portion of the reuse goal through a joint agreement with Florida Power and Light (FPL) to provide reuse water to be used for cooling water at Turkey Point in connection with a project to install two new proposed nuclear reactors, however, the project is not anticipated to move forward in the near future. In June 2020, the Board of County Commissioners adopted Resolution No. R-579-20 approving an agreement between Miami-Dade County and FPL for the processing, treatment and use of reclaimed water at the Turkey Point Complex. The agreement provides for up to 15 MGD of reclaimed wastewater to be provided to the Turkey Point Complex for use in the cooling towers for the existing Unit 5 power generating unit.

Section 163.3177(6)(c) of the Florida Statutes requires local governments to prepare and adopt a water supply work plan into their comprehensive plans at least every 5 years, within 18 months after the water management district adopts a regional water supply plan. The work plan must identify alternative water supply projects, traditional water supply projects and conservation and reuse measures necessary to meet projected water demand for at least a 10-year planning period.

The County's most recent Water Use Permit modification (#13-00017-W) was issued by the SFWMD on March 8, 2022 with an expiration date of December 27, 2065, with an annual allocation of 148,018 million gallons (405.53 MGD) to year 2042 The WUP modification includes optimization of Biscayne Aquifer (BA) water supplies through improved wellfield operations and the C-51 Reservoir project. It also includes a total annual allocation from the Upper Floridan Aquifer of 13.30 MGD and the South Miami Heights RO WTP as a back-up to the C-51 reservoir project.

The SFWMD designated the C-51 Reservoir Phase 1 Project as pilot alternative water supply development project. On March 6, 2020, WASD submitted a letter of intent to the SFWMD indicating its intention to participate in the C-51 Reservoir project. In addition to participation in C51, WASD intends to optimize wellfield operations to maximize use of wet and dry season nonregional flows throughout Miami-Dade County by leveraging operational flexibility between Miami-Dade WASD's water treatment plants and wellfields.

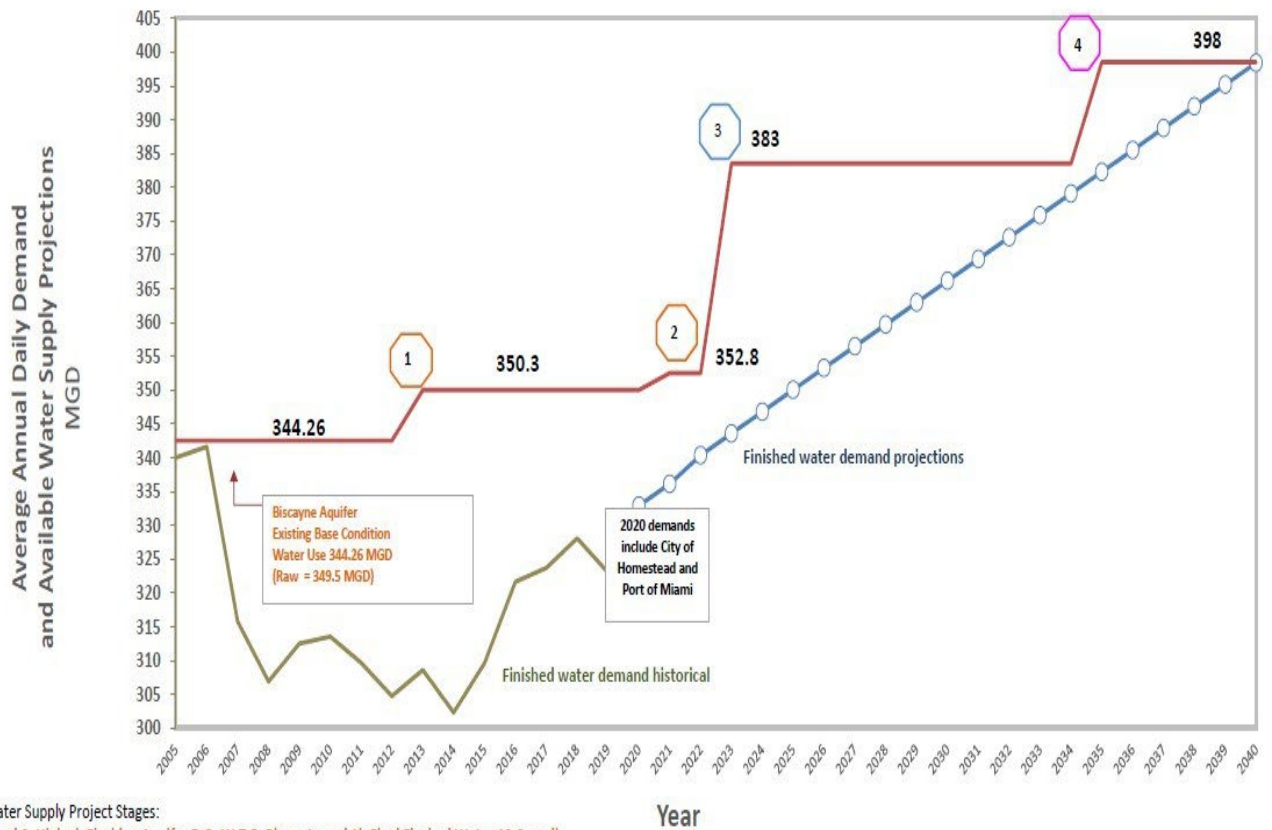
The Lower East Coast (LEC) Water Supply Plan update was adopted by the South Florida Water Management District (SFWMD) Governing Board in November 2018. To comply with the requirements of Section 163.3177, Florida Statutes, this amendment adopts by reference the Miami-Dade County Water Supply Facilities Work Plan dated April 2022 (Appendix 1). The Work Plan is consistent with the County's Water Use Permit and the South Florida Water Management District's (SFWMD) Lower East Coast Regional Water Supply Plan. The Work Plan covers a 10 year period to provide consistency with the County's current Water Use Permit which expires on December 27, 2065, with an annual allocation of 148,018 million gallons (405.53 MGD) to year 2042. The County's Water Supply Facility Work Plan projects are also reported in the Capital Improvements Element of this document. Table 1 under Objective WS-7 identifies the alternative water supply projects necessary to meet projected demand. Figure 2.5.1-10 demonstrates that the projects outlined in Table 1 will be sufficient to accommodate projected increases in water demand through 2030.

Total All Sources Finished Water 2020 Permit
 2020 WUP Modification Total Finished 398.42 MGD
 394 MGD raw Biscayne Aquifer Water = 388.42 MGD Finished Water
 10 MGD Finished Floridan Aquifer water

WASD Water Supply Chart

November 2020

All Sources Finished Water with C-51 Reservoir (15 mgd)



Water Supply Project Stages:

- 1 and 2. Hialeah Floridan Aquifer R.O. W.T.P. Phase 1a and 1b Final Finished Water 10.0 mgd)
3. Optimized water allocation incorporating operational flexibility between WASD treatment plant and wellfields and C-51 (15 MGD purchased water allocation)
4. Optimized water allocation incorporating operational flexibility, C-51 future and Cluster 10 (15 MGD)
5. SMH RO WTP remains on permit as backup water supply in the event C-51 does not become operational

Figure 2.5.1-10: Water Demand and Available Supply Projections

5.0 GOALS, OBJECTIVES AND POLICIES

The Town of Surfside has adopted several goals, objectives and policies into the Future Land Use, Potable Water, Conservation, Capital Improvement and Intergovernmental Coordination Elements of the Comprehensive Plan that address water supply sources and facilities and climate change adaptation strategies., The Town of Surfside intends to implement and monitor compliance with this ~~45~~ 10-Year Water Supply Facilities Work Plan throughout the 2030 planning horizon.

The Town will continue to ensure and coordinate with Miami-Dade WASD and the SFWMD to provide sufficient water to the residents of the Town throughout the planning period. The Town will also periodically review goals, objectives and policies related to water supply planning and consider whether or not there is a need for updates, revisions, or changes based on newly adopted statutory requirements or input from the County or SFWMD. In addition, through annual reporting the Town will provide updates on progress made towards implementation of the Work Plan and the LEC plan.

6.0 CONCLUSION

Miami Dade County Water and Sewer Department currently supplies potable water services to the Town of Surfside through a mutual agreement. Miami Dade County Water and Sewer Department has evaluated the impact of implementing new alternative water sources projects to meet the projected water demands for all their existing and proposed customers, inclusive of the Town of Surfside. The Water Supply Work Plan demonstrates that the Miami Dade County Water and Sewer Department has the capacity to provide potable water to the Town of Surfside and all other ~~their~~ wholesale customers over the Town's ~~45~~ 10-year planning period. The Town of Surfside will continue to coordinate with Miami Dade Water and Sewer Department and the South Florida Water Management District in regional efforts to reduce water consumption, conserve potable water supplies, address climate change and sea level rise, and strengthen the water supply planning process.

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5 COASTAL MANAGEMENT ELEMENT

Data Inventory and Analysis

Purpose

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

Coastal Planning Area

Surfside is an Atlantic Ocean coastal community located on a barrier island along the southeast coast of the Florida peninsula in Miami-Dade County. The barrier island the Town is located on is separated from the mainland by the north end of the Biscayne Bay estuary. The Hurricane Storm Surge Evacuation Map prepared by the Miami-Dade County Office of Emergency Management has identified the Town and the entire barrier island as hurricane vulnerable, and classified the entire barrier island as a Zone B evacuation area. Zone B is at greatest risk for storm surge for Category 2 and higher storms., The entirety of the Town is recognized as the Coastal Planning Area (CPA).

Land Use in the Coastal Planning Area

The existing land uses in the Town are identified on Map FLU 1 Existing Land Use. The Future Land Uses within the Town are identified on Map FLU 7 Future Land Use. The Future Land Use Element inventories and provides greater detail on these uses. The Town has no identified blighted areas in need of redevelopment, and has no Community Redevelopment Agency.

Natural Resources in the Coastal Area

The natural conditions of this barrier island have been highly altered. The Town is nearly built out with only a few vacant lots. The entirety of the Town's Bayside shoreline, inclusive of Indian Creek and Point Lake, has been significantly altered and is bulkheaded, and the adjacent nearshore waters have been dredged.

The one-mile length of beach and dune along the Town's ocean frontage is created from a beach renourishment program. The restoration of the federally-authorized Dade County Shore Protection Project, which included the Town of Surfside, began in 1978 and was completed in January 1982 using sand from offshore borrow sites. The project included restoration of a 20-foot-wide dune at elevation +10.7 ft NGVD and a 50-foot-wide level berm at elevation +8.2 ft NGVD. Additional fill material, equivalent to ten years of advance nourishment, was placed seaward of the design berm. At the time of the compilation of this data in 2017, there is still approximately 38 acres of beach area seaward of the erosion control line within the Town. This beach area is maintained in a natural state and the vegetated dune serves as nesting habitat to marine turtles.

Access Facilities

The entirety of the Town's one mile length of oceanfront beach is under the ownership of the State and is open to the public for recreational use. The erosion control line, which runs approximately along the crest of the dune, defines the limits of private property and the beginning of the state-owned beach. The state owned beach is comprised of approximately 38 acres. Ample access to this public beach is provided via the platted public right of ways for 88th, 89th, 90th, 92nd, 94th, 95th and 96th Streets; the eastern ends of which terminate at the State-owned beach. Beach access is also provided from the Town's beach

front Community Center site located near 93rd Street. The beach and dune system is maintained by the Miami- Dade County Park and Recreation Department in a natural condition. There are no piers, marinas or structures other than a lifeguard station along the beach.

The Town has established an ocean bulkhead line that applies to the private beach front properties east of Collins Avenue. The zoning code prohibits development or any redevelopment seaward of the bulkhead line. Seaward of this bulkhead line there are approximately 19 acres that are undeveloped that lie adjacent to the State-owned beach. Within this undeveloped ocean bulkhead setback area, along the landward side of the dune, there is an unimproved maintenance path that is utilized by the State, the County and the Town that runs the entire length of the Town. This maintenance path is, and has historically been, a popular public walking and biking path. The landward side of the dune in this area is more sparsely vegetated than the seaward side, and the property owners have landscaped the area nearest the bulkhead on many of the properties.

To limit impacts to the dune and dune vegetation, seventeen (17) dune cross-over locations have been established and are maintained by the Town. Eight of these cross-overs correspond to the termination of the platted public right-of-ways and one is in front of the Town Community Center site. Although the remaining cross-overs are located in front of private properties, the established maintenance path provides access to these cross-overs also.

The entire shoreline along Biscayne Bay, which includes Point Lake and Indian Creek, is bulkheaded. There are approximately 1.5 miles of shoreline along the barrier island portion of the Town and approximately 0.7 miles of shoreline around the Biscaya Island neighborhood. The western ends of the platted public right of ways for 90th and 92nd through 95th Streets terminate at the Indian Creek bulkhead; the southern ends of the platted right of ways for Froude and Carlyle Avenues terminate at the Biscayne Bay bulkhead, and the platted right of ways of Biscaya Drive, Bay Drive and the west end of 89th Street each terminate at the Point Lake bulkhead. At this time there are no docks, platforms or specific improvements to facilitate water accessibility; however, the Town intends to retain these platted right of ways as public access.

Estuarine Pollution Conditions

Biscayne Bay, a sub-tropical estuary, is located along the coast of Miami-Dade and northeastern Monroe Counties; it is a marine ecosystem comprised of about 428 square miles with a watershed area of about 938 square miles. The bay can generally be divided into the north, central and south Biscayne Bay areas. North Biscayne Bay extends from Dumfoundling Bay (approximately NE 192nd Street) south to the Rickenbacker Causeway. The Town of Surfside is located along the north portion of Biscayne Bay. The bayou, referred to as Indian Creek, that separates the Town from Bay Harbor Islands and the Island of Indian Creek Village, and the dredged channels and water body referred to as Point Lake that separates Biscaya Island from the remainder of the Town are considered parts of Biscayne Bay. The northern portion of Biscayne Bay retains the most estuarine habitat that can be found throughout the bay, but it is also the most altered by dredging and bulkheading. Although remaining shallow areas contain some productive seagrass beds, roughly 40 percent of the northern bay area is too deep or too turbid to support a productive estuarine ecosystem. The entirety of the Town's bayside shoreline, inclusive of Indian Creek and Point Lake is bulkheaded and the near shore waters have been significantly altered through dredging. The mainland and barrier island of the north Biscayne Bay area are highly urbanized.

The Atlantic Intracoastal Waterway (ICW) runs through Biscayne Bay in a north south direction. The ICW is managed and maintained by the Florida Inland Navigation District (FIND), which is a special state taxing district. The increased vessel traffic and maintenance dredging, which has created spoil islands that run along the edge of the ICW, also contribute to the impacts to the estuary.

The Town has developed and adopted a Stormwater Management Master Plan (SMMP). The SMMP identifies 9 separate basins within the Town and proposed improvements for each basin. The Town's drainage includes thirteen outfalls into the bay; eleven are Town maintained and two are Florida Department of Transportation (FDOT) outfalls. Under Financial Project Number 249561-2-52-01, FDOT completed improvements to retrofit their existing pump stations and injection wells whereby only during emergency bypass situations will discharges to the bay occur from the FDOT outfalls, which are located at 94th Street and at Carlyle Avenue. This FDOT drainage system, addressed the drainage from the area along Collins Avenue and east of Harding Avenue.

With assistance from grant monies under FDEP Agreements S0374 and LP6787, the Town completed retrofitting three outfall locations to install stormwater pump stations and injection wells to re-direct runoff into the groundwater, for water quality. Nutrient separating baffle boxes were installed upstream of the pump stations to provide treatment before the runoff enters the groundwater. These improvements occurred at the ends of 95th Street (Basin 1), Carlyle Avenue (Basin 6) and Surfside Boulevard (Basin 4). The SMMP identifies how basins 1 through 6 and 8 will interconnect for better quality control and hydraulic performance.

Surveying the Town for elevations and Street alignments has been completed and an inventory of all the components of the stormwater drainage system was completed. The Town also sealed all manhole covers and repaired or replaced the sanitary sewer lines, where necessary, to decrease transmigration of e-coli and other contaminants to Biscayne Bay.

Historic Resources

The Bureau of Archaeological Research within the Florida Office of Cultural and Historic Preservation maintains the Florida Master Site File (MSF); a database that contains information on archaeological and historic resources in Florida. The state MSF also contains those sites listed on the National Register. There are six (6) listed sites within the Town; a prehistoric mound, a prehistoric midden, and four (4) structures. The Indian Creek Bridge, adjacent to the Town, is also listed on the MSF.

The Town regulates the type of earth disturbing activities that may occur in the location of the midden and mound. The four structures listed on the MSF are all located along Collins Avenue and include the Surf Club lodge constructed circa 1930, a private residence also constructed circa 1930, and the Van Rel and Nichols apartment buildings constructed in 1947. The historic status of these structures should be considered when reviewing any applications for modifications or redevelopment of these structures.

Infrastructure in the Coastal Area

The Town has an atlas with a complete inventory of the water distribution system and the sanitary sewer collection system in the Town. The Town recently completed an inventory of all signage and traffic control devices in the Town, as well as an inventory of all the components of the stormwater drainage system. Surveying the Town for elevations and street alignments has also been completed. The Town has current data on the infrastructure, which is addressed in greater detail in the Infrastructure Element of this plan.

Coastal High Hazard Area

Pursuant to Chapter 163.3178(2)(h) F.S. the “Coastal High Hazard Areas” (also referred to as “high- hazard coastal areas”) means the area below the elevation of the category 1 storm surge line as established by a Sea, Lakes, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model. Map CST 1 Storm Tides shows the tide during a Category 1 storm from the US Army Corps of Engineers Hurricane Storm Tide Atlas printed in 2018.

Miami-Dade County storm surge planning zones have been drawn in relation to updated data which supersedes the previously-used SLOSH model. The newest generation of SLOSH model reflects major improvements, including higher resolution basin and grid data. The Storm Surge Planning Zones are used to identify risk of storm surge and is based on all directions of storms. As a storm is approaching, Miami-Dade County Emergency Management will identify which areas should evacuate for that particular storm. Evacuation Zones will be all of or a portion of the Storm Surge Planning Zones. The entire Town of Surfside is recognized as a Zone B. Surge Planning Zone B is defined as at greatest risk for storm surge for Category 2 and higher storms. A Surge Planning Zone A is at risk for storm surge for Category 1 and higher storms. The Miami-Dade County website provides an on-line mapping tool to determine if a specific location is within a storm surge planning zone, the mapping tool can be found at:

<http://gisweb.miamidade.gov/communityservices/?ShowWhat=OEM>

The current FEMA Flood Zone Map for the Town is provided in CST3. This map will be superceded in the near future.

Infrastructure in the Coastal High Hazard Area

The current SLOSH model indicates a significant portion of the western side of the Town falls within the CHHA. This area falls along Indian Creek and Point Lake. The land within the CHHA is built out. Other than the surface parking lot along Abbot Avenue between 95th and 96th Streets and the 96th Street Park, there is private residential development in the CHHA. These homes are served by public roads, sewer and water.

Disaster Planning

Within the Town there is the potential for impacts from lightning, floods, tornadoes and tropical storms, but the most significant natural disaster threat the Town needs to plan for is the event of a hurricane. Hurricanes have the potential to occur from June through November; heavy rainfall, high winds, storm surge and widespread flooding may accompany these storms. Records indicate that the Town has been brushed by or hit by a tropical storm or a hurricane 73 times from 1871 through 2016.

During a hurricane evacuation, a significant number of vehicles will have to be moved across the local and regional road network. The quantity of evacuating vehicles will vary depending upon the magnitude of the hurricane, publicity and warnings provided about the storm and particular behavioral response characteristics of the vulnerable population. The Town and County must be prepared to evacuate highly vulnerable populations on critical routes, often concurrently with evacuees from outside the County. There are limited route choices; Map CST 2 Evacuation Routes identifies the designated evacuation route for the Town. The Miami-Dade County Office of Emergency Management has identified the Town and the entire barrier island as a Zone B evacuation area.

The Town of Surfside is within the 50-mile Emergency Planning Zone (EPZ) for the Turkey Point Nuclear Power Facility located in southern Miami-Dade County. This EPZ includes the ingestion exposure pathway

in which the population and animals are vulnerable to the long-term health effects associated with the ingestion of contaminated food and water. Additional manmade disasters that the Town may be subject to include other hazardous materials contamination, civil disturbances and mass migration events, terrorism, biological epidemics or coastal oil spills.

The Town has developed a Comprehensive Emergency Management Plan (CEMP). The CEMP identifies that the Emergency Planning Committee, as directed by the Public Works Director, will be responsible for annually reviewing the CEMP. The Public Works Director will be responsible for annually updating all annexes which reference contact information and other changing information. The Basic Plan and Functional Annexes will be updated once every four years unless substantial deficiencies are demonstrated through an actual or simulated disaster response incident. The Town Manager may also direct more frequent updates as the environment, conditions, or assumptions within the Town change. The Town of Surfside is also a participant in the Miami-Dade County Local Mitigation Strategy Planning Group. The Town coordinates their Post Disaster Redevelopment with the County Emergency Management Office.

The Town has identified publicly owned locations to be utilized as temporary debris storage and reduction sites in the event of a hurricane, and has had these sites reviewed by the Miami-Dade Department of Environmental Resource Management and has forwarded this site information to FDEP. The Town has also selected a disaster management/recovery services firm and debris monitoring services firm.

Resiliency Planning

The Town of Surfside is an older, built-out community that has been addressing resiliency concerns on an ongoing basis. This is a commitment by this Town and continues to be an ongoing process. Below is a brief overview of some of the action taken that began at least a decade ago.

By the end of 2009 the Town completed a Stormwater Management Master Plan to address water quality issues and to reduce flooding within the Town. The Master Plan included a complete engineering analysis based on engineered computer models. The report included the best approach to reduce or eliminate pollutant discharge loadings into Biscayne Bay and targeted improvement in hydraulic performance of the Town's drainage system to reduce stormwater flooding. The report informed the actions of the significant drainage system improvements the Town then undertook.

The storm sewer improvements were a part of an overall utility rehabilitation project that included the sanitary sewer and potable water systems. This was a significant project that consisted of the replacement of over 32,000 linear feet of water main, 1,587 water services, 1,278 new water meters and 46 additional fire hydrants. The sanitary sewer upgrades included over 50,000 linear feet of sanitary sewer main being CIPP lined or replaced, two (2) sewage pump stations being completely rebuilt with updated and more efficient pumps including SCADA controls, the force mains from the pump stations to the shared transmission main being replaced, and placing full dish gaskets on all manhole openings.

The storm sewer system was upgraded to include 3 SCADA controlled pump stations, 9 shallow injection drainage wells, 20 control structures and the required RCP pipeline to interconnect the existing gravity drainage system with the newly installed pumped well system. It also included the installation of over 45,000 linear feet of curb and 167,000 square yards of asphalt roadway resurfacing, sealing all stormwater manholes and installing back flow preventers on outfalls.

The Town searched for and obtained funding assistance for this project, which included the Miami Dade Building Better Communities General Obligation Bond, FDEP Grants, Regions Bank publicly bid bond issuance and the FDEP’s State Revolving fund program.

The Town obtained two Florida Inland Navigation District (FIND) grants to financially assist in replacing and elevating all Town owned seawalls. This project was completed by the end of 2017. The Town also adopted an ordinance that specifically requires the following: “The elevation for the top of shore end of all groins or other shore protective work shall be plus five feet above mean low water; the elevation for the top of seaward end of all groins and other shore protective work shall be plus 2&half feet above mean low water; and the elevation of the top of all seawalls fronting on the waters of Biscayne Bay, Indian Creek and Point Lake shall be plus five feet above mean low water.” This ordinance provides for an initial, and for an ever-increasing height as the mean low water line increases.

Reflective of recommendations of the Regional Climate Action Plan, in April of 2016, the Town Commission officially formed the Sustainability Subcommittee of the Planning and Zoning Board. The purpose of the Subcommittee is to study and recommend policies and programs that strengthen the resiliency of the community. The Subcommittee’s goals include:

1. Adapting and mitigating to climate change and sea level rise;
2. Promoting green and sustainable building, construction and operations;
3. Protecting, restoring, optimizing and creating green spaces;
4. Improving alternative transportation and mobility; and
5. Increased environmental awareness and stewardship of our treasured ecosystems.

The Town amended their flood ordinance to specify the following within the A zones:

- Residential construction. All new construction and substantial improvements of any single family residential building or structures (including manufactured home) shall have the lowest floor, including basement, elevated to no lower than two feet ~~one foot~~ above the base flood elevation.
- ~~Nonresidential construction. All new construction and substantial improvements of any commercial, industrial, or nonresidential building (including manufactured home) shall have the lowest floor, including basement, elevated to no lower than one foot above the base flood elevation.~~

Additionally, all new construction and substantial improvements in V zones shall be elevated on pilings or columns so that:

- The bottom of the lowest horizontal structural member of the lowest floor (excluding the pilings or columns) is elevated to no lower than one foot above the base flood elevation.

The Town also requires all development other than single family residential be developed in accordance with Leadership in Energy & Environmental Design (LEED) or Florida Green Building Coalition (FGBC) building design and construction standards to ensure the incorporation of sustainable development practices.

In the Town’s ongoing efforts to develop accurate, effective and comprehensive flood peril strategies, the Town has obtained and reviewed a proposal for the following project and will be including the funding for this project in the fiscal year 2019 budget.

Project: Obtain elevation data at all of the street centerline intersections of public rights-of-way within the Town, and obtain beach dune height topographic survey with a grid of cross section elevations traversing from the Bulkhead line to the edge-of-water along the Atlantic coastline. The Town will also produce a Beach and Dune Use Best Management Practices document and develop Beach Use regulations.

The street intersection data will produce specific and accurate information on the lowest (most vulnerable) locations within the Town. This data will be incorporated into the Town's GIS database to cross reference FIRM data, infrastructure data, historic site data and all other data layers the Town has developed. The analysis of this data will enable the Town to direct planning

efforts and strategies toward the infrastructure, critical facilities and adjacent properties in these locations; direct Capital Improvements funds most effectively; and assist the Town in assessing and developing effective freeboard criteria as needs arise.

The Town recognizes the protective value of the beach and dune system, particularly to the Town's commercial corridor, and main thorough fairs that are also main thorough fairs for the entire barrier island. The baseline data obtained on the current geo/topographic conditions of the dune and beach will also be incorporated into the Town GIS database; allowing the data to be placed over a current aerial photograph to identify the limits of the dune vegetation. Analysis of the survey information will enable the Town to identify any vulnerable areas that may need restoration or replanting, provide the baseline for the Town to be able to monitor changes, and to establish geo/topographic goals to strive for. The Town will research best protective management practices for the beach and dune system and produce a Beach and Dune Use Best Management Practices document. The information obtained will also guide the Town in the development of beach use regulations to ensure this natural resource remains an effective protection system for the Town.

The Town has also reviewed the requirements, feasibility and resource allocations associated with pursuing and obtaining a Certification through the Florida Green Building Coalitions. They will be pursuing FGBC certification and will additionally be putting funding for this project in the fiscal year 2019 budget.

Goals, Objectives and Policies

Goal 1: Provide for conservation and environmentally sound use of natural resources and the protection of human life and property. To plan for, and where appropriate, restrict development activities where such activities would damage or destroy coastal resources, and to limit public expenditures in areas that are subject to destruction by natural disaster.

Objective 1 – Protect living marine resources and maintain and improve estuarine water: The Town shall limit the specific and cumulative impacts of development or redevelopment upon water quality by requiring that surface water management systems be designed and operated consistent with state and regional standards and the Town’s adopted level of service.

Policy 1.1 – The Town shall continue to coordinate and cooperate with all applicable agencies in the appropriate management of the Biscayne Bay Aquatic Preserve, including, but not limited to, the Miami-Dade County Department of Environmental Resource Management, the Florida Department of Environmental Protection, the National Park Service and the Biscayne Bay Shoreline Development Review Committee.

Policy 1.2 – For site plan approval, the Town shall require that surface water management systems be designed and operated consistent with the Towns adopted drainage level of service.

Policy 1.3 – The Town shall continue to review and update as needed the adopted Stormwater Management Master Plan.

Policy 1.4 – The Town shall coordinate and cooperate with all applicable local, regional, state and federal agencies relating to the protection of Atlantic Ocean coastal waters, particularly relating to beach renourishment projects and Coastal Construction Control Line permitting.

Policy 1.5 – The Town shall cooperate and coordinate with the applicable agencies to assure that solid and hazardous wastes generated within the Town are properly managed to protect the environment and the near shore waters. The Town shall report any hazardous waste violation they may become aware of to the appropriate jurisdictional agency.

Policy 1.6 – The Town shall adhere to the Nation 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.

Policy 1.7 – When applicable, the Town shall provide development proposal information to the Biscayne Bay Shoreline Development Review Committee for review.

Objective 2 – Protect living marine resources including manatees and sea turtles: In general, protect, conserve, or enhance living marine resources. In particular, limit impacts to manatees, sea turtle eggs, fisheries, wildlife, wildlife habitat, marine habitat and environmentally sensitive land.

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 protection area. The Miami-Dade County manatee telephone hotline shall also be publicized by Town officials.

Policy 2.2 – The Town shall enact and enforce land development provisions which 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 Miami-Dade County efforts to protect sea turtle nests. Cooperative actions to be taken by Miami-Dade County and/or Surfside shall include the following: 1) prohibiting horseback riding and campfires on and seaward of the dune during nesting; 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.

Policy 2.3 – The Town shall contact the Miami-Dade County Division of Environmental Management (DERM) if any adverse impact is observed relative to the sea grass beds in adjacent waters.

Policy 2.4 – The Town shall cooperate with the U.S. Army Corps of Engineers for beach 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.

Policy 2.5 – The Town shall maintain and enforce land development code provisions requiring minimum building setbacks from the ocean. Specifically, the Town shall retain the ocean bulkhead line setback criteria established in the zoning code.

Policy 2.6 – The Town shall require all new shoreline development affecting marine habitats to be reviewed by the Miami-Dade County Division of Environmental Resource Management or other applicable jurisdictional agency.

Policy 2.7 –The Town shall coordinate with existing resource protection plans of other governmental agencies, including the Miami-Dade County Division of Environmental Resource Management, the South Florida Water Management District, the Florida Fish and Wildlife Conservation Commission, the Florida Department of Environmental Protection, the U.S. Army Corps of Engineers, the U.S. Fish and Wildlife Service and others.

Policy 2.8 – 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.

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.

Policy 3.1 – The Town shall continue to permit water dependent hotel 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.

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.

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.

Policy 3.4 – The Town shall require water-dependent uses to meet the following criteria:

- a) Construction or subsequent operation shall not destroy or degrade sea grass or hard bottom communities, or habitats used by endangered or threatened species.
- b) Where applicable, all external agency approvals shall be obtained.
- c) The proposed facility shall be: 1) compatible with existing, surrounding land uses, and 2) of sufficient size to accommodate project and the required parking.
- d) The proposed facility shall: 1) preserve or improve traditional public shoreline uses and public access to estuarine and coastal waters, 2) preserve or enhance the quality of the estuarine and coastal waters, water circulation, tidal flushing and light penetration, 3) preserve archaeological artifacts or zones and preserve, or sensitively incorporate historic sites, and 4) where applicable, provide a hurricane contingency plan.

Objective 4 – Protect and enhance beaches and dunes: The Town shall protect beaches and dunes, establish construction standards which minimize the impacts of manmade structures on beach or dune systems, and restore altered beaches and dunes where feasible.

Policy 4.1 – The Town shall continue to maintain the posted signs prohibiting walking on vegetated dune and/or uprooting or otherwise damaging plants.

Policy 4.2 – The Town shall maintain the provisions contained in the zoning code restricting development seaward of the ocean bulkhead line on the properties east of Collins Avenue and shall require all construction activities seaward of the coastal construction control lines established pursuant to s. 161.053 be consistent with chapter 161.

Policy 4.3 – The Town shall enforce and maintain the adopted landscape provisions contained in the zoning code requiring the installation of native beach dune landscape materials seaward of the ocean bulkhead line with any new or redevelopment.

Policy 4.4 – The Town shall continue to coordinate and cooperate with the Florida Department of Environmental Protection's Bureau of Beaches and Coastal Systems and with the Miami-Dade County Park and Recreation Department regarding access to and the appropriate maintenance of the beach area seaward of the erosion control line.

Policy 4.5 – The Town shall regulate the property adjacent to beaches and dunes to ensure the protection of the ecological value of beach and dune areas.

Policy 4.6 – No new dune cross over locations shall be established. The Town shall limit the dune crossovers providing access to the beach to the seventeen crossover locations that currently exist.

Policy 4.7 – The Town shall enforce and maintain the adopted Beach Sand Quality Ordinance.

Objective 5 – Direct population concentrations away from coastal high hazard areas and limit coastal high hazard area infrastructure expenditures: The Town shall, through land use designation and development review, regulate and limit the type of uses in the predicted Coastal High Hazard Area. The Town shall direct population concentrations away from known or predicted High Hazard Areas.

Policy 5.1 – The Town shall require development activities be consistent with, or more stringent than, the flood-resistant construction requirements in the Florida Building Code and applicable floodplain Management regulations set forth in 44 C.F.R. part 60, and shall require all construction activities seaward of the coastal construction control lines established pursuant to s.161.053 be consistent with chapter 161.

Policy 5.2 – The Town shall limit future public expenditure for new infrastructure which will subsidize growth within the Coastal High Hazard Area; expenditures for restoration and maintenance are exempt from these limitations and expenditures for the enhancement and protection of natural resources or for public land acquisition is encouraged.

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, adapt to climate change, or development for which rights were vested prior to enactment of this Plan.

Policy 5.4 – Pursuant to Chapter 163.3178(2)(h) of the Florida Statutes, the “Coastal High Hazard Areas” (also referred to as “high-hazard coastal areas”) means the area below the elevation of the category 1 storm surge line as established by a Sea, Lakes, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.

Policy 5.5 – Consideration for the relocation, mitigation or replacement of any of the existing infrastructure in the Coastal High Hazard Area, as may be deemed appropriate by the Town, shall be coordinate with the state when state funding is anticipated to be needed for implementation of the project.

Objective 6 – Hurricane Preparedness: The Town shall coordinate with the County to maintain a 12- hour hurricane evacuation clearance time to shelter for a category 5 storm event as measured on the Saffir-Simpson scale.

Policy 6.1 – To provide for safe and efficient evacuation of the residents of the Town and other local communities in the event of a hurricane, the Town shall continue to plan and coordinate with Miami-Dade County in updates of the County’s Comprehensive Emergency Management Plan, including evacuation planning. This update shall enable the County and incorporated municipalities to plan for future population densities to ensure compliance with adopted level of service standards established in this Plan.

Policy 6.2 – The Town shall continue to coordinate with the County in updating hurricane evacuation shelter assignments and in disseminating information concerning evacuation routes and evacuation scheduling.

Policy 6.3 – The Town shall conduct an ongoing hurricane evacuation information program to make all residents aware of evacuation needs and plans.

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.

Policy 6.5 – The Town shall continue to update its Comprehensive Emergency Management Plan in order to be prepared for, respond to, and recover from potential hazard.

Policy 6.6 – The Town shall maintain a contingency fund in order to cover the Town’s required match for disaster assistance grants.

Objective 7 – Emergency Preparedness: The Town shall plan and coordinate response for emergency preparedness and/or post-disaster management in the context of climate change.

Policy 7.1 – The Town shall ensure adequate planning and response for emergency management in the context of climate change by maximizing the resilience and self-sufficiency of, and providing access to, public structures, schools, hospitals and other shelters and critical facilities.

Policy 7.2 – The Town shall continue to communicate and collaboratively plan with other local, regional, state and federal agencies on emergency preparedness and disaster management strategies including incorporating climate change impacts into updates of local mitigation plans, water management plans, shelter placement and capacity, review of major trafficways and evacuation routes, and cost analysis of post disaster redevelopment strategies.

Policy 7.3 – The Town shall consider the public health consequences of climate change, such as extreme temperatures and vector-borne diseases, and take steps to build capacity to respond to or support other agency responders.

Objective 8 –Ensure public access to beach and shorelines: The Town shall maintain all existing public access to the beach and shorelines, particularly the Atlantic Ocean and the Atlantic Ocean beach.

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.

Policy 8.2 – The Town shall beautify and enhance beach accesses at the public street ends east of Collins Avenue when funds are available and conditions merit.

Policy 8.3 – The Town shall regulate public parking near beach access points to facilitate its use by beach visitors, particularly during nonbusiness days and hours.

Policy 8.4 – The Town shall continue to provide beach access from of the Surfside Community Center.

Policy 8.5 – The Town shall apply for State and Federal grant funds, such as the Florida Recreation Development Assistance Program, and the Land and Water Conservation Fund for the improvement of public recreation and open space.

Policy 8.6 – The Town shall design and install signage along Collins Avenue and Harding Avenue to identify the public access locations to the beach.

Objective 9 – Protect historic properties: The Town shall provide for protection, preservation or sensitive reuse of historic structures.

Policy 9.1 – The Town shall provide for appropriate use and protection of known historic structures through the site plan review process.

Policy 9.2 – Prior to commencing any significant public construction or issuing any permits for significant private construction, not to include minor construction such as resurfacing of an existing street, construction of a residential fence and/or any other such improvement which will

not disturb the archeological assets which lie well below the surface of these areas within the areas identified as the Surfside Midden and the Surfside Mound, the Town shall notify Miami-Dade County's Historic Preservation Division.

Policy 9.3 – The Town shall coordinate historic resource protection activities, procedures and programs with applicable state and federal laws, policies and guidelines.

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.

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.

Policy 10.2 – Priority shall be given to drainage system improvements for State Road A1A because it serves as a primary evacuation route.

Policy 10.3 – Potential rise in sea level shall be taken into consideration in the design of all infrastructure.

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 applicable regulations designed to minimize hurricane impact on buildings and their occupants.

Policy 11.1 – The Town shall maintain consistency with the program policies of the National Flood Insurance Program (NFIP) administered by the Federal Emergency Management Agency (FEMA) and shall monitor new cost-effective programs for minimizing flood damage. Such programs may include modifications in construction setback requirements or other site design techniques, as well as upgraded building and construction techniques. The Town's adopted flood protection regulations shall be amended as necessitated by changes in FEMA regulations.

Policy 11.2 – When structures are renovated at a cost in excess of fifty (50) percent of the structure's pre-renovation market value, the structure shall be brought into conformance to meet all current laws and ordinances, including those enacted since construction of the subject structure.

Policy 11.3 – The City shall ensure that its code compliance process continues to identify and require the removal and/or rehabilitation of structures that are deemed to be a hazard to the public health, safety and welfare.

Policy 11.4 – The Town shall participate in the Community Rating System of the National Flood Insurance Program

Policy 11.5 – The Town shall continue to enforce regulations and codes which provide for hazard mitigation, including but not limited to, land use, building construction, placement of fill, flood

elevation, sewer, water and power infrastructure, and stormwater facilities. These regulations shall be applied to eliminate unsafe conditions, inappropriate uses and reduce hazard potentials.

Policy 11.6 – The Town shall increase public awareness of hazards and their impacts by providing hazard mitigation information to the public. Information shall address evacuation, sheltering, building techniques to reduce hazards as well as other hazard mitigation issues that could help prevent loss of life and property.

Policy 11.7 – The Town shall continue to monitor updates to sea level rise forecasts and take into consideration the most current data when making decisions regarding land use amendments, capital improvements, infrastructure or critical public facilities projects.

Policy 11.8 – The Town shall, as deemed appropriate, incorporate the recommendation of the hazard mitigation annex of the local emergency management plan and shall analyze and consider the recommendations from interagency hazard mitigation reports.

Policy 11.9 – The Town shall include criteria in the five (5) year schedule of Capital Improvement projects to include consideration for and prioritization for projects that are hazard mitigation initiatives.

Policy 11.10 – Modify the Flood Plain Ordinance to require all buildings (residential and non-residential (except those in the H120 Zoning District) to require the finished floor to be 2 feet above the base flood elevation.

Objective 12 – Sea Level Rise: The Town shall plan for and prepare for the impacts of sea level rise.

Policy 12.1 – The Town shall support the efforts of state environmental and planning agencies to jointly develop, assess, and recommend a suite of planning tools and climate change adaptation strategies for local municipalities to maximize opportunities to protect the beach and dune systems and other coastal resources from the impacts of sea level rise and shall require all construction activities seaward of the coastal construction control lines established pursuant to s.161.053 be consistent with chapter 161.

Policy 12.2 – The Town shall cooperate with federal and State agencies on any beach and dune renourishment programs, and any coral reef protection or establishment programs to enhance coastal resiliency and storm protection.

Policy 12.3 – The Town shall continue to review updated mapping studies to aid in identifying areas of the Town most vulnerable to sea level rise, tidal flooding, and other impacts of climate change.

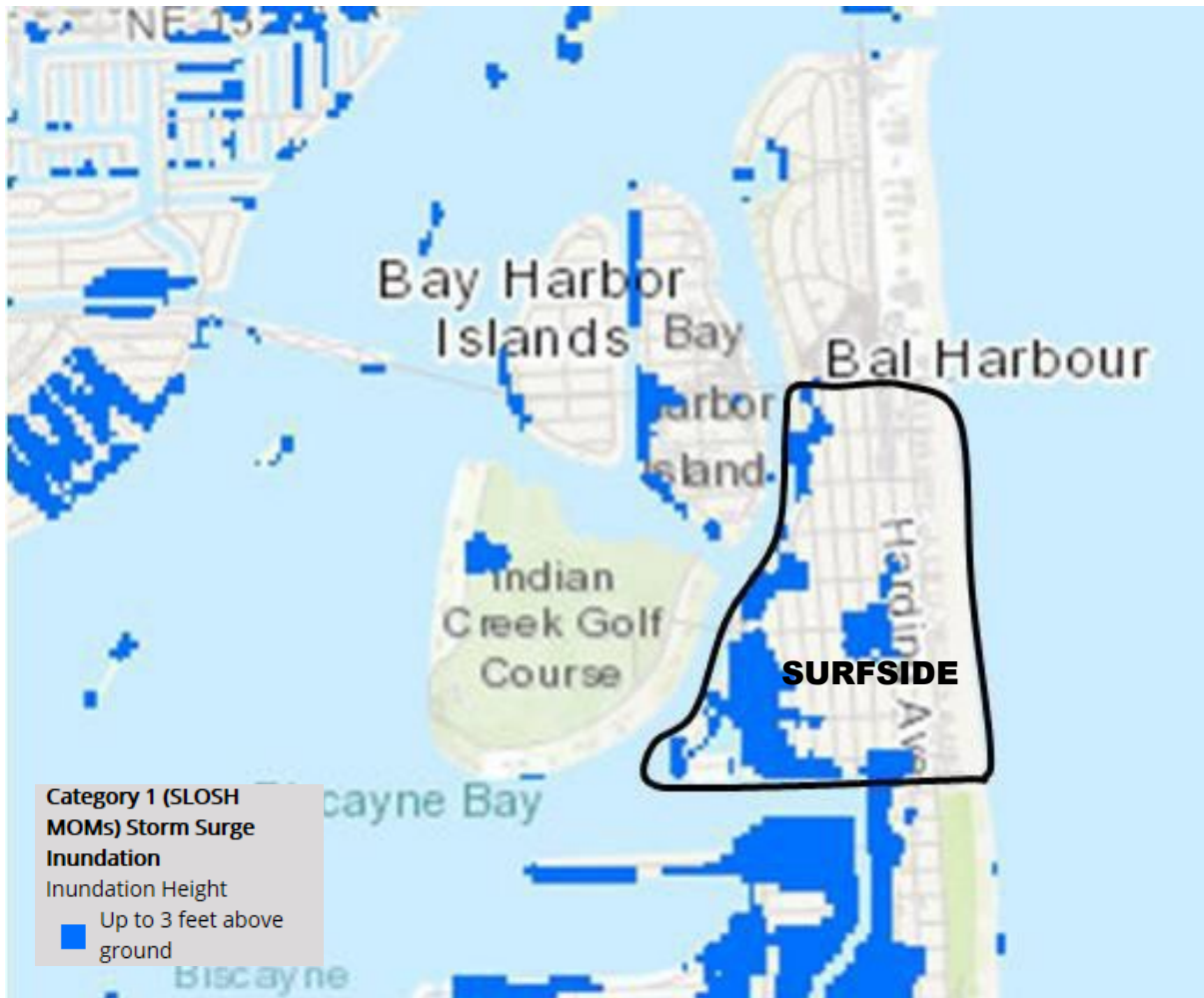
Policy 12.4 – The Town shall continue to review the best available data and designate areas that are at increased risk of flooding due to, or exacerbated by, sea level rise over the next 50 years, and work to make these areas more climate resilient by discouraging density increases and encouraging the use of adaptation and mitigation strategies.

Policy 12.5 – The Town shall continue to review and implement available data that is applicable to the Town from governmental entities such as the Regional Climate Compact or the County that identifies development and redevelopment principles, strategies, and engineering solutions that

reduce the flood risk in coastal areas which results from high-tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea-level rise.

Policy 12.6 – The Town shall continue its program to replace all Town owned seawalls and continue to implement the increased elevations for seawalls and groins as specified in the Town code of ordinances.

CST 1 Storm Tides: NATIONAL STORM SURGE HAZARD MAPS - SLOSH CATEGORY 1 MAP



Source: NOAA/NWS/NHC Storm Surge Unit



Surfside Comprehensive Plan

Map: CST 2

Evacuation Routes

Legend

- Surfside City Limits
- Adjacent City Limits
- Evacuation Route
- Water

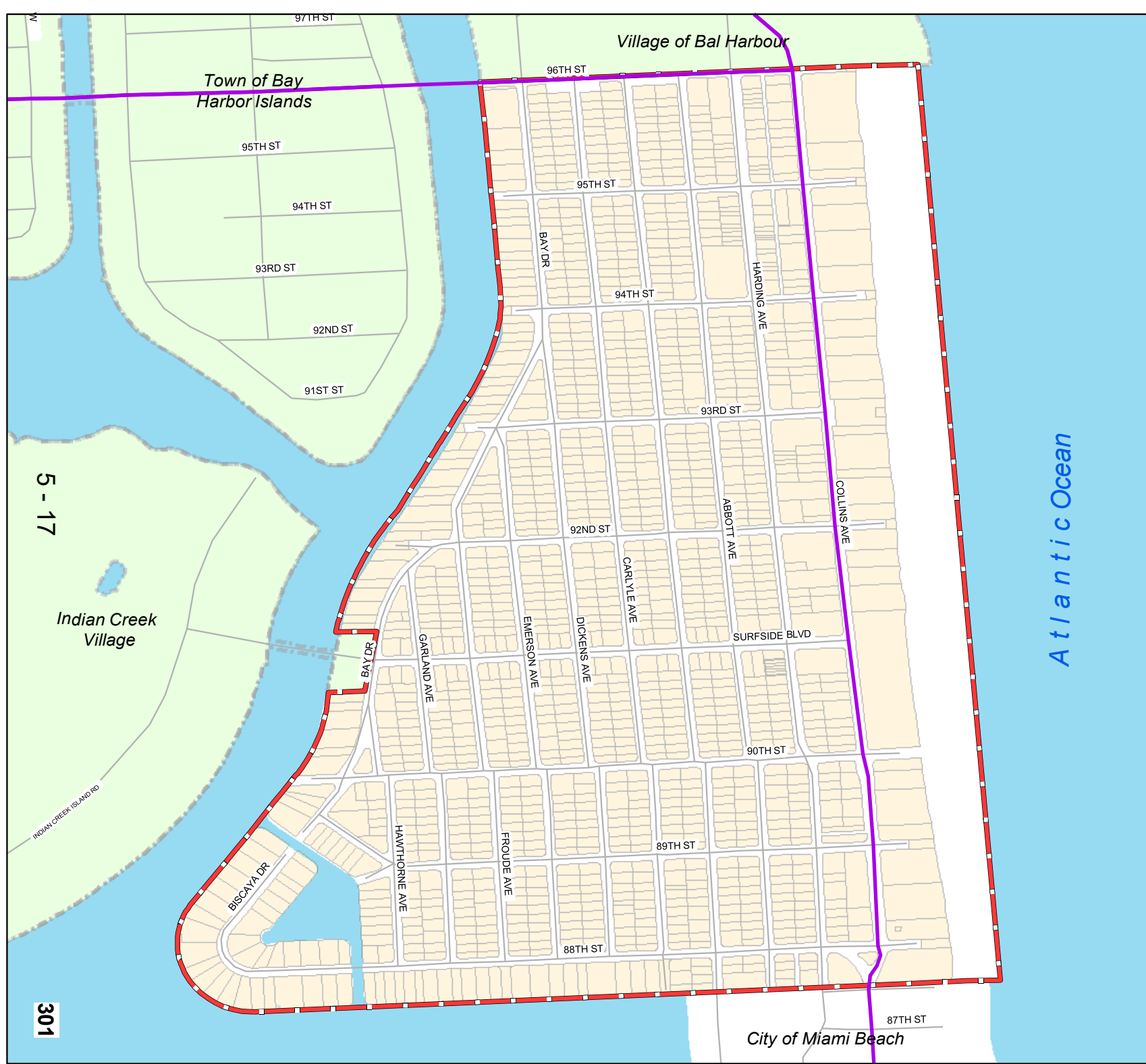
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Print: 6-7-2017

Source: Miami Dade GIS Self Services

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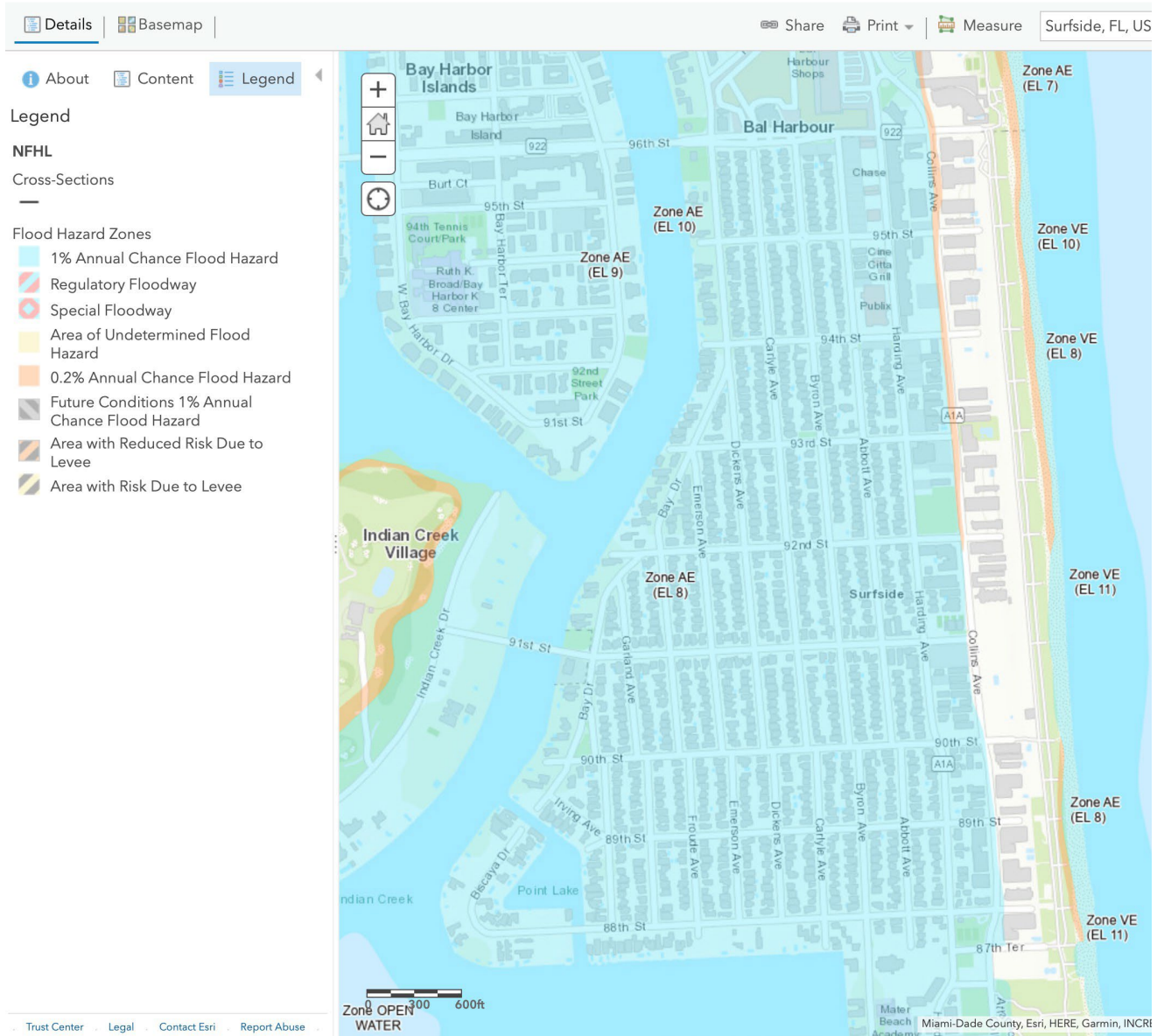
GIS Produced and maintained by the CGA Geographic Information Systems Serv 443



CST 3 - Current FEMA Flood Zone Map
Source: FEMA National Flood Hazard Layer

ArcGIS ▾ FEMA National Flood Hazard Layer (NFHL)

Open



7 RECREATION AND OPEN SPACE ELEMENT

Data Inventory and Analysis

Purpose

The purpose of the Recreation and Open Space Element as set forth in Section 163.3177(6)(e), Florida Statutes (F.S.), is to plan for a comprehensive system of public and private sites for recreation, including, but not limited to, natural reservations, parks and playgrounds, parkways, beaches and public access to beaches, open spaces, waterways, and other recreational facilities.

An assessment of current and projected levels of service and recreation needs provides a basis for standards defining the level of services desired by the Town. Statements of a goal, objectives, and policies for guiding the Town's implementation actions conclude the element. These statements provide direction for the municipal recreation programs and maintenance of parks, open space, and recreation facilities to assure that the needs of Surfside residents will be met in the future.

Existing Facilities

As shown in Map 7-1, the Town is served by five Town-owned recreation facilities. These include (1) Hawthorne Park Tot Lot on Hawthorne Avenue and 90th Street, (2) Veterans Park/Surfside Tennis Center on 87th Terrace between Collins and Harding Avenues, (3) 96th Street Park on Bay Drive and 96th Street, and (4) the Surfside Community Center on the ocean at 93rd Street, and (5) Paws Up Dog Park on 93rd Street and Byron Avenue. A description of these facilities is provided below.

Hawthorne Park Tot Lot: This facility serves as a neighborhood tot lot. In addition, the park has one playground, three picnic tables, and four benches.

Veterans Park/Surfside Tennis Center: This park includes three tennis courts (with six court lights), six benches, Veterans memorial, three flag poles, an office, a restroom, and a WWII cannon. The Town is currently investigating improvements to this facility with the possibility of a 2 story structure and roof-top pickle ball courts.

96th Street Park: Facilities provided at this site include a ball field (with six field lights), two basketball courts, two racquetball courts, a tot lot, a playground, restrooms, six benches, an office, and an irrigation system. The 5-Year Parks Improvement Plan is proposing improvements to 96th Street Park over the next several years. A major park improvement was initiated in FY 2023 which will totally upgrade the entire facility. The \$3.3 million dollar improvement includes a 2 story facility with a community meeting room, lockers, park office, new playground equipment, a kayak launch and new landscaping. The project will be completed in 2024.

Surfside Community Center: In 1962, the Town of Surfside built a community center on the ocean at 93rd Street. In 2008, that building was demolished due to building and safety concerns. The current Community Center was completed in 2011 and houses the Aquatic Facility which includes a recreation pool with lap lanes, plunge pool and slide, children's activity pool, and a jacuzzi pool. Additional amenities include two multipurpose rooms which can host a variety of activities and programs for all ages. The Community Center also includes locker room facilities, restrooms, administrative offices, an outdoor green area, and a snack bar and grill.

Paws Up Dog Park: This facility is a fenced in area for residents’ pets to enjoy active play time. Several benches are also included.

Other Recreation Facilities: In addition to these facilities, other public recreation and open space lands in Surfside include the State-owned beachfront which comprises approximately 38 acres and stretches for just over a mile along the Atlantic Ocean, a community garden at 89th Street and Dickens Avenue, and several existing street ends and associated rights-of-way allowing for beach access. Private recreation facilities include the Surf Club on Collins Avenue between 90th and 92nd Streets, and beachfront property west of the erosion control line, paralleling the State-owned beach. Moreover, additional public recreational opportunities can be found within a three-mile radius of the Town including Haulover Beach Park and Oleta River State Park.

Analysis of the Need for Facilities

The Surfside Parks and Recreation Department operates a number of Town facilities and a wide range of community programs. Facilities include the aforementioned Hawthorne Park Tot Lot, 96th Street Park, Veterans Park/Surfside Tennis Center, Paws Up Dog Park, Community Center with Aquatic facilities, as well as the Administrative Offices and 93rd Street Beach Lifeguard Stand. The Parks and Recreation Department sponsors adult education classes, holiday celebrations, youth programs and sports, and special events designed to provide entertainment, education, and recreation for all Town residents and visitors.

The Town recognizes that parks and recreation are vital components of the overall community. Table 7-1 provides ~~Following~~ is an acreage inventory of Surfside public recreation facilities.

Table 7-1. Parks and Recreation Inventory

FACILITY	ACREAGE
Hawthorne Park Tot Lot	0.22
Veterans Park/Surfside Tennis Center	0.99
96th Street Park	0.99
Surfside Community Center	1.27
Paws Up Dog Park	0.10
public beach	34.76
pocket parks and r-o-w dead ends	1.44
TOTAL:	39.77

Source: Calvin, Giordano & Associates, Inc. 2017

While the public beach does not generally offer Parks and Recreation Department programming, this acreage will be included for the level of service (LOS) analysis because it is an integral part of the Town. Using the 39.77 acres of public recreation, along with population projections, Surfside’s LOS for recreation can be projected through 2035. The LOS standard for publicly-owned recreation lands in Surfside is six (6) acres per one thousand (1,000) permanent population. As the following table shows, this standard will be

met through 2045 2035. While the Town believes the population projections are too low based on redevelopment in the last 3 years, the Town could support a population increase to 6,628 year round residents and still meet the 6 acres/1,000 population LOS.

Table 7-2. Projected Park LOS

Year	Population (Projected)	LOS Standard	Acres Needed	Town Park Acreage	Surplus Acreage
2010	5,744*	6.0/1,000	34.46	39.77	5.31
2015	5,705**	6.0/1,000	34.23	39.77	5.54
2020	5,952**	6.0/1,000	35.71	39.77	4.06
2025	6,181**	6.0/1,000	37.08	39.77	2.69
2030	6,398**	6.0/1,000	38.39	39.77	1.38
2035	6,556**	6.0/1,000	39.34	39.77	0.43

Sources: * 2010 U.S. Census; ** Florida Housing Data Clearinghouse (FHDC), 2016

Table 7-2. Projected Park LOS (New)

Year	Population (Projected)	LOS Standard	Acres Needed	Town Park Acreage	Surplus Acreage
2020	<u>5,689*</u>	6.0/1,000	<u>27.37</u>	39.77	<u>12.40</u>
2025	<u>5,466**</u>	6.0/1,000	<u>32.80</u>	39.77	<u>6.97</u>
2030	<u>5,293**</u>	6.0/1,000	<u>31.76</u>	39.77	<u>8.01</u>
2035	<u>5,105**</u>	6.0/1,000	<u>30.63</u>	39.77	<u>9.14</u>
2040	<u>4,908**</u>	6.0/1,000	<u>29.45</u>	39.77	<u>10.32</u>
2045	<u>4,710**</u>	6.0/1,000	<u>28.26</u>	39.77	<u>11.51</u>

Sources: * 2020 ACS U.S. Census; ** Florida Housing Data Clearinghouse (FHDC), 2023

Goals, Objectives and Policies

Goal 1: Provide adequate recreation and open space facilities to serve the Town's residents.

Objective 1 – Access to recreation sites: In general, ensure public access to identified recreation sites by creating a pedestrian and bicycle network that links the Town's parks, recreational, and natural amenities into an "emerald necklace." This objective shall be measured by implementing its supporting policies.

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. 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; and 2) removing invasive or otherwise undesirable plant species including those listed in Conservation Element Policy 4.2.

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."

Policy 1.3 – The Town shall continue to support the existing and explore the feasibility of enhancing each of the street-ends east of Collins Avenue to create "pocket parks" where appropriate.

Policy 1.4 – The Town shall provide barrier-free access for the handicapped to all public recreation facilities.

Policy 1.5 – The Town shall continue to support bicycle parking facilities provided at strategic beach access points and at public parks.

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 policies.

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.

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 6.0 acres per 1,000 people permanent population together with an appropriate range of facilities. This standard is based on existing resources and the anticipated population.

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 Tot Lot, 2) Veterans Park/Surfside Tennis Center, 3) 96th Street Park, 4) Surfside Community Center, and 5) Paws Up Dog Park. These facilities shall remain as public recreation facilities unless comparable facilities are provided to replace them.

Policy 3.2 – The Town classifies the community center as Community Facilities thereby allowing on-site community and recreational buildings to be developed.

Policy ~~3.3~~ ~~3.2~~ – The Town shall continue to seek State and Federal grant funds for Town park enhancements.

Policy ~~3.4~~ ~~3.3~~ – The Town shall give priority to upgrading existing public recreation lands, but it shall acquire new sites when resources are available.

Policy ~~3.5~~ ~~3.4~~ – For public recreational sites, a minimum level of service standard shall be set at six (6) acres per one thousand (1,000) permanent population.

Policy ~~3.6~~ ~~3.5~~ - The Town shall continue to ensure high quality and safe recreational facilities for Town residents.


Policy ~~3.7~~ ~~3.6~~ – The Town shall continue to implement the current 5-Year Parks Improvement Plan.

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 landscaping requirements 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 residential buffers.

Objective 5 – Provision of open space: Assure the provision and preservation of open space to aid in community resiliency to climate change. This objective shall be measured by implementing its supporting policy.

Policy 5.1 – The Town shall maintain and improve land development code standards and incentives to achieve and maintain open space. Regulations shall address site perimeters, parking lots and buffers related to open space.










Surfside Comprehensive Plan

Map: REC 1

Town Parks and Recreation Facilities


Legend

-  Surfside City Limits
-  Adjacent City Limits
-  Public Beach
-  Municipal Parks
-  Water




Print: 6-7-2017

Source: Miami Dade GIS Services, Inc.



Produced and maintained by the CGA Geographic Information Systems Services



87TH ST
City of Miami Beach

9 CAPITAL IMPROVEMENTS ELEMENT

Data Inventory and Analysis

Purpose

The purpose of the Capital Improvements Element is to evaluate the need for public facilities as identified in the other comprehensive plan elements and as defined in the applicable definitions for each type of public facility, to estimate the cost of improvements for which the local government has fiscal responsibility, to analyze the fiscal capability of the local government to finance and construct improvements, to adopt financial policies to guide the funding of improvements and to schedule the funding and construction of improvements in a manner necessary to ensure that capital improvements are provided when required based on needs identified in the other comprehensive plan elements. The element shall also include the requirements to ensure that an adequate concurrency management system will be implemented by the Town.

Planning Timeframes

The Town of Surfside Comprehensive Plan provides guidance on development and redevelopment over two planning periods: a 5-Year period ending FY 2022 (short term) and a long-term planning period ending FY 2035.

Public Facility Needs

Transportation

The Town is responsible for maintaining the local network program. 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 96th Street is the main east-west roadway.

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. The Level of Service for major, state roadways in Surfside is LOS E+20, meaning that where mass transit service having headways of 20 minutes or less is provided within a ½ mile distance, roadways shall operate at no greater than 120 percent of their capacity.

State arterial roadways include Collins Avenue, Harding Avenue and 96th Street which are all functioning at Level of Service Standard D and are meeting level of service standards. There are no FIHS or SIS facilities within the Town of Surfside.

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 monitors roadway concurrency and currently all roadways are meeting level of service standards.

Currently, the only roadway capital improvements planned in the Surfside area by FDOT is the ~~Indian Creek Bridge Rehabilitation~~ SR A1A Harding Avenue Resurfacing, Restoration and Rehabilitation Project.

To accommodate the impacts of new development, alternative modes of transportation are required to reduce traffic congestion. Six bus routes from Miami-Dade Transit travel through the Town; all the routes run along Collins Avenue and Harding Avenue. The Town has its own bus system which complements the

Miami-Dade County Transit. The Town's mini buses circulate between the business district and residential areas.

De Minimis Impacts

The Town does not allow for exceptions for de minimis impacts. Also, the Town lies completely within a Transportation Concurrency Exception Area.

Gas Tax Projects

Per F.S. 336.025 (1)(a)3 municipal governments shall use local option gas taxes for transportation expenditures to meet the requirements of the capital improvements element of an adopted comprehensive plan or for expenditures needed to meet immediate local transportation problems and for other transportation-related expenditures that are critical for building comprehensive roadway networks by local governments. Such expenditures are required to be included in the Comprehensive Plan.

The Town's Municipal Transportation Fund is funded primarily by the Town's pro-rata share of the half-cent discretionary sales surtax on purchases made in Miami-Dade County. This fund provides for the Town's Freebee Service, bus shelter replacement, sidewalk replacement, transportation studies and maintenance.

~~The Schedule of Capital Projects to be partially funded by gas taxes are identified in Table 9-10D. The related projects are not planned to alleviate level of service issues, but are included to meet statutory requirements for listing local option gas tax projects in the Capital Improvement Element~~

Potable Water

The Town of Surfside's potable water is provided by the Miami-Dade County Water and Sewer Department (MDWASD) which provides service for approximately 2.6 million customers in Miami Dade County. The Town of Surfside is serviced by the Hialeah-Preston Water Treatment Plant service area which includes the northern part of Miami-Dade County.

The water is distributed to residents and commercial business by approximately 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 Collins Avenue 8 inch water main between 88th Street and 96th Street is programmed to be replaced. Additional information on the Town's Water System can be found in the Infrastructure Element.

Water Source

~~The source water for Hialeah Water Treatment Plant (WTP) is from the Hialeah Miami Springs Wellfields, supplemented by the Northwest Wellfield. There are three active wells located in the Hialeah Wellfield constructed in 1936. Each well is 14 inches in diameter, 115 feet deep and have casing depths of 80 feet. The total wellfield capacity is 12.54 mgd or 8,700 gpm (2,900 gpm for each well). The twenty active wells located in the Miami Springs Wellfield were constructed between 1924 and 1954. These wells are 14 inches and 30 inches in diameter, 80 to 90 feet deep and have casing depths of 80 feet. The total wellfield capacity is 79.30 mgd or 55,070 gpm (ranging between or 2,500 and 5,000 gpm for each well). The Northwest Wellfield has fifteen active wells that were constructed in 1980. The wells are 40 inches and 48 inches diameter and 80 to 100 feet deep, with casing depths ranging from 46 to 57 feet. These wells~~

have two-speed motors. The total nominal capacity of the wells at the low-speed flow rate is 149.35 mgd. The capacity of each well, except well No. 10, is 10 mgd at the low-speed flow rate. Well 10 has a low-speed capacity of 9.35 mgd. The total nominal capacity for the wells at the high-speed flow is 220.94 mgd.

The seven active wells located in the John E. Preston Wellfield were constructed in 1966 and 1972. Each well is 42 inches in diameter, 107 feet deep and have casing depths of 66. The capacity of wells No. 1 through No. 6 is 5,000 gallons per minute (gpm) each and the capacity of well No. 7 is 7,000 gpm. The total wellfield capacity is 53.28 mgd.

Water Treatment Plants (WTPs)

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. The Hialeah WTP has a current rated capacity of 60 mgd and there are plans to rerate and upgrade the Hialeah WTP to a capacity of 70 mgd, if necessary. The treatment process for this WTP includes lime softening with sodium silicate activated by chlorine, recarbonation, chlorination, ammoniation, fluoridation, filtration, and air stripping. The plant site is relatively small, and is surrounded by residential areas.

The John E. Preston WTP was originally designed as a 60 mgd plant in 1968 and upgraded to 110 mgd in 1980. The plant was re-rated to a total capacity of 130 mgd in 1984. The plant reached its present capacity of 165 mgd with another addition in 1988. In 1991, the plant was modified with an air stripping capacity of 185 mgd to remove VOCs. In 2005, plant process modifications to provide enhanced softening for reduction of color and total organic carbon came on line. The main source of water for the Preston WTP is from the Northwest Wellfield. The current rated capacity is 165 mgd with a treatment process similar to that of the Hialeah WTP. This includes lime softening with ferric and other coagulant and chemicals added to prior to lime for enhanced softening, recarbonation, chlorination, ammoniation, fluoridation, filtration, and air stripping. The Preston plant is also located in a residential area of Hialeah.

Potable Water Level of Service

The Town of Surfside currently coordinates with MDWASD and the South Florida Water Management District to meet existing and projected demands based on level of service (LOS). The Town's projected water demands are provided shown in Table 3.6 and in Figure 2.5.1-10 in the 2024 Water Supply Facility Work Plan (WSFWP) 9-1 below were developed utilizing the Town's average per capita value of 148.04 gallons per capita per day which indicates that there will be no deficit of finished water through 2030.

Table 9-1. Town of Surfside Water Demand Projection

Year	Population	Per Capita Consumption	Projected Consumption	Projected Consumption
		GPCD	GPD	MGD
2015	5,866	148.04	868,399	.87
2020	6,019	148.04	891,073	.89
2025	6,173	148.04	913,747	.91
2030	6,326	148.04	936,421	.94

Source: MDWASD's 20-year water supply plan (2014-2033)

Figure 4.1 in the Town of Surfside 15 Year Water Supply Facilities Work Plan indicates that there will be no deficit of finished water through 2030.

The existing LOS for the Town of Surfside based on MDWASD goals for potable water is as follows:

- a) The regional treatment system shall operate with a rated maximum daily capacity no less than 2 percent above the maximum daily flow for the preceding year, and an average daily capacity 2 percent above the average daily system demand for the preceding 5 years. The maximum daily flow shall be determined by calculating the average of the highest five single day flows for the previous 12 months.
- b) Water shall be delivered to users at a pressure no less than 20 pounds per square inch (psi) and no greater than 100 psi. Unless otherwise approved by the Miami-Dade Fire Rescue Department, minimum fire flows based on the land use served shall be maintained as follows:

Land Use	Min. Fire Flow (gpm)
Single Family Residential Estate	500
Single Family and Duplex; Residential on minimum lots of 7,500 sf	750
Multi-Family Residential	1,500
Semiprofessional Offices	
Hospitals; Schools	2,000
Business and Industry	3,000

Storage Capacity

The finished water storage facilities for the Hialeah-Preston subarea consist of both “in-plant” and remote storage facilities. The total combined storage capacity between both plants inclusive of all potable water 56.0 MG.

Sanitary Sewer

The sanitary sewer system is defined as structures or systems designed for the collection, transmission, treatment, or disposal of sewage and may include trunk mains, interceptors, treatment facilities, and disposal systems. The Town's sanitary sewer system is interconnected with the Miami-Dade County Water and Sewer Department (MDWASD) system. Surfside maintains its own sewer collection system and two pumping stations. By agreement, the Town of Surfside and Bal Harbour share a sanitary force main that connects to the City of Miami Beach transmission system. The tri-party agreement provides for the transmission of sewage via force mains to the MDWASD system and eventually to the treatment plant and disposal.

Geographic Service Area

The Town's system is coextensive with the Town's boundaries, while the County system includes unincorporated and incorporated areas of Miami-Dade County inside the 2005 Urban Development Boundary that have an agreement with MDWASD. The system also incorporates a small number of facilities, mostly State or County owned, outside of the Urban Development Boundary.

Additional information on the Town's Sanitary Sewer System can be found in the Infrastructure Element.

Treatment Facilities and Capacity

~~There has been a significant reduction in average flow into the regional system as a result of extensive infiltration and inflow (groundwater and rainwater) prevention projects conducted by MDWASD in recent years. Infiltration and inflow within the sewer system should be kept at a minimum to avoid hydraulic overload to the receiving treatment plant. It is pertinent for an operation and maintenance plan to be part of the county's sanitary sewer system. As a result, the regional wastewater treatment plants operating capacity can remain in compliance with Miami-Dade County MDWASD and Florida Department of Environmental Protection (FDEP) standards.~~

~~The Town of Surfside is located in the MDWASD Central District Sanitary sewer system; however, MDWASD operates two additional regional wastewater treatment plants in the North and South Districts. Because the system is interconnected, the service districts have flexible boundaries, and some flows from one district can be diverted to other plants in the system.~~

~~Surfside's sewer system is treated by a secondary treatment facility on Virginia Key owned and operated by the Miami-Dade County Water and Sewer Department (MDWASD). The Town's sanitary sewer collection system is divided into two basins. Sanitary sewer pipes range in size from 8 to 15 inches with flows directed to two pump stations. Pump Station 1 receives sewage from the area of Surfside north of 91st Street, which includes the Business District and a majority of the high rise buildings. Pump Station 2 serves the remainder of the Town, including most of the waterfront lots. The sewage is pumped via the force main which runs along 89th Street, 93rd Street, Collins Avenue and connects to the City of Miami Beach's system near 74th street. Sewage continues under pressure through MDWASD force mains to Virginia Key.~~

Current Facility Demand

~~According to the Town of Surfside Consumption Analysis, in 2014/2015 approximately 258 million gallons of wastewater were treated by the County system from the Town of Surfside and 260 million in 2015/2016.~~

In FY08, the Town began mapping all sewer and potable water lines within the municipal boundary to enhance maintenance. Also, in FY09, the Town identified infiltration issues to the sanitary sewer system and has completed a program to seal manholes to identify and inventory broken lines. Table 9-2 shows projected sewage flow demands for the Town of Surfside and Table 9-2B show current and projected wastewater capacity for the entire county.

In 2010 to 2014, the Town completed a sanitary sewer rehabilitation plan. All existing gravity sewer mains and laterals were lined or reconstructed in accordance with the approved plan. All sanitary manholes were rehabilitated. The Town also completed rehabilitation of the existing sanitary sewer pump stations, and construction of 12" Force Mains along 93rd Street and 89th Street. The Force Mains were tied in to the newly constructed 16" Force Main along Collins Avenue. The existing Force Main that runs along Byron Avenue is not currently in use and only remains as a stand-by facility.

Since the Town completed the sanitary sewer rehabilitation plan of the existing system in the recent past, there are currently no additional level of service projects required or needed for the Town's sanitary sewer system.

Table 9-2A. Projected Sewage Flows

Year	2010	2015	2030
Population	5,744	5,952	6,398
Per Capita (gallons per day finished sewage)	155	155	155
(All potable volumes are finished sewage)	MGD	MGD	MGD
Sewage Total Flow (daily average annual)	0.89	0.92	0.99

Source: Calvin, Giordano & Associates, Inc. 2017

Table 9-2B. Miami-Dade County Current and Projected Wastewater System Capacity 2016-2026

County WWTP Capacities	Actual County Flow (mgd)		Total Permitted Capacity / Projected County Flows (mgd)		
	2016 Plant Capacity (mgd)	Dec. 2015	2022	2024	2026
North	120.0	89.3	120.0 / N/A1	120.0 / N/A1	85.0 / N/A1
Central	143.0	120.0	143.0 / N/A1	143.0 / N/A1	83.0 / N/A1
South	112.5	97.1	121.0 / N/A1	131.0 / N/A1	131.0 / N/A1
West	N/A	N/A	N/A	N/A	102.0 / N/A1
Total	375.5	306.4	384.0 / 321.1	394.0 / 326.3	401.1 / 331.6

Source: Miami-Dade Water and Sewer Department, 2016; 1County only has projected data for total regional system

Drainage

In 2013, the Town completed a major retrofit of the existing drainage systems. The existing storm drainage system consisted of a network of underground storm sewers and outfalls discharging directly into the Indian Creek and Biscayne Bay. An existing pumping station at the western end of 92nd Street assisted the drainage of water from that street by pumping to an outfall. Storm sewers in the existing system ranged in diameter from 10 inches to 36 inches.

Town of 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-922/96th Street. The Florida Department of Transportation (FDOT) provided storm drainage improvements on Harding and Collins Avenue in the early 1990's. Equipment which currently serves the 92nd Street pump station were replaced by FDOT and will be 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 high- high tide, creating a backup in the outfall pipes. The Harding and Collins storm drainage improvements utilize on-site wells and control structures to provide additional capacity. Additional information on prior improvements of the Town's Drainage System can be found in the Infrastructure Element.

~~In 2002 FDOT completed the Stormwater Pump Station System Operational Evaluation and Recommended Improvements (OERI) Report which provided three alternatives to improve stormwater pump systems along Harding. 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 88th Street and 94th Street), a new 36 inch force main to connect to existing wells; new pumps, structures, controls, and a new gravity bypass drainage pipe.~~

~~In 2006, the Town of Surfside initiated another stormwater project, which consists of retrofitting the Town's outfall pipes to reduce pollutants entering Biscayne Bay. The facilities at each location consists of~~

three new stormwater pump stations which pump water into drainage wells. In order to address pollution concerns for a Florida Department of Environmental Protection (FDEP) drainage well permit, the Town installed Nutrient Separating Baffle Boxes upstream of the pump station to provide treatment before the runoff enters the groundwater which was included in this retrofit project.

The recently constructed retrofitted stormwater management system of the Town consists of a network of underground storm sewers along with outfall control structures discharging into the Indian Creek and Biscayne Bay, and three additional pump stations discharging into 9 drainage wells. The newly constructed control structures facilitate well discharge before discharging to Biscayne Bay. The project addressed long-term concerns regarding water backing into the streets and poor water quality in the adjacent Biscayne Bay along the Town's shores. The project directly addressed The Trust for Public Land's Biscayne Bay Accessibility report, supported the SFWMD's Biscayne Bay Partnership Initiative (BBPI), and enhanced the level of service.

In 2015, the Town completed drainage improvements for Biscaya Island along 88th Street. The Town constructed new check valves to prevent back flow into the existing roadways and upsized one 12-inch outfall to a 24-inch diameter outfall. Since the Town completed the retrofit of the existing drainage system in the recent past, there are currently not additional level of service projects required or needed for the Town's drainage system.

Drainage capital improvements (see Table X) are proposed in 2023 on Abbott Avenue between 91 and 92 Streets. The project will upsize the existing FDOT conveyance system along Harding Avenue. Two new stormwater pump stations and 3 drainage wells will be constructed. The project will significantly improve flooding issues on Abbott Avenue and beyond within the neighborhood.

Solid Waste

The Town's Public Works 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 and other Miami-Dade County landfills. Last year (FY15/16) Surfside deposited approximately 4,932 tons of waste material at the county's facility. Based on the 2010 U.S. Census population of 5,744 approximately 4.7 pounds per person per day was collected. The Town, as of June 2, 2016, discontinued recycling services with Miami-Dade County for residential properties.

The Town now collects recycling. Between June 2, 2016 and December 29, 2016, the Town collected a total of 218.9 tons of recycling. Based on information supplied by the Miami-Dade County Department of Solid Waste Management (Table 9-2C), the existing disposal capacity at the North Dade Landfill and the South Dade Landfill and the Resource Recovery Plan appear to have adequate to meet Surfside's needs for the foreseeable future.

Table 9-2C. Miami-Dade County Solid Waste Facility Capacity

	South Dade Landfill	North Dade Landfill	Resources Recovery Facility and Ashfill
Built out Capacity in Tons	23,208,000	13,526,000	8,060,000
Tons in Place (June 30, 2016)	17,547,000	11,984,000	5,765,000
Remaining Capacity in Tons	1,261,000	1,541,000	2,295,000
Last Year's Disposal Tonnage (7/1/15 – 6/30/16)	390,626	190,478	160,879
Estimated Average Disposal Rate per Year in Tons	400,800	183,900	168,500

Source: Miami-Dade County Department of Solid Waste Management, 2016; Landfill Capacity Analysis for DSWM Active Landfills, July 1, 2016.

There are sufficient capacity in Miami-Dade County landfills to meet the Town's needs for solid waste disposal for the short term and long-term planning horizons. Additional information on Solid Waste is provided in the Infrastructure Element.

Parks

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

Table 9-3. Park Inventory

FACILITY	ACREAGE
Hawthorne Park Tot Lot	0.22
Veterans Park/Surfside Tennis Center	0.99
96th Street Park	0.99
Surfside Community Center	1.27
Paws Up Dog Park	0.10
Public beach	34.76
Street ends	1.44
TOTAL:	39.77

Source: Calvin, Giordano & Associates, Inc., 2017

While the public beach does not generally offer Parks and Recreation Department programming, this acreage will be included for the level of service (LOS) analysis because it is an integral part of the Town. Using The 39.77 acres of public recreation, along with the future population projections, Surfside's LOS for recreation can be projected through 2035. The LOS standard for publicly-owned recreation lands in Surfside is six (6) acres per one thousand (1,000) permanent population. As the following table shows, this standard will be met through 2035. Additional information on Parks can be found in the Park and Recreation Element.

Table 9-4. Projected Park LOS

Year	Population (Projected)	LOS Standard	Acres Needed	Town Park Acreage	Surplus Acreage
2010	5,744*	6.0/1,000	34.46	39.77	5.31
2015	5,705**	6.0/1,000	34.23	39.77	5.54
2020	5,952**	6.0/1,000	35.71	39.77	4.06
2025	6,181**	6.0/1,000	37.08	39.77	2.69
2030	6,398**	6.0/1,000	38.39	39.77	1.38
2035	6,556**	6.0/1,000	39.34	39.77	0.43

Sources: * 2010 U.S. Census; ** Florida Housing Data Clearinghouse (FHDC), 2016

It should be noted this analysis does not take into account private recreation facilities such as the Surf Club and private beach frontage west of the erosion control line.

Schools

Surfside is within District 3 of the Miami-Dade County School District. The following table shows student enrollment and capacity in 2016 for the schools serving Surfside. Existing schools serving Surfside are at or above capacity. Additional information on schools can be found in the Public School Element.

Table 9-5. Public Schools Serving Surfside Capacity and Enrollment (2016)

School	Enrollment	Capacity	% Capacity Utilized
Elementary Schools			
Ruth K. Broad Bay Harbor K-8 Center	1,385	990	140%
Middle School			
Nautilus	1,028	1,050	98%
High School			
Miami Beach Sr High	2,469	2,110	117% 96.3%

Source: Miami-Dade Public Schools, 2016

Public Health System

Capital Improvement Element must also include the location of public health systems within the local jurisdiction. There are no major public health facilities within Surfside. The hospitals and public health centers located nearby and accessible to Surfside residents are as follows:

Aventura Hospital & Medical Center
20900 Biscayne Blvd, Aventura

The Miami-Dade Health Department (Florida Department of Health) has offices in various location in Miami–Dade County with the following offices closest to Surfside:

Miami-Dade County Health Department Main Complex
1350 NW 14th St.
Miami, FL 33125

Local Policies and Practices

The Town annually prepares and adopts operating budgets for its various departments. Through the budget process, capital improvement needs are considered and funds are allocated.

Timing and location of public facilities is determined by needs projected by the various departments of the Town, and in the case of multi-jurisdictional facilities such as state roads or potable water, by coordination with the affected agencies. Capital facilities will be planned and constructed in accordance with the established Schedule of Capital Improvements. This program is a five-year schedule of improvements which is supported by a projection of revenues to ensure its feasibility. Improvements included in the 5-year program include those items called for by the various departments of the Town.

There are four stimuli which prompt Town departments to call for capital improvements; demand created from outside the Town as well as within the Town:

- Anticipated demand through growth
- Coordination of Town plans with those of State agencies and water management districts, and other outside agencies
- Demand for improvements created by facility breakdown or by life expectancy of the facility
- Maintenance of level of service standards

Funding Sources

Existing Revenue Sources

Ad Valorem Tax

The Miami-Dade County Property Appraiser's Office sets the Town's assessed and taxable values of property. Ad valorem translates from Latin, "according to value." This is the property tax paid based upon the appraised value of one's property and it is calculated by a millage rate. Each mill generates \$1 of tax revenue for every \$1,000 of taxable property value. Taxable value may differ from assessed value because of exemptions, the most common of which is the \$25,000 homestead exemption, and another

\$50,000 in exemption for homeowners aged 65 or greater, subject to income requirements. The maximum millage a Town may levy is 10 mils, but this can only be accomplished through a unanimous vote of all Commissioners (not just those present).

Sales and Use Taxes

This category of taxes includes the local option sales tax and resort taxes. These are taxes generated by local jurisdictions under authorization by the State of Florida.

Franchise & Utility Taxes

The Town collects three types of franchise and utility taxes: electric utility taxes, gas utility taxes, and Surfside Occupational License Taxes. Since Fiscal Year 2002, the Town has been prohibited from collecting taxes on telephone franchises, telephone utility taxes, and cable television franchise taxes. These taxes are now collected by the State of Florida's Department of Revenue and re-distributed to municipalities according to use records at a rate of 5.22%.

Permits/licenses/and inspections

Licenses, permits and inspection fees are collected for services performed at specific properties for the benefit of particularly property owners. Building permit categories include: structural, electrical, plumbing, roofing and mechanical permits. As the Town is substantially at build out, little revenue is generated above a base level unless there is commercial development underway.

Intergovernmental Revenue

The Town receives recurring revenues from revenue sharing programs with the State of Florida. The Town receives periodic intergovernmental revenues from the federal government in the form of assistance grants for specific projects. All disbursements of State revenues are based on receipts by the State and the Town's population.

Services Revenues

This category includes all fees generated from services provided by the Town. This includes recreation fees, solid waste collection fees, stormwater collection fees, lien search services, stormwater utility fees, and similar items.

Fines and Forfeitures

Funds to promote public safety and other projects are received by the Town from fines, forfeitures, and/or seizures connected with illegal behavior in the community. Those funds are restricted to, and accounted for, in the Town's fines and forfeiture fund. Fines for the general fund derive from parking violations.

Miscellaneous Revenues

Any revenues that the Town receives which do not reasonably conform to any of the above identified categories is included in this category. This category includes interest earnings, receipts from the disposition of assets by sale, and similar items. Interfund Transfers between other funds may also be captured here.

Revenue and Expense Projections

The Town of Surfside develops operating costs based on a zero-based budget model. Departments are encouraged to review prior spending as a way of reminding themselves of on-going obligations. Each request for funding must, however, be accompanied by a detailed justification. The practice of incremental budgeting (identifying operational budgets by increasing/decreasing the prior years' expenditures by a percentage) is an option which the Town has rejected. The following tables illustrate the Town's projected revenue and expense. Projections for FY2017-FY2021 based upon a projected 1% increase in property values and an overall 3% increase of revenues and expenditures.

Table 9-6. Projected General Fund Revenues (FY17-FY21)

Department	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
Property Tax	8,047,948	8,289,386	8,538,068	8,794,210	9,058,036
Sales and Use Taxes	1,411,477	1,453,821	1,497,436	1,542,359	1,588,630
Franchise and Utility Tax	1,364,515	1,405,450	1,447,614	1,491,042	1,535,773
Permits/Licenses/Inspection	70,700	72,821	75,006	77,256	79,574
Intergovernmental-Federal/State	601,812	619,866	638,462	657,616	677,344
Services Revenues	486,100	500,683	515,703	531,174	547,109
Fines & Forfeitures	712,000	733,360	755,361	778,022	801,363
Misc. Revenues	31,525	32,471	33,445	34,448	35,481
Transfers - In	446,116	459,499	473,284	487,483	502,108
Total General Fund	13,172,193	13,567,357	13,974,379	14,393,610	14,825,419

Source: Calvin, Giordano and Associates, Inc. (Based upon Town of Surfside Adopted Budget Fiscal Year 2017)

Table 9-7. Projected General Fund Expenditures (FY17-FY21)

Department	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
Personnel	8,257,679	8,505,409	8,760,571	9,023,388	9,294,090
Operating Expenses	3,985,657	4,105,227	4,228,384	4,355,236	4,485,893
Capital Outlay	99,500	102,485	105,560	108,727	111,989
Debt Service	50,669	52,187	53,753	55,366	57,027
Non-Operating Expenses	8,000	8,240	8,487	8,742	9,004
Transfers - Out	770,688	793,809	817,623	842,152	867,417
Total General Fund	13,172,193	13,567,357	13,974,379	14,393,610	14,825,419

Source: Calvin, Giordano and Associates, Inc. (Based upon Town of Surfside Adopted Budget Fiscal Year 2017)

Debt Capacity

The Town is expecting to pay debt service on State revolving loans for stormwater, wastewater, and potable water projects

Stormwater Utility Fund

Table 9-8 shows the available revenue funds for the Stormwater Projects shown in the Schedule of Capital Improvements and the ability to manage debt service for the projects. As a result of the rate increases, the Storm Water Fund for period forecasted 2018 through 2022 provides net positive results, and both debt coverage ratios will be well above the required 110% (Senior Debt – 2011 Utility Bonds) and 115% (Subordinate Debt – SRF Loan).

Table 9-8. Stormwater Utility Fund Budget and Projected (FY18 – FY 22)

	2018	2019	2020	2021	2022
Annual Growth Rate	21.50%	11.50%	11.50%	11.50%	1.50%
Revenue	\$ 613,575	\$ 684,136	\$ 762,812	\$ 850,535	\$ 863,293
Expenses	\$ 691,106	\$ 711,839	\$ 733,194	\$ 755,190	\$ 777,846
Operating Margin	\$ (77,531)	\$ (27,703)	\$ 29,618	\$ 95,345	\$ 85,447
Operating Margin %	-12.5%	-4.05%	3.88%	11.21%	9.90%

Source: Town of Surfside Finance Department

Water and Sewer Fund

Table 9-9 shows the current and projected revenues and expenditures for the Water and Sewer Fund. It shows the Town’s ability to fund wastewater and potable water improvements as shown in the Schedule of Capital Improvements and the ability to manage debt service payments.

Table 9-9. Water and Sewer Fund Budget and Projected (FY 2018 – FY 2022)

	2018	2019	2020	2021	2022
Revenue	\$ 3,677,158	\$3,777,158	\$ 3,877,158	\$ 3,977,158	\$ 4,077,158
Expenses	\$ 3,677,158	\$3,777,158	\$ 3,877,158	\$ 3,977,158	\$ 4,077,158

Source: Town of Surfside Finance Department

Financial Feasibility Analysis

The Town’s Schedule of Capital Improvements is financially feasible with funds committed throughout the five-year period.

The Town’s scheduled projects and related funding sources show a positive or zero balance. The purpose of this comparison is to test and demonstrate the financial feasibility of the Comprehensive Plan. The Plan has been determined to be financially feasible because this comparison demonstrates the ability of the Town to finance capital improvements necessitated by the anticipated population and revenues.

Goals, Objectives and Policies

Goal 1: Undertake capital improvements necessary to provide adequate infrastructure and a high quality of life within sound fiscal practices.

Objective 1 – In general, use the capital improvements element as a means to meet the needs for capital facilities necessary to meet existing deficiencies, accommodate desired future growth and replace obsolete or worn-out facilities. In particular achieve annual Town Commission use of this element as the framework to monitor public facility needs as a basis for annual capital budget and five- year program preparation.

Policy 1.1 – In setting priorities, the following kinds of criteria shall be used by the Town Commission; in all cases, financial feasibility or budget impact will be assessed:

Public safety projects: any project to ameliorate a threat to public health or safety.

Quality of life projects: any project that would enhance the quality of life, such as a public streetscape improvement project.

Level of service or capacity projects: any project needed to maintain an adopted or otherwise desirable Level of Service.

Redevelopment projects: any project that would assist in the revitalization of deteriorated non-residential properties.

Environmental enhancement projects: any project which would enhance the environmental quality of the Atlantic Ocean, the Atlantic Ocean beach and dune system, Biscayne Bay or other natural resources.

Potable water projects:

Update the capital improvements schedule to maintain consistency with its ~~20~~ 10-Year Water Supply Facilities Work Plan.

Use funds for the expansion, enhancement, and upgrade of the water supply facilities in accordance with the ~~15~~ 10-Year Water Supply Facilities Work Plan.

Coordinate planning for the Town's infrastructure improvements related to water supply with the plans of state agencies, the South Florida Water Management District and Miami-Dade County.

Revision of priorities for the replacement of facilities, correction of existing water supply and facility deficiencies, and provision for future water supply and facility needs.

The Capital Improvement Element shall be reviewed and revised, as necessary, on an annual basis. The annual update shall demonstrate that the level of service standards will be maintained during the next five-year planning period.

In order to coordinate land uses with available and projected fiscal resources and a financially feasible schedule of capital improvements for water supply and facility projects, the Town shall include in its annual update of the its financially feasible five (5)

year capital improvement project listing the first five (5) years of Water Supply Facilities Work Plan to ensure consistency between the Potable Water Sub-Element of the Infrastructure Element and the Capital Improvements Element.

The Town hereby incorporates by reference into its Comprehensive Plan the Miami-Dade ~~20~~ 10-Year Water Supply Facilities Work Plan (2020-2030 ~~2014-2033~~) adopted ~~November 2022~~ 2014 inclusive of all potable water projects.

Policy 1.2 – The Town shall prudently limit 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.

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.

Policy 1.4 – The Town shall regularly schedule inspections of all capital facilities to monitor and record the condition of each.

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.

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 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; parking improvements serving the Harding Avenue Business District, 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.

Policy 1.7 – The Town shall utilize the following implementation schedule to aid state requirements for annual updates and to ensure level of service standards are maintained.

- Preliminary meetings in April with the Building, Public Works, and Finance department to discuss capital improvement planning and revenues
- Capital improvement plan/budget workshop in July with the Town Commission for discussion of proposed projects and financing
- Prepare capital improvement plan in coordination with Town budget for approval in June.
- Public hearing on capital improvement plan/budget in September.
- Revise Schedule of Capital Improvements and update Capital Improvement Element in October.

Policy 1.8 – 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.

Policy 1.9 –Capital improvements associated with the construction of educational facilities are not addressed in the Town’s Capital Improvement Plan or Schedule of Capital Improvements, but rather are the responsibility of the Miami-Dade County Public Schools. To address financial feasibility associated with school concurrency, the current Miami-Dade County Public School Facilities Work Program for educational facilities is incorporated by reference into the CIE.

Policy 1.10 – The Town, in conjunction with Miami-Dade County and Miami-Dade County Public Schools, has the responsibility for providing school concurrency related to capital improvements and should continually seek to expand funding sources available to meet those requirements.

Policy 1.11 – For public school facilities, a proportionate share mitigation agreement, is subject to approval by Miami-Dade County Public Schools and the Town and must be identified in the adopted Miami-Dade County Public School Facilities Work Program.

Policy 1.12 – The Town shall update its Capital Improvements Element and Program annually, to include the annual update of the Miami-Dade County Public Schools 5-Year District Facilities Work Plan.

Policy 1.13 – The annual update of the Capital Improvement Element shall include reflect proportionate fair-share contributions for transportation projects if applicable.

Policy 1.14 – The Town shall evaluate the costs and benefits of adaptation alternatives in the location and design of new infrastructure as well as the fortification or retrofitting of existing infrastructure.

Policy 1.15 – The Town shall commit funding to climate change adaptation and resiliency projects.

Objective 2 – In general, coordinate land use decisions and available or projected fiscal 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.

Policy 2.1 – The following Level of Service (LOS) standards shall be maintained:

Streets:

Local roads: D

Collector roads: D

State Roadways

A Level of Service of LOS E+20 shall be established (where mass transit service having headways of 20 minutes less is provided within 1/2-mile distance, roadways shall operate at no greater than 120 percent of their capacity.)

Sanitary Sewers: The County-wide “maximum day flow” of the preceding year shall not exceed 102 percent of the County treatment system’s rated capacity. The sewage generation standard shall be 155 average gallons per capita per day.

Potable Water:

- a) The regional treatment system shall operate with a rated maximum daily capacity no less than 2 percent above the maximum daily flow for the preceding year, and an average daily capacity 2 percent above the average daily system demand for the preceding 5 years. The maximum daily flow shall be determined by calculating the average of the highest five single day flows for the previous 12 months.
- b) Water shall be delivered to users at a pressure no less than 20 pounds per square inch (psi) and no greater than 100 psi. Unless otherwise approved by the Miami-Dade Fire Rescue Department, minimum fire flows based on the land use served shall be maintained as follows:

Land Use	Min. Fire Flow (gpm)
Single Family Residential Estate	500
Single Family and Duplex; Residential on minimum lots of 7,500 sf	750
Multi-Family Residential	1,500
Semiprofessional Offices	1,500
Hospitals; Schools	2,000
Business and Industry	3,000

Sources: Miami-Dade County Adopted 2014, Water, Sewer and Solid Waste Element

Drainage: 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-development runoff shall not exceed peak pre development runoff.

Solid Waste: The County solid waste disposal system shall maintain a minimum of five years’ capacity. For Town planning purposes, a generation rate of 5.6 pounds per person per calendar day shall be used.

Parks: The Town shall achieve and maintain a Level of Service standard of at least 6 acres of public recreation sites per 1,000 permanent population.

Public Schools: The adopted level of service (LOS) standard for all public school facilities is 100% utilization of Florida Inventory of School Houses (FISH) Capacity (with Relocatable Classrooms). This LOS standard, except for Magnet Schools, shall be applicable in each public school concurrency service area (CSA), defined as the public school attendance boundary established by the Miami-Dade County Public Schools. The adopted LOS

standard for Magnet Schools is 100% of FISH (with Relocatable Classrooms), which shall be calculated on a districtwide basis. Level of Service standards for public school facilities apply to those traditional educational facilities, owned and operated by the Miami-Dade County Public Schools, that are required to serve the residential development within their established Concurrency Service Area. Levels of Service standards do not apply to charter schools. However, the capacity of both charter and magnet schools will be credited against the impact of development.

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.

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 improvements.

Policy 2.4 – The Town shall maintain and improve as part of the land development code a concurrency management system which meets the requirements of state statutes. 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 Transportation, Recreation and Open Space, Infrastructure and Public School Facilities) 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.

Capital Improvement Element Implementation Systems

Five-Year Schedule of Capital Improvements: See schedule nearby in this element.

Other Programs: The other principal programs needed to implement this Element are as follows:

- Continue the annual capital programming and budgeting including use of the project selection criteria contained on Policy 1.1; related thereto will be the annual review of the Element.
- Amendments to the existing land development code to assure conformance to the “concurrency” requirements relative to development orders, levels of service and public facility timing as outlined in C below.

Monitoring and Evaluation: The Town Manager or designee shall annually prepare a status report on this Capital Improvement Element for submittal to the Town Commission. The primary purpose is to update the five-year schedule including the basis for next year’s capital budget. The project evaluation criteria shall be used in the project list review and special attention shall be devoted to maintenance of the level of service standards. This entire evaluation process shall be integrated into the Town’s annual budget process.

Concurrency Management: Concurrency management shall be implemented as articulated in Future Land Use Element and the Capital Improvement Element.

Monitoring, Updating and Evaluation Procedures

Annual Monitoring: In conjunction with one of the plan amendment cycles, the Local Planning Agency may annually conduct a public workshop on the Comprehensive Plan. A status report shall be provided by the Town Manager or designee and then citizen comment shall be solicited. This meeting shall be publicized by a legal notice in the newspaper plus efforts to have a news story in the Miami Herald and flyer announcements at the Town Hall. The LPA will then submit a report on the status of the Plan to the Town Commission. This report may be accompanied by recommended amendments, using the normal amendment process.

Evaluation and Appraisal Review (EAR): the Town Manager or designee shall prepare an Evaluation and Appraisal Review in conformance with statutory requirements and with special emphasis on the extent to which the Comprehensive Plan objectives and policies have been achieved. The report will pinpoint obstacles to plan implementation and update baseline data.

Revised Objectives and Policies: As part of this EAR process, amendments to the goals, objectives and policies based upon the above review, focusing short- and long-term community objectives. The citizen participation procedures used in preparing the Comprehensive Plan (plus any future modifications thereto) shall be used in amending the Plan.

Concurrency Management System Standards

Facility Capacity Determinations: The determination that there is adequate facility capacity for a proposed project shall be based on a formulation such as $(A+B)$ minus $(C+D+E)$ shall be greater than zero, where

“A” equals the total design capacity of existing facilities;

“B” equals the total design capacity of any planned new facilities that will become available concurrent with the impact of the proposed development;

“C” equals existing demand on facilities measured as traffic volumes, sewer and water flows, utilization of FISH capacity (for schools) or population;

“D” equals committed demand from approved projects that are not yet constructed; and “E” equals the demand anticipated to be created by a proposed project.

Criteria for Measuring the Design Capacity of Existing and Planned New Facilities: The design capacity of existing and planned new facilities shall be determined as follows:

Sewage: the capacity of the County sewage treatment system.

Water: the capacity of the County water treatment and storage system. Solid Waste: the capacity of the County disposal system.

Drainage: the on-site detention capability and/or storm sewer capacity.

Roadways: The standard for measuring highway capacities shall be the Florida DOT Table of Generalized Two-Way Peak Hour Volumes for Urbanized Areas or other techniques that are compatible to the maximum extent feasible with FDOT standards and guidelines. The measurement of capacity may also be determined by engineering studies provided that analysis techniques are technically sound and acceptable to the Town engineer.

Recreation: Measurement shall be based on recreation data in the Comprehensive Plan plus the latest Town population estimate with any necessary interpretation provided by the Town Manager or designee thereof.

Transit: The County Transit Agency bus schedules for routes within the Town.

Criteria for Counting the Capacity of Planned New Facilities: The capacity of planned new facilities may be counted only if the following timing requirements to ensure that adequate public facilities are available to meet level of service standards with the impact of development:

- a) Sanitary sewer, solid waste, drainage, adequate water supplies, and potable water facilities shall be in place and available to serve new development no later than the issuance by the local government of a certificate of occupancy or its functional equivalent. Prior to approval of a building permit or its functional equivalent, the Town shall determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance by the Town of a certificate of occupancy or its functional equivalent.
- b) Parks and recreation facilities to serve new development shall be in place or under actual construction no later than 1 year after issuance by the local government of a certificate of occupancy or its functional equivalent. However, the acreage for such facilities shall be dedicated or be acquired by the Town prior to issuance of a certificate of occupancy or its functional equivalent, or funds in the amount of the developer's fair share shall be committed no later than the local government's approval to commence construction.
- c) Transportation facilities needed to serve new development shall be in place or under actual construction within 3 years after the Town approves a building permit that results in traffic generation.

Responsibility for Concurrency Monitoring System: The manager or designee thereof shall be responsible for monitoring facility capacities and development activity to ensure that the concurrency management system data base is kept current, i.e., includes all existing and committed development. This data base shall be used to systematically update the formulas used to assess projects. An annual report shall be prepared.

Capacity Reservation: Any development permit application which includes a specific plan for development, including densities and intensities, shall require a concurrency review. Compliance will be finally calculated and capacity reserved at time of final action on a design review or building permit if no design review is required or enforceable developers' agreement. Phasing of development is authorized in accordance with Rule 9J-5.0055. Applications for development permits shall be chronologically logged upon approval to determine rights to available capacity. A capacity reservation shall be valid for a time to be specified in the land development code; if construction is not initiated during this period, the reservation shall be terminated.

Public School Concurrency Review: Prior to the issuance of any development order for new residential development or redevelopment, public school facilities needed to support the development at adopted school LOS standards must meet the following requirements:

1. The necessary public school facilities and services are in place or under actual construction within three years after issuance of final subdivision or site plan approval, or the functional equivalent.
2. The necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to

Chapter 380, F.S., to be in place or under actual construction not more than three years after issuance of a certificate of occupancy or its functional equivalent.

School concurrency approval for the development and anticipated students shall be valid for up to two (2) years, beginning from the date the application received final approval from the Town.

Project Impact or Demand Measurement: The concurrency management user's procedural guide (a supplement to the land development code) will contain the formulas for calculating compliance plus tables which provide generation rates for water use, sewer use, solid waste and traffic, by land use category. Alternative methods are acceptable to the Town Manager or designee thereof may also be used by the applicant. For example, traffic generation may be based upon the Institute of Transportation Engineer's "Trip Generation" manual.

Schedule of Capital Improvements by Category and Funding Sources

Table 9-10 on the following page identifies ~~Tables 9-10 A-D make up~~ the Town's schedule of Capital Improvements. Funding sources are shown where applicable.

Table 9-10 - Town of Surfside 5 Year Capital Improvements (Page 1 of 2) New

Project Number	Department or Outside Lead	Project Name	Project Phase	Project Status	Project Type	Project Est Start	Project Est End	Project Est Total Cost	Overall Funded Status	Budget Fiscal Year	Grant Funded Status	Grant Highest Level
1	Planning	Downtown Surfside Walkability and Design Study	Planning	Completed	Pedestrian Safety, Beautification	1-Jan-22	31-Dec-22	\$50,000	Yes	FY 2023	No	N/A
2	Planning	Downtown Surfside Walkability Improvements	Design	Active	Pedestrian Safety, Beautification	1-Jan-23	30-Sep-23	\$120,000	Yes	FY 2023	No	N/A
3	Capital	Downtown Walkability Improvements	Construction	Future (Planned)	Pedestrian Safety, Beautification	1-Jul-24	31-Dec-24	\$559,000	No	N/A	No	N/A
4	Public Works	Surfside Boulevard Beautification	Design	Future (Planned)	Infrastructure Improvements, Beautification	1-Jul-23	30-Jun-24	\$150,000	Partially Funded	FY 2024	Partially Funded	State
5	Capital	Surfside Boulevard Beautification	Construction	Future (Planned)	Pedestrian Safety, Beautification	1-Jul-24	31-Dec-25	\$900,000	Partially Funded	FY 2025	Partially Funded	State
6	Public Works	Abbott Avenue Drainage Improvements	Design	Active	Infrastructure Improvements	1-Mar-22	30-Jun-23	\$422,654	Partially Funded	FY 2023	No	N/A
7	Capital	Abbott Avenue Drainage Improvements	Construction	Future (Planned)	Infrastructure Improvements	1-Jul-23	31-May-24	\$3,200,091	Partially Funded	FY 2024	Partially Funded	Federal
8	Public Works	Drainage and Flood Hazard Mitigation Plan	Planning	Active	Infrastructure Improvements	1-Jun-22	31-Aug-23	\$255,000	Yes	FY 2022	Partially Funded	State
9	Public Works	Collins Water Main	Design	Active	Infrastructure Improvements	1-Oct-22	31-Jan-24	\$340,206	Yes	FY 2023	Partially Funded	Federal
10	Capital	Collins Water Main	Construction	Future (Planned)	Infrastructure Improvements	1-Jul-24	30-Jun-26	\$4,600,000	No	N/A	Partially Funded	Federal
11	Public Works	Dune Resiliency and Beautification Upgrade	Design	Future (Planned)	Resiliency and Sustainability, Beautification	1-Mar-23	30-Jun-24	\$126,500	Yes	FY 2023	Partially Funded	State
12	Public Works	Dune Resiliency and Beautification Upgrade	Construction	Future (Planned)	Resiliency and Sustainability, Beautification	1-Jul-24	31-Dec-24	\$869,600	Yes	FY 2023	Partially Funded	State

Table 9-10 - Town of Surfside 5 Year Capital Improvements (Page 2 of 2) New

Project Number	Department or Outside Lead	Project Name	Project Phase	Project Status	Project Type	Project Est Start	Project Est End	Project Est Total Cost	Overall Funded Status	Budget Fiscal Year	Grant Funded Status	Grant Highest Level
13	Public Works	Townwide Utilities Undergrounding	Design	Active	Infrastructure Improvements	1-May-22	31-Dec-23	\$1,471,855	Yes	FY 2022	No	N/A
14	Capital	Townwide Utilities Undergrounding	Construction	Future (Planned)	Infrastructure Improvements	1-Mar-24	31-Dec-28	\$37,178,512	Partially Funded	FY 2024	No	N/A
15	Public Works	Townwide Traffic Study	Planning	Active	Pedestrian Safety, Traffic Calming	1-Sep-22	31-Oct-23	\$204,500	Yes	FY 2023	No	N/A
16	Building	Front Lobby and Offices Renovation	Construction	Completed	Building Renovations, Beautification	1-Oct-21	31-Jan-23	\$298,471	Yes	FY 2022	No	N/A
17	Parks and Recreation	Tennis and Recreation Center Improvements	Design	Active	Building Renovations, Beautification	1-Dec-22	31-Dec-23	\$358,872	Yes	FY 2023	No	N/A
18	Parks and Recreation	Tennis and Recreation Center Improvements	Construction	Future (Planned)	Building Renovations, Beautification	1-Mar-24	31-Mar-25	\$2,045,000	Partially Funded	FY 2023	No	N/A
19	Parks and Recreation	96th Street Park	Construction	Active	Building Renovations, Beautification	1-Jan-23	29-Feb-24	\$7,744,207	Yes	FY 2023	No	N/A
20	Public Works	Townwide Manhole Rehabilitation	Construction	Active	Infrastructure Improvements	1-Nov-22	31-Mar-23	\$250,000	Yes	FY 2023	No	N/A
21	Capital	Surfside Memorial	Design	Future (Planned)	Public Art	1-Jul-25	30-Jun-26	\$1,000,000	Yes	FY 2025	Yes	State
22	Public Works	Transforming the Surfside Downtown Alleyway	Design	Future (Planned)	Safety, Beautification, Infrastructure	1-Jul-23	31-Dec-23	\$270,000	Partially Funded	FY 2022	No	N/A
23	Capital	Transforming the Surfside Downtown Alleyway	Construction	Future (Planned)	Safety, Beautification, Infrastructure	1-Mar-24	31-Mar-25	\$830,000	Partially Funded	FY 2024	No	N/A
24	FDOT	SR AIA Harding/Abbott Ave 87060001 3R	Construction	Programmed	Safety, Resurfacing, Signalization &	1-Nov-23	TBD	\$8,900,000	Yes	FY 2024	No	Federal

Source: Town of Surfside Public Works Department - See Text for additional information.

Table 9-10A. Stormwater Projects

No Projects

Table 9-10B. Wastewater and Potable Water Projects

No projects

Table 9-10C. FDOT Projects

FDOT Projects							
Project Name	Location	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	Total
Indian Creek Bridge #876100 PD&E	91st Street/ Surfside					\$1,515,001	\$1,515,001
Total Cost of FDOT Projects						\$1,515,001	\$1,515,001

Source: FY2018-2023 FDOT Work Program

Table 9-10D. Gas Tax Projects

Forecasted Municipal Transportation Funding (CITT)						
Capital Projects	2018	2019	2020	2021	2022	Total
Traffic Signal Loop Detectors	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ 50,000
Harding Avenue Downtown Street Improvements	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000
91 Street Improvement Project	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ 100,000
West Side Street Improvements	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ 100,000
Traffic & Pedestrian Management Program				\$ 95,000	\$ 95,000	\$ 190,000
Total Annual Municipal Transp. Source Funding	\$ 150,000	\$ 100,000	\$ 100,000	\$ 95,000	\$ 95,000	\$ 350,000
Funding Sources	2018	2019	2020	2021	2022	Total
Transit Surtax Proceeds	\$ 223,000	\$ 225,230	\$ 227,482	\$ 229,757	\$ 232,055	\$ 1,137,524
Balance	\$ 73,000	\$ 125,230	\$ 127,482	\$ 134,757	\$ 137,055	\$ 597,524

Note: Transit Surtax Proceeds listed above is only part of total required planned project funding.

Source: Town of Surfside Finance Department

11 PROPERTY RIGHTS ELEMENT

House Bill 59 (2021), Chapter 2021-195, Laws of Florida became effective on July 1, 2021. The Bill requires each local government adopt a Property Rights Element into its comprehensive plan. The inclusion of this element is intended to acknowledge and respect private property rights and to ensure they are considered in the local decision-making processes of the Town of Surfside, Florida. In the following Goals, Objectives and Policies, the use of "Town" refers to the Town of Surfside, Florida.

Goals, Objectives and Policies

Goal 1: The Town will make decisions with respect for property rights and with respect for people's rights to participate in decisions which affect their lives and property.

Objective 1 - The Town will respect judicially acknowledged and constitutionally protected private property rights.

Policy 1.1 - The Town will consider in its decision-making the right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

Policy 1.2 - The Town will consider in its decision-making the right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.

Policy 1.3 - The Town will consider in its decision-making the right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

Policy 1.4 - The Town will consider in its decision-making the right of a property owner to dispose of his or her property through sale or gift.

MEMORANDUM

ITEM NO. 4B2.

To: Honorable Mayor, Vice-Mayor and Members of the Town Commission
From: Mark Blumstein, Interim Town Attorney
Date: July 9, 2024
Subject: Amending Town Code Section 90-79 - Restricted and Prohibited Parking

For the Town Commission to review and approve on first reading.

Town Code presently authorizes underground, below Grade or basement parking Garage or structure in its zoning districts, including those in flood zones. The proposed Ordinance will eliminate that from flood prone zones in Town.

[Ordinance - Amending Chapter 90-Regulate Underground Parking](#)

Article VII. – OFF-STREET PARKING

Sec. 90-79.- Restricted and prohibited parking

90-79.6 Except in the H120 zoning district, the elevation of the lowest finished floor of the lowest level of any parking Garage or structure shall be no lower than Grade. No underground, below Grade or basement parking Garage or structure is allowed in any zoning district other than in the H120 zoning district.

Section 3. Severability. That the provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 4. Inclusion in the Code. It is the intention of the Town Commission, and it is hereby ordained that the provisions of this Ordinance shall become and made a part of the Town of Surfside Code of Ordinances, that the sections of this Ordinance may be renumbered or re-lettered to accomplish such intentions; and the word "Ordinance" may be changed to "Section" or other appropriate word.

Section 5. Conflicts. That all sections or parts of sections of the Town Code, all ordinances or parts of ordinances and all resolutions or parts of resolutions in conflict with this Ordinance are repealed to the extent of such conflict.

Section 6. Effective Date. That this Ordinance shall become effective upon adoption. This Ordinance shall only apply to building permits for which a process number is issued after the effective date of this Ordinance.

PASSED AND ADOPTED on first reading this 9th day of July, 2024.

PASSED AND ADOPTED on second reading this _____ day of _____, 2024.

Coding: ~~Strikethrough words~~ are deletions to the existing words. Underlined words are additions to the existing words. Changes between first and second reading are indicated with **highlighted** ~~double strikethrough~~ and double underline.

82 **First Reading:**
83 Motion by: _____
84 Second by: _____

Second Reading:
Motion by: _____
Second by: _____

85
86

87 **FINAL VOTE ON ADOPTION**

88 Commissioner Ruben A. Coto _____
89 Commissioner Nelly Velasquez _____
90 Commissioner Gerardo Vildostegui _____
91 Vice Mayor Tina Paul _____
92 Mayor Charles W. Burkett _____

93
94

Charles W. Burkett, Mayor

95
96 Attest:

97
98 _____
99 Sandra N. McCready, MMC
100 Town Clerk

101
102 Approved as to Form and Legal Sufficiency:

103
104 _____
105 Mark Blumstein, Interim Town Attorney

Coding: ~~Strikethrough words~~ are deletions to the existing words. Underlined words are additions to the existing words. Changes between first and second reading are indicated with **highlighted** ~~double strikethrough~~ and double underline.

[]

MEMORANDUM

ITEM NO. 4B3.

To: Honorable Mayor, Vice-Mayor and Members of the Town Commission

From: Mark Blumstein, Interim Town Attorney

Date: July 9, 2024

Subject: Amend Ordinance for Public Participation at Town Commission Meetings

To Amend Section 2-206 of Town Code

Citizen Presentations to revert to prior authorization and to limit presiding officer's authority at Town Commission meetings subject to majority will of Town Commission.

[Ordinance - Public Participation - July 2024.docx](#)

ORDINANCE NO. 2024 - _____

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING THE TOWN OF SURFSIDE CODE OF ORDINANCES BY AMENDING SECTION 2-206 “PUBLIC PARTICIPATION”; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

1 **WHEREAS**, Article VIII, Section 2 of the Florida Constitution, and Chapter 166,
2 Florida Statutes, provide municipalities with the authority to exercise any power for
3 municipal purposes, except where prohibited by law, and to adopt ordinances in
4 furtherance of such authority; and

5 **WHEREAS**, the Town Commission of the Town of Surfside (“Town”) finds it
6 periodically necessary to amend its Code of Ordinances (“Code”) in order to update
7 regulations and procedures to maintain consistency with state law and to implement
8 municipal goals and objectives for the general health, safety and welfare of the Town
9 residents and occupants; and

10 **WHEREAS**, Rule 7.02 of Section 2-206 of the Code provides that any citizen may
11 request to be placed on the official agenda of a regular meeting of the town commission
12 and be heard concerning any matter within the scope of the jurisdiction of the town
13 commission outside of Good and Welfare; and

14 **WHEREAS**, only members of the town commission and the town manager may place
15 a citizen on the official agenda; and

16 **WHEREAS**, the Town Commission now seeks to amend the procedures for citizens
17 presentations to provide that: (i) any citizen may make a citizen's presentation sponsored
18 by any member of the Town Commission or Town Manager; and

19 **WHEREAS**, the Town Commission also seeks to amend the authority of the presiding
20 officer at meetings relating to the discussion of items and decorum at meetings of the
21 Town Commission; and

- 53 (a) Name;
- 54 (b) Address;
- 55 (c) Whether the person speaks on his or her own behalf, a group of persons, or
56 a third party; if the person represents an organization, the person shall also
57 indicate the number of members in the organization, the annual dues paid by
58 the members, the date of the most recent meeting of the organization's board
59 or governing council, and whether the view expressed by the speaker
60 represents an established policy of the organization approved by the board or
61 governing council, if requested; if the person is speaking on behalf of a group,
62 s/he shall be required to register as a lobbyist if required by that ordinance.

63 Unless further time is granted by the town commission and with the sole
64 exception of zoning items which shall not have a prescribed time limit unless
65 imposed by the town commission chair in accordance with the advice of the
66 town attorney, the statement shall be limited to the times prescribed herein.
67 All remarks shall be addressed to the town commission as a body and not to
68 any member thereof. No person, other than the ~~mayer, members of the town~~
69 commission and the person having the floor shall be permitted to enter into
70 any discussion, either directly or through a member of the commission,
71 ~~without the permission of the presiding officer.~~ No question shall be asked of
72 any member of the town commission except through the presiding officer,
73 unless approved by a majority of the town commission.

74 *Rule 7.05 Decorum.* Any person making impertinent or slanderous remarks or who
75 becomes boisterous while addressing the town commission shall be barred from further
76 appearance before the town commission by the presiding officer, unless permission to
77 continue or again address the town commission is granted by the majority vote of the
78 town commission members present. No clapping, applauding, heckling or verbal
79 outbursts in support or opposition to a speaker or his or her remarks shall be permitted.
80 Signs or placards may be disallowed in the town commission chambers by the presiding
81 officer, unless a majority of the town commission allows them. Persons exiting the town
82 commission chambers shall do so quietly.

83 * * *

84 **Section 3. Severability.** If any section, sentence, clause or phrase of this
85 Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction,
86 then said holding shall in no way affect the validity of the remaining portions of this
87 Ordinance.

88 **Section 4. Inclusion in the Code.** It is the intention of the Town Commission,
89 and it is hereby ordained that the provisions of this Ordinance shall become and made a
90 part of the Town of Surfside Code of Ordinances, that the sections of this Ordinance may
91 be renumbered or re-lettered to accomplish such intentions; and the word "Ordinance" may
92 be changed to "Section" or other appropriate word.

93 **Section 5. Conflicts.** Any and all ordinances and resolutions or parts of
94 ordinances or resolutions in conflict herewith are hereby repealed.

95 **Section 6. Effective Date.** This ordinance shall become effective upon adoption
96 on second reading.
97

98 **PASSED** on first reading on the ____ day of _____, 2024.

99 **PASSED AND ADOPTED** on second reading on the ____ day of _____, 2024.

100 **First Reading:**

101 Motion by: _____

102 Second by: _____

103

104

105 **Second Reading:**

106 Motion by: _____

107 Second by: _____

108

109

110 **FINAL VOTE ON ADOPTION**

111

112 Commissioner Gerardo Vildostegui _____

113 Commissioner Ruben A. Coto _____

114 Commissioner Nelly Velasquez _____

115 Vice Mayor Tina Paul _____

116 Mayor Charles W. Burkett _____

117

118

119

120 _____
Charles W. Burkett, Mayor

121 **ATTEST:**

122

123

124

125 _____
Sandra N. McCready, MMC

126 Town Clerk

127

128 **APPROVED AS TO FORM AND LEGALITY FOR THE USE**

129 **AND BENEFIT OF THE TOWN OF SURFSIDE ONLY:**

130

131

132

133 _____
Mark Blumstein, Esq.

134 Interim Town Attorney

MEMORANDUM

ITEM NO. 5A.

To: Honorable Mayor, Vice-Mayor and Members of the Town Commission
From: Mark Blumstein, Interim Town Attorney
Date: July 9, 2024
Subject: **Resolution Calling for a Special Election on November 5, 2024 Amending the Town Charter and Calling for Ballot Questions**

Town Administration recommends approval of the attached resolution.

The Town Commission seeks to amend the Town Charter to limit residential uses in particular zoning districts in Town, limit subdivision of lots and ensure the collection of monies or obligations due to the Town.

The proposed Resolution seeks to place ballot questions on the November 5, 2024 ballot, thereby providing an opportunity for Town Electors to modify the Charter.

[Resolution - Charter Amendments - July 9 2024-Final](#)

RESOLUTION NO. 2024- _____

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA, CALLING FOR A SPECIAL ELECTION ON NOVEMBER 5, 2024, FOR THE PURPOSE OF SUBMITTING TO THE ELECTORATE OF THE TOWN OF SURFSIDE, FLORIDA PROPOSED AMENDMENTS TO THE TOWN CHARTER PURSUANT TO SECTION 97.1 OF THE TOWN CHARTER; APPROVING REQUISITE BALLOT LANGUAGE; PROVIDING FOR COPIES OF THE TEXT OF THE CHARTER AMENDMENTS TO BE MADE AVAILABLE FOR PUBLIC INSPECTION; PROVIDING FOR BALLOTING AND ELECTION PROCEDURES; PROVIDING FOR NOTICE OF ELECTION; PROVIDING FOR AUTHORIZATION; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CHARTER; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Surfside (“Town”) Commission recognizes the importance of quality of life for Town residents by: (1) limiting residential uses on lots west of Collins Avenue and east of Harding Avenue to multi-dwelling structures or townhomes only; (2) limiting residential uses on lots west of Harding Avenue to detached, single-family structures only; (3) excluding those lots zoned Municipal (MU), CF and SD-B40; and (4) restricting these amendments, upon becoming effective, from repeal, revision, amendment or change without the unanimous vote of the Town Commission with all members present and by at least a 60% vote of the Town’s Electors; and

WHEREAS, the Town Commission also recognizes that subdividing lots impacts the quality of life for residents and should only be approved with the unanimous vote of the Town Commission with all members present and by at least a 60% vote of the Town’s Electors; and

WHEREAS, the Town Commission recognizes the importance of fiscal responsibility to preserving the quality of life for its residents by ensuring that promises made are promises kept to the Town; and

CODING: Additions to existing text are shown by underline and deletions are shown as ~~strikethrough~~.

WHEREAS, to submit amendments of the Town Charter to the electors of the Town, the Town Commission must approve legally sufficient ballot language via resolution and transmit same to the Miami-Dade County Supervisor of Elections, together with an appropriate request for a special election, thereby authorizing the Miami-Dade County Elections Department to take the actions necessary to administer the special election for the Town; and

WHEREAS, the Town Commission has prepared and considered the ballot language contained herein, and, after careful deliberation and upon the recommendation of the Town Attorney, the Town Commission finds the ballot language as provided herein to be legally sufficient; and

WHEREAS, pursuant to Section 97.1 of the Town Charter and Section 6.03 of Miami-Dade County Code, the Town Commission seeks to provide the requisite ballot language for submission to the Town Electors, to provide copies of the amendments to be available for public inspection, and to direct the Town Clerk to request and utilize the services of the Miami-Dade County Supervisor of Elections to administer a special election by placing the following ballot questions on the November 5, 2024 United States presidential election ballot.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The above recitals are confirmed, adopted, and incorporated herein and made part hereof by reference.

Section 2. Special Election Called. A special election is hereby called and requested of the Miami-Dade County Supervisor of Elections, to run concurrent with, and by placing the following ballot questions, on the November 5, 2024 U.S. Presidential Election ballot to amend the Town's Charter. The Town Clerk is hereby directed to request and utilize the services of the Miami-Dade County Supervisor of Elections to administer the election.

Section 3. Charter Amendments. The following language shall be placed on the ballot to be presented to the voters.

* * *

CODING: Additions to existing text are shown by underline and deletions are shown as ~~strikethrough~~.

“Pursuant to the Charter, and subject to the majority vote of qualified electors at the special election set forth herein, the Charter of the Town of Surfside, Florida, is hereby amended to read as follows:

ARTICLE I. – INCORPORATION; FORM OF GOVERNMENT; POWERS

* * *

Sec. 4. – General powers of town; powers not deemed exclusive.

The town shall have all the powers granted to municipal corporations and to towns by the constitution and general laws of the state, together with all the implied powers necessary to carry into execution all the powers granted. The town may acquire property within or without its corporate limits for any town purpose, in fee simple or any lesser interest or estate, by purchase, gift, devise or lease. The Town shall not sell, lease for a term in excess of three years or exchange any Town-owned real property, unless such sale, lease or exchange is approved by at least four (4) members of the Town Commission and a minimum of 60% of the Town electors voting at a regularly scheduled general election or special election of the voters of the Town on such proposed sale, lease or exchange of Town-owned real property. This restriction shall not apply to existing leases entered into prior to the effective date of this provision, nor shall it apply to any utility, easements or rights-of-way. Except as prohibited by the constitution of this state or restricted in this Charter, the town shall and may exercise all municipal powers, functions, rights, privileges and immunities of every name and nature whatsoever.

The enumeration of particular powers by this Charter shall not be deemed to be exclusive, and in addition to the powers enumerated therein or implied thereby, or appropriate to the exercise of such powers, it is intended that the town shall have and may exercise all powers which, under the constitution of this state, it would be competent for this Charter specifically to enumerate.

The density, intensity, and height of development and structures within the Town of Surfside shall not exceed the maximum allowable units per acre, floor area ratios or the maximum allowable building heights in stories and feet that are set out in the Town of Surfside Comprehensive Plan or the Code of the Town of Surfside, whichever

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provisions are most restrictive, which were in effect in 2004. Lot area of lots shall only include the area or acreage within the lot lines of a lot, except that for properties east of Collins Avenue lot area shall be limited to the area bounded by the north, south and west lot lines and the Bulkhead Line on the east (not the Erosion Control Line). Height for properties east of Collins Avenue shall be measured from the elevation determined by the Florida Department of Environmental Protection for the first floor as of 2004 of +16.63 NAVD. such that the maximum height of 120 feet to the structured roof shall not exceed +136.63 NAVD. This amendment to the Town of Surfside Charter shall not be repealed, revised, amended, or superseded unless repeal, revision, amendment, or superseding provisions are placed on the ballot at a regularly scheduled election of the Town of Surfside and approved by a minimum 60% vote of the electors of the Town of Surfside.

Except for lots zoned for Municipal Use (MU or CF) or SD-B40, the lots west of Collins Avenue and east of Harding Avenue shall only contain multi-family structures or townhomes, and lots west of Harding Avenue shall only contain detached, single-family structures. The foregoing shall not be repealed, revised, amended or changed except by unanimous vote of the Town Commission with all members present and by at least a 60% vote of the Town's Electors.

* * *
ARTICLE IX. MISCELLANEOUS PROVISIONS
* * *

Sec. 153. - Reserved Prohibition of Lot Subdivision.

Any lot in Town shall not be subject to Subdivision, as defined pursuant to and in accordance with Chapter 28 of Miami-Dade County Code of Ordinances, without the unanimous vote of the Town Commission with all members present and by at least a 60% vote of the Town's Electors.

* * *

Sec. 155. - Reserved Ensuring Collection of Obligations Due to the Town.

Except for code enforcement liens, any monies or obligations owed to the Town exceeding \$50,000.00 in 2024, indexed for inflation in future years, shall not be extended, reduced, waived or forgiven by the Town Commission, except by its unanimous vote with all members present and by at least a 60% vote of the Town's Electors."

CODING: Additions to existing text are shown by underline and deletions are shown as ~~strikethrough~~.

Section 4. Approved Ballot Language. The following ballot language for the amendments to the Town Charter comprised of a ballot title, summary question and response, is found legally sufficient and approved. The form of ballot for the amendments shall be submitted to the electors in substantially the following form:

1) RESIDENTIAL USES ON LOTS BETWEEN COLLINS AND HARDING AVENUES

The Town Charter does not limit residential uses on lots west of Collins Avenue and east of Harding Avenue. Except for lots zoned for Municipal Use (MU or CF) and SD-B40, it is proposed that the Charter be amended to limit residential uses on said lots to multi-family and townhomes only unless by unanimous vote of the Town Commission with all members present and by at least a 60% vote of the Town’s Electors.

Shall the above-described amendment be adopted?
YES []
NO []

2) RESIDENTIAL USES ON LOTS WEST OF HARDING AVENUE

The Town Charter does not limit residential uses on lots west of Harding Avenue. Except for lots zoned for Municipal Use (MU or CF) and SD-B40, it is proposed that the Charter be amended to limit residential uses on said lots to detached, single-family only unless by unanimous vote of the Town Commission with all members present and by at least a 60 % vote of the Town’s Electors.

Shall the above-described amendment be adopted?
YES []
NO []

3) PROHIBITION OF LOT SUBDIVISION

The Town Charter does not prohibit the subdivision of lots. It is proposed that the Charter be amended to prohibit the subdivision of lots, without the unanimous vote of the Town Commission with all members present and by at least a 60% vote of the Town’s Electors.

Shall the above-described amendment be adopted?
YES []
NO []

CODING: Additions to existing text are shown by underline and deletions are shown as ~~strikethrough~~.

4) ENSURING COLLECTION OF OBLIGATIONS DUE TO THE TOWN

The Town Charter does not mandate collection of monies or obligations due. It is proposed that the Charter be amended to ensure that, except for code enforcement liens, any monies or obligations owed to the Town exceeding \$50,000.00 in 2024, indexed for inflation in future years, shall not be extended, reduced, waived or forgiven by the Town Commission, except by its unanimous vote with all members present and by at least a 60% vote of the Town’s Electors.

Shall the above-described amendment be adopted?

YES []
NO []

Section 5. Public Inspection of Amendments. The full text of the amendments set forth above and incorporated herein and made a part hereof by this reference, shall be made available for public inspection during regular business hours at and through the office of the Town Clerk. The Town Clerk is directed to make copies of the amendments and this Ordinance available for public inspection and copying.

Section 6. Ballot and Canvassing.

1) The balloting shall be conducted on Tuesday, November 5, 2024, between the hours of 7:00 A.M. and 7:00 P.M. at the regular polling places provided for elections in the Town. Absentee voting shall be available as authorized by law. Early voting pursuant to Section 101.657, Florida Statutes, shall be provided. All qualified Town Electors who are timely registered in accordance with law shall be entitled to vote.

2) The Town Clerk is authorized to obtain any necessary election administration services from the Miami-Dade Supervisor of Elections. The Town Clerk and the Miami-Dade County Supervisor of Elections are hereby authorized to take all appropriate action necessary to carry into effect and accomplish the electoral provisions of this Resolution. This Special Election shall be canvassed pursuant to the Town Charter and Town Code, unless otherwise provided by law.

Section 7. Notice of Election. The Town Commission hereby directs the Town Clerk to publish the notice of said election in accordance with Section 100.342, Florida Statutes, in a newspaper of general circulation within the Town at least thirty (30) days prior to said election and in substantially the following form:

CODING: Additions to existing text are shown by underline and deletions are shown as ~~strikethrough~~.

“NOTICE OF SPECIAL ELECTION”

PUBLIC NOTICE IS HEREBY GIVEN THAT PURSUANT TO RESOLUTION DULY ADOPTED BY THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA, A SPECIAL ELECTION HAS BEEN CALLED ON TUESDAY, NOVEMBER 5, 2024, BETWEEN THE HOURS OF 7:00 A.M. AND 7:00 P.M., AT WHICH TIME THE FOLLOWING PROPOSED CHARTER AMENDMENTS SHALL BE SUBMITTED TO THE QUALIFIED TOWN ELECTORS:

1) RESIDENTIAL USES ON LOTS BETWEEN COLLINS AND HARDING AVENUES

The Town Charter does not limit residential uses on lots west of Collins Avenue and east of Harding Avenue. Except for lots zoned for Municipal Use (MU or CF) and SD-B40, it is proposed that the Charter be amended to limit residential uses on said lots to multi-family and townhomes only unless by unanimous vote of the Town Commission with all members present and by at least a 60% vote of the Town’s Electors.

Shall the above-described amendment be adopted?

YES []
NO []

2) RESIDENTIAL USES ON LOTS WEST OF HARDING AVENUE

The Town Charter does not limit residential uses on lots west of Harding Avenue. Except for lots zoned for Municipal Use (MU or CF) and SD-B40, it is proposed that the Charter be amended to limit residential uses on said lots to detached, single-family only unless by unanimous vote of the Town Commission with all members present and by at least a 60 % vote of the Town’s Electors.

Shall the above-described amendment be adopted?

YES []
NO []

3) PROHIBITION OF LOT SUBDIVISION

The Town Charter does not prohibit the subdivision of lots. It is proposed that the Charter be amended to prohibit the subdivision of lots, without the unanimous vote of the Town Commission with all members present and by at least a 60% vote of the Town’s Electors.

Shall the above-described amendment be adopted?

YES []
NO []

CODING: Additions to existing text are shown by underline and deletions are shown as ~~strikethrough~~.

4) ENSURING COLLECTION OF OBLIGATIONS DUE TO THE TOWN

The Town Charter does not mandate collection of monies or obligations due. It is proposed that the Charter be amended to ensure that, except for code enforcement liens, any monies or obligations owed to the Town exceeding \$50,000.00 in 2024, indexed for inflation in future years, shall not be extended, reduced, waived or forgiven by the Town Commission, except by its unanimous vote with all members present and by at least a 60% vote of the Town’s Electors.

Shall the above-described amendment be adopted?

YES []
NO []

The full text of the proposed Charter Amendments is available at the Office of the Town Clerk, 9293 Harding Avenue, Surfside, FL 33154.

Section 8. Effectiveness of Charter Amendments.

A. The proposed amendments set forth above in Section 3 of this Resolution shall become effective if the majority of qualified Town Electors voting on said amendments vote for their adoption; and they shall be considered adopted and effective upon certification of the election results.

B. The Town Attorney is authorized to revise the Charter to the extent necessary to assure that any amendments adopted conform to one another and are properly included in the publication of the revised Town Charter. If some, but not all, of the Charter amendments are approved by the Electors, conforming amendments shall be deemed to be adopted and the Town Attorney is authorized to reflect and implement such revisions of the Charter, including the revision of transitional provisions, to the extent necessary to assure that all amendments adopted conform to one another and to all remaining Charter provisions. If conflicting Charter amendments are adopted at the same election, the one receiving the greatest number of affirmative votes shall prevail to the extent of such conflict.

C. Upon adoption of the Charter amendments, the Town Clerk shall file the adopted Charter amendments with the Clerk of the Circuit Court of Miami-Dade County, Florida and/or the Florida Department of State, as applicable.

CODING: Additions to existing text are shown by underline and deletions are shown as ~~strikethrough~~.

Section 9. Implementation. The Town Manager, Town Clerk, and Town Attorney are hereby authorized and directed to implement the provisions of this Resolution and to take any and all necessary administrative actions as may be appropriate by their position to execute the purpose of this Resolution.

Section 10. Conflicts. All ordinances or parts of ordinances, resolutions or parts of resolutions, in conflict herewith, are repealed to the extent of such conflict.

Section 11. Severability. The provisions of this Resolution are declared to be severable and if any section, sentence, clause or phrase of this Resolution shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Resolution but they shall remain in effect, it being the legislative intent that this Resolution shall stand.

Section 12. Inclusion in the Charter. Subject to the requirements of Section 8 above, the Town Commission intends and hereby provides that the amendments to the Town Charter set forth herein shall become and be made a part of the Charter of the Town of Surfside, Florida and that the Sections of this Resolution and the proposed Charter Amendments may be renumbered or re-lettered to accomplish such intention.

Section 13. Effective Date. This Resolution shall become effective immediately upon adoption.

The foregoing Resolution was offered by _____, who moved its adoption.
The motion was seconded by _____ upon being put to a vote, the vote
was as follows:

- Mayor Charles W. Burkett _____
- Vice Mayor Tina Paul _____
- Commissioner Ruben Coto _____
- Commissioner Nelly Velasquez _____
- Commissioner Gerardo Vildostegui _____

PASSED AND ADOPTED on this _____ day of _____, 2024.

Charles W. Burkett, Mayor

ATTEST:

Sandra N. McCready, MMC, Town Clerk

**APPROVED AS TO FORM AND LEGAL SUFFICIENCY
FOR THE USE AND RELIANCE OF THE TOWN OF SURFSIDE ONLY:**

Mark Blumstein, Interim Town Attorney

CODING: Additions to existing text are shown by underline and deletions are shown as ~~strikethrough~~.

[]

MEMORANDUM

ITEM NO. 5B.

To: Honorable Mayor, Vice-Mayor and Members of the Town Commission

From: Marisol Vargas, Acting Town Manager

Date: July 9, 2024

Subject: **Solid Waste Services Special Assessment Preliminary Rate Resolution**

Town Administration recommends that the Town Commission adopt the resolution as a matter precedent to the final assessment resolution. This resolution does not levy the assessment, but merely notices the public of the Town’s intent to again assess for this service and sets the place, date, and time for the final hearing.

The Town annually special assesses residential properties of 4 units or more per parcel for the cost of solid waste services those properties will receive during the fiscal year. This assessment process uses the property tax bill as the billing and collection method for the revenue needed to help pay for the services the residents receive. This billing is done by the Town’s Finance Department.

The billing department will collect about \$367,744.05 from this process, which will be used to pay for the cost of solid waste services. The Town budgets 95% of the estimated revenue of \$387,099.00. It is recommended that the rate remains at \$331.42.

This resolution will set the place, date, and time of the public hearing on the final assessment resolution. This notice will be placed on the property tax bill and a newspaper display ad will also be published. The final hearing is scheduled for September 10th. Once approved, the assessment roll will be given to the property appraiser and tax collector for billing and collection on the property tax bills that typically are mailed out in November. Property owners that fail to pay any part of their property tax bill, including this assessment, could lose title to their property.

[Preliminary Rate Resolution for Solid Waste 2024](#)

TOWN OF SURFSIDE, FLORIDA

**PRELIMINARY RATE RESOLUTION
FOR SOLID WASTE MANAGEMENT SERVICES**

ADOPTED July 9, 2024

RESOLUTION NO. 2024-_____

A RESOLUTION OF THE TOWN OF SURFSIDE, FLORIDA, RELATING TO SOLID WASTE MANAGEMENT SERVICES, INCLUDING COLLECTION, DISPOSAL AND RECYCLING OF RESIDENTIAL SOLID WASTE IN THE TOWN OF SURFSIDE, FLORIDA; ESTABLISHING THE ESTIMATED ASSESSMENT RATE FOR SOLID WASTE SERVICE ASSESSMENTS AGAINST ASSESSED PROPERTY LOCATED WITHIN THE TOWN OF SURFSIDE, FLORIDA, FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024; DIRECTING THE PREPARATION OF AN UPDATED ASSESSMENT ROLL; AUTHORIZING A PUBLIC HEARING AND DIRECTING THE PROVISION OF NOTICE THEREOF; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Commission (the "Commission") of the Town of Surfside, Florida (the "Town"), has enacted Ordinance No. 2018-1687 (the "Ordinance"), which authorizes the annual reimposition of annual Solid Waste Service Assessments for Solid Waste collection, disposal and recycling services for Residential Property and certain Assessed Property within the Town; and

WHEREAS, the imposition of a Solid Waste Service Assessment for Solid Waste collection, disposal and recycling services for each Fiscal Year is an equitable and efficient method of allocating and apportioning Solid Waste Costs among parcels of Assessed Property; and

WHEREAS, the Commission desires to reimpose an annual Solid Waste Service Assessment for collection, disposal and recycling services, through an assessment program within the Town, using the tax bill collection method for the Fiscal Year beginning on October 1, 2024.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA, AS FOLLOWS:

SECTION 1. AUTHORITY. This Resolution is adopted pursuant to the provisions of the Solid Waste Management Services Assessment Ordinance (Ordinance No. 2018-1687), the Initial Assessment Resolution (Resolution No. 2018-2524), the Final Assessment Resolution (Resolution No. 2018-2534), Sections 166.021 and 166.041, Florida Statutes, and other applicable provisions of law.

SECTION 2. PURPOSE AND DEFINITIONS. This resolution constitutes the Preliminary Rate Resolution as defined in the Ordinance which initiates the annual process for updating the Assessment Roll and directs the reimposition of Solid Waste Service Assessments for the Fiscal Year beginning October 1, 2024. All capitalized words and terms not otherwise defined herein shall have the meanings set forth in the Ordinance, the Initial Assessment Resolution and the Final Assessment Resolution. Unless the context indicates otherwise, words imparting the singular number, include the plural number, and vice versa.

SECTION 3. PROVISION AND FUNDING OF SOLID WASTE SERVICES.

(A) Upon the imposition of Solid Waste Service Assessments for Solid Waste collection, disposal and recycling services against Assessed Property located within the Town, the Town shall provide Solid Waste collection, disposal and recycling services to such Assessed Property.

(B) It is hereby ascertained, determined, and declared that each parcel of Assessed Property will be benefited by the Town's provision of Solid Waste

Management Services in an amount not less than the Solid Waste Service Assessment imposed against such parcel, computed in the manner set forth in this Preliminary Rate Resolution.

SECTION 4. LEGISLATIVE DETERMINATIONS OF SPECIAL BENEFIT AND FAIR APPORTIONMENT. The legislative determinations of special benefit and fair apportionment embodied in the Ordinance, the Initial Assessment Resolution and the Final Assessment Resolution are affirmed and incorporated herein by reference.

SECTION 5. ESTABLISHMENT OF ANNUAL SOLID WASTE SERVICE ASSESSMENT RATE.

(A) For the Fiscal Year beginning October 1, 2024, for which Solid Waste Service Assessments for Solid Waste collection, disposal and recycling services are to be reimposed, the Solid Waste Cost shall be allocated among all parcels of Assessed Property, based upon the methodology and procedures set forth in the Ordinance. The total Solid Waste Cost for the Fiscal Year beginning October 1, 2024 is estimated to be \$387,099. Accordingly, a rate of assessment equal to \$331.42 for each of the 1,168 current number of Dwelling Units for solid waste management services, including collection, disposal and recycling services is hereby approved for the Fiscal Year beginning October 1, 2024.

(B) In accordance with Section 2.08 of the Ordinance, a maximum assessment rate of \$400.00 per Dwelling Unit for solid waste collection, disposal and recycling services was approved for the Fiscal Year beginning October 1, 2019, and future fiscal years.

(C) The Town Manager is hereby directed to prepare, or cause to be prepared, an updated Assessment Roll for the Fiscal Year beginning October 1, 2024 in the manner provided in the Ordinance. Such updated Assessment Roll shall contain the following: (1) a summary description of all Assessed Property within the Town conforming to the description contained on the Tax Roll, (2) the name and address of the Owner of record of each parcel as shown on the Tax Roll, and (3) the amount of the Solid Waste Service Assessment attributable to each Dwelling Unit for Solid Waste collection, disposal and recycling services.

(D) A copy of this Preliminary Rate Resolution, the Ordinance, the Initial Assessment Resolution, the Final Assessment Resolution and the updated Assessment Roll is maintained on file in the office of the Town Clerk and open to public inspection. The foregoing shall not be construed to require that the updated Assessment Roll be in printed form if the amount of the Solid Waste Service Assessment for each parcel of property can be determined by use of a computer database available to the public.

(E) The Solid Waste Service Assessment for each parcel of Assessed Property shall be computed by multiplying the assessment rate by the number of Dwelling Units on such parcel.

(F) It is hereby ascertained, determined, and declared that the foregoing method of determining the Solid Waste Service Assessments for Solid Waste collection, disposal and recycling services is a fair and reasonable method of apportioning the Solid Waste Cost therefore among parcels of Assessed Property.

SECTION 6. AUTHORIZATION OF PUBLIC HEARING. There is hereby established a public hearing to be held at 7:00 p.m. on September 10, 2024, at Town of Surfside Town Hall, Commission Chambers, 9293 Harding Avenue, Surfside, Florida 33154, for the purpose of (A) receiving and considering any comments on the Solid Waste Service Assessments from affected property owners and (B) authorizing the reimposition of such Solid Waste Service Assessments for Solid Waste collection, disposal and recycling services for the Fiscal Year beginning October 1, 2024 and collecting such assessments on the same bill as ad valorem taxes.

SECTION 7. NOTICE BY PUBLICATION. The Town Manager shall publish a notice, as required by Section 2.04 of the Ordinance, in substantially the form attached hereto as Appendix A. Such notice shall be published no later than August 20, 2024 in a newspaper generally circulated in Miami-Dade County.

SECTION 8. NOTICE BY MAIL. The Town Manager shall provide notice by first class mail to the Owner of each parcel of Assessed Property which has been reclassified or issued a new Certificate of Occupancy (C.O.) pursuant to a building permit for a Dwelling Unit that was not included on the Assessment Roll approved for the prior fiscal year, and in the event circumstances described in Section 2.08(F) of the Ordinance so require. Such notice shall be in substantially the form attached hereto as Appendix B. Such notices shall be mailed not later than August 20, 2024.

SECTION 9. EFFECTIVE DATE. This Preliminary Rate Resolution shall take effect immediately upon its passage and adoption.

PASSED, ADOPTED AND APPROVED THIS 9th day of July, 2024.

Motion By: _____

Second By: _____

FINAL VOTE ON ADOPTION

Commissioner Ruben A. Coto _____

Commissioner Nelly Velasquez _____

Commissioner Gerardo Vildostegui _____

Vice Mayor Tina Paul _____

Mayor Charles W. Burkett _____

Charles W. Burkett, Mayor

Attest:

Sandra McCreedy, MMC
Town Clerk

Approved as to Form and Legal Sufficiency:

Mark Blumstein
Town Attorney

APPENDIX A

FORM OF NOTICE TO BE PUBLISHED

To Be Published by August 20, 2024 NOTICE OF HEARING TO REIMPOSE AND PROVIDE FOR COLLECTION OF SOLID WASTE SERVICE SPECIAL ASSESSMENTS

Notice is hereby given that the Town Commission of the Town of Surfside, Florida will conduct a public hearing to consider reimposing solid waste service assessments for the Fiscal Year beginning October 1, 2024, against certain improved residential properties located within the incorporated area of the Town, to fund the cost of solid waste collection, disposal and recycling services provided to such properties and to authorize collection of such assessments on the tax bill.

The public hearing will be held at 7:00 p.m. on September 10, 2024, at Town of Surfside Town Hall, Commission Chambers, 9293 Harding Avenue, Surfside, Florida 33154, for the purpose of receiving public comment on the proposed assessments. All affected property owners have a right to appear at the hearing and to file written objections with the Town Commission within 20 calendar days of the date of this notice. If a person decides to appeal any decision made by the Town Commission with respect to any matter considered at the hearing, such person will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the Town Clerk at (305) 861-4863, Ext. 226, at least 7 days prior to the date of the hearing.

The total annual solid waste assessment revenue to be collected within the Town of Surfside for the upcoming fiscal year is estimated to be \$387,099. The rate of assessment for the upcoming fiscal year shall be \$331.42 per Dwelling Unit. The

maximum rate of assessment that can be imposed in the fiscal year commencing October 1, 2019 and future fiscal years shall be \$400.00 per Dwelling Unit. Copies of the Solid Waste Management Services Assessment Ordinance (Ordinance No. 2018-1687), the Initial Assessment Resolution (Resolution No. 2018-2524), the Final Assessment Resolution (Resolution No. 2018-2534), the Preliminary Rate Resolution initiating the annual process of updating the Assessment Roll and reimposing the Solid Waste Service Assessments, and the updated Assessment Roll for the upcoming fiscal year are available for inspection at the Town Clerk's office, located at 9293 Harding Avenue, Surfside, Florida 33154.

If you have any questions, please contact the Town at (305) 861-4863, Ext. 226, Monday through Friday between 8:00 a.m. and 5:00 p.m.

The assessments will be collected on the ad valorem tax bill to be mailed in November 2024, as authorized by section 197.3632, Florida Statutes. Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title.

**TOWN COMMISSION OF
TOWN OF SURFSIDE, FLORIDA**

APPENDIX B

FORM OF NOTICE TO BE MAILED

******* NOTICE TO PROPERTY OWNER *******

**Town of Surfside
9293 Harding Avenue
Surfside, Florida 33154**

TOWN OF SURFSIDE, FLORIDA
NOTICE OF HEARING TO IMPOSE AND
PROVIDE FOR COLLECTION OF NON-AD
VALOREM ASSESSMENTS

NOTICE DATE: August __, 2024

**Owner
Address
City, State Zip**

*Sequence #
Tax Parcel #
Legal Description:*

As required by section 197.3632, Florida Statutes, and the direction of the Town Commission, notice is given by Town of Surfside, Florida, that annual assessments for solid waste services using the tax bill collection method, may be reimposed and levied on your property. The use of an annual special assessment to fund solid waste services benefiting improved property located within the Town of Surfside, Florida, in the past has proven to be fair, efficient and effective. The total annual solid waste assessment revenue to be collected within the Town of Surfside, Florida is estimated to be \$_____. The annual solid waste service assessment is based on the number of residential dwelling units contained on each parcel of property.

The following is a summary of the non-ad valorem special assessments being reimposed on the above parcel for the fiscal year beginning October 1, 2024.

The above parcel is subject to the solid waste service assessment:

The total number of residential dwelling units on the above parcel is _____.

The annual solid waste service assessment for the above parcel is \$ _____ (\$331.42 for each residential dwelling unit) for fiscal year commencing October 1, 2024.

The maximum annual solid waste service assessment for the above parcel is \$ _____ (\$400.00 for each residential dwelling unit) for the Town's fiscal year commencing October 1, 2024, and each fiscal year thereafter.

A public hearing will be held at 7:00 p.m. on September __, 2024, Town of Surfside, Town Hall, Commission Chambers, 9293 Harding Avenue, Surfside, Florida 33154, for the purpose of receiving public comment on the proposed assessments. All owners of improved property within the Town were mailed individual notices similar to this one when the assessments were first imposed. Subsequently, only owners of reclassified property which resulted in an increased assessment, or owners of property not included on the prior year's assessment roll will receive updated mailed notice in addition to the annual published notice. You and all other affected property owners have a right to appear at the hearing and to file written objections with the Town Commission within 20 calendar days of the date of this notice. If you decide to appeal any decision made by the Town Commission with respect to any matter considered at the hearing, you will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the Town Clerk at (305) 861-4863, Ext. 226, at least seven (7) days prior to the date of the hearing.

Unless proper steps are initiated in a court of competent jurisdiction to secure relief within 20 days from the date of Town Commission action at the above hearing (including the method of apportionment, the rate of assessment and the imposition of assessments), such action shall be the final adjudication of the issues presented.

Copies of the legal documentation for the assessment program are available for inspection at the Town Clerk's office, located at 9293 Harding Avenue, Surfside, Florida 33154.

The special assessment amount shown on this notice and the ad valorem taxes for the above parcel will be collected on the ad valorem tax bill mailed in November of each year that the assessment is imposed. Failure to pay the assessment will cause a tax certificate to be issued against the property which may result in a loss of title.

If there is a mistake on this notice, it will be corrected. If you have any questions, please contact the Town Finance Department at (305) 861-4863, Monday through Friday between 9:00 a.m. and 5:00 p.m.

[]

MEMORANDUM

ITEM NO. 5C.

To: Honorable Mayor, Vice-Mayor and Members of the Town Commission

From: Mark Blumstein, Interim Town Attorney

Date: July 9, 2024

Subject: ITB 2024-01 Abbott Avenue Stormwater Improvements Project Award

The Town Administration recommends awarding ITB 2024-01 to Ric Man International and to authorize the Interim Town Manager to negotiate agreement.

The Town Commission released ITB 2024-01 on April 15, 2024, and opened all submittals on June 11, 2024. There were a total of three submittals:

	Bidders	Base Bid	Alternate A	Total Bid
1	FG Construction	8,880,654.06	304,161.30	\$9,184,815.36
2	Ric-Man International	9,066,049.20	(296,344.89)	\$8,769,704.31
3	David Mancini & Sons	12,887,113.05	(25,000.00)	\$12,862,113.05

ITB 2024-01 included a Bid alternative A, having the Contractor using Horizontal Directional Drill for the 12" Force Main Along 92nd Ave instead of open trenching. Ric Man International offers the lowest cost for this construction option making them the lowest Bid.

[Exhibit "A" - Excel Tabulation for Bid](#)

[Resolution - Abbott Ave Stormwater Project](#)

[Sample Contract](#)

[Sample American Rescue Plan Act Addendum](#)

Abbott Avenue Drainage Improvement
Bid #

Item #	Item Description	Product Code	Qty	Unit	Prod Code	FG Construction				RIC MAN international			
						Price	Total	Contractor Bid Document Input	Error Difference	Price	Total	Contractor Bid Document input	Error Difference
1	For furnishing and installing pump station(s) No. 1 and No. 2 (including all valves, piping, inverted baffle, sluice gate, floats, valve vault(s) (including all piping, access hatch, and check valve and check valve vault) Pressure transducers, access hatch, control panel and all electrical equipment / wiring / conduits / FPL Power drop / Control Panels and disconnects needed for the pump station)		2	Each		\$ 1,514,898.17	\$ 3,029,796.34	\$ 3,029,796.00		\$ 1,670,000.00	\$ 3,340,000.00	\$ 1,670,000.00	
	For furnishing and installing downstream defender(s) (Including Manhole and Downstream Defender)		2	Each		\$ 534,186.00	\$ 1,068,372.00	\$ 1,068,372.00		\$ 274,000.00	\$ 548,000.00	\$ 274,000.00	
	For furnishing and installing control structure(s) (including all Tide Flex Valves, Flap gates)		1	Each		\$ 56,837.11	\$ 56,837.11	\$ 56,837.11		\$ 46,000.00	\$ 46,000.00	\$ 46,000.00	
	For furnishing and installing trash rack structure(s) (including all grates, Access Hatch)		2	Each		\$ 246,992.08	\$ 493,984.16	\$ 493,984.16		\$ 73,000.00	\$ 146,000.00	\$ 73,000.00	
	For furnishing and installing drainage injection well(s) (including manhole structure, all fittings, air release valves)		6	Each		\$ 72,164.69	\$ 432,988.14	\$ 432,988.17		\$ 100,000.00	\$ 600,000.00	\$ 600,000.00	
	For furnishing and installing Manhole(s)/Catch Basin(s) (including inlet tops, and existing curb restoration)		13	Each		\$ 16,328.79	\$ 212,274.27	\$ 212,274.31		\$ 4,500.00	\$ 58,500.00	\$ 58,500.00	
	For furnishing and installing 12-inch Pressure Storm Drain pipe, c900 or HDPE-DIPS equivalent (Including all fittings, valves, air release valves, couplings, wire tracers, and pressure testing, trench bedding, backfill, limerock and asphalt replacement.)		1622	LF		\$ 212.95	\$ 345,404.90	\$ 345,402.96		\$ 570.00	\$ 924,540.00	\$ 924,540.00	
	For furnishing and installing 18-inch Pressure Storm Drain pipe, c900 or HDPE-DIPS equivalent (Including all fittings, valves, air release valves, couplings, wire tracers, and pressure testing, trench bedding, backfill, limerock and asphalt replacement.)		207	LF		\$ 771.57	\$ 159,714.99	\$ 159,715.60		\$ 780.00	\$ 161,460.00	\$ 161,460.00	
	For furnishing and installing 24-inch Pressure Storm Drain pipe, c900 or HDPE-DIPS equivalent (Including all fittings, valves, air release valves, couplings, wire tracers, and pressure testing, trench bedding, backfill, limerock and asphalt replacement.)		714	LF		\$ 745.30	\$ 532,144.20	\$ 532,141.92		\$ 780.00	\$ 556,920.00	\$ 556,920.00	

	For furnishing and installing 24-inch HDPE Gravity stormwater piping (Including all couplings, testing, trench bedding, backfill, limerock and asphalt replacement.)		531	LF		\$ 82.51	\$ 43,812.81	\$ 43,811.60		\$ 570.00	\$ 302,670.00	\$ 302,670.00	
	For asphalt, milling and resurfacing (Including all areas from 1 ½ restoration to 1 milling & resurfacing)		8200	square yard		\$ 25.05	\$ 205,410.00	\$ 205,374.16		\$ 24.00	\$ 196,800.00	\$ 196,800.00	
	For pavement marking and signing: This pay item shall include all the necessary pavement markings needed to be restored after pavement overlay.		1	Lump Sum		\$ 39,728.10	\$ 39,728.10	\$ 39,728.10		\$ 16,000.00	\$ 16,000.00	\$ 16,000.00	
	Subtotal						\$ 6,620,467.02	\$ 6,620,426.09	\$ 40.93		\$ 6,896,890.00	\$ 4,879,890.00	\$ 2,017,000.00
	Mobilization		1	Lump sum		\$ 695,444.10	\$ 695,444.10			\$ 452,143.00	\$ 452,143.00		
	Maintenance of Traffic		1	Lump Sum		\$ 134,250.49	\$ 134,250.49			\$ 149,000.00	\$ 149,000.00		
	Errosion Control/BMP/SWPPP		1	Lump Sum		\$ 34,749.43	\$ 34,749.43			\$ 31,000.00	\$ 31,000.00		
	Construction Surveying / Stake-out/Asbuilt		1	Lump Sum		\$ 119,925.00	\$ 119,925.00			\$ 142,289.45	\$ 142,289.45		
	Subtotal						\$ 7,604,836.04				\$ 7,671,322.45		
	Construction Material Testing		1	Dedicated Allowance		\$ 57,750.00	\$ 57,750.00			\$ 57,750.00	\$ 57,750.00		
	For providing a certified industrial hygienist or State of Florida licensed engineer in environmental discipline to develop health and safety plan; the aggregate sum of.		1	Dedicated Allowance		\$ 25,000.00	\$ 25,000.00			\$ 25,000.00	\$ 25,000.00		
	For all costs of required permit fees, inspections, impact fees, if authorized by the Engineer, the sum of 5% of the Subtotal Item 13, (0.05) X (Subtotal, Item 13).		1	Dedicated Allowance		\$ 331,021.32	\$ 331,021.32			\$ 344,844.50	\$ 344,844.50		
	For unforeseen improvements, for minor construction changes and quantities adjustments at other intersections along 91 st & 92 nd Street, if ordered by the Town, the aggregate sum of		1	Contingency Allowance		\$ 200,000.00	\$ 200,000.00			\$ 200,000.00	\$ 200,000.00		
	For unforeseen conditions, for minor construction changes and for quantity adjustments, if ordered by the Engineer, the sum of 10% of the Subtotal, Item 13, (.10) X (Subtotal, Item 13)		1	Contingency Allowance		\$ 662,046.70	\$ 662,046.70			\$ 767,132.25	\$ 767,132.25		
	TOTAL Base Bid						\$ 8,880,654.06				\$ 9,066,049.20		
ALTERNATE BID ITEM A - Contractor to indicate if Additive or (Deductive)													
				Additive									
	Horizontal Directional Drill (HDD) for 12 Force Main Along 92 nd Av. From Approximate Station 41+00 to 56+00.		1			\$ 304,161.30	\$ 304,161.30			\$ (296,344.89)	\$ (296,344.89)		
							\$ 9,184,815.36				\$ 8,769,704.31		
ALTERNATE BID ITEM B - (Deductive)													

David Mancini				
Contractors BID	Price	Total	Contractor Bid Document input	Error Difference
	\$ 1,881,000.00	\$ 3,762,000.00	\$ 3,762,000.00	
	\$ 528,000.00	\$ 1,056,000.00	\$ 1,056,000.00	
	\$ 138,000.00	\$ 138,000.00	\$ 138,000.00	
	\$ 196,000.00	\$ 392,000.00	\$ 392,000.00	
	\$ 126,000.00	\$ 756,000.00	\$ 756,000.00	
	\$ 25,650.00	\$ 333,450.00	\$ 333,450.00	
	\$ 741.00	\$ 1,201,902.00	\$ 1,201,902.00	
	\$ 1,311.00	\$ 271,377.00	\$ 271,377.00	
	\$ 993.00	\$ 709,002.00	\$ 709,002.00	

	\$ 746.00	\$ 396,126.00	\$ 396,126.00
	\$ 28.00	\$ 229,600.00	\$ 229,600.00
	\$ 7,250.00	\$ 7,250.00	\$ 7,250.00
		\$ 9,252,707.00	\$ 9,252,707.00
	\$ 576,000.00	\$ 576,000.00	\$ -
	\$ 568,000.00	\$ 568,000.00	
	\$ 405,500.00	\$ 405,500.00	
	\$ 457,000.00	\$ 457,000.00	
		\$ 11,259,207.00	
	\$ 15,000.00	\$ 15,000.00	
	\$ 25,000.00	\$ 25,000.00	
	\$ 462,635.35	\$ 462,635.35	
	\$ 200,000.00	\$ 200,000.00	
	\$ 925,270.70	\$ 925,270.70	
		\$ 12,887,113.05	

Deductive		
\$ (25,000.00)	\$ -	
	\$ 12,862,113.05	

Deductive			
	\$ (1,881,000.00)	\$	-
		\$	12,887,113.05



Qualifications

Homestead Concrete & Drainage Inc
Florida Blacktop Inc.
WEEKLEY ASPHALT PAVING INC.

DBE

RESOLUTION NO. 2024-_____

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA, SELECTING AND AWARDING A CONTRACT FOR THE ABBOTT AVENUE STORMWATER IMPROVEMENT PROJECT TO RIC MAN INTERNATIONAL PURSUANT TO ITB NO. 2024-01; AUTHORIZING THE TOWN MANAGER TO NEGOTIATE AND EXECUTE A CONTRACT FOR THE ABBOTT AVENUE STORMWATER IMPROVEMENT PROJECT; PROVIDING FOR AUTHORIZATION; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on April 15, 2024, the Town of Surfside (the “Town”) issued Invitation to Bid (ITB) No. 2024-01 seeking qualified firms for the Abbott Avenue Stormwater Improvements (the “Project”); and

WHEREAS, in response to the ITB, the Town conducted the bid opening on June 11, 2024, and received three (3) sealed proposals; and

WHEREAS, the Town’s Capital Improvement Projects Director, together with the Town’s consultant engineer, Keith and Associates, Inc. (“Consultant”), evaluated all three (3) proposals (“Evaluation”); and

WHEREAS, based on the Evaluation and Town Manager’s recommendation, the Town Commission finds that the proposal made by Ric-Man Int’l, Inc. (“Contractor”) is in the best interest of and most advantageous to the Town; and

WHEREAS, the Town wishes to select the Contractor’s proposal and award the Contractor a contract for the Project, in substantially the form attached hereto as Exhibit “A” (the “Contract”), subject to final approval as to form and content by the Town Manager and legal sufficiency by the Town Attorney; and

WHEREAS, the Town Commission wishes to authorize the Town Manager to negotiate with the Contractor and execute the Contract, for the maximum guaranteed price of \$9,066,049.20; and

WHEREAS, the Town Commission finds that the selection of the Contractor and award of the Contract to the Contractor for the Project and this Resolution are in the best interest and welfare of the Town.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The above-stated recitals are true and correct and are incorporated herein by this reference.

Section 2. Selection of Contractor and Award of Contract. The Town Commission hereby selects the Contractor's proposal as in the best interests of and most advantageous to the Town and awards the Contractor a Contract for the Project, in substantially the form attached hereto as Exhibit "A."

Section 3. Authorization to Negotiate and Execute Contract. The Town Manager is authorized to negotiate terms and conditions and execute a Contract, in substantially the form attached hereto as Exhibit "A," with the Contractor on behalf of the Town and consistent with the proposal by the Contractor for the maximum guaranteed price of \$9,066,049.20, subject to the approval as to form and legal sufficiency by the Town Manager and Town Attorney.

Section 4. Implementation. That the Town Manager and Town Officials are hereby authorized to take any and all actions which are necessary to implement the Project, the Contract for the Project, and for the purposes of this Resolution.

Section 5. Effective Date. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED this 9th day of July, 2024.

Motion By: _____

Second By: _____

FINAL VOTE ON ADOPTION:

Commissioner Ruben A. Coto _____
Commissioner Nelly Velasquez _____
Commissioner Gerardo Vildostegui _____
Vice Mayor Tina Paul _____
Mayor Charles W. Burkett _____

Charles W. Burkett, Mayor

ATTEST:

Sandra N. McCready, MMC
Town Clerk

**APPROVED AS TO FORM AND LEGALITY FOR THE USE
AND BENEFIT OF THE TOWN OF SURFSIDE ONLY:**

Mark Blumstein
Interim Town Attorney

CONTRACT FOR CONSTRUCTION

THIS CONTRACT FOR CONSTRUCTION (this “Contract”) is made this _____ day of _____, 2024 (the “Effective Date”) by and between the **TOWN OF SURFSIDE, FLORIDA**, a Florida municipal corporation, (the “Town”), and **[INSERT CONTRACTOR’S NAME]**, a **[INSERT TYPE OF ENTITY]** (the “Contractor”).

WHEREAS, the Town issued Invitation to Bid No. 2024-01 (the “ITB”) for construction of **[INSERT DESCRIPTION]** at **[LOCATION]** (the “Project”), which ITB is incorporated herein by reference and made a part hereof; and

WHEREAS, in response to the Town’s ITB, the Contractor submitted a bid for the Project (“Bid”), which Bid is incorporated herein by reference and made a part hereof, and includes the Price Submittal (“Pricing”) attached hereto as Exhibit “A”; and

WHEREAS, Contractor submitted the lowest, responsive and responsible bid in response to the ITB and was selected and awarded this Contract for performance of the Work (as hereinafter defined); and

WHEREAS, Contractor has represented to the Town that it possesses the necessary qualifications, experience and abilities to perform the Work or the Project, and has agreed to provide the Work on the terms and conditions set forth in this Contract.

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, the Contractor and the Town agree as follows:

1. SCOPE OF WORK

1.1. Scope of Work. Contractor hereby agrees to furnish all of the labor, materials, equipment, services and incidentals necessary to perform all of the work described in the Contract Documents (the “Work” or the “Project”) including, without limitation as described in the approved plans, drawings and/or specifications prepared by [insert name of consultant] dated [insert date] (the “Plans”) and any other documents incorporated herein by reference and made a part of this Contract for the following Project:

[INSERT NAME OF PROJECT]

1.2. Pre-Construction Conference. Within fourteen (14) calendar days after this Contract is executed by both parties, and before any Work has commenced, a pre-construction conference will be held between the Town, the Contractor, and the Project Consultant. The Contractor must submit its project schedule and schedule of values, if applicable, prior to this conference.

1.3. Project Schedule. Contractor must submit a proposed Project Schedule as follows:

1.3.1. Schedule must identify the schedule for each location comprising the Project. The proposed Project schedule must be submitted within ten (10) calendar days from the date this Contract is executed by both parties for the review and approval of the Project Consultant or Town as applicable. This initial schedule shall establish the baseline schedule for the Project.

1.3.2. All updates of schedules must be tracked against the baseline schedule and must be at a minimum submitted with each pay application. An updated schedule tracked against the baseline must also be submitted upon execution of each Change Order that impacts the Contract Time. Failure to submit such schedules will result in the rejection of any submitted payment application.

1.3.3. All Project Schedules must be prepared in Microsoft Project or approved equal by the Town. At the time of submission of schedules, Contractor must submit a hard copy as well as an electronic version. Electronic versions must not be submitted in a .pdf format.

1.4. Records.

1.4.1. As-Built Drawings. During the Work, Contractor must maintain records of all deviations from the Drawings as approved by the Project Consultant and prepare two copies of As-Built Record Drawings showing correctly and accurately all changes and deviations made during construction to reflect the Work as it was actually constructed. It is the responsibility of the Contractor to check the As-Built Drawings for errors and omissions prior to submittal to the Town and to certify in writing that the As-Built Record Drawings are correct and accurate, including the actual location of all infrastructure, internal piping, and electrical/signal conduits in or below the concrete floor (indicating the size, depth, and voltage in each conduit). To record actual construction, Contractor must legibly mark on-site structures and site Work as follows:

1.4.1.1. Depths of various elements of foundation in relation to finish first floor datum.

1.4.1.2. All underground piping and ductwork with elevations and dimensions and locations of valves, pull boxes, etc. Changes in location. Horizontal and vertical locations of underground utilities and appurtenances referenced to permanent surface improvements. Actual installed pipe material, class, etc.

1.4.1.3. Location of internal utilities and appurtenances concealed in the construction, referenced to visible and accessible features of the structure. Air conditioning ducts with locations of dampers, access doors, fans and other items needing periodic maintenance.

1.4.1.4. Field changes in dimensions and details.

1.4.1.5. Changes made by Project Consultant's written instructions or by Change Order.

1.4.1.6. Details not on original Contract Drawings.

1.4.1.7. Equipment, conduit, electrical panel locations.

1.4.1.8. Project Consultant's schedule changes according to Contractor's records and shop drawings.

1.4.1.9. Specifications and Addenda: Legibly mark each section to record:

1.4.1.9.1. Manufacturer, trade name, catalog number and Supplier of each product and item of equipment actually installed.

1.4.1.9.2. Changes made by Project Consultant's written instructions or by Change Order.

1.4.1.10. Approved Shop Drawings: Provide record copies for each process, equipment, piping, electrical system and instrumentation system.

1.4.1.10.1. As-built documents must be updated monthly as a condition precedent to payment. A final survey signed and sealed by a surveyor must be provided to the Town at no additional cost, including digital I (CAD and PDF) versions.

1.4.1.10.2. For construction of new building, or building additions, field improvements, and or roadway improvements, as-built drawings must be signed and sealed by a Florida Licensed Registered Land Surveyor.

1.4.2. Record Set. Contractor must maintain in a safe place one record copy and one permit set of the Contract Documents, including, but not limited to, all Drawings, Specifications, amendments, COs, RFIs, and field directives, as well as all written interpretations and clarifications issued by the Project Consultant, in good order and annotated to show all changes made during construction. The record documents must be continuously updated by Contractor throughout the prosecution of the Work to accurately reflect all field changes that are made to adapt the Work to field conditions, changes resulting from COs and/or field directives as well as all written interpretations and clarifications, and all concealed and buried installations of piping, conduit and utility services. Contractor must certify the accuracy of the updated record documents. The record documents must be clean, and all changes, corrections and dimensions must be given in a neat and legible manner in red. Upon Final Completion and as a condition precedent to Contractor's entitlement to final payment, the Record Set must be delivered to the Project Consultant by the Contractor. The Record Set of Drawing must be submitted in both hard copy and as electronic plot files.

1.4.3. Construction Photographs. Prior to commencement of the Work the Contractor must take digital photographs and color audio-video recording to document existing conditions and submit copies in an acceptable format to the Town. Contractor must submit with each application for payment photographs that accurately reflect the progress of all aspects of the Work. The number of photographs to be taken will be based on the magnitude of the Work being performed. Contractor must submit one copy of each photograph in print and digitally. The photographs must be printed on 8" X 10" high resolution glossy commercial grade and weight color photographic print paper or in a format acceptable to the Town. Each photograph must be imprinted on its face with the title of the Project, the date, and time the picture was taken. Digital photographs must be taken using .jpeg format and will be submitted through a file-sharing site (such as Dropbox) or on a CD-ROM or flash drive clearly

identifying the name of the Project, the name of the Contractor, and the timeframe in which the pictures were taken. Initial set up prints will be submitted in a three-ring binder with each picture protected by a clear plastic sleeve. Subsequent prints are to be submitted in clear plastic sleeves that can be added to the binder. The three-ring binder must be of such size to be able to hold all print pictures.

1.5. Staging Site.

1.5.1. The Contractor is solely responsible for making all arrangements for any staging site(s) that may be necessary for the performance of the Work and the Contractor is responsible for all site security, including any fencing of the site, and any loss, damage or theft to its equipment and materials. Any fencing of the Staging Site is subject to the prior written approval of the Town.

1.5.2. The Town at its sole discretion may make a staging site available for use by the Contractor. If such site is made available by the Town, the Town assumes no responsibility or liability for the equipment or materials stored on the site, and the Contractor will be solely responsible for any loss, damage or theft to its equipment and materials. The Contractor must restore the site to its pre-existing condition prior to the Contractor's use of the site.

1.5.3. The Contractor may be required to provide or may choose to use an office trailer for the duration of the Project. The Contractor must have the prior written approval of the Town as to the use of any office trailer and the placement location for the office trailer. The Contractor must obtain all required permits from the appropriate regulatory agencies.

1.5.4. No parking is permitted at a Town provided staging site without the prior written approval of the Town.

1.6. Purchase and Delivery, Storage and Installation. All materials must be F.O.B. delivered and included in the cost of the Work. The Contractor is solely responsible for the purchase, delivery, off-loading and installation of all equipment and material(s). Contractor must make all arrangement for delivery. Contractor is liable for replacing any damaged equipment or material(s) and filing any and all claims with suppliers. All transportation must comply with all federal, state (including FDOT), Miami-Dade County, and local laws, rules and regulations. No materials will be stored on-site without the prior written approval of the Town.

1.7. Approval of Subcontractors. For any scope of work that the Contractor will utilize a subcontractor, the Contractor may only retain or utilize the services of the particular subcontractor with the prior written approval of the Town Manager, which approval may be granted or withheld in the Town Manager's sole and absolute discretion. The Contractor shall provide at least fourteen (14) days notice to the Town Manager and the Project Consultant of its intent to retain or utilize a subcontractor.

1.8. Project Signage. Contractor must furnish and install two (2) Project signs at the Project Site in accordance with the requirements provided by the Project Consultant or the Town as applicable.

2. CONTRACT TIME

2.1. Contractor shall be instructed to commence the Work by written instructions in the form of

a Notice to Proceed providing a commencement date and issued by the Town Manager or designee. The Notice to Proceed will not be issued until Contractor's submission to Town of all required documents and after execution of this Contract.

2.2. Time is of the essence throughout this Contract. The Contractor shall prosecute the Work with faithfulness and diligence and the **Work shall be substantially completed within [INSERT SUBSTANTIAL COMPLETION TIME] calendar days from the date specified in the Notice to Proceed ("Contract Time")**. Substantial Completion shall be defined for this purpose as the date on which Town receives beneficial use of the Project. **The Work shall be fully completed in accordance with the Contract Documents within [INSERT FINAL COMPLETION TIME] calendar days from the date specified in the Notice to Proceed ("Final Completion Time")**. The Final Completion date is defined as the date determined by the Town when all Work, including punch list items, has been completed in accordance with the Contract Documents and Contractor has delivered to Town all documentation required herein.

2.3. Upon failure of Contractor to substantially complete the Work as defined in this Agreement within the Contract Time, Contractor shall pay to Town the sum of **[INSERT SUBSTANTIAL COMPLETION LIQUIDATED DAMAGES]** for each calendar day after the expiration of the Contract Time that the Contractor fails to achieve Substantial Completion up until the date that the Contractor achieves Substantial Completion. Upon failure of Contractor to fully complete the Work and achieve Final Completion within the Final Completion Time, Contractor shall pay to Town the sum of **[INSERT FINAL COMPLETION LIQUIDATED DAMAGES]** for each calendar day after expiration of the Final Completion Time that the Contractor fails to achieve Final Completion up until the date that the Contractor achieves Final Completion. These amounts are not penalties but are liquidated damages payable by Contractor to Town for the failure to provide full beneficial occupancy and use of the Project as required. Liquidated damages are hereby fixed and agreed upon between the parties who hereby acknowledge the difficulty of determining the amount of damages that will be sustained by Town as a consequence of Contractor's delay and failure of Contractor to complete the Work on time. The above-stated liquidated damages shall apply separately to each phase of the Project for which a time for completion is given.

2.4. Town is authorized to deduct the liquidated damages from monies due to Contractor for the Work under this Contract. In case the liquidated damage amount due to Town by Contractor exceeds monies due Contractor from Town, Contractor shall be liable and shall immediately upon demand by Town pay to Town the amount of said excess.

3. CONTRACT PRICE AND PAYMENT PROCEDURES

3.1. Guaranteed Maximum Price. The Town shall pay the Contractor an amount not to exceed \$ _____ for the performance of the Work in accordance with the line items and unit prices included in Exhibit "A" (the "Contract Price"). The Contract Price shall be full compensation for all services, labor, materials, equipment, and costs, including overhead and profit, associated with completion of all the Work in full conformity with the Contract Documents and adjusted only by written change orders signed by both parties and approved as required by local law. The Contract Price shall include all applicable sales taxes as required by law.

3.2. Schedule of Values. The Contractor must submit two copies of schedule of values within ten (10) calendar days from the date this Contract is executed by both parties. The schedule of values shall indicate a complete breakdown of labor and material of all categories of Work on the Project. Contractor's overhead and profit must be listed as separate line items. Each line item must be identified with the number and title of the major specification section or major components of the items. The Project Consultant or Town as applicable may require further breakdown after review of the Contractor's submittal. The Town reserves the right to require such information from the Contractor as may be necessary to determine the accuracy of the schedule of values. The combined total value for mobilization under the Schedule of Values shall not exceed 5% of the value of the Contract. The accepted Schedule of Values must be incorporated into the Contractor's payment application form. The Contractor guarantees that each individual line item contained in the schedule of values submitted as part of a competitive solicitation shall not be increased without written approval by the Town Manager.

3.3. Payment Application Procedures. Town shall make progress payments, deducting the amount from the Contract Price above on the basis of Contractor's Applications for Payment on or before twenty (20) days after receipt of the Pay Application. Rejection of a Pay Application by the Town shall be within twenty (20) days after receipt of the Pay Application. Any rejection shall specify the applicable deficiency and necessary corrective action. Any undisputed portion shall be paid as specified above. All such payments will be made in accordance with the Schedule of Values established in the Contract Documents or, in the event there is no Schedule of Values, as otherwise provided in the Contract Documents. In the event the Contract Documents do not provide a Schedule of Values or other payment schedule, Applications for Payment shall be submitted monthly by Contractor on or before the 10th of each month for the prior month to the Town's Consultant, **[INSERT PROJECT CONSULTANT]** (the "Town's Project Consultant"). Progress payments shall be made in an amount equal to the percentage of Work completed as determined by the Town or Town's Project Consultant, but, in each case, less the aggregate of payments previously made and less such amounts as Town shall determine or Town may withhold taking into account the aggregate of payments made and the percentage of Project completion in accordance with the Contract Documents and Schedule of Values, if any. The Contractor agrees that five percent (5%) of the amount due for each progress payment or Pay Application (the "Retainage") shall be retained by Town until final completion and acceptance of the Work by Town. In the event there is a dispute between Contractor and Town concerning a Pay Application, dispute resolution procedures shall be conducted by Town commencing within 45 days of receipt of the disputed Payment Application. The Town shall reach a conclusion within 15 days thereafter and promptly notify Contractor of the outcome, including payment, if applicable.

3.4. Progress Payment Applications. Each progress payment application submitted to the Town must include:

3.4.1. A sworn and certified progress payment affidavit indicating that all laborers, material suppliers, and subcontractors dealing with the Contractor were paid in full as it relates to all Work performed up to the time of the request for payment;

3.4.2. Partial conditional releases or waivers of lien by the Contractor, material suppliers, subcontractors, and any lienors serving a Notice to the Town and evidence of proof of payment of any indebtedness incurred with respect to the Work of the Contractor as may be required by the Town;

3.4.3. Evidence that all Work was fully performed as required by the Contract Documents up to the time of the request for payment and that the Work was inspected and accepted by the Town and any other governmental authorities required to inspect the Work; and

3.4.4. An updated Project schedule, including a two-week look-ahead schedule, as approved in writing by the Town Manager.

3.4.5. All Buy-Out Savings, including supporting documentation relating to the calculation of the Buy-Out Savings.

3.5. Final Payment. Upon Final Completion of the Work by Contractor in accordance with the Contract Documents and acceptance by the Town, and upon receipt of consent by any surety, Town shall pay the remainder of the Contract Price (including Retainage) as recommended by the Town's Project Consultant and Building Official. Final payment is contingent upon receipt by Town from Contractor of:

3.5.1. An affidavit that payrolls, bills for materials, equipment, and other indebtedness were paid in full as it relates to all Work performed under this Contract;

3.5.2. A certificate evidencing that insurance required by the Contract Documents shall remain in effect after final payment is made;

3.5.3. A written statement that the Contractor knows of no reason that the insurance will not be renewable to cover the period required by the Contract Documents;

3.5.4. Documentation of any special warranties, including, but not limited to, any manufactures' warranties or specific subcontractor warranties;

3.5.5. Evidence that all Punch List items have been fully completed to the satisfaction of the Town;

3.5.6. All previously undelivered manufacturer and subcontractor guarantees, warranties, and manuals and documents required by the Contract Documents;

3.5.7. Final releases of lien, waivers of claim, satisfactions of liens or claims, and such other affidavits as may be reasonably required by the Town to assure a lien-free and claim-free completion of the Work;

3.5.8. Evidence that the Contractor has fully cleaned and restored the site, including removal of all rubbish and debris;

3.5.9. At least one complete set of as-built plans, reflecting an accurate depiction of Contractor's Work;

3.5.10. Such other documents necessary to show that the Contractor has complied with all other requirements of the Contract Documents; and

3.5.11. Cost Savings, including supporting documentation used to calculate the Cost Savings.

3.6. Payment Withholding. The Town may withhold any payment, including a final payment, for application to such extent as may be necessary, as determined by the Town's Project Consultant, to protect the Town from loss for which the Contractor is responsible in the event that:

3.6.1. The Contractor performs defective Work and such Work has not been corrected, provided that the amount withheld shall be limited to the amount sufficient to cover such defective Work;

3.6.2. A third-party files a claim or lien in connection with the Work or this Contract;

3.6.3. The Contractor fails to make payments properly to subcontractors or suppliers for labor, materials, or equipment which has been paid by the Town, provided that the amount withheld shall be limited to the amount sufficient to cover such payments to subcontractors or suppliers for labor, materials, or equipment;

3.6.4. The Town has reasonable evidence that the Work cannot be completed for the unpaid balance of the Contract Sum;

3.6.5. The Contractor, its employees, subcontractors, or agents have damaged the Town;

3.6.6. The Town has reasonable evidence that the Work will not be completed within the Contract Time and that the unpaid balance would not be adequate to cover liquidated damages for the anticipated delay;

3.6.7. The Contractor has failed to progress the Work satisfactorily and/or according to the Contract Schedule;

3.6.8. The Contractor has failed to carry out the Work in accordance with the Contract Documents;

3.6.9. The Contractor has failed to provide requisite releases of lien for each payment application in accordance with the Contract Documents; and/or

3.6.10. Any other failure to perform a material obligation contained in the Contract Documents.

3.7. No Waiver of Town Rights. The payment of any Application for Payment by the Town, including the final request for payment, does not constitute approval or acceptance by the Town of any item of the Work reflected in such Application for Payment, nor shall it be construed as a waiver of any of the Town 's rights hereunder or at law or in equity.

3.8. Payment to Sub-Contractors; Certification of Payment to Subcontractors. The term "subcontractor," as used herein, includes persons or firms furnishing labor, materials or equipment incorporated into or to be incorporated into the Work or Project. The Contractor is required to pay all subcontractors for satisfactory performance of their contracts as a condition precedent to payment to Contractor by the Town. The Contractor shall also return all retainage withheld to the subcontractors within 30 days after the subcontractor's work is satisfactorily complete and accepted by the Town.

3.9. Cost Savings and Value Engineering.

3.9.1. Cost Savings. In the event the Contractor rebids or renegotiates with any subcontractor to reduce subcontractor costs for the performance of the Work, then the difference between (i) the sum of the subcontractor costs used to establish the Contract Price, as set forth in the Schedule of Values, and (ii) the sum of the revised subcontractor costs, including any early payment or similar discounts (the "Cost Savings"), shall revert to the Town. The Contract Price shall be adjusted in accordance with any Cost Savings through a Change and the Schedule of Values shall also be revised to reflect the new Contract Price.

3.9.2. Value Engineering. Contractor shall participate in Value Engineering the Contract Documents with the Town and the Architect with the goal of finding acceptable means for reducing the cost of the Work. Upon acceptance by the Town of recommendation for Value Engineering, the Contract Documents shall be modified to reflect such changes. All savings in connection with Value Engineering of the Work shall revert to Town.

4. CONTRACT DOCUMENTS

4.1. The Contract Documents, which comprise the entire agreement between the Town and the Contractor concerning the Work, consist of this Contract for Construction (including any change orders and amendments thereto), the Plans and Specifications, the Technical Specifications, any Bidding Documents or procurement documents for the Project, the Contractor's Bid for the Project (including the Schedule of Bid Items-Pricing), the Bonds (defined herein), Insurance Certificates, the Notice of Award, and the Notice to Proceed, all of which are deemed incorporated into and made a part of this Contract by this reference and govern this Project. Any mandatory clauses which are required by applicable law shall be deemed to be incorporated herein.

4.2. This Contract incorporates and includes all prior negotiations, correspondence, conversations, agreements, or understandings applicable to the matters contained herein and the parties agree that there are no commitments, agreements, or understandings concerning the subject matter of these Contract Documents that are not contained herein. Accordingly, it is agreed that no deviation from the terms hereof shall be predicated upon any prior representations or agreements, whether oral or written.

4.3. The Contract Documents shall remain the property of the Town. The Contractor shall have the right to keep one record set of the Contract Documents upon completion of the Project; however in no circumstances shall the Contractor use, or permit to be used, any or all of such Contract Documents on other projects without the Town's prior written authorization.

4.4. Conflicts; Order of Priority. This document without exhibits is referred to as the "Base Agreement." In the event of a conflict between the terms of this Base Agreement and any exhibits or attachments hereto, or any documents incorporated herein by reference, the conflict shall be resolved in the following order of priorities and the more stringent criteria for performance of the Work shall apply:

4.4.1. First Priority: Change Orders with later date taking precedence;

4.4.2. Second Priority: ARPA Addendum Form, if applicable;

4.4.3. Third Priority: This Base Agreement;

4.4.4. Fourth Priority: Contract Documents, excluding this Base Agreement; and

4.4.5. Fifth Priority: Exhibit A, "Price Submittal Form."

5. INDEMNIFICATION

5.1. Contractor shall defend, indemnify, and hold harmless the Town, its officers, agents and employees, from and against any and all demands, claims, losses, suits, liabilities, causes of action, judgment or damages, including legal fees and costs and through appeal, arising out of or, related to, or in any way connected with Contractor's negligence, recklessness, or intentional misconduct in the Contractor's performance or non-performance of this Contract, Contractor's obligations, or the Work related to the Contract, including by reason of any damage to property, or bodily injury or death incurred or sustained by any party. Additionally, the Contractor shall defend, indemnify, and hold the Town harmless from all losses, injuries or damages and wages or overtime compensation due its employees in rendering services pursuant to this Contract, including payment of reasonable attorneys' fees and costs in the defense of any claim made under the Fair Labor Standards Act, Title VII of the Civil Rights Act of 1964, the Age Discrimination in Employment Act, the Americans with Disabilities Act or any other employment related litigation or worker's compensation claims under federal, state, or local law. The provisions of this section shall survive termination of this Contract.

6. INSURANCE AND BONDS

6.1. Insurance.

6.1.1. Contractor shall secure and maintain throughout the duration of this Contract insurance of such types and in such amounts not less than those specified below as satisfactory to the Town, naming the Town as an Additional Insured, underwritten by a firm rated A-X or better by Bests Rating and qualified to do business in the State of Florida. Certificates of Insurance shall be provided to the Town, reflecting the Town as an Additional Insured, no later than ten (10) days after award of this Contract and prior to the execution of this Contract by Town and prior to commencing any Work. Each

certificate shall include no less than (30) thirty-day advance written notice to Town prior to cancellation, termination, or material alteration of said policies or insurance. The insurance coverage shall be primary insurance with respect to the Town, its officials, employees, agents and volunteers naming the Town as additional insured. Any insurance maintained by the Town shall be in excess of the Contractor's insurance and shall not contribute to the Contractor's insurance. The insurance coverages shall include at a minimum the amounts set forth in this Section 6.1.

6.1.1.1. Commercial General Liability coverage with limits of liability of not less than a \$1,000,000 per Occurrence combined single limit for Bodily Injury and Property Damage. This Liability Insurance shall also include Completed Operations and Product Liability coverages and eliminate the exclusion with respect to property under the care, custody and control of Contractor. The General Aggregate Liability limit (except for Products/Completed Operations) shall be in the amount of \$2,000,000.

6.1.1.2. Workers Compensation and Employer's Liability insurance, to apply for all employees for statutory limits as required by applicable State and Federal laws. The policy(ies) must include Employer's Liability with minimum limits of \$1,000,000.00 each accident. No employee, subcontractor or agent of the Consultant shall be allowed to provide Services pursuant to this Agreement who is not covered by Worker's Compensation insurance. In order for this requirement to be waived, Consultant must provide proof of exemption from such laws. Information regarding eligibility for an exemption from the State of Florida Workers' Compensation Law is available at:

<https://www.myfloridacfo.com/Division/wc/PublicationsFormsManualsReports/Brochures/Key-Coverage-and-Eligibility.pdf>.

Exemptions may be applied for online through the Florida Department of Financial Services, Division of Workers' Compensation at:

<https://www.myfloridacfo.com/Division/wc/Employer/Exemptions/default.htm>.

6.1.1.3. Business Automobile Liability with minimum limits of \$1,000,000 per Occurrence, combined single limit for Bodily Injury and Property Damage. Coverage must be afforded on a form no more restrictive than the latest edition of the Business Automobile Liability policy, without restrictive endorsements, as filed by the Insurance Services Office, and must include Owned, Hired, and Non-Owned Vehicles.

6.1.1.4. Builder's Risk property insurance upon the entire Work to the full replacement cost value thereof. This insurance shall include the interest of Town and Contractor and shall provide All-Risk coverage against loss by physical damage including, but not limited to, Fire, Extended Coverage, Theft, Vandalism and Malicious Mischief.

6.1.1.5. Contractor acknowledges that it shall bear the full risk of loss for any portion of the Work damaged, destroyed, lost or stolen until Final Completion has been achieved for the Project, and all such Work shall be fully restored by the Contractor, at its sole cost and expense, in accordance with the Contract Documents.

6.1.2. Certificate of Insurance. On or before the Effective Date of this Contract, the Contractor shall provide the Town with Certificates of Insurance for all required policies. The Contractor shall be responsible for assuring that the insurance certificates required by this Section remain in full force and effect for the duration of this Contract, including any extensions or renewals that may be granted by the Town. The Certificates of Insurance shall not only name the types of policy(ies) provided, but also shall refer specifically to this Contract and shall state that such insurance is as required by this Contract. The Town reserves the right to inspect and return a certified copy of such policies, upon written request by the Town. If a policy is due to expire prior to the completion of the Work, renewal Certificates of Insurance shall be furnished thirty (30) calendar days prior to the date of their policy expiration. Each policy certificate shall be endorsed with a provision that not less than thirty (30) calendar days' written notice shall be provided to the Town before any policy or coverage is cancelled or restricted. Acceptance of the Certificate(s) is subject to approval of the Town.

6.1.2.1. Additional Insured. The Town is to be specifically included as an Additional Insured for the liability of the Town resulting from Work performed by or on behalf of the Contractor in performance of this Contract. The Contractor's insurance, including that applicable to the Town as an Additional Insured, shall apply on a primary basis and any other insurance maintained by the Town shall be in excess of and shall not contribute to the Contractor's insurance. The Contractor's insurance shall contain a severability of interest provision providing that, except with respect to the total limits of liability, the insurance shall apply to each Insured or Additional Insured (for applicable policies) in the same manner as if separate policies had been issued to each.

6.1.2.2. Deductibles. All deductibles or self-insured retentions must be declared to and be reasonably approved by the Town. The Contractor shall be responsible for the payment of any deductible or self-insured retentions in the event of any claim.

6.1.3. The provisions of this section shall survive termination of this Contract.

6.2. Bonds. If required by the Town, prior to performing any portion of the Work the Contractor shall deliver to Town the Bonds required to be provided by Contractor hereunder (the bonds referenced in this Section are collectively referred to herein as the "Bonds"). Pursuant to and in accordance with Section 255.05, Florida Statutes, the Contractor shall obtain and thereafter at all times during the performance of the Work maintain a separate performance bond and labor and material payment bond for the Work, each in an amount equal to one hundred percent (100%) of the Contract Price and each in the form provided in the Contract Documents or in other form satisfactory to and approved in writing by Town and executed by a surety of

recognized standing with a rating of B plus or better for bonds up to Two Million Dollars. The surety providing such Bonds must be licensed, authorized and admitted to do business in the State of Florida and must be listed in the Federal Register (Dept. of Treasury, Circular 570). The cost of the premiums for such Bonds is included in the Contract Price. If notice of any change affecting the Scope of the Work, the Contract Price, Contract Time or any of the provisions of the Contract Documents is required by the provisions of any bond to be given to a surety, the giving of any such notice shall be Contractor's sole responsibility, and the amount of each applicable bond shall be adjusted accordingly. If the surety is declared bankrupt or becomes insolvent or its right to do business in Florida is terminated or it ceases to meet applicable law or regulations, the Contractor shall, within five (5) days of any such event, substitute another bond (or Bonds as applicable) and surety, all of which must be satisfactory to Town.

7. CONTRACTOR'S REPRESENTATIONS AND WARRANTIES

7.1. In order to induce the Town to enter into this Contract, the Contractor makes the following representations and warranties:

7.1.1. Contractor represents the following:

7.1.1.1. Contractor has examined and carefully studied the Contract Documents and the other data identified in the bidding documents, including, without limitation, the "technical data" and plans and specifications and the Plans.

7.1.1.2. Contractor has visited the Project site and become familiar with and is satisfied as to the general and local conditions and site conditions that may affect cost, progress, performance or furnishing of the Work.

7.1.1.3. Contractor is familiar with and is satisfied as to all federal, state and local laws, regulations and permits that may affect cost, progress, performance and furnishing of the Work. Contractor agrees that it will at all times comply with all requirements of the foregoing laws, regulations and permits.

7.1.1.4. Contractor has made, or caused to be made, examinations, investigations, tests and/or studies as necessary to determine surface and subsurface conditions at or on the site. Contractor acknowledges that the Town does not assume responsibility for the accuracy or completeness of information and data shown or indicated in the Contract Documents with respect to underground or ground facilities at, contiguous or near the site or for existing improvements at or near the site. Contractor has obtained and carefully studied (or assumes responsibility for having done so) all such additional supplementary examinations, investigations, explorations, tests, studies and data concerning conditions (surface, subsurface and underground facilities and improvements) at, contiguous or near to the site or otherwise which may affect cost, progress, performance or furnishing of the Work or which relate to any aspect of the means, methods, techniques, sequences and procedures of construction to be employed by Contractor and safety precautions and programs incident thereto. Contractor does not consider that any additional examinations, investigations, explorations, tests, studies or data are necessary for the performance and furnishing

of the Work at the Contract Price, within the Contract Time and in accordance with the other terms and conditions of the Contract Documents.

7.1.1.5. Contractor is aware of the general nature of Work to be performed by the Town and others at the site that relates to the Work as indicated in the Contract Documents.

7.1.1.6. Contractor has correlated the information known to Contractor, information and observations obtained from visits to the site, reports and drawings identified in the Contract Documents and all additional examinations, investigations, explorations, tests, studies and data with the Contract Documents.

7.1.1.7. Contractor has given Town written notice of all conflicts, errors, ambiguities or discrepancies that Contractor has discovered in the Contract Documents and the written resolution thereof by Town is acceptable to Contractor, and the Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.

7.1.1.8. The Contractor agrees and represents that it possesses the requisite qualifications and skills to perform the Work and that the Work shall be executed in a good and workmanlike manner, free from defects, and that all materials shall be new and approved by or acceptable to Town, except as otherwise expressly provided for in the Contract Documents. The Contractor shall cause all materials and other parts of the Work to be readily available as and when required or needed for or in connection with the construction, furnishing and equipping of the Project.

7.2. No recovery for changed market conditions.

7.2.1. In entering into the Contract, Contractor represents and warrants that it has accounted for any and all inflation-related events, recession, labor or material shortages, supply chain disruptions, delivery lead time, or price increases that may be caused by local and or national conditions, whether known or unknown at the time of entering into the Contract (the "Market Conditions"). Contractor further specifically represents and warrants that it has considered all impacts and potential impacts, including any current and future supply chain disruptions and labor shortages, associated with the following events: (1) worldwide pandemics including, but not limited to, COVID-19 and Monkey Pox (the "Pandemics") and (2) the current military conflict involving Russia and the Ukraine (the "Ukraine Military Conflict"). Contractor also represents and warrants that in determining time requirements for procurement, installation, and construction completion, Contractor has taken into account the impacts of Market Conditions, the Pandemics, and the Ukraine Military Conflict, and has included all of those factors in the Construction Schedule and Contract Sum.

7.2.2. Contractor shall not seek any price increases or time extensions relating to or arising from the impacts of any Market Conditions, the Pandemics or Ukraine Military Conflict.

7.2.3. The Town shall not make any adjustment in the Contract Sum or grant an extension to the Contract Time in connection with any failure by the Contractor to comply with the requirements of this Paragraph.

7.3. Contractor warrants the following:

7.3.1. Anti-Discrimination. Contractor agrees that it will not discriminate against any employees or applicants for employment or against persons for any other benefit or service under this Contract because of race, color, religion, sex, national origin, or physical or mental handicap where the handicap does not affect the ability of an individual to perform in a position of employment, and agrees to abide by all federal and state laws regarding non-discrimination.

7.3.2. Anti-Kickback. Contractor warrants that no person has been employed or retained to solicit or secure this Contract upon an agreement or understanding for a commission, percentage, brokerage or contingent fee, and that no employee or officer of the Town has any interest, financially or otherwise, in the Project. For breach or violation of this warranty, the Town shall have the right to annul this Contract without liability or, in its discretion, to deduct from the Contract Price or consideration, the full amount of such commission, percentage, brokerage or contingent fee.

7.3.3. Licensing. Contractor represents that it is a properly qualified and licensed contractor in good standing within the jurisdiction within which the Project is located. Contractor warrants that it shall have, prior to commencement of Work under this Contract and at all times during said Work, all required licenses from the federal, state, Miami-Dade County, Town, or other governmental or regulatory entity. Contractor acknowledges that it is the obligation of Contractor to obtain all licenses required for this Project, including Town building permits. Prior to commencement of the Work, the Contractor shall provide the Town with copies of all required licenses.

7.3.4. Permits. Contractor warrants that it shall have, prior to commencement of Work under this Contract and at all times during said Work, all required permits from the federal, state, Miami-Dade County, Town, or other governmental or regulatory entity with jurisdiction over the site that are necessary to perform the Work. Contractor acknowledges that it is the obligation of Contractor to obtain all permits required for this Project, including Town building permits. Prior to commencement of the Work, the Contractor shall provide the Town with copies of all required permits. Town building permit fees may be waived for this Project. If permits are required by any other governing body or agency, the Contractor shall be obligated to pay the fees.

7.4. Defective Work; Warranty and Guarantee.

7.4.1. Town shall have the authority to reject or disapprove Work which the Town finds to be defective. If required by the Town, Contractor shall promptly either correct all defective Work or remove such defective Work and replace it with non-defective Work. Contractor shall bear all direct, indirect and consequential costs of such removal or corrections including cost of testing laboratories and personnel.

7.4.2. Should Contractor fail or refuse to remove or correct any defective Work or to make any necessary repairs in accordance with the requirements of the Contract Documents within the time indicated in writing by the Town or its designee, Town shall have the authority to cause the defective Work to be removed or corrected, or make such repairs as may be necessary at Contractor's expense. Any expense incurred by Town in making such removals, corrections or repairs, shall be paid for out of any monies due or which may become due to Contractor. In the event of failure of Contractor to make all necessary repairs promptly and fully, Town may declare Contractor in default.

7.4.3. The Contractor shall unconditionally warrant and guarantee all labor, materials and equipment furnished and Work performed for a period of three (3) years from the date of Substantial Completion. If, within three (3) years after the date of substantial completion, any of the Work is found to be defective or not in accordance with the Contract Documents, Contractor, after receipt of written notice from Town, shall promptly correct such defective or nonconforming Work within the time specified by Town without cost to Town. Should the manufacturer of any materials and equipment furnished provide for a longer warranty, then the Contractor shall transfer such warranty to the Town prior to Final Completion. Nothing contained herein shall be construed to establish a period of limitation with respect to any other obligation which Contractor might have under the Contract Documents including but not limited to any claim regarding latent defects. Contractor shall provide and assign to Town all material and equipment warranties upon completion of the Work hereunder.

7.4.4. Failure to reject any defective Work or material shall not in any way prevent later rejection when such defect is discovered.

8. DEFAULT, TERMINATION, AND SUSPENSION; REMEDIES

8.1. Termination for Cause. If Contractor fails to timely begin the Work, or fails to perform the Work with sufficient workers and equipment or with sufficient materials to ensure the prompt completion of the Work within the Contract Time or Final Completion Time as specified in Section 2, or shall perform the Work unsuitably, or cause it to be rejected as defective and unsuitable, or shall discontinue the prosecution of the Work pursuant to the accepted schedule or if the Contractor shall fail to perform any material term set forth in the Contract Documents or if Contractor shall become insolvent or be declared bankrupt, or commit any act of bankruptcy or insolvency, or shall make an assignment for the benefit of creditors, or from any other cause whatsoever shall not carry on the Work in an acceptable manner, Town may, upon seven (7) days after sending Contractor a written Notice of Termination, terminate the services of Contractor, exclude Contractor from the Project site, provide for alternate prosecution of the Work, appropriate or use any or all materials and equipment on the Project site as may be suitable and acceptable, and may finish the Work by whatever methods it may deem expedient. In such case Contractor shall not be entitled to receive any further payment until the Project is completed. All damages, costs and charges incurred by Town, together with the costs of completing the Project, shall be deducted from any monies due or which may become due to Contractor. In case the damages and expenses so incurred by Town shall exceed monies due Contractor from Town, Contractor shall be liable and shall pay to Town the amount of said excess promptly upon demand therefore by Town. In the event it is adjudicated that Town was not entitled to terminate the

Contract as described hereunder for default, the Contract shall automatically be deemed terminated by Town for convenience as described below.

8.2. Termination for Convenience. This Contract may be terminated by the Town for convenience upon seven (7) calendar days' written notice to the Contractor. In the event of such a termination, the Contractor shall incur no further obligations in connection with the Project and shall, to the extent possible, terminate any outstanding subcontractor obligations. The Contractor shall be compensated for all services performed to the satisfaction of the Town. In such event, the Contractor shall promptly submit to the Town its Application for Payment for final payment which shall comply with the provisions of the Contract Documents.

8.3. Suspension of Contract. This Contract may be suspended for convenience by the Town upon seven (7) calendar days' written notice to the Contractor or immediately if suspended in connection with a local or state declaration of emergency. Suspension of the Work will entitle the Contractor to additional Contract Time as a non-compensable, excusable delay.

8.4. Termination Due to Lack of Funding. This Contract is subject to the conditions precedent that: (i) Town funds are available, appropriated, and budgeted for the Work, the Project, and/or Contract Price; (ii) the Town secures and obtains any necessary proceeds, grants, and/or loans for the accomplishment of the Work and/or the Project pursuant to any borrowing legislation adopted by the Town Commission relative to the Project; and (iii) Town Commission enacts legislation which awards and authorizes the execution of this Contract if such is required.

8.5. No Damages for Delay. No claim for damages or any claim, other than for an extension of time shall be made or asserted against Town by reason of any delays. Contractor shall not be entitled to an increase in the Contract Price or payment or compensation of any kind from Town for direct, indirect, consequential, impact or other costs, expenses or damages, including but not limited to, costs of acceleration or inefficiency, arising because of delay, disruption, interference or hindrance from any cause whatsoever, whether such delay, disruption, interference or hindrance be reasonable or unreasonable, foreseeable or unforeseeable, or avoidable or unavoidable or whether or not caused by Town. Contractor shall be entitled only to extensions of the Contract Time as the sole and exclusive remedy for such resulting delay.

8.6. Waiver of Consequential Damages. Contractor assumes all risks for the following items, none of which shall be the subject of any Change Order or Claim and none of which shall be compensated for except as they may have been included in the Contractor's Contract Price as provided in the Contract Documents: Loss of any anticipated profits, loss of bonding capacity or capability losses, loss of business opportunities, loss of productivity on this or any other project, loss of interest income on funds not paid, inefficiencies, costs to prepare a bid, cost to prepare a quote for a change in the Work, costs to prepare, negotiate or prosecute Claims, and loss of projects not bid upon, or any other indirect and consequential costs not listed herein. No compensation shall be made for loss of anticipated profits from any deleted Work.

8.7. Litigation of Claims. Mediation shall not be required before either party may proceed to litigation.

8.8. Rights and Remedies. The duties and obligations imposed by the Contract Documents and the rights and remedies available thereunder and in accordance with this Contract shall be in addition to and not a limitation of any duties, obligations, rights and remedies otherwise imposed or available by law.

9. CHANGES IN THE WORK

9.1. Change Orders.

9.1.1. Without invalidating the Contract Documents, and without notice to any Surety, the Town reserves the right to make increases, decreases or other changes in the character or quantity of the Work under the Contract Documents as may be considered necessary or desirable to complete the Work in a manner satisfactory to the Town. The Town reserves the right to order changes, which may result in additions to or reductions from the amount, type or value of the Work shown in the Contract, and which are within the general scope of the Contract Documents, and all such changes will be authorized only by a change order ("CO") approved in advance, and issued in accordance with provisions of the Contract Documents.

9.1.2. For Contractor initiated change orders, the Contractor is required to provide the Project Consultant with a detailed Request for Change Order ("RCO") in a form approved by the Town, which must include the requested revisions to the Contract, including, but not limited to, adjustments in the Contract Price and/or Contract Time. The Contractor must provide sufficient supporting documentation to demonstrate the reasonableness of the RCO. The Town may require Contractor to provide additional data including, but not limited to, a cost breakdown of material costs, labor costs, labor rates by trade, work classifications, and overhead rates to support the RCO. If applicable, the RCO must include any schedule revisions accompanied by an explanation of the cost impact of the proposed change. Failure to include schedule revisions in an RCO will be deemed as the Contractor's acknowledgement that the changes included in an RCO will not affect the project schedule.

9.1.3. Any modifications to the Contract Work, Contract Time, or Contract Price, must be effectuated through a written CO executed by both parties and, if required by the Town Code of Ordinances, approved by the Town Commission.

9.1.4. In the event a satisfactory adjustment cannot be reached, and a CO has not been issued, given that time is of the essence, the Town reserves the right, at its sole option, to direct the Contractor to proceed on a time and materials basis or make such arrangements as may be deemed necessary to complete the proposed additional Work at the unit prices provided in the Contract Documents. Where the Town directs the Contractor to proceed on a time and materials basis, the Town shall impose a maximum not-to-exceed amount and the Contractor must maintain detailed records of all labor and material costs including but not limited to payroll records and material receipts. Contractor must demonstrate its costs with sufficient evidence to be entitled to compensation from the Town.

9.2. Continuing the Work. Contractor must continue to perform all Work under the Contract Documents during all disputes or disagreements with Town, including disputes or disagreements

concerning an RCO. Contractor shall not delay any Work pending resolution of any disputes or disagreements.

10. MISCELLANEOUS

10.1. No Assignment. Neither party shall assign the Contract or any sub-contract in whole or in part without the written consent of the other, nor shall Contractor assign any monies due or to become due to it hereunder, without the previous written consent of the Town Manager.

10.2. Contractor's Responsibility for Damages and Accidents.

10.2.1. Contractor shall accept full responsibility for the Work against all loss or damage of any nature sustained until final acceptance by Town and shall promptly repair any damage done from any cause.

10.2.2. Contractor shall be responsible for all materials, equipment and supplies pertaining to the Project. In the event any such materials, equipment and supplies are lost, stolen, damaged or destroyed prior to final acceptance by Town, Contractor shall replace same without cost to Town.

10.3. Governing Law. This Contract shall be construed in accordance with and governed by the laws of the State of Florida. Venue for any litigation arising out of this Contract shall be proper exclusively in Miami-Dade County, Florida.

10.4. Waiver of Jury Trial. TOWN AND CONTRACTOR KNOWINGLY, IRREVOCABLY, VOLUNTARILY AND INTENTIONALLY WAIVE ANY RIGHT EITHER MAY HAVE TO A TRIAL BY JURY IN STATE AND OR FEDERAL COURT PROCEEDINGS IN RESPECT TO ANY ACTION, PROCEEDING, LAWSUIT OR COUNTERCLAIM BASED UPON THE CONTRACT FOR CONSTRUCTION, ARISING OUT OF, UNDER, OR IN CONNECTION WITH THE CONSTRUCTION OF THE WORK, OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS OR ACTIONS OR INACTIONS OF ANY PARTY.

10.5. Prevailing Party; Attorneys' Fees. In the event of any controversy, claim, dispute or litigation between the parties arising from or relating to this Contract (including, but not limited to, the enforcement of any indemnity provisions), the prevailing party shall be entitled to recover from the non-prevailing party all reasonable costs, expenses, paralegals' fees, experts' fees and attorneys' fees including, but not limited to, court costs and other expenses through all trial and appellate levels. In addition, the prevailing party shall be entitled to recover from the non-prevailing party all litigation costs associated with discovery, processing, management, hosting, and production of electronically stored information (ESI).

10.6. Compliance with Laws. The Consultant shall comply with all applicable laws, ordinances, rules, regulations, and lawful orders of public authorities in carrying out Services under this Agreement, and in particular shall obtain all required permits from all jurisdictional agencies to perform the Services under this Agreement at its own expense.

10.7. Examination and Retention of Contractor's Records.

10.7.1. The Town or any of its duly authorized representatives shall, for five (5) years after final payment under this Contract, have access to and the right to examine any of the Contractor's books, ledgers, documents, papers, or other records involving transactions

related to this Contract for the purpose of making audit, examination, excerpts, and transcriptions. In addition, the Contractor agrees to comply specifically with the provisions of Section 119.0701, Florida Statutes.

10.7.2. The Contractor agrees to include in any subcontractor contracts for this Project corresponding provisions for the benefit of Town providing for retention and audit of records.

10.7.3. The right to access and examination of records stated herein and in any subcontracts shall survive termination or expiration of this Contract and continue until disposition of any mediation, claims, litigation or appeals related to this Project.

10.7.4. The Town may cancel and terminate this Contract immediately for refusal by the Contractor to allow access by the Town Manager or designees to any Records pertaining to work performed under this Contract that are subject to the provisions of Chapter 119, Florida Statutes.

10.8. Authorized Representative.

10.8.1. Before commencing the Work, Contractor shall designate a skilled and competent authorized supervisor and representative (“Authorized Representative”) acceptable to Town to represent and act for Contractor and shall inform Town, in writing, of the name and address of such representative together with a clear definition of the scope of his authority to represent and act for Contractor. Contractor shall keep Town informed of any subsequent changes in the foregoing. Such representative shall be present or duly represented at the Project site at all times when Work is actually in progress. All notices, determinations, instructions and other communications given to the authorized representatives of Contractor shall be binding upon the Contractor.

10.8.2. The Authorized Representative, project managers, superintendents and supervisors for the Project are all subject to prior and continuous approval of the Town. If, at any time during the term of this Contract, any of the personnel either functionally or nominally performing any of the positions named above, are, for any reasonable cause whatsoever, unacceptable to the Town, Contractor shall replace the unacceptable personnel with personnel acceptable to the Town.

10.9. Taxes. Contractor shall pay all taxes, levies, duties and assessments of every nature which may be applicable to any Work under this Contract. The Contract Price and any agreed variations thereof shall include all taxes imposed by law at the time of this Contract. Contractor shall make any and all payroll deductions required by law. Contractor herein indemnifies and holds the Town harmless from any liability on account of any and all such taxes, levies, duties and assessments.

10.10. Utilities. Contractor shall, at its expense, arrange for, develop and maintain all utilities at the Project to perform the Work and meet the requirements of this Contract. Such utilities shall be furnished by Contractor at no additional cost to Town. Prior to final acceptance of the Work, Contractor shall, at its expense, satisfactorily remove and dispose of all temporary utilities developed to meet the requirements of this Contract.

10.11. Safety. Contractor shall be fully and solely responsible for safety and conducting all operations under this Contract at all times in such a manner as to avoid the risk of bodily harm to persons and damage to property and in full compliance with Occupational Safety and Health Act requirements and all other similar applicable safety laws or codes. Contractor shall continually and diligently inspect all Work, materials and equipment to discover any conditions which might involve such risks and shall be solely responsible for discovery and correction of any such conditions. Contractor shall have sole responsibility for implementing its safety program. Town shall not be responsible for supervising the implementation of Contractor's safety program, and shall not have responsibility for the safety of Contractor's or its subcontractor's employees. Contractor shall maintain all portions of the Project site and Work in a neat, clean and sanitary condition at all times. Contractor shall assure that subcontractors performing Work comply with the foregoing safety requirements.

10.12. Cleaning Up. Contractor shall, at all times, at its expense, keep its Work areas in a neat, clean and safe condition. Upon completion of any portion of the Work, Contractor shall promptly remove all of its equipment, construction materials, temporary structures and surplus materials not to be used at or near the same location during later stages of Work. Upon completion of the Work and before final payment is made, Contractor shall, at its expense, satisfactorily dispose of all rubbish, unused materials and other equipment and materials belonging to it or used in the performance of the Work and Contractor shall leave the Project in a neat, clean and safe condition. In the event of Contractor's failure to comply with the foregoing, the same may be accomplished by Town at Contractor's expense.

10.13. Liens. Contractor shall not permit any mechanic's, laborer's or materialmen's lien to be filed against the Project site or any part thereof by reason of any Work, labor, services or materials supplied or claimed to have been supplied to the Project. In the event such a lien is found or claimed against the Project, Contractor shall within ten (10) days after notice of the lien discharge the lien or liens and cause a satisfaction of such lien to be recorded in the public records of Miami-Dade County, Florida, or cause such lien to be transferred to a bond, or post a bond sufficient to cause the Clerk of the Circuit Court of Miami-Dade County, Florida, to discharge such lien pursuant to Chapter 713.24, F.S. In the event Contractor fails to so discharge or bond the lien or liens within such period as required above, Town shall thereafter have the right, but not the obligation, to discharge or bond the lien or liens. Additionally, Town shall thereafter have the right, but not the obligation, to retain out of any payment then due or to become due Contractor, one hundred fifty percent (150%) of the amount of the lien and to pay Town's reasonable attorneys' fees and costs incurred in connection therewith.

10.14. Public Entity Crimes Affidavit. Contractor shall comply with Section 287.133, Florida Statutes, and (Public Entity Crimes Statute) notification of which is hereby incorporated herein by reference, including execution of any required affidavit.

10.15. Independent Contractor. The Contractor is an independent contractor under the Contract. This Contract does not create any partnership nor joint venture. Services provided by the Contractor shall be by employees of the Contractor and subject to supervision by the Contractor, and not as officers, employees, or agents of the Town. Personnel policies, tax responsibilities, social security and health insurance, employee benefits, purchasing policies and other similar

administrative procedures, applicable to services rendered under the Contract shall be those of the Contractor.

10.16. Notices/Authorized Representatives. Any notices required by this Contract shall be in writing and shall be deemed to have been properly given if transmitted by hand-delivery, by registered or certified mail with postage prepaid return receipt requested, or by a private postal service, addressed to the parties (or their successors) at the addresses listed on the signature page of this Contract or such other address as the party may have designated by proper notice.

10.17. Ownership and Access to Records and Audits.

10.17.1. Contractor acknowledges that all inventions, innovations, improvements, developments, methods, designs, analyses, drawings, reports, compiled information, and all similar or related information (whether patentable or not) which relate to Services to the Town which are conceived, developed or made by Contractor during the term of this Contract (“Work Product”) belong to the Town. Contractor shall promptly disclose such Work Product to the Town and perform all actions reasonably requested by the Town (whether during or after the term of this Contract) to establish and confirm such ownership (including, without limitation, assignments, powers of attorney and other instruments).

10.17.2. Contractor agrees to keep and maintain public records in Contractor’s possession or control in connection with Contractor’s performance under this Contract. The Town Manager or her designee shall, during the term of this Contract and for a period of five (5) years from the date of termination of this Contract, have access to and the right to examine and audit any records of the Contractor involving transactions related to this Contract. Contractor additionally agrees to comply specifically with the provisions of Section 119.0701, Florida Statutes. Contractor shall ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed, except as authorized by law, for the duration of the Contract, and following completion of the Contract until the records are transferred to the Town.

10.17.3. Upon request from the Town’s custodian of public records, Contractor shall provide the Town with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by Chapter 119, Florida Statutes, or as otherwise provided by law.

10.17.4. Unless otherwise provided by law, any and all records, including but not limited to reports, surveys, and other data and documents provided or created in connection with this Contract are and shall remain the property of the Town.

10.17.5. Upon completion of this Contract or in the event of termination by either party, any and all public records relating to the Contract in the possession of the Contractor shall be delivered by the Contractor to the Town Manager, at no cost to the Town, within seven (7) days. All such records stored electronically by Contractor shall be delivered to the Town in a format that is compatible with the Town’s information technology systems. Once the public records have been delivered upon completion or termination of this

Contract, the Contractor shall destroy any and all duplicate public records that are exempt or confidential and exempt from public records disclosure requirements.

10.17.6. Any compensation due to Contractor shall be withheld until all records are received as provided herein.

10.17.7. Contractor's failure or refusal to comply with the provisions of this section shall result in the immediate termination of this Contract by the Town.

10.17.8. Notice Pursuant to Section 119.0701(2)(a), Florida Statutes. IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS.

Custodian of Records: Sandra McCready, MMC

**Mailing address: 9293 Harding Avenue
Surfside, FL 33154**

Telephone number: 305-861-4863

Email: smccready@townofsurfsidefl.gov

10.18. E-Verify Affidavit. In accordance with Section 448.095, Florida Statutes, the Town requires all contractors doing business with the Town to register with and use the E-Verify system to verify the work authorization status of all newly hired employees. The Town will not enter into a contract unless each party to the contract registers with and uses the E-Verify system. The contracting entity must provide of its proof of enrollment in E-Verify. For instructions on how to provide proof of the contracting entity's participation/enrollment in E-Verify, please visit: <https://www.e-verify.gov/fag/how-do-i-provide-proof-of-my-participationenrollment-in-e-verify>. By entering into this Agreement, the Contractor acknowledges that it has read Section 448.095, Florida Statutes; will comply with the E-Verify requirements imposed by Section 448.095, Florida Statutes, including but not limited to obtaining E-Verify affidavits from subcontractors; and has executed the required affidavit attached hereto and incorporated herein.

10.19. Boycotts. The Contractor is not currently engaged in, and will not engage in, a boycott, as defined in Section 3-1.1 of the Town of Surfside Code of Ordinances.

11. SPECIAL CONDITIONS

The following provisions in this Section 10 supersede any other provisions contained in this Contract only to the extent of any conflict with same. These provisions are particular to a given transaction and are transaction specific:

11.1. Unsatisfactory Personnel.

11.1.1. Contractor must at all times enforce strict discipline and good order among its employees and subcontractors at the Project(s) site(s) and must not employ on any Work any unfit person or anyone not skilled in the Work to which they are assigned.

11.1.2. The Town may make written request to the Contractor for the prompt removal and replacement of any personnel employed or retained by the Contractor, or any or Subcontractor engaged by the Contractor to provide and perform services or Work pursuant to the requirements of the Contract Documents. The Contractor must respond to the Town within five (5) calendar days of receipt of such request with either the removal and replacement of such personnel or written justification as to why that may not occur. The Town will make the final determination as to the removal of unsatisfactory personnel from the Work. The Contractor agrees that the removal of any of such individual(s) does not require the termination or demotion of said individual(s).

11.2. Hours of Work. Contractor shall conform to and obey all applicable laws, regulations, or ordinances with regard to labor employed, hours of Work and Contractor's general operations. Contractor shall conduct its operations so as not to interfere with or close any thoroughfare, without the written consent of the Town or governing jurisdiction. Work is anticipated to be performed Monday through Friday in accordance with the requirements and limitations of applicable law including, without limitation, the Town Code of Ordinances. The Contractor shall not perform Work beyond the time and days provided above without the prior written approval of the Town.

11.3. Maintenance of Traffic. Whenever required by the scope of Work, by federal, state, or local law, or requested by the Town to protect the public health, safety, and welfare, a Maintenance of Traffic ("MOT") must be performed in accordance with the applicable FDOT Index Numbers (600 Series) and as further stated herein. The manual on Uniform Traffic Control Devices for Streets and Highways (U.S. Department of Transportation, FHWA), must be followed in the design, application, installation, maintenance and removal of all traffic control devices, warning devices and barriers necessary to protect the public and workmen from hazards with the Project limits. Pedestrian and vehicular traffic must be maintained and protected at all times. Prior to commencement of the Work, Contractor must provide the Town with a proposed MOT plan for review. The Town may require revisions to the proposed MOT plan. The MOT plan must be updated by the Contractor every two weeks. Failure to provide an MOT plan may result in the issuance of a stop work order. The Contractor will not be entitled to additional Contract Time for delays resulting from its failure to provide the required MOT plan.

11.4. Royalties and Patents. All fees, royalties, and claims for any invention, or pretended inventions, or patent of any article, material, arrangement, appliance, or method that may be used upon or in any manner be connected with the Work or appurtenances, are hereby included in the prices stipulated in the Contract for said Work.

11.5. Substitutions. Substitution of any specified material or equipment requires the prior written acceptance of the Project Consultant. It is the sole responsibility of the Contractor to provide sufficient information and documentation to the Project Consultant to allow for a thorough review and determination on the acceptability of the substitution. Approval of a substitution does not

waive or mitigate the Contractor’s responsibility to meet the requirements of the Contract Documents. The Town may require an adjustment in price based on any proposed substitution.

11.6. Severe Weather Preparedness. During such periods of time as are designated by the United States Weather Bureau or Miami-Dade County as being a severe weather event, including a hurricane watch or warning, the Contractor, at no cost to the Town, must take all precautions necessary to secure any Work in response to all threatened storm events, regardless of whether the Contractor has been given notice of same, in accordance with the Miami-Dade County Code. Compliance with any specific severe weather event or alert precautions will not constitute additional work. Suspension of the Work caused by a threatened or actual storm event, regardless of whether the Town has directed such suspension, will entitle the Contractor to additional Contract Time as non-compensable, excusable delay.

11.7. American Rescue Plan Act Contract Conditions. The Contractor acknowledges that the Work may be fully or partially funded utilizing Coronavirus State and Local Fiscal Recovery Funds allocated to the Town pursuant to the American Rescue Plan Act (“ARPA”). Towards that end, the Contractor shall be required to comply with all laws, rules, regulations, policies, and guidelines (including any subsequent amendments to such laws, regulations, policies, and guidelines) required by ARPA, as further detailed in the ARPA Contract Conditions.

If the Work will be funded utilizing ARPA funds, the Town shall select this box: .

11.8. Grant Funding. The Contractor acknowledges that the Work may be fully or partially funded utilizing funds from the grants listed below (each a “Grant”). Accordingly, the Contractor warrants and represents that it has reviewed the terms and conditions for each Grant and will perform the Work in accordance with the terms and conditions of the Grant.

Grant Title	Grant Agreement Exhibit
_____	_____
_____	_____
_____	_____
_____	_____

If the Work will be funded utilizing Grant funds, the Town shall select this box: .

IN WITNESS WHEREOF, the parties hereto have caused this Contract to be executed the day and year as first stated above.

TOWN OF SURFSIDE

CONTRACTOR

By: _____
Marisol Vargas
Interim Town Manager

By: _____

Name: _____

Attest:

Title: _____

Entity:

By: _____
Sandra McCready, MMC
Town Clerk

Approved as to form and legal sufficiency:

By: _____
Mark Blumstein, Esq.
Town Attorney

Addresses for Notice:

Addresses for Notice:

Marisol Vargas
Town of Surfside
Attn: Interim Town Manager
9293 Harding Avenue
Surfside, FL 33154
305-861-4863 (telephone)
townmanager@townofsurfsidefl.gov (email)

_____ (telephone)
_____ (email)

With a copy to:

Mark Blumstein, Esq.
Town of Surfside Attorney
attorney@townofsurfsidefl.gov (email)

With a copy to:

_____ (telephone)
_____ (email)

E-VERIFY AFFIDAVIT

In accordance with Section 448.095, Florida Statutes, the Town requires all contractors doing business with the Town to register with and use the E-Verify system to verify the work authorization status of all newly hired employees. The Town will not enter into a contract unless each party to the contract registers with and uses the E-Verify system.

The contracting entity must provide of its proof of enrollment in E-Verify. For instructions on how to provide proof of the contracting entity’s participation/enrollment in E-Verify, please visit: <https://www.e-verify.gov/faq/how-do-i-provide-proof-of-my-participationenrollment-in-e-verify>

By signing below, the contracting entity acknowledges that it has read Section 448.095, Florida Statutes and will comply with the E-Verify requirements imposed by it, including but not limited to obtaining E-Verify affidavits from subcontractors.

Check here to confirm proof of enrollment in E-Verify has been attached to this Affidavit.

In the presence of:

Signed, sealed and delivered by:

Witness #1 Print Name: _____

Print Name: _____

Title: _____

Witness #2 Print Name: _____

Entity Name: _____

ACKNOWLEDGMENT

State of Florida

County of _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 20____, by _____ (name of person) as _____ (type of authority) for _____ (name of party on behalf of whom instrument is executed).

Notary Public (Print, Stamp, or Type as Commissioned)

_____ Personally known to me; or

_____ Produced identification (Type of Identification: _____)

_____ Did take an oath; or

_____ Did not take an oath

**AMERICAN RESCUE PLAN ACT ADDENDUM TO
[INSERT AGREEMENT NAME]
BETWEEN
TOWN OF SURFSIDE
AND
[INSERT CONTRACTOR NAME]**

THIS ARPA ADDENDUM to the **[INSERT AGREEMENT NAME]** (the “ARPA Addendum”) is entered into as of the ___ day of _____, 2024 (the “Effective Date of this Addendum”), by and between the **TOWN OF SURFSIDE, FLORIDA**, a Florida municipal corporation, (the “Town”) and **[INSERT CONTRACTOR NAME]**, a [TYPE OF ENTITY] (hereinafter, the “Contractor”). Collectively, the Town and the Contractor are referred to as “Parties.”

WHEREAS, on [DATE], the Town issued [RFP/ITB/RFQ] (the “[RFP/ITB/RFQ]”) to provide [SERVICES] for the [PROJECT NAME] (the “Project”); and

WHEREAS, on [DATE], the Town Commission adopted Resolution No. 2024-XX, selecting and awarding the Contractor a contract for the Project (the “Agreement”); and

WHEREAS, on March 11, 2021, the federal government adopted the American Rescue Plan Act (“ARPA”), which, among other things, provides local governments with emergency COVID-19 funding; and

WHEREAS, the Town desires to utilize ARPA funding to implement the Project and incorporate the federally required contract provisions relating to ARPA into the Agreement, as set forth in this ARPA Addendum; and

WHEREAS, the Town and Contractor wish to modify the terms of the Agreement in accordance with the terms and conditions set forth in this ARPA Addendum.

NOW, THEREFORE, for and in consideration of the mutual promises set forth herein, the Town and Contractor agree as follows: ¹

1. **Recitals Incorporated.** The above recitals are true and correct and incorporated herein.

2. **American Rescue Plan Act Provisions.** The Agreement is hereby amended by adding the following provisions to the Agreement:

1.1. Mandated Federal Agreement Conditions.

1.1.1. In connection with the performance of this Agreement, Contractor acknowledges that compensation for the Work performed under this Agreement shall be fully or partially funded using the Coronavirus State and Local Fiscal Recovery Funds allocated to the Town pursuant to the American Rescue Plan Act. As such, Contractor shall comply with all laws, rules, regulations, policies, and guidelines

¹ Coding: ~~Strikethrough words~~ are deletions to the existing words. Underlined words are additions to the existing words.

(including any subsequent amendments to such laws, regulations, policies, and guidelines) required by the American Rescue Plan Act, including, but not limited to the following documents and guidelines, as may be amended from time to time by the U.S. Department of the Treasury, which are incorporated herein and made a part of this Agreement:

- i. Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (2 CFR Part 200), as applicable;
- ii. The U.S. Department of the Treasury's Final Rule Governing ARPA, dated January 27, 2022;
- iii. U.S. Department of the Treasury Coronavirus State and Local Fiscal Recovery Funds Award Terms and Conditions (Assistance Listing Number 21.019);
- iv. The U.S. Department of the Treasury's Coronavirus State and Local Fiscal Recovery Funds Final Rule: Frequently Asked Questions, dated April 27, 2022;
- v. American Rescue Plan Act Coronavirus Local Fiscal Recovery Fund Agreement, dated August 24, 2021;
- vi. The U.S. Department of the Treasury's ARPA Compliance and Reporting Guidance, dated June 17, 2022; and
- vii. Assurances of Compliance with Title VI of the Civil Rights Act of 1964.

A copy of the above-referenced documents are available for inspection by the Contractor at the Office of the Town Clerk and at the following Town link: <https://www.townofsurfsidefl.gov/departments-services/finance/american-rescue-plan-act>

- viii. *Title VI Requirements*. Contractor acknowledges that the Town has certified or will certify compliance with Title VI of the Civil Rights Act of 1964 to the U.S. Department of the Treasury. Towards that end, Contractor shall ensure that performance of work in connection with this Agreement follows the certifications contained in the Assurances of Compliance with Title VI of the Civil Rights Act of 1964 and shall also adhere to the following provisions:

(1) The Contractor and its subcontractors, successors, transferees, and assignees shall comply with Title VI of the Civil Rights Act of 1964, which prohibits recipients of federal financial assistance from excluding from a program or activity, denying benefits of, or otherwise discriminating against a person on the basis of race, color, or national origin (42 U.S.C. § 2000d et seq.), as implemented by the Department of the Treasury's Title VI regulations, 31 CFR Part 22, which are herein incorporated by reference and made a part of this Agreement. Title VI also includes protection to persons with "Limited English Proficiency" in any program or activity receiving federal financial

assistance, 42 U.S.C. § 2000d et seq., as implemented by the Department of the Treasury's Title VI regulations, 31 CFR Part 22, and herein incorporated by reference and made a part of this Agreement.

(2) Pursuant to 44 C.F.R. §§ 7 and 16, and 44 C.F.R. § 206.11, and that the Contractor shall undertake an active program of nondiscrimination in its administration of the Work under this Agreement.

1.1.2. Americans with Disabilities Act Requirements. The Contractor agrees to comply with the Americans with Disabilities Act (Public Law 101-336, 42 U.S.C. §§ 12101 et seq.), which prohibits discrimination by public and private entities on the basis of disability in employment, public accommodations, transportation, State and Local government services, and telecommunications. Additionally, Contractor agrees to comply with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. §§ 3601), which prohibits discrimination against individuals on the basis of discrimination under any program or activity under this Agreement.

1.1.3. Age Discrimination Act of 1975. Contractor shall comply with the requirements of 42 U.S.C. §§ 6101 et seq., as amended, and the Treasury's implementing regulations (31 CFR Part 23), which prohibits the discrimination on the basis of age in programs or activities under this Agreement.

1.1.4. Protections for Whistleblowers.

(1) In accordance with 41 U.S.C. § 4712, Contractor may not discharge, demote, or otherwise discriminate against an employee in reprisal for disclosing to any of the list of persons or entities provided below, information that the employee reasonably believes is evidence of gross mismanagement of a federal contract or grant, a gross waste of federal funds, an abuse of authority relating to a federal contract or grant, a substantial and specific danger to public health or safety, or a violation of law, rule, or regulation related to a federal contract (including the competition for or negotiation of a contract) or grant.

(2) The list of persons and entities referenced in the paragraph above includes the following:

- i. A Member of Congress or a representative of a committee of Congress.
- ii. An Inspector General
- iii. The Government Accountability Office.
- iv. A Federal employee responsible for contract or grant oversight or management at the relevant agency.
- v. An authorized official of the Department of Justice or other law enforcement agency.
- vi. A court or grand jury.

vii.A management official or other employee of the Contractor, subcontractor, the State of Florida, or the Town who has the responsibility to investigate, discover, or address misconduct.

(3) The Contractor shall inform its employees in writing of the rights and remedies provided under this section, in the predominant native language of the workforce.

1.1.5. Compliance with Immigration and Nationality Act (INA). Contractor hereby certifies that it does not knowingly employ unauthorized alien workers in violation of the employment provisions contained in 8 USC Section 1324a(e) [Section 274A(e) of the Immigration and Nationality Act (“INA”)].

1.1.6. Seat Belts Required. Pursuant to Executive Order 13043, 62 FR 19217, Contractor shall adopt and enforce policies or programs that require employees to use seat belts while operating or traveling on vehicles owned, rented, or personally owned by the Contractor and its employees while performing the Work.

1.1.7. Texting While Driving Ban. Pursuant to Executive Order 13513, 74 FR 51225, Contractor shall adopt and enforce policies that ban text messaging while driving and workplace safety policies designed to decrease accidents caused by distracted drivers.

1.1.8. Publication. Contractor shall obtain approval from the Town in writing prior to issuing any publications in connection with this Agreement. If approved by the Town, the Contractor shall include the following language in any and all publications issued:

“This Project is [being funded/was supported] in part by federal award number (FAIN) [Insert Project FAIN] awarded to the Town of Surfside, Florida by the U.S. Department of the Treasury.”

1.1.9. Reporting Conflict of Interests. Contractor agrees to disclose in writing to the Town, U.S. Department of the Treasury, and the State of Florida, as appropriate, any potential conflicts of interest affecting the use of funds awarded under the American Rescue Plan Act in accordance with 2 CFR 200.112.

1.2. Compliance with Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (2 CFR Part 200). In accordance with the Final Rule and other guidelines provided in connection with the American Rescue Plan Act, Contractor shall be subject to the federal Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards under 2 CFR Part 200, including, but not limited to:

1.2.1. Equal Employment Opportunity Compliance. During the performance of this Agreement, the Contractor agrees as follows:

- (1) The Contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, gender identity, or national origin. The Contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, sexual orientation, gender identity, or national origin. Such action shall include, but not be limited to the following:
 - a. Employment, upgrading, demotion, or transfer; recruitment or recruitment advertising;
 - b. layoff or termination;
 - c. rates of pay or other forms of compensation; and
 - d. selection for training, including apprenticeship

The Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.

- (2) The Contractor will, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, sexual orientation, gender identity, or national origin.
- (3) The Contractor will not discharge or in any other manner discriminate against any employee or applicant for employment because such employee or applicant has inquired about, discussed, or disclosed the compensation of the employee or applicant or another employee or applicant. This provision shall not apply to instances in which an employee who has access to the compensation information of other employees or applicants as a part of such employee's essential job functions discloses the compensation of such other employees or applicants to individuals who do not otherwise have access to such information, unless such disclosure is in response to a formal complaint or charge, in furtherance of an investigation, proceeding, hearing, or action, including an investigation conducted by the employer, or is consistent with the Contractor's legal duty to furnish information.
- (4) The Contractor will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice to be provided advising the said labor union or workers' representatives of the Contractor's commitments under this section, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

- (5) The Contractor will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the U.S. Secretary of Labor.
- (6) The Contractor will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the administering agency and the U.S. Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.
- (7) In the event of the Contractor's noncompliance with the nondiscrimination clauses of this contract or with any of the said rules, regulations, or orders, this contract may be canceled, terminated, or suspended in whole or in part and the Contractor may be declared ineligible for further Government contracts or federally assisted construction contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the U.S. Secretary of Labor, or as otherwise provided by law.
- (8) The Contractor will include the portion of the sentence immediately preceding paragraph (1) and the provisions of paragraphs (1) through (8) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the U.S. Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The Contractor will take such action with respect to any subcontract or purchase order as the administering agency may direct as a means of enforcing such provisions, including sanctions for noncompliance: Provided, however, that in the event a Contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the administering agency, the Contractor may request the United States to enter into such litigation to protect the interests of the United States.

1.2.2. Contract Work Hours and Safety Standards Act Compliance. During the performance of this Agreement, the Contractor shall comply with the provisions of the Contract Work Hours and Safety Standards Act (40 U.S.C. 3701 through 3708), including as follows:

- (1) *Overtime requirements.* No Contractor or subcontractor contracting for any part of the Agreement Work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which he or she is employed on such work to work in excess of forty hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of forty hours in such workweek.

- (2) *Violation; liability for unpaid wages; liquidated damages.* In the event of any violation of the clause set forth in paragraph (1) of this section the Contractor and any subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such Contractor and subcontractor shall be liable to the United States, for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the clause set forth in paragraph (1) of this section, in the sum of \$10 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of forty hours without payment of the overtime wages required by the clause set forth in paragraph (1) of this section.
- (3) *Withholding for unpaid wages and liquidated damages.* The Town shall upon its own action or upon written request of an authorized representative of the U.S. Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by the Contractor or subcontractor under any such contract or any other Federal contract with the same Contractor, or any other federally-assisted contract subject to the Contract Work Hours and Safety Standards Act, which is held by the same Contractor, such sums as may be determined to be necessary to satisfy any liabilities of such Contractor or subcontractor for unpaid wages and liquidated damages as provided in the clause set forth in paragraph (2) of this section.
- (4) *Subcontracts.* The Contractor or subcontractor shall insert in any subcontracts the clauses set forth in paragraph (1) through (4) of this section and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The Contractor shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in paragraphs (1) through (4) of this section.

1.2.3. Clean Air Act Compliance. During the performance of this Agreement, the Contractor shall comply with the provisions of Clean Air Act (42 U.S.C. § 7401 et seq., as amended) and specifically agrees as follows:

- (1) The Contractor agrees to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act, as amended, 42 U.S.C. § 7401 et seq.
- (2) The Contractor agrees to report each violation to the Town and understands and agrees that the Town will, in turn, report each violation as required to assure notification to the Environmental Protection Agency Region 4 (Southeast) Office.
- (3) The Contractor agrees to include these requirements in each subcontract exceeding \$100,000 financed in whole or in part with Federal assistance in connection with this Agreement.

1.2.4. Federal Water Pollution Control Act Compliance. During the performance of this Agreement, the Contractor shall comply with the provisions of Federal Water Pollution Control Act (33 U.S.C. § 1251 et seq., as amended) and specifically agrees as follows:

- (1) The Contractor agrees to comply with all applicable standards, orders or regulations issued pursuant to the Federal Water Pollution Control Act, as amended, 33 U.S.C. 1251 et seq.
- (2) The Contractor agrees to report each violation to the Town and understands and agrees that the Town will, in turn, report each violation as required to assure notification to the Environmental Protection Agency Region 4 (Southeast) Office.
- (3) The Contractor agrees to include these requirements in each subcontract exceeding \$100,000 financed in whole or in part with Federal assistance in connection with this Agreement.

1.2.5. Debarment and Suspension Compliance. During the performance of this Agreement, the Contractor warrants that Contractor or its subcontractors are not debarred, suspended, or otherwise ineligible for contract awards under Executive Orders 12549 and 12689. Contractor shall comply with the following provisions:

- (1) This Agreement is a covered transaction for purposes of 2 C.F.R. pt. 180, the U.S. Department of the Treasury's implementing regulations at 31 CFR Part 19, and 2 C.F.R. pt. 3000. As such the Contractor is required to verify that none of the Contractor, its principals (defined at 2 C.F.R. § 180.995), or its affiliates (defined at 2 C.F.R. § 180.905) are excluded (defined at 2 C.F.R. § 180.940) or disqualified (defined at 2 C.F.R. § 180.935).
- (2) The Contractor must comply with 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C and must include a requirement to comply with these regulations in any lower tier covered transaction it enters into.
- (3) This certification is a material representation of fact relied upon by the Town. If it is later determined that the Contractor did not comply with 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C, in addition to remedies available to the Town, the Federal Government may pursue available remedies, including but not limited to suspension and/or debarment.
- (4) The Contractor agrees to comply with the requirements of 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C throughout the period of this Agreement. The Contractor further agrees to include a provision requiring such compliance in its lower tier covered transactions.
- (5) Contractor certifies that they:

- i. Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by a Federal department or agency;
- ii. Have not, within a five (5)-year period preceding this proposal, been convicted of or had a civil judgment rendered against them for fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or Local) transaction or contract under public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property.
- iii. Are not presently indicted or otherwise criminally or civilly charged by a governmental entity (Federal, State or Local); and
- iv. Have not, within a five (5)-year period preceding this Agreement, had one or more public transactions (Federal, State or Local) terminated for cause or default. If the Contractor is unable to obtain and provide such certification, then the Contractor shall attach an explanation to this Agreement as to why not.

1.2.6. Byrd Anti-Lobbying Amendment (31 U.S.C. § 1352, as amended). During the performance of this Agreement, the Contractor and its subcontractors shall comply with the provisions of the Byrd Anti-Lobbying Amendment (31 U.S.C. § 1352, as amended). Specifically, Contractor represents and warrants as follows:

- (1) No Funds received by the Contractor under this Agreement have been paid or will be paid, by or on behalf of the Contractor, to any person for influencing or attempting to influence an officer or employee of any agency, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
- (2) If any monies, other than Funds received by Contractor under this Agreement, have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan or cooperative agreement, the Contractor shall complete and submit Standard Form-LLL, "Disclosure of Lobbying Activities," in accordance with its instructions.
- (3) The Contractor shall require that this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all such sub-recipients shall certify and disclose accordingly.

- (4) This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by the Byrd Anti-Lobbying Amendment (31 U.S.C. 1352). Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

1.2.7. Copeland “Anti-Kickback” Act. During the performance of this Agreement, the Contractor and its subcontractors shall comply with the provisions of the Copeland “Anti-Kickback” Act as follows:

- (1) The Contractor shall comply with 18 U.S.C. § 874, 40 U.S.C. § 3145, and the requirements of 29 C.F.R. part 3 as may be applicable, which are incorporated by reference into this Agreement.
- (2) Subcontracts. The Contractor or subcontractor shall insert in any subcontracts the clause above and such other clauses as the federal government may by appropriate instructions require, and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for the compliance by any subcontractor or lower tier subcontractor with all of these contract clauses.
- (3) Breach. A breach of the contract clauses above may be grounds for termination of this Agreement, and for debarment as a contractor and subcontractor as provided in 29 C.F.R. § 5.12.

1.2.8. Procurement of Recovered Materials. Contractor shall comply with the provisions of 2 C.F.R.323, including Section 6002 of the Solid Waste Disposal Act. Towards that end, in the performance of this Agreement, the Contractor shall make maximum use of products containing recovered materials that are EPA-designated items, unless the product cannot be acquired: (1) competitively within a timeframe providing for compliance with the contract performance schedule; (2) meeting contract performance requirements; or (3) at a reasonable price.

Information about this requirement, along with the list of EPA-designated items, is available at EPA’s Comprehensive Procurement Guidelines web site, <https://www.epa.gov/smm/comprehensiveprocurement-guideline-cpg-program>.

1.2.9. Domestic Preferences for Procurements. To the greatest extent practicable, Contractor and its subcontractors shall provide preference for the purchase, acquisition, or use of goods, products, or materials produced in the United States, in accordance with 2 CFR 200.322, “Domestic preferences for procurements.”

1.2.10. 2 CFR Subpart F – Audit Requirements. Contractor shall assist the Town in complying with the audit requirements under 2 CFR Subpart F – Audit Requirements (“Federal Audit Provisions”) and the reporting requirements of the U.S.

Department of the Treasury's Final Rule, as amended, and other guidelines issued in connection with the American Rescue Plan Act.

(1) Contractor shall assist the Town in complying with the Federal Audit Provisions by providing the Town, the State of Florida, the U.S. Department of the Treasury, the Treasury Office of the Inspector General, the Government Accountability Office, or other federal government entities, and any of their duly authorized representatives, access to personnel, accounts, books, records, supporting documentation, and other information relating to the performance of the Agreement or the Work ("Documentation") necessary to complete federal audits. Contractor shall promptly assist the Town in the event Documentation must be supplemented to address audit findings or other federal inquiries.

(2) Contractor shall keep all Documentation up-to-date throughout the performance of this Agreement and the Work. Contractor shall provide the Town with all Documentation for each fiscal year by October 1 of each year or within five days of the completion of the Work, whichever occurs first. Contractor shall assist the Town in complying with additional guidance and instructions issued by the U.S. Department of the Treasury governing the reporting requirements for the use of American Rescue Plan Act Coronavirus State and Local Fiscal Recovery Funds.

3. **Conflict; Addendum Prevails.** In the event of any conflict or ambiguity between the terms and provisions of this ARPA Addendum and the terms and provisions of the Agreement, the terms and provisions of this ARPA Addendum shall control.

4. **Agreement Ratified.** Except as otherwise specifically set forth or modified herein, all terms in the Agreement are hereby ratified and affirmed and shall remain unmodified and in full force and effect in accordance with its terms.

5. **Defined Terms.** All initial capitalized terms used in this ARPA Addendum but not otherwise defined herein shall have the same meaning ascribed thereto in the Agreement.

6. **Counterparts.** This ARPA Addendum may be executed in counterparts, each of which shall be deemed an original, but all of which, when taken together, shall constitute one and the same instrument. An executed facsimile or electronic copy of this ARPA Addendum shall have the same force and effect as an original hereof.

**[Remainder of page intentionally left blank.
Signature pages follow.]**

[]

MEMORANDUM

ITEM NO. 5D.

To: Honorable Mayor, Vice-Mayor and Members of the Town Commission

From: Mark Blumstein, Interim Town Attorney

Date: July 9, 2024

Subject: **Budget Amendment No. 5**

The Town Administration recommends approval of the budget amendment.

The State of Florida, the Charter of the Town of Surfside, and sound financial management practices require monitoring of the Town’s budgetary condition. Budget requirements include maintaining a balanced budget and a prohibition against entering into encumbrances for which there is not sufficient appropriation.

The Town Commission monitors the budget to actual summary at the fund level monthly on each agenda. The Town Manager is authorized by the Charter to make adjustments within funds so long as the appropriation for each fund is not exceeded. The purpose of this budget amendment is for the Town Commission to amend the FY 2024 annual budget and to recognize changes in revenues and expenditures that differ from the adopted budget.

The attached document represents the amendment that ensures compliance with State law, Town Charter, and sound financial management practices.

Staff has reviewed FY 2024 actual revenues and expenditures and recommends a change to the FY 2024 annual budget as follows:

GENERAL FUND (Attachment A)

The General Fund is being amended to:

1. Record additional extra duty revenue of \$300,265 and appropriate that revenue for Public Safety extra duty costs (\$300,265);
2. Appropriate \$1,451,845 of fund balance for the Abbott Avenue drainage project;
3. Appropriate \$177,309 of current year reserves for:
 - a. Increase in Police presence to enhance patrols, proactive policing and visibility in the residential neighborhood, business district, and Collins/ Harding Ave. corridor, and traffic enforcement (\$100,000);
 - b. Champlain Towers South (CTS) engineering services settlement and additional needs (\$77,309).

4. Appropriate \$1,048,155 of current year reserves for the Abbott Avenue drainage project;
5. Transfer \$2,500,000 to the Stormwater Fund for the Abbott Avenue drainage project;

WATER AND SEWER FUND (Attachment A)

The Water and Sewer Fund is being amended to:

1. Appropriate \$22,000 of current year reserves for:
 - a. Engineering consulting for sanitary sewer modeling required by the Miami Dade County (MDC) consent order (\$16,000);
 - b. Florida Department of Environmental Protection (FDEP) bacteriological testing (\$6,000);

STORMWATER FUND (Attachment A)

The Stormwater Fund is being amended to appropriate \$9,100,000 of funding for the Abbott Avenue Drainage Project as follows:

1. Record the use of \$2,140,697 of Federal Grant – Treasury (ARPA) funds;
2. Record the FDEP Resilient Florida grant funds balance of \$1,000,000 appropriated to the Town in prior years;
3. Record a \$2,500,000 transfer from the General Fund;
4. Appropriate \$2,510,944 of fund balance;
5. Decrease Reserve Replenishment \$948,359 for grant funds not received in FY 2023 due to the project being deferred.

FLEET MANAGEMENT FUND (Attachment A)

The Fleet Management Fund is being amended to:

1. Appropriate \$27,400 of current year reserves for Public Safety vehicles – additional graphics and repair needs.

[Resolution-Budget Amendment No. 5 - July 2024](#)

[Exhibit "A" - Budget Amendment](#)

RESOLUTION NO. 2024-_____

**A RESOLUTION OF THE TOWN COMMISSION OF THE
TOWN OF SURFSIDE, FLORIDA, APPROVING BUDGET
AMENDMENT NO. 5 FOR THE FISCAL YEAR 2024
BUDGET; PROVIDING FOR IMPLEMENTATION; AND
PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, on September 27, 2023, the Town of Surfside (the “Town”) Commission adopted Resolution No. 2023- 3028 approving the budget for Fiscal Year 2024 and establishing revenues and appropriations for the Town; and

WHEREAS, the General Fund is being amended to (1) record additional extra duty revenue of \$300,265 and appropriate that revenue for Public Safety extra duty costs (\$300,265); (2) appropriate \$1,451,845 of fund balance for the Abbott Avenue Drainage Project (“Project”); (3) appropriate \$177,309 of current year reserves for (a) increase in police presence and traffic enforcement (\$100,000) and (b) settle litigation and related needs involving Champlain Towers South (CTS); (4) appropriate \$1,048,155 of current year reserves for the Project; and (5) transfer \$2,500,000 to the Stormwater Fund for the Project, as detailed in Attachment “A” appended hereto; and

WHEREAS, the Water and Sewer Fund is being amended to appropriate \$22,000 of current year reserves for engineering consulting for sanitary sewer modeling required by the Miami Dade County (MDC) consent order (\$16,000) and Florida Department of Environmental Protection (FDEP) bacteriological testing (\$6,000), as set forth in Attachment “A” appended hereto; and

WHEREAS, the Stormwater Fund is being amended to appropriate \$9,100,000 of funding for the Project to record the use of \$2,140,697 of Federal Grant – Treasury (ARPA) funds; record the FDEP Resilient Florida grant funds balance of \$1,000,000 appropriated to the Town in prior years; record a \$2,500,000 transfer from the General Fund; appropriate \$2,510,944 of fund balance; and decrease Reserve Replenishment \$948,359 for grant funds not received in FY 2023 due to deferral of another project, as set forth in Attachment “A” appended hereto; and

WHEREAS, the Fleet Management Fund is being amended to appropriate \$27,400 of current year reserves for Public Safety vehicles – additional graphics and repair needs; and

WHEREAS, the Town Commission desires to amend the Fiscal Year 2024 budget by amending the General Fund, Water and Sewer Fund and Stormwater Fund, as set forth in Attachment “A” appended hereto; and

WHEREAS, the Town Commission finds that this Resolution is in the best interest and welfare of the residents of the Town.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA, AS FOLLOWS:

Section 1. Recitals. That each of the above-stated recitals are hereby adopted, confirmed, and incorporated herein.

Section 2. Approving Amended Budget; Budget Amendment No. 5. That the Town Commission approves the 2024 fiscal year budget amendment provided for in Attachment "A" appended hereto.

Section 3. Implementation. The Town Manager and/or designee are directed to take any and all action necessary to accomplish this Budget Amendment and the purposes of this Resolution.

Section 4. Effective Date. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED on this 9th day of July, 2024.

Motion By: _____

Second By: _____

FINAL VOTE ON ADOPTION:

Mayor Charles W. Burkett	_____
Vice Mayor Tina Paul	_____
Commissioner Ruben Coto	_____
Commissioner Nelly Velasquez	_____
Commissioner Gerardo Vildostegui	_____

Charles W. Burkett, Mayor

Attest:

Sandra N. McCreedy, MMC
Town Clerk

Approved as to Form and Legal Sufficiency:

Mark Blumstein, Interim Town Attorney

EXHIBIT "A"

BUDGET SUMMARY

**TOWN OF SURFSIDE
BUDGET AMENDMENT
ATTACHMENT A**

Fiscal Year 2023/2024
 BA No. 5
 Fund Nos. 001 General Fund
 401 Water and Sewer Fund

404 Stormwater Fund
 501 Fleet Management Fund

7/9/2024

Account Number	Account Description	Justification	Original/ Adjusted Budget	Increase	Decrease	Adjusted Budget
GENERAL FUND						
REVENUES						
001-521-342-10-10	Service Charge - Extra Duty	Record extra duty revenue year-to-date	\$230,000	\$300,265		\$530,265
001-511-392-00-00	Appropriated Fund Balance	Appropriate funding for Abbott Avenue drainage project	\$333,556	\$1,451,845		\$1,785,401
TOTAL	GENERAL FUND REVENUES			\$1,752,110	\$0	
EXPENDITURES						
001-3000-521-15-20	Special Pay - Extra Duty		\$230,000	\$278,927		\$508,927
001-3000-521-21-20	Payroll Taxes	Appropriate funding for extra duty costs	\$322,476	\$21,338		\$343,814
00-7900-590-99-10	Return to Reserves	Appropriate funding for additional needs	\$1,225,464		\$177,309	\$1,048,155
001-3000-521-34-10	Contractual Services	Additional needs Public Safety for increase in police presence, and proactive policing	\$ 2,700	\$ 100,000		\$102,700
001-6700-525-31-15	Professional Services - Engineering Services	Additional needs CTS collapse investigation & settlement	\$ -	\$ 77,309		\$77,309
00-7900-590-99-10	Return to Reserves	Appropriate funding for Abbott Avenue drainage project	\$ 1,048,155		\$ 1,048,155	\$ -
001-7900-581-91-TBD	Transfers Out - Stormwater Fund	Transfer for Abbott Avenue drainage project	\$ -	\$ 2,500,000		\$2,500,000
TOTAL	GENERAL FUND EXPENDITURES			\$2,977,574	\$1,225,464	

WATER AND SEWER FUND						
EXPENDITURES						
401-9900-536-99-10	Return to Reserves	Appropriate funds for additional needs	\$ 45,969		\$ 22,000	\$ 23,969
401-9900-536-31-10	Professional Fees	Engineering consulting for sanitary sewer modeling required by MDC consent order	\$ 54,391	\$ 16,000		\$ 70,391
401-9900-536-46-11	Repair & Maint - Misc	Quarterly FDEP bacteriological testing	\$ 102,589	\$ 6,000		\$ 108,589
TOTAL	WATER AND SEWER FUND EXPENDITURES			\$ 22,000	\$ 22,000	

404-538-331-50-40	Federal Grant - Treasury (ARPA)	ARPA funds for Abbott Avenue drainage project	\$ -	\$ 2,140,697		\$ 2,140,697
404-538-334-36-05	State Grant - FDEP	FDEP Resilient Florida grant funds (22FRP55) for Abbott Avenue drainage project	\$ 1,000,000	\$ 1,000,000		\$ 2,000,000
404-538-381-01-00	Transfers in - General Fund	Transfer In from General Fund for Abbott Avenue drainage project	\$ -	\$ 2,500,000		\$ 2,500,000
404-5538-391-10-00	Use of Prior Years Retained Earnings	Use of fund balance for Abbott Avenue drainage project	\$ 316,208	\$ 2,510,944		\$ 2,827,152
TOTAL	STORMWATER FUND REVENUES			\$ 8,151,641	\$ -	
EXPENDITURES						
404-5500-538-99-10	Reserve Replenishment	Project deferred to FY2024, grant funding not received in FY2023	\$ 948,359		\$ 948,359	\$ -
404-5500-538-63-10	Improvements other than Building	Appropriation for Abbott Avenue Drainage project	\$ -	\$ 9,100,000		\$ 9,100,000
TOTAL	STORMWATER FUND EXPENDITURES			\$ 9,100,000	\$ 948,359	

FLEET MANAGEMENT FUND						
EXPENDITURES						
501-5000-539-99-99	Contingency Reserve - R&R	Appropriate funding for Public Safety vehicles additional graphics and repair needs	\$ 94,540		\$ 27,400	\$ 67,140
501-5000-539-46-12	Repairs & Maint - Vehicles		\$ 149,800	\$ 27,400		\$ 177,200
TOTAL	FLEET MANAGEMENT FUND EXPENDITURES			\$ 27,400	\$ 27,400	



MEMORANDUM

ITEM NO. 5E.

To: Honorable Mayor, Vice-Mayor and Members of the Town Commission
From: Mark Blumstein, Interim Town Attorney
Date: July 9, 2024
Subject: **Donation to the Homeless Trust**

For the Town Commission to consider a donation to the Homeless Trust.

The Town is exempt from the one percent (1%) Homeless and Domestic Violence Tax imposed on the purchase of food and beverages. Nonetheless, the Town seeks to make a donation to support the work of the Trust serving the homeless and victims of domestic violence in Miami-Dade County.

[Homeless Payments Comparison Chart](#)

[Vice Mayor Proposal](#)

[Reso - Homeless Trust - July 2024](#)

Municipality	Funds Received 2019-20	Funds Received 2020-21	Total funds Received	Population Census, April 1, 2010	Contribution per resident
Opa Locka	\$0.00	\$0.00	\$0.00	15,219	\$0.00
Miami Beach	\$125,000.00	\$0.00	\$125,000.00	87,779	\$1.42
Miami Shores	\$14,537.47	\$4,281.22	\$18,818.68	10,493	\$1.79
Miami Springs	\$20,219.92	\$6,608.88	\$26,828.80	13,809	\$1.94
Bay Harbour	\$9,069.34	\$2,350.66	\$11,419.99	5,628	\$2.03
Virginia Gardens	\$6,213.30	\$3,334.56	\$9,547.86	2,375	\$4.02
Hialeah	\$621,462.64	\$286,224.14	\$907,686.78	224,669	\$4.04
Miami Gardens	\$351,057.34	\$120,007.81	\$471,065.15	107,167	\$4.40
Cutler Bay	\$128,679.39	\$61,408.60	\$190,087.98	40,286	\$4.72
North Miami	\$201,967.30	\$84,401.72	\$286,369.02	58,786	\$4.87
Hialeah Gardens	\$81,181.59	\$41,967.99	\$123,149.58	21,744	\$5.66
Surfside	\$50,000.00	\$50,000.00	\$100,000.00	5,477	\$18.26

From: [Mark Blumstein](#)
To: [Tina Paul](#)
Cc: [Ana Gonzalez](#); [Sandra McCreedy](#); [Town Manager](#)
Subject: RE: Homeless contributions from cities
Date: Friday, July 5, 2024 6:41:59 PM
Attachments: [image001.png](#)
[image002.png](#)
[Reso - Homeless Trust - July 2024.DOCX](#)

Understood.

Sandra – in accordance with Rule 6.06(b)(2) of Section 2-205 of Town Code, please add the attached Resolution to the July 9 Commission Agenda. As support for the Item, please include the Homeless donation chart previously circulated, as well as the email from the Vice Mayor below proposing the amount of donation and justification for same. Thanks.

MB



Mark Blumstein
Interim Town Attorney
Town of Surfside, FL
Office: (305) 861-4863 x225 / Mobile: (305) 588-0131
Email: attorney@townofsurfsidefl.gov

PUBLIC RECORDS ACT NOTIFICATION: You are hereby notified that in accordance with Florida's very broad public records law, most written communications to or from public employees or Officials regarding public business are public records and are available to third parties upon request. Accordingly, this e-mail communication may be subject to public disclosure in accordance with Chapter 119, Florida Statutes.

This message, together with any attachments, is intended only for the addressee. It may contain information which is legally privileged, confidential and exempt from disclosure. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, use, or any action or reliance on this communication is strictly prohibited. If you have received this e-mail in error, please notify the sender immediately by telephone or by return e-mail and delete the message, along with any attachments.

Pursuant to the Fair Debt Collection Practices Act, this communication is from a debt collector. Any information obtained will be used for the purpose of collecting a debt.

From: Tina Paul <tpaul@townofsurfsidefl.gov>
Sent: Friday, July 5, 2024 6:09 PM
To: Mark Blumstein <attorney@townofsurfsidefl.gov>
Subject: Re: Homeless contributions from cities

Thank you Mark,

Since Surfside hasn't donated anything for this cause since 2020, the amount should remain at \$50,000. for this donation.

If we are going with the breakdown of \$\$ per resident, these are the ranges per 6,000 residents:

- @ \$1.50 per resident- \$9,000.
- @ \$2.50 per resident- \$15,000.
- @ \$5.00 per resident - \$30,000.

Maybe leave the amount on the Resolution blank, and provide the chart and the numbers above on the memo.

Thank you,
Tina

TINA PAUL

Vice Mayor

TOWN OF SURFSIDE

Municipal Building

9293 Harding Avenue

Surfside, Florida 33154

Cell: [\(305\)773-6987](tel:3057736987)

On Jul 5, 2024, at 4:48 PM, Mark Blumstein <attorney@townofsurfsidefl.gov> wrote:

Here you go, Vice Mayor.

<image001.png>

<image003.png>

Mark Blumstein

Interim Town Attorney

Town of Surfside, FL

Office: (305) 861-4863 x225 / Mobile: (305) 588-0131

Email: attorney@townofsurfsidefl.gov

PUBLIC RECORDS ACT NOTIFICATION: You are hereby notified that in accordance with Florida's very broad public records law, most written communications to or from public employees or Officials regarding public business are public records and are available to third parties upon request. Accordingly, this e-mail communication may be subject to public disclosure in accordance with Chapter 119, Florida Statutes.

This message, together with any attachments, is intended only for the addressee. It may contain information which is legally privileged, confidential and exempt from disclosure. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, use, or any action or reliance on this communication is strictly prohibited. If you have received this e-mail in error, please notify the sender immediately by telephone or by return e-mail and delete the message, along with any attachments.

Pursuant to the Fair Debt Collection Practices Act, this communication is from a debt collector. Any information obtained will be used for the purpose of collecting a debt.

From: Sandra McCready <smccready@townofsurfsidefl.gov>
Sent: Sunday, May 12, 2024 8:51 PM
To: Elected Officials <ElectedOfficials@townofsurfsidefl.gov>
Cc: Town Manager <townmanager@townofsurfsidefl.gov>; Mark Blumstein <attorney@townofsurfsidefl.gov>
Subject: Fwd: Homeless contributions from cities

Good evening Vice Mayor and Members of the Town Commission,

Please see below from Mayor Burkett.

In an abundance of caution, please do not reply to this email.

Regards,

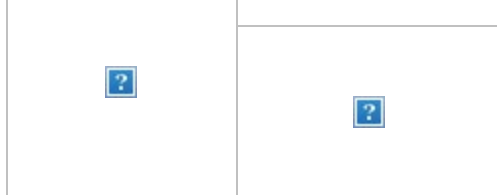
Sandra N. McCready, MPA, MMC

Town Clerk

FACC Past South District Director

MDCMCA Past President

Description: Logo



Town of Surfside

9293 Harding Avenue

Surfside, Florida 33154

Phone (305) 861-4863 Ext. 226

Fax (305) 861-1302

smccready@townofsurfsidefl.gov



Begin forwarded message:

From: Charles Burkett <mayor@townofsurfsidefl.gov>
Date: May 12, 2024 at 11:36:43 AM EDT
To: Sandra McCready <smccready@townofsurfsidefl.gov>
Subject: Homeless contributions from cities

Hi Sandra,

I would ask that you circulate this among my colleagues and place a copy on the dais for the discussion on item 9E.

Thank you.

Charles W. Burkett
Mayor

<image002.png>

Town of Surfside
9293 Harding Avenue
Surfside, Florida 33154
305-517-1175
Mayor@TownofSurfsidefl.gov

<homeless payments comparison chart small.png>

RESOLUTION NO. 2024-_____

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA, APPROVING A DONATION TO THE MIAMI-DADE COUNTY HOMELESS TRUST; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Miami-Dade County Homeless Trust (the “Trust”) was established in 1994 by Miami-Dade County Ordinance No. 94-66 to administer proceeds of a one-percent food and beverage tax known as the “Homeless and Domestic Violence Tax,” to implement the Miami-Dade County Community Homeless Plan, and to serve in an advisory capacity to the Board of County Commissioners on issues involving homelessness; and

WHEREAS, the Homeless and Domestic Violence Tax is collected on all food and beverage sales by establishments licensed by the State of Florida to sell alcoholic beverages for consumption on the premises that make over \$400,000 in gross receipts annually, except for hotels and motels; and

WHEREAS, the Homeless and Domestic Violence Tax is collected throughout Miami-Dade County, however establishments within the Town of Surfside (“Town”) are exempt pursuant to Section 212.0306(2)(d), Florida Statutes because the Town imposes a municipal resort tax; and

WHEREAS, the Town benefits from the Trust’s work and implementation of the Miami-Dade County Community Homeless Plan; and

WHEREAS, the Town Commission desires to donate \$_____ to the Trust in order to support the Trust and its initiatives; and

WHEREAS, the Town Commission finds that this Resolution is in the best interest and welfare of the residents and property owners of the Town.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA, AS FOLLOWS:

Section 1. Recitals. That each of the above-stated recitals are hereby adopted, confirmed, and incorporated herein.

Section 2. Approving Contribution. The Town Commission approves the donation of \$_____ to the Trust.

Section 3. Implementation. The Town Manager and Administration are directed to take any and all action necessary to accomplish the purposes of this Resolution.

Section 4. Effective Date. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED on this 9th day of July, 2024.

Moved By: _____

Second By: _____

FINAL VOTE ON ADOPTION:

Commissioner Gerardo Vildostegui _____

Commissioner Ruben A. Coto _____

Commissioner Nelly Velasquez _____

Vice Mayor Tina Paul _____

Mayor Charles W. Burkett _____

Charles W. Burkett
Mayor

ATTEST:

Sandra N. McCready, MMC
Town Clerk

**APPROVED AS TO FORM AND LEGALITY FOR THE USE
AND BENEFIT OF THE TOWN OF SURFSIDE ONLY:**

Mark Blumstein
Interim Town Attorney



TOWN MANAGER'S REPORT

JULY 9, 2024

I. TOWN DEPARTMENTS

Building Department

A. Building Department permit and inspection numbers as of June 28, 2024, are as follows:

- Building Permits issued – 99
- Inspections performed – 158
- Lien search – 5
- TCOs/COs/CCs issued – 0

Code Compliance Division

A. As of June 27, 2024, the total number of open cases being managed is 187. Of these cases, 78 are actively working towards compliance; four cases are on-hold; 19 cases are in the Special Master hearing queue; 13 cases are in post-hearing status; 23 code cases have been issued liens and remain unpaid; 50 code cases have service liens and remain unpaid. All properties with unpaid liens are sent reminder letters twice a year.

B. The Code Compliance staff has conducted approximately 113 inspections for the month of June 2024.

C. The Division presented nine cases to the Code Compliance Special Master Hearing on June 18, 2024.

D. Collected Civil Penalty Fines – Unresolved cases accrue fines until the code violation is resolved. After the violation is corrected, the property owner is notified to remit the fine amount due, reach a settlement agreement with the Town, or request a Mitigation of Fines Hearing.

The following is a summary by fiscal year of the fine amounts collected by the Town:

- FY24: As of June 27, 2024, 92 cases have paid/settled for a total monetary collection of \$102,545.05.

- FY23: As of September 30, 2023, 100 cases paid/settled for a total monetary collection of \$ \$90,417.61.

E. The Code Compliance Division has assisted the Finance Department by conducting 17 Code lien searches for the month of June 2024.

F. The Code Compliance Division continues to assist the Town Clerk's Office with public records requests.

Community Services/Tourism & Public Communications Department

A. Surfside Remembrance Event – Tourism and Communications team worked extensively on preparations for the Surfside Remembrance events. Department director worked closely with the Memorial Committee members and vendors to coordinate details for the Lighting of the Torch ceremony and the 10 a.m. event. The team also sent out a press alert and assisted journalists with follow up questions pertaining to coverage.

B. 98 Points of Light, Visual Assets – Tourism and Communications created numerous visual assets for the Remembrance event including the *98 Points of Light* publication with content submitted directly by relatives of the 98 souls lost. This special magazine was available for pick up at the daytime event. Other assets including a slideshow video with the names of the 98, which was shown on stage during the ceremony in the background as requested by the Surfside Memorial Committee family members, and social media posts.

C. Flooding State of Emergency – Tourism and Communications worked closely with leadership, Public Works and the Police Department on all the communications needs related to the June flooding emergency. Messaging began early in the week and continued throughout the weather event in an effort to keep residents updated. Content was posted via eblast, Nextdoor, Instagram & Facebook, Twitter, the Town website and text alert.

D. Summer Events Start Successfully – Tourism and Communications worked with Parks and Recreation to organize the Pride-Flag Raising Ceremony last month. The ceremony was successful and very well attended. The team created a number of custom items like Pride pins and graphics to enhance the theme which continued at Summer Sundays, Pride Beach. The summer beach event also garnered strong attendance while highlighting diversity. June's Do the Dunes cleanup competition with @plasticfisherman had participants vying for a chance to win amazing prizes in exchange for heaviest dune-trash collection. More than 15 teams participated, successfully removing more than 400 lbs. of trash in a single afternoon.

Human Resources

Human Resources continues to provide support and assistance to the Town Administration, departments and staff in relation to a variety of items/services to include:

A. Town Manager Recruitment – Six candidates were interviewed on Wednesday, June 26, 2024.

B. Retirement Plan – Assisted with audit related requests. Assisted retirees and former employees with their requests in the absence of the third-party administrator.

C. Training – The Police Department facilitated the *Active Shooter and Hurricane Season Training* to all civilian staff.

D. Interviews – Building Inspector, Lifeguard (seasonal), Recreation Leader II, and Third-Party Administrator for retirement plan.

E. Positions Filled – Recreation Leader II, Lifeguards (seasonal) and Recreation Leader I (PT).

F. Risk Management – Submitted liability related claims to insurance carriers and responded to adjuster questions.

G. Background Investigations – Coordinated and conducted background investigations, level 2 screening and FDLE reporting, pre-employment physicals, and psychological evaluations when applicable. Facilitated the employment orientation for new hires.

H. Safety and Wellness Initiatives – Coordinating the annual employee wellness fair. Provided staff with information regarding the Town's Employee Assistance Program, weekly webinars and classes for mental health support, nutrition, fitness, support groups, community health initiatives and exercise classes.

Finance Department

Monthly Budget to Actual Summary as of May 31, 2024 – *Attachment "A"*

Parks and Recreation Department

A. Facilities/Hours of operation – Parks and Recreation continues to assist in overseeing the construction of 96th Street Park. P&R oversees the following facilities: The Community Center/Aquatic Facility, the Tennis Center, the Beach Lifeguard Tower, the

Beach Chair Service, the Hawthorne Tot Lot, and the Dog Park. The Tennis Center is now operated through reservations only. Hours for the pickleball programming are in place. Hours have been adjusted to maximize tennis and pickleball hours. The pool continues to operate with lap swimming registrations during all hours of operation. Pool hours continue to be adjusted month to month to maximize daylight hours. Pool hours are from 7:00 a.m. to 8:00 p.m. for June and the Lifeguard Tower from 9:00 a.m. to 6:00 p.m.

B. YMCA Summer Camp – Summer Camp kicked off to a great start with over 40 kids participating. Camp includes field trips, swimming days, arts and crafts, and outdoor activities.

C. Jr. Lifeguard Camp – We are happy to continue offering our Jr. lifeguard Camp. This camp is designed to guide youth ages 11-14 to the American Red Cross Lifeguard Course. The camp focuses on building a foundation of knowledge, attitudes, and skills for future lifeguards. The camp will be in two-week sessions and the first session will commence on Monday, July 8. The camp will be run from the Community Center and will take place on Mondays, Wednesdays, and Fridays.

D. Events – The annual 4th of July celebration starts at 2:00 pm with swim races. The day will include carnival booth games, live music with a band playing at mid-day, face painting, food, and a dance party. To end the night, we will display a drone/fireworks show which commences at 9:00 pm.

E. Senior Trips and Brunches – The last Senior Trip for the season was a huge success with over 30 seniors participating. Seniors had a great time attending the Gables stage and enjoyed watching "*Laughs in Spanish.*"

F. Water Fountain – At the request of residents who frequent the Tennis Center, a water fountain will be installed end of July.

G. Tennis Court Shade Structure – The tennis center shade structure has been ordered and should be received and installed by the end of July.

Police Department

A. Police Department Statistics (June 1 – June 24, 2024)

- Traffic Citations – 509
- Parking Citations – 1,125
- Arrests – 6
- Dispatch Events – 1,099
- Incident/Crime Reports – 38

B. Fourth of July

On Thursday, July 4th, the Town of Surfside Parks and Recreation Department will host their *Annual 4th of July Holiday Celebration* featuring swimming races, live music, DJ sets, crafts, a photo booth and outdoor games. The event will conclude with a beachside fireworks exhibition and a drone show at 9:00 p.m. This event draws hundreds of families and visitors.

Additional police officers will be assigned from 1:30 p.m. to 11:00 p.m. to ensure safety and security at the Community Center, on the beach, during the fireworks set-up and display, beach escorts for trucks carrying equipment to the Community Center and on Collins Avenue to assist with pedestrian crossing.

C. Police Events/Community Outreach

- The Surfside Police Department will host three community blood drives and a platelet donation from 10:00 a.m. – 5:00 p.m. on the following dates and locations:
 - July 6, 2024 -Town Hall municipal parking lot
 - July 8, 2024- (platelet donation) Town Hall municipal parking lot
 - July 13, 2024 - 94th Street municipal parking lot
 - July 24, 2024 - Town Hall municipal parking lot
- Summer Sundays Beach Party, hosted by the Tourist Board, is July 7 from 4:00 p.m. to 7:00 p.m. at 93rd Street Beach. The Police Department will assist with traffic control during set up and breakdown, security during the event, and ensure pedestrian safety.
- The Parks and Recreation Junior Lifeguard Camp will be held in two sessions from July 8 to July 19, 2024 and July 22 to August 2, 2024. The Police Department coordinated a Marine Patrol class at the Indian Creek Police Department for each session on July 10, 2024 and July 24, 2024 from 9:30 a.m. to 1:00 p.m.
- The annual Lifescan examinations will be July 22 to July 24, 2024 for Police Department personnel and July 25 to July 26, 2024 for Indian Creek Police Department personnel who will be utilizing our facility.
- The monthly Coffee with the Cops – July 25, 2024, at 10:00 a.m. at Starbucks.

II. SEE CLICK FIX REPORT

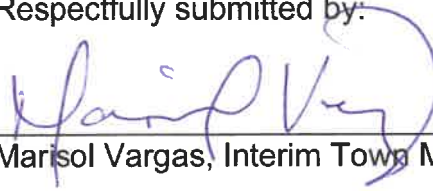
Requests filtered by request category that have been created 06/01/2024 - 06/30/2024

Request Category	Created in period	Closed in period	Average days to close
Drainage/Flooding (PW)	1	0	
Other	1	0	
Police (Safety Concern)	0	0	
Beach Patrol	0	0	
Parking Issue	1	1	0

III. TOWN PROJECTS

Projects Detail Sheets – *Attachment "B"*

Respectfully submitted by:



Marisol Vargas, Interim Town Manager

TOWN OF SURFSIDE, FLORIDA
MONTHLY BUDGET TO ACTUAL SUMMARY
FISCAL YEAR 2024
As of MAY 31, 2024
67% OF YEAR EXPIRED (BENCHMARK)

Agenda Item #

Page

1 of 3

7/9/2024

GOVERNMENTAL FUNDS	ACTUAL	ANNUAL BUDGET	% BUDGET
GENERAL FUND - 001			
REVENUE	\$ 19,695,566	\$20,723,182	95%
EXPENDITURES	13,189,074	\$20,723,182	64%
Net Change in Fund Balance	\$ 6,506,492		
Fund Balance-September 30, 2023 (Audited)	19,502,802		
Fund Balance-May 31, 2024 (Reserves)	<u>\$ 26,009,294</u>		
			A
			B
TOURIST RESORT FUND - 102			
REVENUE	\$ 4,153,321	\$7,188,373	58%
EXPENDITURES	3,701,056	\$7,188,373	51%
Net Change in Fund Balance	\$ 452,265		
Fund Balance-September 30, 2023 (Audited)	7,650,361		
Fund Balance-May 31, 2024 (Reserves)	<u>\$ 8,102,626</u>		
			C
			D
POLICE FORFEITURE FUND - 105			
REVENUE	\$ -	\$55,308	0%
EXPENDITURES	\$ 9,608	\$55,308	17%
Net Change in Fund Balance	\$ (9,608)		
Fund Balance-September 30, 2023 (Audited)	122,227		
Fund Balance-May 31, 2024 (Reserves)	<u>\$ 112,619</u>		
TRANSPORTATION SURTAX FUND - 107			
REVENUE	\$ 184,607	\$440,376	42%
EXPENDITURES	\$ 274,590	\$440,376	62%
Net Change in Fund Balance	\$ (89,983)		
Fund Balance-September 30, 2023 (Audited)	715,208		
Fund Balance-May 31, 2024 (Reserves)	<u>\$ 625,225</u>		
BUILDING FUND - 150			
REVENUE	\$ 1,260,846	\$1,545,474	82%
EXPENDITURES	1,066,882	\$1,545,474	69%
Net Change in Fund Balance	\$ 193,964		
Fund Balance-September 30, 2023 (Audited)	3,225,465		
Fund Balance-May 31, 2024 (Reserves)	<u>\$ 3,419,429</u>		
CAPITAL PROJECTS FUND - 301			
REVENUE	\$ 2,974,844	\$15,994,344	19%
EXPENDITURES	7,927,663	\$15,994,344	50%
Net Change in Fund Balance	\$ (4,952,819)		
Fund Balance-September 30, 2023 (Audited)	13,111,827		
Fund Balance-May 31, 2024 (Reserves)	<u>\$ 8,159,008</u>		

NOTES:

- 1) Many revenues for May 2024 are received in subsequent months (timing difference) and are recorded on a cash basis in the month received.
 - 2) Expenditures include payments and encumbrances. An encumbrance is a reservation of a budget appropriation to ensure that there is sufficient funding available to pay for a specific obligation.
- A** The total fund balance of \$19,502,802 includes \$9,446,938 committed for operations & maintenance, hurricane/natural disaster, budget stabilization and capital. The balance of \$10,055,864 is unassigned fund balance (reserves).
 - B** Includes \$9,471,791 committed for operations & maintenance, hurricane/natural disaster, budget stabilization, and capital. The balance of \$16,537,503 is unassigned fund balance (reserves).
 - C** The total fund balance of \$7,650,361 includes \$849,846 committed for hurricane/natural disaster, budget stabilization, and capital. The balance of \$6,381,828 is unassigned fund balance (reserves).
 - D** Includes \$985,816 committed for hurricane/natural disaster, budget stabilization, and capital. The balance of \$7,116,810 is unassigned fund balance (reserves).

PROPRIETARY FUNDS	ACTUAL	ANNUAL BUDGET	% BUDGET
WATER & SEWER FUND - 401			
REVENUE	\$ 2,985,434	\$4,680,159	64%
EXPENDITURES	2,829,475	\$4,680,159	60%
Change in Net Position	\$ 155,959		
Unrestricted Net Position-September 30, 2023 (Audited)	(667,916)		
Unrestricted Net Position-May 31, 2024 (Reserves)	\$ (511,957)		
MUNICIPAL PARKING FUND - 402			
REVENUE	\$ 1,432,914	\$1,721,119	83%
EXPENDITURES	1,122,236	\$1,721,119	65%
Change in Net Position	\$ 310,678		
Unrestricted Net Position-September 30, 2023 (Audited)	3,338,429		
Unrestricted Net Position-May 31, 2024 (Reserves)	\$ 3,649,107		
SOLID WASTE FUND - 403			
REVENUE	\$ 1,393,622	\$2,061,293	68%
EXPENDITURES	1,427,463	\$2,061,293	69%
Change in Net Position	\$ (33,841)		
Unrestricted Net Position-September 30, 2023 (Audited)	(46,928)		
Unrestricted Net Position-May 31, 2024 (Reserves)	\$ (80,769)		
STORMWATER FUND - 404			
REVENUE	\$ 657,796	\$2,246,208	29%
EXPENDITURES	692,077	\$2,246,208	31%
Change in Net Position	\$ (34,281)		
Unrestricted Net Position-September 30, 2023 (Audited)	2,931,976		
Unrestricted Net Position-May 31, 2024 (Reserves)	\$ 2,897,695		
FLEET MANAGEMENT FUND - 501			
REVENUE	\$ 991,265	\$1,367,929	72%
EXPENDITURES	1,135,406	\$1,367,929	83%
Change in Net Position	\$ (144,141)		
Unrestricted Net Position-September 30, 2023 (Audited)	1,446,027		
Unrestricted Net Position-May 31, 2024 (Reserves)	\$ 1,301,886		

Andria Meiri

Andria Meiri, Budget Officer



Marisol Vargas, Interim Town Manager

Town of Surfside
Net Funds Historical Balances
Period 2020 - May 2024

FUND	9/30/2020	9/30/2021	9/30/2022	9/30/2023	5/31/2024	CAGR ^(a)
General	\$ 18,286,748	\$ 21,091,150	\$ 17,599,304	\$ 19,502,802	\$ 26,009,294	2.2%
Tourist Resort	2,109,658	4,264,457	6,766,124	7,650,361	8,102,626	53.6%
Police Forfeiture	168,289	221,034	176,457	122,227	112,619	-10.1%
Transportation Surtax	442,856	569,453	625,174	715,208	625,225	17.3%
Building	1,991,388	1,904,548	3,079,893	3,225,465	3,419,429	17.4%
Capital Projects	4,899,128	5,894,823	12,354,395	13,111,827	8,159,008	38.8%
Water & Sewer	(1,733,610)	(1,389,877)	(491,258)	(667,916)	(511,957)	37.4%
Municipal Parking	1,293,993	1,657,883	2,284,812	3,338,429	3,649,107	37.2%
Solid Waste	219,615	(271,836)	(18,214)	(46,928)	(80,769)	-159.8%
Stormwater	3,205,050	3,581,622	3,447,087	2,931,976	2,897,695	-2.9%
Fleet Management	825,468	1,091,020	1,349,961	1,446,027	1,301,886	20.5%
Total	\$ 31,708,583	\$ 38,614,277	\$ 47,173,735	\$ 51,329,478	\$ 53,684,163	17.4%

(a) - CAGR stands for Compound Average Growth Rate, and is a useful measure of growth over multiple time periods. It represents the growth rate of a Fund Balance from the initial time value to the ending balance if you assume that the fund has been compounding over a time period. Time period presented 9/30/2020 to 9/30/2023.



96th Street Park



Current Project Phase

Construction phase

Project Contact Information

Department	Capital Improvement Projects
Director	Andre Eugent
Architect of Record Project Management General Contractor	Savino Miller Design 300 Engineering Lunacon Construction

Funding

\$7,800,000

Contract Amount contracted*

Budget Approval Date September 28, 2022

Commission Authorization to Expend Date November 15, 2022

*Refer to Change Order Memo dated Feb. 29, 2024 for additional construction costs included.

Scope

The project is a full park re-development with a 2-story multi-use structure, natural grass field, and play ground area. A kayak launch component has also been incorporated.

Project Timeline

Refer to the attached schedule.

Project Update

Construction is 80% complete with a targeted completion date of August 31, 2024. Targeted completion date will allow for all areas on the park to be accessible except for the upper floor until the rail for the west staircase is installed. The rail will be installed in October 2024 due to long manufacture lead time. The Glass rails for upper floor is being installed along with the Terrazo flooring, elevator, and concrete curb work.

Activity ID	Activity Name	Activity Status	Critical	Original Duration	Start	Finish	Total Float	2024				
								May	Jun	Jul	Aug	Sep
Surfside 96th Street Park Recovery Schedule for Remaining Works_Option 2				74	07-May-24 A	30-Aug-24	0					
Key Milestones				92	30-May-24	30-Aug-24	0					
SS-RS-Rev0-2030	Remaining on-going works Predecessor	Not Started	☑	0	30-May-24		0	◆ Remaining on-going works Predecessor				
SS-RS-Rev0-2150	Elevator Complete	Not Started	☐	0		03-Jul-24	28	◆ Elevator Complete				
SS-RS-Rev0-2240	Community Building Complete	Not Started	☐	0		18-Jul-24	43	◆ Community Building Complete				
SS-RS-Rev0-1940	Substantial Completion (West Stairway Excluded)	Not Started	☑	0		31-Jul-24	0	◆ Substantial Completion (West Stairway Excl				
SS-RS-Rev0-2170	Basketball Complete	Not Started	☑	0		31-Jul-24	0	◆ Basketball Complete				
SS-RS-Rev0-1950	Final Completion	Not Started	☑	0		30-Aug-24	0	◆ Final Co				
Constraints and Statutory Requirements				15	07-May-24 A	17-Jun-24	58	17-Jun-24, Constraints and Statutory Requirements				
FPL / Elevator Driver				15	07-May-24 A	12-Jun-24	62	12-Jun-24, FPL / Elevator Driver				
SS-RS-Rev0-2190	Request for Inspection	Completed	☐	3	22-May-24 A	22-May-24		Request for Inspection				
SS-RS-Rev0-2260	Elevator Storage Fee #40 - Approval	In Progress	☐	9	21-May-24 A	10-Jun-24	10	Elevator Storage Fee #40 - Approval, Elevator Storage Fee #40 - Approval				
SS-RS-Rev0-1970	CO#29 (Secondary Service Cable) Official Approval - Signed	Completed	☐	0		07-May-24		(Secondary Service Cable) Official Approval - Signed				
SS-RS-Rev0-1980	Secondary Service Cable Installation	Completed	☐	6	13-May-24 A	13-May-24		Secondary Service Cable Installation				
SS-RS-Rev0-2000	Elevator and Elevator Mechanical Room Checklist cleared	Not Started	☐	2	10-Jun-24	12-Jun-24	10	Elevator and Elevator Mechanical Room Checklist cleared				
SS-RS-Rev0-1990	Temporary power for testing	Completed	☐	3	24-May-24 A	24-May-24		Temporary power for testing				
Others				15	21-May-24 A	17-Jun-24	30	17-Jun-24, Others				
SS-RS-Rev0-1960	Basketball Direction from AOR/Client	Completed	☐	7	21-May-24 A	21-May-24		Basketball Direction from AOR/Client				
SS-RS-Rev0-2230	Precast Panel CO#45 - Approval	In Progress	☐	8	21-May-24 A	07-Jun-24	36	Precast Panel CO#45 - Approval, Precast Panel CO#45 - Approval				
SS-RS-Rev0-2010	Glass Railing ongoing Fabrication (Batch 1)	Not Started	☐	10	30-May-24	08-Jun-24	15	Glass Railing ongoing Fabrication (Batch 1)				
SS-RS-Rev0-2040	Final Instruction for the Playground Equipment (Jellyfish)	Not Started	☐	14	30-May-24	17-Jun-24	14	Final Instruction for the Playground Equipment (Jellyfish)				
SS-RS-Rev0-2210	all COs related with Capitol Steel & Homestead resolved	Not Started	☑	6	30-May-24	06-Jun-24	0	all COs related with Capitol Steel & Homestead resolved				
SS-RS-Rev0-2250	Revision 7 Approval from the Town	Not Started	☐	3	30-May-24	03-Jun-24	1	Revision 7 Approval from the Town				
SS-RS-Rev0-2020	Glass Railing ETA at site	Not Started	☐	0		17-Jun-24	11	◆ Glass Railing ETA at site				
Construction				72	30-May-24	30-Aug-24	0					
Site Park				48	30-May-24	31-Jul-24	0					
Site Ancillaries, Hardscape and Softscape				31	03-Jun-24	15-Jul-24	14					
SS-RS-Rev0-1640	Remaining works for Survey + cut and fill	Not Started	☐	2	03-Jun-24	05-Jun-24	1	Remaining works for Survey + cut and fill				
SS-RS-Rev0-1660	Electrical Underground - Wire Pulling	Not Started	☐	1	03-Jun-24	04-Jun-24	44	Electrical Underground - Wire Pulling				
SS-RS-Rev0-1700	Hardscaping - Concrete Kerb Installation	Not Started	☐	5	03-Jun-24	10-Jun-24	40	Hardscaping - Concrete Kerb Installation				
SS-RS-Rev0-1730	Softscaping - Ground Leveling	Not Started	☐	2	03-Jun-24	05-Jun-24	36	Softscaping - Ground Leveling				
SS-RS-Rev0-1770	Irrigation - Layout	Not Started	☐	1	03-Jun-24	04-Jun-24	38	Irrigation - Layout				
SS-RS-Rev0-1780	Irrigation - Waterway and Pipe Laying	Not Started	☐	1	04-Jun-24	05-Jun-24	38	Irrigation - Waterway and Pipe Laying				
SS-RS-Rev0-1650	Final Grading	Not Started	☐	2	05-Jun-24	06-Jun-24	1	Final Grading				
SS-RS-Rev0-1740	Softscaping - Grass and Shrubs Installation	Not Started	☐	3	05-Jun-24	10-Jun-24	36	Softscaping - Grass and Shrubs Installation				
SS-RS-Rev0-1790	Irrigation - Sprinkler head/Bubble head Installation	Not Started	☐	2	05-Jun-24	07-Jun-24	38	Irrigation - Sprinkler head/Bubble head Installation				
SS-RS-Rev0-1670	Hardscaping - Concrete Sidewalk - Right of Way	Not Started	☐	2	06-Jun-24	10-Jun-24	1	Hardscaping - Concrete Sidewalk - Right of Way				
SS-RS-Rev0-1800	Irrigation - Control Device Installation	Not Started	☐	1	07-Jun-24	10-Jun-24	38	Irrigation - Control Device Installation				
SS-RS-Rev0-1680	Hardscaping - Concrete and Shell aggregate - Park Pathway	Not Started	☐	2	10-Jun-24	11-Jun-24	1	Hardscaping - Concrete and Shell aggregate - Park Pathway				
SS-RS-Rev0-1750	Softscaping - Sand Dunes and Cordgrass	Not Started	☐	2	10-Jun-24	11-Jun-24	36	Softscaping - Sand Dunes and Cordgrass				
SS-RS-Rev0-1810	Irrigation - Line Connection to Watersupply and ELV	Not Started	☐	2	10-Jun-24	11-Jun-24	38	Irrigation - Line Connection to Watersupply and ELV				
SS-RS-Rev0-1690	Hardscaping - Coquina Installation	Not Started	☐	10	12-Jun-24	25-Jun-24	28	Hardscaping - Coquina Installation				
SS-RS-Rev0-1760	Softscaping - Mulch and Jute Mesh Installation	Not Started	☐	2	12-Jun-24	13-Jun-24	36	Softscaping - Mulch and Jute Mesh Installation				
SS-RS-Rev0-2220	Emergency Vehicle Access Construction	Not Started	☐	10	12-Jun-24	25-Jun-24	28	Emergency Vehicle Access Construction				
SS-RS-Rev0-2120	Chainlink Fence Construction	Not Started	☐	10	01-Jul-24	15-Jul-24	14	Chainlink Fence Construction				
Multipurpose Field, Playground Area and Equipments Installation				24	30-May-24	01-Jul-24	24					
SS-RS-Rev0-1900	Benches and Chairs Installation	Not Started	☐	3	30-May-24	03-Jun-24	39	Benches and Chairs Installation				
SS-RS-Rev0-1720	Wood Fibre Flooring @ Exercise Equipment	Not Started	☐	6	03-Jun-24	11-Jun-24	39	Wood Fibre Flooring @ Exercise Equipment				
SS-RS-Rev0-1910	Tables Installation	Not Started	☐	4	03-Jun-24	07-Jun-24	39	Tables Installation				
SS-RS-Rev0-1920	Trash bin and Recycle Receptacle Installation	Not Started	☐	2	07-Jun-24	11-Jun-24	39	Trash bin and Recycle Receptacle Installation				
SS-RS-Rev0-1710	Rubberized Surface Installation @ Playground	Not Started	☐	10	17-Jun-24	01-Jul-24	14	Rubberized Surface Installation @ Playground				
Basketball Court				42	06-Jun-24	31-Jul-24	0					

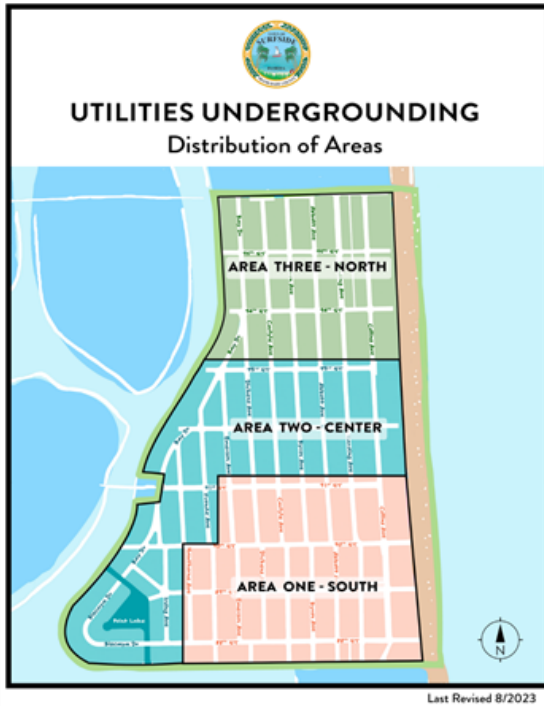


LCG-Surfside96thStreet-Full Schedule
Surfside 96th Street Park Recovery Schedule for Remaining Works_Option 2





Townwide Utilities Undergrounding



Current Project Phase

Engineering and Design Phase

Project Contact Information

Department	Capital Improvement Projects
Director	Andre Eugent
Engineer of Record	Kimley-Horn
Architect of Record	N/A
Project Management	Kimley-Horn

Funding

<i>Total Budgeted*</i>	\$37,178,512
<i>Budget Approval Date**</i>	Varies

<i>Commission Authorization to Expend Date</i>	Various agreements have been approved to date
--	---

* - Budget figure is based on Surfside Executive Summary estimate

** - Various agreements have been approved to date.

Scope

The project consists of the undergrounding all current above ground utilities throughout Town. These utilities include electrical mains, feeders, communications and residential drop connections. The project debt issuance was approved through voter referendum during the 2022 General Elections.

Project Timeline

Refer to attached schedule.

Project Update

Kimley-Horn received the survey for Area 3 – North, and have begun to develop the Construction Plans, which are anticipated to go out to bid December 2024. Additionally, Town is currently working on procurement documents for Construction Manager at Risk (CMAR).

Refer to attached timeline.

Area 3 - North												
Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26		
Utility Provider Coordination												
Data Collection												
Easement Acquisition												
			Construction Documents									
							Permitting Assistance					
									Bid Phase Services			

Area 2 - Central															
Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	
Utility Provider Coordination															
Data Collection															
Easement Acquisition															
			Construction Documents												
								Permitting Assistance							
												Bid Phase Services			

Area 1 - South												
Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	
Utility Provider Coordination												
Data Collection												
Easement Acquisition												
			Construction Documents									
								Permitting Assistance				
										Bid Phase Services		

ID	Task Name	Start	Finish	Qtr 4, 2023			Qtr 1, 2024			Qtr 2, 2024			Qtr 3, 2024			Qtr 4, 2024			Qtr 1, 2025
				Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan
1	Town of Surfside Undergrounding	Wed 11/1/23	Tue 12/10/24																
2	Area 3 - North	Wed 11/1/23	Tue 12/10/24																
3	Design	Wed 11/1/23	Fri 11/22/24																
4	Outside Resources	Wed 11/1/23	Fri 11/22/24																
5	Utility Provider Coordination	Wed 11/1/23	Fri 11/22/24																
6	ATT Preliminary Design	Wed 11/1/23	Wed 1/31/24																
7	Breezeline Preliminary Design	Wed 11/1/23	Wed 1/31/24																
8	FPL Binding Cost Estimate and Final Design	Mon 9/30/24	Fri 11/22/24																
9	ATT Final Design	Mon 10/14/24	Fri 11/22/24																
10	Breezeline Final Design	Mon 10/14/24	Fri 11/22/24																
11	Easements	Mon 4/1/24	Fri 8/30/24																
12	Acquisition	Mon 4/1/24	Fri 8/30/24																
13	Permitting	Mon 9/30/24	Fri 11/22/24																
14	FDOT Applications	Mon 9/30/24	Fri 10/11/24																
15	FDOT Permit Review	Mon 10/14/24	Fri 11/22/24																
16	Kimley-Horn Resources	Wed 11/1/23	Fri 11/15/24																
17	Data Collection	Wed 11/1/23	Fri 6/28/24																
18	Obtain and Review Record Information	Wed 11/1/23	Thu 11/30/23																
19	Site Visit and Meter Locations	Mon 11/13/23	Fri 12/8/23																
20	Survey	Mon 11/13/23	Fri 3/29/24																
21	Geotechnical Investigation	Mon 4/1/24	Fri 5/31/24																
22	Subsurface Utility Exploration	Wed 5/1/24	Fri 6/28/24																
23	Construction Documents	Mon 4/1/24	Fri 11/15/24																
24	Base Map	Mon 4/1/24	Tue 4/30/24																
25	Development	Mon 4/1/24	Tue 4/30/24																
26	Conduit Routing and Equipment Placement Plan	Wed 5/1/24	Fri 8/30/24																
27	Development	Wed 5/1/24	Fri 8/30/24																
28	Commercial/Customer-Owned Service Design	Wed 5/1/24	Wed 7/31/24																
29	Technical Specifications	Thu 8/1/24	Fri 8/30/24																
30	Development	Thu 8/1/24	Fri 8/30/24																
31	Quality Control	Mon 9/2/24	Fri 9/27/24																
32	Town Review	Mon 9/30/24	Fri 10/11/24																
33	OPC	Mon 10/28/24	Fri 11/15/24																
34	Development	Mon 10/28/24	Fri 11/15/24																
35	Bid Phase	Mon 10/14/24	Tue 12/10/24																
36	Procurement	Mon 10/14/24	Tue 12/10/24																

Project: 20231229 Town of Surf Date: Mon 4/8/24	Task		Project Summary		Manual Task		Start-only		Deadline	
	Split		Inactive Task		Duration-only		Finish-only		Progress	
	Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Manual Progress	
	Summary		Inactive Summary		Manual Summary		External Milestone			



Surfside Memorial



Current Project Phase

Design Phase

Project Contact Information

Department	CIP
Director	Andre Eugent
Engineer of Record	N/A
Architect of Record	N/A

Funding

Total Budget	\$2,500,000
Design	\$248,000

**All funding from grants and appropriations*

Scope

The Town is seeking to create the Surfside Memorial to honor and remember the lives lost in the tragic event that occurred on June 24, 2021, when the CTS Building collapsed. The Surfside Memorial will serve as a permanent remembrance of the immense loss suffered by the Surfside community and will offer a place for families, friends, and visitors to reflect, understand the truth of that day, and find solace through the peace and serenity conveyed through this site.

Project Timeline

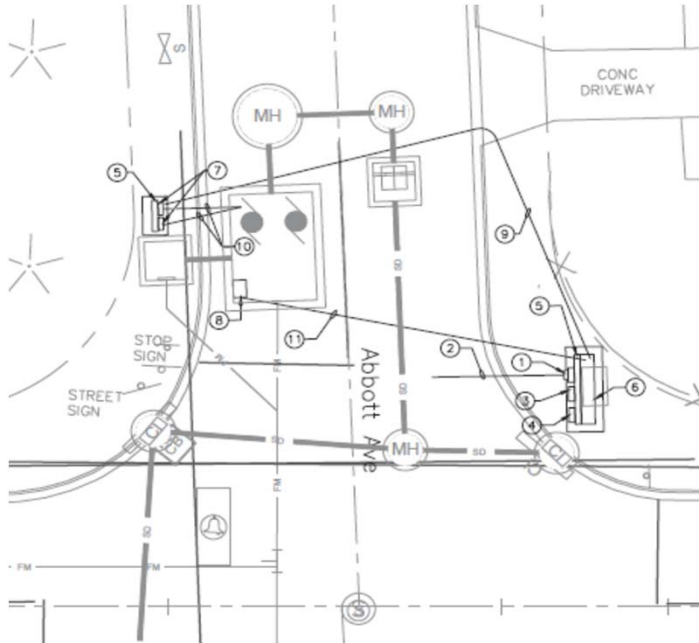
Refer to the attached schedule.

Project Update

Town Commission at its January 2024 Commission meeting approved the design team (Keith) to start designing the Surfside Memorial. Town staff met with Surfside Memorial Committee members and Keith. Commission workshop was held on June 20 and the Keith team is preparing to schedule workshops with the Town for design review and input.



Abbott Avenue Drainage Improvements



Current Project Phase

Town Commission to discuss for further direction.

Project Contact Information

Department	Capital Improvement Projects
Director	Andre Eugent
Engineer of Record	Keith Engineering
Architect of Record	NA
Project Management	

Funding

	\$3,850,000
<i>Total Budgeted*</i>	September 28, 2022
<i>Budget Approval Date</i>	
<i>Commission Authorization to Expend Date</i>	TBD - Administration will seek authorization to expend upon awarding work to contractor

* - Construction and CEI budget

Scope

The construction will entail the addition of one new pump station with respective force main in order to alleviate flooding on Abbott Avenue from 90th Street to 94th Street.

Project Timeline*

	<u>Phase Start</u>	<u>Phase End</u>
Engineering and Design	August 2023	October 2023
Permitting	Done	Done
Procurement (est.)	April 2024	June 2024
NTP for Construction (est.)	TBD	TBD
Construction (est.) Based on redesign	TBD	TBD

Project Update

ITB was put out for bid on April 15, 2024 and bid opening done on June 11 2024. The bids were received from FG Construction, Ric Man International and David Mancini. This will be brought before the Town Commission at their July Commission meeting.



Collins Avenue Water Main

Current Project Phase

Design Phase

Project Contact Information

Department	Capital Improvement Projects
Director	Andre Eugent
Engineer of Record	Nova Consulting N/A
Architect of Record	Nova Consulting
Project Management	

Funding

<i>Total Budgeted</i>	\$340,206 (Design) September 28, 2022
<i>Budget Approval Date</i>	
<i>Commission Authorization to Expend Date</i>	August 9, 2022



Scope

The current undersized water main on Collins Avenue is past its use life and requires upsizing with replacement. The Town sought and obtained a grant for design services for the project. The water main currently services all the facilities along the Collins Avenue corridor.

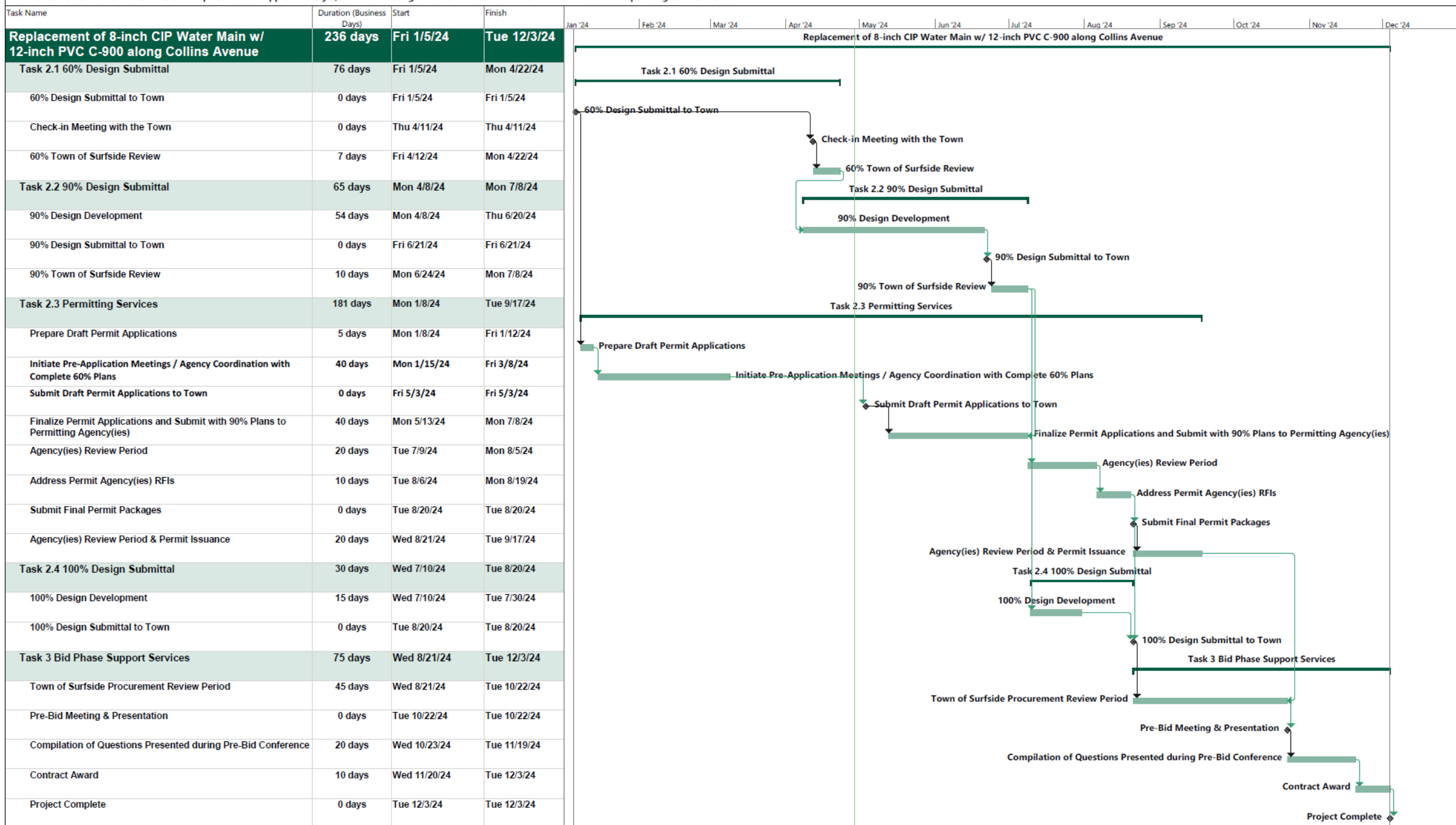
Project Timeline

Refer to the attached schedule.

Project Update

Projects is in 90% design phase. The Town is in the process of reviewing the 90% plans from Nova Consulting. Town submitted an appropriation request to the State.

Town of Surfside: Public Works Division - Replacement of Approximately 5,920 LF of Existing 8-inch CIP Water Main with 12-inch PVC C-900 Pipe along Collins Avenue



Project: Replacement of 8-inch CIP w/ 12-inch PVC C-900 along Collins Avenue
Date: Mon 4/29/24

Task Split Milestone Summary Progress

Design Schedule Update



Mon 4/29/24



Dune Resiliency and Beautification



Current Project Phase

Design/Permitting Phase

Project Contact Information

Department	Capital Improvement Projects
Director	Andre Eugent
Engineer of Record	Kimley-Horn
Architect of Record	TBD
Project Management	Public Works

Funding

<i>Total Budgeted</i>	\$72,000
<i>Budget Approval Date</i>	September 28, 2022
<i>Commission Authorization to Expend Date</i>	TBD

Scope

The Commission tasked Town administration to promote both dune beautification and resiliency improvements. Town administration is seeking engineering and design services in order to meet the objective in a manner that is Florida Friendly and promotes the natural plant diversity of the dunes.

Project Timeline

Refer to the attached schedule.

Project Update

Town is pursuing another Florida Department of Environmental Protection (FDEP) grant to assist with funding. FDEP has reviewed the permit submission and provided comments. Project is delayed due to the information required to answer FDEP questions. Kimley Horn has brought on board a geotechnical sub-consultant to conduct the requisite test requested by FDEP for the fulfillment of the permit.

Original Dune Resiliency and Beautification Project Schedule

Task	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24
Task 1 - Kickoff Meeting															
Task 2 - Topographic Survey															
Task 3 - Construction Plans															
30% Plan preparation															
60% Plan preparation															
Final Plan preparation															
Task 4 - Permit Coordination															
Project Coordination															

New Dune Resiliency and Beautification Project Schedule





93rd Street 200 Block Paver Beautification

Current Project Phase

Town Commission to discuss for further direction.

Project Contact Information

Department	Capital Improvement Projects
Director	Andre Eugent
Engineer of Record	N/A
Architect of Record	N/A



Funding

Total Budgeted	\$400,000
Budget Approval Date	
Commission Authorization to Expend Date	N/A

Scope

93rd Street is the hub for all Town Hall and Community Center events. Town Commission has commissioned staff with enhancing the 93rd Street corridor between Harding Avenue & Collins Avenue with pavers and hardscape improvements.

Project Timeline

	Phase Start	Phase End
<i>Design Procurement</i>	<i>January 2024</i>	<i>January 2024</i>
<i>Design</i>	<i>TBD</i>	<i>TBD</i>
<i>Cosntruction</i>	<i>TBD</i>	<i>TBD</i>

Project Update

Per development order approved by the Town Commission on January 9, 2024, 9300 Collins Owner, LLC. provided the Town with design and construction drawings. Refer to attached dcouments.



200 S. Biscayne Boulevard
Suite 300, Miami, FL 33131

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gpenn@brzoninglaw.com

June 24, 2024

VIA ELECTRONIC MAIL

Marisol Vargas
Interim Manager
Town of Surfside
9293 Harding Avenue
Surfside, FL 33154

Re: Improvement Plans for 93 Street.

Dear Mr. Gomez:

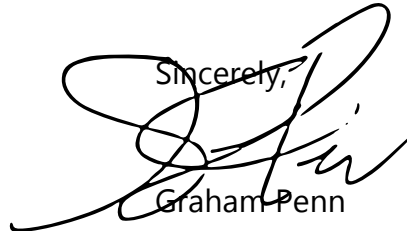
Our firm represents 9300 Collins Owner, LLC (the "Owner"), the owner of the site at 9300 Collins Avenue (the "Property"). As you know, the Town Commission recently approved Resolution 2024-3255 (the "Resolution"), which approved a mixed-use residential and religious institution use for the Property.

Condition 3(A)(1)(h) of the Resolution requires the Owner to provide the Town with design and construction drawings for enhancements to 93 Street between Harding and Collins Avenues. The enhancements must be designed at an estimated cost of \$400,000. The Town will be responsible for the construction of the improvements.

I am attaching the following:

1. Comprehensive design and construction drawings for an enhanced 93 Street consisting of civil (attached as "93rd Street Binder") and landscaping drawings (attached as "93 Street Landscape Submittal").
2. A contactor bid (attached as "93rd Street Improvements – Final") from the firm Gonzalez & Sons indicating the anticipated cost of no more than \$400,000 for the improvements.

Conclusion. We believe the attached materials are consistent with the requirements of the Resolution and that the Owner's obligation related to the 93 Street enhancements is complete. We look forward to your response. If you have any questions or comments, please call me at 305-377-6229.

Sincerely,

Graham Penn

cc: Scarlet Hammons, AICP CTP
Mark Blumstein, Esq.

"Gonzalez and Sons Equipment, Inc."

14450 NW 102nd Avenue, Hialeah, FL 33018

Town of Surfside, 93rd Street Improvements

Project name Town of Surfside, 93rd Street
Improvements
93rd Street
Surfside
FL

Labor rate table Labor - 2024 REG

Equipment rate table G&S Equip. Rates

Notes Qualifications:
* Permit fees have not been included.
* All testing by others.
* Price proposal based on working during daytime hours, 7:00 AM to 5:00 PM, Monday through Friday. No night work nor weekend work has been included.
* Existing light poles to remain.
* Removal and reinstallation of existing hardscape items has been included.
* Storage area for remove/reinstall hardscape items to be provided within 1/2 mile of work site.
* We have NOT included off duty officers for the MOT.
* We have included 6" limerock base with the sand set pavers at the sidewalk.
* We have assumed using the existing backflow and service for the irrigation as called for on the landscaping plans.
* We have included pavers from Artistic Pavers.
* We have included paver joints to be filled with fine silica sand.
* We have assumed running bond pattern.
* An allowance has been included for Pedestrian sidewalk pavers.
* An allowance has been included for the landscape and irrigation work.
* Pricing based C-01 - C-04, dated 6-12-2024 by Szauer Engineering and LH-01, IR-01, IR-02, LP-01, LP-02, dated 6-21-2024 by Savino Miller Design Studio.
* Due to recent market conditions, prices given on materials are valid for 45 days. Labor and Equipment prices are valid for 60 days.

"Gonzalez and Sons Equipment, Inc."

14450 NW 102nd Avenue, Hialeah, FL 33018

Town of Surfside, 93rd Street Improvements

Item	Takeoff Quantity	Grand Total Amount
1000 GENERAL CONDITIONS		
0022 Survey & Asbuilts	1.00 LS	19,375
1010 Equip. Mobilization/Demobilization	1.00 LS	7,434
1015 OSHA / Project Safety	1.00 LS	3,200
1020 Maintenance of Traffic	1.00 LS	6,250
1021 Project Supervision	1.00 LS	29,436
1022 Permit Processing	1.00 LS	5,400
	1.00 LS	71,094
2000 SITE LOGISTICS / EROSION CONTROL		
0023 Inlets Protection	1.00 EA	837
0205 Dust Control and Sweeping	1.00 LS	9,613
	1.00 LS	10,450
3000 SITE DEMOLITION		
3050 Sidewalk Demolition (Disposal Included)	5,514.00 SF	31,958
3055 Curbing Demolition (Disposal Included)	364.00 LF	7,324
	1.00 LS	39,281
10000 CONCRETE WORK & PAVERS		
7020 6" Concrete Driveways	702.00 SF	9,700
7095 6"x6" Header Curb for Pavers	756.00 LF	14,175
10022 Type "F" Curb & Gutter & Valley Gutter	364.00 LF	18,846
10023 ALLOWANCE - Pedestrian Sidewalk in Pavers	4,812.00 SF	89,998
10024 Remove and Reinstall Existing Hardscape items	13.00 EA	43,830
	1.00 LS	176,550
12000 PAVEMENT WORK		
12005 1-1/2" S-III Asphalt At 93rd Street - Mill & Resurface	5,472.00 SF	37,132
	1.00 LS	37,132
13000 PAVEMENT MARKINGS & SIGNS		
13000 Pavement Markings & Signage	1.00 LS	5,625
	1.00 LS	5,625
14000 ALLOWANCE - LANDSCAPE & IRRIGATION WORK		
14000 Landscape work Including Irrigation System	1.00 LS	47,500
	1.00 LS	47,500

We agree to do the above estimated work for the price of 387,634 dollars

Signature _____

Print Name _____

Date _____

Signature _____

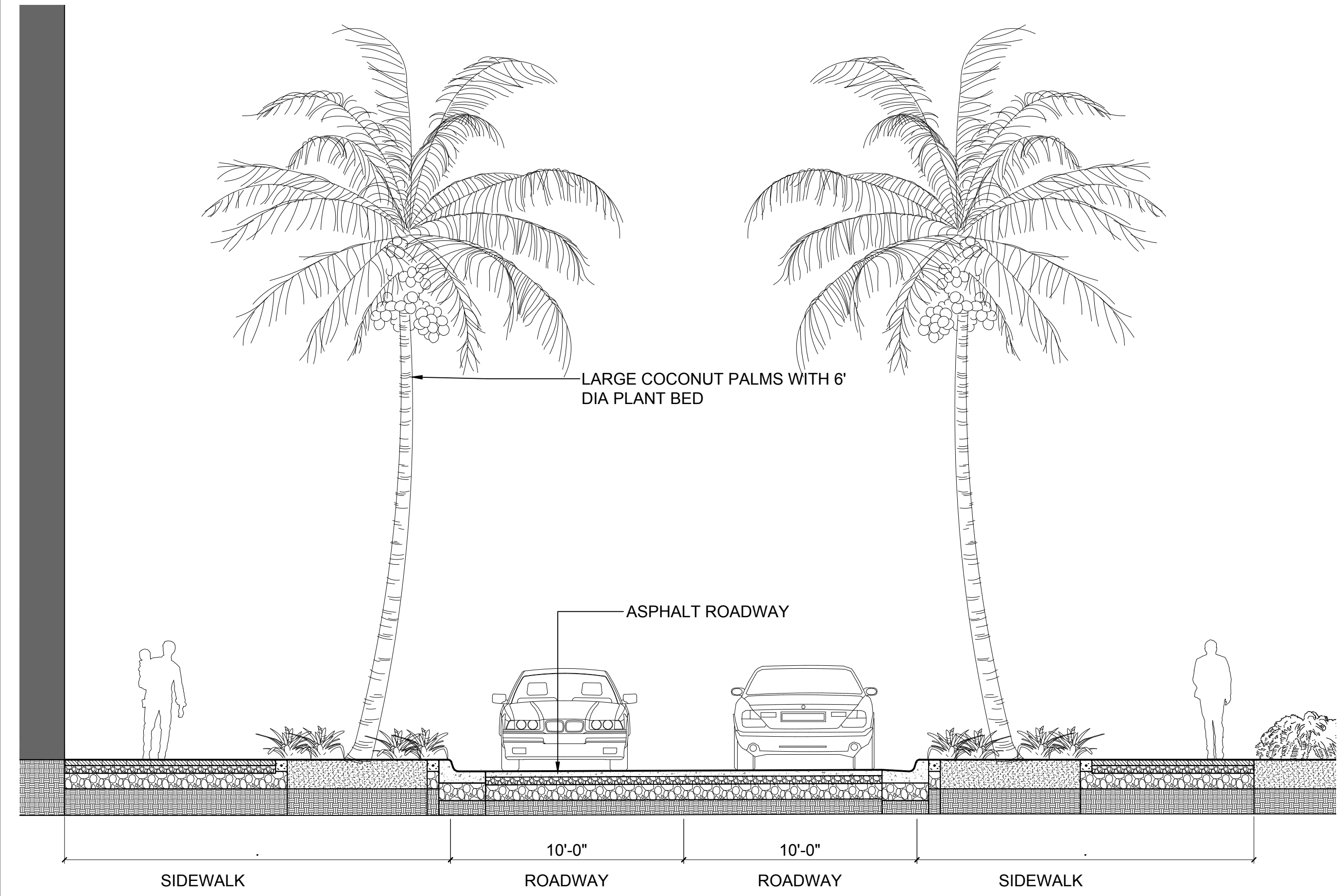
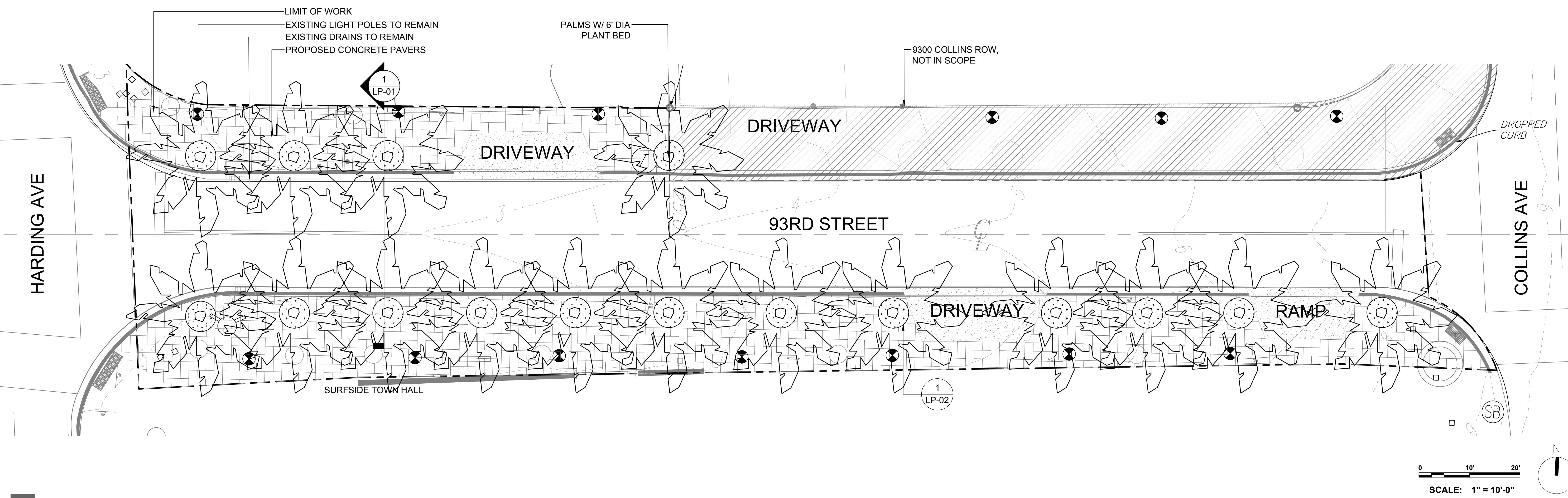
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Date _____

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93RD STREET PROJECT

SURFSIDE, FL 33154



93RD STREET - PLANTING SCHEDULE - SCHEMATIC DESIGN

PALMS	Quantity	Botanical/Common	Cont	DBH	Size	Spr	Remarks
CON	16	Cocos nucifera `Green Malayan` / Coconut Palm	B & B		10' GW; 26'- 28' OA Ht.		Matched Trunks
Legend: B - Birds, BE - Bees, BF - Butterfly, C - Caterpillar, N - Native							
GROUNDCOVERS	Quantity	Botanical/Common	Cont	DBH	Size	Spacing	Remarks
PES	144	Pennisetum setaceum / White Fountain Grass	3 Gal.		18"-24" OA Ht.	18" O.C.	Full

1 93RD STREET SECTION
 SCALE: 1/4"=1'-0"

DATE
 06.21.2024
 SCALE
 SHEET TITLE

LANDSCAPE PLAN

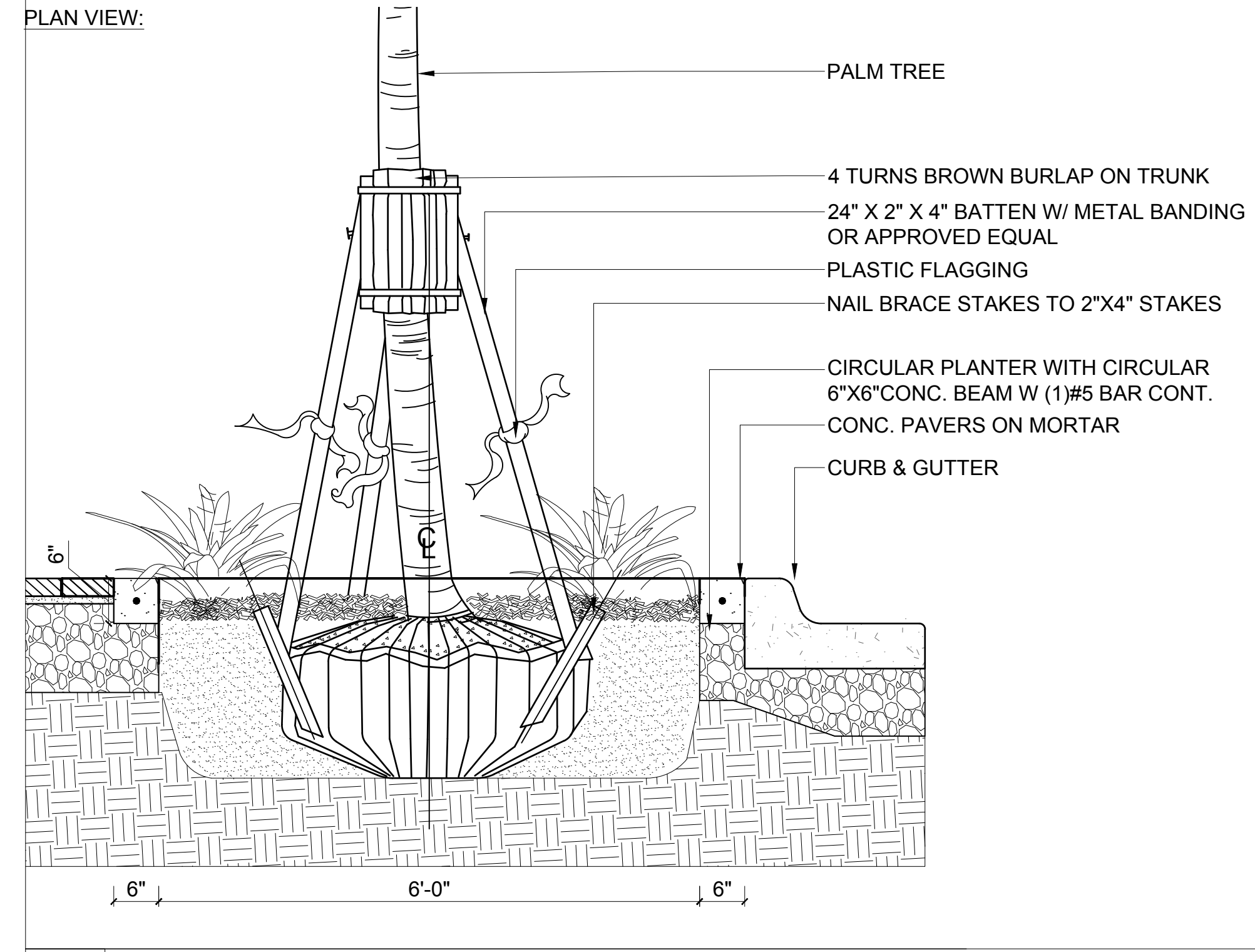
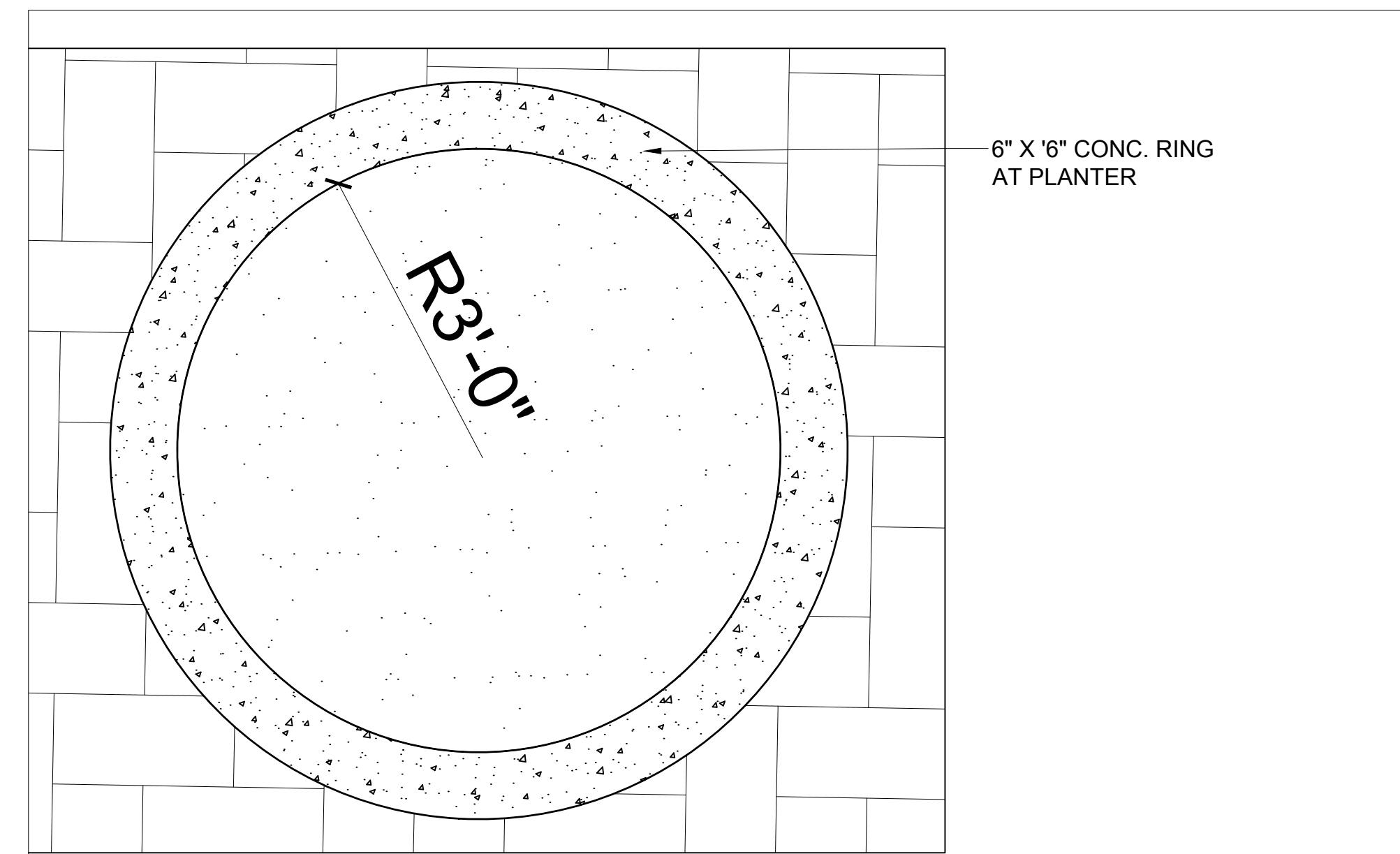
REVISIONS

 SUMMARY
 YYY.YYY.YYY
 SEAL

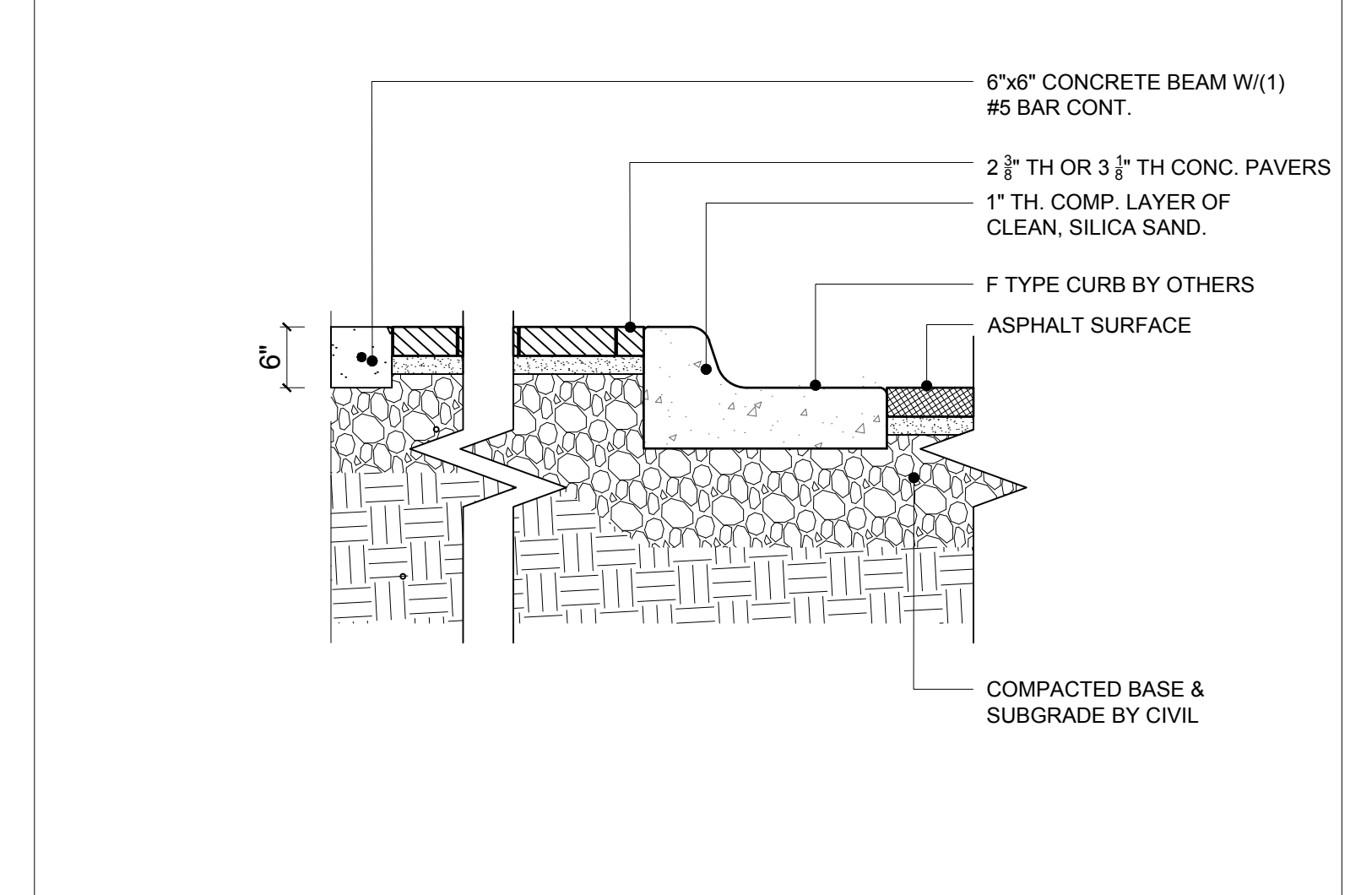
LANDSCAPE GENERAL NOTES

- All plants furnished by the Landscape Contractor unless otherwise specified shall be Florida No.1 or better, and shall be specified in Grades and Standards for Nursery Plants, Part 1 (2nd Ed., 1998) by the Florida Department of Agriculture and Consumer Services Division of the plant industry.
- All shrubs and groundcovers shall be guaranteed for 6 months from date of final acceptance. All trees and palms shall be guaranteed for one year from date of final acceptance. The Contractor shall be responsible to remove all the failing plant materials and replace them with the same kind and size material as specified in the plant list, with the same guarantee as initial planting.
- Contractor shall familiarize him/herself with the limits of work and existing conditions and verify all information. Where discrepancies with quantities and/or species differ between the planting plan(s) and the plant list, the contractor shall notify owner's representative in writing within seven (7) calendar days of notice to proceed. No changes shall be made without the prior, written consent of the Landscape Architect and/or Owner.
- Any substitution in size and/or plant material must be approved by the Landscape Architect in writing. All plants will be subject to approval by the Landscape Architect and/or owner's representative before planting can begin. Contractor shall submit color photos of all plant materials for review & approval by Landscape Architect.
- All biodegradable burlap shall be untied and pulled down on the ball. Wire baskets and other non-biodegradable material attached to plants shall be removed prior to planting. Care shall be taken not to break or disturb rootball of plants.
- All plants shall be watered immediately after planting.
- Planting soil shall be weed-free, and consist of 70% clean, coarse, sharp, FDOT #3 coarse silica sand (alternate: Ortona Sand) and 30% Everglades muck mixed with the approved, native, soil in a ONE-ONE (1/1) ratio of planting soil.

FDOT #3 particle size distribution	
Screen Size	%
#16/1-18 mm	6
#30/.60 mm	51
#50/.30 mm	87
#100/.15 mm	98
#200/.075 mm	99
FM	2.42
- All planting beds to be weed and grass free. Contractor shall apply herbicide to soil as recommended by manufacturer.
- Contractor shall notify all necessary utility companies 48 hours minimum prior to digging for verification of all underground utilities and other obstructions and coordinate with owner's representative in writing prior to initiating operations.
- Landscape Contractor shall locate and verify all underground utilities and obtain As-Built information prior to digging. Drawings were prepared according to the best information available at the time. Contractor shall notify owner's representative in writing within seven (7) calendar days of notice to proceed with any discrepancies.
- All trees and palms shall be staked as shown in the plans. No nail staking permitted.
- Typically, shrub and groundcover plantings are shown as mass planting beds. Plants shall be placed on a triangular spacing configuration (staggered spacing). Plant center to center dimensions (O.C.) are listed on the plant list.
- The Contractor shall bear all costs of testing of soils, amendments, etc. associated with the work and included in the specifications.
- All trees shall be fertilized at installation with "Agriform Pills", 21 gram size, with a 20-10-5 formulation, (or approved equal), according to manufacturer's recommendations.
- All palms and other plants shall be fertilized at installation with Florida Atlantic East Coast Fertilizer "Palm Special" 8-2-12 time-release fertilizer (with slow release sulphur) according to manufacturer's recommendations, unless otherwise approved by the Landscape Architect.
- Cover all planting beds with a minimum of 3" layer of shredded Melaleuca, or Eucalyptus mulch, Grade B. Do not use Cypress Mulch.
- Where quantities and/or species differ between the planting plan(s) and the plant list, the plan(s) shall govern.
- A fully automatic, zoned irrigation system, equipped with an approved rain sensor and providing 100% coverage of planted areas with minimum 50% overlap, shall be installed by the Contractor. Adjust irrigation nozzle spray to avoid overspray onto adjacent sidewalks, asphalt paving, and properties.
- Place and maintain protective barriers around the drip line of all trees to be retained on site. These barriers shall be easily visible and sturdily constructed. No heavy equipment or materials shall be stored within the drip line of protected trees. Any trees or palms designated to remain on-site which the City determines to have been damaged during construction shall promptly be replaced with plants of equivalent size and value as required at no cost to the City.
- General Contractor shall submit photos to Landscape Architect for approval for all plant material 3 gallons or larger unless otherwise specified.
- Loss of branches or greater due to transport and install are the responsibility of the GC and grounds for immediate rejection by Landscape Architect.
- All plans with reference to outdoor improvements, such as Civil, MEP, Structural, etc. shall be provided to the Landscape Architect in CAD format for review a minimum of 2 weeks before final Construction Document submission for bidding.
- Remove all nursery stakes, supports, braces, tape and labels at time of planting.
- Keep mulch 3"-4" away from trunk.
- Remove container and cut circling roots if container-grown, or as much burlap as possible if field grown.

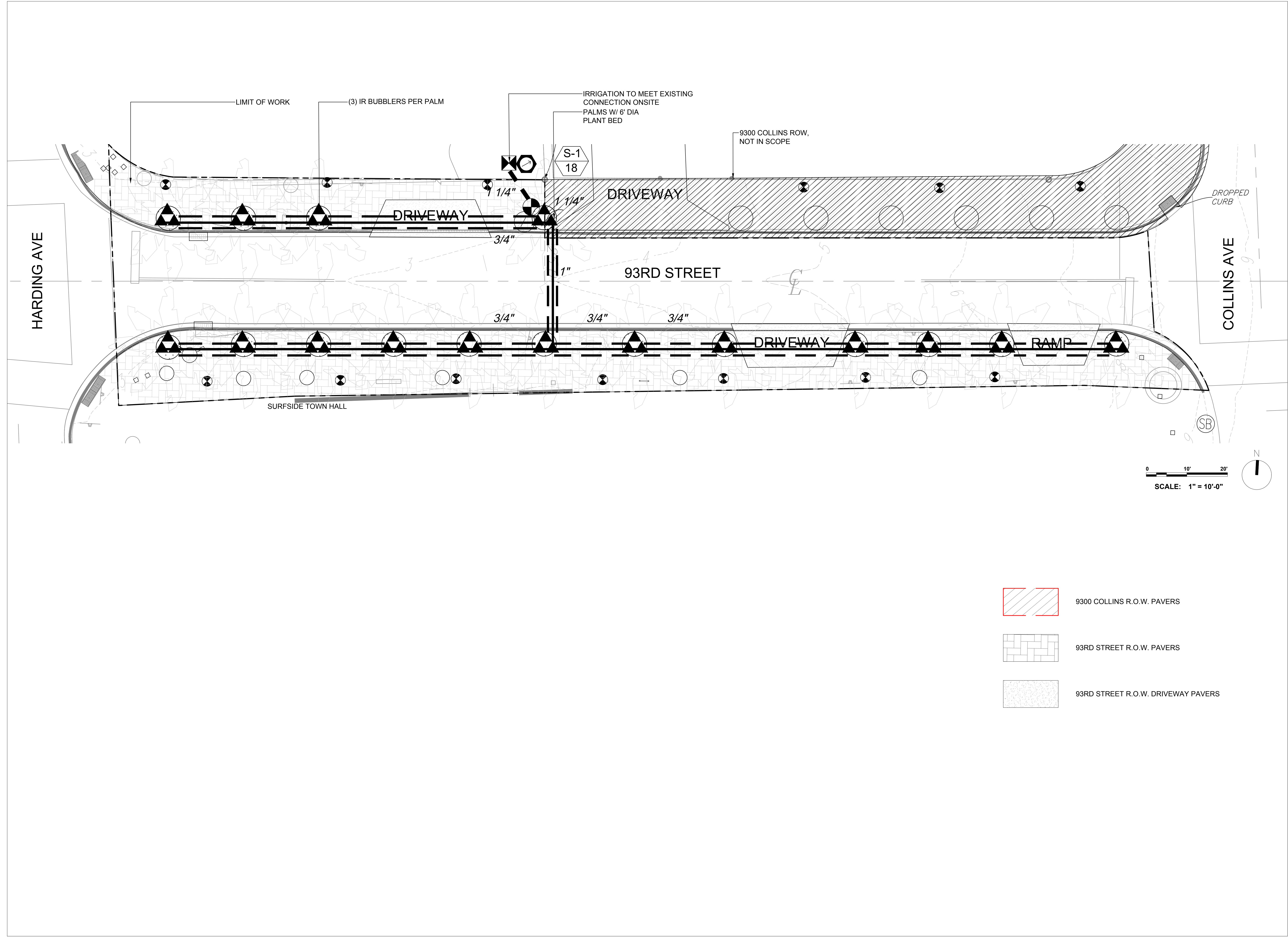


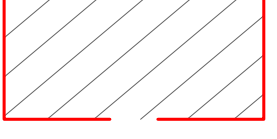
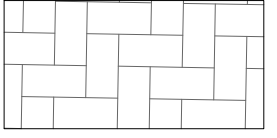
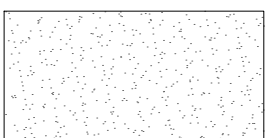
1 PALM PLANTER SIDEWALK DETAIL
 SCALE: 3/4"=1'-0"



2 SIDEWALK EDGE DETAIL
 SCALE: 3/4"=1'-0"

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-  9300 COLLINS R.O.W. PAVERS
-  93RD STREET R.O.W. PAVERS
-  93RD STREET R.O.W. DRIVEWAY PAVERS

93RD STREET PROJECT

SURFSIDE, FL 33154

DATE
06.21.2024

SCALE

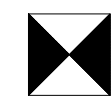
SHEET TITLE
IRRIGATION PLAN

REVISIONS

SUMMARY
YYYY.MM.DD

SEAL

ORIGINAL SHEET - ARCH D (24"x36")



P.D.C. = 1" IRRIGATION METER CAPABLE OF 20 GPM AT 65 PSI
 METER LOSS AT 20 GPM = 2.2 PSI LOSS
 1 1/4" GATE VALVE AT 20 GPM = 0.03 PSI LOSS
 1" DOUBLE CHECK VALVE BACKFLOW PREVENTER AT 20 GPM = 4.0 PSI
 100' OF 1 1/4" MAINLINE AT 20 GPM = (1)(1.37) = 1.37 PSI LOSS

1" ELECTRIC VALVE AT 20 GPM = 2.5 PSI LOSS
 LATERAL PIPE AND FITTINGS = 3.0 PSI LOSS
 TOTAL LOSS = 13.1 PSI
 DESIGN PRESSURE AT BASE OF DISTAL SPRINKLER = 30 PSI
 SYSTEM REQUIREMENT = 20 GPM AT 44 PSI



RAINBIRD PEB-100-S 1" 200 PSI SELF SCRUBBING ELECTRIC VALVE WITH FLOW CONTROL



HUNTER 1-CORE-600-PL 6 STATION OUTDOOR CONTROLLER WITH ROAM KIT AND DYNAMAX GP-1 DATA LOGGER WITH SM-150 MOISTURE SENSOR

	NOZZLE	PSI	GPM	RAD	SPAC	PRECIPITATION RATE
F	RAINBIRD 15F	30	3.7	15'	15'	1.6 INCHES/HOUR
TQ	RAINBIRD 15TQ	30	2.8	15'	15'	1.6 INCHES/HOUR
H	RAINBIRD 15H	30	1.7	15'	15'	1.6 INCHES/HOUR
Q	RAINBIRD 15Q	30	1.0	15'	15'	1.6 INCHES/HOUR
A	RAINBIRD 15A	30	--	15'	15'	1.6 INCHES/HOUR
9	RAINBIRD 9SST	30	1.2	9'x18'	10'	1.4 INCHES/HOUR
S	RAINBIRD 4SST	30	1.2	4'x30'	15'	1.4 INCHES/HOUR
C	RAINBIRD 4CST	30	1.2	4'x30'	15'	1.4 INCHES/HOUR
E	RAINBIRD 4EST	30	0.6	4'x15'	15'	1.4 INCHES/HOUR
12F	RAINBIRD 12F	30	2.6	12'	12'	1.7 INCHES/HOUR
12TQ	RAINBIRD 12TQ	30	2.0	12'	12'	1.7 INCHES/HOUR
12H	RAINBIRD 12H	30	1.3	12'	12'	1.7 INCHES/HOUR
12Q	RAINBIRD 12Q	30	0.7	12'	12'	1.7 INCHES/HOUR
12A	RAINBIRD 12A	30	--	12'	12'	1.7 INCHES/HOUR
10F	RAINBIRD 10F	30	1.6	10'	10'	1.5 INCHES/HOUR
10H	RAINBIRD 10H	30	0.8	10'	10'	1.5 INCHES/HOUR
10T	RAINBIRD 10T	30	0.6	10'	10'	1.5 INCHES/HOUR
10Q	RAINBIRD 10Q	30	0.4	10'	10'	1.5 INCHES/HOUR
8F	RAINBIRD 8F	30	1.6	8'	8'	--
8H	RAINBIRD 8H	30	0.8	8'	8'	--
8Q	RAINBIRD 8Q	30	0.4	8'	8'	--
F	RAINBIRD B-5F	30	1.5	5'	5'	--
H	RAINBIRD B-5H	30	1.0	5'	5'	--
Q	RAINBIRD B-5Q	30	0.5	5'	5'	--
C	RAINBIRD B-5C	30	0.5	5'	5'	--
4	RAINBIRD B1408	30	2.0	--	--	--
3	RAINBIRD B1404	30	1.0	--	--	--
2	RAINBIRD B1402	30	0.5	--	--	--
	RAINBIRD B1401	30	0.25	--	--	--

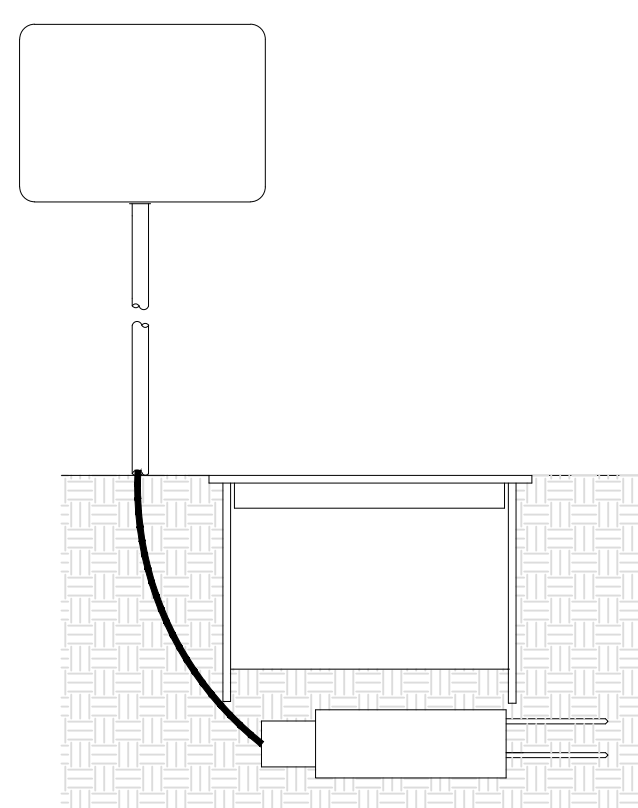
BODY TYPE

12" POP-UP SPRAY IN PLACE OF 4" POP UP IN GROUND COVER AREAS

▲ BUBBLER MOUNTED ON 4" PRESSURE REGULATING POP-UP BODY

--- 1 1/4" PR-160 PVC MAINLINE, INSTALLED IN SOIL AREAS

=== 2 1/2" SCHEDULE 40 SLEEVING



ZONE	GPM	PRECIP. RATE	TIMING	MIN. WATER @ 75% EFFICIENCY
S-1	18	0.75 GPM	73 MIN	55 GALLONS PER TREE/CYCLE
2	--	--	--	--
3	--	--	--	--
4	--	--	--	--
5	--	--	--	--
6	--	--	--	--

TOTAL WATERING TIME: 1 HOURS 13 MINUTES
 UNDER NO RAIN CONDITIONS, WATER:
 JUN - AUG = 2 DAYS/WEEK FOR 73 MINUTES (FOR 13 WEEKS)
 RECOMMENDED WATERING TIME: 1:00 AM-2:13 AM

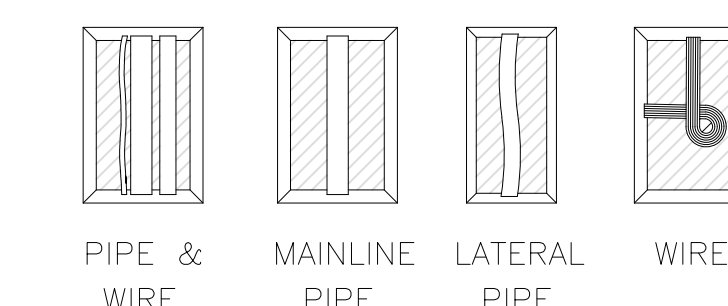
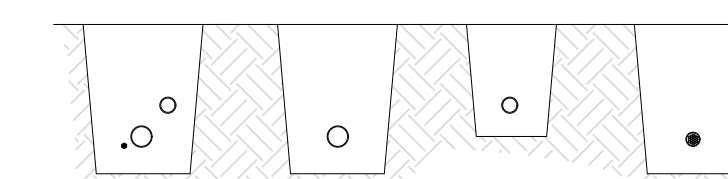
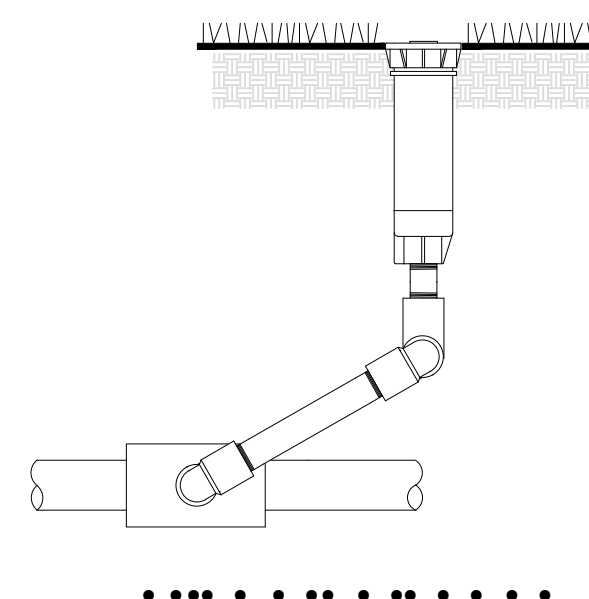
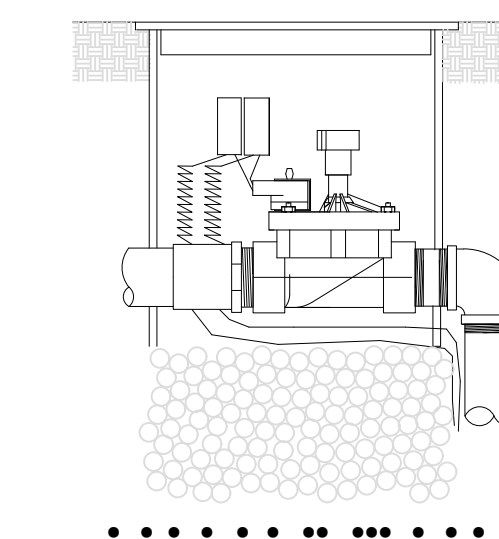
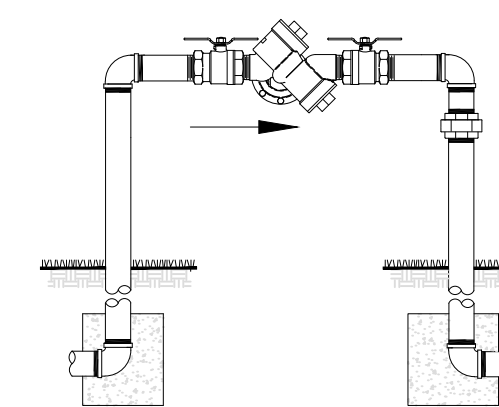
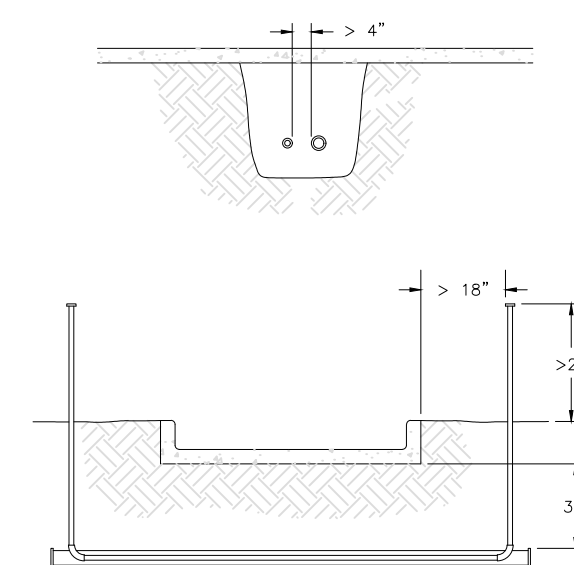
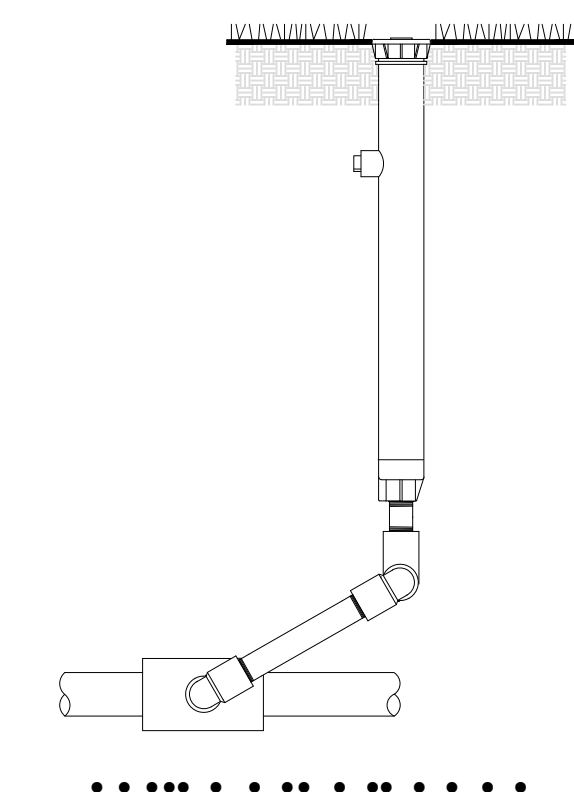
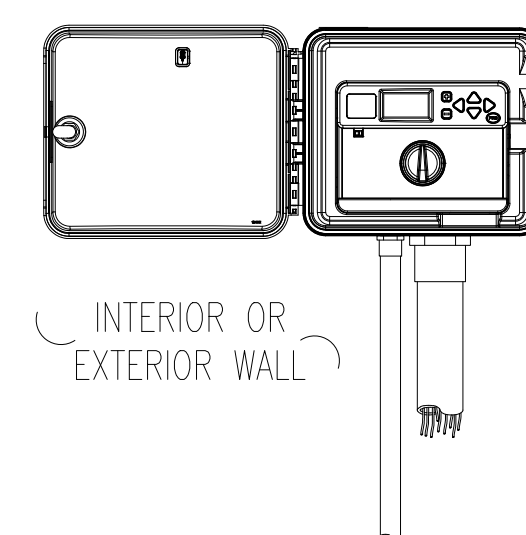
MAY & SEP = 2 DAYS/WEEK FOR 64 MINUTES (FOR 9 WEEKS)
 APR & OCT = 2 DAYS/WEEK FOR 64 MINUTES (FOR 9 WEEKS)
 MAR & NOV = 2 DAYS/WEEK FOR 35 MINUTES (FOR 8 WEEKS)
 JAN, FEB, DEC = 2 DAYS/WEEK FOR 35 MINUTES (FOR 13 WEEKS)

IRRIGATION COVERAGE = 100%
 IRRIGATION UNIFORMITY APPROXIMATELY 75%
 THIS IRRIGATION PLAN HAS BEEN DESIGNED BY A CERTIFIED IRRIGATION DESIGNER, AND COMPLIES WITH THE STANDARDS AND SPECIFICATIONS OF THE IRRIGATION ASSOCIATION AND THE FLORIDA IRRIGATION SOCIETY

*DESIGNER IS NOT RESPONSIBLE FOR ANY LANDSCAPE MATERIAL LOST WHEN LESS WATER IS APPLIED THAN REQUIRED BY THE WATERING SCHEDULE

GALLONS PER DAY REQUIREMENT FOR MATURE PALM TREES IS 55 IN JULY

MONTH	GAL/DAY	MIN/DAY
JAN	16	22
FEB	20	27
MAR	29	35
APR	40	53
MAY	48	64
JUN	54	72
JUL	55	73
AUG	54	72
SEP	47	64
OCT	36	48
NOV	25	34
DEC	18	24



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93RD STREET PROJECT

SURFSIDE, FL 33154

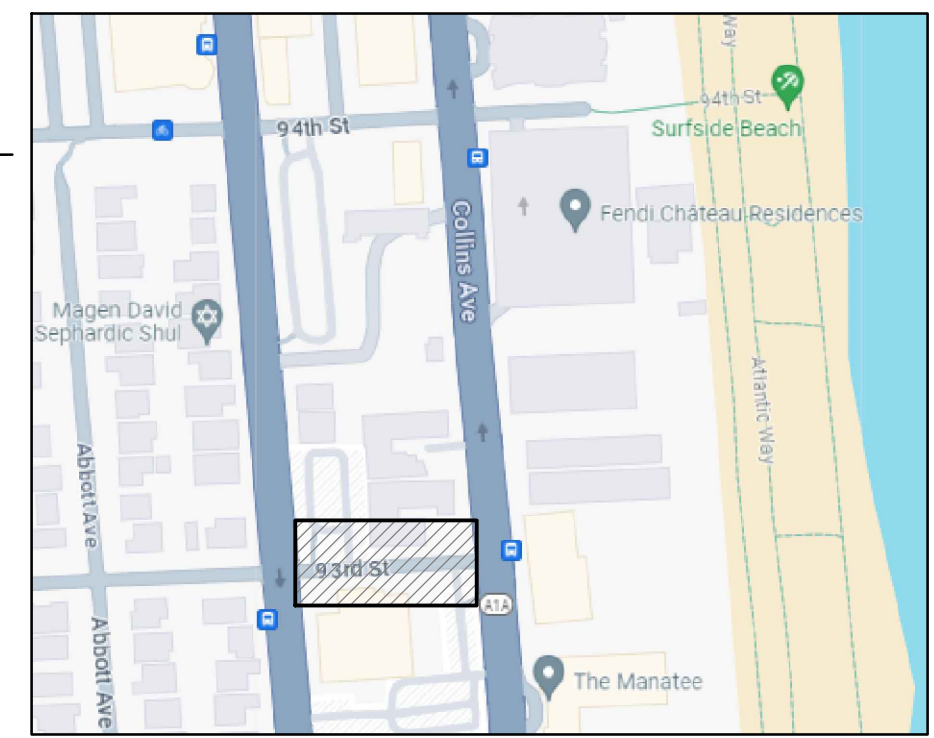
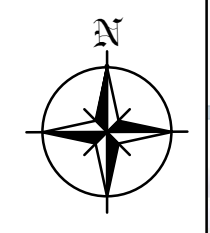
DATE
 06.21.2024

SCALE

SHEET TITLE
 IRRIGATION PLAN

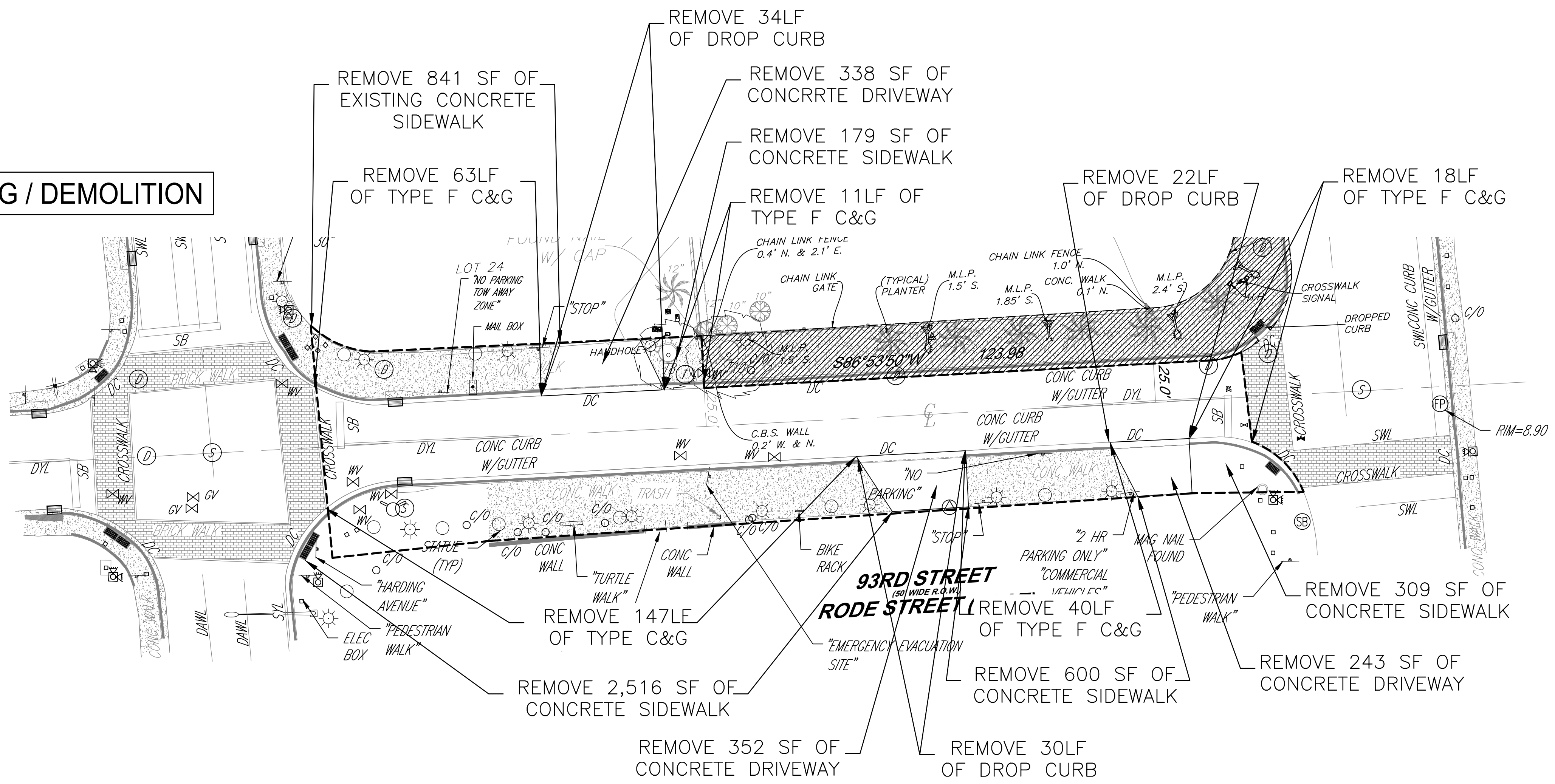
REVISIONS

SUMMARY YYY.MM.DD
 SEAL

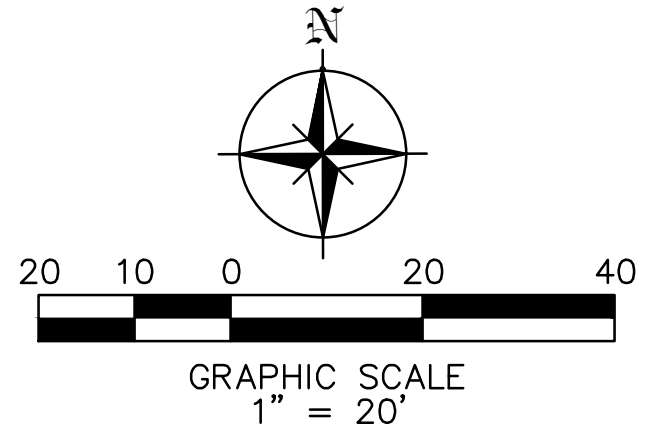
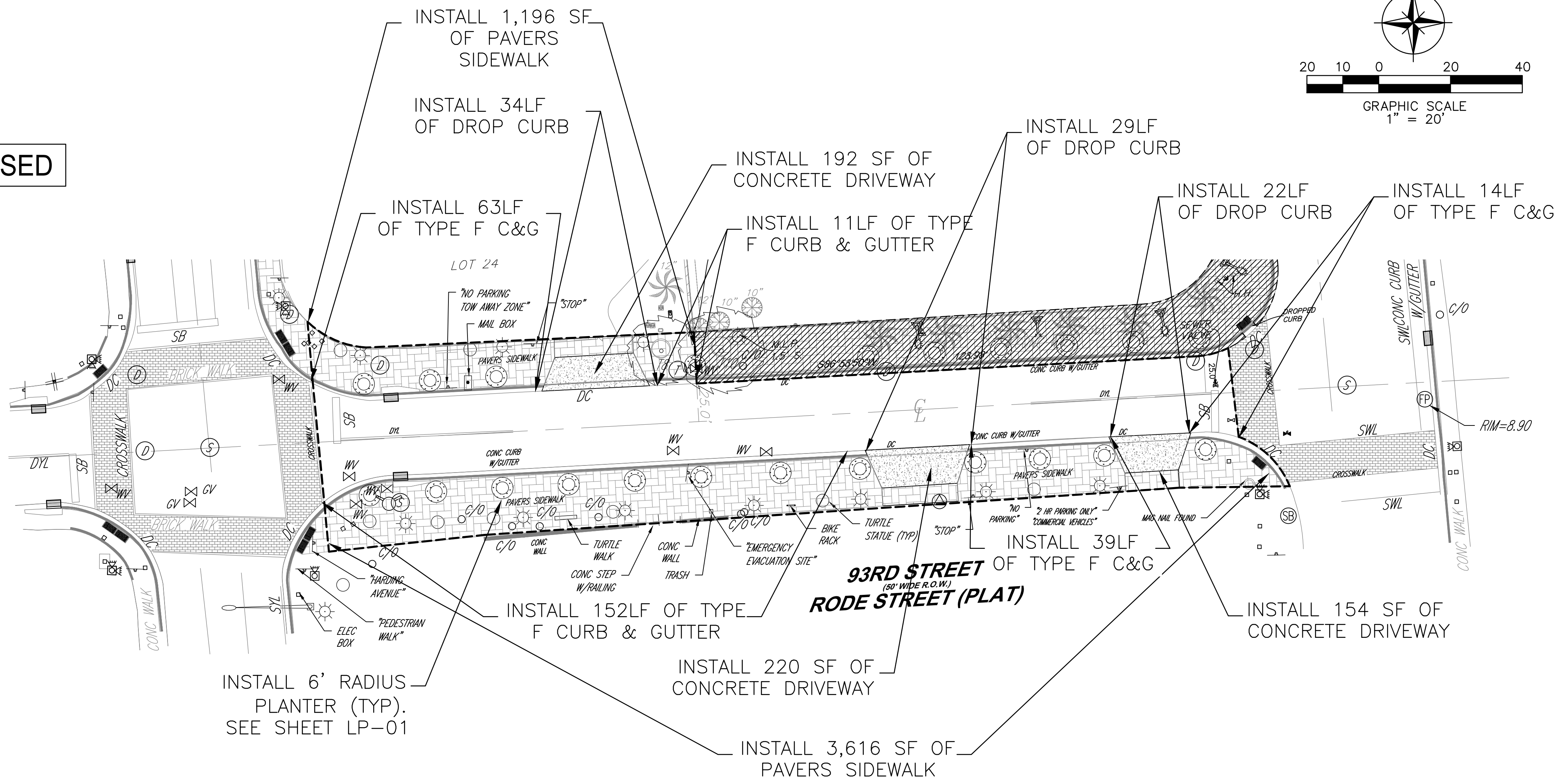


LOCATION MAP
N.T.S.

EXISTING / DEMOLITION



PROPOSED



NOTES:

- - REMOVE EXISTING TURTLE STATUES.
- ☀ - REMOVE EXISTING LIGHT POLES.
- - REMOVE MAIL BOX.
- (with hatched pattern) - REMOVE EXISTING BICYCLE RACK.
- - REMOVE EXISTING TRASH.

LEGEND

- (dashed line) - PROJECT LIMITS
- (stippled pattern) - CONCRETE
- (diagonal hatched pattern) - NO PART OF THIS PROJECT
- (cross-hatched pattern) - PAVERS

NOTES:

- - REINSTALL EXISTING TURTLE STATUES ON SAME SPOT AFTER PAVER SIDEWALK IS COMPLETED.
- ☀ - REINSTALL EXISTING LIGHT POLES ON SAME SPOT AFTER PAVER SIDEWALK IS COMPLETED.
- - REINSTALL EXISTING MAIL BOX ON SAME SPOT AFTER PAVER SIDEWALK IS COMPLETED.
- (with hatched pattern) - REINSTALL EXISTING BICYCLE RACK ON SAME SPOT AFTER PAVER SIDEWALK IS COMPLETED
- - REINSTALL EXISTING TRASH ON SAME SPOT AFTER PAVER SIDEWALK IS COMPLETED.
- (with stippled pattern) - INSTALL 6' RADIUS PLANTER (SEE SHEET LP-01)

Reviews:

Client: 93rd SURFSIDE

Project: 93rd SURFSIDE

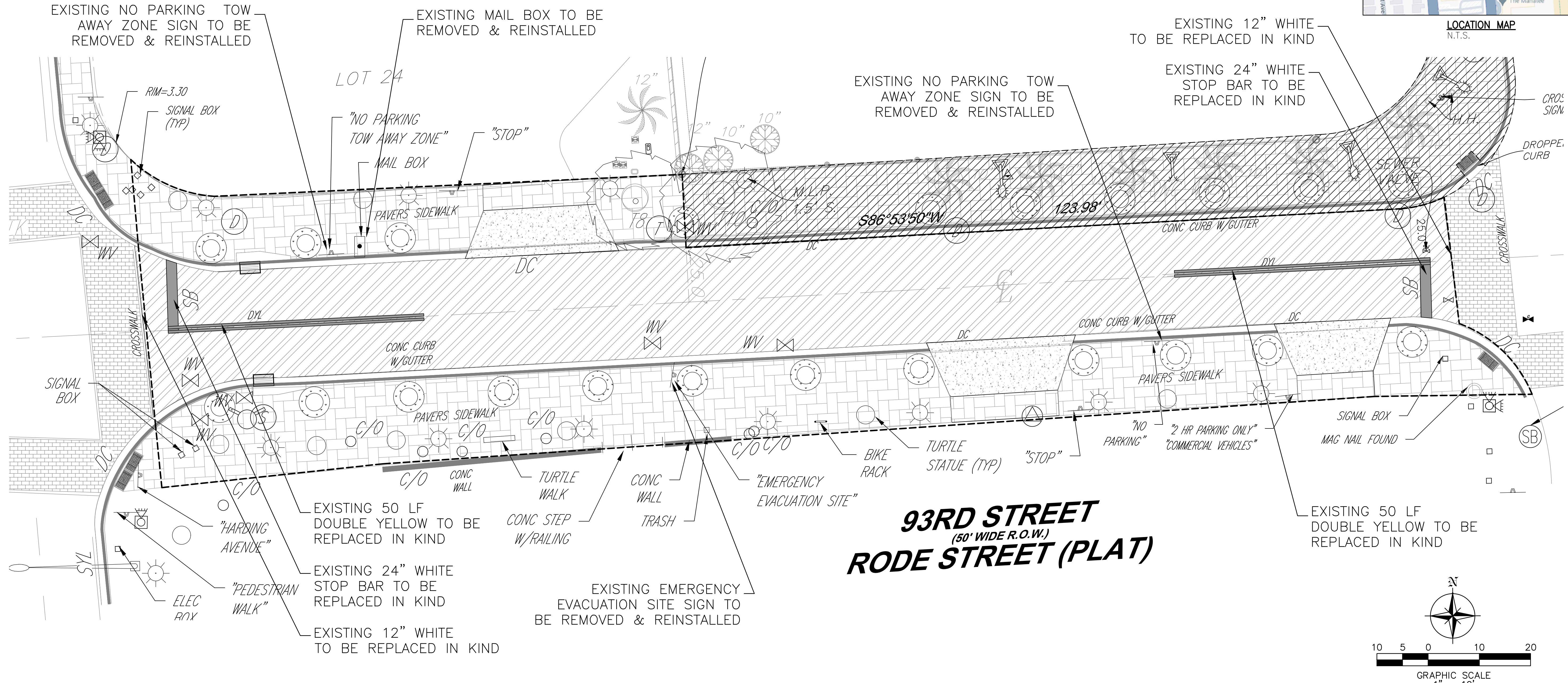
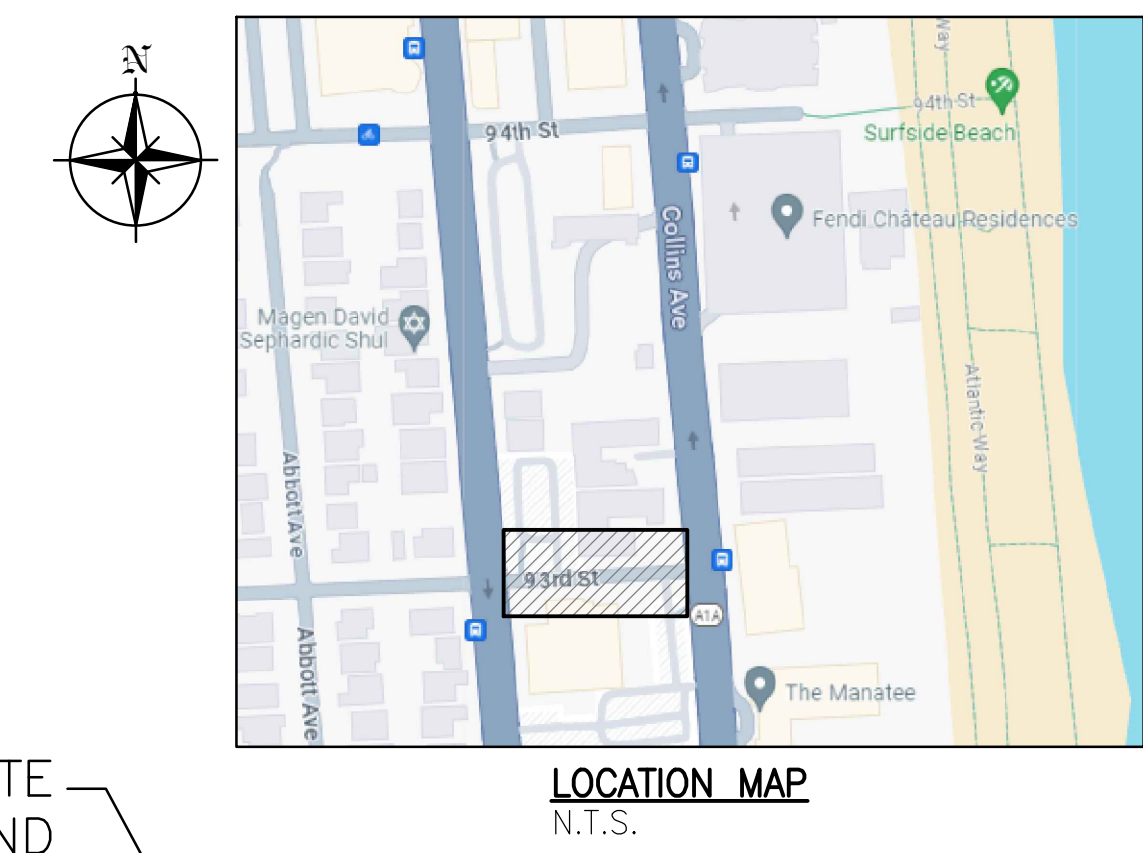
93rd STREET SURFSIDE FLORIDA 33154

ROADWAY PLAN

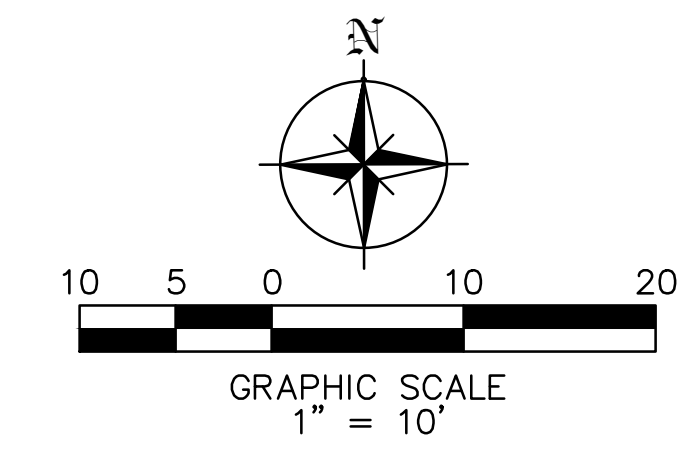
Seal:

JORGE SZAUER
FLA. REG. P.E. # 62579

Designed by: JORGE M. SZAUER
 Drawn by: JJANSE
 Revised & Sealed: JORGE M. SZAUER
 Date: MAY 2024
 Scale: AS SHOWN
 Job #:



93RD STREET
(50' WIDE R.O.W.)
RODE STREET (PLAT)

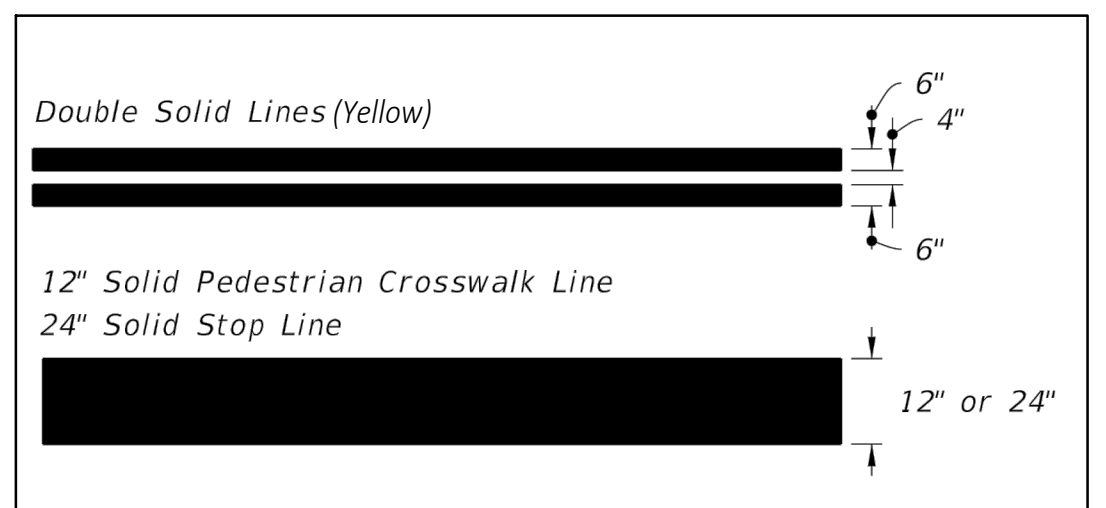


NOTES:

- CONTRACTOR TO FIELD ADJUST ALL EXISTING SIGNAL BOXES, CLEAN-OUTS, M.H. COVERS, VALVE BOXES COVER AND WATER METER COVERS TO BE FLUSHED WITH PAVERS SIDEWALK OR ASPHALT PAVEMENT

NOTES:

- 93rd SHEET SHALL BE FULLY MILLED & RESURFACED MINIMUM 1" ALONG THE PROJECT LIMITS.
- ROW PAVEMENT MARKINGS SHALL BE RESTORED TO EXISTING CONDITIONS OR BETTER.



- LEGEND**
- PROJECT LIMITS
 - [Stippled Pattern] CONCRETE
 - [Diagonal Hatching] NO PART OF THIS PROJECT
 - [Cross-hatching] PAVERS
 - [Diagonal Hatching] MILL & RESURFACE

Szauer Engineering
Civil Engineers
7251 W Palmetto Park Road Suite 100
Boca Raton, FL 33433
Phone: (561) 716-0159
Certificate of Authorization Number 30129

Reviews:

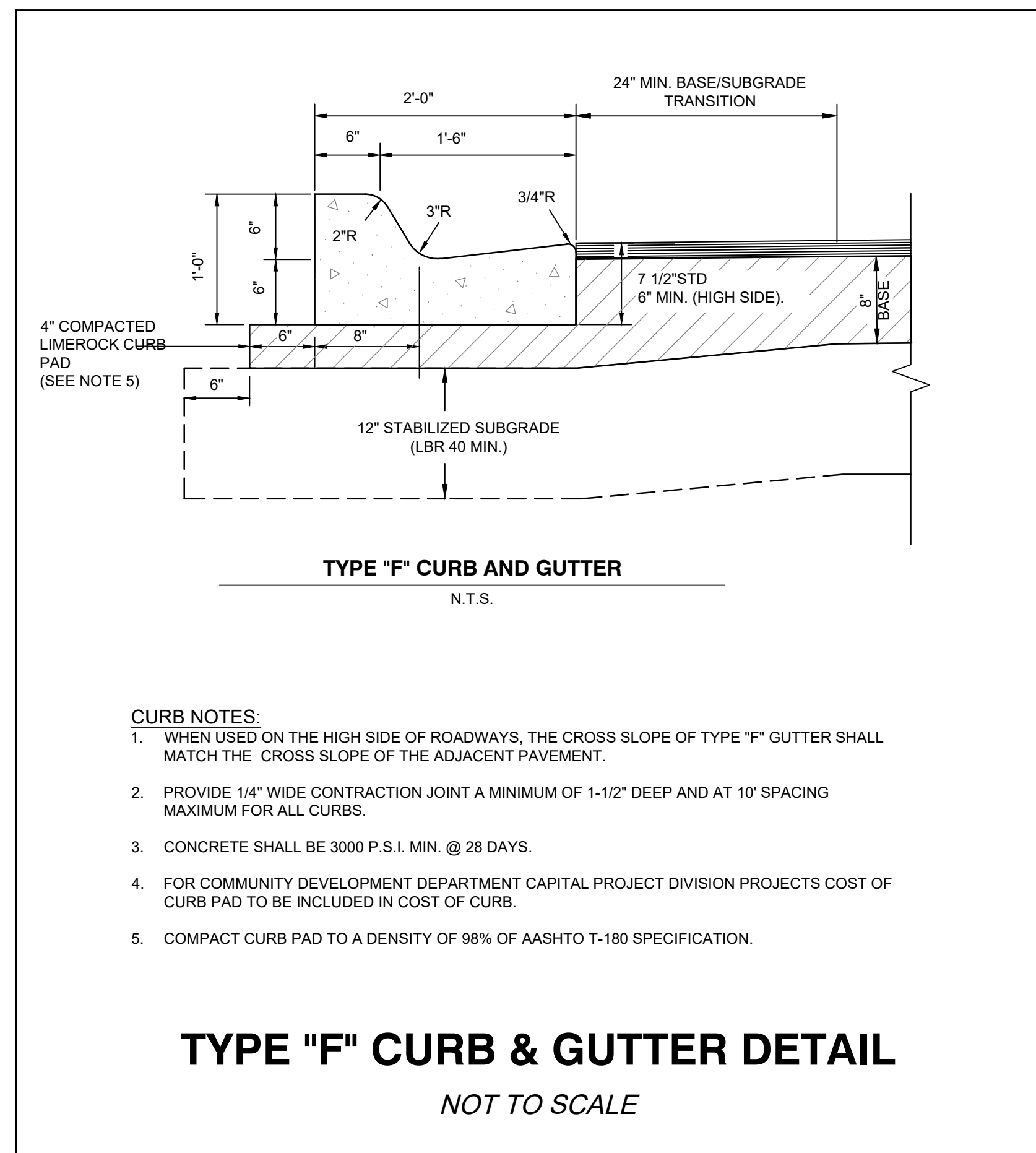
Client: **93rd SURFSIDE**
Project: **93rd SURFSIDE**
93rd STREET SURFSIDE FLORIDA 33154

Plan Description: **PAVEMENT MARKINGS PLAN**

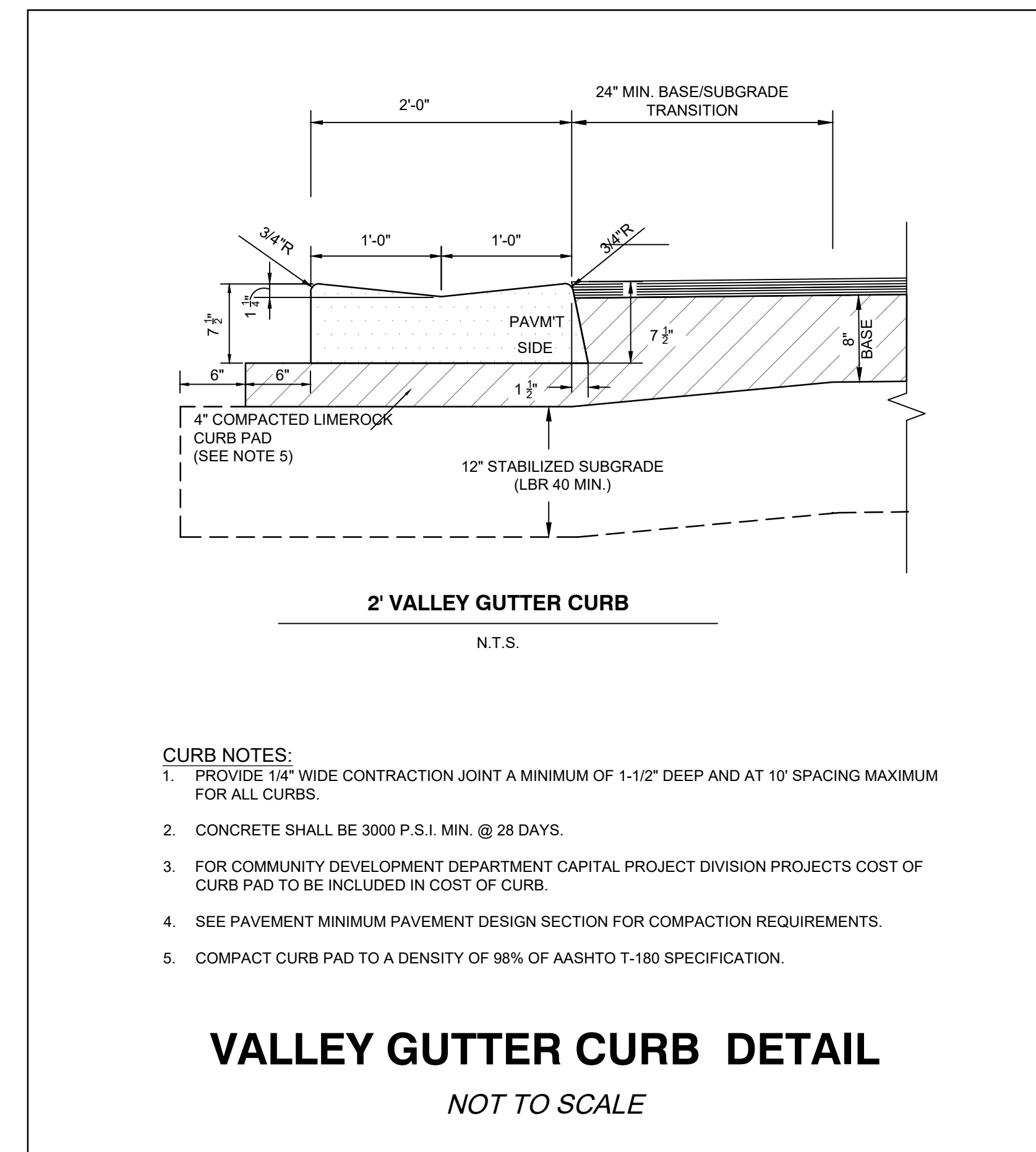
Seal: **JORGE SZAUER**
FLA. REG. P.E. # 62579

Designed by: **JORGE M. SZAUER**
Drawn by: **JJANSE**
Reviewed & Sealed: **JORGE M. SZAUER**
Date: **MAY 2024**
Scale: **AS SHOWN**
Job #:

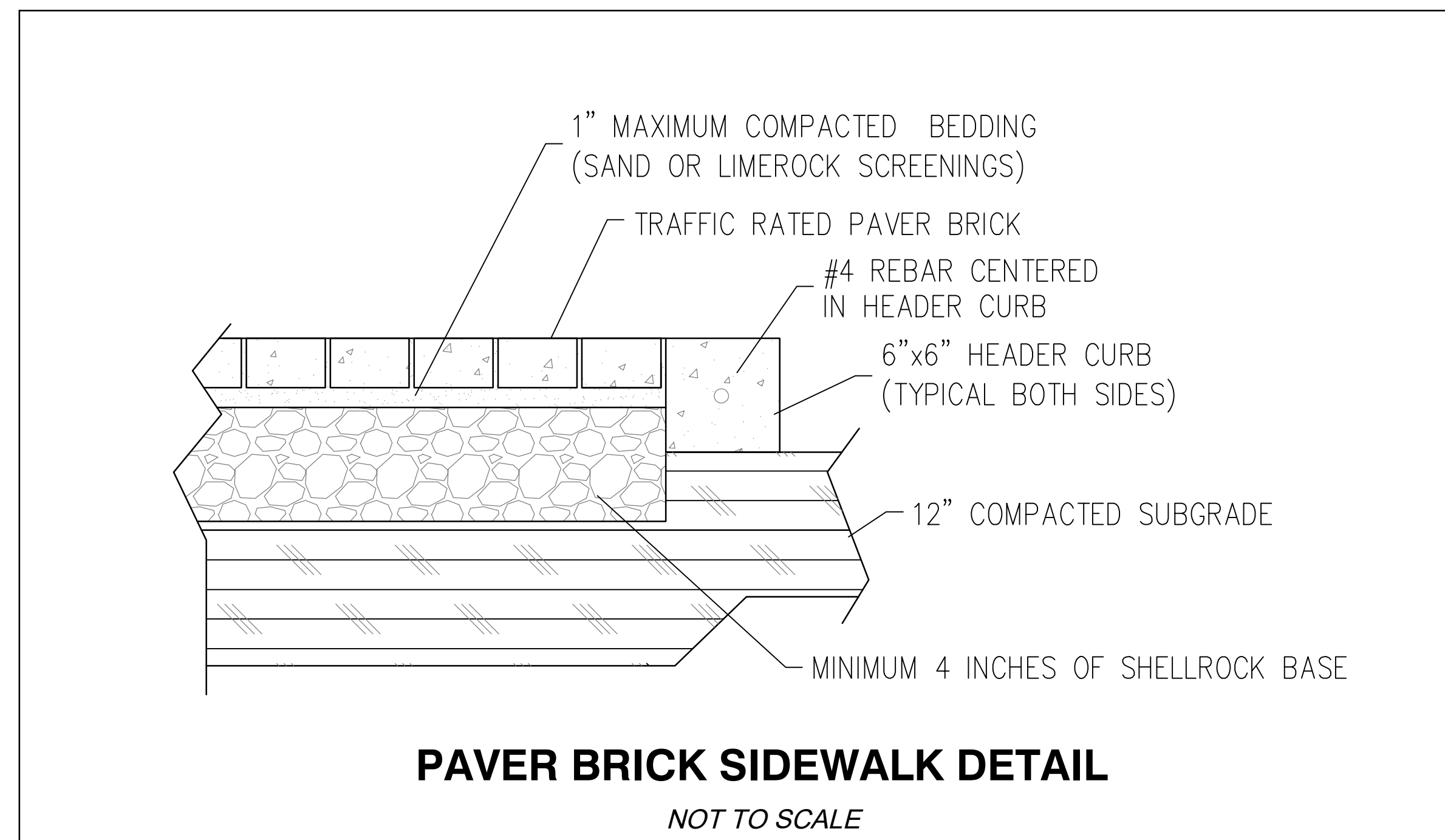
Sheet: **C-03**
of Sheets



TYPE "F" CURB & GUTTER DETAIL
NOT TO SCALE



VALLEY GUTTER CURB DETAIL
NOT TO SCALE



	ITEM	UNIT	QUANTITY
DEMOLITION	TYPE F CURB & GUTTER	LF	279
	DROP CURB	LF	86
	CONCRETE SIDEWALK	SQ.FT.	4,445
CONSTRUCTION	CONCRETE DRIVEWAY	SQ.FT.	933
	TYPE F CURB & GUTTER	LF	279
	DROP CURB	LF	85
RELOCATION	CONCRETE SIDEWALK	SQ.FT.	4,812
	CONCRETE DRIVEWAY	SQ.FT.	566
	TURTLE STATUES	EA	8
	TURTLE WALK	EA	1
	MAIL BOX	EA	1
	TRASH	EA	1
	BIKE RACK	EA	1
	LIGHT POLES	EA	10

Reviews:

Client: 93rd SURFSIDE
Project: 93rd SURFSIDE
93rd STREET SURFSIDE FLORIDA 33154

Plan Description:
GENERAL DETAILS

Seal:
JORGE SZAUER
FLA. REG. P.E. # 62579

Designed by: JORGE M. SZAUER
Drawn by: JJANSE
Reviewed & Sealed: JORGE M. SZAUER
Date: MAY 2024
Scale: AS SHOWN
Job No:



Town Hall Improvements (Commission Chambers and Police Department)

Current Project Phase

Replacing from material purchased.



Project Contact Information

Department	Public Works/Police Dept
Director	R. Stokes/E. Doce
Engineer of Record	N/A
Architect of Record	N/A

Funding

Total Budgeted	\$165,000
Budget Approval Date	

Commission Authorization to Expend Date	February 13, 2024
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Scope

The Town of Surfside Commission Chambers located at 9293 Harding Avenue is highly utilized for various Town meetings. The Commission Chambers is in need of an upgrade to include replacing carpeting, chairs, lighting, amongst other items.

Remodel, replace flooring and update sections of the Police Department.

Project Timeline

	<u>Phase Start</u>	<u>Phase End</u>
Procurement	TBD	TBD
Contract	TBD	TBD
Construction	TBD	TBD

Project Update

At its February 2024 meeting, the Town Commission approved the requested upgrades.



Parking Lot Security Cameras

Current Project Phase

Procurement Phase



Project Contact Information

Department	Finance/IT/PD
Director	
Engineer of Record	AT&I Security Systems
Architect of Record	N/A

Funding

Total Budgeted	\$80,000
Budget Approval Date	
Commission Authorization to Expend Date	January 2024

Scope

Security updates consisting of surveillance cameras and Cloud services at various parking lots.

Project Timeline

<i>Procurement</i>		
<i>Implementation</i>		

Phase Start

<i>December 2023</i>	
<i>January 2024</i>	

Phase End

<i>January 2024</i>	
<i>July 2024</i>	

Project Update

Town Commission approved a resolution which authorizes to expand on video surveillance and recording camera system for parking lots located at Town Hall Lot and 94th Street Lot. Equipment has been installed at the Town Hall Parking lot and will be setup this coming month.



Downtown Walkability Improvements



Current Project Phase

On hold until further Commission direction.

Project Contact Information

Department	Capital Improvement Projects
Director	Andre Eugent
Engineer of Record	
Architect of Record	

Funding	\$50,000
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Total Study Cost

\$120,000

*Design and Implementation strategy cost**

** Approved by Resolution at Dec. 13 Town Commission meeting*

Additional \$20,000 budgeted to account for Phase I permitting

Scope

The 2 blocks of Harding Avenue from 94th Street to 96th Street provide the entrance to the Town for those arriving from the north. It is also the commercial hub for residents and is visited by vehicles, pedestrians and bicyclists. The corridor carries through traffic traveling south along busy A1A. An evaluation of the feasibility of providing wider sidewalks in this section of Harding Avenue to support safety, provide a more walkable experience for shoppers and slow vehicle speeds has been conducted. Marlin Engineering presented findings to the Town Commission in September 2022.

Project Timeline

On hold until further Commission direction.

Project Update

On hold until further Commission direction.



91st Street - "Surfside Boulevard" Beautification Project



Current Project Phase

On hold until further Commission direction.

Project Contact Information

Department	Capital Improvement Projects
Director	Andre Eugent
Engineer of Record	Kimley-Horn
Architect of Record	
Project Management	

Funding

<i>Total Budgeted</i>	\$1,050,000 (construction)
<i>Budget Approval Date</i>	
<i>Commission Authorization to Expend Date</i>	September 28, 2022

Scope

Through various sources, the Town has obtained funds with the intent to beautify the current 91st Street also known as Surfside Boulevard. The project beautification scope of services is to be determined but will follow after major utilities project occur in the area.

Project Timeline

On hold until further Commission direction.

Project Update

On hold until further Commission direction.



TOWN OF SURFSIDE

**Office of the Town Attorney
MUNICIPAL BUILDING
9293 HARDING AVENUE
SURFSIDE, FLORIDA 33154-3009
Telephone (305) 861-4863 x225**

TO: Mayor and Town Commission

FROM: Mark Blumstein, Esq., *Interim* Town Attorney

CC: Marisol Vargas, Acting Town Manager

DATE: July 9, 2024

SUBJECT: Office of the Town Attorney Report for Regular Commission Meeting

This Report covers legal services provided to the Town for the period commencing on June 12, 2024 through and including June 28, 2024.

- I. Meetings attended in person and/or remotely.**
- A. Commissioner Ruben Coto-Charter Amendments**
 - B. Vice Mayor Tina Paul-Charter Amendments**
 - C. Schnabel v KCE et al. Mediation**
 - D. Commissioner Nelly Velasquez-Ethics Ordinance**
 - E. Commissioner Gerardo Vildostegui-Charter Amendments**
 - F. Mayor Charles W. Burkett- Charter Amendments**

- G. Easement - Area 3 – North Meeting with Kimley-Horn**
- H. Budget Workshop with Town Commission**
- I. Town Commission Regular Meeting**
- J. 8777 Collins-DAMAC Development Review Meeting**
- K. Surfside Memorial Design Workshop**
- L. Whitney Mackay, Prosecutor OSP Case No. 2023-0200-TPA**
- M. Surfside Memorial Committee**
- N. 96th Street Park-Lunacon**
- O. Town Planner-Charter Amendments, Land Use Regulations and Comp Plan**
- P. Champlain Memorial Project – Solara (Ms. Eva Borsos)**
- Q. Interagency Agreement between MBPD & Surfside PD**
- R. Bond Referendum – Undergrounding (Finance and Bond Counsel)**
- S. MDM Solution & Archive Meeting**
- T. Mr. Spodek (Surfside Post Office lot) - Land Lease**
- U. Town Manager Interviews**
- V. Special Planning & Zoning Workshop Board Meeting**
- W. Regular Planning & Zoning Board Meeting**
- X. Grievance Process-Police Dept.**
- Y. Telestaff and UKG – Surfside PD**
- Z. Post TC-Meeting**
- AA. Town Planner - Design Guidelines Packet**
- BB. Pension Board**

- CC. Eruv Expansion
- DD. Parks & Recreation Director(s)
- EE. Town Building Department, vendors and consultant
- FF. Town Finance Department, vendors and consultants
- GG. State Senator Shevrin Jones
- HH. Planning & Zoning Board Meeting
- II. Surfside CTS Memorial Committee
- JJ. Resort Tax Board Meeting
- KK. Town Code Compliance Director
- LL. Town Undergrounding Project meeting
- MM. KCE Structural Engineers, P.C. (“KCE”) President
- NN. Schnabel Engineering LLC Principals
- OO. Indian Creek Village Manager
- PP. Raising of LGBTQ+ Flag Ceremony

II. Town Ordinances, Resolutions, Agreements and Forms

- A. Audit Letter-TOS Attorney Confirmation
- B. Interagency Agreement MBPD-License Plate Reader
- C. HRTM Consulting-Employee Timekeeping Agreement
- D. *Ordinance* amending Chapter 21 “Zoning”-regulating underground parking
- E. *Ordinance* amending Section 2-206-Citizen’s presentations
- F. The Gazette-Commissioners’ Corner
- G. Review FOP Agreement

- H. **Resolution** Authorizing the Town Manager to Execute a Memorandum of Understanding for a Grant Awarded by AARP in the amount of \$18,000.
- I. **Resolution** amending the Amending the Surfside Youth Advisory Council Charter
- J. **Review-Youth Council Parental Consent Form**
- K. **Re-drafted Ballot to Select Town Manager Forms**
- L. **Resolution** selecting & Awarding a contract for Abbott Avenue Stormwater Improvement Project to Ric-Man International
- M. **Resolution** RFQ No. 2023-06 authorizing negotiations with qualified firms
- N. **9300 Collins Development Order.**
- O. **Ordinance** amending Comprehensive Plan (EAR)
- P. **Resolution** re: NIST-Response received and reviewed- [National Construction Safety Team Advisory Committee report](#),
- Q. **Schnabel v KCE, et al. Agreements & Settlement**
- R. **Ordinance** amending Article VII – Code of Ethics
- S. **Ordinance** imposing Homeless Tax
- T. **Ordinance** amending Section 90-41 Revisions
- U. **Ordinance** amending Section 70-122 Resort Tax
- V. **Ordinance** amending 90-70 Sign Code
- W. **Ordinance** amending Non-Disclosure Agreements/Non-Disparagement Agreements
- X. **Resolution** approving FDPE Grant
- Y. **Resolution** re: NIST
- Z. **Resolution** for Special Election on November 5, 2024

- AA. *Resolution* approving agreement with Kimley-Horn & Associates, Inc. re: Vulnerability Assessment**
- BB. *Resolution* re Settlement of Schnabel Litigation**
- CC. *Discussion Item* re: Fraction Home Ownership**
- DD. *Declaration* of a State of Emergency-Flash Flood Emergency**
- EE. *Settlement Agreement* of Schnabel Engineering, LLC v. KCE Structural Engineers, P.C., et al.**
- FF. Beach Chair Agreement**
- GG. Pay Trac Agreement for Parks & Recreation**
- HH. Proposal Vulnerability Assessment and Adaptation Plan for the Town Hall (Cat 5)**
- II. *Resolution* Declaring Juneteenth State Holiday**
- JJ. *Resolution* approving Lansight Technology, LLC Agreement**
- KK. *Resolution* recognizing LGBTQ+ Month**
- LL. YMCA Agreement**
- MM. Declaration of Use for Seaway development**
- NN. Hardpack Easement for Hillcrest development**
- OO. Isle of Biscaya developments**
- PP. Friday Beach LLC Agreement – Summer Sundays**
- QQ. Community Center Concessionaire proposals**
- RR. Plastic Fisherman Corp. Agreement – Do the Dunes**
- SS. Weiss Serota et al. Town documents**
- TT. Lansight Technology, LLC Agreement**
- UU. KCE Agreements**

VV. Isle of Biscaya Parking Plans

WW. Acting Town Manager Agreement and corresponding Resolution

XX. Demolition plan for Regent Palace (9309-9317 Collins Ave.)

YY. Tourist Director Communications

ZZ. KCE Termination / Expiration letter

AAA. Abbott Avenue Stormwater Project Announcement

BBB. CMAR Agreement for Town Undergrounding Project

CCC. Lunacon Engineering Group, Corp. Agreement

DDD. Police Fuel Card Services Agreement

EEE. Parking Plan for Abbott Avenue between 95-96 Street

III. PENDING LITIGATION

A. Solimar Condominium Association, Inc. v. Town of Surfside

Third District Court of Appeal Case No.: 23-1572

Eleventh Judicial Circuit Case No.: 2019-025481-CA-01

Case Status: On Appeal from Summary Judgment for Town

Nature of Dispute: Town Stormwater Utility Fee

PARTIES

Appellant: Solimar Condominium Assn., Inc.

Appellant Counsel: Thomas H. Robertson, Esq.

Appellant Counsel Firm: Bercow Radell Fernandez Larkin & Tapanes

Appellee: **Town of Surfside**

Appellee Counsel: **Laura K. Wendell/Eric P. Hockman**

Appellee Counsel Firm: **Weiss Serota et al.**

KEY DATES

ACTION

08/30/2023 Appellant filed its Notice of Appeal

12/15/2023 Appellant filed its Initial Brief

03/14/2024 Appellee filed its Answer Brief

05/13/2024 Appellant filed its Reply Brief

05/22/2024 Appellant filed its Request for Oral Argument

B. Schnabel Engineering, LLC v. KCE Structural Engineers, P.L., et al.

Henrico County VA Circuit Court Case No.: CI23-7597
Case Status: Open and Pending
Nature of Dispute: Breach of Contract / Unjust Enrichment
Amount Claimed: \$100,000.00
Settlement agreed upon: \$81,500.00
Town's portion: \$68,000.00
KCE's portion: \$13,500.00

PARTIES

Plaintiff: Schnabel Engineering, LLC
Plaintiff Counsel: Michael B. Steele, Esq.
Defendant 1: KCE Structural Engineers, P.L.
Defendant 2: Town of Surfside
Defendants' Counsel: Lee Byrd, Esq./VA Counsel
Defendants' Counsel: Eric P. Hockman, Esq./Weiss Serota

KEY DATES

ACTION

11/14/2023 Plaintiff filed suit
06/11/2024 Mediation
06/28/2024 Response to Complaint is due
07/11/2024 Deadline for Settlement Payment

C. Barry R. Cohen et al. v. Sherwin-Williams Co. et al.

Eleventh Judicial Circuit Case No.: 2020-4435-CA-01
Case Status: Open and Pending
Nature of Dispute: Slip and Fall on sidewalk outside Publix (>\$50K)

PARTIES

Plaintiffs: Barry R. Cohen and Ofelia O. Cohen
Plaintiffs' Counsel: K. Brian Roller, Esq.
Defendant 1: The Sherwin-Williams Company
Defendant 2: Publix Super Markets, Inc.
Defendant 3: Town of Surfside
Defendant 3 Counsel: W. Hampton Johnson IV (FMIT)
Defendant 4: Nextsport, Inc.

KEY DATES

ACTION

02/26/2020 Case Filed
12/24/2020 Second Amended Complaint Filed
03/30/2021 Answer filed by the Town
04/04/2023 Final Judgment for Publix
06/18/2024 Sherwin-Williams-Notice of Appearance

D. Gwendolyn Thomas v. Town of Surfside

Eleventh Judicial Circuit Case No.: 2024-6341-CA-01
Case Status: Open and Pending
Nature of Dispute: Slip and Fall by Farmers Market (>\$50K)

PARTIES

Plaintiff: Gwendolyn Thomas
Plaintiff's Counsel: Eric C. Morales, Esq.
Defendant: Town of Surfside
Defendant's Counsel: Melissa L. Johnson, Esq. (FMIT)

KEY DATES

ACTION

04/09/2024	Case Filed- Complaint
05/15/2024	Town's Motion to Dismiss ("MTD")
06/20/2024	Amended Complaint Filed
06/21/2024	Hearing on Town's MTD- CANCELLED



**Town of Surfside
Regular Town Commission Meeting
July 9, 2024**

DISCUSSION ITEM MEMORANDUM

Agenda #: 9A.

Date: July 9, 2024

From: Mayor Charles W. Burkett

Subject: All Zoning Changes from the Last Administration 2022-2024

Suggested Action: – For review and consideration as requested by Commission

Background/Analysis: – Changes to Zoning Code during last Administration (2022-2024).

	EFFECTIVE DATE	ORDINANCE NUMBER	SUBJECT NAME	SUMMARY CHANGE
1.	06/14/2022	22-1722	Non-Habitable Understory	Sec.90-49.5 Enacted Non-Habitable Understory including enclosed space below flood elevation.
2.	07/12/2022	22-1724	Yards, Generally Allowable Projections	90-47.1 Allowed projections up to 2 feet into yards.
3.	07/12/2022	22-1725	Marine Structures	Sec. 90-57 (d) - Enacted Marine structures. Increasing projections by waterway.
4.	09/13/2022	22-1728	Definitions	Sec. 90.2; 90-49 -Lot coverage and Lot standards. Increased from 40% to 50% for single story homes.
5.	09/13/2022	22-1729	Landscape Requirements	Sec. 90-90.1 and 90-95. -Increasing Florida Friendly landscaping from 20% to 40%.
6.	09/13/2022	22-1730	Location & Requirements for Ground Level Mechanical Equipment	Sec. 90-47.3;90-67.3. Decreased rqmt from 15 feet to 10 feet from any other single-family or two-family residence. Added rqmts for rooftop placement.
7.	10/12/2022	22-1731	Emergency Power Generators	Sec. 90-67. Added placement to rooftop as another option.
8.	11/15/2022	22-1732	Planning & Zoning Board Members	Sec. 90-15. Added real estate developer and real estate broker or realtor.
9.	02/14/2023	23-1733	Design Standards – Curb Cuts	Sec. 90.61.1(c). For lots less than 100 ft, increase one curb cut from 18 to 24 feet. For lots 100 ft or more, increase 2 curb cuts, increase each from 18 to 24 feet.
10.	03/14/2023	23-1734	Miscellaneous Elevations for Sea Walls	Sec. 90-60; 90-63. Establish minimum seawall elevation at BFE per FIRM and max at DFE.
11.	04/18/2023	23-1735	Modification of Side & Rear Yard Regulations	Sec. 90-48.3; 90-54. Modified location of accessory structures on Point Lake by reducing same from 25 to 10 feet from seawall and allowing construction of enclosed structure within setback. Modified location from 50 feet to 15 feet next to

				seawall on other waterfronts and allowing a 200 sq ft structure within setback.
	EFFECTIVE DATE	ORDINANCE NUMBER	SUBJECT NAME	SUMMARY CHANGE
12.	04/18/2023	23-1736	Definitions-Density delete reference to Gross Acre; Aggregation of Lots to Gross Density; Landscape Permit Plans to Gross Acreage	Sec. 90.2; 90-45.1;90.86; 90-86.2. Deleting the term “gross” in reference to density as it pertains to aggregation of lots. Deleting the term “gross” in reference to the landscape calculation table.
13.	04/18/2023	23-1737	Definitions of setback and yard	Sec. 90-2. Equating setbacks with yards.
14.	05/09/2023	23-1742	Roof Deck Provisions	Sec. 90-50:90-50.2. Rooftop stairs must not be visible from street but allowing them to exist beyond 30 ft height limit and FBC to control height limits on rooftops, not TC.
15.	06/13/2023	23-1745	Single-Family and Two-Family Development Review Process	Sec.90-19.7. Allows administrative review by Town Planner (not P&Z Board) for front yard fences/gates; garage conversions; carports; window signs and awnings in SD-B40; wall openings not visible from public r.o.w.; rear yard pools and decks; rooftop and ground mech eqpt not visible from public r.o.w.
16.	06/13/2023	23-1746	Yards Generally, Allowable Projections H120	Sec. 90-47.6. Enhanced balconies into setbacks of wedding cake.
17.	06/13/2023	23-1744	Architecture for Converted Garages	Sec. 90-50(7). Window placement to be consistent with home.
18.	06/13/2023	23-1747	Fences, Walls & Hedges	Sec. 90-56.2. Provides Town Planner with approval authority to fences, walls and gates in H30A and H30B districts; setting new opacity rqmts.
19.	06/13/2023	23-1748	Public Rights-of-Way Ordinance	Sec. 76. Enacted new ordinance to govern what can be done or built thereon giving TM authority to grant.
20.	07/11/2023	23-1749	Landscape Requirements – Synthetic Turf	Sec. 90-85.2; 90-87;90-90.1. Added synthetic turf to landscape definition and to pervious area rqmt in H30A and H30B districts;

				Adding inspection rqmt by Town public works every 3 yrs; grandfathering prior installed turf.
	EFFECTIVE DATE	ORDINANCE NUMBER	SUBJECT NAME	SUMMARY CHANGE
21.	07/11/2023	23-1750	Restaurant Accessory in H120	Sec. 90-41. Added restaurants and outdoor dining to H120 as conditional use.
22.	09/12/2023	23-1752	Definitions – Avg Setback in H30A and H30B	Sec. 90-2. Changed how setbacks are calculated.
23.	09/12/2023	23-1753	Regulated Uses – Smoke shops	Sec. 90-41(36). Brought smoke shops to business district.
24.	09/12/2023	23-1754	Paving in Front Yards on Harding Ave	Sec. 90-61. Increased paving from 50% to 70% on front yards fronting Harding Ave.
25.	09/12/2023	23-1755	Carport Canopies	Sec. 90-58. No height limits for carports and may be placed anywhere on lot and Town Planner may approve.
26.	10/10/2023	23-1758	Regulated Uses - Arcades	Sec. 90-41(15). Allowing arcades in business district.
27.	10/10/2023	23-1758A	Setbacks; Lot Standards in SD-B40	Sec. 90-45; 90-49. Inserted Live Local Act rqd setbacks to be as rqd by H120 district.
28.	02/13/2024	24-1766	Development on Point Lake	Sec. 14-102; 14-103; 90-60.3; 90-60.6. Prohibiting Construction in, on and around Point Lake.
29.	02/13/2024	24-1767	Outdoor Lighting Regulation	Sec. 90-62. New rqmts for single-family and duplexes.
30.	02/13/2024	24-1769	Stormwater Management	Sec 90-56. Allowing retaining wall to be built for new single-family homes to interior side and rear prop lines.
31.	03/12/2024	24-1770	Temporary Signs – Real Estate Signs	Sec. 90-74 (3). Real estate signs no longer black and white.
32.	03/12/2024	24-1771	Required Roofing Materials for Re-roofs	Sec. 14-31. Re-roofs with same material allowed without P&Z.



**Town of Surfside
Regular Town Commission Meeting
July 9, 2024**

DISCUSSION ITEM MEMORANDUM

Agenda #: 9B.

Date: July 9, 2024

From: Mayor Charles W. Burkett

Subject: Sister City with Chetumal, Quintana Roo Mexico

Suggested Action: – For the Town Commission to discuss.

Background/Analysis: – Please see attached letter as Exhibit "A".



KRISTEN ROSEN GONZALEZ
COMMISSIONER

MAY 28 AM 9:32

May 20, 2024
Miami Beach

Dear Mayor Charles Burkett,

Thanks for the Zoom meeting about Sister Cities, and listening to why it's beneficial for everyone.

Miami Beach currently has 13 sister cities throughout the world:

1. Fortaleza, Brazil
2. Brampton, Canada
3. Santa Marla, Colombia
4. Naharyia, Israel
5. Pescara, Italy
6. Fujisawa, Japan
7. Cozumel, Mexico
8. ICA, Peru
9. Cascais, Portugal
10. Almonte, Spain
11. Salamanca, Spain
12. Basel, Switzerland
13. Odessa, Ukraine

Through this program, promotes international cooperation and understanding, fosters cultural exchanges, educational collaborations, and commercial ties, enriches our community and enhances economic growth. We also have a committee of residents who organizes the exchanges and has a lot of fun by visiting our sister cities and welcoming delegations from around the world.

Given these successes, we are so happy that Surfside, Florida, and Chetumal, Quintana Roo Mexico, might consider a Sister City relationship. Sister City "Guru" Lucy Delgado provided us with the following points of reference:

1. To share Cultural Heritage: Both Surfside, Miami, and Chetumal, OPB, are popular tourist destinations with rich cultures that could be exchanged through cultural events, festivals, and exhibitions. Traditional festivals in Chetumal include the Feria de la Frontera Sur, the Festival del Manati, and the Festival del Reggae, among other events.



KRISTEN ROSEN GONZALEZ
COMMISSIONER

2. To boost Tourism between both cities: Collaborating with travel agencies in both communities to promote tourist packages and highlight main attractions. The Chetumal area, offers outdoor adventure activities in our preserved natural areas, visits to ancient Mayan cities, and Mahahual town as a top cruiser destination with beautiful beaches.
3. Trade Exchange: Promoting the exchange of goods and services and fostering business investment. Priority sectors growing in the Chetumal area include tourism, real estate, trade, and logistics.
4. Education: Opening up opportunities for student exchange and visits between educational institutions in both cities, allowing young people to broaden their academic and cultural horizons.
5. Sargassum: a topic of great interest for Caribbean tourism destinations where tourism is the main economy.
6. Develop resilience to natural disasters: Promoting the exchange of knowledge and resources to strengthen the resilience of both cities to hurricanes, floods, and other extreme weather events
7. International cooperation and nature preservation: Developing joint activities and international cooperation for monitoring activities on sea turtle nesting beaches to protect the loggerhead turtle, conducting beach cleaning activities, and promoting white coral recovery.
8. Gastronomic Exchange: Promoting gastronomic exchange, allowing gastronomy students, residents, and visitors to share and enjoy a variety of flavors and traditional dishes. Chetumal has a gastronomy influenced by Mayan and Spanish heritage and the Caribbean.
9. Sports and Recreation: Organizing sporting and recreational events to promote sportsmanship and encourage an active and healthy lifestyle in both communities. The 7-mile seafront boulevard in Chetumal is an ideal location for triathlon and race events, such as their traditional 21 k run.
10. The launch of major infrastructure projects connecting Chetumal to the world, such as the Tren Maya and the new Tulum International Airport, both aimed at connecting the city to popular destinations such as Cancun, the Riviera Maya, and Tulum.

We believe that this new partnership will bring about numerous benefits and further solidify our commitment to fostering international understanding and goodwill. I appreciate your consideration, and we look forward to the possibility of collaborating on this exciting new venture.

With warm regards,

Kristen Rosen Gonzalez
Commissioner



**Town of Surfside
Regular Town Commission Meeting
July 9, 2024**

DISCUSSION ITEM MEMORANDUM

Agenda #: 9C.

Date: July 9, 2024

From: Commissioner Gerardo Vildostegui

Subject: Creation of an Optional Benefit for Town Employees: MDT Transit Pass Instead of Parking Pass

Suggested Action: – The Commission should direct the Manager to create an optional employee benefit: Instead of receiving an employee parking pass that hangs from the rear-view mirror of a car, Town employees could opt instead to receive monthly Miami-Dade Transit passes paid for by the Town. The "transit option" could also include a limited number of free "day passes" for emergencies or special occasions when the employee needs to drive to work.

Background/Analysis: – The purpose of creating this employee benefit is to put transit use and driving on an equal footing. Our current policy, by providing free parking for drivers but no benefit at all to transit riders, ends up subsidizing driving at the expense of transit. By encouraging Town employees to use mass transit to get to work, the Commission can also potentially free up some parking spaces in the Town lots.

I have communicated about this issue with Mr. Doug Bermudez, Chief of the EASY Card Services Division at Miami-Dade Transit. It appears that the Town, as a municipal employer, may be able to purchase the monthly passes for \$95.65 each. Additionally, Mr. Bermudez has indicated that federal tax subsidies may be available to help offset the cost to the Town.

This change is worth making even if very few of our current employees opt in at first. It is possible that, in the future, this benefit will help us to attract new employees who do not own cars.

Budget Impact: – The cost per employee would be \$1147.80 before any federal tax subsidies. I expect an initial annual cost of about \$2000. But we should bear in mind that the Town would also be "regaining" one parking space for every employee who opts to receive this benefit.



**Town of Surfside
Regular Town Commission Meeting
July 9, 2024**

DISCUSSION ITEM MEMORANDUM

Agenda #: 9D.

Date: July 9, 2024

From: Commissioner Gerardo Vildostegui

Subject: **Creating a Municipal School Bus to Serve Ruth K. Broad K-8 Center**

Suggested Action: – The Town should take steps to create a publicly funded school bus service, either by funding and creating such a service ourselves, or by petitioning the Miami-Dade School Board to provide a service.

Background/Analysis: – Private drop-offs and pick-ups at Ruth K. Broad K-8 Center are one of the greatest contributors to traffic congestion in the 33154 area. The summer recess provides an opportunity for the Commission to explore ways to address this problem and perhaps to implement some new policies for the 2024-25 school year.

One option is for the Town to create its own school-bus service. Alternatively, the Town could petition the Miami-Dade School Board to offer a school bus. Even though the distance from Surfside to RKB is too short to qualify for a bus, under the School Board's existing guidelines, the Town might ask for an exception based on the unusual geography in our region, where the Indian Creek waterway forces all vehicular traffic onto 96th Street and thus makes for a longer distance in practice.

A third option--which could be pursued in addition to either of the two discussed above--is to create a "bike bus" system similar to the one recently created in Miami Springs. I have circulated a recent Miami Herald article about the Miami Springs bike bus to the other Commissioners.

Budget Impact: – To be determined. The budget impact depends on which of the alternatives the Commission opts to pursue.



**Town of Surfside
Regular Town Commission Meeting
July 9, 2024**

DISCUSSION ITEM MEMORANDUM

Agenda #: 9E.

Date: July 9, 2024

From: Mark Blumstein, Interim Town Attorney

Subject: Fractional Home Ownership

Suggested Action: – Consider regulation addressing same.

Background/Analysis: – Fractional home ownership is a relatively new way of owning property whereby up to 8 members own a share of an LLC or its equivalent as owner of single family homes and condos. The State regulates the form of home ownership but the Town may regulate nature and use by passage of an applicable Ordinance like the one passed by the City of Miami Beach last year.

Budget Impact: – None

ORDINANCE NO. 2023-4547

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE CODE OF THE CITY OF MIAMI BEACH, AT CHAPTER 18, ENTITLED "BUSINESSES," BY CREATING ARTICLE XIX, ENTITLED "CO-OWNED HOUSING UNIT MANAGERS," BY CREATING SECTION 18-940 THEREOF, ENTITLED "CO-OWNED HOUSING UNIT MANAGERS," TO ADOPT BUSINESS REGULATIONS APPLICABLE TO THE MANAGEMENT OF RESIDENTIAL PROPERTIES BY CO-OWNED HOUSING UNIT MANAGERS, INCLUDING DEFINITIONS, MINIMUM REQUIREMENTS AND MANAGEMENT REGULATIONS, AND A CODE OF CONDUCT, AND PROVIDE FOR ENFORCEMENT AND PENALTIES; AND AMENDING CHAPTER 102, ENTITLED "TAXATION," ARTICLE V, ENTITLED "LOCAL BUSINESS TAX," AT SECTION 102-379, ENTITLED "SCHEDULE OF TAXES, EFFECTIVE OCTOBER 1, 2016," TO ESTABLISH A BUSINESS TAX CATEGORY FOR CO-OWNED HOUSING UNIT MANAGER; AND PROVIDING FOR REPEALER, CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, a new business model has emerged which facilitates the co-ownership (including property management and maintenance) of individual residential properties; and

WHEREAS, this Ordinance adopts business regulations applicable to individuals or entities that manage co-owned housing units; and

WHEREAS, the City Commission has the legislative authority to adopt reasonable business regulations on the management of co-owned housing units.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA:

SECTION 1. That Article XIX, entitled "Co-owned housing unit managers," of Chapter 18, entitled "Businesses," of the City Code of the City of Miami Beach is hereby created as follows:

**CHAPTER 18
BUSINESSES**

* * *

ARTICLE XIX. CO-OWNED HOUSING UNIT MANAGERS

Sec. 18-940. Co-owned housing unit managers.

(a) Definitions

- (1) For purposes of this section, a "Co-owned Housing Unit" means a residential dwelling unit managed by a Co-owned Housing Unit Manager and utilized

exclusively for dwelling, lodging, or sleeping purposes by owners or members of a limited liability company, partnership, corporation, or other entity that owns the dwelling unit, as well as authorized guests who have not provided compensation to any party for use of the unit.

- (2) For purposes of this section, a "Co-owned Housing Unit Manager" means a person, corporation, trust, or other entity that manages a Co-owned Housing Unit, including providing cleaning services and maintenance of the Co-owned Housing Unit, on behalf of the owners of the Co-owned Housing Unit.
- (b) No Co-owned Housing Unit Manager shall engage in the business of managing a Co-owned Housing Unit within the city without first having secured a current business tax receipt for such activity. As part of the application to secure a business tax receipt, each Co-owned Housing Unit Manager shall provide the City with a list of the addresses of each Co-owned Housing Unit in Miami Beach that is managed by the Co-owned Housing Unit Manager. A Co-owned Housing Unit Manager shall provide an updated list to the City within 30 days of any change to the list of Co-owned Housing Units managed by the Co-owned Housing Unit Manager.
- (c) A Co-owned Housing Unit Manager shall at all times comply with the following minimum requirements and management regulations:
- (1) A Co-owned Housing Unit Manager must identify a designated responsible party that is a property management company, real estate broker or agent, lawyer, owner, or other individual, who resides within 25 miles of the property. The designated responsible party must be available by telephone, or otherwise, twenty-four (24) hours per day, and must be able to respond to telephone inquiries within two (2) hours of the receipt of an inquiry. The designated responsible party shall also be designated as the agent for receiving all official communications from the City. The name, physical address, email address, and telephone number associated with any Co-owned Housing Unit Manager and designated responsible party shall be provided to the City in writing, and written notice of any change to the foregoing shall promptly be provided to the City.
 - (2) As applicable only to Co-owned Housing Units that are located in zoning districts where short-term rentals are prohibited, the Co-owned Housing Unit Manager and each individual owner shall be required to sign a sworn affidavit agreeing and acknowledging that, pursuant to the Land Development Regulations, short-term rentals are prohibited in the Co-owned Housing Unit.
 - (3) A Co-owned Housing Unit Manager must provide or contract for the provision of yard maintenance services, including landscaping, weed control, and irrigation to a level that is consistent with the level of landscaping and maintenance on adjoining and nearby properties.
 - (4) A Co-owned Housing Unit Manager must provide or contract for the provision of structural maintenance services as necessary for the maintenance of any buildings on the property.

(5) A Co-owned Housing Unit Manager must provide or contract for the provision of routine upkeep, including painting and repair, to a level that is consistent with the level of maintenance on adjoining or nearby properties.

(6) A Co-owned Housing Unit Manager must provide or contract for the provision of garbage collection, and must ensure that garbage receptacles are retrieved and secured on the property within twenty-four (24) hours of collection. The property shall be kept free from accumulated garbage and refuse.

(7) The use of a Co-owned Housing Unit shall at all times comply with all applicable use restrictions in the Land Development Regulations. The Co-owned Housing Unit Manager shall ensure that the Co-owned Housing Unit is not used in violation of the Land Development Regulations.

(8) A Co-owned Housing Unit Manager must require the co-owners of any Co-owned Housing Unit to adopt and adhere to a Code of Conduct that, at a minimum, includes compliance with the requirements of this section, and also includes rules implementing the following:

a. A prohibition on hosting any event or party that would cause disruption to the neighborhood.

b. Requiring owners to adhere to quiet hours from 9:00 pm to 7:00 am each night. During these hours, all reasonable efforts shall be taken to ensure noise is not audible from the right-of-way or neighboring properties.

c. Requiring owners to park in a designated garage or driveway, whenever possible.

d. Requiring owners to comply with every applicable requirement of this Code, including without limitation Chapter 46, Article III ("Litter") and Article IV ("Noise Ordinance"); Chapter 58 (including applicable property maintenance requirements); Chapter 90 (including applicable sanitation requirements); and all applicable zoning requirements in the Land Development Regulations.

(d) Any violation of the requirements of this section or any other provision of this Code by a Co-owned Housing Unit Manager shall subject the Co-owned Housing Unit Manager to code enforcement proceedings under Chapter 30 of this Code.

(e) Penalties and enforcement.

(1) The following penalties shall be imposed for a violation of this section:

a. The penalty for the first violation by a person or entity within a 12-month period shall be a civil fine of \$250.00;

b. The penalty for the second violation by a person or entity within a 12-month period shall be a civil fine of \$500.00;

- c. The penalty for the third or subsequent violation by a person or entity within a 12-month period shall be a civil fine of \$1,000.00.
- (2) Enforcement. The code compliance department shall enforce this section. This shall not preclude other law enforcement agencies or regulatory bodies from any action to assure compliance with this section and all applicable laws. If a code compliance officer (which, as defined in section 70-66, includes a police officer) finds a violation of this section, the code compliance officer shall issue a notice of violation in the manner prescribed in chapter 30 of this Code. The notice shall inform the violator of the nature of the violation, amount of fine for which the violator is liable, instructions and due date for paying the fine, that the violation may be appealed by requesting an administrative hearing before a special magistrate within ten days after service of the notice of violation, and that the failure to appeal the violation within ten days of service shall constitute an admission of the violation and a waiver of the right to a hearing.
- (3) Rights of violators; payment of fine; right to appear; failure to pay civil fine or to appeal; appeals from decisions of the special magistrate.
- a. A violator who has been served with a notice of violation must elect to either:
- i. Pay the civil fine in the manner indicated on the notice of violation;
or
- ii. Request an administrative hearing before a special magistrate to appeal the notice of violation, which must be requested within ten days of the service of the notice of violation.
- b. The procedures for appeal by administrative hearing of the notice of violation shall be as set forth in sections 30-72 and 30-73 of this Code.
- c. If the named violator, after issuance of the notice of violation, fails to pay the civil fine, or fails to timely request an administrative hearing before a special magistrate, the special magistrate may be informed of such failure by report from the officer. The failure of the named violator to appeal the decision of the officer within the prescribed time period shall constitute a waiver of the violator's right to an administrative hearing before the special magistrate, and shall be treated as an admission of the violation for which fines and penalties shall be assessed accordingly.
- d. A certified copy of an order imposing a fine may be recorded in the public records, and thereafter shall constitute a lien upon any real or personal property owned by the violator, which may be enforced in the same manner as a court judgment by the sheriffs of this state, including levy against the violator's real or personal property, but shall not be deemed to be a court judgment except for enforcement purposes. On or after the 61st day following the recording of any such lien that remains unpaid, the city may foreclose or otherwise execute upon the lien.

e. Any party aggrieved by a decision of a special magistrate may appeal that decision to a court of competent jurisdiction.

vi. The special magistrate shall be prohibited from hearing the merits of the notice of violation or considering the timeliness of a request for an administrative hearing if the violator has failed to request an administrative hearing within ten days of the service of the notice of violation.

SECTION 2. That Article V, entitled "Local Business Tax," of Chapter 102, entitled "Taxation," of the City Code of the City of Miami Beach is hereby amended as follows:

**CHAPTER 102
TAXATION**

* * *

ARTICLE V. LOCAL BUSINESS TAX

* * *

Sec. 102-379. Schedule of taxes, effective October 1, 2016.

(a) Business taxes for the following businesses, occupations or professions are hereby levied and imposed as follows:

* * *

Occupation Code	Business Tax Category	Amount
	* * *	
	<u>Co-owned Housing Unit Manager</u>	<u>269.00</u>
	* * *	

SECTION 3. REPEALER.

All ordinances or parts of ordinances and all section and parts of sections in conflict herewith are hereby repealed.

SECTION 4. CODIFICATION.

It is the intention of the City Commission, and it is hereby ordained, that the provisions of this Ordinance shall become and be made part of the Code of the City of Miami Beach, as amended; that the sections of this Ordinance may be re-numbered or re-lettered to accomplish

such intention; and that the word "ordinance" may be changed to "section" or other appropriate word.

SECTION 5. SEVERABILITY.

If any section, subsection, clause or provision of this Ordinance is held invalid, the remainder shall not be affected by such invalidity.

SECTION 6. EFFECTIVE DATE.

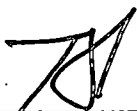
This Ordinance shall take effect ten days following adoption.

PASSED and ADOPTED this 28 day of April, 2023.



Dan Gelber, Mayor


ATTEST:



MAY 02 2023
Rafael E. Granado, City Clerk



APPROVED AS TO
FORM AND LANGUAGE
& FOR EXECUTION



City Attorney 5-1-23
NK Date

(Sponsored by Commissioner Alex J. Fernandez)

MIAMI BEACH

COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission
FROM: Rafael A. Paz, City Attorney
DATE: April 28, 2023

10:45 a.m. Second Reading Public Hearing

SUBJECT: AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE CODE OF THE CITY OF MIAMI BEACH, AT CHAPTER 18, ENTITLED "BUSINESSES," BY CREATING ARTICLE XIX, ENTITLED "CO-OWNED HOUSING UNIT MANAGERS," BY CREATING SECTION 18-940 THEREOF, ENTITLED "CO-OWNED HOUSING UNIT MANAGERS," TO ADOPT BUSINESS REGULATIONS APPLICABLE TO THE MANAGEMENT OF RESIDENTIAL PROPERTIES BY CO-OWNED HOUSING UNIT MANAGERS, INCLUDING DEFINITIONS, MINIMUM REQUIREMENTS AND MANAGEMENT REGULATIONS, AND A CODE OF CONDUCT, AND PROVIDE FOR ENFORCEMENT AND PENALTIES; AND AMENDING CHAPTER 102, ENTITLED "TAXATION," ARTICLE V, ENTITLED "LOCAL BUSINESS TAX," AT SECTION 102-379, ENTITLED "SCHEDULE OF TAXES, EFFECTIVE OCTOBER 1, 2016," TO ESTABLISH A BUSINESS TAX CATEGORY FOR CO-OWNED HOUSING UNIT MANAGER; AND PROVIDING FOR REPEALER, CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.

BACKGROUND/HISTORY

This item was originally referred to the Land Use and Sustainability Committee ("LUSC") by the City Commission on October 13, 2021 (Item C4G), at the request of the late Commissioner Mark Samuelian. The item is now sponsored by Commissioner Alex Fernandez.

Following a discussion on February 15, 2023, the LUSC voted to transmit a draft of the Ordinance to the City Commission with a favorable recommendation. On March 27, 2023, the City Commission adopted the Ordinance at First Reading.

At the request of the sponsor, the Ordinance has been revised for Second Reading to include the following two amendments:

- (1) Require that each co-owned housing unit manager provide the City with a list of the addresses of each property in Miami Beach that is managed by the co-owned housing unit manager; and
- (2) Require all co-owned housing unit managers to identify a designated responsible party who resides within 25 miles of a property, and who must be available 24 hours a day, and able to respond to inquiries within two hours.

Pacaso, a tech startup based in San Francisco, recently announced that it is expanding into the South Florida real estate market. Pacaso's business model is to facilitate fractional ownership in single-family vacation homes. Investors can purchase as little as a one-eighth (1/8) interest in each home. According to a recent article published in The Real Deal, "[t]hrough a network of local real estate agents, Pacaso helps investors set up limited liability companies for joint ownership, and collects fees from the buyers to manage, maintain, and facilitate access to the home" On its website, Pacaso states that properties may be "used only by owners and registered guests," and "no rentals [are] allowed." (Source: <https://www.pacaso.com/blog/what-is-short-term-rental>).

City Code Section 142-905 prohibits the lease of single-family homes for periods of time less than six months and one day (i.e. on a "short-term" basis). Similarly, City Code Section 142-1111 prohibits the lease of apartment units or townhomes in specified zoning districts for periods of less than six months and one day. The City's short-term rental prohibitions apply to single-family homes and applicable apartments or townhomes regardless of how the property is owned (e.g., whether owned by a single owner or multiple owners, or through a corporate entity).

ANALYSIS

At the request of the item sponsor and the LUSC, the attached City Code amendment has been drafted to adopt business regulations for individuals or entities that manage co-owned housing units. The Ordinance requires a co-owned housing unit manager to obtain a business tax receipt ("BTR"), and includes a registration requirement; property maintenance requirements (including landscaping, structural maintenance, paint, repair, and trash collection); a code of conduct applicable to each owner; and provides for enforcement and penalties.

For properties in districts where short-term rentals are prohibited (including all single-family districts), a co-owned housing unit manager and all individual owners will be required to sign an affidavit acknowledging that, pursuant to the Land Development Regulations, short-term rentals are prohibited on the property.

The City does not have the legal authority to restrict individuals from acquiring property through a corporate entity, or to adopt building or zoning regulations based on the form or manner in which a property is owned (for example, whether by one or more individuals, through a corporate entity or trust, or as a condominium or cooperative). See, e.g., Sections 718.507, 719.507, and 721.25, Florida Statutes.

However, the City Commission does have authority to adopt reasonable business regulations on the management of co-owned housing units.

SUPPORTING SURVEY DATA

n/a

FINANCIAL INFORMATION

The sponsor has requested that the Administration provide a fiscal impact statement prior to Second Reading.

Applicable Area

Citywide

Is this a "Residents Right to Know" item, pursuant to City Code Section 2-14?

Yes

Does this item utilize G.O. Bond Funds?

No

Strategic Connection

Non-Applicable

Legislative Tracking

Office of the City Attorney

Sponsor

Commissioner Alex Fernandez

ATTACHMENTS:

Description

- Ordinance



**Town of Surfside
Regular Town Commission Meeting
July 9, 2024**

DISCUSSION ITEM MEMORANDUM

Agenda #: 9F.

Date: July 9, 2024

From: Commissioner Gerardo Vildostegui

Subject: Discussion of Traffic-Control Measures in the Residential District

Suggested Action: – This discussion item gives the Commission an opportunity to hear from the public about the new traffic-control measures on 88th St. Following the discussion, the Commission may provide additional direction to the Town Manager about additional traffic-control measures.

Background/Analysis: – This discussion item serves mainly as an opportunity for the Commission to discuss the new traffic-control measures on 88th St. and to hear public opinion on the subject. The Commission should also consider some of the other traffic-control and traffic-calming measures discussed at prior meetings and in the recent traffic study. These measures might include asphalt speed humps, diverters, and camera-enforcement of the prohibition on U-turns on 88th St. east of Abbott Avenue.

Budget Impact: – TBD



**Town of Surfside
Regular Town Commission Meeting
July 9, 2024**

DISCUSSION ITEM MEMORANDUM

Agenda #: 9G.

Date: July 9, 2024

From: Commissioner Nelly Velasquez

Subject: Town Gazette

Suggested Action: – For the Town Commission to discuss the return of Commissioners' Corner to the Town Gazette.

Background/Analysis: – Please see attached minutes from the April 12, 2022 Commission meeting regarding Town Gazette.

9F. Town Manager's Contract - Vice-Mayor Jeff Rose

To direct the Town Attorney to work with Mayor Danzinger on a new contract.

A motion was made by Vice Mayor Rose would like to move this item to be heard after item 9H (Traffic Calming Solutions within the Residential Area), seconded by Commissioner Meischeid. The motion carried with 5-0.

A motion was made by Vice Mayor Rose to work with Town Attorney Arango to work on a contract for the Town Manager to include salary, seconded Commissioner Velasquez. The motion carried with a 5-0 vote.

Vice Mayor Rose thanked Town Manager Hyatt for his work.

Town Attorney Arango stated that they need more direction as to term and compensation.

Vice Mayor Rose stated that he would like a term on the contract and compensation.

Town Manager Hyatt explained that he could be let go at any time and literally it is a day to day and he is fine either way.

Town Attorney Arango stated that she does not think that term needs to be there.

A motion was made by Vice Mayor Rose to extend the meeting for an additional 15 minutes (until 11:45 p.m.), seconded Commissioner Velasquez. The motion carried with a 5-0 vote.

A motion was made by Commissioner Velasquez to move item 9D (Undergrounding Process) to be heard next, seconded by Vice Mayor Rose. The motion carried with a 5-0 vote.

9G. Town Gazette - Mayor Shlomo Danzinger

To direct the Town Manager to establish a policy to manage the Town Gazette as an administrative publication, free from any messages from the Town Commission.

Mayor Danzinger passed the gavel and made the below motion.

A motion was made by Mayor Danzinger to move item 9G (Town Gazette), seconded by Vice Mayor Rose. The motion carried with a 5-0 vote.

Mayor Danzinger explained the item and would like to have the Town Manager establish a policy to manage the Town Gazette.

A motion was made by Commissioner Meisheid to direct the Town Manager to establish a policy to manage the Town Gazette, seconded by Vice Mayor Rose. The motion carried with a 3-2 vote with Commissioner Velasquez and Commissioner Landsman voting in opposition.

Commissioner Landsman stated that the Town Gazette was being used by elected officials for political purposes.

Mayor Danzinger stated that the gazette was putting individuals against each other and leaving it on would continue to perpetuate a divisive environment.

Commissioner Velasquez disagrees and stated that it is a form that the Commission uses to get information out to the residents.

Mayor Danzinger stated that the Commission gave directive to the Town Manager to have a section dedicated to each one of them on the gazette.

Commissioner Velasquez continued discussing the gazette and suggested putting parameters on what is being placed and only allow improvements being made.

Mayor Danzinger stated that he did read the commission corner, and this is about making sure not to be divisive.

9H. Traffic Calming Solutions within the Residential Area - Mayor Shlomo Danzinger

For the commission to discuss possible solutions and consider methods as advised and brought forth by the Town Manager and Public Works Department. To direct the Town Manager to put into motion solutions as determined by the committee in an effort to discourage speeders and outside commuters from cutting through our residential streets.

A motion was made by Vice Mayor Rose to come back with solutions, consider methods and bring back this item in the May meeting, seconded by Commissioner Meisheid. The motion carried with a 5-0.

Commissioner Landsman provided his input on the item.

9I. Amendment to Section 54-78 - Prohibited Noises - Mayor Shlomo Danzinger

To amend Town Code Section 54-78 - Prohibited Noises - to specifically allow for residents to utilize devices such as lawns mowers, hedge clippers, and other mechanical devices for personal lawncare on Sundays and Saturdays, between the hours of 10 AM - 6 PM. Commercial contractors, such as landscapers, will be prohibited from utilizing these devices on Saturday and Sunday.