



**Town of Surfside
Planning and Zoning Board Meeting
AGENDA
Thursday, January 26, 2023
6:00 PM
Town Commission Chambers**

Rule 7.05 Decorum. Any person making impertinent or slanderous remarks or who becomes boisterous while addressing the commission shall be barred from further appearance before the commission by the presiding officer, unless permission to continue or again address the commission is granted by the majority vote of the commission members present. No clapping, applauding, heckling or verbal outbursts in support or opposition to a speaker or his or her remarks shall be permitted. Signs or placards may be disallowed in the commission chamber by the presiding officer. Persons exiting the commission chambers shall do so quietly.

Rule 6.06 (a)3 Agenda. The good and welfare portion of the agenda set for 8:15 p.m. shall be restricted to discussion on subjects not already specifically scheduled on the agenda for discussion and debate. In no event shall this portion of the agenda be allotted more than 45 minutes with each speaker to be given no more than three minutes, unless by vote of a majority of the members of the commission present, it is agreed to extend the time frames. Likewise, commission members shall be restricted to speaking three minutes each unless an extension is granted in the same manner as set forth in the prior sentence.

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. **Call to Order/Roll Call**
2. **Town Commission Liaison Report**
3. **Approval of Minutes**
 - 3.A **December 15, 2022 Planning and Zoning Board Meeting Minutes** - Deputy Town Clerk Evelyn Herbello
[12-15-2022 Planning and Zoning Board Meeting Minutes.pdf](#)
4. **Ordinances**
 - 4.A **Planning and Zoning Ordinance Change - Single Curb Cut width expansion on lots less than 100 feet in width** - Town Attorney Tony Recio

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA, AMENDING THE TOWN OF SURFSIDE CODE OF ORDINANCES BY AMENDING SECTION 90.61.1(c) OF ARTICLE V. – DESIGN STANDARDS OF CHAPTER 90 OF THE TOWN CODE OF ORDINANCES, TO MODIFY THE PERMITTED WIDTH OF CURB CUTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.
[Exhibit A.DOCX](#)
[Ordinance-Curb Cuts-2nd Reading.DOCX](#)
5. **Applications**
 - 5.A **8834 Abbott Avenue - Driveway Gates** - Town Planner Judith Frankel
[8834 Abbott Avenue Front Yard Images.pdf](#)
[8834 Abbott Avenue Agenda Packet.pdf](#)
 - 5.B **9388 Abbott Avenue - Second Floor Addition** - Town Planner Judith Frankel
[9388 Abbott Avenue Table](#)
[9388 Abbott Avenue Agenda Packet.pdf](#)
 - 5.C **9417 Carlyle Avenue - Addition** - Judith Frankel, Town Planner
[9417 Carlyle Avenue - Attachment A - Image and Tables](#)
[9417 Carlyle Avenue Agenda Packet.pdf](#)
 - 5.D **9448 Abbott Avenue - Garage Conversion and Wall Openings Alteration** - Judith Frankel, Town Planner
[9448 Abbott Avenue Images and Tables.pdf](#)
[9448 Abbott Avenue Agenda Packet.pdf](#)
[9448 Abbott Avenue Survey](#)
6. **Next Meeting Date**
 - 6.A **Next Meeting: February 23, 2022 at 6:00 p.m.** - Deputy Town Clerk Evelyn Herbello
 - 6.B **Planning and Zoning Board Meeting Dates for 2023** - Deputy Town Clerk Evelyn

7. Discussion Items

- 7.A **Comprehensive Plan Update and Evaluation and Appraisal Report (EAR)** -
Town Planner Judith Frankel
[Appendix A: Town of Surfside Comprehensive Plan](#)
- 7.B **Use of Temporary Construction Fences for Front Yard Work** - Town Planner
Judith Frankel
- 7.C **Requirements for Planning and Zoning Board Applications** - Judith Frankel,
Town Planner
- 7.D **Applicability of Planning and Zoning Board Review** - Town Planner Judith
Frankel
- 7.E **Accessory Structures in the H30A Zoning District** - Judith Frankel, Town
Planner
[H30A Rear Yard Flooding November 2022](#)
- 7.F **Design Guidelines: The Impact of Decorative Elements on the Massing of a
Structure** - Town Planner Judith Frankel
[9033 Dickens Ave - Arch plans reduced.pdf](#)
- 7.G **Design Guidelines: Design and Material Guidelines for Front Yard Fences and
Gates** - Town Planner Judith Frankel
[Appendix A Front Yard Fences.docx](#)
[Appendix B Front Yard Fence Permits Process](#)
[Appendix C Rear and Side Yard Fence Permits Process](#)
- 7.H **Synthetic Turf** - Town Planner Judith Frankel
[Ordinance No. 2020-1709 Synthetic Turf](#)

8. Adjournment

Respectfully submitted,

Hector R. Gomez
Acting 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.townofsufsidefl.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
Planning and Zoning Board Meeting
MINUTES
December 15, 2022
6:00 PM
Town Commission Chambers**

1. Call to Order/Roll Call

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

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

Present: Chair Carolyn Baumel, Vice Chair David Forbes, Board Member Lindsey Lecour, Board Member Ruben Bravo, Board Member Jonathan Edderai.

Absent: Alternate Board Member Michael Szafranski and Alternate Board Member Grace Rais.

Also Present: Acting Town Manager Hector Gomez, Town Planner Judith Frankel, Town Attorney Tony Recio, Consultant Town Planner Walter Keller and Building Official James McGuinness.

2. Town Commission Liaison Report

Commission Liaison Commissioner Landsman provided the Liaison Report and congratulated Board Member Bravo for being selected as a member to the Charter Review Committee. He went over the discussion the Commission had on the design review guideline which will assist the Board.

3. Approval of Minutes

3.A October 27, 2022 Planning and Zoning Board Meeting Minutes - Evelyn Herbello, Deputy Town Clerk

A motion was made by Board Member Bravo to approve the October 27, 2022 Planning and Zoning Board Meeting Minutes, seconded by Board Member Edderai. The motion carried with a 5-0 vote.

[10-27-2022 Planning and Zoning Board Meeting Minutes.pdf](#)

4. Ordinances

5. Applications

A motion was made by Board Member Bravo to move item 5H (9501 Harding Avenue) to be heard before item 5A (8942 Garland Avenue), seconded by Board Member Edderai. The motion carried with a 5-0 vote.

Town Attorney Recio read the quasi-judicial statement into the record.

Town Attorney Recio asked Deputy Town Clerk Herbello to confirm notice requirements.

Deputy Town Clerk Herbello confirmed notice requirements were met.

Town Attorney Recio polled the Board Members.

Chair Baumel spoke with Bill Thompson regarding today's presentation on item 5B (9100 Collins Avenue).

Board Member Bravo spoke with Bill Thompson regarding today's presentation regarding item 5B (9100 Collins Avenue).

No other Board Members had any communication with any of the applicants.

5.A 8942 Garland Avenue - Additions to a Single-Story Home - Town Planner Judith Frankel

Staff finds the application meets the Town of Surfside Zoning Code and recommends approval subject to the following conditions:

- The screen surrounding the rooftop AC Units should be to the height of the equipment with a maximum height of 6 feet.
 - Per Sec. 90-55 the proposed trellis shall have a maximum height of 12 feet
 - Building height is to be measured from the Crown of the Road and must be less than 30 ft per Sec. 90-43 of the Town Code
 - Addition of two trees to the property to comply with Sec. 90-85
- Staff has reviewed the current application for consideration by the Planning & Zoning Board. In this report, Staff presents the following:
- Applicable Zoning Code regulations, along with the results of the review
 - Staff Recommendations

Town Planner Frankel introduced the item and provided staff recommendations.

Shea Schneider, applicant spoke regarding the project and is here to answer any questions.

Chair Baumel opened the floor to public comments.

There were no public speakers.

Chair Baumel closed public comments.

Board Member Bravo spoke regarding the air conditioning units and it shows a new AC equipment on A-4.

Town Planner Frankel stated that it is the roof of the addition.

Board Member Bravo asked regarding the one next to the bedroom. He stated that there are no windows shown for the Master Bathroom.

Mr. Schneider stated no and that is the way he would like it.

Board Member Bravo stated that there are two different types of roof tile materials.

Mr. Schneider stated that the entire roof will be replaced and it will match the existing roof.

Board Member Bravo asked how the access is to the equipment on the roof.

Town Planner Frankel stated that it will be pursuant to what the code states and it meets code.

A representative for the applicant addressed the comments made regarding the roof equipment and access.

Vice Chair Forbes likes the enhancements to the house.

Chair Baumel stated that they have done a lovely job.

Building Official McGuinness provided some recommendations to comply with FEMA requirements.

A motion was made by Board Member Edderai to approve the application with staff recommendations, seconded by Board Member Lecour. The motion carried with a 5-0 vote.

[8942 Garland Avenue Table.pdf](#)

[8942 Garland Avenue Agenda Packet.pdf](#)

5.B 9100 Collins Avenue - Amend Portions of Approved Site Plan - Judith Frankel, Town Planner

Development review requirements for this type of project follows **Sec 90-20(2)(a)** of the Zoning Code which requires.

- The development, as proposed, conforms to the Comprehensive Plan and the Zoning Code
- The development, as proposed, will have a favorable or unfavorable impact on the environment and natural resources, including a consideration of the means and

- estimated cost necessary to minimize the adverse impacts, if any
- The development, as proposed, will have a favorable or unfavorable impact on the economy of the Town of Surfside
- The development, as proposed, will efficiently use or unduly burden water, sewer, solid waste disposal, education, recreation or other necessary public facilities which have been constructed or planned and budgeted for construction in the area
- The development, as proposed, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, public streets, and roads, which have been planned and budgeted for construction in the area, and if the development is or will be accessible by private or public roads or streets
- The development, as proposed, is consistent with the community character of the immediate neighborhood. In addition to consistency there must be congruity between the subject development and neighboring improvements and surroundings including but not limited to form, spacing, heights, setbacks, materials, color, rhythm and pattern of architectural or aesthetic interest or value as well as with any overlays and other development schemes or legislation; and,
- In the event of redevelopment, the Applicant shall also submit a detailed plan for demolition.

Staff finds the proposal complies with the Town's Comprehensive Plan in that the development provides for ancillary uses associated with the Surf Club/Four Seasons overall site plan. Staff also finds the proposal generally complies with the Zoning Code since the building's ancillary uses are not evident from the outside of the building and no direct building access is provided except via an internal lobby area.

The project has minimal impacts on the environment and natural resources. Impacts to public facilities and transportation impacts can be accommodated with one way access from Harding Avenue and exiting to Collins Avenue with an on-site loading zone. The Town's water main will need to be re-routed around the building per the Public Work's Department review.

Development of the vacant parcel will have a favorable impact on the economy of the Town and the design of the building will be consistent with the community character of the Harding Avenue – Collins Avenue neighborhood.

It is recommended the Planning and Zoning Board approve forwarding the Applicant's Site Plan Amendment package to the Town Commission subject to the resolution of the following comments.

- Revise the building and landscape plans to reflect a 20-foot setback from Harding Avenue; provide a 25-foot setback on Collins Avenue and Harding Avenue above 30 feet; and provide a 14.5-foot setback on the north property line.
- Analyze the need and fund improvements for a signalized pedestrian crossing at the 91ST Street intersection with Collins Avenue and the Surf Club/Four Seasons uses on the east side of Collins Avenue.

- Include prior conditions and requirements of the former resolution to be incorporated.
- Identify the road crown elevation utilized to measure the building height.
- Provide table in landscape plan package which verifies compliance with 40% Florida Friendly species per the Town Code.
- Additional landscape comments are forthcoming.

Consultant Town Planner Keller introduced the item and provided staff recommendations.

Ian DeMello, attorney representing applicant and Fort Partners, development team provided an overview of the request for amending the approved site plan.

Bill Thompson, Fort Partners explained the reason why they are requesting this amendment.

Town Attorney Recio stated for the record that Vice Chair Forbes currently temporarily lives at the Surf Club Residences and asked Vice Chair Forbes if he has any financial interest in this project.

Vice Chair Forbes stated that for the record he has no financial interest in this project.

Board Member Bravo asked Mr. Thompson if this is strictly for the residents of the Four Seasons and if the market is open to the public.

Mr. Thompson stated it is strictly for the residents of the Four Seasons and the market is open to the public.

Town Attorney Recio clarified that the market and the restaurant can be open to the public and there is no door to the outside and this is part of the hotel.

Board Member Bravo likes the project.

Board Member Lecour asked regarding the moving of the parking garage and the volume above ground. She spoke regarding the square footage size of the project.

Mr. Thompson addressed the comments made by Board Member Lecour.

Mr. DeMello stated that they are not changing any of the garage parking requirements and the existing parking is sufficient and the additional parking is for the market and the terrace. They are providing more parking than they are required to provide.

Consultant Town Planner Keller explained the parking and other requirements.

Vice Chair Forbes asked regarding the corner that is blocked in.

Mr. Thompson stated it is the entrance to the parking garage.

Vice Chair Forbes asked where is the entrance.

Mr. Thompson explained on the PowerPoint presentation where the entrances are to the garage.

Chair Baumel spoke regarding the garage on the site plan, its entrances and where the market is located.

Board Member Edderai asked regarding the tennis fence.

Mr. Thompson stated that anything hit over the fence would go either on their roof or the atrium.

Mr. Thompson reiterated that everything is only for the residents except the market.

Chair Baumel stated this is a very well thought out plan and appreciates that. She stated that it also embraces the community by providing the market.

Chair Baumel opened the floor to public comments.

There were no public speakers

Chair Baumel closed public comments.

A motion was made by Vice Chair Forbes to approve the application with staff recommendations, seconded by Board Member Bravo. The motion carried with a 5-0 vote.

[9100_Collins_Avenue-Tables.pdf](#)

[9100 Collins Avenue Agenda Packet.pdf](#)

[9100 Collins Rendering of view from Collins Ave..pdf](#)

5.C 8834 Dickens Avenue - New Front Yard Fence - Judith Frankel, Town Planner

Staff Recommendation:

As proposed, the fence is 4-feet in height and 50% opaque. Design approval should be guided by Code

Sec. 90-56.3. It is recommended the application be approved if the placement of hedges is resolved and

the fence is granted design approval by the Planning and Zoning Board.

Town Planner Frankel introduced the item and provided staff recommendations.

Maria Robayna, applicant spoke about her project and where the fence would be located due to a small dog her family just obtained. She stated that she did not know her fence was to be 50% opacity and she had large hedges.

Town Planner Frankel stated that the one proposed will have 50% opacity which is different from the one on the presentation.

Ms. Robayna spoke regarding the new fence and the security of having the fence.

Chair Baumel opened the floor to public comments.

There were no public speakers.

Chair Baumel closed public comments.

Board Member Lecour spoke regarding the 11-inch openings and if you remove the slots the dog could still get out and would like to know if there is anything else that can be done.

Town Planner Frankel stated that the code is the code and there is no variance available for a fence. She stated if the pickets were 2 inches apart, maybe thinner ones but closer together.

Ms. Robayna asked if it is for the whole fence or only the front.

Town Planner Frankel stated it is for the entire fence.

Board Member Bravo asked where the fence should be located to not have to come before this Board.

Town Planner Frankel stated which fences need to go before this Board.

Further discussion took place among the Board Members, staff and applicant regarding the different options, styles of the fence, the hedges as it pertains to this property and trying to avoid code enforcement violations as well as having to continue coming before this Board.

Chair Baumel asked if they are allowed to plant hedges behind the fence.

Town Attorney Recio stated that they do not control hedges behind the fence up to 6 feet tall. He stated what is proposed before them right now is the proposed fence that must provide 50% opacity per code. This Board is approving the design review of this fence as long as it meets code.

Town Planner Frankel provided a suggestion and showed the fence they would be approving which is the one in the packet.

After a lengthy discussion among the Board Members, staff and the applicant, solutions and different options for the fence were provided. The following motion was made.

A motion was made by Vice Chair Forbes to approve the application with staff recommendations and conditions to include doing the two foot solid fence and make

it 50% opacity, seconded by Board Member Edderai. The motion carried with a 5-0 vote.

[8834_Dickens_Avenue_Agenda_packet_w_survey_12.15.22.pdf](#)

5.D 501 88th Street - New Door Openings - Judith Frankel, Town Planner

Staff finds the application meets the Zoning Code requirements and recommends approval.

Town Planner Frankel introduced the item and provided staff recommendations.

Chair Baumel opened the floor to public comments.

There were no public speakers.

Chair Baumel closed public comments.

No comments from the Board.

A motion was made by Board Member Bravo to approve the application with staff recommendations, seconded by Vice Chair Bravo. The motion carried with a 5-0 vote.

[501 88th Street Table.pdf](#)

[501 88th Street Agenda Packet.pdf](#)

5.E 1400 Biscaya Drive - New Front Yard Fence - Judith Frankel, Town Planner

Staff Recommendation: It is recommended the application be approved if the placement of hedges is resolved and the fence is granted design approval by the Planning and Zoning Board.

Town Planner Frankel introduced the item and provided staff recommendations.

Dean Kotzen, architect addressed the Board and provided a presentation regarding the item.

Chair Baumel opened the floor to public comments.

There were no public speakers.

Chair Baumel closed public comments.

Board Member Lecour likes the fence as long as the hedges are out of the right of way.

Vice Chair Forbes has no problem with it and stated you just have to push the fence back to add the hedges.

Chair Baumel requested clarification on the item.

Mr. Kotzen addressed the comments made.

Town Planner Frankel explained why hedges are not allowed to be planted on the right of way and it is due to visibility.

Town Attorney Recio provided a partial solution and read the general rule and provided an exception when you have a circular driveway, and the applicant does have half a circular driveway. He stated that the applicant can do it but must file an agreement excepting that the Town can ask you to remove it and must be removed immediately and it would not be the whole length of the property. He stated that this applies if the property is less than 115 feet and a circular driveway.

Town Planner Frankel stated that if the Board approves the design they can then work with the specifics later.

Board Member Lecour is not clear with the design.

Chair Baumel explained to Board Member Lecour what is being requested.

A motion was made by Board Member Lecour to approve the application subject to staff recommendations and the following: 1) move the fence back approximately 24 inches to accommodate a hedge in front; 2) subject to Section 90-56.11 to plant hedges in the central area between the two driveway openings and 3) address the other areas based on the discussion with the Town Planner, seconded by Vice Chair Forbes. The motion carried with a 4-1 vote with Board Member Bravo voting in opposition.

[1400 Biscaya Drive Agenda Packet.pdf](#)

5.F 9033 Dickens Avenue - New Two-Story Home - Judith Frankel, Town Planner

Staff Recommendation: The substantial trellis design featured at the front and rear of the home provides great visual interest to the proposed home. This is an element not specifically addressed in the Zoning Code for a second floor. This application is generally found to meet the Zoning Code; however, the trellis does cover the required 2nd floor setback areas with an opacity of 40%. The Planning and Zoning Board should consider the appropriateness of this element.

It is recommended the application be approved subject to Board approval of the trellis feature and the following comments:

- **Per Sec. 90-45**, the 2nd floor trellis should not be located in 20-foot setback at the front of the home. The design has utilized the eave allowance at the front wall face of the 2nd
- **Per Sec. 90-95 (3) d**, street trees are required. These may be close to the property line in the right-of-way area. The addition of at least two trees would satisfy this requirement.

- **Per Sec. 90-97**, a tree removed or relocated will require a tree removal permit from Miami-Dade County
- Grass/Turf species must be provided.
- Site plan must show the distance from the property line to the pool equipment. It may not be in the 5-foot setback area.
- AC equipment must be fully screened as to not be visible from the right-of-way.

Town Planner Frankel introduced the item and provided staff recommendations.

Kirk Weng, architect, presented the application and design.

Building Official McGuinness provided his staff recommendations.

Chair Baumel opened the floor to public comments.

The following individuals from the public spoke:

Sebastien DesMarais thinks it is a beautiful design he spoke regarding the setback requirements as well as proper protection during construction for his family.

Adrea Travani shares the concerns from Mr. DesMarais and he has solar panels and spoke regarding the design of the home. He spoke regarding the shade that it will give his home and will impact his solar panels on the roof.

George Kousoulas spoke regarding the setbacks and explained the sculpting of the house.

Chair Baumel closed public comments.

Chair Baumel stated it is truly an impressive drawing.

Board Member Lecour spoke regarding the second story design and if the trellis is being counted as part of the 80%. She does not believe this meets the intent of the code and would like to see that revised.

Town Planner Frankel provided a response to the comments made by Board Member Lecour. She stated it is up to the Board because it is a design element. She read what the design review guidelines state.

Vice Chair Forbes is concerned with the construction and the neighbor's children. He spoke regarding the design of the home as well.

Board Member Bravo is concerned with the neighbor's issue with his solar panels and the design of the home as well as the materials.

Mr. Weng addressed the comments made by the Board Members.

Further discussion took place among the Board Members, applicant's representative and staff regarding the design, the application and concerns the neighbors expressed.

Town Attorney Recio stated what the design guidelines state regarding the solar panels and massing as well as the requirements the applicant has to comply as it

relates to the construction and maintenance of the surrounding areas.

After a lengthy discussion regarding recommendations by the Board on the design, the following motion was made.

A motion was made by Board Member Edderai to approve the application with staff recommendations to include researching if there are any prohibition in blocking solar panels pursuant to the law; more articulation on the north wall which could include an indentation, trellis or design character, seconded by Board Member Bravo. The motion carried with a 3-2 vote with Board Member Lecour and Vice Chair Forbes voting in opposition.

[9033 Dickens Avenue Table.pdf](#)

[9033 Dickens Avenue Agenda Packet.pdf](#)

5.G 9148 Emerson Avenue - Additions to a single-story home - Walter Keller, Consulting Town Planner

It is recommended the Application be approved subject to the following conditions:

- Verify square footage of the existing and proposed floor area coverages
- Verify whether the laundry room is being raised to match the finished floor of the residence. If not, provide flood vents in both the reduced garage and laundry room as required by the Building Department
- Roof overhang and Pergola encroachment into side yard limited to 24 inches
- Pergolas are limited to a 12 foot height
- Provide 2 “Florida Friendly” street trees (either existing and or new).

Town Planner Frankel recused herself and left the chambers due to a conflict since this is her home.

Consultant Town Planner Keller introduced the item and provided staff recommendations.

Daniel Frankel, applicant provided an overview of the project.

Town Attorney Recio disclosed for the record that Town Planner Frankel did not have anything to do with the review or recommendation of this application since it is her home.

Chair Baumel opened the floor to public comments.

There were no public speakers.

Chair Baumel closed public comments.

A motion was made by Board Member Lecour to approve the application with staff recommendations, seconded by Board Member Bravo. The motion carried with a 5-0 vote.

[9148 Emerson-Table.pdf](#)

5.H 9501 Harding Avenue, Unit B - Permanent Window Sign - Judith Frankel, Town Planner

Staff finds the application meets the Code requirements and recommend it be approved.

Town Planner Frankel introduced the item and provided staff recommendations.

Marcia Sage, applicant thanked the Town for their help.

Chair Baumel opened the floor to public comments.

There were no public speakers.

Chair Baumel closed public comments.

Chair Baumel thanked Ms. Sage and welcomed her to Town.

A motion was made by Board Member Bravo to approve the application with staff recommendations, seconded by Board Member Edderai. The motion carried with a 5-0 vote.

[9501 Harding Avenue Table.pdf](#)

[9501 Harding Avenue Agenda Packet.pdf](#)

5.I 303 Surfside Blvd. and 9116 Harding Avenue - Resubmittal of Application for New 6-Unit Townhouse Development - Town Planner Judith Frankel

Development review requirements for this type of project follow **Sec 90-20(2)(a)** of the Zoning Code which requires:

- The development, as proposed, conforms to the Comprehensive Plan and the Zoning Code
- The development, as proposed, will have a favorable or unfavorable impact on the environment and natural resources, including a consideration of the means and estimated cost necessary to minimize the adverse impacts, if any
- The development, as proposed, will have a favorable or unfavorable impact on the economy of the Town of Surfside
- The development, as proposed, will efficiently use or unduly burden water, sewer, solid waste disposal, education, recreation or other necessary public facilities which have been constructed or planned and budgeted for construction in the area
- The development, as proposed, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, public streets, and roads, which have been planned and budgeted for construction in the area, and if the development is or will be accessible by private or public roads or streets
- The development, as proposed, is consistent with the community character of the immediate neighborhood. In addition to consistency, there must be congruity between the subject development and neighboring improvements

and surroundings including but not limited to form, spacing, heights, setbacks, materials, color, rhythm and pattern of architectural or aesthetic interest or value as well as with any overlays and other development schemes or legislation; and

- In the event of redevelopment, the Applicant shall also submit a detailed plan for demolition.

Staff finds the proposal complies with the Town's Comprehensive Plan in that the development is a residential use at a density consistent with the Future Land Use Plan. Staff also finds that the proposal generally complies with the Zoning Code.

The project has minimal impacts on the environment and natural resources. Impacts to public facilities and transportation impacts can be accommodated with driveway access on Harding Avenue and exiting to Collins Avenue with an on-site loading zone. The Town's water main will need to be re-routed around the building per the Public Work's Department review.

Development of the vacant parcel will have a favorable impact on the economy of the Town and the design of the building will be consistent with the community character of the Harding Avenue – Surfside Boulevard community.

It is recommended the Applicant's Site Plan package be recommended to the Town Commission for approval subject to the resolution of the following comments.

- Provide information on the enclosed floor area of the understory, level 1 and level 2 of each unit
- Verify the square footage of the enclosed understory does not exceed 90% of the level 1 enclosed floor space

- FDOT Access Connection Approval for Harding Avenue
- Provide Crown of Road elevation used for building height determination
- Architectural frame ornamental feature fronting Harding Avenue over the driveway needs Design Approval from the Planning and Zoning Board
- Front and secondary frontage wall and fence needs Design Approval from the Planning and Zoning Board
- Provide a landscaped screened dumpster or screened area for individual containers in the vicinity of the driveway and Harding Avenue in accordance to the Public Works Department
- Enclosed understory space will require flood venting on all rooms in accordance with the Florida Building Code (FBC)

- Enclosed bathroom in the understory space will require flood venting and appropriate valve connections per the FBC
- Provide table in landscape plan package which verifies compliance with 40% Florida Friendly species for trees and shrubs per the Town Code. The table native determinations should be based on University of Florida Extension Office “Florida Friendly” documentation
- Additional landscape comments are forthcoming.

Consultant Town Planner Keller introduced the item and provided staff recommendations.

Building Official McGuinness provided his recommendations.

Graham Penn, attorney representing applicant provided a presentation.

Mr. Nelson, architect for the applicant continued with the architectural presentation.

Chair Baumel opened the floor to public comments.

There were no public speakers.

Chair Baumel closed public comments.

Chair Baumel likes the design and architecture.

Vice Chair Forbes loves the design.

Board Member Lecour spoke regarding the south elevation and the glass. She also spoke regarding the street trees.

Board Member Bravo stated that they need this project and thanked them for presenting this.

Town Planner Frankel addressed the comments regarding the trees and the right of way.

Town Attorney Recio asked if the applicant is planning on making any modifications on the sidewalk.

Mr. Penn stated that they will continue with the sidewalk and install it under the Town's current standards.

Board Member Bravo spoke regarding the water heaters and if it could be more affective then that design.

Mr. Nelson responded to Board Member Bravo's comments as it pertains to the water heater.

A motion was made by Vice Chair Forbes to approve the application with staff recommendations, seconded by Board Member Bravo. The motion carried with a 5-0

vote.

[303 Surfside Table.pdf](#)

[303 SURFSIDE Site Plan App 22.9.1_with renderings21 12.1.22.pdf](#)

[303 Surfside Combined Survey.pdf](#)

6. Next Meeting Date

6.A Next Meeting: January 26, 2023 at 6:00 p.m. - Deputy Town Clerk Evelyn Herbello

Consensus was reached to hold the next meeting on January 26, 2023.

Board Member Lecour will not be present at the January 26, 2023 meeting.

7. Discussion Items

Chair Baumel would like to discuss at the next meeting the following:

1. Door openings. To only bring them to the Board if they are changing the front door or garage door.
2. Revisiting what is allowed and what is not allowed as it pertains to fences if they can somehow bring that discussion back it is very important.
3. Not a fan of circular driveways that were established in the 80s, she believes these have grown and are ugly. Why can't it be a minimum 24 foot cut out to allow 2 vehicles

Town Attorney Recio stated that the 24 foot cut out was discussed at the Commission Meeting on December 13, 2022.

Board Member Lecour spoke regarding the widening of the parking area at homes.

4. Any construction of a home and impacting your neighbors, especially in the front, you should still have to put a green fencing even if it is not required.
5. Design Review Guidelines and address it and keep up with it and make sure they address the needs.
6. Massing
7. Artificial Turf.

Town Planner Frankel stated that she and Mr. Keller will work on the discussion items and possibly doing a joint meeting with the Town Commission. She believes a joint meeting will help give direction.

Vice Chair Forbes stated that he along with the Board are available to meet together with Town Planner Frankel to work with them on the design review guidelines.

8. Adjournment

There being no further business to conduct before the Board, a motion was made by Board Member Bravo to adjourn the meeting at 8:51 p.m., seconded by Board Member Edderai. The motion carried with a 5-0 vote.

Respectfully Submitted,

Accepted this _____ day of _____, 2023.

Carolyn Baumel, Chair

Sandra N. McCready, MPA, MMC
Town Clerk



MEMORANDUM

ITEM NO. 4.A

To: Planning & Zoning Board

From: Town Attorney Tony Recio

Date: January 26, 2023

Subject: **Planning and Zoning Ordinance Change - Single Curb Cut width expansion on lots less than 100 feet in width**

The Town Commission should consider this Ordinance to expand the maximum width of a single curb cut on lots with less than 100 feet of frontage from 18 feet to 24 feet.

Section 90-61.1 of the Town Code currently limits driveway curb cuts in the H30A and H30B districts as follows: 90.61.1 Curb cuts for properties located in the H30A district, H30B district, and H30C district west of Harding Avenue. (a) No curb cut shall be located within five feet of a side or rear lot line. For corner lots, no curb cut shall be located within 25 feet of the intersection of the front and secondary frontage lot lines. (b) Where a driveway is installed with two curb cuts, a landscaped island containing at least 60 square feet shall be provided between the curb cuts in the front yard area, extending from the front property line to the paved area. (c) The maximum number and location of curb cuts that may be provided for a property shall be determined in accordance with the attached table (see exhibit "A").

At the October 27, 2022 Planning and Zoning Board (PZB) meeting, the PZB discussed increasing the maximum size of a single-family driveway curb-cut to more comfortably access the two parking spaces that are required for single family residences. The PZB recommended the Town Commission consider increasing the maximum driveway curb cut width from 18 feet (to as much as 25 feet), provided the minimum pervious area of 50% of the front yard is not reduced.

At the December 13th, 2022 Special Town Commission meeting, the Commission directed staff to prepare an ordinance that would increase the maximum single curb cut to 24 feet. A property may have two curb cuts at 12 feet each at present, so extending the maximum single curb cut to 24 feet would equal that width.

Analysis: The current standard of 18 feet allows access for two cars to park next to each other in a driveway, however this may be somewhat constrained for two large SUVs. Members of the PZB noted damage to front lawns stemming from the drivers missing the streetward (transitions) corners of the driveways. Allowing a larger driveway curb cut expands design

flexibility in accommodating the two required parking spaces for single family and improves access to the driveway from the street. These advantages however should be balanced with pervious area requirements to ensure front lawns are not dominated by pavement and provide some green area.

Staff reviewed concerns that may be presented with the stormwater conveyance along the curb valley system but determined that if the curb system is installed per Public Works specification, the valley is sufficient enough to allow for water to properly convey. Enforcement of new curb installation is performed by the Public Works Department. Other municipalities, City of Miami Beach, allow for up to 40-00' driveways when used for two-vehicles.

On January 10, 2023, the Commission considered the ordinance and approved it on first reading with the following changes:

- a. Increase the maximum width of curb cuts for lots of 100 feet or greater that are improved with two curb cuts; and
- b. Add a footnote clarifying the design requirements for the driveway connection to the street to address stormwater drainage and flow.

[Exhibit A.DOCX](#)

[Ordinance-Curb Cuts-2nd Reading.DOCX](#)

EXHIBIT "A"

	Maximum Driveway Connections (Curb Cuts) Allowed and Location
Front lot line width is less than 100 feet	<ol style="list-style-type: none"> 1. One curb cut, not more than 18 feet in width; or 2. Two curb cuts, each curb cut shall not be more than 12 feet in width, and there shall be at least 12 feet between curb cuts
Front Lot Line Width is 100 feet or greater	<ol style="list-style-type: none"> 1. One curb cut, not more than 24 feet in width; or 2. Two curb cuts, each curb cut shall not be more than 18 feet in width, and there shall be at least 12 feet between curb cuts; or 3. Three curb cuts, each curb cut shall not be more than 12 feet in width, and there shall be at least 12 feet between curb cuts.

ORDINANCE NO. 22 - _____

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA, AMENDING THE TOWN OF SURFSIDE CODE OF ORDINANCES BY AMENDING SECTION 90.61.1(c) OF ARTICLE V. – DESIGN STANDARDS OF CHAPTER 90 OF THE TOWN CODE OF ORDINANCES, TO MODIFY THE PERMITTED WIDTH OF CURB CUTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

1 **WHEREAS**, Article VIII, Section 2 of the Florida Constitution, and Chapter 166, Florida
2 Statutes, provide municipalities with the authority to exercise any power for municipal purposes,
3 except where prohibited by law, and to adopt ordinances in furtherance of such authority; and

4 **WHEREAS**, the Town Commission of the Town of Surfside (“Town Commission”) finds it
5 periodically necessary to amend its Code of Ordinances and Land Development Code (“Code”) in
6 order to update regulations and procedures to maintain consistency with state law, to implement
7 municipal goals and objectives, to clarify regulations and address specific issues and needs that
8 may arise; and

9 **WHEREAS**, Section 90.61.1(c) of the Code governs the maximum number and location of
10 curb cuts that may be provided for a property in the H30A and H30B districts, and in the H30C
11 district west of Harding Avenue; and

12 **WHEREAS**, Section 90.61.1(c) currently restricts properties with a lot width of less than 100
13 feet to one curb cut of a maximum width of 18 feet, or two curb cuts of a maximum width of 12
14 feet each that are separated from each other by at least 12 feet; and

15 **WHEREAS**, pursuant to Section 90-61, front yard setbacks in the H30A and H30B districts
16 may not be more than 50% paved which will continue to limit that amount of impervious and paved
17 surfaces irrespective of the allowable width of a curb cut; and

18 **WHEREAS**, at a public meeting on October 27, 2022, the Planning and Zoning Board
19 discussed driveway curb cuts in single family neighborhoods and voted to recommend that the
20 Town Commission consider this amendment; and

¹ 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.

21 **WHEREAS**, at a Special Meeting held on December 13, 2022, the Town Commission
22 considered the Planning and Zoning Board’s recommendation and voted to direct the Town Planner
23 and Town Attorney to prepare an ordinance to amend the Code to expand the maximum width of a
24 driveway curb cut to 24 feet; and

25 **WHEREAS**, the Town Commission considered this ordinance on first reading at a duly
26 noticed public hearing held on January 10, 2023, and approved it on first reading, where the
27 Commission voted to revise the proposed ordinance to (a) increase the maximum width of curb cuts
28 for lots with a lot width of 100 feet or greater with two curb cuts, and (b) add a footnote clarifying
29 the design requirements for the driveway connection to the street to address stormwater drainage
30 and flow; and

31 **WHEREAS**, the Planning and Zoning Board, as the local planning agency for the Town, held
32 its hearing on the proposed amendment on _____, 2023 with due public notice and input and
33 recommended _____ of the ordinance by a vote of ____; and

34 **WHEREAS**, the Town Commission has conducted a second duly noticed public hearing on
35 these regulations as required by law on _____, 2023 and further finds the proposed
36 changes to the Code are necessary and in the best interest of the community.

37
38 **NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE**
39 **TOWN OF SURFSIDE, FLORIDA¹:**

40
41 **Section 1. Recitals.** The above Recitals are true and correct and are incorporated herein by
42 this reference:

43
44 **Section 2. Town Code Amended.** Section 90-61. – “Paving in front and rear yards in
45 H30 and H40 districts.”, of the Surfside Town Code of Ordinances is hereby amended as follows¹:

46 **Sec. 90-61. - Paving in front and rear yards in H30 and H40 districts.**

47 Front setbacks in the H30A, H30B, H30C or H40 districts shall not be more than 50
48 percent paved over with any type of material that is not readily permeable by rainwater
49 and groundwater. Pavers and pervious hard materials, including pervious concrete, shall
50 not be utilized for the calculation of pervious area.

51 * * *

¹ 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.

52 90.61.1 Curb cuts for properties located in the H30A district, H30B district, and H30C
53 district west of Harding Avenue.

54 * * *

55 (c) The maximum number and location of curb cuts that may be provided for a property
56 shall be determined in accordance with the following table.

	Maximum Driveway Connections (Curb Cuts) Allowed and Location ¹
Front lot line width is less 100 feet	1. One curb cut, not more than 18 feet 24 feet in width; or 2. Two curb cuts, each curb cut shall not be more than 12 feet in width, and there shall be at least 12 feet between curb cuts
Front Lot Line Width is 100 feet or greater	1. One curb cut, not more than 24 feet in width; or 2. Two curb cuts, each curb cut shall not be more than 18 24 feet in width, and there shall be at least 12 feet between curb cuts; or 3. Three curb cuts, each curb cut shall not be more than 12 feet in width, and there shall be at least 12 feet between curb cuts.

57 ¹The driveway connection to the street shall be constructed in substantial compliance with
58 FDOT standard detail sheet for Type F or Drop Curb (also known as Valley Gutter), as applicable.

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

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

67
68 **Section 5. Conflicts.** Any and all ordinances and resolutions or parts of ordinances or
69 resolutions in conflict herewith are hereby repealed.

70
71 **Section 6. Effective Date.** This ordinance shall become effective upon adoption on second
72 reading.

73
74 **PASSED** on first reading this ___ day of _____, 2023.

75
76 **PASSED** and **ADOPTED** on second reading this _____ day of _____, 2023.

77
78
79
80 **First Reading:**

81 Motion by: _____
82 Second by: _____

83
84

85 **Second and Final Reading:**
86 Motion by: _____
87 Second by: _____

88
89

90 **FINAL VOTE ON ADOPTION**

91 Commissioner Fred Landsman _____
92 Commissioner Marianne Meisheid _____
93 Commissioner Nelly Velazquez _____
94 Vice Mayor Jeffrey Rose _____
95 Mayor Shlomo Danzinger _____

96
97

Shlomo Danzinger, Mayor

98
99

100 **ATTEST:**
101 _____
102 _____
103 Sandra N. McCready, MMC
104 Town Clerk

105

106 **APPROVED AS TO FORM AND LEGALITY FOR THE USE**

107 **AND BENEFIT OF THE TOWN OF SURFSIDE ONLY:**
108

109 _____
110 _____
111 Weiss Serota Helfman Cole & Bierman, P.L.
112 Town Attorney

113



MEMORANDUM

ITEM NO. 5.A

To: Planning & Zoning Board
From: Town Planner Judith Frankel
Date: January 26, 2023
Subject: 8834 Abbott Avenue - Driveway Gates

As proposed, the two gates comply with the Zoning Code. It is recommended the application be approved if the gates are granted design approval by the Planning and Zoning Board.

The homeowner at 8834 Abbott Avenue is seeking to add two non-motorized white PVC gates to their front yard. These gates will be located at the two driveway entrances to the property, approximately 1.7 feet from the property line. Each gate is 46-inches in height, below the 48-inch maximum, and 141 inches in width. Each gate will have 1.75-inch horizontal slats with 2.75-inch spacing. They will not exceed the 50% opacity maximum allowed. No fencing is proposed at this time.

Governing Codes:

Sec. 90-56.2 A fence or ornamental wall may be placed within the front yard of primary yard if granted design review approval by the planning and zoning board.

Sec. 90-56.3 Fences or ornamental walls placed within a front yard or secondary frontage/corner yard are limited to function as spatial locators and shall not be substantial in appearance

Sec. 90-56.4 All wall and fence surfaces above two (2) feet measured from grade shall maintain a maximum opacity of fifty (50) percent. Properties less than or equal to 50 ft wide may have a maximum height of 4-feet.

Sec. 90-56.12 Fences and walls shall be constructed so that the finished side shall face out or away from the property upon which it is constructed, and all support posts and the unfinished side shall be on the inside facing the property upon which said fence or wall is constructed.

Applicant Package: A package of drawings and an application was submitted by the

Applicant on 12.13.22.

[8834 Abbott Avenue Front Yard Images.pdf](#)

[8834 Abbott Avenue Agenda Packet.pdf](#)



Town of Surfside, Florida
Development Review



8834 Abbott Avenue / Image Courtesy of Google Maps 2022



8834 Abbott Avenue / Image Courtesy of Google Maps 2019





Town of Surfside, Florida Development Review



8834 Abbott Avenue / Image Courtesy of Google Maps 2011





DRB Meeting	___/___/20__
Application / Plans Due	___/___/20__

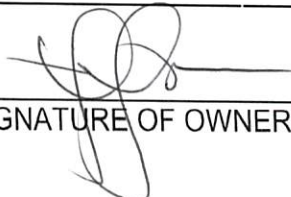
TOWN OF SURFSIDE
SINGLE-FAMILY and TWO-FAMILY SITE PLAN APPLICATION

A complete submittal includes all items on the "Single-Family and Two-Family Site Plan Application Submission Checklist" document as well as completing this application in full. The owner and agent must sign the application with the appropriate supplemental documentation attached. Please print legibly in ink or type on this application form.

<u>PROJECT INFORMATION</u>	
OWNER'S NAME	Francesco Foggia
PHONE / FAX /EMAIL	310-922-3363
AGENT'S NAME	
ADDRESS	8834 Abbott Avenue Surfside, FL 33154
PHONE / FAX	
PROPERTY ADDRESS	8834 Abbott Avenue Surfside, FL 33154
ZONING CATEGORY	
DESCRIPTION OF PROPOSED WORK	install driveway gates in front yard per code.

<u>INTERNAL USE ONLY</u>			
Date Submitted	_____	Project Number	_____
Report Completed	_____	Date	_____
Fee Paid	\$ _____		

<u>ZONING STANDARDS</u>	Required	Provided
Plot Size	_____	_____
Setbacks (F/R/S)	_____ _____ _____	_____ _____ _____
Lot Coverage	_____	_____
Height	_____	_____
Pervious Area	_____	_____

	12-13-22		
SIGNATURE OF OWNER	DATE	SIGNATURE OF AGENT	DATE



TOWN OF SURFSIDE
SINGLE-FAMILY and TWO-FAMILY SITE PLAN APPLICATION
PLANNING AND ZONING BOARD Rules and Procedures (June 2002)

The Planning and Zoning shall generally meet the last Thursday of each month at 6:00 p.m. at Town Hall in the Commission Chambers.

Plans and completed applications (including all supporting documentation) must be submitted to the Building Department at least 30 days prior to the Planning and Zoning Meeting with the applicable fees (example: \$200.00 for Plan Review for Zoning), at which time they will be considered. Incomplete plans and applications will not be processed.

The applicant or duly authorized agent (per ownership affidavit) must be present at the meeting. If there are no applications for consideration by the Planning and Zoning Board, the monthly meeting may be cancelled at the discretion of the Chair of the Board.

Please advise the name of the Representative who will attend the hearing on behalf of this application:

Francesco Foggia	12-13-22
NAME OF REPRESENTATIVE	DATE



**TOWN OF SURFSIDE
SUBMISSION CHECKLIST
SINGLE-FAMILY and TWO-FAMILY SITE PLAN APPLICATION**

Project Name 8834 Abbott Avenue Project Number _____

SUBMITTAL REQUIREMENTS FOR REVIEW:

- Completed "Single-Family and Two-Family Site Plan Application" form
- Application fee: \$ _____ made out to "Town of Surfside"
- Ownership Affidavit
- Survey less than one (1) year old. A survey over one (1) year is sufficient as long as the property has not changed ownership and the owner provides an affidavit that no changes have occurred since the date of the survey.
- Recent photographs, as visible from the street, of the subject property and of the adjacent two (2) homes on each side of the subject property on the same side of street. If the adjacent lot(s) are vacant then the next adjacent home(s) shall be utilized.

FOR THE FOLLOWING PLEASE PROVIDE:

- One (1) USB Flash Drive, (must contain exactly what is being provided in the physical sets and physical sets cannot be signature protected or password protected). The site plans must be in PDF format.
- *Provided prior to Design Review Board Meeting – Two (2) reduced sized sets (11" x 17" sheets) of the complete design development drawings*
- Site Plan (Minimum scale of 1" = 20').
Please show / provide the following:
 - Tabulations of total square footage, lot coverage, setbacks and acreage
 - Entire parcel(s) with dimensions and lot size in square feet
 - Existing and proposed buildings with square footage
 - Buildings to be removed
 - Setbacks
 - Dimensions and locations of all existing and proposed right-of-ways, easements and street frontage, including sidewalks, curb and gutter and planting strips
 - All existing and proposed site improvements, including, but not limited to, all utilities, retaining walls, fences, decks and patios, driveways and sidewalks, signs, parking areas, and erosion control features
 - Location of all existing and proposed trees, vegetation, palms and note tree species
 - Locations and dimensions of parking spaces and lot layout
 - Driveway entrance width and setbacks from property line
- Architectural Elevations (Minimum scale of 1/8" = 1'):
Please show / provide the following:
 - Provide color elevations, showing all material finishes, textures and landscaping for all elevations of the proposed building(s). They should include, at a minimum:
 - All exterior materials, colors and finishes, keyed to samples provided

Cont.



- Roof slopes and materials and color
 - Detail of doors, windows, garage doors
 - Lighting locations and details
 - Dimensions of structure(s) – height, width, and length
 - Deck, railing, stairs details including materials, colors, finishes, and decorative details
 - Exposed foundation treatment
 - Gutters and eaves
 - Abutting structure heights
- Provide samples of colors and/or materials mounted on a display board (to be provided prior to Design Review Board Meeting)
- Such additional data, maps, plans, or statements as the Town may require to fully describe and evaluate the particular proposed plan



**EACH GATE = 70 1/2"W X 46"H HORIZONTAL SLATS OCEANVIEW STYLE, WHITE
SWING IN, MANUAL OPENING. ALL GATES ARE ACTIVE AND OPEN
1.75" SLATS, 2.75" REVEAL, 2.5" FRAME
POSTS = 5"L X 5"W X 46"H**



8830 ABBOTT AVE



8834 ABBOTT AVE



8844 ABBOTT AVE



EXAMPLES OF DOUBLE DRIVEWAY GATES IN SURFSIDE





DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (RER)
BOARD AND CODE ADMINISTRATION DIVISION

MIAMI-DADE COUNTY
PRODUCT CONTROL SECTION
11805 SW 26 Street, Room 208
Miami, Florida 33175-2474
T (786) 315-2590 F (786) 315-2599

www.miamidade.gov/economy

NOTICE OF ACCEPTANCE (NOA)

Veka, Inc.
100 Veka Drive
Fombell, PA 16123

SCOPE:

This NOA is being issued under the applicable rules and regulations governing the use of construction materials. The documentation submitted has been reviewed and accepted by Miami-Dade County RER- Product Control Section to be used in Miami Dade County and other areas where allowed by the Authority Having Jurisdiction (AHJ).

This NOA shall not be valid after the expiration date stated below. The Miami-Dade County Product Control Section (In Miami Dade County) and/or the AHJ (in areas other than Miami Dade County) reserve the right to have this product or material tested for quality assurance purposes. If this product or material fails to perform in the accepted manner, the manufacturer will incur the expense of such testing and the AHJ may immediately revoke, modify, or suspend the use of such product or material within their jurisdiction. RER reserves the right to revoke this acceptance, if it is determined by Miami-Dade County Product Control Section that this product or material fails to meet the requirements of the applicable building code.

This product is approved as described herein, and has been designed to comply with the High Velocity Hurricane Zone of the Florida Building Code.

DESCRIPTION: PVC Privacy Fence Panels

APPROVAL DOCUMENT: Drawing No. S-4112, titled "PVC Privacy Fence", dated May 14, 2014, last revision #2 dated October 31, 2018, sheets 1 through 3 of 3, signed and sealed by Lyndon F. Schmidt, P.E. on October 31, 2018, bearing the Miami-Dade County Product Control Renewal stamp with the Notice of Acceptance number and the expiration date by the Miami-Dade County Product Control Section.

MISSILE IMPACT RATING: None

LABELING: Each fence panel shall bear a permanent label with the manufacturer's name or logo, city, state and the following statement: "Miami-Dade County Product Control Approved", unless otherwise noted herein.

RENEWAL of this NOA shall be considered after a renewal application has been filed and there has been no change in the applicable building code negatively affecting the performance of this product.

TERMINATION of this NOA will occur after the expiration date or if there has been a revision or change in the materials, use, and/or manufacture of the product or process. Misuse of this NOA as an endorsement of any product, for sales, advertising or any other purposes shall automatically terminate this NOA. Failure to comply with any section of this NOA shall be cause for termination and removal of NOA.

ADVERTISEMENT: The NOA number preceded by the words Miami-Dade County, Florida, and followed by the expiration date may be displayed in advertising literature. If any portion of the NOA is displayed, then it shall be done in its entirety.

INSPECTION: A copy of this entire NOA shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at the request of the Building Official.

This NOA **renews NOA #18-1106.07** and consists of this page 1, evidence submitted pages E-1 & E-2 as well as approval document mentioned above.

The submitted documentation was reviewed by **Helmy A. Makar, P.E., M.S.**

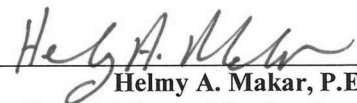


Helmy A. Makar
09/19/2019

NOA No. 19-0829.02
Expiration Date: 08/14/2024
Approval Date: 09/19/2019
Page 1

NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED

- 1. EVIDENCE SUBMITTED UNDER PREVIOUS APPROVAL # 14-0605.09**
 - A. DRAWINGS**
 1. *Drawing No. S-4112, titled "PVC Privacy Fence", dated May 14, 2014, sheets 1 through 3 of 3, signed and sealed by Lyndon F. Schmidt, P.E. on June 09, 2014.*
 - B. TESTS**
 1. *Test Report # TEL 04401036, dated May 21, 2014, issued by Testing Evaluation Laboratories, Inc. for Series/Model 72" Tahoe II, PVC Fence Panels, signed and sealed by William B. Shelton, P.E. on May 27, 2014.*
 2. *Test Report # TEL 04401035, dated May 21, 2014, revised on June 11, 2014, issued by Testing Evaluation Laboratories, Inc. for Series/Model 72" Shadowbox, PVC Fence Panels, signed and sealed by William B. Shelton, P.E. on June 11, 2014.*
 - C. CALCULATIONS**
 1. *Fence and Post Analysis, dated May 27, 2014, one sheet, signed and sealed by Lyndon F. Schmidt, P.E. on May 27, 2014.*
 - D. QUALITY ASSURANCE**
 1. *By Miami-Dade County Department of Regulatory and Economic Resources.*
 - E. MATERIAL CERTIFICATIONS**
 1. *NOA #12-0106.01 for the plastic material specifications.*
 - F. STATEMENTS**
 1. *FBC, 2010 Edition compliance letter issued by R W Building Consultants, Inc., dated May 27, 2014, signed and sealed by Lyndon F. Schmidt, P.E. on May 27, 2014.*
- 2. EVIDENCE SUBMITTED UNDER PREVIOUS APPROVAL # 16-0125.05**
 - A. DRAWINGS**
 1. *Drawing No. S-4112, titled " PVC Privacy Fence ", dated 05/14/14, last revision #1 dated 01/11/16, sheets 1 through 3 of 3, signed and sealed by Lyndon F. Schmidt, P.E. on 01/11/16.*
 - B. TESTS**
 1. *None.*
 - C. CALCULATIONS**
 1. *None.*
 - D. QUALITY ASSURANCE**
 1. *By Miami-Dade County Department of Regulatory and Economic Resources.*



Helmy A. Makar, P.E., M.S.
Product Control Section Supervisor
NOA No. 19-0829.02
Expiration Date: 08/14/2024
Approval Date: 09/19/2019

Veka, Inc.

NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED

E. MATERIAL CERTIFICATIONS

1. *None.*

F. STATEMENTS

1. *FBC, 2014 Edition compliance letter issued by R W Building Consultants, Inc., dated January 11, 2016, signed and sealed by Lyndon F. Schmidt, P.E.*

3. NEW EVIDENCE SUBMITTED

A. DRAWINGS

1. *Drawing No. S-4112, titled " PVC Privacy Fence ", dated May 14, 2014, last revision #2 dated October 31, 2018, sheets 1 through 3 of 3, signed and sealed by Lyndon F. Schmidt, P.E. on October 31, 2018.*

B. TESTS

1. *None.*

C. CALCULATIONS

1. *None.*

D. QUALITY ASSURANCE

1. *By Miami-Dade County Department of Regulatory and Economic Resources.*

E. MATERIAL CERTIFICATIONS

1. *None.*

F. STATEMENTS

1. *FBC, 2017 Edition compliance letter issued by R W Building Consultants, Inc., dated October 31, 2018, signed and sealed by Lyndon F. Schmidt, P.E.*

3. NEW EVIDENCE SUBMITTED

A. DRAWINGS

1. *None.*

B. TESTS

1. *None.*

C. CALCULATIONS

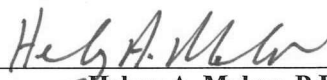
1. *None.*

D. QUALITY ASSURANCE

1. *By Miami-Dade County Department of Regulatory and Economic Resources.*

E. MATERIAL CERTIFICATIONS

1. *None.*

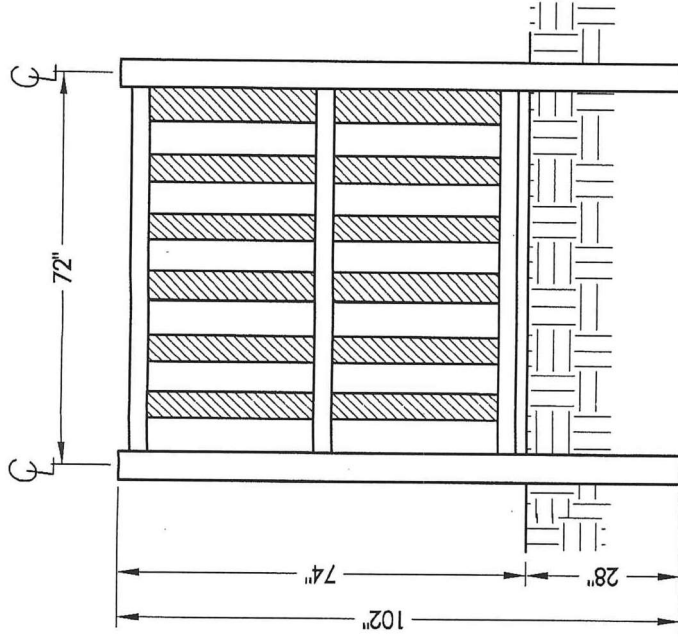


Helmy A. Makar, P.E., M.S.
Product Control Section Supervisor
NOA No. 19-0829.02
Expiration Date: 08/14/2024
Approval Date: 09/19/2019



VEKA INC.
 100 VEKA DRIVE
 FOMBELL, PA 16123

PVC PRIVACY FENCE



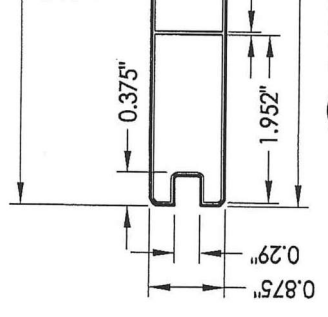
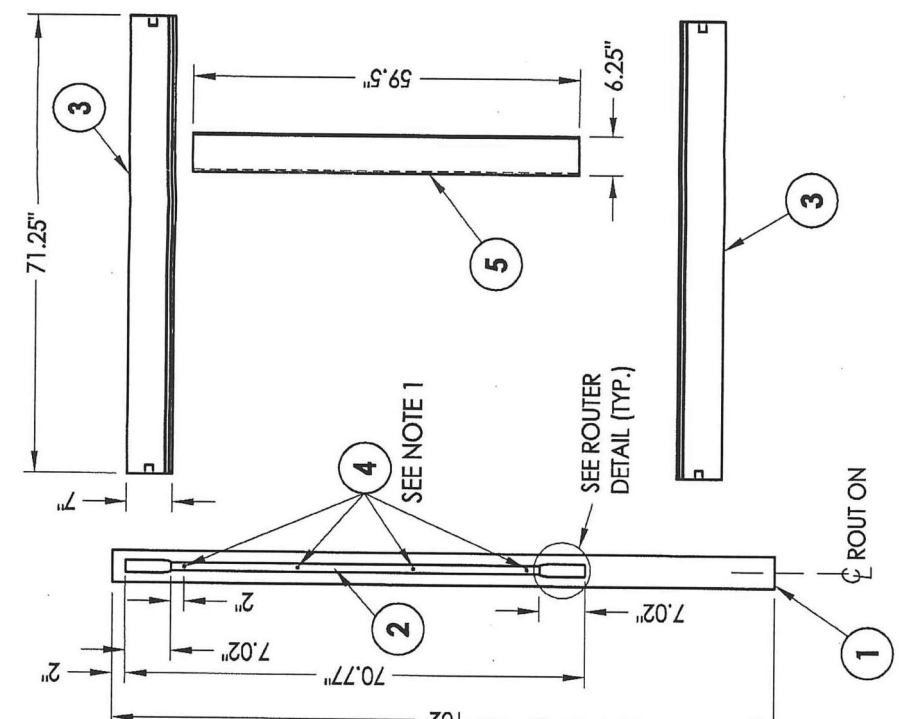
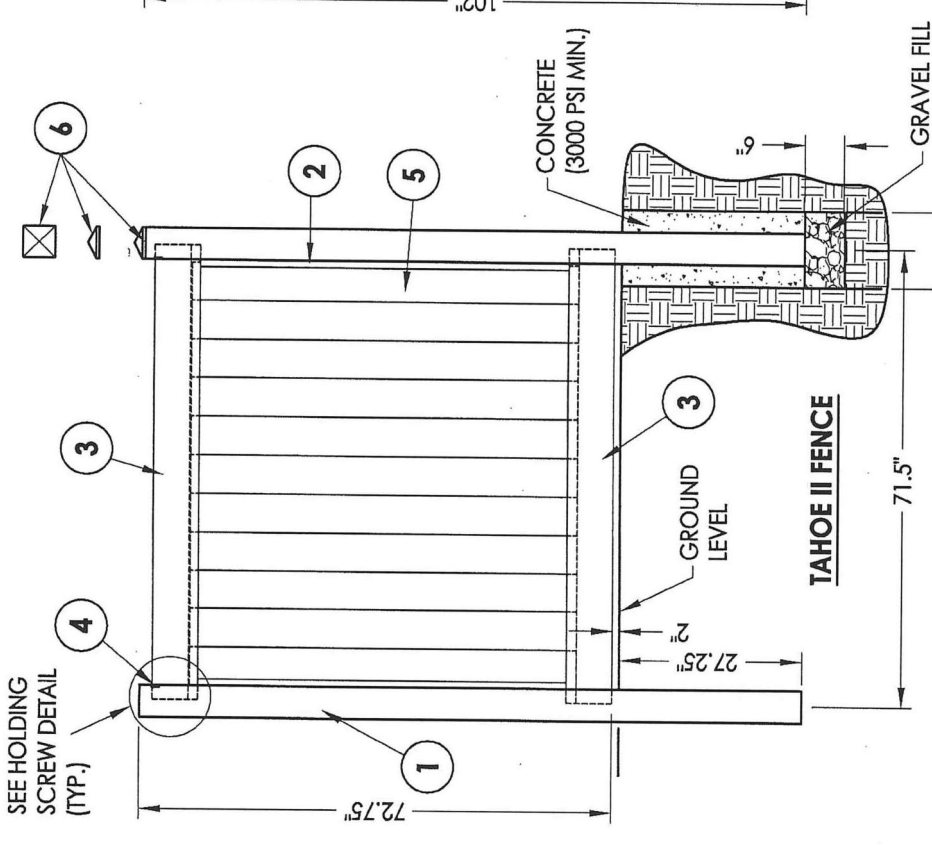
BRECKENRIDGE

GENERAL NOTES

1. This product is designed to comply with the 6th Edition 2017 Florida Building Code "High Velocity Hurricane Zone".
2. For wind load rating, see chart this sheet.
3. Installation of this fence shall be based on this product approval documents with no deviation from the conditions detailed on this document.
4. This Product Approval Document (P.A.D.) will be considered invalid if modified.
5. Site specific projects shall be prepared by a Florida Licensed Engineer or Architect which will become the Professional Of Record (P.O.R.) for the project and who will be responsible for the proper use of this P.A.D.
6. This fence manufacturer's permanent label shall be placed at each fence assembly. The permanent label shall read as follows:
 VEKA, Inc.
 Fombell, PA
 Miami - Dade County
 Product Control Approved

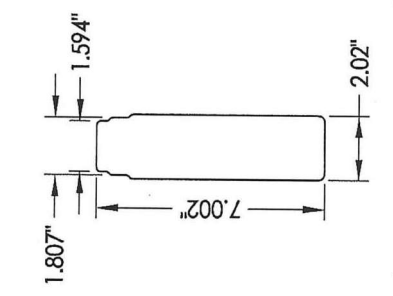
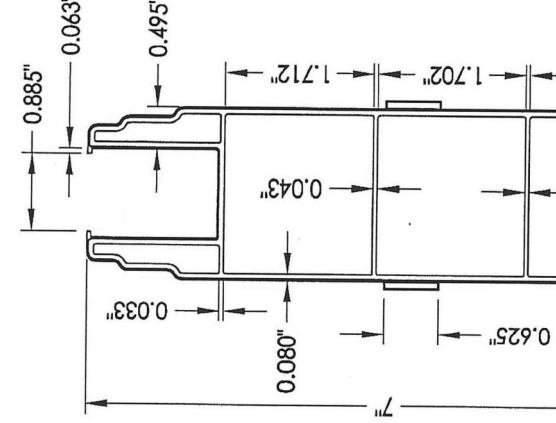
7. Tested in accordance with Metro-Dade County performance test requirements as reported in test report #'s TEL 04401035 & TEL 04401036 issued by Testing Evaluation Laboratory.
8. The fence post, rails and pickets are a coextruded part with a min. 0.020" (+/- .005") cap stock which contains "UV" inhibitors. All parts shall be made of PVC that is

PVC Material Specifications	
Rate of Burning	
Self-Ignition Temperature (Spontaneous)	
Average Smoke Density Rating	
Tensile Strength (Difference Exposed & Unexpo	



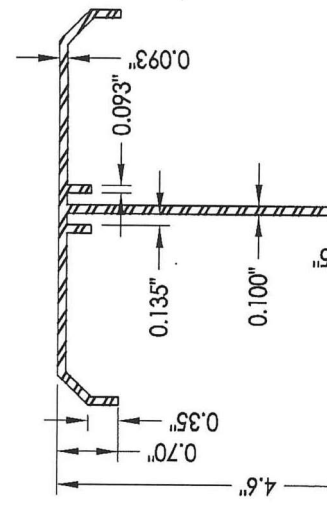
MIN. 0.020" CAP STOC
(CONTAINS UV INHIBITO
TYP. ALL POST, RAILS & PIC

- NOTES:
1. U-CHANNEL IS ATTACHED TO THE FENCE POST w/ (4) #10 X 3/4" SELF-DRILLING TEK SCREWS LOCATED 2" FROM THE TOP & BOTTOM PLUS 2 MORE EQUALLY SPACED.
 2. REINFORCEMENT TO BE INSERTED INTO EACH POST AND MUST EXTEND TO THE BOTTOM OF POST.

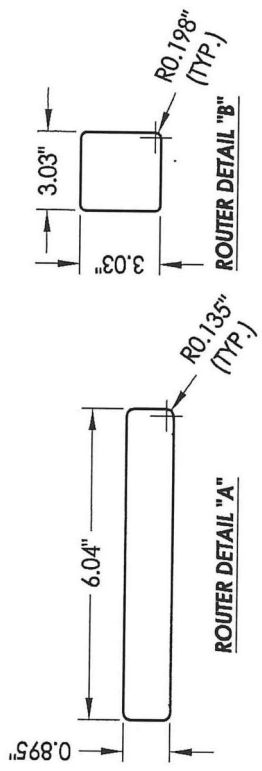
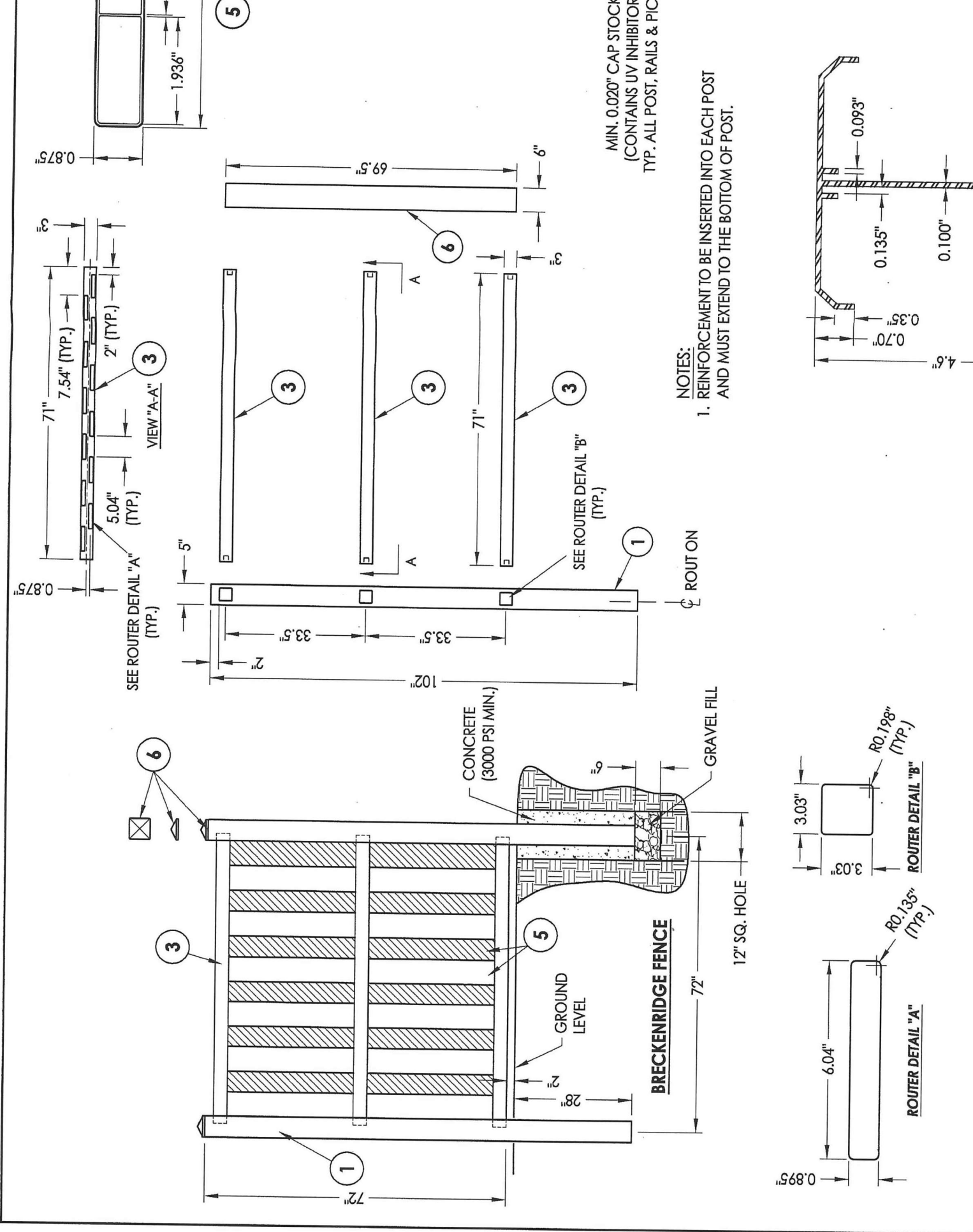


HOLDING SCREW DETAIL

ROUTER DETAIL



ITEM #	DESCRIPTION	MATERIAL
BILL OF MATERIALS		



1355 NW 97TH AVE, SUITE 200
 MIAMI, FL 33172
 TELEPHONE: (305) 264-2660
 FAX: (305) 264-0229

Nova Surveyors, Inc.

SURVEY NO 5-0011178-2

DRAWN BY: A.A.

LAND SURVEYORS

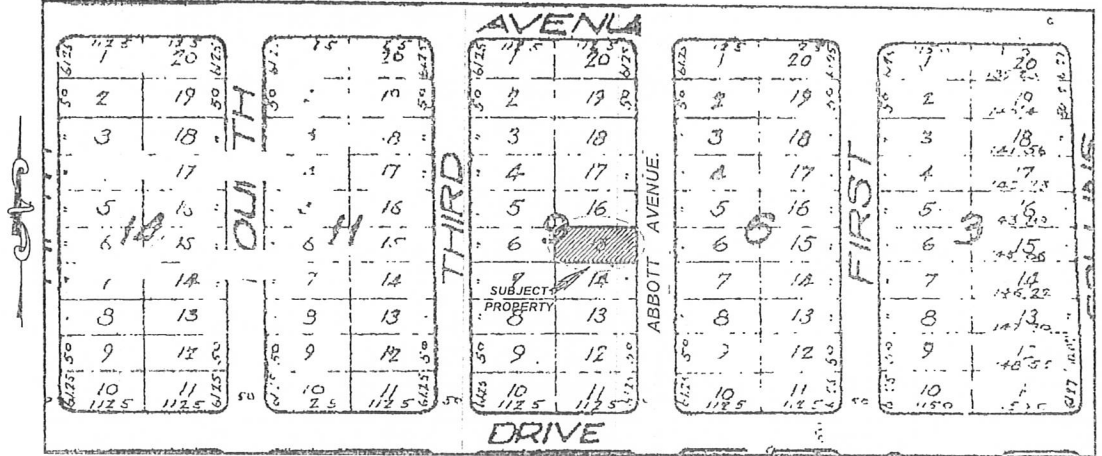
SHEET NO 1 OF 2

SURVEY OF LOT 15, BLOCK 9, OF SECOND AMENDED PLAT OF NORMANDY BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGE 44, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS: 8834 ABBOTT AVE, MIAMI BEACH, FL 33154
 FOR: FRANCESCO FOGGIA

LOCATION SKETCH

Scale 1" = NT.S.



ABBREVIATION AND MEANING

- | | | |
|---|---|-----------------------------------|
| A = ARC | FNIP = FEDERAL NATIONAL INSURANCE PROGRAM | RAD. = RADIUS OF RADIAL RANGE |
| A/C = AIR CONDITIONER PAD | IN.&EG. = INGRESS AND EGRESS EASEMENT | R.P. = RADIUS POINT |
| A.E. = ANCHOR EASEMENT | L.F.E. = LOWEST FLOOR ELEVATION | R.O.E. = ROOF OVERHANG EASEMENT |
| ARR = ALUMINIUM ROOF | L.M.E. = LAKE MAINTENANCE EASEMENT | R/W = RIGHT-OF-WAY |
| AS = ALUMINIUM SHED | L.P. = LIGHT POLE | SEC. = SECTION |
| ASPH. = ASPHALT | M. = MEASURED DISTANCE | S.I.P. = SET IRON PIPE L.B. #6044 |
| B.C. = BROWARD COUNTY RECORDS | M.H. = MANHOLE | SWK = SIDEWALK |
| B.M. = BENCH MARK | N.A.P. = NOT A PART OF | T = TANGENT |
| B.O.B. = BASIS OF BEARINGS | NGVD = NATIONAL GEODETIC VERTICAL DATUM | TWP = TOWNSHIP |
| C = CALCULATED | N.T.S. = NOT TO SCALE | U.E. = UTILITY EASEMENT |
| C.B. = CATCH BASIN | O.H.L. = OVERHEAD UTILITY LINES | U.P. = UTILITY POLE |
| C.B.W. = CONCRETE BLOCK WALL | O.R.B. = OFFICIAL RECORD BOOK | WM = WATER METER |
| CH = CHORD | O/S = OFFSET | W.R. = WOOD ROOF |
| CH.B. = CHORD BEARING | OVH. = OVERHANG | W.S. = WOOD SHED |
| CL = CLEAR | P.B. = PLAT BOOK | |
| C.L.F. = CHAIN LINK FENCE | P.C. = POINT OF CURVE | |
| C.M.E. = CANAL MAINTENANCE EASEMENTS | P.C.C. = POINT OF COMPOUND CURVE | |
| CONC. = CONCRETE | PL. = PLANTER | |
| C.P. = CONCRETE PORCH | P.L.S. = PROFESSIONAL LAND SURVEYOR | |
| C.S. = CONCRETE SLAB | P.O.B. = POINT OF BEGINNING | |
| D. = DRAINAGE EASEMENT | P.O.C. = POINT OF COMMENCEMENT | |
| D.M.E. = DRAINAGE MAINTENANCE EASEMENTS | P.P. = POWER POLE | |
| DRIVE = DRIVEWAY | P.P.S. = POOL PUMP SLAB | |
| ENCR = ENCROACHMENT | P.R.C. = POINT OF REVERSE CURVE | |
| E.T.P. = ELECTRIC TRANSFORMER PAD | PRM = PERMANENT REFERENCE MONUMENT | |
| F.F.E. = FINISHED FLOOR ELEVATION | PT = POINT OF TANGENCY | |
| F.H. = FIRE HYDRANT | PVMT = PAVEMENT | |
| F.I.P. = FOUND IRON PIPE | PWY = PARKWAY | |
| F.I.R. = FOUND IRON ROD | R. = RECORD DISTANCE | |
| F.N. = FOUND NAIL | | |
| F.N.D. = FOUND NAIL & DISK | | |

LEGEND TYPICAL

- OH— OVERHEAD UTILITY LINES
- ==== C.B.S. = WALL (CBW)
- X— C.L.F. = CHAIN LINK FENCE
- O— I.F. = IRON FENCE
- W— W.F. = WOOD FENCE
- * 0.00 = EXISTING ELEVATIONS

SURVEYOR'S NOTES

- 1) IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY. IF NOT, THEN BEARINGS ARE REFERRED TO COUNTY, TOWNSHIP MAPS
- 2) THIS IS A SPECIFIC PURPOSE SURVEY.
- 3) THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1.7500 FT.
- 4) IF SHOWN, ELEVATIONS ARE REFERRED TO MIAMI-DADE COUNTY.

BM# _____ ELEV. _____ FEET OF N.G.V.D. OF 1929.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY: *George Barr*
 GEORGE IBARRA (DATE OF FIELD WORK) 03-31-2020

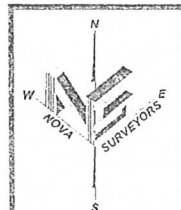
PROFESSIONAL LAND SURVEYOR NO. 2534
 STATE OF FLORIDA (VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND SURVEYOR)

REVISED ON: _____
 REVISED ON: _____

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY ("SURVEY"):

- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING, AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY. THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD, AND LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND / OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND / OR NOT TO SCALE.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS OTHERWISE SHOWN.
- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS AND SETBACKS, AND THEY WILL BE RESPONSIBLE FOR SUBMITTING PLOT PLANS WITH THE CORRECT INFORMATION FOR THEIR APPROVAL FOR AUTHORIZATION TO AUTHORITIES IN NEW CONSTRUCTIONS, UNLESS OTHERWISE NOTED. THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED.
- HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.
- THE SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE INFORMATION BELOW. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION. THE FNIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN ZONE AE COMMUNITY/PANEL/SUFFIX 120659-0326-L DATE OF FIRM: 09-11-2009 BASE FLOOD ELEVATION: N/A

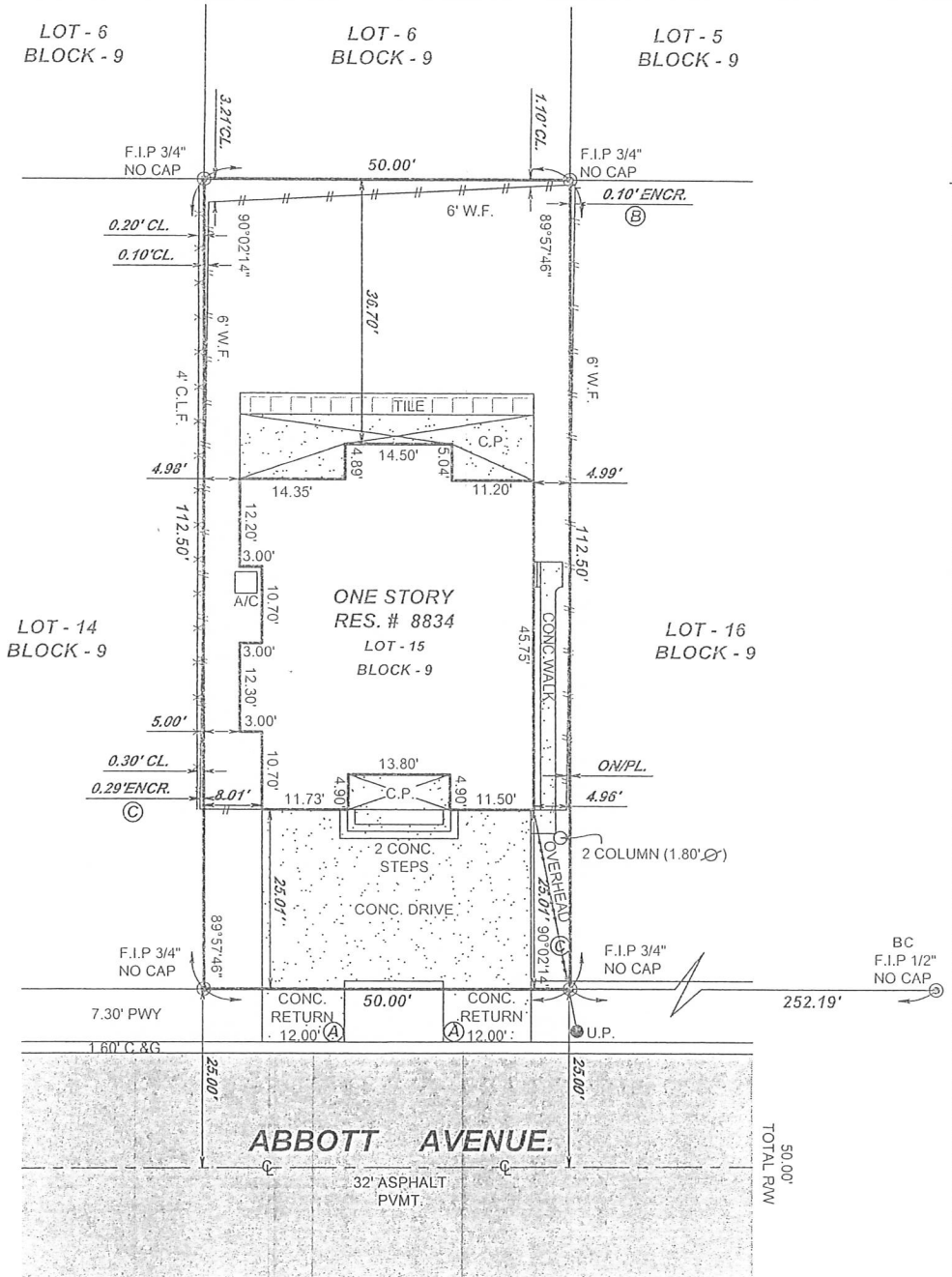
CERTIFIED TO: FRANCESCO FOGGIA
 GARDEN TITLE CORP
 FIRST AMERICAN TITLE INSURANCE COMPANY
 US BANK HOME MORTGAGE, ITS SUCCESSOR AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR



SURVEYOR'S SEAL

BOUNDARY SURVEY

SCALE = 1" : 20'



SURVEYOR'S NOTE:

- A) Concrete Return Encroaching onto Right-of-way on the East side of Property
- B) Wood Fence Encroaching onto Neighbor's Property (Lot, 16 Block 9) on the North side.
- C) Wood Fence Encroaching onto Neighbor's Property (Lot, 14 Block 9) on the South side.
- D) Overhead Utility Line Encroaching onto Subject Property on the Northeast side of Property.

SURVEYOR'S NOTE:

- There may be Easements recorded in the Public Records not shown on this Survey.
- The purpose of this Survey is for use in obtaining Title Insurance and Financing and should not be used for Construction purposes.



MEMORANDUM

ITEM NO. 5.B

To: Planning & Zoning Board
From: Town Planner Judith Frankel
Date: January 26, 2023
Subject: **9388 Abbott Avenue - Second Floor Addition**

Staff finds the application mainly meets the Zoning Code however elements of the new addition are inconsistent with the existing home. The Design Review Guidelines state: "All roof slopes on a single building should have the same angle unless different slopes are inherent in the design's style." The Planning and Zoning Board should determine whether the inconsistencies in the roof design are appropriate.

Additionally, the window size, window appearance and stucco banding detail appear different on the provided plans they do in-person. These discrepancies should be addressed prior to approval.

The subject property is located at 9388 Abbott Avenue, within the H30B zoning district. The applicant is requesting an addition to the second floor of the home. The addition will enclose an existing balcony area at the rear of the home and will be visible from the secondary frontage along 94th Street. The existing barrel tile hip roof will be reduced on the west side of the home to accommodate the addition. The height of the addition from the Crown-of-Road will be 29 feet 11 inches. This height is inclusive of the parapet wall.

The property is 6,160 SF according to the Miami-Dade County Property Appraiser. The existing first floor of the home is 1,559 SF, which is about 25% lot coverage. The new addition will bring the second floor equal to the square footage of the first floor. Homes with less than 32% lot coverage may have a second floor that equals 100% of the first floor.

The project plans note that the addition will be provided with stucco and stucco banding to match the existing home. There are some location inconsistencies between the banding shown on the plans and the actual home. Applicant should clarify the location of the banding detail. The existing windows also appear different in size and appearance on the plans than

they do in-person. The window size and design should be clarified as well, especially on the North elevation.

The applicant has not submitted landscape plans, as they are not required for additions.

Please see images and table attached.

[9388 Abbott Avenue Table](#)

[9388 Abbott Avenue Agenda Packet.pdf](#)



Town of Surfside, Florida Development Review

Images and Tables

To: Planning and Zoning Board
Thru: Hector Gomez, Acting Town Manager
From: Judith Frankel, Town Planner
CC: Lillian Arango, Town Attorney
James McGuinness, Town Building Official
Date: January 26th, 2023
RE: 9388 Abbott Avenue– Second Floor Addition to a Single-Family Residence



9833 Abbott Avenue viewed from Abbott Avenue/ Image courtesy of Google Maps 2022



Town of Surfside, Florida Development Review



9833 Abbott Avenue viewed from 94th Street/ Image courtesy of Google Maps 2022

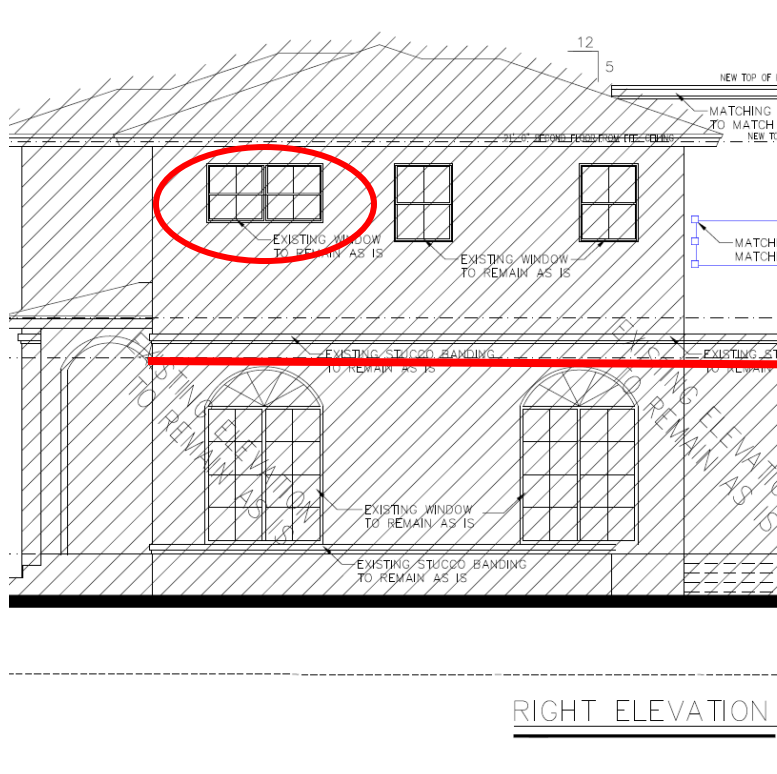


Image clipped from Sheet A3 of Application Package



Town of Surfside, Florida Development Review

Table 1: Town of Surfside Adopted Residential Design Guidelines

Design Element	Required	Proposed
Building Massing	Building forms should be varied enough to avoid monotony and to avoid pyramidal massing and should be compatible with surrounding houses	Consistent
Decorative Features	Decorative features should be stylistically consistent throughout the entire building.	Stucco Banding is Consistent on plans, but location is unclear
Overall Architectural Style	The overall style of each house should be consistent on all sides of the building, as well as among all portions of the roof.	The new addition will have consistent stucco finishing, but a different roof line
Wall Material and Finishes	The same material should be used on all building elevations unless multiple materials are a legitimate expression of the particular style.	Consistent
Roof Types	Roof types and slopes should be generally the same over all parts of a single building	The roof of the addition is different in style from the existing roof. The addition will be visible for the 94 th Street right-of-way.
Window Style	Window styles should always be consistent among all elevations of a building	Consistent on plan, but plans differ from actual existing home
Frame Materials	Frame Materials should never vary on a single building	Consistent
Window, Door and Eave	Window, door and eave trim should be consistent on all elevations of the house.	The addition will have a parapet, where the existing home have eaves



DRB Meeting	___/___/20__
Application / Plans Due	___/___/20__

**TOWN OF SURFSIDE
SINGLE-FAMILY and TWO-FAMILY SITE PLAN APPLICATION**

A complete submittal includes all documents on the "Single-Family and Two-Family Site Plan Application Submission Checklist" as well as completing this application in full. The owner and agent must sign the application with the appropriate supplemental documentation attached. Please print legibly in ink or type on this application form. A pre-application meeting with the Town Planner is required prior to submitting this application. Town Planner, Judith Frankel jfrankel@townofsurfsidefl.gov

PROJECT INFORMATION <small>ALL INFORMATION IS REQUIRED</small>	
PROPERTY ADDRESS:	9388 Abbott Avenue, Surfside FL 33154
OWNER'S NAME:	Rachel and Rodrigo Sletatt
PHONE:	917-494-2746 Email: Rgisme@hotmail.com
AGENT'S NAME:	_____
ADDRESS:	_____
PHONE:	_____ Email: _____
ZONING CATEGORY:	_____
DESCRIPTION OF PROPOSED WORK:	Enclosing second floor balcony
Application Meeting Date:	_____

INTERNAL USE ONLY	
Date Submitted	12/15/2022 Project Number 23-3211
Report Completed	_____ Date 12/19/22
Fee Paid	\$ 200.

ZONING STANDARDS	Required	Provided
Plot Size	_____	_____
Setbacks (F/R/S)	_____	_____
Lot Coverage	_____	_____
Height	_____	_____
Pervious Area	_____	_____

Rachel Sletatt December 15, 2022
 SIGNATURE OF OWNER DATE SIGNATURE OF AGENT DATE



TOWN OF SURFSIDE
SINGLE-FAMILY and TWO-FAMILY SITE PLAN APPLICATION
PLANNING AND ZONING BOARD Rules and Procedures (June 2002)

The Planning and Zoning shall generally meet the last Thursday of each month at 6:00 p.m. at Town Hall in the Commission Chambers.

Zoning compliant plans and completed applications (including all supporting documentation) must be submitted to the Building Department at least 30 days prior to the Planning and Zoning Meeting with the applicable fees (example: \$200.00 for Plan Review for Zoning), at which time they will be considered. Incomplete or non-compliant plans and applications will not be processed. Please note that some applications require public notice (incl. new homes and substantial additions).

The applicant or duly authorized agent (per ownership affidavit) must be present at the meeting. If there are no applications for consideration by the Planning and Zoning Board, the monthly meeting may be cancelled at the discretion of the Chair of the Board.

Please advise the name of the Owner and Representative who will attend the hearing on behalf of this application:	
Rachel Slelatt	December 15, 2022
NAME OF REPRESENTATIVE	DATE



**TOWN OF SURFSIDE
SUBMISSION CHECKLIST
SINGLE-FAMILY and TWO-FAMILY SITE PLAN APPLICATION**

Project Address _____

Project Number _____

SUBMITTAL REQUIREMENTS FOR REVIEW:

- Pre-Application Meeting
- Completed "Single-Family and Two-Family Site Plan Application" form
- Application fee: \$ _____ made out to "Town of Surfside"
- Ownership Affidavit
- Survey less than one (1) year old. A survey over one (1) year is sufficient as long as the property has not changed ownership and the owner provides an affidavit that no changes have occurred since the date of the survey.
- Recent photographs, as visible from the street, of the subject property and of the adjacent two (2) homes on each side of the subject property on the same side of street. If the adjacent lot(s) are vacant then the next adjacent home(s) shall be utilized.
- Site Plan (Minimum scale of 1" = 20').
Please show / provide the following:
 - Tabulations of total square footage, lot coverage, setbacks and acreage
 - Entire parcel(s) with dimensions and lot size in square feet
 - Existing and proposed buildings with square footage
 - Buildings to be removed
 - Setbacks for all floors. If there is a 2nd floor average side setback must be shown.
 - Dimensions and locations of all existing and proposed right-of-ways, easements and street frontage, including sidewalks, curb and gutter and planting strips
 - All existing and proposed site improvements, including, but not limited to, all utilities, retaining walls, fences, decks and patios, driveways and sidewalks, signs, parking areas, erosion control features, pools and accessory buildings
 - Locations and dimensions of parking spaces and driveways and lot layout
 - Driveway entrance width and setbacks from property line
- Architectural Elevations (Minimum scale of 1/8" = 1'):
Please show / provide the following:
 - Provide color elevations, showing all material finishes, textures and landscaping for all elevations of the proposed building(s). They should include, at a minimum:
 - All exterior materials, colors and finishes, keyed to samples provided
 - Roof plan including mechanical equipment

Cont.

Page 1 of 2

Town of Surfside – Submission Checklist - Single-Family and Two-Family Site Plan Application



- Roof slopes and materials and color
 - Detail of doors, windows, garage doors
 - Lighting locations and details
 - Dimensions of structure(s) – height, width, and length
 - Building Height as measured from the Crown of the Road
 - Finished Floor Elevation
 - Deck, railing, stairs details including materials, colors, finishes, and decorative details
 - Exposed foundation treatment
 - Gutters and eaves
 - Abutting structure heights
- Landscape Plan (Minimum scale of 1" = 20').
Please show / provide the following:
- Tabulations of total property pervious square footage, Front Yard pervious, Rear Yard pervious
 - Tabulations of the required number and location of lot trees, streets trees and shrubs
 - Size of Trees and Shrubs
 - Tabulations of the required Florida Friendly landscaping
 - Location of all existing and proposed trees, vegetation, palms and note tree species
- Provide descriptions and images of colors and/or materials to be used
-
- Such additional data, maps, plans, or statements as the Town may require to fully describe and evaluate the particular proposed plan

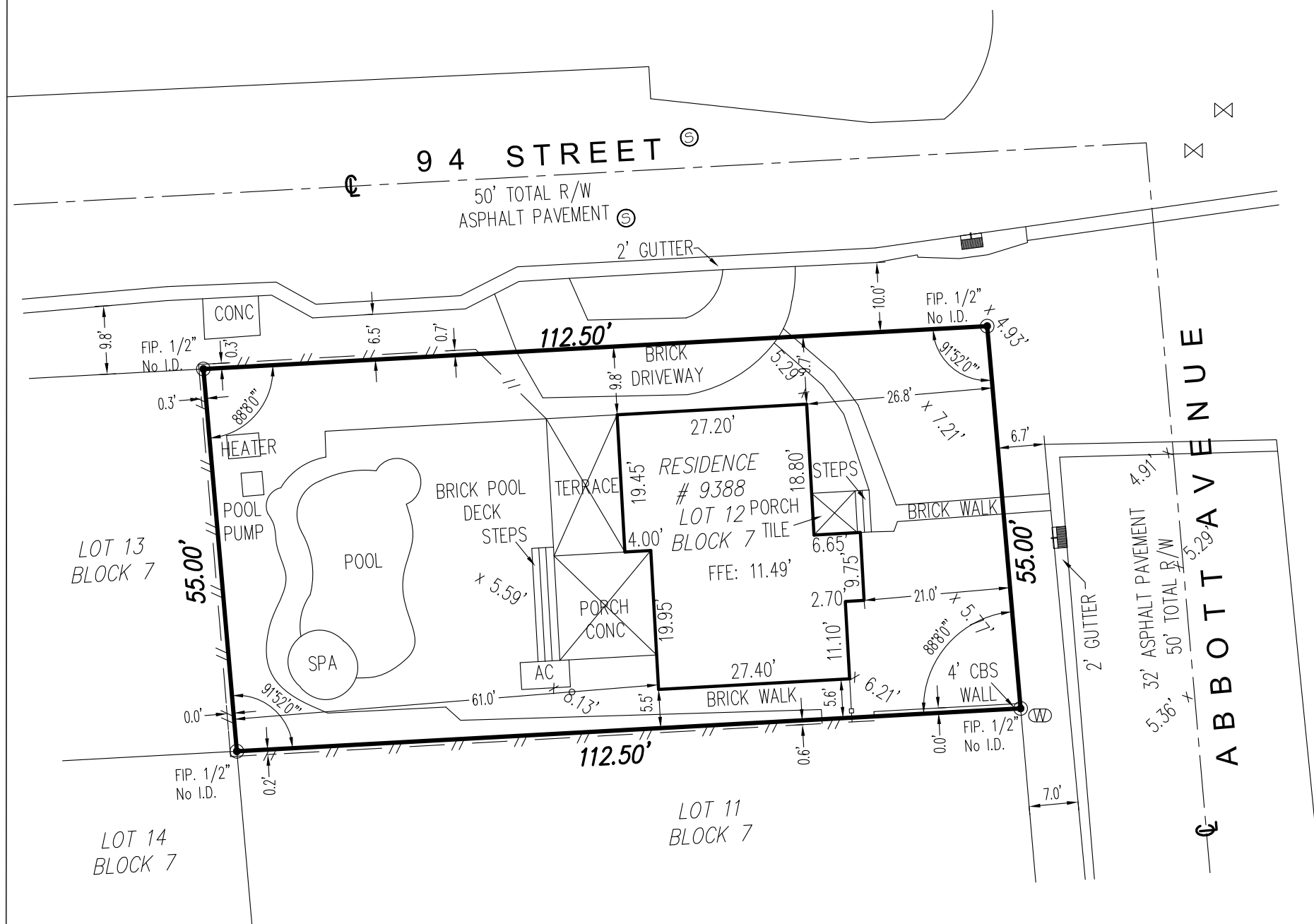
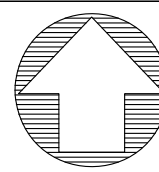
All above documents must be provided in the following format after the pre-application meeting:

- One (1) USB Flash Drive, (must contain exactly what is being provided in the physical sets and physical sets cannot be signature protected or password protected). The site plans must be in PDF format. Plans must be digitally signed and sealed
- *Provided prior to Planning & Zoning Board Meeting – Two (2) reduced sized sets (11" x 17" sheets) of the complete design development drawings. Plans must be digitally signed and sealed.*

For ask questions or to schedule a pre-application meeting please contact:

Judith Frankel
Town Planner
Town of Surfside
9293 Harding Avenue
Surfside, FL 33154
Main: 305-861-4863 ext 497
jfrankel@townofsurfsidefl.gov

BOUNDARY SURVEY



ABBREVIATIONS AND LEGEND:

- A/C = DENOTES AIR CONDITIONING UNIT
- B.C. = DENOTES BLOCK CORNER
- B.M. = DENOTES BENCH MARK
- C.B.S. = DENOTES CONCRETE BLOCK STUCCO
- C & G = DENOTES CURVE & GUTTER
- V.G. = DENOTES VALLEY GUTTER
- CL = DENOTES CENTERLINE
- M = DENOTES MONUMENT LINE
- F. 1/2"IP = DENOTES FOUND IRON PIPE
- NO ID = NOT IDENTIFIED
- F.F.E. = DENOTES FINISH FLOOR ELEVATION
- E.M. = DENOTES ELECTRIC METER
- D.H. = DENOTES DRILL HOLE
- (M) = DENOTES MEASURE
- (R) = DENOTES RECORD
- R/W = DENOTES RIGHT-OF-WAY
- U.E. = DENOTES UTILITY EASEMENT
- P.B. = DENOTES PLAT BOOK
- PG. = DENOTES PAGE
- P.C.P. = DENOTES PERMANENT CONTROL POINT
- = DENOTES LIGHT POLE
- = DENOTES EXISTING ELEVATION
- = DENOTES CATCH BASIN
- = DENOTES WATER METER
- — — — — = DENOTES WOOD FENCE
- — — — — = DENOTES CHAIN LINK FENCE
- — — — — = DENOTES IRON FENCE
- — — — — = DENOTES OVERHEAD LINE
- = DENOTES FOUND IRON PIPE (NO ID.)
- = DENOTES FOUND NAIL AND DISC
- = DENOTES WOOD POWER POLE
- = DENOTES MANHOLE SANITARY
- = DENOTES WATER VALVE
- = DENOTES ASPHALT
- = DENOTES BRICK
- = DENOTES CONCRETE PAD
- = DENOTES TILE

GENERAL NOTES:

LEGAL DESCRIPTION PROVIDED BY OTHERS. EXAMINATION OF THE ABSTRACT OF THE TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECT THIS PROPERTY. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENT OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT. UNDERGROUND PORTIONS OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED. ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED. WALL TIES ARE THE FACE OF THE WALL. FENCE OWNERSHIP NOT DETERMINED. BEARINGS REFERENCED TO LINE NOTED AS B.R. BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE. NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED. NOT VALID UNLESS SEALED WITH THE SIGNINGS SURVEYORS EMBOSSED SEAL. DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN. ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. 1929 UNLESS OTHERWISE NOTED. THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED. THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAME HEREON. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.

PROPERTY ADDRESS:

9388 ABBOTT AVENUE, SURFSIDE, FLORIDA, 33154

LEGAL DESCRIPTION:

LOT 12, BLOCK 7, OF "ALTOS DEL MAR No. 5", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, AT PAGE 92, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CERTIFIED TO:

RODRIGO A SLELATT
RACHEL SLELATT

ALL BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND MEASURED UNLESS OTHERWISE NOTED.


FIELD DATE OF SURVEY	12-17-2022	FLOOD ZONE:	COMMUNITY:	PANEL:
BENCH MARK:	5-243	AH	120659	0163
ELEVATION:	11.77'	ELEVATION:	DATE OF FIRM:	SUFFIX:
		8.00'	09-11-2009	L

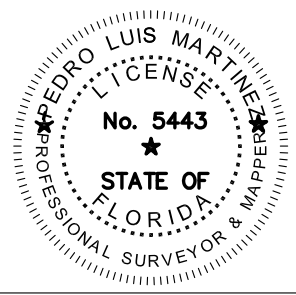
BOUNDARY SURVEY

DATE	DRAWN BY	SCALE
12-19-2022	I.C.	1"=20'
REVISION / UPDATE OF SURVEY		
DATE	DESCRIPTION	
N/A	N/A	



MARTINEZ & MARTINEZ ENTERPRISES, INC.
LICENSE BUSINESS NO. 7702
7179 WEST 13 AVENUE, HIALEAH, FL 33014
PH: (786) 277-4851 PLSPSM@GMAIL.COM
WEBSITE: MARTINEZ AND MARTINEZ.COM

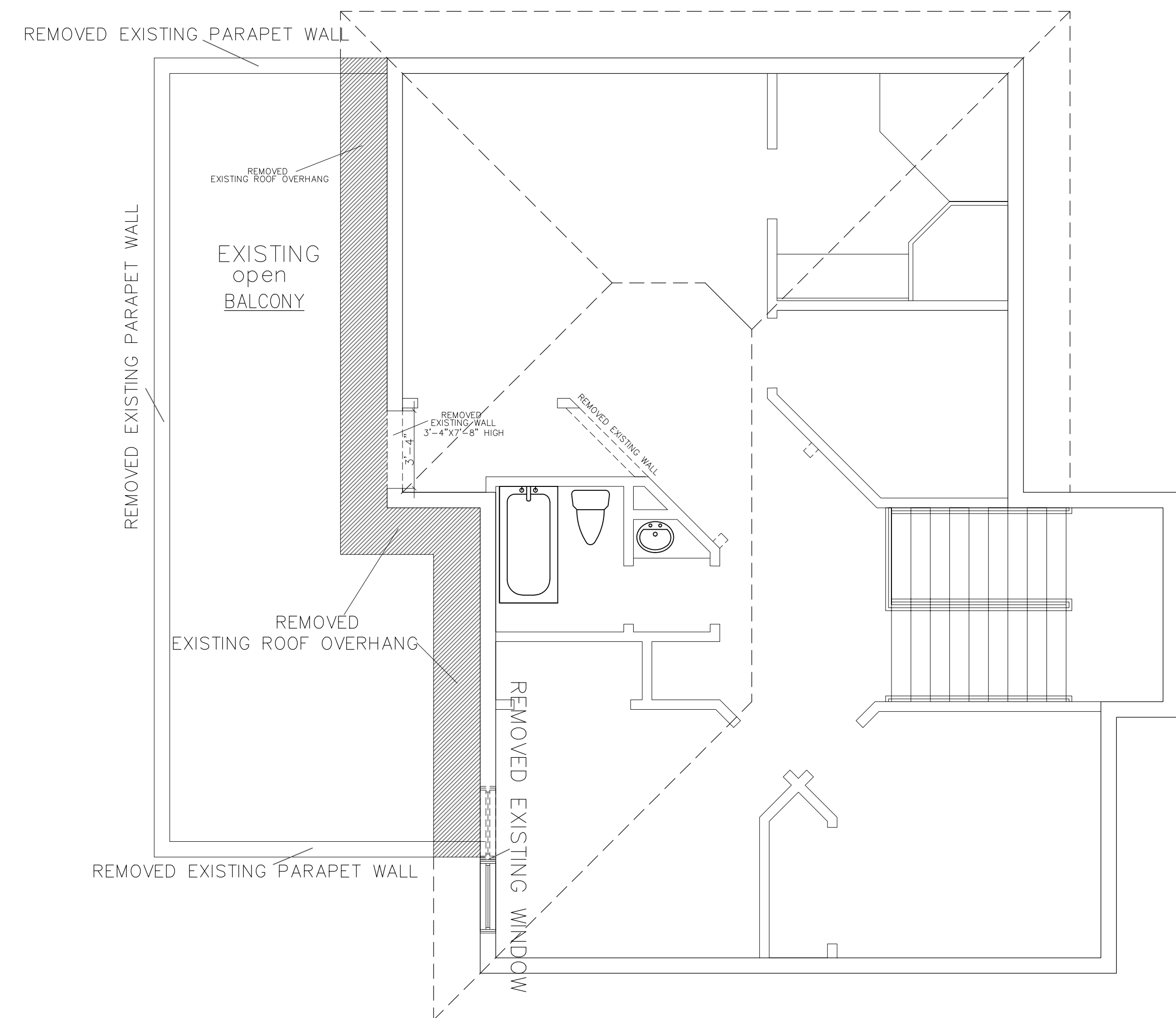
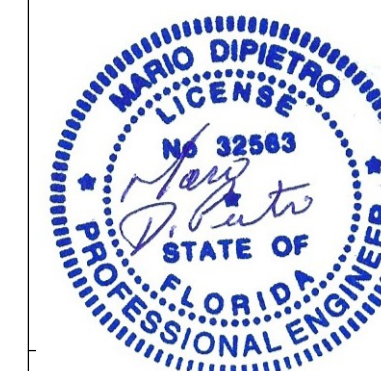
SIGNED  12-19-2022 FOR THE FIRM
PEDRO LUIS MARTINEZ, LS No. 5443-STATE OF FLORIDA NOT VALID WITH AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL ON A LICENSE SURVEYOR AND MAPPER. **60**



DESIGN ODYSSEY INC.
REG. # AA-26001971
965 W COMMERCIAL BLVD.
FORT LAUDERDALE FL 33309

MDP ENGINEERING, INC.
Consulting Structural Engineers
336 SW SUN CIRCLE
PALM CITY, FL 34990
Phone: 954.243.4595
STATE OF FLORIDA P.E. No. 32563 CA-6918

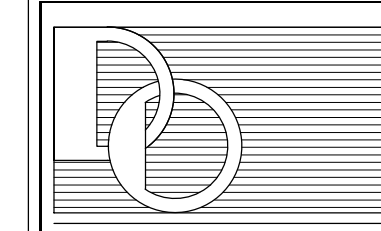
REVISIONS	BY
1	AA



DEMOLITION SECOND FLOOR PLAN

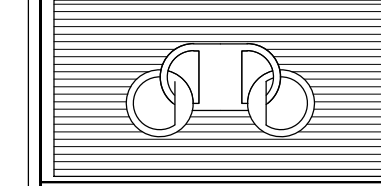
SCALE 1/4"=1'-0"

FOR SLELATT FAMILY
9388 ABBOTT AVE
SURFSIDE FL



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Phone (954) 418-7111
Fax (954) 418-7110
e-mail: designodyssey@gmail.com
WWW.DESIGNODYSSEY.NET



DESIGNED BY: ABEY

DRAWN BY:

CHECKED BY:

DATE: 9-28-22

Sheet:

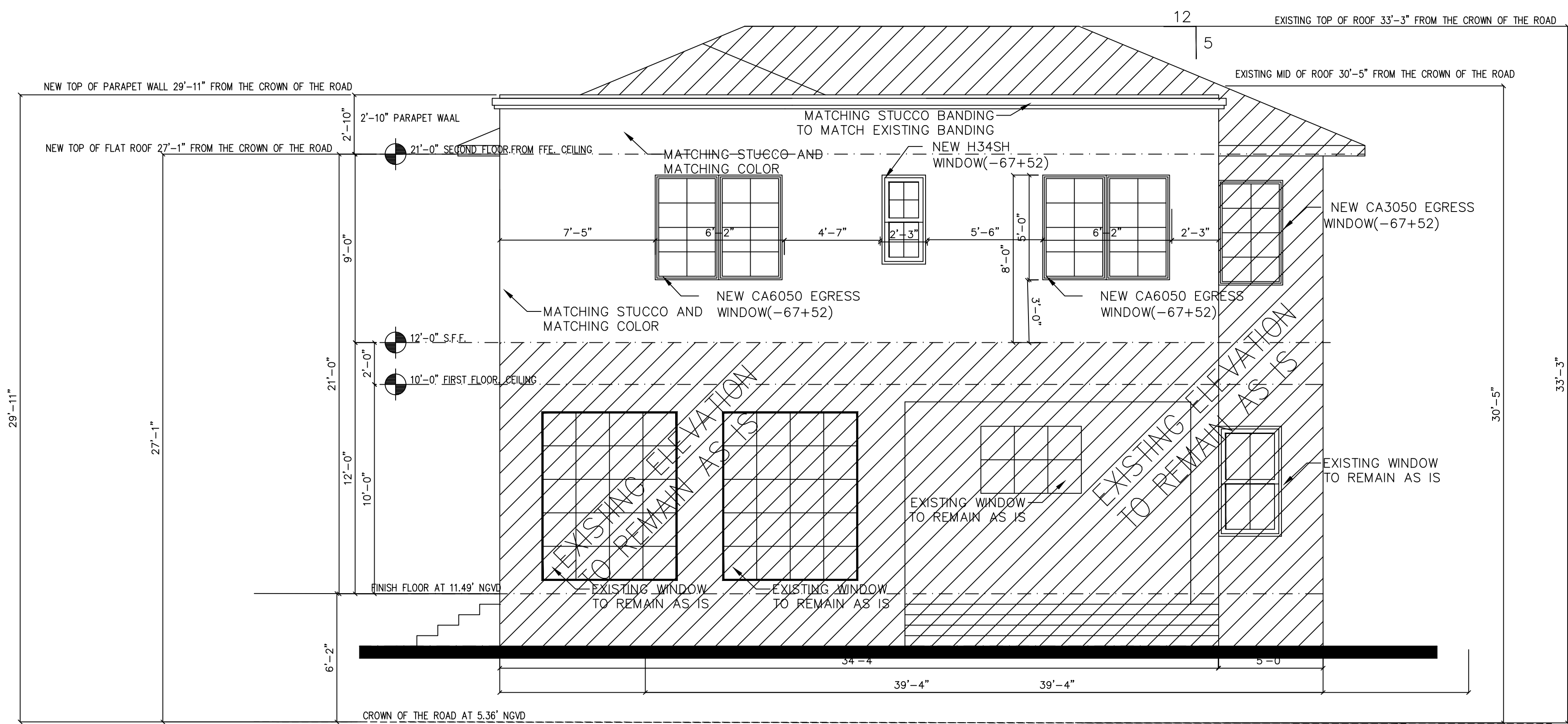
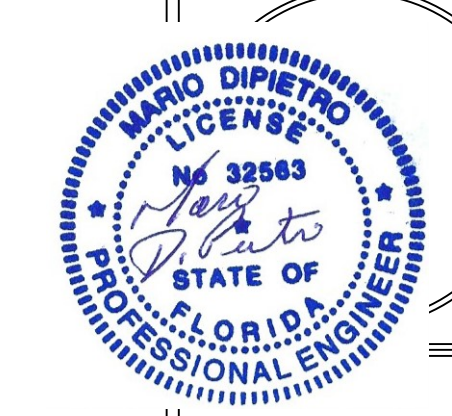
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4 of 5

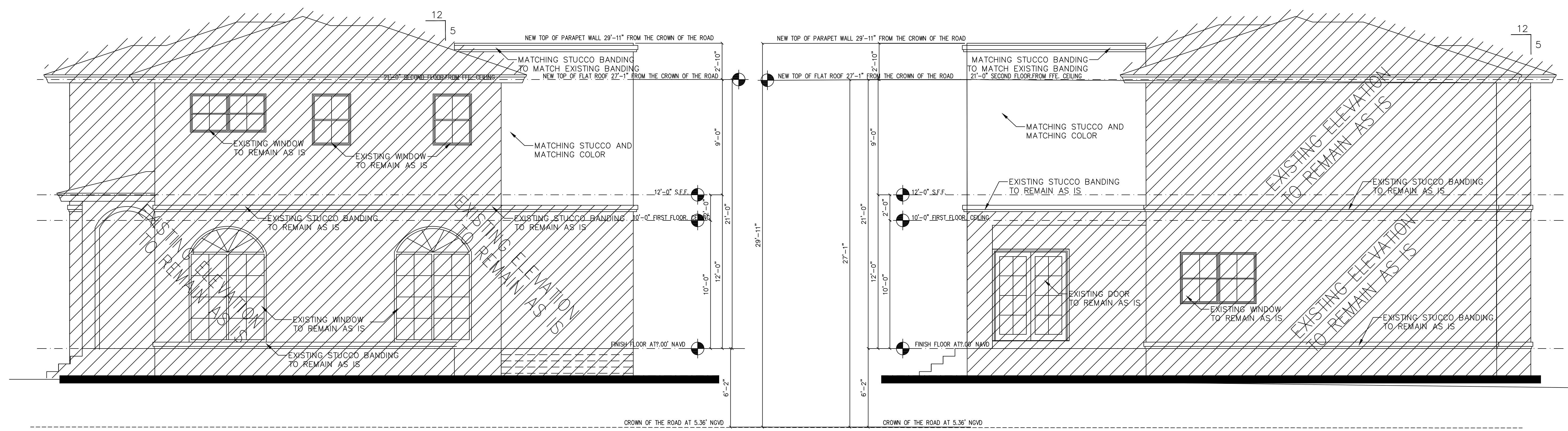
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1	AA
2	
3	
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5	



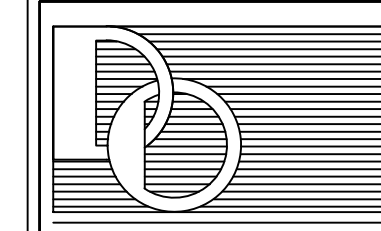
REAR ELEVATION WEST
SCALE: 1/4"=1'-0"



RIGHT ELEVATION NORTH
SCALE: 1/4"=1'-0"

LEFT ELEVATION SOUTH
SCALE: 1/4"=1'-0"

FOR SLETT FAMILY
9388 ABBOTT AVE
SURFSIDE, FL 33154



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DESIGNED BY: ABEY

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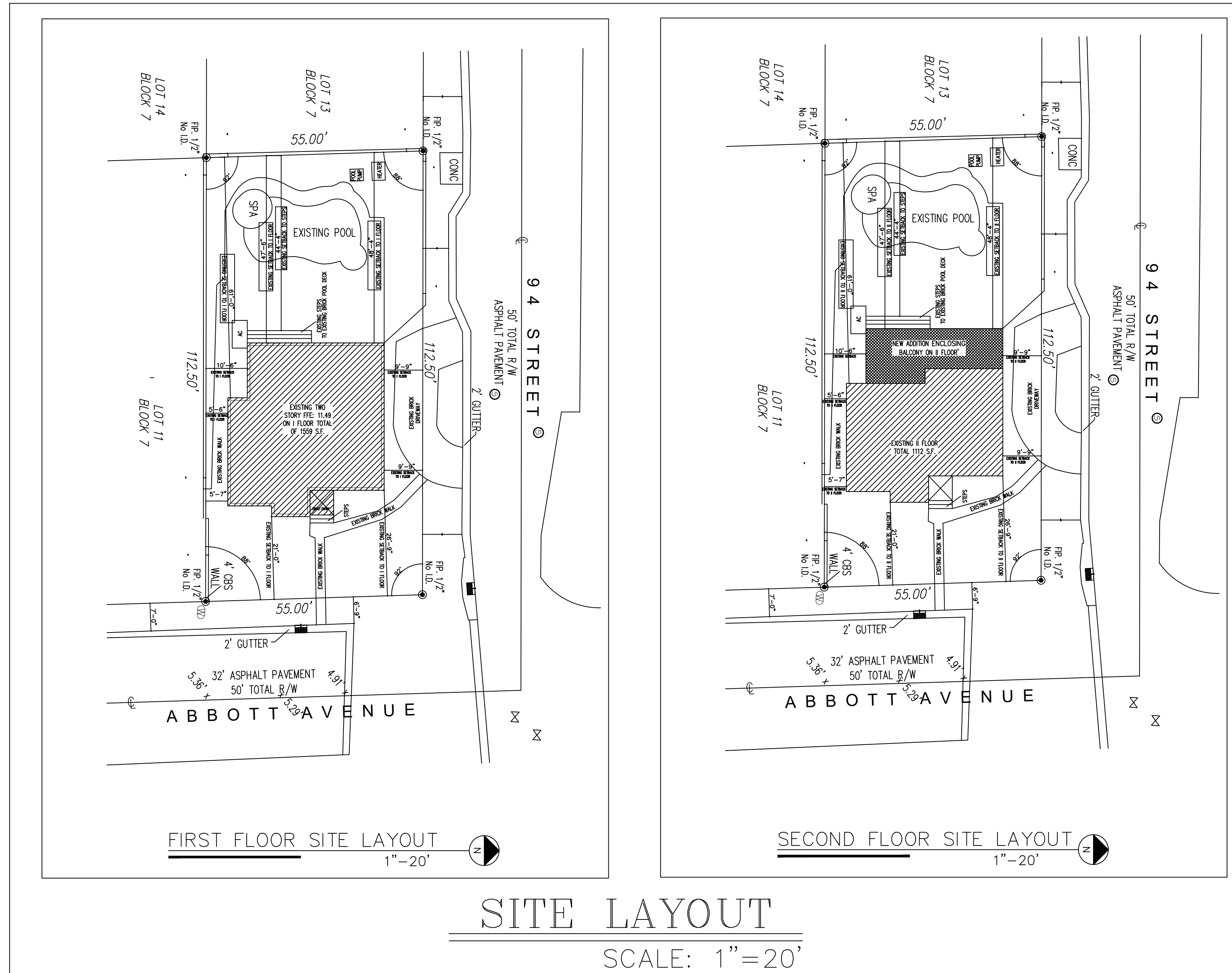
DATE: 12-14-22

Sheet:

A3

4 of 4

For SLELATT FAMILY
 9388 ABBOTT AVE
 SURFSIDE, FL 33154



TOTAL LOT IS 6187.5 SQ FT
 TOTAL 1ST FLOOR IS INCLUDING THE ENTRY AND
 THE COVERED PATIO 1559 SQ FT
 THE FIRST FLOOR IS ONLY 25.19% OF THE LOT
 IT IS LESS THAN THE 32% REQUIRED

BUILDING CLASSIFICATION:	FBC 2020 CHAPTER 3, OCCUPANCY GROUP R-3
CONSTRUCTION TYPE V	
WIND LOAD AS PER FLORIDA BUILDING CODE, 2020 EDITION	
CODE EDITION:	FL BUILDING CODE 2020
BUILDING DESIGNED AS:	ENCLOSED
WIND EXPOSURE CLASSIFICATION:	C
WIND SPEED DESIGN:	170 MPH (3 SEC. GUST)
INTERNAL PRESSURE COEFFICIENT	-0.18
Kd	0.85
ROOF LIVE LOAD:	30 PSF
DEAD LOAD:	25 PSF
RISK CATEGORY	II
SHUTTERS:	NO
IMPACT RESISTANT ASSEMBLY:	YES
IS A CONT. LOAD PATH PROVIDED	YES
ARE COMPONENT & CLADDING DETAILS PROVIDED	YES

THE PROJECT WAS DESIGNED IN ACCORDANCE WITH THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-11), AMERICAN INSTITUTE OF STEEL CONSTRUCTION) AISC ASD 13th EDITION, BUILDING CODE REQUIREMENTS AND SPEC'S FOR MASONRY STRUCTURES (ACI 530-11/ASCE 5-11/TMS 402-11), BUILDING CODE REQUIREMENTS AND NATIONAL DESIGN SPEC'S FOR WOOD CONSTRUCTION (ANSI/NFOPA NDS-2012).

SCOPE OF WORK

ENCLOSING EXISTING BALCONY ON II FLOOR AND CREATING AN ADDITIONAL 1 BEDROOM, 1 BATHROOM AND 1 OFFICE ON THE EXISTING 2ND FLOOR, REMOVING ONE WALK-IN CLOSET AND CREATING A WALKWAY TO THE NEW ADDITION NOTHING HAS BEEN ADDED TO THE FIRST FLOOR OF THE BUILDING. FOOTPRINT STAYS AS IS

SITE PLAN	CV1
DEMOLITION SECOND FLOOR/ SECOND FLOOR	A1
ROOF FLOOR PLAN/ SECTION A-A	A2
FRONT, LEFT AND RIGHT ELEVATIONS	A3
1st AND 2nd FLOOR MECHANICAL PLAN	M1
1st FLOOR ELECTRICAL PLAN	E1
2nd FLOOR ELECTRICAL PLAN	E2
1st FLOOR SANITARY PLAN	P1



DESIGNED BY:

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For SLELATT FAMILY
 9388 ABBOTT AVE
 SURFSIDE, FL 33154

10-28-22
 CV1

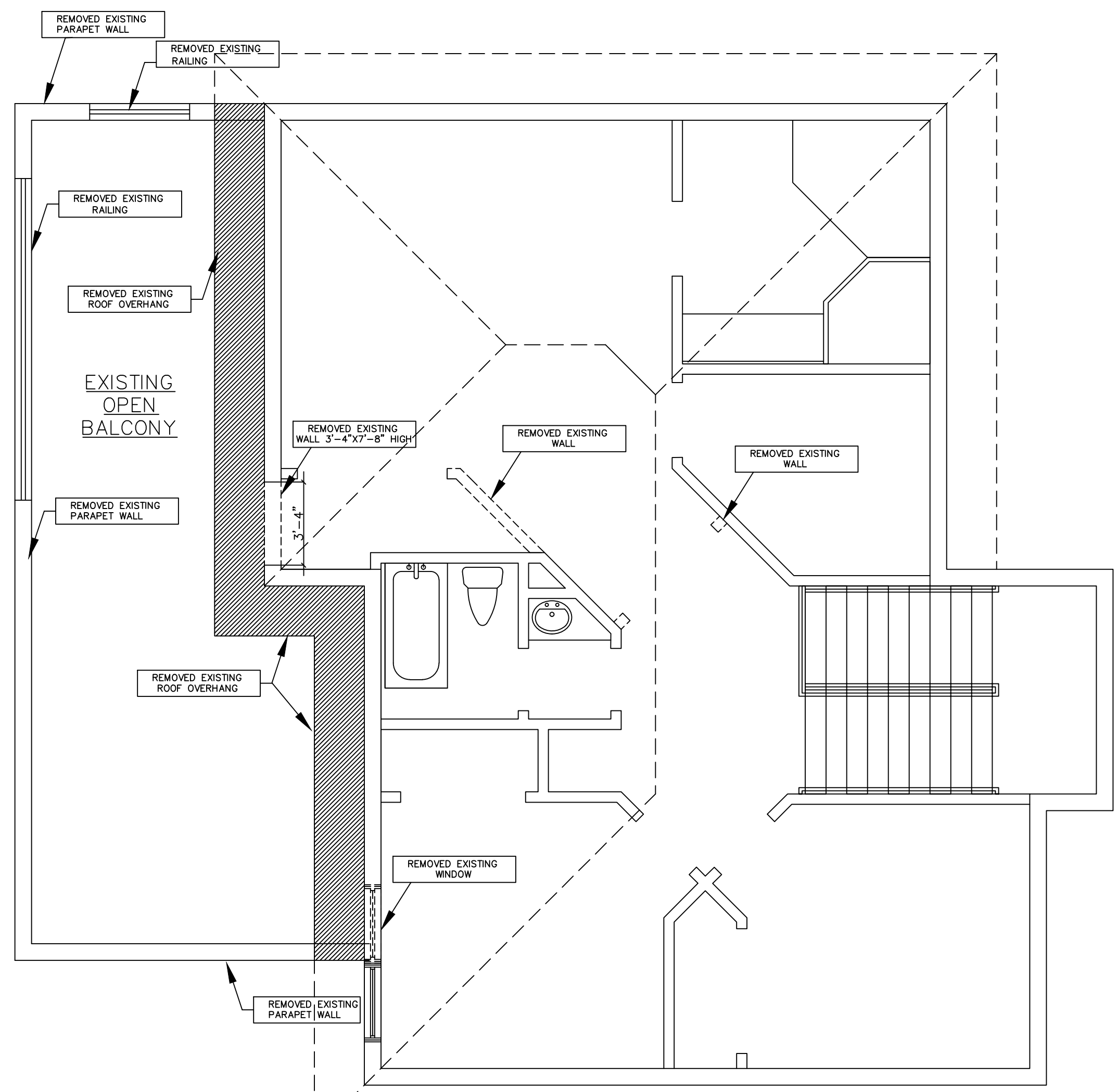
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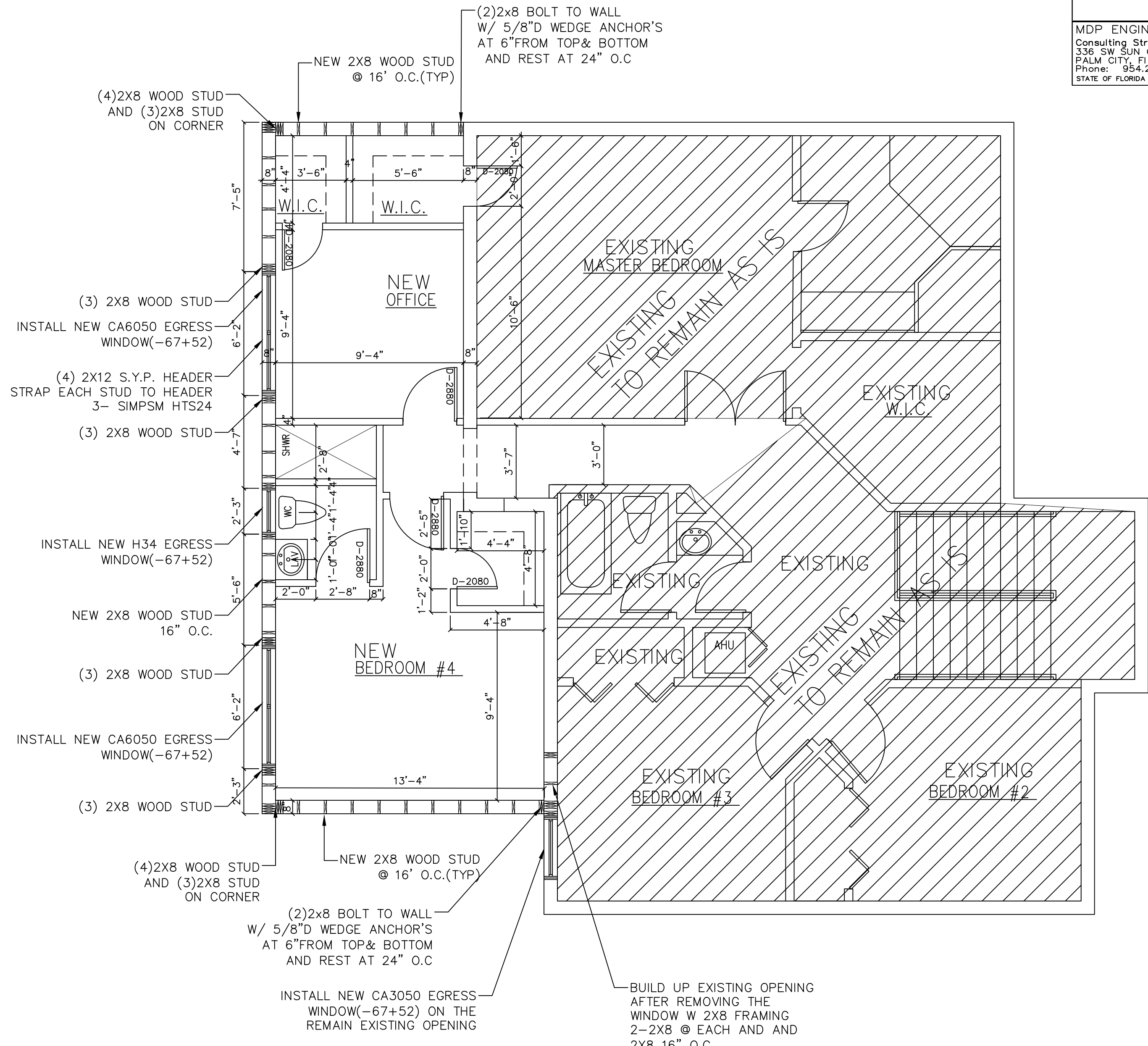
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8-29-2018	AA



FOR SLEATT FAMILY
 9388 ABBOTT AVE
 SURFSIDE, FL 33154



DEMOLITION SECOND FLOOR
 SCALE: 1/4"=1'-0" N



SECOND FLOOR PLAN
 SCALE: 1/4"=1'-0" N

NOTE:
 CONTRACTOR TO VERIFY THAT ALL INTERIOR WALL THAT ARE BEING REMOVED ARE NOT STRUCTURAL.
 IF THEY ARE STRUCTURAL PLEASE NOTIFY ENGINEER.

NOTE:
 CONTRACTOR TO VERIFY USABILITY TO DETERMINE WHETHER TO REUSE OR DEMO EXISTING DRYWALL CEILING

- DEMOLITION NOTES**
1. CONTRACTOR MUST INSPECT PROJECT PRIOR TO BIDDING.
 2. ALL WORK TO BE GOVERNED BY O.S.H.A. REGULATIONS.
 3. DEMOLITION CONTRACTOR TO INCLUDE COST OF PERMIT & TRASH REMOVAL.
 4. KEEP PROJECT NEAT AND ORDERLY AT ALL TIMES.
 5. LEGALLY DISPOSE OF ALL DEBRIS.
 6. PATCH AND REPAIR FLOOR, WALLS & CEILING SURFACE WHERE NECESSARY FOR LEVEL, CLEAR AND UNOBSTRUCTED SURFACE READY FOR FINISH MATERIAL.
 7. CONTRACTOR TO NOTIFY ARCHITECT AND/OR ENGINEER OF ANY DISCREPANCY PRIOR TO DEMOLITION.
 8. ALL ELECTRIC POWER MUST BE DISCONNECTED PRIOR TO DEMOLITION. REMOVE AND/OR REPLACE ELECTRIC WIRING WHERE NECESSARY.
 9. PROTECT EXISTING RESIDENCE FROM ELEMENTS DURING CONSTRUCTION.
 10. VERIFY ALL REQUIRED ROUGH OPENINGS FOR DOOR AND WINDOWS W/MANUFACTURER'S SPECIFICATIONS PRIOR TO DEMOLITION.
 11. ANY DISCREPANCIES TO BE FIELD VERIFIED.

1517.5.2 "In caps" shall be not less than 15/8 inches (41 mm) and not more than 2 inches (51 mm) in diameter and of not less than 32 gage (0.010 inch) sheet metal. "Cap nails" or prefabricated fasteners with integral heads complying with this section shall be an acceptable substitute. All "in caps," "cap nails" or prefabricated fasteners with integral heads shall be tested for corrosion resistance in compliance with TAS 114 Appendix E, Section 2 (ASTM G 85), and shall be product control listed. All of cartons or carton labels "in caps," "cap nails" or prefabricated fasteners with integral heads shall be labeled to note compliance with the corrosion resistance requirements.

R4403.9.2 Wind velocity (3-second gust) used in structural calculations shall be 140 miles per hour (63 m/s) in Broward County and 146 miles per hour (65 m/s) in Miami-Dade County.

R4410.2.3.1.3.2 Doors, bath and shower enclosures, and sliding glass doors containing glazing material greater than 9 square feet (0.84 m²) in surface area shall be classified as Category II glazing products.

R4410.2.6.2 Safeguards. The glazing in sliding and swinging doors and in shower to tub enclosures, including any glazing within 60 inches (1.5 m) of the finished floor surface in walls surrounding any tub or shower enclosure, shall be safety glazing as set forth in Section R4410.2.3.1.3 for Category II glazing products.

R4409.13.5 Terminate protection. All buildings shall have a pre-construction treatment protection against subterranean termites. The rules and laws as established by the Florida Department of Agriculture and Consumer Services shall be deemed as approved with respect to preconstruction soil treatment for protection against subterranean termites. A certificate of compliance shall be issued to the building department by the licensed pest control company that contains the following statement: "The building has received a complete treatment for the prevention of subterranean termites. Treatment is in accordance with rules and laws established by the Florida Department of Agriculture and Consumer Services."

R308.4 Hazardous locations. The following shall be considered specific hazardous locations for the purposes of glazing:

1. Glazing in swinging doors except jalousies.
2. Glazing in fixed and sliding panels of sliding door assemblies and panels in sliding and bifold closet door assemblies.
3. Glazing in storm doors.
4. Glazing in all unframed swinging doors.
5. Glazing in doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers. Glazing in any part of a building wall enclosing these compartments where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) measured vertically above any standing or walking surface.
6. Glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge is within a 24-inch (610 mm) arc of the door in a closed position and whose bottom edge is less than 60 inches (1524 mm) above the floor or walking surface.
7. Glazing in an individual fixed or operable panel, other than those locations described in Items 5 and 6 above, that meets all of the following conditions:
 - 7.1. Exposed area of an individual pane larger than 9 square feet (0.836 m²).
 - 7.2. Bottom edge less than 18 inches (457 mm) above the floor.
 - 7.3. Top edge more than 36 inches (914 mm) above the floor.
 - 7.4. One or more walking surfaces within 36 inches (914 mm) horizontally of the glazing.

FBC-2020
 WIND SPEED 175 MPH
 EXP. C

GARAGE REQUIRED VENT CALCULATION:
 (FOR 2 CAR GARAGE 2000FM REQUIRED)
 3 MILES PER HOUR = 15640 ft/m²
 AIR MOVEMENT VELOCITY = 264 ft/min.
 OPENING SIZE REQUIRED = 2000 cfm / 264 ft/min = 7.58 ft²

NOTE: ALL NEW WINDOWS AND DOORS TO BE IMPACT RESISTANT.



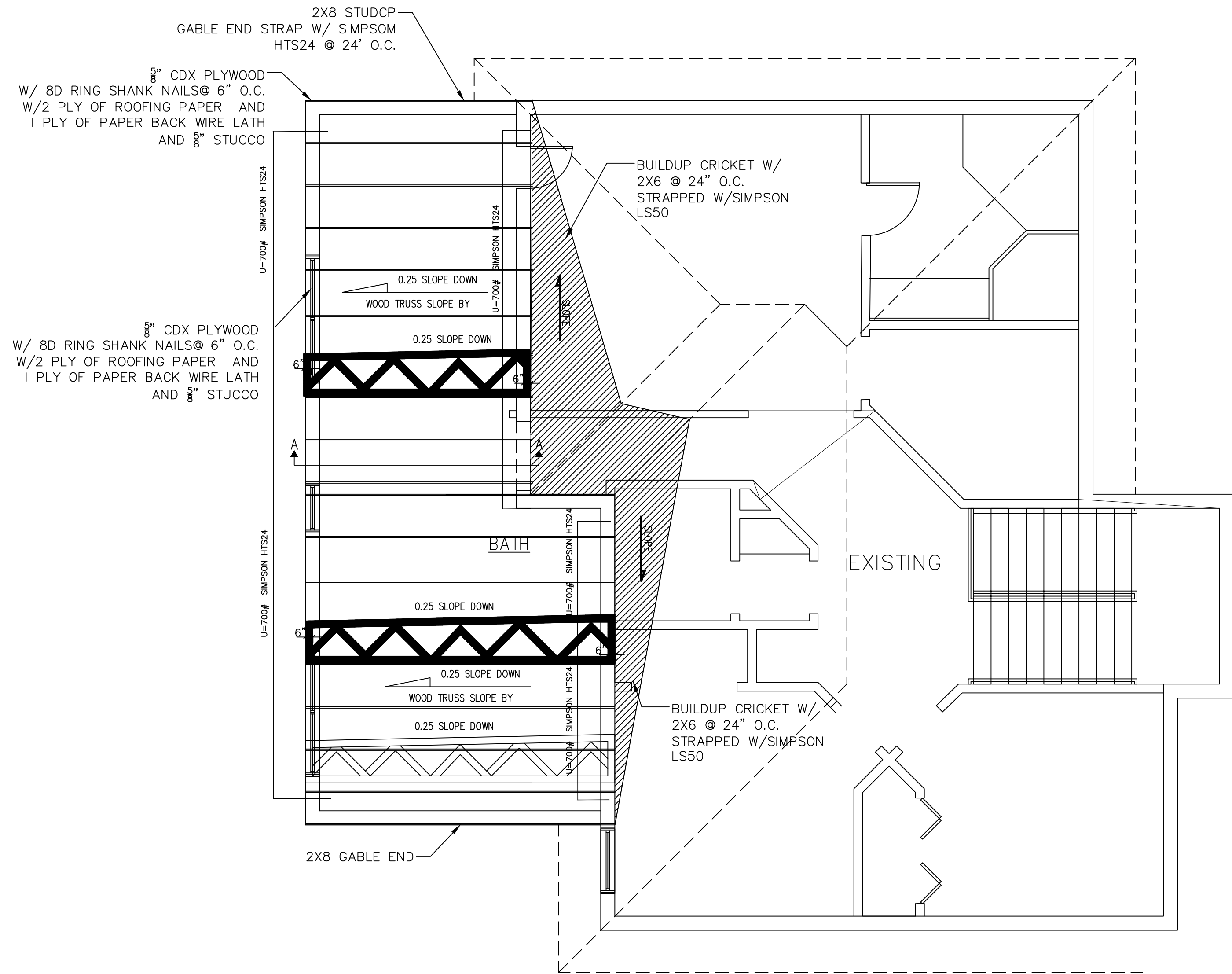
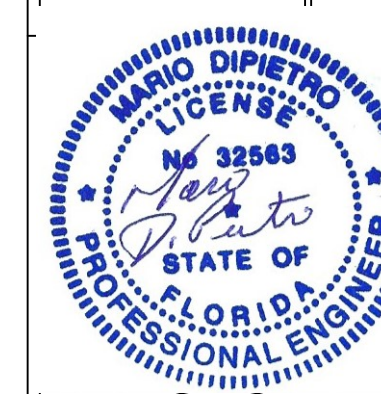
DESIGNED BY: ABEY
 DRAWN BY:
 CHECKED BY:
 DATE: 10-28-22

Sheet:
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 2 of 4

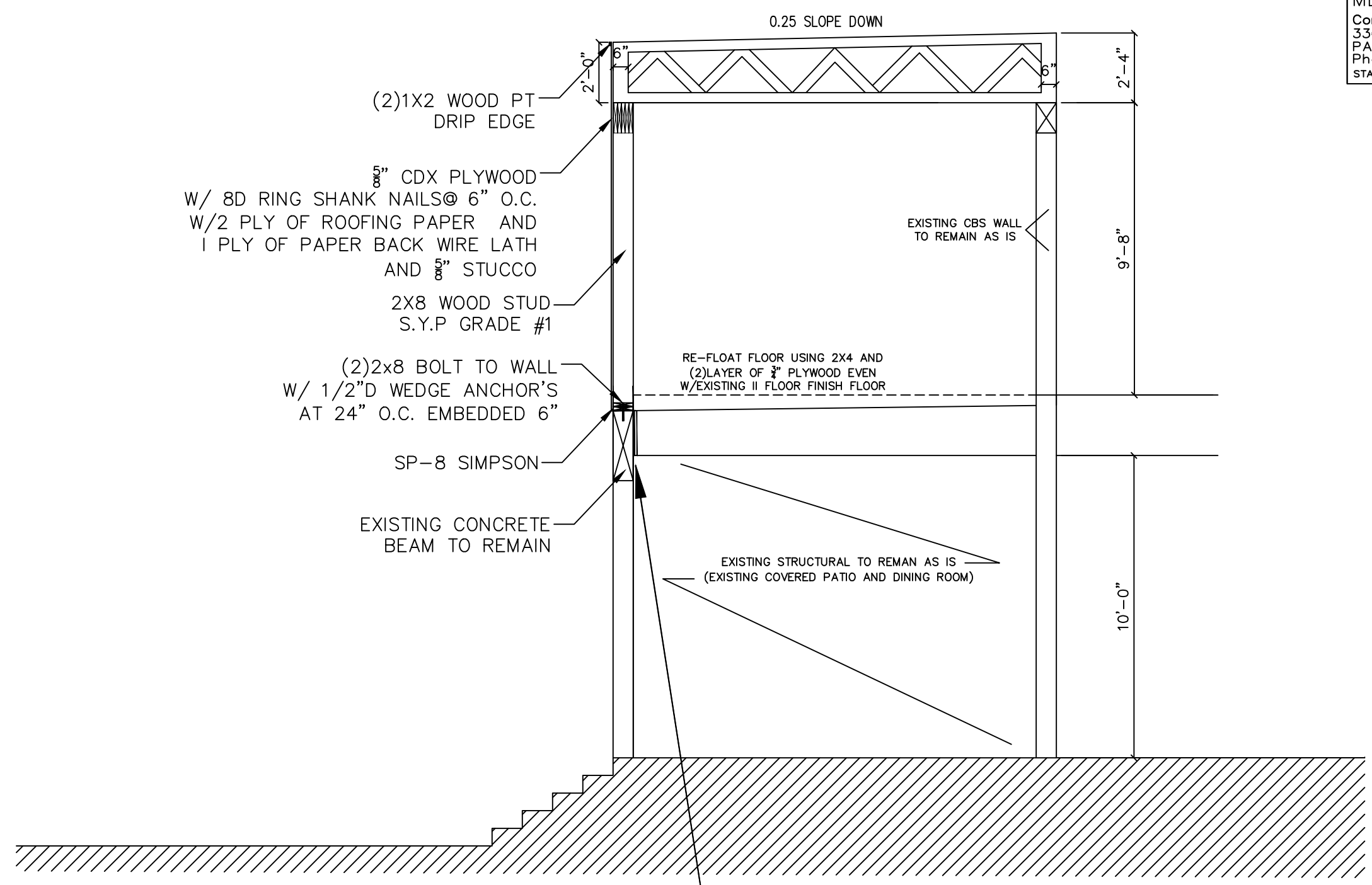
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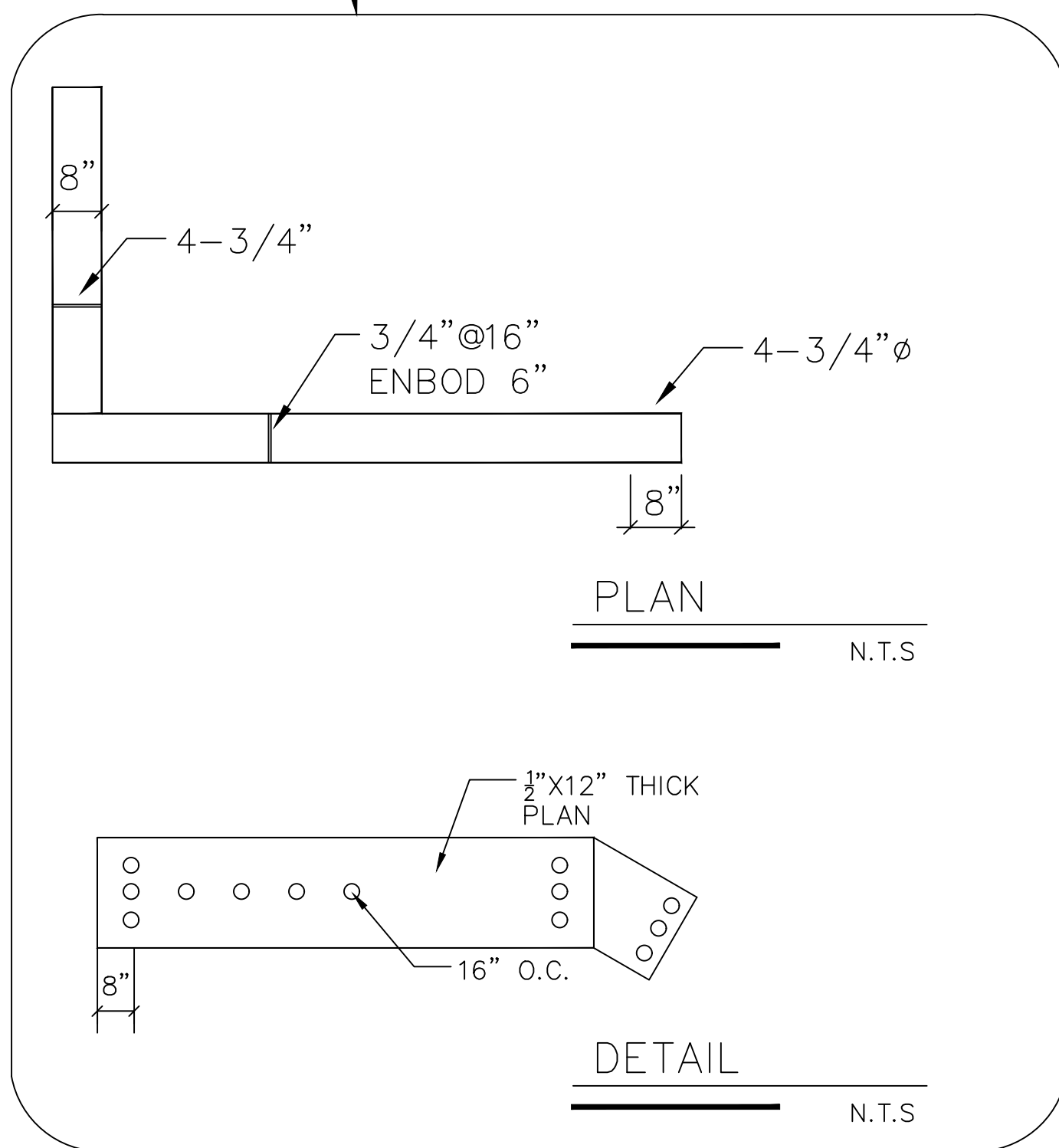
REVISIONS	BY
1	AA
8-29-2018	



ROOF FLOOR PLAN
SCALE: 1/4"=1'-0" N



SECTION A-A
SCALE: 1/4"=1'-0"



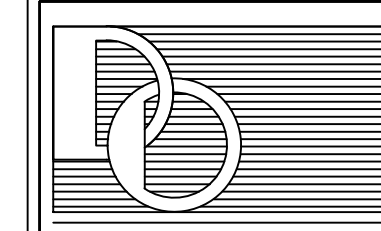
SCHEDULE NOTES
1. ALL WINDOWS AND DOORS NOT LABELED FROM THE SCHEDULES TO BE AS CALLED FOR ON FLOOR PLAN.
2. ALL FIXED GLASS WINDOWS TO BE AS SHOWN ON PLANS.
3. ALL SLIDE LITES TO BE TEMP. GLASS AND SIZED IN FIELD FOR WIDTH HEIGHT SHOWN ON ELEVATION.
4. ALL ROUGH OPENING SIZES SHOWN ALLOW SPACE FOR 1-3/4" x 2-3/4" BUCKS EACH SIDE.
5. EVEN IF SHUTTERS ARE USED, WINDOWS MUST MEET WIND PRESSURE REQUIREMENT.
6. SIZES SHOWN ARE FOR USE IN MASONRY WALLS.
7. ALL WINDOW AND DOOR MASONRY OPENING SIZES TO BE VERIFIED W/MANUFACTURES SPECS.

As per FBC R309.2 Separation required in garage
The garage shall be separated from the residence and its attic area by not less than 1/2-inch (12.7 mm) gypsum board applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8-inch (15.9 mm) Type X gypsum board or equivalent. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than 1/2-inch (12.7 mm) gypsum board or equivalent.

As per FBC R309.1 Opening protection in garage.
Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches (35 mm) in thickness, solid or honeycomb core steel doors not less than 1 3/8 inches (35 mm) thick, or 20-minute fire-rated doors.

As per FBC R309.1.1 Duct penetration.
Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum No. 26 gage (0.48 mm) sheet steel or other approved material and shall have no openings into the garage.

FOR SLEATT FAMILY
9388 ABBOTT AVE
SURFSIDE, FL 33154



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Sheet:
A2
3 of 4

Project Information

For: 9388 ABBOTT AVE
 9388 ABBOTT AVENUE, SURFSIDE, FL

Notes:

Design Information

Weather: Miami, FL, US

Winter Design Conditions

Outside db	52 °F
Inside db	70 °F
Design TD	18 °F

Summer Design Conditions

Outside db	91 °F
Inside db	75 °F
Design TD	16 °F
Daily range	L
Relative humidity	50 %
Moisture difference	58 gr/lb

Heating Summary

Structure	12719 Btuh
Ducts	2201 Btuh
Central vent (35 cfm)	696 Btuh
Outside air	
Humidification	0 Btuh
Piping	0 Btuh
Equipment load	15616 Btuh

Sensible Cooling Equipment Load Sizing

Structure	30943 Btuh
Ducts	5677 Btuh
Central vent (35 cfm)	608 Btuh
Outside air	
Blower	0 Btuh
Use manufacturer's data	n
Rate/swing multiplier	0.96
Equipment sensible load	35664 Btuh

Infiltration

Method	Simplified
Construction quality	Average
Fireplaces	0

Latent Cooling Equipment Load Sizing

Structure	7576 Btuh
Ducts	2142 Btuh
Central vent (35 cfm)	1368 Btuh
Outside air	
Equipment latent load	11086 Btuh

	Heating	Cooling
Area (ft²)	1385	1385
Volume (ft³)	13850	13850
Air changes/hour	0.45	0.23
Equiv. AVF (cfm)	104	53

Equipment Total Load (Sen+Lat)	46750 Btuh
Req. total capacity at 0.75 SHR	4.0 ton

Heating Equipment Summary

Make	TRANE
Trade	
Model	TEM6A0C48H41S
AHRI ref	
Efficiency	100 EFF
Heating input	10.0 kW
Heating output	34121 Btuh
Temperature rise	20 °F
Actual air flow	1550 cfm
Air flow factor	0.104 cfm/Btuh
Static pressure	0 in H2O
Space thermostat	

Cooling Equipment Summary

Make	TRANE
Trade	
Cond	4TTR7048B1000
Coil	TEM6A0C48H41S
AHRI ref	
Efficiency	17 SEER
Sensible cooling	36000 Btuh
Latent cooling	12000 Btuh
Total cooling	48000 Btuh
Actual air flow	1550 cfm
Air flow factor	0.042 cfm/Btuh
Static pressure	0 in H2O
Load sensible heat ratio	0.77

Calculations approved by ACCA to meet all requirements of Manual J 8th Ed.

GENERAL ELECTRICAL NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (N.E.C. 2017), 2020 FBC, 2018 NFPA-101, 2018 NFPA-1, ALL MATERIAL SHALL BE NEW AND SHALL BEAR THE U.L. LABEL WHERE APPLICABLE.
- CONTRACTOR SHALL MAKE ALL NECESSARY CUTTING AND DO ALL THE REPATCHING AS NECESSARY FOR THE PROPER EXECUTION OF THIS WORK.
- AFTER COMPLETION OF THE INSTALLATION, THE SYSTEM SHALL TEST FREE FROM SHORT CIRCUITS AND GROUNDS.
- WHERE ELECTRICAL CONDUCTORS ARE INSTALLED IN CONDUIT, THE CONDUIT SHALL COMPLY WITH THE N.E.C. REQUIREMENTS.
- ALL CONDUCTORS SHALL BE COPPER. NO CONDUCTOR SHALL BE SMALLER THAN #12 AWG AND SHALL BE RATED FOR 600 VOLTS THIN OR THIN INSULATION. INSTALL A GROUNDING CONDUCTOR WITH ALL CIRCUITS, UNLESS NOTED OTHERWISE, SIZED PER N.E.C. 250-122.
- VERIFY BREAKER AND CORRESPONDING WIRE SIZES FOR ALL ELECTRICAL EQUIPMENT. DO NOT ORDER MATERIAL BEFORE VERIFYING BREAKER AND WIRE SIZE. REPORT ANY DISCREPANCY IMMEDIATELY TO THE ENGINEER OF RECORD.
- VERIFY AVAILABLE INTERRUPTING CURRENT (AIC) WITH POWER COMPANY. EQUIPMENT AIC RATING MUST BE LARGER THAN THE POWER COMPANY AIC.
- SAFETY SWITCHES SHALL BE SQUARE "D", GENERAL ELECTRIC, OR WESTINGHOUSE, FUSED OR NON-FUSED AND SIZED AS INDICATED, NEMA 3R WHEN EXPOSED TO WEATHER.
- PANELS SHALL BE SQUARE "D", GENERAL ELECTRIC OR EQUAL, TYPE AND NUMBER OF BREAKERS AS INDICATED ON PANEL SCHEDULE. STENCIL PANEL DESIGNATION ON INSIDE OF PANEL. ALL TWO-POLE BREAKERS SHALL BE COMMON TRIP. PROVIDE TYPE WRITTEN SCHEDULE IN EACH LOAD CENTER. CONNECTION TO MAIN BUS SHALL BE WITH BURNDY ANNULAR COMPRESSION LUGS.
- ALL EXTERIOR ELECTRICAL EQUIPMENT SHALL BE ANCHORED TO COMPLY WITH LOCAL CODE FOR WIND RESISTANCE.
- IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL REQUIREMENTS NECESSARY FOR EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.
- ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE AND ACCEPTED BY THE OWNER.
- LOAD DATA IS BASED ON INFORMATION GIVEN ENGINEER AT TIME OF DESIGN. VERIFY ALL EQUIPMENT AND PANEL SIZES BEFORE ORDERING AND BEFORE INSTALLATION.
- ALL ELECTRICAL AND COMMUNICATIONS OUTLETS TO BE AT 15" A.F.F. TO BOTTOM OF OUTLET UNLESS OTHERWISE NOTED, ALL LIGHT SWITCHES SHALL BE @ 42" A.F.F. TO BOTTOM OF SWITCH.
- SERVICE MUST BE 3' ABOVE MSL, VERIFY AT SITE.
- CONTRACTOR MUST VISIT THE SITE PRIOR TO BID OR CONSTRUCTION TO VERIFY ALL EXISTING CONDITIONS.
- WHEN NEW ELECTRIC SERVICE IS BEING INSTALLED, IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH FPL/FPL ENGINEERS ON THE SIZE OF THE FPL TRANSFORMER THAT IS REQUIRED TO PROVIDE THE NEW ELECTRIC SERVICE SHOWN ON ELECTRIC PLANS. GO HAS TO INFORM THE OWNER ABOUT ANY EXTRA FPL CHARGES THAT MIGHT OCCUR IN ORDER TO PULL NEW SERVICE. THIS HAS TO BE DONE AS EARLY AS POSSIBLE DURING THE BIDDING PROCESS.

ELECTRICAL CODE NOTES:

THESE NOTES TAKE PRECEDENCE IF THERE IS ANY DISCREPANCY WITH THE PLANS.

ALL BATHROOMS, GARAGES, EXTERIOR RECEPTACLES, KITCHEN APPLIANCE CIRCUITS, DINING ROOM RECEPTACLES, AND BREAKFAST ROOM TO BE ON 20 AMP BREAKERS.

GROUND-FAULT CIRCUIT-INTERRUPTER (GFCI) PROTECTION FOR PERSONNEL SHALL BE PROVIDED AS REQUIRED IN 2017 N.E.C. 210.8(A) THROUGH (E).

ALL EXTERIOR RECEPTACLES TO BE WEATHER PROOF.

ALL 120-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN ROOMS OR AREAS SPECIFIED IN 2017 N.E.C. SECTION 210.12 SHALL BE PROTECTED BY A LISTED ARC FAULT CURRENT INTERRUPTER (AFCI).

SMOKE DETECTORS TO BE HARD WIRED 110V WITH BATTERY BACKUP AND ON MASTER SUITE LIGHTING CIRCUITS. INTERCONNECTED WITH EACH OTHER (EXCEPT FOR GARAGE DETECTORS) AHEAD OF SWITCHES. ALL SMOKE DETECTORS SHALL BE MOUNTED AT THE HIGHEST POINT OF THE CEILING PER ROOM.

DO NOT MOUNT SMOKE DETECTORS WITHIN 3 FEET OF BATHROOM DOOR OR HVAC DIFFUSERS OR TIP OF FAN BLADE OR 10 FEET FROM COOKTOP.

RECEPTACLES FOR DWELLING UNITS SHALL BE LISTED TAMPER RESISTANT IN ACCORDANCE WITH N.E.C. 2017 406.12.

SMOKE DETECTORS WITHIN 20FT HORIZONTAL PATH OF COOKING APPLIANCES SHALL BE EQUIPPED WITH ALARM SILENCING MEANS OR BE PHOTOELECTRIC TYPE.

MORE THAN 12 INTERCONNECTED SMOKE DETECTORS ARE REQUIRED TO BE SUPERVISED (ALARM COMPANY MUST BE CONTRACTED FOR MONITORING).

ESSENTIAL SWITCHES AND CONTROLS TO BE LOCATED BETWEEN 42" AND 52" FROM THE FLOOR AS PER THE STATE ACCESSIBILITY CODE.

ALL RECEPTACLES TO BE @ 15" A.F.F. TO BOTTOM OF RECEPTACLE UNLESS NOTED OTHERWISE OR ABOVE COUNTER.

MAXIMUM TOTAL VOLTAGE DROP ON BOTH FEEDERS AND BRANCH CIRCUITS TO THE FARTHEST OUTLET SHALL NOT EXCEED 5%.

ELECTRICAL EQUIPMENT MUST COMPLY WITH BASE FLOOD ELEVATION FRC 322.1.6.

NOTES:

ALL EXTERIOR RECEPTACLES TO BE RECESSED.

ALL RECEPTACLES IN DAMP LOCATIONS INDICATED AS WEATHERPROOF ON PLAN (WP) SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF WHETHER OR NOT THE ATTACHMENT PLUG CAP IS INSERTED.

ALL NEW RECEPTACLES IN WET LOCATIONS INDICATED AS WEATHER-RESISTANT ON PLAN (WR) SHALL HAVE AN ENCLOSURE THAT IS WEATHER-PROOF WHETHER OR NOT THE ATTACHMENT PLUG CAP IS INSERTED. NONLOCKING RECEPTACLES SHALL BE LISTED WEATHER-RESISTANT TYPE.

ALL 120V, 15A AND 20A RECEPTACLES INSTALLED IN ALL AREAS (KITCHEN, FAMILY ROOM, DINING ROOM, LIVING ROOM, PARLOR, LIBRARY, DEN AND RECREATION ROOM) SHALL BE LISTED TAMPER RESISTANT RECEPTACLES.

NOT LESS THAN 90 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LUMINAIRES SHALL HAVE AN EFFICACY OF AT LEAST 45 LUMENS-PER-WATT OR SHALL UTILIZE LAMPS WITH AN EFFICACY OF NOT LESS THAN 45 LUMENS-PER-WATT, 2020-FBC-§ 904.

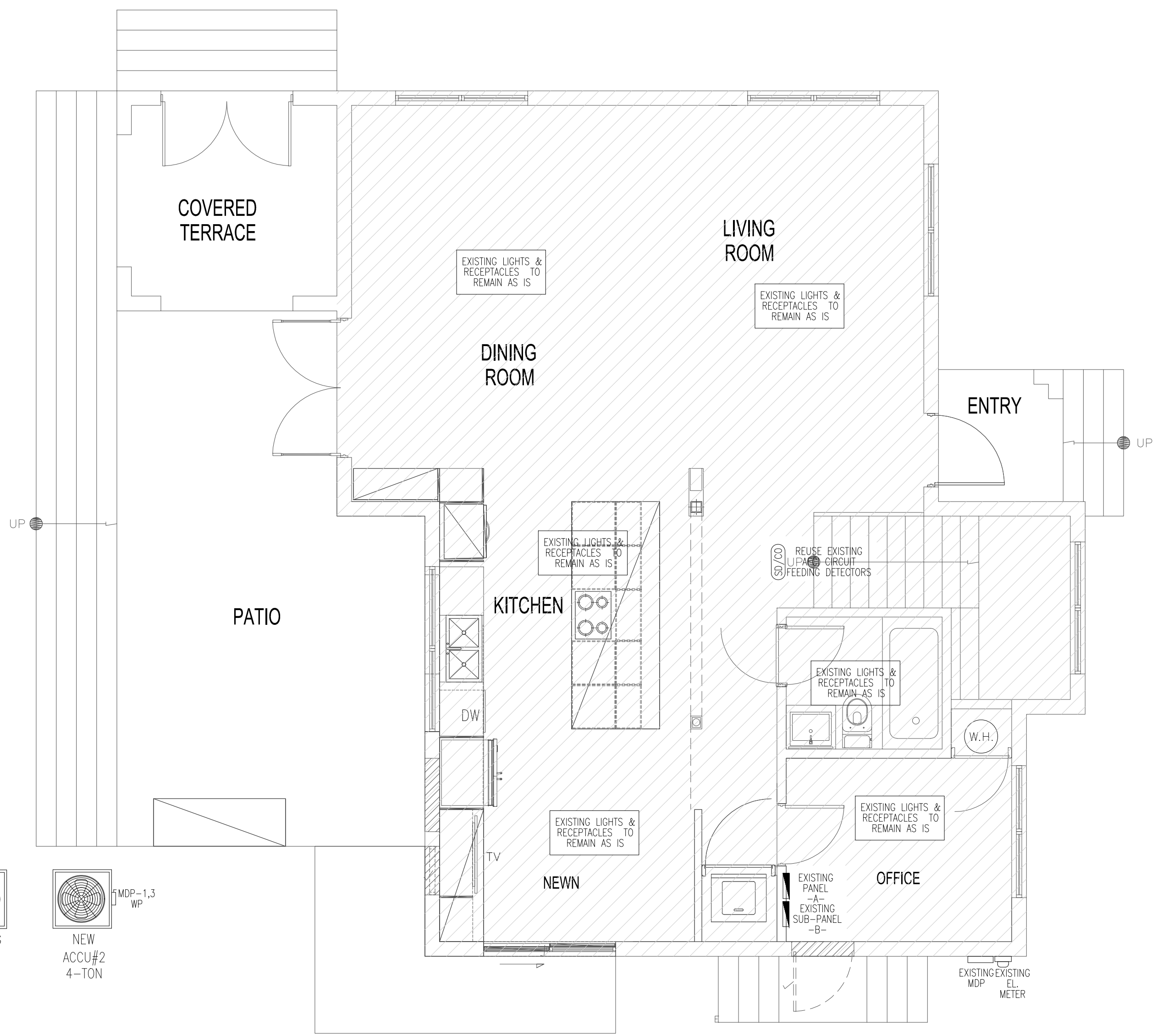
LIGHTING SPECIFICATIONS ARE SUPPLIED BY OTHERS. CONTRACTOR TO COORDINATE WITH OWNER/OWNER REP OR OWNER'S INTERIOR DESIGNER. VERIFY THAT THE SPECIFICATIONS ON THIS PLAN ARE WHAT THE OWNER ASKED FOR AND PROPERLY WIRE CONTROLS PER MANUFACTURER SPECIFICATIONS. ELECTRICAL CONTRACTOR TO CHECK MANUFACTURER SPECIFICATIONS AND INSTALLATION INSTRUCTIONS FOR LIGHTS AND CONTROLS FOR LIGHTS PRIOR TO ORDERING AND ROUGH-IN.

CONTRACTOR TO REFER TO CUT SHEETS AND SPECIFICATIONS FOR THE APPLIANCES & FIXTURES REQUIREMENT PRIOR TO INSTALLATION.

RECESSED LUMINAIRES IN THE THERMAL ENVELOPE SHALL BE IC RATED AND AIRTIGHT.

ELECTRICAL SYMBOL LEGEND

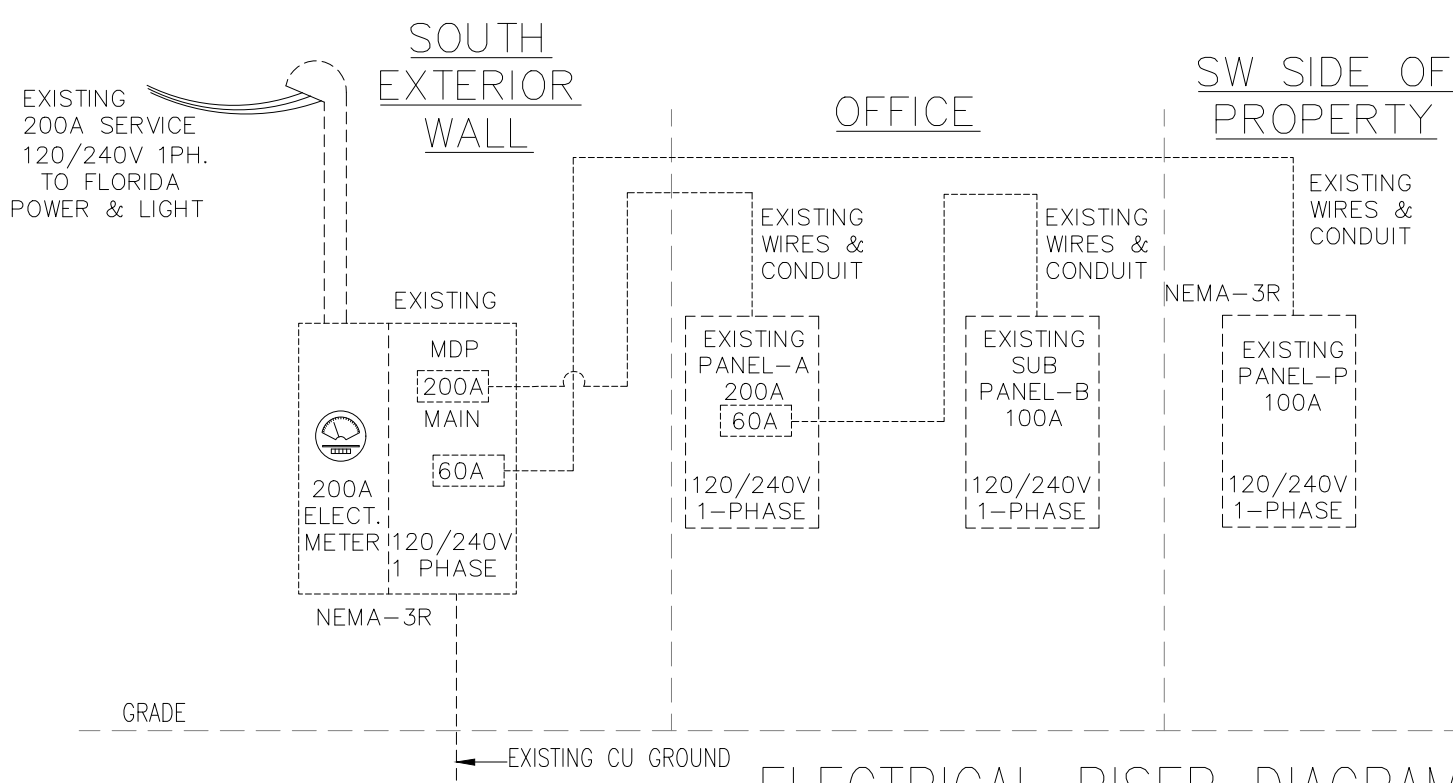
	RECEPTACLE DUPLEX 120V
	SWITCHED RECEPTACLE
	RECEPTACLE @ CEILING
	FLOOR RECEPTACLE
	FOURPLEX RECEPTACLE
	220V RECEPTACLE
	DISCONNECT SWITCH
	ELECTRICAL PANEL
	WR WEATHER RESISTANT
	WP WEATHER PROOF
	GFCI GROUND FAULT CURRENT INTERRUPTER
	VP VAPOR PROOF
	AFCI ARC FAULT CURRENT INTERRUPTER
	RECESSED LIGHTS FIXTURE
	WALL MOUNTED LIGHT FIXTURE
	EXHAUST FAN
	SWITCH
	3 WAY SWITCH
	4 WAY SWITCH
	SMOKE DETECTOR CEILING MTD
	SMOKE DETECTOR CARBON MONOXIDE HARD WIRED W/ BATTERY BACKUP
	TV JACK
	COMPUTER/PHONE JACK



1st FLOOR ELECTRICAL PLAN
SCALE: 1/4"=1'0"

ALLOWED LUMINAIRES IN CLOTH CLOSETS:

- SURFACE MOUNTED OR RECESSED INCANDESCENT LUMINAIRES (FIXTURE) WITH A COMPLETELY ENCLOSED LAMP.
- SURFACE MOUNTED OR RECESSED FLUORESCENT LUMINAIRES (FIXTURE).



ELECTRICAL RISER DIAGRAM
SCALE: N.T.S.

NOTES:

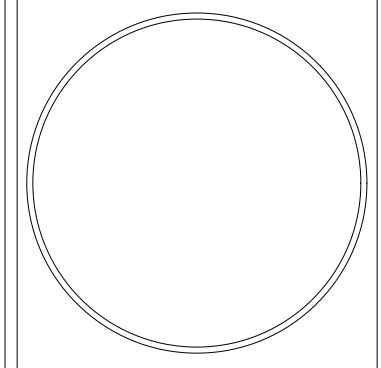
-CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND INFORM THE PROJECT ENGINEER AND ARCHITECT OF ANY DISCREPANCY BETWEEN THESE PLANS AND THE EXISTING CONDITIONS. THE CONTRACTOR SHALL INCLUDE IN HIS BID TO CORRECT SUCH CONDITION AS DIRECTED. THE ENGINEER AND ARCHITECT ARE NOT RESPONSIBLE FOR ANY ADDITIONAL COSTS RESULTING FROM VERIFIABLE EXISTING CONDITIONS DISCOVERED AFTER CONTRACT HAS BEEN AWARDED.

-EXISTING ELECTRICAL SERVICE & PANELS TO REMAIN AS IS.

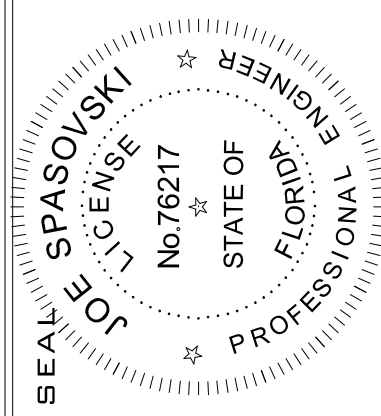
SCOPE OF WORK:

-INSTALL NEW RECEPTACLES, LIGHTS, WIRING, SWITCHES, DISCONNECTS AND DETECTORS AS SHOWN ON PLANS.

REVISIONS	BY



FOR SLEATT FAMILY
9388 ABBOTT AVE
SURFSIDE FL



INTERNATIONAL CONSULTING ENGINEERS & DESIGN
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www.icedesign.com jprasad@icdesign.com
J. Prasad, P.E.
FL P.E.#76217
CERTIFICATE OF AUTHORIZATION# 30734

DESIGNED BY: ABEY
DRAWN BY:
CHECKED BY:
DATE: 09-28-22

Sheet:
E1

SPECIFICATIONS		EXISTING		EXISTING				MAINS		EXISTING			
AMPACITY		200 AMPS		PANEL-MDP				LOCATION:		SOUTH EXTERIOR WALL			
VOLTAGE:		120/240V, 1PH, 3WIRE						MOUNTING:		SURFACE			
AMPS	POLE	TOTAL VA	WIRE SIZE	GRD SIZE	DESCRIPTION	CIRC No.	CIRC No.	DESCRIPTION	GRD SIZE	WIRE SIZE	TOTAL VA	POLE	AMPS
45	2	*	8	10	ACCU#2	1	2	PANEL-P	EX	EX	12000	2	60
45	2		8	10		3	4		EX	EX		2	60

PANEL-MDP DEMAND LOAD CALCULATIONS				NOTES:	
AREA (SQ FT)	=	INCLUDED IN PANELS		* NON SIMULTANEOUS LOAD. 100% OF COOLING IS LARGER THAN 65% OF HEAT. # INCLUDED IN GENERAL LIGHTING LOAD PER AREA.	
GENERAL LIGHTING LOAD @ 3VA PER SQ. FT.	=	0	INCLUDED IN PANELS		
TOTAL GENERAL LOAD	=	33,560	VA		
RECEP. 1st 10,000 VA @ 100%	=	10,000	@ 100% = 10,000		VA
REST @ 40%	=	23,560	@ 40% = 9,424		VA
AIR CONDITIONERS @ 65%	=	20,000	@ 65% = 13,000		VA
OTHERS @ 100%	=	10,800	@ 100% = 10,800		VA
TOTAL LOAD =			43,224	VA	
CURRENT PER PHASE		TOTAL LOAD (VA) / (240V)	= 180	AMPS	

VERIFY ALL EQUIPMENT LOAD, BREAKERS AND WIRE SIZES PRIOR TO INSTALLATION/ORDERING OF MATERIALS
PANEL-A FEED THRU 200A MAIN

SPECIFICATIONS		EXISTING		EXISTING				MAINS		MLO			
AMPACITY		200 AMPS		PANEL-A				LOCATION:		OFFICE			
VOLTAGE:		120/240V, 1PH, 3WIRE						MOUNTING:		FLUSH			
AMPS	POLE	TOTAL VA	WIRE SIZE	GRD SIZE	DESCRIPTION	CIRC No.	CIRC No.	DESCRIPTION	GRD SIZE	WIRE SIZE	TOTAL VA	POLE	AMPS
20	1	#	EX	EX	BREAKFAST RM RECEP	1	2	FLORIDA LIGHTS & RECEP	EX	EX	#	1	15
20	1	1500	EX	EX	LAUNDRY RECEP	3	4	DINING LIGHTS	EX	EX	#	1	15
20	1	1500	EX	EX	KITCHEN SMALL APP	5	6	MASTER RECEP	EX	EX	#	1	15
20	1	1500	EX	EX	S WALL APPLIANCES	7	8	ROOM #1 LIGHTS / RECEP	EX	EX	#	1	15
20	1	1500	EX	EX	DISHWASHER	9	10	ROOM #2 LIGHTS / RECEP	EX	EX	#	1	15
20	1	1500	EX	EX	MICROWAVE	11	12	FLORIDA RECEP	EX	EX	#	1	15
20	1	#	EX	EX	GENERAL LIGHTS & RECEPTACLES	13	14	LIVING LIGHTS	EX	EX	#	1	15
40	2	7200	EX	EX	COOKTOP	15	16	OVEN	EX	EX	7200	2	50
40	2	#	EX	EX	SMALL APPLIANCES	17	18	WH	EX	EX	#	2	50
20	1	1500	EX	EX	GENERAL LIGHTS & RECEPTACLES	19	20		EX	EX	360	1	20
20	1	#	EX	EX	RECEP BEDROOM #4	21	22	SPARE					20
20	1	#	EX	EX	RECEP BATH #4	23	24						
20	1	#	EX	EX	COMPRESSOR 1	25	26	DRYER			5000	2	30
30	2	*	EX	EX		27	28		EX	EX		2	30
30	2	#	EX	EX		29	30		EX	EX		2	30
20	1	#	EX	EX	LIGHTS BEDROOM #4, OFFICE	31	32	RECEP OFFICE	12	12	#	1	20
60	2	13600	EX	EX	SUB PANEL-B	33	34	AHU#2	10	6	10000	2	60
60	2	#	EX	EX		35	36		10	6		2	60

PANEL-A DEMAND LOAD CALCULATIONS				NOTES:	
AREA (SQ FT)	=	0		* NON SIMULTANEOUS LOAD. 100% OF COOLING IS LARGER THAN 65% OF HEAT. # INCLUDED IN GENERAL LIGHTING LOAD PER AREA.	
GENERAL LIGHTING LOAD @ 3VA PER SQ. FT.	=	0			
TOTAL GENERAL LOAD	=	32,360	VA		
RECEP. 1st 10,000 VA @ 100%	=	10,000	@ 100% = 10,000		VA
REST @ 40%	=	22,360	@ 40% = 8,944		VA
AIR CONDITIONERS @ 65%	=	20,000	@ 65% = 13,000		VA
OTHERS @ 100%	=	0	@ 100% = 0		VA
TOTAL LOAD =			31,944	VA	
CURRENT PER PHASE		TOTAL LOAD (VA) / (240V)	= 133	AMPS	

VERIFY ALL EQUIPMENT LOAD, BREAKERS AND WIRE SIZES PRIOR TO INSTALLATION/ORDERING OF MATERIALS

SPECIFICATIONS		EXISTING		EXISTING				MAINS		60A			
AMPACITY		100 AMPS		PANEL-P				LOCATION:		SW SIDE OF PROPERTY			
VOLTAGE:		120/240V, 1PH, 3WIRE						MOUNTING:		SURFACE			
AMPS	POLE	TOTAL VA	WIRE SIZE	GRD SIZE	DESCRIPTION	CIRC No.	CIRC No.	DESCRIPTION	GRD SIZE	WIRE SIZE	TOTAL VA	POLE	AMPS
20	2	2400	EX	EX	FILTER PUMP	1	2	BLOWER	EX	EX	1200		15
20	2	#	EX	EX	SPACE	3	4	LIGHTS	EX	EX	#		15
					SPACE	5	6	POOL HEAT PUMP	EX	EX	8400		60
					SPACE	7	8		EX	EX			60

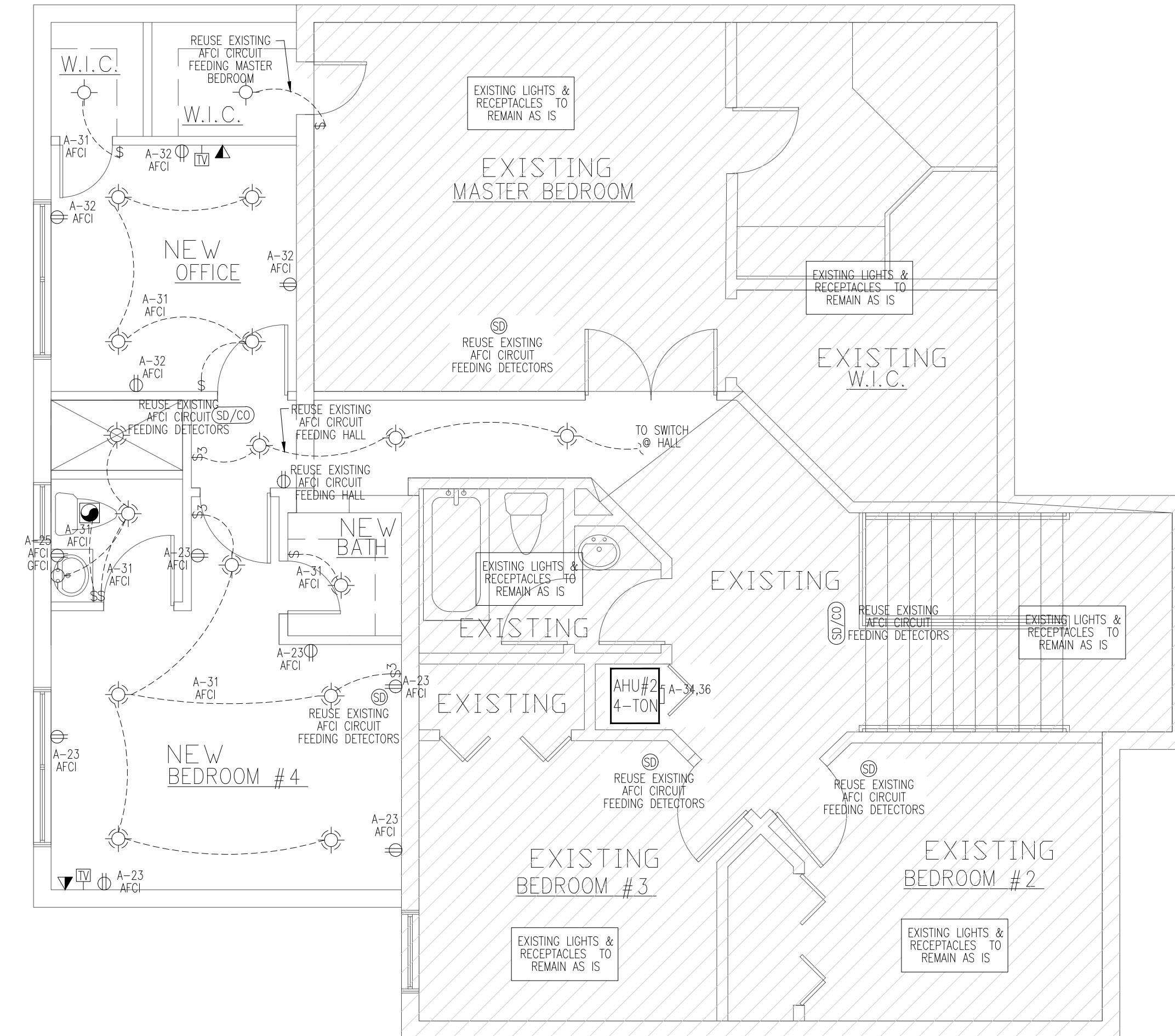
PANEL-P DEMAND LOAD CALCULATIONS				NOTES:	
AREA (SQ FT)	=	0		* NON SIMULTANEOUS LOAD. 100% OF COOLING IS LARGER THAN 65% OF HEAT. # INCLUDED IN GENERAL LIGHTING LOAD PER AREA.	
GENERAL LIGHTING LOAD @ 3VA PER SQ. FT.	=	0			
TOTAL GENERAL LOAD	=	1,200	VA		
RECEP. 1st 10,000 VA @ 100%	=	1,200	@ 100% = 1,200		VA
REST @ 40%	=	0	@ 40% = 0		VA
AIR CONDITIONERS @ 65%	=	0	@ 65% = 0		VA
OTHERS @ 100%	=	10,800	@ 100% = 10,800		VA
TOTAL LOAD =			12,000	VA	
CURRENT PER PHASE		TOTAL LOAD (VA) / (240V)	= 50	AMPS	

VERIFY ALL EQUIPMENT LOAD, BREAKERS AND WIRE SIZES PRIOR TO INSTALLATION/ORDERING OF MATERIALS

SPECIFICATIONS		EXISTING		EXISTING				MAINS		MLO			
AMPACITY		100 AMPS		SUB PANEL-B				LOCATION:		OFFICE			
VOLTAGE:		120/240V, 1PH, 3WIRE						MOUNTING:		FLUSH			
AMPS	POLE	TOTAL VA	WIRE SIZE	GRD SIZE	DESCRIPTION	CIRC No.	CIRC No.	DESCRIPTION	GRD SIZE	WIRE SIZE	TOTAL VA	POLE	AMPS
60	2	10000	EX	EX	AHU#1	1	2	JACUZZI	EX	EX	1200	1	20
						3	4	WASHER	EX	EX	1500	1	20
60	2	#	EX	EX		5	6	LAUNDRY LIGHTS	EX	EX	#	1	15
						7	8	GENERAL LIGHTS & RECEPTACLES	EX	EX	#	1	20
20	1	#	EX	EX	VENT	9	10	GENERAL LIGHTS & RECEPTACLES	EX	EX	#	1	15
					SPACE	11	12	GENERAL LIGHTS & RECEPTACLES	EX	EX	#	1	15
					SPACE	13	14						
					SPACE	15	16						
					SPACE	17	18						
					SPACE	19	20						
					SPACE	21	22						
					SPACE	23	24						

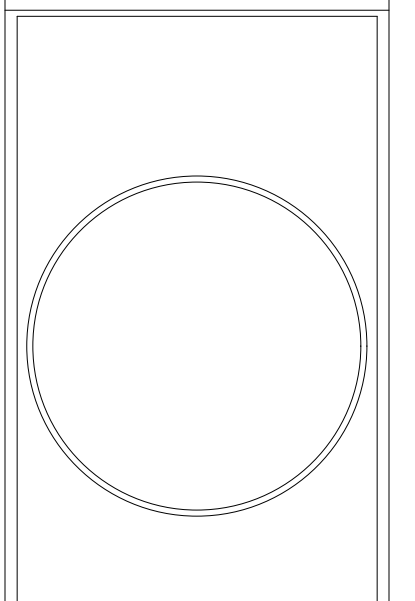
SUB PANEL-B DEMAND LOAD CALCULATIONS				NOTES:	
AREA (SQ FT)	=	300		* NON SIMULTANEOUS LOAD. 100% OF COOLING IS LARGER THAN 65% OF HEAT. # INCLUDED IN GENERAL LIGHTING LOAD PER AREA.	
GENERAL LIGHTING LOAD @ 3VA PER SQ. FT.	=	900			
TOTAL GENERAL LOAD	=	3,600	VA		
RECEP. 1st 10,000 VA @ 100%	=	3,600	@ 100% = 3,600		VA
REST @ 40%	=	0	@ 40% = 0		VA
AIR CONDITIONERS @ 100	=	10,000	@ 100% = 10,000		VA
OTHERS @ 100%	=	0	@ 100% = 0		VA
TOTAL LOAD =			13,600	VA	
CURRENT PER PHASE		TOTAL LOAD (VA) / (240V)	= 57	AMPS	

VERIFY ALL EQUIPMENT LOAD, BREAKERS AND WIRE SIZES PRIOR TO INSTALLATION/ORDERING OF MATERIALS

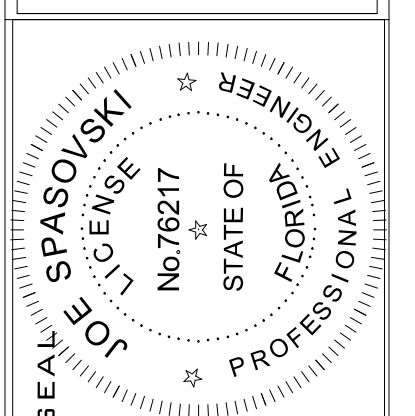


2nd FLOOR ELECTRICAL PLAN
SCALE: 1/4"=1'0"

REVISIONS	BY



FOR SLEATT FAMILY
9388 ABBOTT AVE
SURFSIDE FL



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J. DE GRASOVSKI, P.E.
FL P.E. #76217
CERTIFICATE OF AUTHORIZATION #30734

DESIGNED BY: ABEY
DRAWN BY:
CHECKED BY:
DATE: 09-28-22

Sheet:
E2


FLORIDA ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION

Florida Department of Business and Professional Regulation - Residential Performance Method

Project Name: EE - 9388 ABBOTT AVE 11-30-22A Street: 9388 ABBOTT AVENUE City, State, Zip: SURFSIDE, FL, Owner: Design Location: FL, Miami	Builder Name: Permit Office: SURFSIDE Permit Number: Jurisdiction: 233400 County: Miami-Dade(Florida Climate Zone 1)
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<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:30%;">1. New construction or existing</td> <td style="width:30%;">Addition</td> <td style="width:40%;"></td> </tr> <tr> <td>2. Single family or multiple family</td> <td>Detached</td> <td></td> </tr> <tr> <td>3. Number of units, if multiple family</td> <td>1</td> <td></td> </tr> <tr> <td>4. Number of Bedrooms</td> <td>1</td> <td></td> </tr> <tr> <td>5. Is this a worst case?</td> <td>No</td> <td></td> </tr> <tr> <td>6. Conditioned floor area above grade (ft²)</td> <td>390</td> <td></td> </tr> <tr> <td> Conditioned floor area below grade (ft²)</td> <td>0</td> <td></td> </tr> <tr> <td>7. Windows(69.9 sqft.)</td> <td>Description</td> <td>Area</td> </tr> <tr> <td> a. U-Factor:</td> <td>Sgl, U=1.10</td> <td>69.92 ft²</td> </tr> <tr> <td> SHGC:</td> <td>SHGC=0.50</td> <td></td> </tr> <tr> <td> b. U-Factor:</td> <td>N/A</td> <td>ft²</td> </tr> <tr> <td> SHGC:</td> <td></td> <td></td> </tr> <tr> <td> c. U-Factor:</td> <td>N/A</td> <td>ft²</td> </tr> <tr> <td> SHGC:</td> <td></td> <td></td> </tr> <tr> <td> Area Weighted Average Overhang Depth:</td> <td></td> <td>0.083 ft</td> </tr> <tr> <td> Area Weighted Average SHGC:</td> <td></td> <td>0.500</td> </tr> <tr> <td>8. Skylights</td> <td>Description</td> <td>Area</td> </tr> <tr> <td> U-Factor:(AVG)</td> <td>N/A</td> <td>N/A ft²</td> </tr> <tr> <td> SHGC(AVG):</td> <td>N/A</td> <td></td> </tr> <tr> <td>9. Floor Types</td> <td>Insulation</td> <td>Area</td> </tr> <tr> <td> a. Raised Floor</td> <td>R= 11.0</td> <td>390.00 ft²</td> </tr> <tr> <td> b. N/A</td> <td>R=</td> <td>ft²</td> </tr> <tr> <td> c. N/A</td> <td>R=</td> <td>ft²</td> </tr> </table>	1. New construction or existing	Addition		2. Single family or multiple family	Detached		3. Number of units, if multiple family	1		4. Number of Bedrooms	1		5. Is this a worst case?	No		6. Conditioned floor area above grade (ft ²)	390		Conditioned floor area below grade (ft ²)	0		7. Windows(69.9 sqft.)	Description	Area	a. U-Factor:	Sgl, U=1.10	69.92 ft ²	SHGC:	SHGC=0.50		b. U-Factor:	N/A	ft ²	SHGC:			c. U-Factor:	N/A	ft ²	SHGC:			Area Weighted Average Overhang Depth:		0.083 ft	Area Weighted Average SHGC:		0.500	8. Skylights	Description	Area	U-Factor:(AVG)	N/A	N/A ft ²	SHGC(AVG):	N/A		9. Floor Types	Insulation	Area	a. Raised Floor	R= 11.0	390.00 ft ²	b. N/A	R=	ft ²	c. N/A	R=	ft ²	<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:30%;">10. Wall Types(581.3 sqft.)</td> <td style="width:30%;">Insulation</td> <td style="width:40%;">Area</td> </tr> <tr> <td> a. Concrete Block - Ext Insul, Exterior</td> <td>R=4.1</td> <td>581.25 ft²</td> </tr> <tr> <td> b. N/A</td> <td>R=</td> <td>ft²</td> </tr> <tr> <td> c. N/A</td> <td>R=</td> <td>ft²</td> </tr> <tr> <td> d. N/A</td> <td>R=</td> <td>ft²</td> </tr> <tr> <td>11. Ceiling Types(390.0 sqft.)</td> <td>Insulation</td> <td>Area</td> </tr> <tr> <td> a. Under Attic (Vented)</td> <td>R=30.0</td> <td>390.00 ft²</td> </tr> <tr> <td> b. N/A</td> <td>R=</td> <td>ft²</td> </tr> <tr> <td> c. N/A</td> <td>R=</td> <td>ft²</td> </tr> <tr> <td>12. Ducts, location & insulation level</td> <td></td> <td>R ft²</td> </tr> <tr> <td> a. Sup: Attic, Ret: Attic, AH: OFFICE</td> <td></td> <td>6 156</td> </tr> <tr> <td> b.</td> <td></td> <td></td> </tr> <tr> <td> c.</td> <td></td> <td></td> </tr> <tr> <td>13. Cooling Systems</td> <td>kBtu/hr</td> <td>Efficiency</td> </tr> <tr> <td> a. Central Unit</td> <td>48.0</td> <td>SEER:17.00</td> </tr> <tr> <td>14. Heating Systems</td> <td>kBtu/hr</td> <td>Efficiency</td> </tr> <tr> <td> a. Electric Strip Heat</td> <td>34.1</td> <td>COP:1.00</td> </tr> <tr> <td>15. Hot Water Systems - None required</td> <td></td> <td></td> </tr> <tr> <td> a. N/A</td> <td></td> <td>N/A</td> </tr> <tr> <td> b. Conservation features</td> <td></td> <td></td> </tr> <tr> <td>16. Credits</td> <td></td> <td>Pstat</td> </tr> </table>	10. Wall Types(581.3 sqft.)	Insulation	Area	a. Concrete Block - Ext Insul, Exterior	R=4.1	581.25 ft ²	b. N/A	R=	ft ²	c. N/A	R=	ft ²	d. N/A	R=	ft ²	11. Ceiling Types(390.0 sqft.)	Insulation	Area	a. Under Attic (Vented)	R=30.0	390.00 ft ²	b. N/A	R=	ft ²	c. N/A	R=	ft ²	12. Ducts, location & insulation level		R ft ²	a. Sup: Attic, Ret: Attic, AH: OFFICE		6 156	b.			c.			13. Cooling Systems	kBtu/hr	Efficiency	a. Central Unit	48.0	SEER:17.00	14. Heating Systems	kBtu/hr	Efficiency	a. Electric Strip Heat	34.1	COP:1.00	15. Hot Water Systems - None required			a. N/A		N/A	b. Conservation features			16. Credits		Pstat
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8. Skylights	Description	Area																																																																																																																																			
U-Factor:(AVG)	N/A	N/A ft ²																																																																																																																																			
SHGC(AVG):	N/A																																																																																																																																				
9. Floor Types	Insulation	Area																																																																																																																																			
a. Raised Floor	R= 11.0	390.00 ft ²																																																																																																																																			
b. N/A	R=	ft ²																																																																																																																																			
c. N/A	R=	ft ²																																																																																																																																			
10. Wall Types(581.3 sqft.)	Insulation	Area																																																																																																																																			
a. Concrete Block - Ext Insul, Exterior	R=4.1	581.25 ft ²																																																																																																																																			
b. N/A	R=	ft ²																																																																																																																																			
c. N/A	R=	ft ²																																																																																																																																			
d. N/A	R=	ft ²																																																																																																																																			
11. Ceiling Types(390.0 sqft.)	Insulation	Area																																																																																																																																			
a. Under Attic (Vented)	R=30.0	390.00 ft ²																																																																																																																																			
b. N/A	R=	ft ²																																																																																																																																			
c. N/A	R=	ft ²																																																																																																																																			
12. Ducts, location & insulation level		R ft ²																																																																																																																																			
a. Sup: Attic, Ret: Attic, AH: OFFICE		6 156																																																																																																																																			
b.																																																																																																																																					
c.																																																																																																																																					
13. Cooling Systems	kBtu/hr	Efficiency																																																																																																																																			
a. Central Unit	48.0	SEER:17.00																																																																																																																																			
14. Heating Systems	kBtu/hr	Efficiency																																																																																																																																			
a. Electric Strip Heat	34.1	COP:1.00																																																																																																																																			
15. Hot Water Systems - None required																																																																																																																																					
a. N/A		N/A																																																																																																																																			
b. Conservation features																																																																																																																																					
16. Credits		Pstat																																																																																																																																			

Glass/Floor Area: 0.179	Total Proposed Modified Loads: 23.15	PASS
	Total Baseline Loads: 23.85	

<p>I hereby certify that the plans and specifications covered by this calculation are in compliance with the Florida Energy Code.</p> <p>PREPARED BY: _____</p> <p>DATE: _____</p> <p>I hereby certify that this building, as designed, is in compliance with the Florida Energy Code.</p> <p>OWNER/AGENT: _____</p> <p>DATE: _____</p>	<p>Review of the plans and specifications covered by this calculation indicates compliance with the Florida Energy Code. Before construction is completed this building will be inspected for compliance with Section 553.908 Florida Statutes.</p> <div style="text-align: center;">  </div> <p>BUILDING OFFICIAL: _____</p> <p>DATE: _____</p>
---	---

- Compliance requires certification by the air handler unit manufacturer that the air handler enclosure qualifies as certified factory-sealed in accordance with R403.3.2.1.
- Default duct leakage does not require a Duct Leakage Test Report.
- Compliance requires an Air Barrier and Insulation Inspection Checklist in accordance with R402.4.1.1 and this project requires a PERFORMANCE envelope leakage test report with envelope leakage no greater than 7.00 ACH50 (R402.4.1.2). (Exception m

INPUT SUMMARY CHECKLIST REPORT**PROJECT**

Title:	EE - 9388 ABBOTT AVE 11-30-22A	Address type:	Street Address
Building Type:	User	Bedrooms:	1
Owner:		Conditioned Area:	390
		Total Stories:	1
Builder Name:		Worst Case:	No
Permit Office:	SURFSIDE	Rotate Angle:	0
Jurisdiction:	233400	Cross Ventilation:	No
Family Type:	Detached	Whole House Fan:	No
New/Existing:	Addition	Terrain:	Suburban
Year Construct:		Shielding:	Suburban
Comment:			

CLIMATE

✓ Design Location	Tmy Site	Design Temp 97.5% 2.5%	Int Design Temp Winter Summer	Heating Degree Days	Design Moisture	Daily temp Range
___ FL, Miami	FL_MIAMI_INTL_AP	51 90	70 75	149.5	56	Low

BLOCKS

✓ Number	Name	Area	Volume
___ 1	Entire House	390	3900

SPACES

✓ Number	Name	Area	Volume	Kitchen	Occupants	Bedrooms	Finished	Cooled	Heated
___ 1	MASTER WIC 2	30	300	No	0		Yes	Yes	Yes
___ 2	OFFICE	95	950	No	0		Yes	Yes	Yes
___ 3	OFFICE WIC	25	250	No	0		Yes	Yes	Yes
___ 4	BEDROOM 4	165	1650	No	1	1	Yes	Yes	Yes
___ 5	BATH 4	50	500	No	0		Yes	Yes	Yes
___ 6	WIC 4	25	250	No	0		No	Yes	Yes

FLOORS

(Total Exposed Area = 390 sq.ft.)

✓ #	Floor Type	Space	Exposed Perim	Perimeter R-Value	Area	U-Factor	Joist R-Value	Tile	Wood	Carpet
___ 1	Raised Floor	MASTER WIC 2	---	---	30 ft	0.066	11	0.00	0.00	1.00
___ 2	Raised Floor	OFFICE	---	---	95 ft	0.066	11	0.00	0.00	1.00
___ 3	Raised Floor	OFFICE WIC	---	---	25 ft	0.066	11	0.00	0.00	1.00
___ 4	Raised Floor	BEDROOM 4	---	---	165 ft	0.066	11	0.00	0.00	1.00
___ 5	Raised Floor	BATH 4	---	---	50 ft	0.066	11	0.00	0.00	1.00
___ 6	Raised Floor	WIC 4	---	---	25 ft	0.066	11	0.00	0.00	1.00

ROOF

✓ #	Type	Materials	Roof Area	Gable Area	Roof Color	Rad Barr	Solar Absor.	SA Tested	Emitt	Emitt Tested	Deck Insul.	Pitch (deg)
___ 1	Hip	Composition shingles	411 ft ²	0 ft ²	Medium	N	0.9	No	0.9	No	0	18.43

INPUT SUMMARY CHECKLIST REPORT

ATTIC																	
✓ #	Type	Ventilation	Vent Ratio (1 in)	Area	RBS	IRCC											
___ 1	Full attic	Vented	300	390 ft²	N	N											
CEILING (Total Exposed Area = 390 sq.ft.)																	
✓ #	Ceiling Type	Space	R-Value	Ins. Type	Area	U-Factor	Framing Frac.	Truss Type									
___ 1	Under Attic(Vented)	MASTER WIC 2	30.0	Blown	30.0ft²	0.053	0.10	Wood									
___ 2	Under Attic(Vented)	OFFICE	30.0	Blown	95.0ft²	0.053	0.10	Wood									
___ 3	Under Attic(Vented)	OFFICE WIC	30.0	Blown	25.0ft²	0.053	0.10	Wood									
___ 4	Under Attic(Vented)	BEDROOM 4	30.0	Blown	165.0ft²	0.053	0.10	Wood									
___ 5	Under Attic(Vented)	BATH 4	30.0	Blown	50.0ft²	0.053	0.10	Wood									
___ 6	Under Attic(Vented)	WIC 4	30.0	Blown	25.0ft²	0.053	0.10	Wood									
WALLS (Total Exposed Area = 581 sq.ft.)																	
✓ #	Ornt	Adjacent To	Wall Type	Space	Cavity R-Value	Width Ft	In	Height Ft	In	Area sq.ft.	U-Factor	Sheath R-Value	Frm. Frac.	Solar Absor.	Below Grade		
___ 1	N	Exterior	Conc. Blk - Ext Ins	MASTER WIC 2	4.1	6.0	8	9.0	0	60.0	0.131	0	0	0.75	0 %		
___ 2	W	Exterior	Conc. Blk - Ext Ins	OFFICE	4.1	10.0	0	9.0	0	90.0	0.131	0	0	0.75	0 %		
___ 3	N	Exterior	Conc. Blk - Ext Ins	OFFICE WIC	4.1	5.0	7	9.0	0	50.3	0.131	0	0	0.75	0 %		
___ 4	W	Exterior	Conc. Blk - Ext Ins	OFFICE WIC	4.1	5.0	7	9.0	0	50.3	0.131	0	0	0.75	0 %		
___ 5	S	Exterior	Conc. Blk - Ext Ins	BEDROOM 4	4.1	15.0	7	9.0	0	140.3	0.131	0	0	0.75	0 %		
___ 6	W	Exterior	Conc. Blk - Ext Ins	BEDROOM 4	4.1	12.0	3	9.0	0	110.3	0.131	0	0	0.75	0 %		
___ 7	W	Exterior	Conc. Blk - Ext Ins	BATH 4	4.1	8.0	11	9.0	0	80.3	0.131	0	0	0.75	0 %		
WINDOWS (Total Exposed Area = 70 sq.ft.)																	
✓ #	Ornt	Wall ID	Frame	Panes	NFRC U-Factor	SHGC	Imp	Storm	Total Area (ft²)	Same Units	Width (ft)	Height (ft)	--Overhang-- Depth (ft)	Sep. (ft)	Interior Shade	Screen	
___ 1	W	2	Metal	Single (Tinted)	Y	1.10	0.50	N	N	30.0	1	6.00	5.00	0.1	0.1	None	None
___ 2	W	6	Metal	Single (Tinted)	Y	1.10	0.50	N	N	30.0	1	6.00	5.00	0.1	0.1	None	None
___ 3	W	7	Metal	Single (Tinted)	Y	1.10	0.50	N	N	9.9	1	2.33	4.25	0.1	0.1	None	None
INFILTRATION																	
✓ #	Scope	Method	SLA	CFM50	ELA	EqLA	ACH	ACH50	Space(s)								
___ 1	Wholehouse	Proposed ACH(50)	0.00044	455	24.96	46.86	0.1618	7.0	All								
MASS																	
✓ #	Mass Type	Area	Thickness	Furniture Fraction	Space												
___ 1	Default(8 lbs/sq.ft.)	0 ft²	0 ft	0.30	MASTER WIC 2												
___ 2	Default(8 lbs/sq.ft.)	0 ft²	0 ft	0.30	OFFICE												
___ 3	Default(8 lbs/sq.ft.)	0 ft²	0 ft	0.30	OFFICE WIC												
___ 4	Default(8 lbs/sq.ft.)	0 ft²	0 ft	0.30	BEDROOM 4												
___ 5	Default(8 lbs/sq.ft.)	0 ft²	0 ft	0.30	BATH 4												
___ 6	Default(8 lbs/sq.ft.)	0 ft²	0 ft	0.30	WIC 4												

INPUT SUMMARY CHECKLIST REPORT

HEATING SYSTEM

✓ #	System Type/FI. Addition	Subtype	AHRI #	Efficiency	Capacity kBtu/hr	---Geothermal HeatPump---				Ducts	Block
						Entry	Power	Volt	Current		
___ 1	Electric Strip Heat/Supplementa	None		COP: 1.00	34.1	0.00	0.00	0.00		sys#1	1

COOLING SYSTEM

✓ #	System Type/FI. Addition	Subtype/Speed	AHRI #	Efficiency	Capacity kBtu/hr	Air Flow cfm	SHR	Duct	Block

HOT WATER SYSTEM

✓ #	System Type	Subtype	Location	EF(UEF)	Cap	Use	SetPnt	Fixture Flow	Pipe Ins.	Pipe length

DUCTS

✓ Duct #	-----Supply-----		-----Return-----			Leakage Type	Air Handler	CFM 25 TOT	CFM 25 OUT	QN	RLF	HVAC #		
	Location	R-Value	Area	Location	R-Value							Area	Heat	Cool
___ 1	Attic	6.0	156 ft²	Attic	6.0	61 ft²	Default Leakage	OFFICE	(Default)	(Default)			1	1

TEMPERATURES

Programable Thermostat: Y						Ceiling Fans: N							
Cooling	<input type="checkbox"/> Jan	<input type="checkbox"/> Feb	<input type="checkbox"/> Mar	<input type="checkbox"/> Apr	<input type="checkbox"/> May	<input checked="" type="checkbox"/> Jun	<input checked="" type="checkbox"/> Jul	<input checked="" type="checkbox"/> Aug	<input checked="" type="checkbox"/> Sep	<input type="checkbox"/> Oct	<input type="checkbox"/> Nov	<input type="checkbox"/> Dec	
Heating	<input checked="" type="checkbox"/> Jan	<input checked="" type="checkbox"/> Feb	<input checked="" type="checkbox"/> Mar	<input type="checkbox"/> Apr	<input type="checkbox"/> May	<input type="checkbox"/> Jun	<input type="checkbox"/> Jul	<input type="checkbox"/> Aug	<input type="checkbox"/> Sep	<input type="checkbox"/> Oct	<input checked="" type="checkbox"/> Nov	<input checked="" type="checkbox"/> Dec	
Venting	<input type="checkbox"/> Jan	<input type="checkbox"/> Feb	<input checked="" type="checkbox"/> Mar	<input checked="" type="checkbox"/> Apr	<input type="checkbox"/> May	<input type="checkbox"/> Jun	<input type="checkbox"/> Jul	<input type="checkbox"/> Aug	<input type="checkbox"/> Sep	<input checked="" type="checkbox"/> Oct	<input checked="" type="checkbox"/> Nov	<input type="checkbox"/> Dec	
✓ Thermostat Schedule: HERS 2006 Reference	Hours												
Schedule Type	1	2	3	4	5	6	7	8	9	10	11	12	
___ Cooling (WD)	AM 80	PM 80	78 78	78 78	78 78	78 78	78 78	78 78	78 78	78 78	80 78	80 78	80 78
___ Cooling (WEH)	AM 78	PM 78	78 78	78 78	78 78	78 78	78 78	78 78	78 78	78 78	78 78	78 78	78 78
___ Heating (WD)	AM 66	PM 68	66 68	66 68	66 68	66 68	68 68	68 68	68 68	68 68	68 68	68 68	68 66
___ Heating (WEH)	AM 66	PM 68	66 68	66 68	66 68	66 68	68 68	68 68	68 68	68 68	68 68	68 68	68 66

Envelope Leakage Test Report (Blower Door Test)

Residential Prescriptive, Performance or ERI Method Compliance

2020 Florida Building Code, Energy Conservation, 7th Edition

Jurisdiction: 233400	Permit #:
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Job Information

Builder:	Community:	Lot: NA
Address: 9388 ABBOTT AVENUE		
City: SURFSIDE	State: FL	Zip:

Air Leakage Test Results *Passing results must meet either the Performance, Prescriptive, or ERI Method*

PRESCRIPTIVE METHOD-The building or dwelling unit shall be tested and verified as having an air leakage rate of not exceeding 7 air changes per hour at a pressure of 0.2 inch w.g. (50 Pascals) in Climate Zones 1 and 2.

PERFORMANCE or ERI METHOD-The building or dwelling unit shall be tested and verified as having an air leakage rate of not exceeding the selected ACH(50) value, as shown on Form R405-2020 (Performance) or R406-2020 (ERI), section labeled as infiltration, sub-section ACH50. ACH(50) specified on Form R405-2020-Energy Calc (Performance) or R406-2020 (ERI): 7.000

$\frac{\text{CFM}(50)}{\text{Building Volume}} \times 60 \div 3900 = \text{ACH}(50)$ <div style="text-align: center; margin-top: 10px;"> <input type="checkbox"/> PASS </div> <p><input type="checkbox"/> When ACH(50) is less than 3, Mechanical Ventilation installation must be verified by building department.</p>	<p>Method for calculating building volume:</p> <p><input type="radio"/> Retrieved from architectural plans</p> <p><input checked="" type="radio"/> Code software calculated</p> <p><input type="radio"/> Field measured and calculated</p>
--	--

R402.4.1.2 Testing. Testing shall be conducted in accordance with ANSI/RESNET/ICC 380 and reported at a pressure of 0.2 inch w.g. (50 Pascals). Testing shall be conducted by either individuals as defined in Section 553.993(5) or (7), *Florida Statutes*, or individuals licensed as set forth in Section 489.105(3)(f), (g), or (i) or an approved third party. A written report of the results of the test shall be signed by the party conducting the test and provided to the *code official*. Testing shall be performed at any time after creation of all penetrations of the *building thermal envelope*.

During testing:

1. Exterior windows and doors, fireplace and stove doors shall be closed, but not sealed, beyond the intended weatherstripping or other infiltration control measures.
2. Dampers including exhaust, intake, makeup air, back draft and flue dampers shall be closed, but not sealed beyond intended infiltration control measures.
3. Interior doors, if installed at the time of the test, shall be open.
4. Exterior doors for continuous ventilation systems and heat recovery ventilators shall be closed and sealed.
5. Heating and cooling systems, if installed at the time of the test, shall be turned off.
6. Supply and return registers, if installed at the time of the test, shall be fully open.

Testing Company

Company Name: _____ Phone: _____

I hereby verify that the above Air Leakage results are in accordance with the 2020 7th Edition Florida Building Code Energy Conservation requirements according to the compliance method selected above.

Signature of Tester: _____ Date of Test: _____

Printed Name of Tester: _____

License/Certification #: _____ Issuing Authority: _____

ENGINEERING EXPRESS® PRODUCT EVALUATION REPORT

July 7, 2020

Application Number: FL 19588.3-R3
EX Project Number: 20-28643

Product Manufacturer: Trane US Inc
Manufacturer Address: 6200 Troup Hwy
Tyler, TX 75707

Product Name & Description: TRANE Condenser (Ground Mounted)

Scope of Evaluation:

This Product Evaluation Report is being issued in accordance with the requirements of the Florida Department of Business and Professional Regulation (Florida Building Commission) Rule Chapter 61G20-3.005, F.A.C., for statewide acceptance per Method 1(d). The product noted above has been tested and/or evaluated as summarized herein to show compliance with the Florida Building Code Seventh Edition (2020) and is, for the purpose intended, at least equivalent to that required by the Code. Re-evaluation of this product shall be required following pertinent Florida Building Code modifications or revisions.

Substantiating Data:

- **PRODUCT EVALUATION DOCUMENTS**

EX drawing #20-28643 titled "A/C Unit Housing and Mounting Certification", sheet 1-1, prepared by Engineering Express, signed & sealed by Frank L. Bennardo, P.E. is an integral part of this Evaluation Report.

- **TEST REPORTS**

Ultimate test loading structural performance has been tested in accordance with ASTM E330-02 and TAS 202-94 test standards per test report(s) #0708.01-15 by American Test Lab of South Florida, Inc. Signed and Sealed by Stephen W. Warter, P.E

- **STRUCTURAL ENGINEERING CALCULATIONS**

Structural engineering calculations have been prepared which evaluate the product based on comparative and/or rational analysis to qualify the following design criteria:

1. Minimum Allowable Unit Width
2. Maximum Allowable Unit Height
3. Minimum Unit Weight
4. Maximum Allowable Unit Surface Area
5. Clip Configuration and Anchor Spacing
6. Anchor Capacity for Various Substrates

Maximum allowable roof-top heights for various installation wind speeds
No 33% increase in allowable stress has been used in the design of this product.

Trane US Inc – TRANE Condenser (Ground Mounted)

Impact Resistance:

Not applicable to this product.

Wind Load Resistance

This product has been designed to resist wind loads as indicated on the Product Evaluation Document (i.e. engineering drawing).

Installation

The product listed above shall be installed in strict compliance with the Product Evaluation Document (i.e. engineering drawing), along with all components noted therein.

The product components shall be of the material specified in the Product Evaluation Document (i.e. engineering drawing).

Limitations & Conditions of Use:

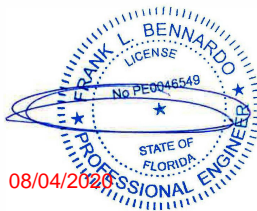
Use of this product shall be in strict accordance with the Product Evaluation Document (i.e. engineering drawing) as noted herein.

All supporting host structures shall be designed to resist all superimposed loads and shall be of a material listed in this product's respective anchor schedule. Host structure conditions which are not accounted for in this product's respective anchor schedule shall be designed for on a site-specific basis by a registered professional engineer.

All components which are permanently installed shall be protected against corrosion, contamination, and other such damage at all times.

This product has been designed for use within and outside the High Velocity Hurricane Zone (HVHZ).

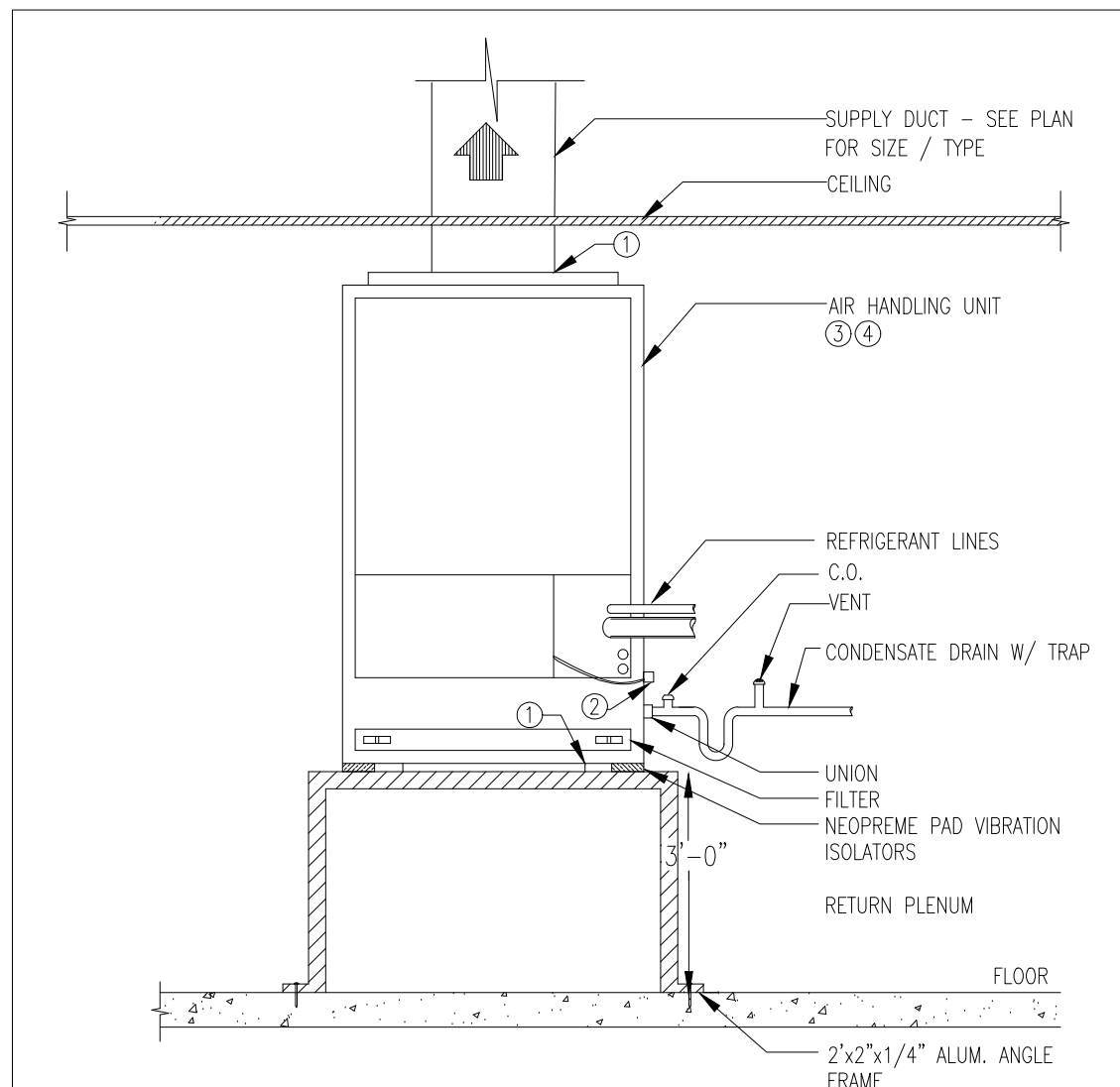
Respectfully,



Frank Bennardo, PE
ENGINEERING EXPRESS®
#PE0046549 | Cert. Auth. 9885

H.V.A.C. GENERAL NOTES:

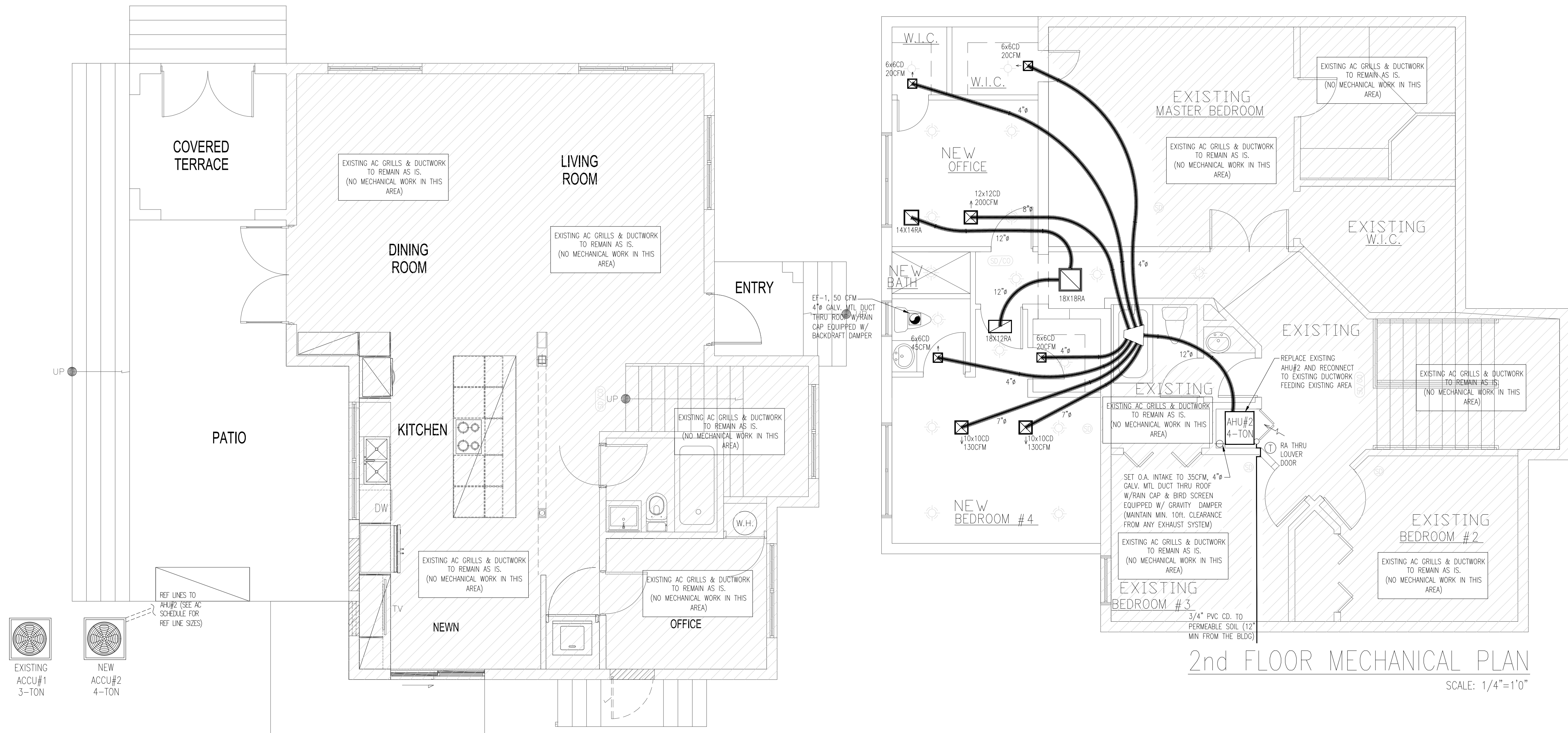
1. ALL WORK SHALL BE PERFORMED BY A LICENSED CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETE SYSTEM SHALL BE FULLY OPERATIVE AND ACCEPTANCE BY THE OWNER AND/OR ARCHITECT MUST BE CONDITION OF THE CONTRACT.
2. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL TRADES IN ORDER TO AVOID CONFLICTS. NO CHARGES WILL BE ACCEPTED UNLESS A PRIOR WRITTEN APPROVAL HAS BEEN ISSUED BY THE OWNER/ARCHITECT.
3. THE CONTRACTOR SHALL VISIT THE JOB SITE AND THOROUGHLY FAMILIARIZE WITH EXISTING CONDITIONS. PRIOR TO INSTALLING EQUIPMENT AND/OR FABRICATING DUCTWORK, A.C. CONTRACTOR SHALL CHECK THAT THERE IS SUFFICIENT CLEARANCES FOR EQUIPMENT, DUCTWORK, ETC. AND ALSO TO AVOID ANY INTERFERENCE WITH THE PROCESS OF CONSTRUCTION.
4. ALL AIR CONDITIONING AND VENTILATION DUCTS MUST CONFORM WITH SMACNA STANDARDS AND ALL LOCAL CODES. DUCT DROPS TO CEILINGS MAY BE INSULATED FLEXIBLE DUCT AS INDICATED ON THE HVAC PLAN. "FLEX" DUCTS SHALL BE FULLY EXTENDED AND OPEN. FIBERGLASS DUCT INSULATION VALUE SHALL BE MIN. R-6 IN ATTICS AND MIN. R-4.2 IN AIRCONDITIONED SPACE.
5. DRAWINGS ARE DIAGRAMMATIC ILLUSTRATIONS. DO NOT SCALE DRAWINGS FOR THE EXACT LOCATION OF EQUIPMENT, PIPING, DUCTWORK, ETC. THESE DRAWINGS ARE NOT INTENDED TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION, BUT THE CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS REQUIRED FOR A COMPLETE ACCEPTABLE WORKING SYSTEM.
6. ALL REQUIRED INSURANCE SHALL BE PROVIDED BY THE CONTRACTOR FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK. ALL WORKMANSHIP AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH THE APPLICABLE NATIONAL, STATE, AND LOCAL CODES, RULES, AND ORDINANCES.
7. AIR CONDITIONING CONDENSATE PIPING AND FITTINGS SHALL BE PVC OR DWV (ASTM-D2662). COPPER IN PLENUM AREAS. ALL INTERIOR CONDENSATE PIPING IN UNAIRCONDITIONED SPACES SHALL BE WRAPPED WITH A MINIMUM 1/2" SELF SEALING INSULATING FOAM JACKET. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY CONTROLS FOR THE OPERATION OF THE HVAC SYSTEM.
8. MAINTAIN CLEARANCE AROUND ALL AIR HANDLING UNITS AS PER FBC 7th EDITION (2020) R 1305.1.1.
9. ALL MATERIAL EXPOSED WITHIN PLENUM MUST BE NON COMBUSTIBLE OR RATED 25/50 FLAME SPREAD.
10. DUCT SIZES SHOWN OR INDICATED ON DRAWINGS ARE INSIDE CLEAR DIMENSIONS.
11. WHERE RETURN TRANSFER DUCT OR GRILLS ARE USED, UNDERCUT THE ROOM DOOR BY 1".
12. THE AIR DISTRIBUTION SYSTEM IS SIZED AND DESIGNED WITH THE USE OF DUCTULATOR.
13. CONTRACTOR TO VERIFY EXISTING CONDITIONS AND REPORT ANY DISCREPANCY TO ENGINEER.
14. MECHANICAL EQUIPMENT MUST COMPLY WITH BASE FLOOD ELEVATION FRC 322.1.6.
15. MINIMUM REFRIGERANT LINES INSULATION SHALL BE R-4 AND EXTERNAL PERMEANCE SHALL NOT EXCEED 0.05.
16. MINIMUM METAL EXHAUST DUCT THICKNESS SHALL BE28 GAUGE.
17. GAS APPLIANCE IGNITION SOURCE TO BE HIGHER THAN 18" ABOVE FLOOR.
18. APPLIANCES ACCESS SHALL COMPLY WITH FMC-1305.
19. MANUFACTURER'S DUCT SUPPORT INSTRUCTIONS SHALL BE ON SITE FOR ROUGH INSPECTION.



- NOTES:**
1. AHU SHALL BE MECHANICALLY ATTACHED TO SUPPLY AIR PLENUM. ALL JOINTS BETWEEN SECTIONS OF AIR DUCTS & PLENUMS, BETWEEN INTERMEDIATE & TERMINAL FITTINGS & OTHER COMPONENTS OF AIR DISTRIBUTION SYSTEM, & BETWEEN SUBSECTIONS OF THESE COMPONENTS SHALL BE MECHANICALLY FASTENED TO SECURE SECTIONS INDEPENDENTLY OF THE CLOSURE SYSTEM.
 2. PRIMARY & SECONDARY DRAIN OF AHU TO BE EQUIPPED WITH A WATER-LEVEL DETECTION DEVICE. WIRE INTO FAN CONTROL CIRCUIT, THAT WILL SHUT OFF THE EQUIPMENT SERVED PRIOR TO OVERFLOW.
 3. AHU TO HAVE 3" MINIMUM CLEARANCE ALL AROUND THE UNIT, WITH A TOTAL WIDTH OF THE ENCLOSED SPACE BEING AT LEAST 12" WIDER THAN AHU AS PER M1305.1.1 FLORIDA BUILDING CODE 7TH EDITION (2020) RESIDENTIAL.
 4. SEE SCHEDULE FOR MANUFACTURER, PART NO., ETC.

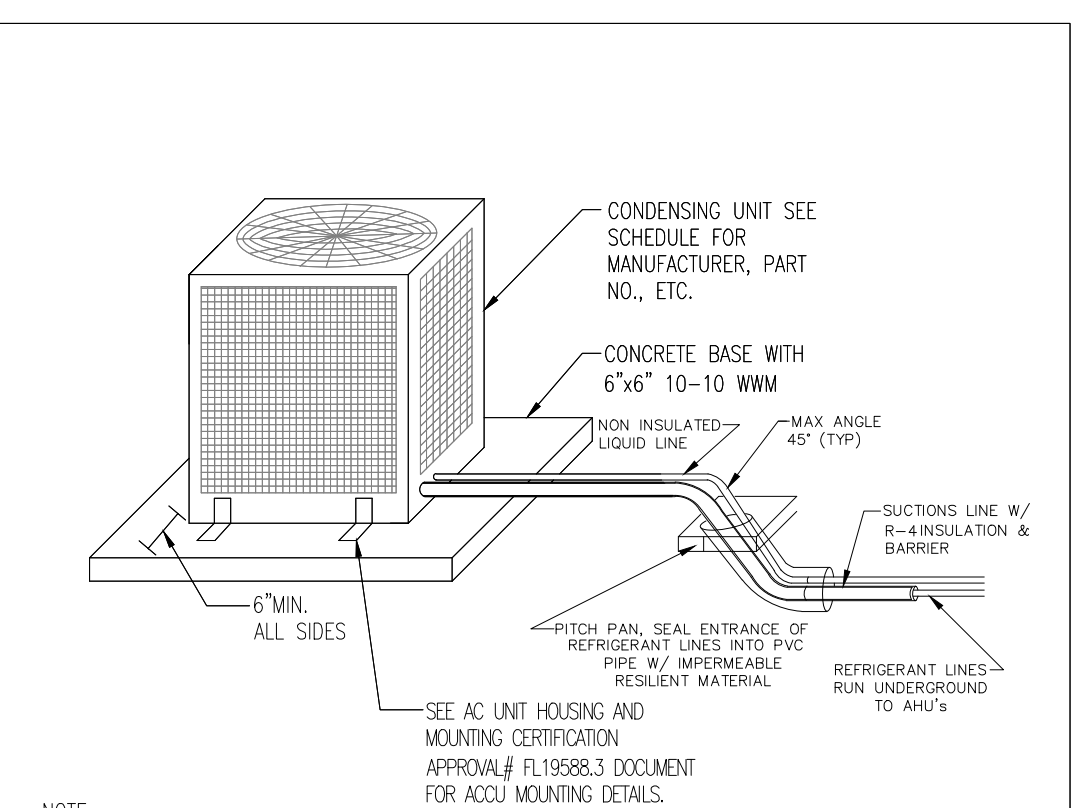
AHU MOUNTING DETAIL
NTSC

V:1 061211



1st FLOOR MECHANICAL PLAN

SCALE: 1/4"=1'0"



- NOTE:**
CORROSION PROTECTION: BUILDINGS LOCATED WITHIN 3,000 FEET (914 400 MM) OF THE OCEAN SHOULD UTILIZE NONFERROUS METAL, STAINLESS STEEL OR STEEL WITH MINIMUM G-90 HOT-DIP GALVANIZED COATING FOR EQUIPMENT STANDS AND ANCHORS AND STAINLESS STEEL SCREWS.

ACCU MOUNTING DETAIL
NTSC

MECHANICAL SYMBOL

- ① Programmable THERMOSTAT
- ↔ 4-WAY SUPPLY AIR DIFFUSER
- ↕ 3-WAY SUPPLY AIR DIFFUSER
- ↔ 2-WAY SUPPLY AIR DIFFUSER
- ↔ 1-WAY SUPPLY AIR DIFFUSER
- ◻ RETURN AIR DIFFUSER
- ⊞ EXHAUST FAN
- FLEXIBLE VINYL DUCT R-6
- FIBERGLASS DUCT R-6
- AHU AIR HANDLER UNIT
- CFM CUBIC FEET PER MINUTE
- RAG RETURN AIR GRILL

TAG	BASIS OF DESIGN		FLOW RATE	DUCT SIZE		STATIC PRESSURE	ELECTRICAL DATA		MOUNTING OPENING (LxW)		WEIGHT
	MANUFACTURER	MODEL OR SERIES		CFM	Inch		Inch w.g.	POWER (W)	VOLT	Inch	
EF-1	PANASONIC OR EQUAL	FV-05V05	50	4	0.1	11.1	115	10-1/2x10-1/2	10.36		

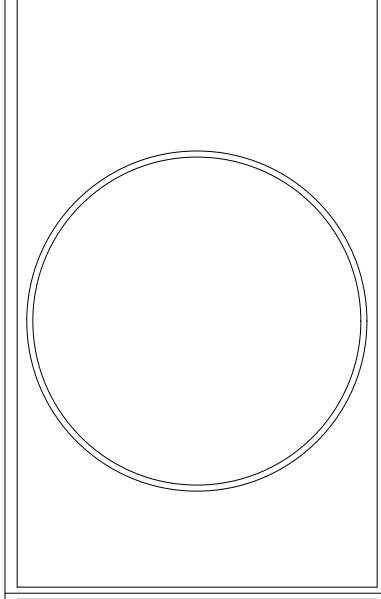
A/C NO:	1		
TRANE	4 TON 17 SEER		
C.U.:	4TTR7048B1000		
VOLTS:	208-230/1/60	MIN/MAX BRK:	28/45
A.H.:	TEMBAC48H41S	HEAT:	10KW
VOLTS:	208-230/1/60	MIN/MAX BRK:	60/60
COIL:	NA		
TOTAL BTUH COOLING:	48000	SENS:	36000
TOTAL BTUH HEATING:	34000	HSPF:	N/A
SUCT:	7/8	LIQ:	3/8

- NOTES:**
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND INFORM THE PROJECT ENGINEER AND ARCHITECT OF ANY DISCREPANCY BETWEEN THESE PLANS AND THE EXISTING CONDITIONS. THE CONTRACTOR SHALL INCLUDE IN HIS BID TO CORRECT SUCH CONDITION AS DIRECTED. THE ENGINEER AND ARCHITECT ARE NOT RESPONSIBLE FOR ANY ADDITIONAL COSTS RESULTING FROM VERIFIABLE EXISTING CONDITIONS DISCOVERED AFTER CONTRACT HAS BEEN AWARDED.
 - EXISTING AC UNIT#1 FEEDING FIRST FLOOR TO REMAIN AS IS.
 - EXISTING DRYER & EXHAUST FAN VENTS IN EXISTING AREA TO REMAIN AS IS.
- SCOPE OF WORK:**
- REPLACE EXISTING AC SYSTEM #2 (FEEDING 2nd FLOOR) WITH NEW 4TON AND RECONNECT EXISTING SUPPLY AIR DUCTWORK FEEDING EXISTING (HATCHED) AREA
 - INSTALL NEW AC GRILLS & DUCTWORK FOR THE ADDITION AREA AS SHOWN ON PLAN.
 - PROVIDE MAKE-UP AIR SYSTEM
 - INSTALL NEW EXHAUST FAN IN NEW BATH.

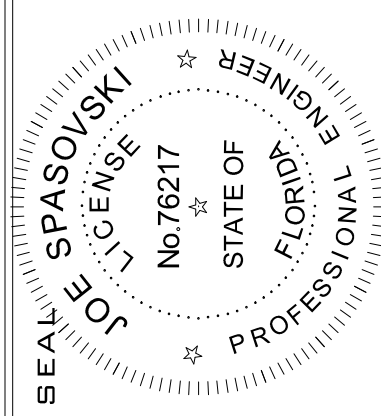
2nd FLOOR MECHANICAL PLAN

SCALE: 1/4"=1'0"

REVISIONS	BY



FOR SLEATT FAMILY
9388 ABBOTT AVE
SURFSIDE FI



INTERNATIONAL CONSULTING ENGINEERS & PLUMBING & CONSULTING ENGINEERING
4310 West Broadway Blvd Plantation FL 33317
Tel: (561) 707-6795 Fax: (954) 939-7847
www.icengr.com jspasovsk@icengr.com
J. SPASOVSKI, P.E.
FL P.E.#76217
CERTIFICATE OF AUTHORIZATION#30734

DESIGNED BY: ABEY
DRAWN BY:
CHECKED BY:
DATE: 09-28-22

Sheet:

M1

GENERAL PLUMBING NOTES

PLUMBING FIXTURES SHALL COMPLY WITH (F.B.C. 2020 PLUMBING TABLE 604.4)
 DRAWINGS ARE DIAGNOSTIC AND SHALL NOT BE SCALED. REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATION OF ALL PLUMBING FIXTURES, EQUIPMENT, ETC. THE PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS REQUIRED FOR A COMPLETE AND ACCEPTABLE WORKING INSTALLATION.

ALL WORK AND MATERIALS SHALL COMPLY WITH LATEST EDITIONS OF THE NATIONAL, STATE, AND ALL LOCAL CODES AND ORDINANCES HAVING JURISDICTION.

THE PLUMBING CONTRACTOR SHALL VISIT THE JOB SITE AND THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS. ALL EXCAVATION AND BACKFILL AS REQUIRED FOR THIS PHASE OF CONSTRUCTION SHALL BE PART OF THIS CONTRACT.

ALL MATERIALS SHALL BE NEW AND FREE OF NOTICEABLE DEFECTS.

ALL WORK SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR AND IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE AND ACCEPTED BY THE ENGINEER/ARCHITECT AS SUCH.

ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.

VERIFY LOCATION, SIZE AND INVERTS OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION. IMMEDIATELY ADVISE THE ENGINEER/ARCHITECT OF ANY DISCREPANCIES.

PROVIDE A MINIMUM PITCH OF 1/8" FOR 3" OR LARGER PIPES, 1/4" PITCH FOR LESS THAN 3" PIPES.

PROVIDE A CLEANOUT AT THE BASE OF EACH SOIL AND WASTE STACK.

PROVIDE MEANS OF RESEALING ALL FLOOR DRAINS.

AN OPEN VENT TERMINAL FROM A DRAINAGE SYSTEM SHALL NOT BE LOCATED DIRECTLY BENEATH ANY DOOR, OPENABLE WINDOW, OR OTHER AIR INTAKE OPENING OF THE BUILDING OR OF AN ADJACENT BUILDING, AND ANY SUCH VENT TERMINAL SHALL NOT BE WITHIN 10 FEET HORIZONTALLY OF SUCH AN OPENING UNLESS IT IS AT LEAST 2 FEET ABOVE THE TOP OF SUCH OPENING. (F.B.C. 2020 PLUMBING 904.5)

SHUTOFF VALVE SHALL BE INSTALLED ON THE WATER SUPPLY PIPE TO EACH APPLIANCE OR MECHANICAL EQUIPMENT AS PER (F.B.C. 2020 PLUMBING 606.2.3)

ALL DEVICES INTENDED TO SERVE SOME SPECIAL FUNCTION AND THAT CONNECT TO THE WATER SUPPLY SYSTEM SHALL BE PROVIDED WITH PROTECTION AGAINST BACKFLOW AND CONTAMINATION OF THE WATER SUPPLY SYSTEM. (F.B.C. 2020 PLUMBING 608.3)

NEW OR REPAIRED POTABLE WATER SYSTEMS SHALL BE PURGED OF DELETERIOUS MATTER AND, DISINFECTED PRIOR TO UTILIZATION. (F.B.C. 2020 PLUMBING 610.1)

NO HOT WATER WITH A TEMPERATURE HIGHER THAN 140° TO DISCHARGE INTO SANITARY.

HOT WATER AND DRAIN PIPES UNDER SINKS AND/OR LAVATORIES SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES. (F.B.C. 2020 BUILDING 11-4.19.4 & 11-4.24.6)

ALL INDIRECT WASTE PIPING SHALL DISCHARGE THROUGH AN AIR GAP OR AIR BREAK INTO A WASTE RECEPTOR OR STANDPIPE. WASTE RECEPTORS AND STANDPIPES SHALL BE TRAPPED AND VENTED AND SHALL CONNECT TO THE BUILDING DRAINAGE SYSTEM. ALL INDIRECT WASTE PIPING THAT EXCEEDS 2 FT IN DEVELOPED LENGTH MEASURED HORIZONTALLY, OR 4 FT IN TOTAL DEVELOPED LENGTH, SHALL BE TRAPPED. (F.B.C. 2020 PLUMBING 802.2)

HOT & RECIRCULATION WATER PIPES OF SIZE <1-1/2" TO HAVE MINIMUM 1" INSULATION AND HOT & RECIRCULATION WATER PIPES OF SIZE >1-1/2" TO HAVE 1.5" INSULATION AS PER FLORIDA CONSERVATION CODE 2020 TABLE R403.3.3.

ADD RECIRCULATING PUMP TO THE WATER HEATERS.

CONTRACTOR TO REFER TO CUT SHEETS AND SPECIFICATIONS FOR THE FIXTURES & APPLIANCES REQUIREMENT PRIOR TO INSTALLATION.

INDIVIDUAL SHOWERS AND COMBINATION TUB/SHOWER VALVES SHALL BE ANTI SCALD AND SHALL COMPLY WITH ASSE 1016.

ALL DRAINAGE PIPING UNDER ANY SLAB THAT IS ON PILINGS OR GRADE BEAMS SHALL BE MINIMUM SCHEDULE 40 PVC ASTM D2665, INSTALLATION OF WHICH SHALL COMPLY WITH ASTM F2336 OR ANOTHER APPROVED/TESTED METHOD

ALL PIPES AND PLUMBING SYSTEM COMPONENTS SHALL BE PROTECTED AGAINST PHYSICAL DAMAGE AS PER 305.6, FBC 5th EDITION (2020) -PLUMBING.

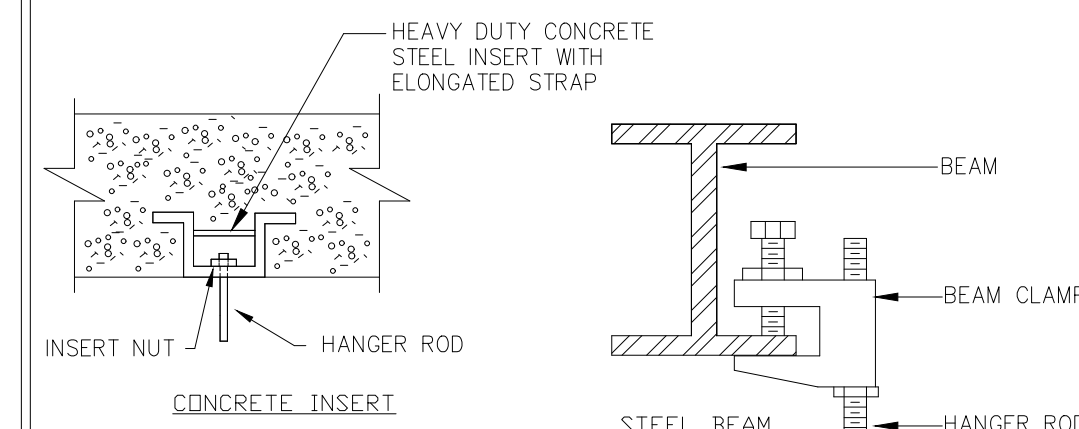
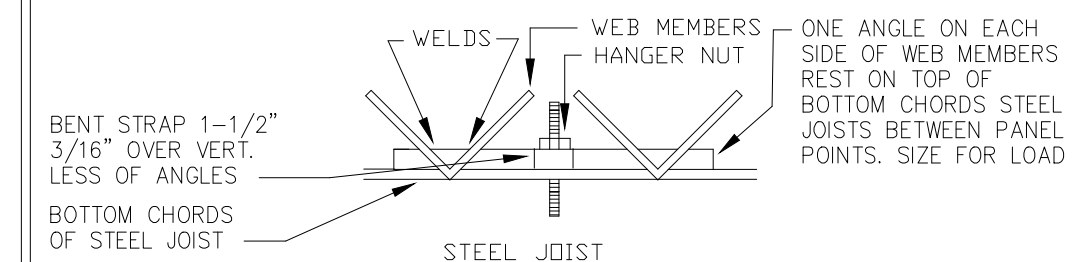
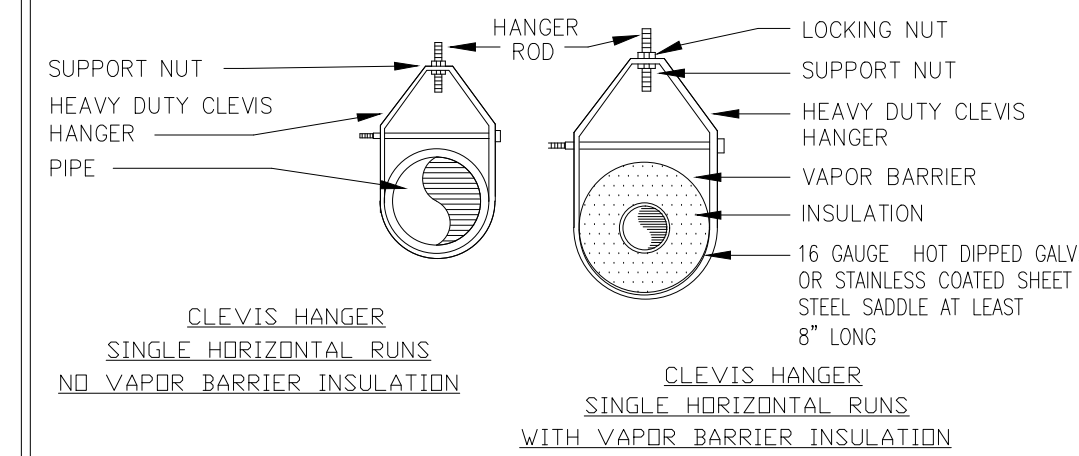
NOTES:

-CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND INFORM THE PROJECT ENGINEER AND ARCHITECT OF ANY DISCREPANCY BETWEEN THESE PLANS AND THE EXISTING CONDITIONS. THE CONTRACTOR SHALL INCLUDE IN HIS BID TO CORRECT SUCH CONDITION AS DIRECTED. THE ENGINEER AND ARCHITECT ARE NOT RESPONSIBLE FOR ANY ADDITIONAL COSTS RESULTING FROM VERIFIABLE EXISTING CONDITIONS DISCOVERED AFTER CONTRACT HAS BEEN AWARDED.

SCOPE OF WORK:

-PROVIDE NEW SANITARY & WATER LINES FOR NEW BATH AND RECONNECT TO EXISTING LINES AS SHOWN ON PLAN.

NOTE: HANGER SPACING SHALL CONFORM TO TABLE 308.5 (F.B.C. 2020 PLUMBING)

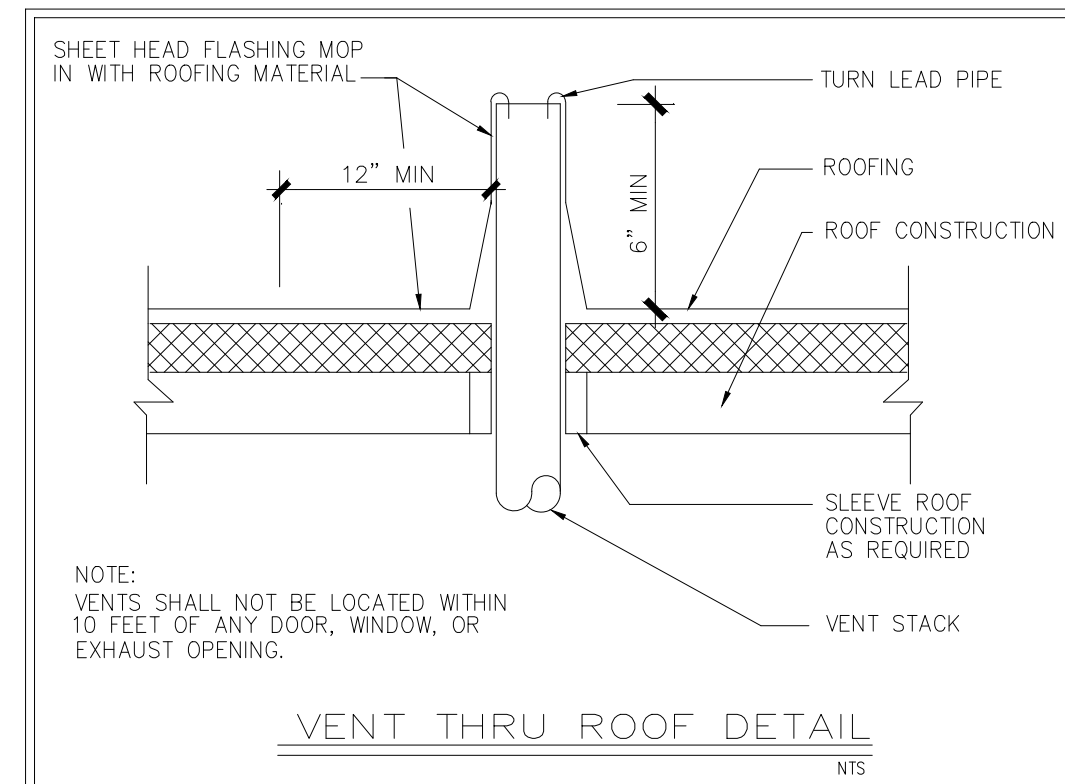


PIPE SUPPORT DETAIL (FOR SANITARY & WATER PIPING) NTS

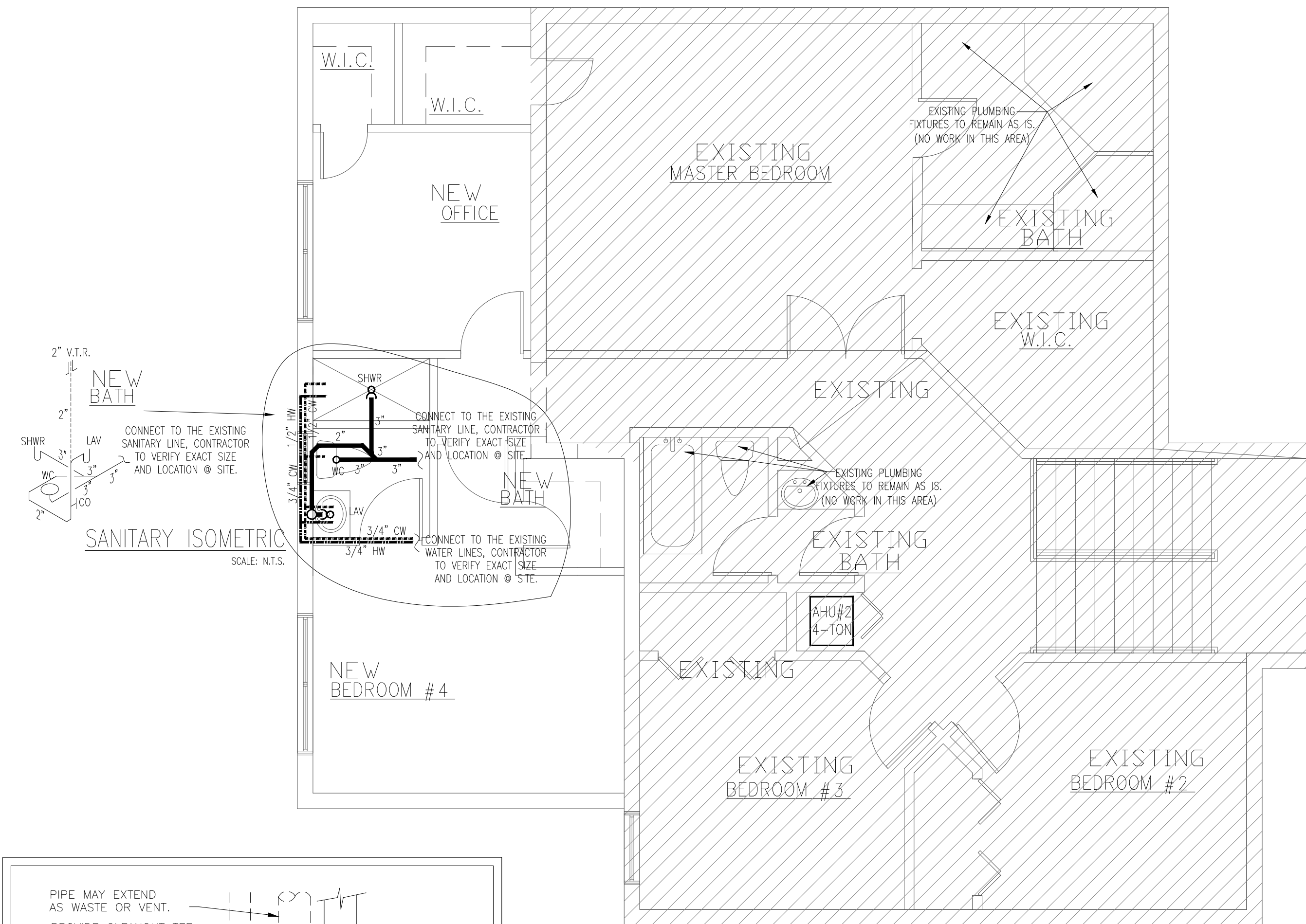
MAX. DISTANCE OF FIXTURE TRAP FROM VENT TABLE 906.1 (F.B.C. 2020 PLUMBING)

SIZE OF TRAP (inches)	SLOPE (inch per foot)	DISTANCE FROM TRAP (feet)
1-1/4"	1/4"	5'
1-1/2"	1/4"	6'
2"	1/4"	8'
3"	1/8"	12'
4"	1/8"	16'

	MIN. SLOPE (INCH PER FOOT)
2 1/2 OR LESS	1/4
3 TO 6	1/8
8 OR LARGER	1/16

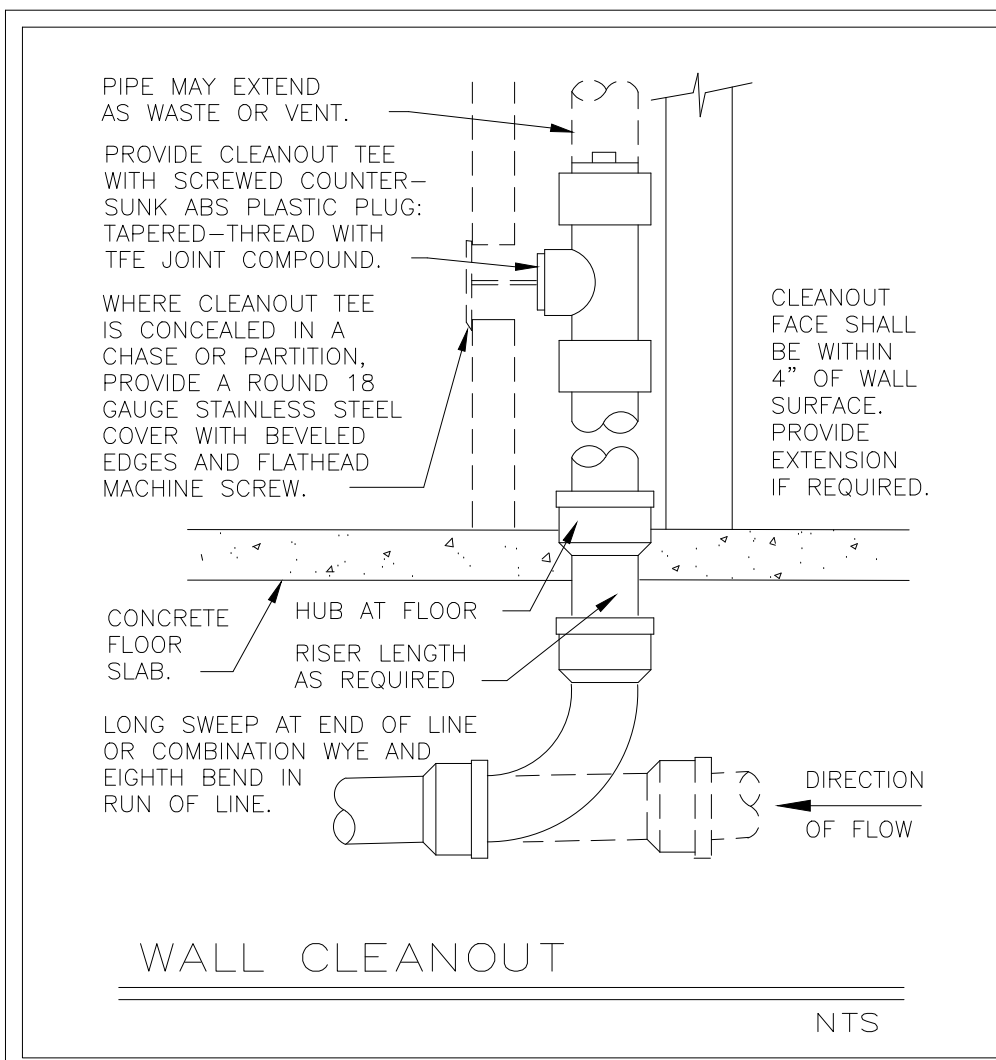


VENT THRU ROOF DETAIL NTS



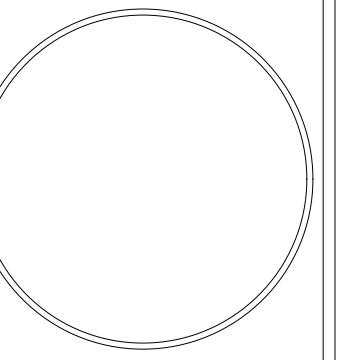
2nd FLOOR SANITARY/WATER PLAN

SCALE: 1/4"=1'-0"

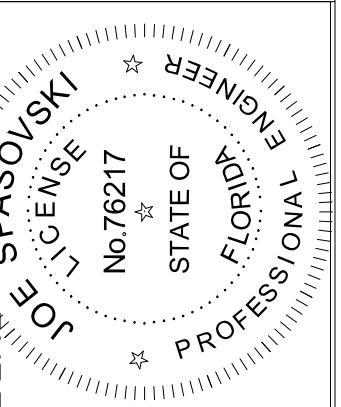


WALL CLEANOUT NTS

REVISIONS	BY



FOR SLEATT FAMILY
 9388 ABBOTT AVE
 SURFSIDE FL



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 www.icedesign.com joe@icedesign.com
 JOE SPASOVSKI, P.E.
 FL P.E. #76217
 CERTIFICATE OF AUTHORIZATION #30734

DESIGNED BY: ABEY

DRAWN BY:

CHECKED BY:

DATE: 09-28-22

Sheet:

P1



MEMORANDUM

ITEM NO. 5.C

To: Planning & Zoning Board
From: Judith Frankel, Town Planner
Date: January 26, 2023
Subject: **9417 Carlyle Avenue - Addition**

Staff finds the application meets the Zoning Code and recommends approval.

The subject property is located at 9417 Carlyle Avenue, within the H30B zoning district. The applicant is requesting an addition to the front of the home. The addition will enclose an existing porch and extend the space slightly to allow for an interior foyer and open porch at the entry of the home. This addition will be visible from the right-of-way. The steps to enter the home will be extended into the front yard.

The property is 5,600 SF according to the Miami-Dade County Property Appraiser. With the proposed addition the home will be 1,605 SF and 28.5% lot coverage. The new addition will not extend into the required front yard setback.

The homeowner has also applied for driveway and pool permits. It has been verified that the driveway will not occupy more than 50% of the front yard. The total pervious area with the proposed driveway, pool and front addition will be 51.4% according to the application.

The applicant has not submitted landscape plans, as they are not required for additions.

Please see Attachment A for image and tables.

9417 Carlyle Avenue - Attachment A - Image and Tables

9417 Carlyle Avenue Agenda Packet.pdf



9417 Carlyle – Additions: Image and Tables



9417 Carlyle Avenue / Image courtesy of Google Maps 2022

Standards/Results

Sec. 90.43 Maximum Building Heights

Zoned Height	Maximum	Proposed
H30B	30 ft from Crown of Road	18.3 NGVD

Sec. 90-45 Setbacks

Setbacks	Required	Proposed
Primary Frontage	Minimum 20 feet	Addition is 20.17 FT
Interior Side	5 feet	5 FT
Rear	Minimum 20 Feet	43 FT



Town of Surfside, Florida Development Review

Sec. 90.49 Lot Standards

Lot Standards for H30 B	Required	Proposed
Minimum Lot Width	50 ft	50 ft
Minimum Lot Area	5,600 SF	5,600 SF
Maximum Lot Coverage	50%	1,605 SF (28.5%)
Total Pervious Area	35%	2,890 SF (51.4%)

Sec. 90-85 Landscaping Requirements

	Required	Proposed
Total Pervious Area	35%	51.4%
Front Yard pervious	30%	577 FT (57%)

Town of Surfside Adopted Residential Design Guidelines

Design Element	Required	Proposed
Building Massing	Building forms should be varied enough to avoid monotony and to avoid pyramidal massing and should be compatible with surrounding houses	N/A
Decorative Features	Decorative features should be stylistically consistent throughout the entire building.	Proposed porch roof height matches existing banding on the front façade stucco
Overall Architectural Style	The overall style of each house should be consistent on all sides of the building, as well as among all portions of the roof.	The new addition will have consistent stucco finishings; roof line will match the peaked roof to the south
Wall Material and Finishes	The same material should be used on all building elevations unless multiple materials are a legitimate expression of the particular style.	Consistent
Roof Types	Roof types and slopes should be generally the same over all parts of a single building	The roof of the addition is similar in style to the existing roof.
Window Style	Window styles should always be consistent among all elevations of a building	Consistent
Frame Materials	Frame Materials should never vary on a single building	Consistent
Window, Door and Eave	Window, door and eave trim should be consistent on all elevations of the house.	Consistent



TOWN OF SURFSIDE
SUBMISSION CHECKLIST
SINGLE-FAMILY and TWO-FAMILY SITE PLAN APPLICATION

Project Address 9417 Carlyle Avenue
Surfside, FL 33154

Project Number _____

SUBMITTAL REQUIREMENTS FOR REVIEW:

- Pre-Application Meeting
- Completed "Single-Family and Two-Family Site Plan Application" form
- Application fee: \$ _____ made out to "Town of Surfside"
- Ownership Affidavit
- Survey less than one (1) year old. A survey over one (1) year is sufficient as long as the property has not changed ownership and the owner provides an affidavit that no changes have occurred since the date of the survey.
- Recent photographs, as visible from the street, of the subject property and of the adjacent two (2) homes on each side of the subject property on the same side of street. If the adjacent lot(s) are vacant then the next adjacent home(s) shall be utilized.
- Site Plan (Minimum scale of 1" = 20').
Please show / provide the following:
 - Tabulations of total square footage, lot coverage, setbacks and acreage
 - Entire parcel(s) with dimensions and lot size in square feet
 - Existing and proposed buildings with square footage
 - Buildings to be removed
 - Setbacks for all floors. If there is a 2nd floor average side setback must be shown.
 - Dimensions and locations of all existing and proposed right-of-ways, easements and street frontage, including sidewalks, curb and gutter and planting strips
 - All existing and proposed site improvements, including, but not limited to, all utilities, retaining walls, fences, decks and patios, driveways and sidewalks, signs, parking areas, erosion control features, pools and accessory buildings
 - Locations and dimensions of parking spaces and driveways and lot layout
 - Driveway entrance width and setbacks from property line
 - Mechanical equipment (A/C; pool) must be identified on site plan with dimension to the nearest house
- Architectural Elevations (Minimum scale of 1/8" = 1'):
Please show / provide the following:
 - Provide color elevations, showing all material finishes, textures and landscaping for all elevations of the proposed building(s). They should include, at a minimum:
 - All exterior materials, colors and finishes, keyed to samples provided
 - Roof plan including mechanical equipment and screening if applicable



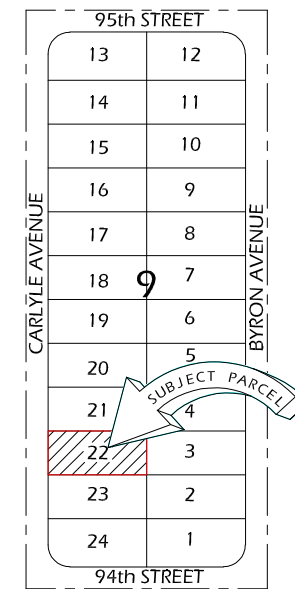
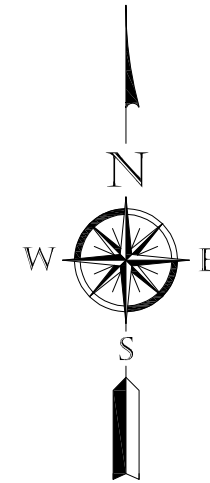
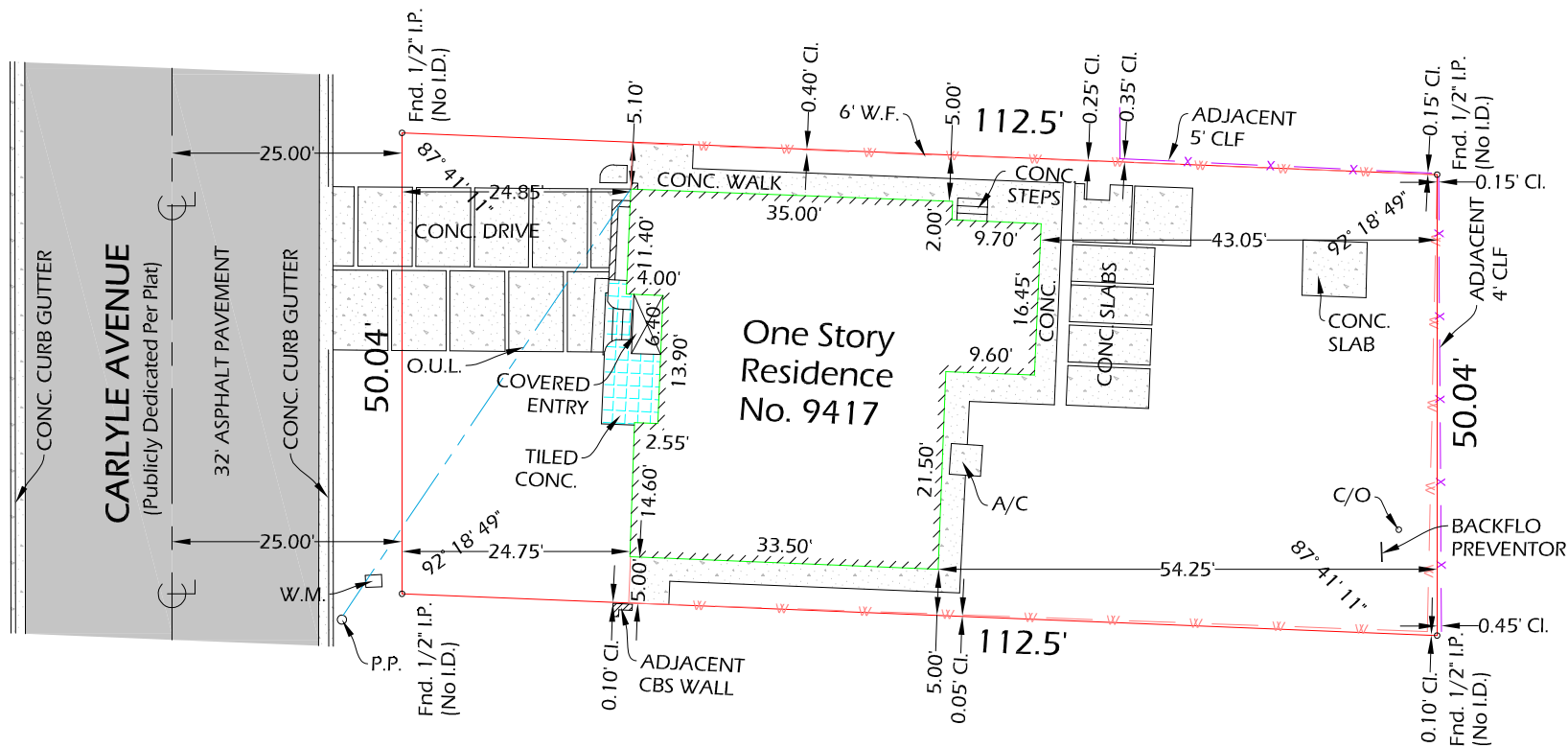
- Roof slopes with materials and color
 - Detail of doors, windows, garage doors
 - Lighting locations and details
 - Dimensions of structure(s) – height, width, and length
 - Building Height as measured from the Crown of the Road
 - Finished Floor Elevation in NGVD
 - Deck, railing, stair details including materials, colors, finishes, and decorative details
 - Exposed foundation treatment
 - Gutters and eaves
 - Abutting structure heights
- Landscape Plan (Minimum scale of 1" = 20').
Please show / provide the following:
- Tabulations of total property pervious square footage, Front Yard pervious, Rear Yard pervious
 - Tabulations of the required number and location of lot trees, streets trees and shrubs
 - Size of Trees and Shrubs
 - Tabulations of the required Florida Friendly landscaping
 - Location of all existing and proposed trees, vegetation, palms and note tree species
- Provide descriptions and images of colors and/or materials to be used
- Such additional data, maps, plans, or statements as the Town may require to fully describe and evaluate the particular proposed plan

All above documents must be provided in the following format after the pre-application meeting:

- One (1) USB Flash Drive, (must contain exactly what is being provided in the physical sets and physical sets cannot be signature protected or password protected). The site plans must be in PDF format. Plans must be digitally signed and sealed
- Provided prior to Planning & Zoning Board Meeting – Two (2) reduced sized sets (11" x 17" sheets) of the complete design development drawings. Plans must be digitally signed and sealed.

For ask questions or to schedule a pre-application meeting please contact:

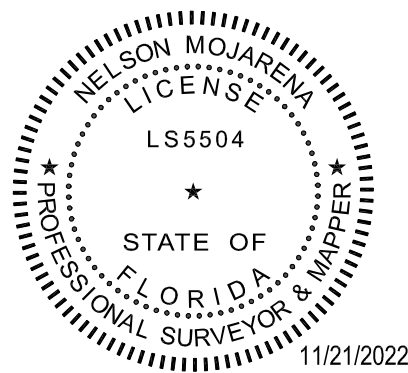
Judith Frankel
Town Planner
Town of Surfside
9293 Harding Avenue
Surfside, FL 33154
Main: 305-861-4863 ext 497
jfrankel@townofsurfsidefl.gov



Location Sketch
NTS

LEGEND

- △ = Central Angle
- A = Arc
- A/C = Air Conditioner
- ASPH = Asphalt
- BBO = Barbecue
- C = Calculated
- CB = Catch Basin
- CBS = Concrete Block Structure
- CH = Chord
- Chatta. = Chattahoochee
- € = Center Line
- CLF = Chain Link Fence
- Cl. = Clear
- Conc. = Concrete
- D = Deed
- ∅ = Diameter
- DH = Drill Hole
- DME = Drainage & Maintenance Easmt
- Easm't = Easement
- Enc. = Encroachment
- F.H. = Fire Hydrant
- FIP = Found 1/2" Iron Pipe
- FPL = Florida Power & Light
- I.C.V. = Irrigation Control Valve
- ID = Identification
- I.P. = Iron Pipe
- LB = Licensed Business
- LME = Lake Maintenance Easement
- L.P. = Light Pole
- M = Measured
- ME = Maintenance Easement
- M.F. = Metal Fence
- Mon. = Monument Line
- Mon. = Monument
- N/A = Not Applicable
- N/D = Nail & Disc
- N° = Number
- NTS = Not to Scale
- O/S = Offset
- O.U.L. = Overhead Utility Lines
- P = Plat
- PB = Plat Book
- PC = Point of Curvature
- PCP = Permanent Control Point
- PG = Page
- P.I. = Point of Intersection
- PKWY = Parkway
- PL = Property Line
- PL = Planter
- PLS = Professional Land Surveyor
- P.O.B. = Point of Beginning
- P.O.C. = Point of Commencement
- P.P. = Power Pole
- PRC = Point of Reverse Curvature
- PRM = Point of Reference Monument
- PT = Point of Tangency
- R = Radius
- Res. = Residence
- R.L.S. = Registered Land Surveyor
- RNG = Range
- R/R = Railroad
- RSM = Registered Surveyor & Mapper
- R/W = Right-of-Way
- Sdwk = Sidewalk
- Sec. = Section
- T = Tangent
- TWP = Township
- U.E. = Utility Easement
- UTIL = Utility
- W.F. = Wood Fence
- W.M. = Water Meter
- WME = Wall Maintenance Easement



LEGAL DESCRIPTION:

Lot 22, Block 9, ALTOS DEL MAR NO. 6, according to the Plat thereof, as recorded in Plat Book 8, Page 106, of the Public Records of MIAMI-DADE County, Florida.

PREPARED FOR: Rogerio Moreira Vieira Filho & Roberta de Almeida de Fonseca Vieira, 9417 Carlyle Avenue, Surfside, FL 33154

Surveyor's Notes:

- All clearances and/or encroachments shown hereon are of apparent nature. Fence ownership by visual means. Legal ownership of fences not determined.
- Underground structures, if any, not located.
- Bearings, if shown, are based on assumed meridian or Plat of Record.
- Lands shown hereon were not abstracted for easements and/or right-of-ways of records.
- Legal description provided by client.
- This certification is only for land as described. It is not a certification of title, zoning, easements, or freedom from encumbrances. ABSTRACT NOT REVIEWED.
- There may be additional restrictions not shown on this survey that may be found in the public records of this county. ABSTRACT NOT REVIEWED.
- This BOUNDARY SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party.
- This survey was based on the monuments found on the field. No construction in any manner should be made without the prior written consent of the Surveyor.

<p>SURVEYOR'S SEAL This survey has been digitally signed and sealed by Nelson Mojarena, P.S.M. on the date adjacent to the seal. Printed copies are not considered signed and sealed and the signature must be verified on any electronic copies.</p>	<p>BOUNDARY SURVEY</p> <p style="text-align: center;"><i>Nelson Mojarena</i> NELSON MOJARENA Registered Surveyor & Mapper No. 5504 State of Florida</p>	<p style="text-align: center;">MOJARENA & ASSOCIATES, INC. Land Surveyors & Mappers Certificate of Authorization No. 6698 P.O. Box 56-0126 Miami, FL 33256-0126 (305) 278-2494</p>
<p>REVISED: 11-15-22</p>	<p>FLOOD ZONE: AE</p> <p>DATE: 04-16-20</p>	<p>BASE: 8</p> <p>SCALE: 1" = 20'</p>
		<p>DWN. BY: N.M.</p> <p>JOB NO.: 20-0080</p>



MEMORANDUM

ITEM NO. 5.D

To: Planning & Zoning Board
From: Judith Frankel, Town Planner
Date: January 26, 2023
Subject: 9448 Abbott Avenue - Garage Conversion and Wall Openings Alteration

Staff finds the application meets the Code requirements subject to the following:

Condition of Approval:

- At the time of permitting, it shall be verified that the Finished Floor Area for the converted garage space is level with the remainder of the home.
- Applicant should provide calculations of the wall openings on the South Elevation of the proposed plans to confirm the 10% minimum is met.

The subject property is located at 9448 Abbott in the H30B zoning district. The Applicant is seeking to convert their garage to living space for the home. A new driveway is also proposed in order to comply with the requirement for two on-site parking spaces. All windows and doors at the home will be replaced and several wall openings removed. Two sliding glass doors will be added to the rear of the home.

Staff has reviewed the current application for consideration by the Planning & Zoning Board. In this report, Staff presents the following:

- Applicable Zoning Code regulations, along with the results of the review
- Staff Recommendations

Per Sec. 90-50.7, at least one window must be provided of the wall of the former garage door. Additionally, landscaping or a planter must be provided along the base of the new

exterior wall. The Application complies with these requirements. A large window, similar in style to the window of the other side of the entryway, is proposed for the former garage door wall. The stucco finish will match the remainder of the home. A planter box with shrubbery will be added at the base of this wall.

Per Sec. 90-77, two off-street parking spaces must be provided. The applicant proposed adding a second curb cut to allow for a circular driveway and to accommodate the second required space.

The proposed driveway will be comprised of light gray pavers. The curb cuts and driveway approaches will be 10 feet wide. This width is below the maximum allowed in order to provide for the appropriate landscaping as required.

The new windows and doors are proposed to be uniform in style with clear glass and bronze aluminum frames. Applicant should confirm that the minimum of 10% wall openings is still being met, especially regarding the South Elevation.

Conversion of the garage to living area requires the finished floor to be raised to match the existing finished floor elevation of the residence.

[9448 Abbott Avenue Images and Tables.pdf](#)

[9448 Abbott Avenue Agenda Packet.pdf](#)

[9448 Abbott Avenue Survey](#)



Town of Surfside, Florida Development Review

Tables and Images for 9448 Abbott Avenue

Tables: Zoning Code Comparison

Sec. 90-50.1 (7) Converted Garages Facades

Required	Proposed
One window	One window is proposed
Landscaping/ Planter at the base of the wall	Concrete planter is proposed

Off-Street parking

Code section	Minimum Required	Proposed
Sec. 90-77	2 off-street parking Spaces	An additional parking space has been provided
Sec. 90-61 (c)	If 2 curb cuts each cut may not be more than 12 ft	Two curb cuts at 10 feet wide are provided

Design Guidelines: Window and Trim

Required	Proposed
Window Styles should always be consistent among all elevations of a building.	All windows and doors to be new with bronze framing
Frame Materials should never vary on a single building.	All windows and doors to be new with bronze framing
Window, door and eave trim should be consistent on all elevations of the house.	All windows and doors to be new with bronze framing



Town of Surfside, Florida Development Review

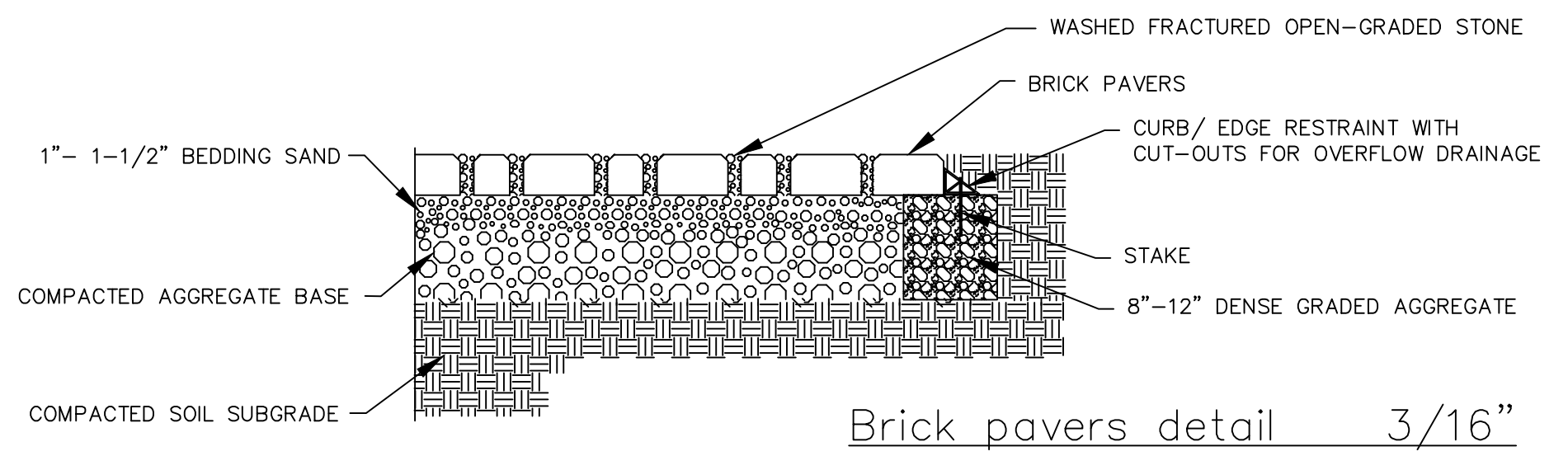
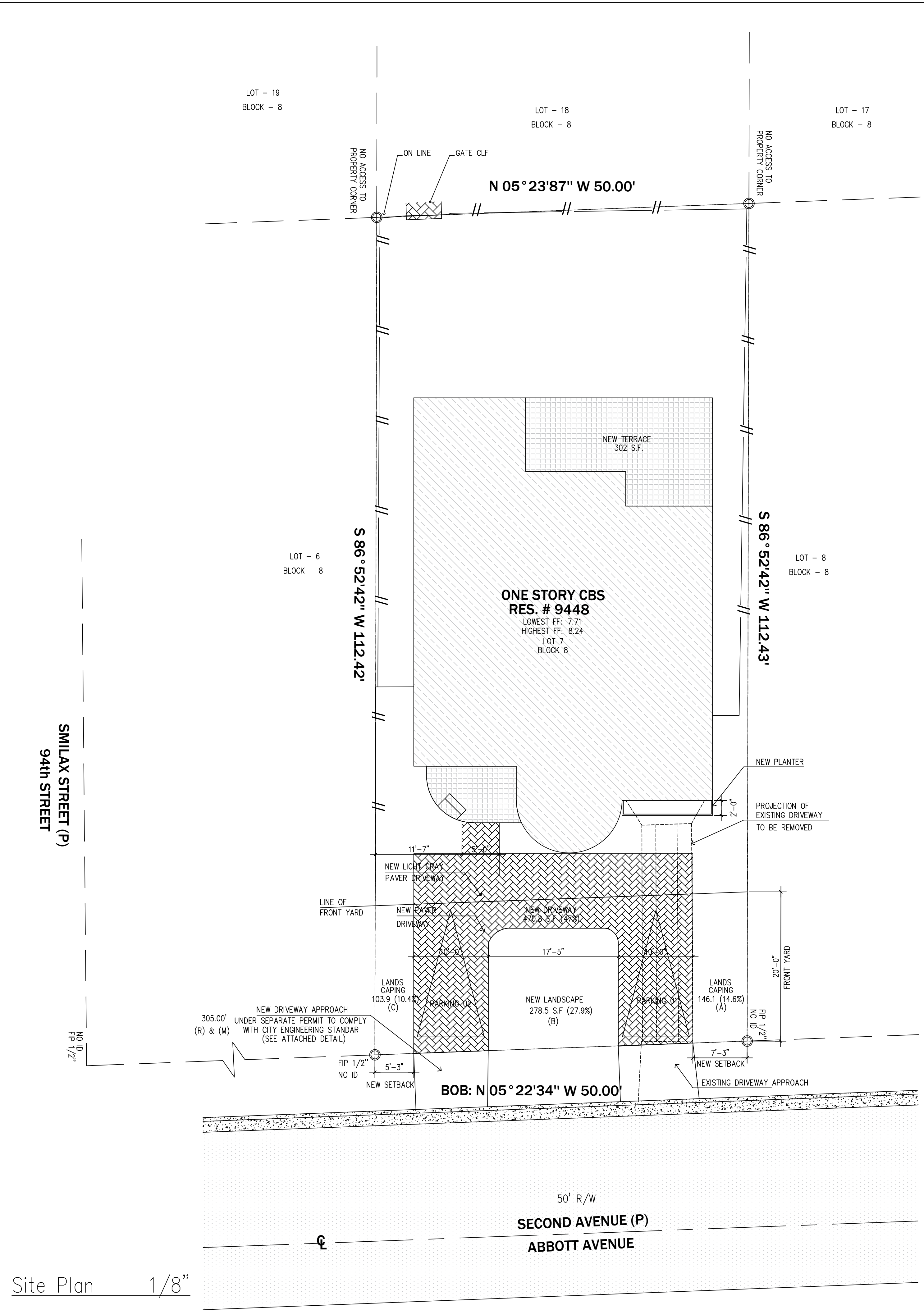
Images of 9448 Abbott Avenue



Aerial view of 9448 Abbott Avenue / Courtesy of Google Maps August 2022



Street view of 9448 Abbott Avenue / Courtesy of Google Maps August 2022



GENERAL NOTES

THE WORK SHALL INCLUDE FURNISHING OF ALL TRANSPORTATION, LABOR, MATERIALS, SCAFFOLDING, APPARATUS AND EQUIPMENT NEEDED FOR THE PERFORMANCE OF ALL THE WORK SPECIFIED TO BE PROVIDED UNDER THE TRADE SUBDIVISION REQUIRED TO PRODUCE THE CONSTRUCTION OF THE PROJECT.

THE ARCHITECT WILL BE, IN THE FIRST INSTANCE, THE INTERPRETER OF THE REQUIREMENTS OF THE CONTRACT DOCUMENTS AND THE JUDGE OF THE PERFORMANCE THEREUNDER BY BOTH THE OWNER AND THE CONTRACTOR. IN MATTERS RELATED TO ARTISTIC EFFECTS THE ARCHITECT'S DECISIONS WILL BE FINAL IF CONSISTENT WITH THE CONTRACT DOCUMENTS.

THE OWNER SHALL FURNISH ALL SURVEYS, AND HE SHALL SECURE AND PAY FOR EASEMENTS FOR PERMANENT CHANGES IN EXISTING FACILITIES.

THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION, MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT DOCUMENTS.

REFERENCES MUST BE MADE TO THE EXISTING BUILDING SITE, AS THE DRAWING FOR ALL MEASUREMENTS BEFORE ORDERING ANY WORK. THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT THE BUILDING FOR HIS WORK AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF SAME. NO EXTRA CHARGE OR COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR ON ACCOUNT OF DIFFERENCES IN ACTUAL DIMENSIONS AND THE MEASUREMENTS SHOWN BY THE DRAWINGS, ANY NOTICEABLE DISCREPANCY IN THIS RESPECT SHALL BE REPORTED TO THE ARCHITECT FOR HIS CONSIDERATION AND DECISION.

ALL MATERIAL AND WORKMANSHIP SHALL BE THE BEST OF THEIR KIND AND INSTALLED IN THE BEST STANDARD OF THE TRADE INVOLVED, NO SUBSTITUTIONS WILL BE PERMITTED EXCEPT WITH A WRITTEN CHANGE ORDER FROM THE ARCH.

NOTE:
THE PROJECT SHALL COMPLY WITH THE PROVISIONS OF THE FLORIDA BUILDING CODE 2020 EDITION 7TH

SCOPE OF WORK

SCOPE OF WORK UNDER THIS PERMIT SHALL BE LIMITED TO THE FOLLOWING

- REMOVE AND REPLACE EXISTING DRIVEWAY WITH NEW LIGHT GRAY PAVER DRIVEWAY
- NEW TERRACE ON BACK OF PROPERTY

FRONT YARD AREA CALCULATION

TOTAL FRONT AREA 20'0" x 50'0":	1000 S.F (100%)
NEW DRIVEWAY:	470.8 S.F (47%)
NEW LANDSCAPE AREA (A)+(B)+(C):	528.5 S.F (53%)

GENERAL NOTES

GENERAL CONTRACTOR SHALL KEEP ALL EXCAVATIONS, PITS, TRENCHES, FOOTINGS, ETC., ENTIRELY FREE OF DEBRIS AND WATER.

GENERAL CONTRACTOR SHALL EXECUTE ALL SITE WORK IN AN ORDERLY MANNER WITH CONSIDERATION TO ANY AND ALL SURROUNDING STRUCTURES, OPEN AREAS, SODDING OR PLANTING WHICH ARE TO REMAIN.

G.C. SHALL CLEAN AND GRUB ALL SUBTERRANEAN OR SURFACE MATERIALS FROM THE SITE AND ALL THE MATERIAL SHALL BECOME PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED BY HIS CREW.

G.C. SHALL PROVIDE THE OWNER WITH A ONE YEAR WARRANTY FROM A LICENSED PEST CONTROL COMPANY FOR SOIL POISONING AGAINST TERMITE INFESTATION.

TOTAL LANDSCAPE AREA CALC.

TOTAL LOT AREA:	5621 S.F (100%)
EXISTING RESIDENCE:	1877.3 S.F (33.4%)
NEW REAR TERRACE:	302 S.F (5.4%)
EXISTING FRONT ENTRANCE:	83.4 S.F (1.5%)
NEW DRIVEWAY:	698.8 S.F (12.4%)
TOTAL LANDSCAPE PROVIDED:	2659.5 S.F (47.3%)

Site Plan 1/8"

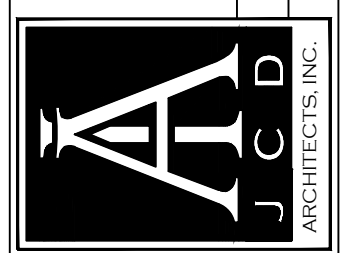
Revisions

GARAGE CONVERSION & DRIVEWAY
KARO FIVE LLC
9448 ABBOTT
SURFSIDE, FLORIDA 33154

JCD ARCHITECT, Inc.
JUAN C. DAVID R.A.
LEED AP - A.R. # 15344
Design & Development

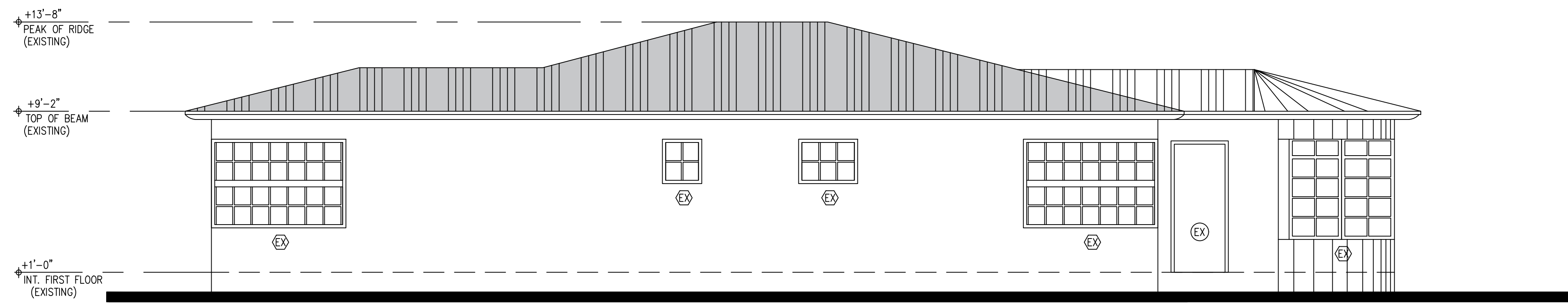
Architecture Interiors Planning Construction

1380 Coral Way, Suite 207-B Miami, Florida 33145
Phone: (305) 285-4348 Fax: (305) 285-1330

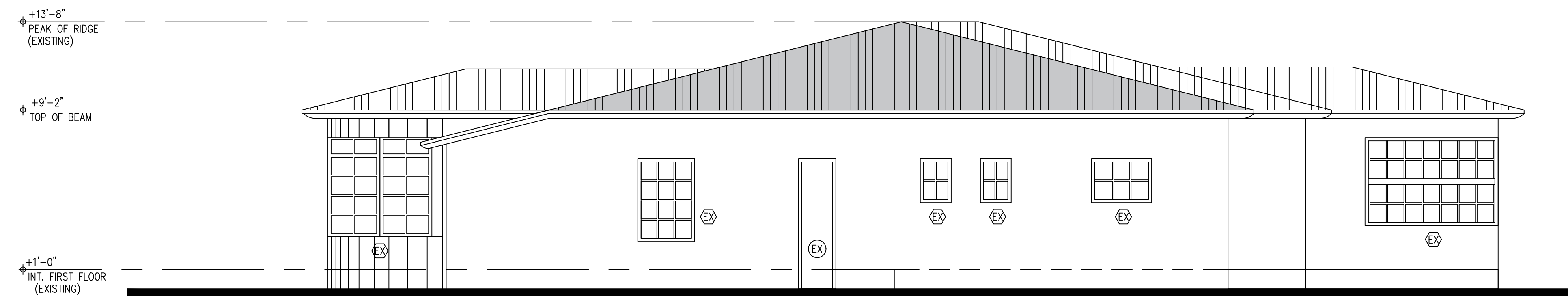


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SP-1	

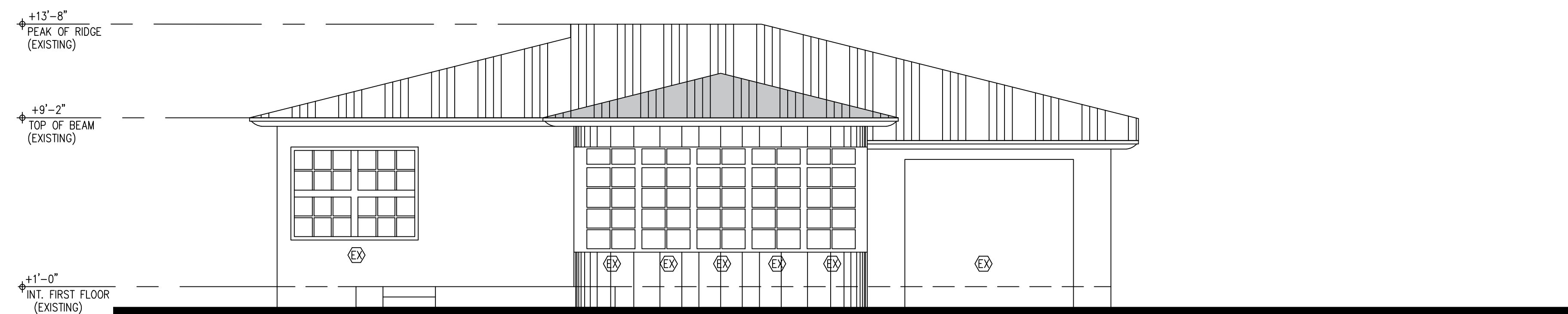
Design is subject to modification or change in response to field measurements, standard industry practices in light of existing structures and their condition, applicable laws, codes, and the like. These plans are not and shall not be used for any other purpose or application without the written approval of the architect. The architect shall be held responsible for the accuracy of the information provided by the client and the contractor.



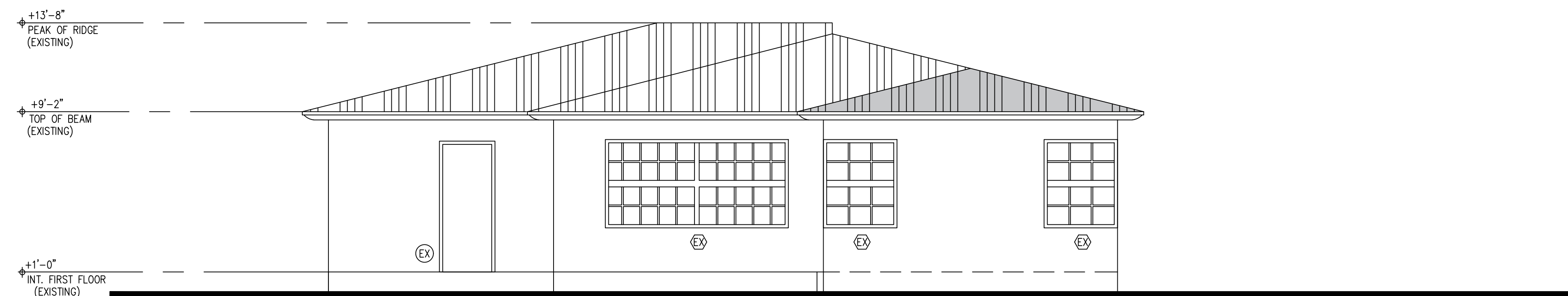
Existing South Elevation. – Scale 1/4”.



Existing North Elevation. – Scale 1/4”.



Existing East Elevation. – Scale 1/4”.



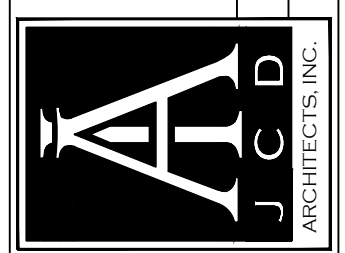
Existing West Elevation. – Scale 1/4”.

Revisions

GARAGE CONVERSION & DRIVEWAY
 KARO FIVE LLC
 9448 ABBOTT
 SURFSIDE, FLORIDA 33154

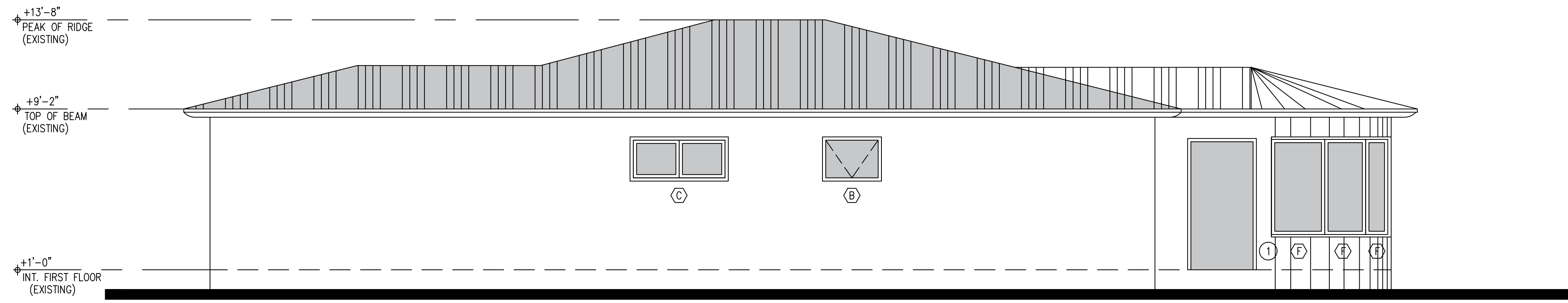
JCD ARCHITECT, Inc.
 JUAN C. DAVID R.A.
 LEED AP. – A.R. # 15344
 Design & Development

Architecture Interiors Planning Construction
 1386 Coral Way, Suite 207-B Miami, Florida 33145 • Phone: (305) 286-4349 Fax: (305) 286-1300

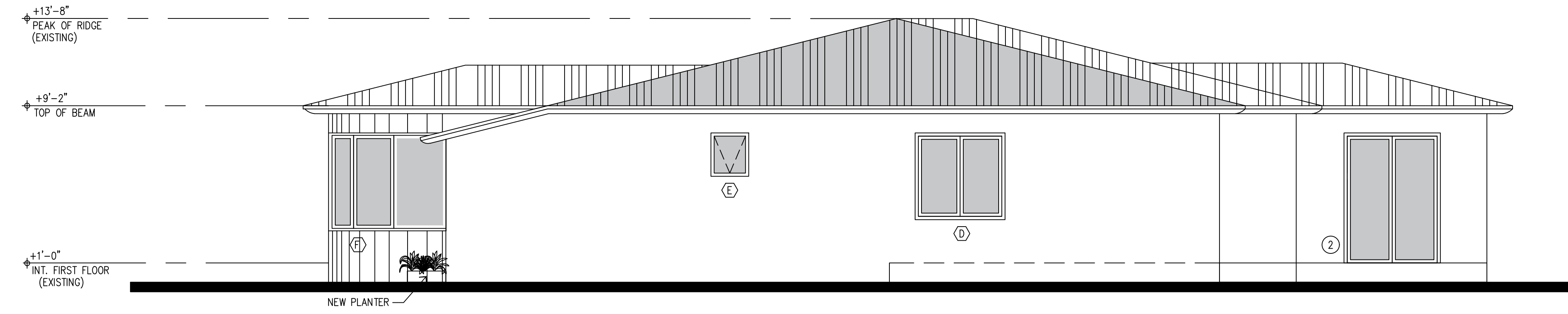


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Date
Scale
Seal
AA-26001560
Sheet No.
A-1

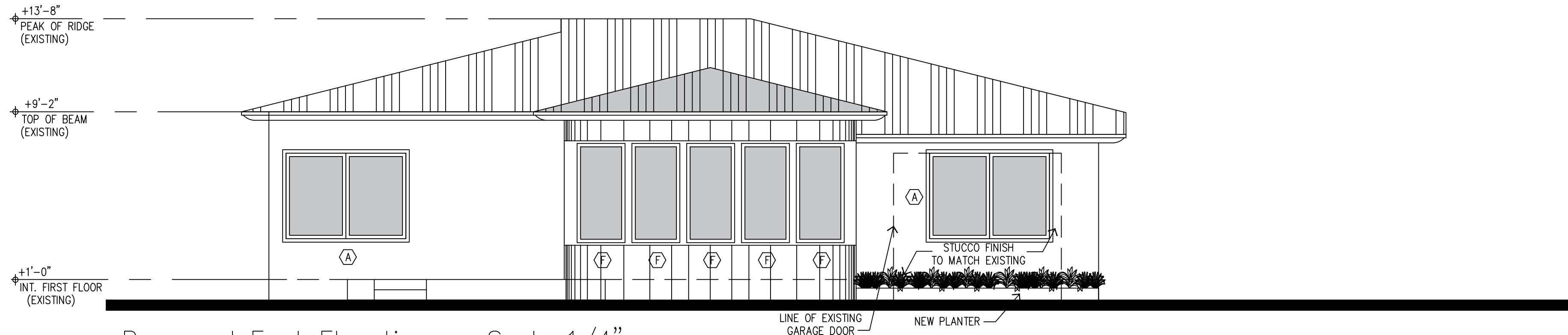
Designs are subject to modification or change as required by actual measurements, standard industry practices in light of existing structural and other conditions, applicable bldg. codes, and the like. These plans are and shall remain the property of JCD ARCHITECTS, INC. and shall not be sold or reproduced without its prior written consent. Mr. David shall be notified of any changes required by actual measurements, etc. as discussed prior to submission of any phase for bid or construction.



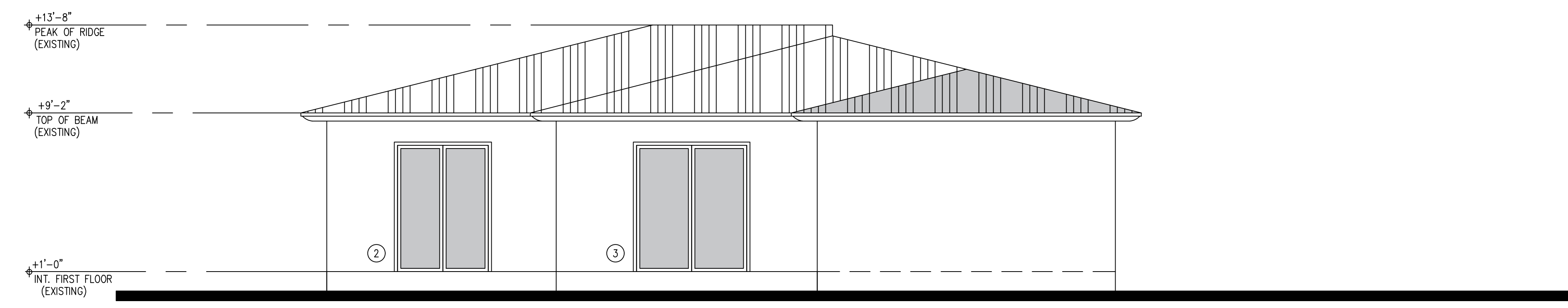
Proposed South Elevation. – Scale 1/4”.



Proposed North Elevation. – Scale 1/4”.



Proposed East Elevation. – Scale 1/4”.



Proposed West Elevation. – Scale 1/4”.

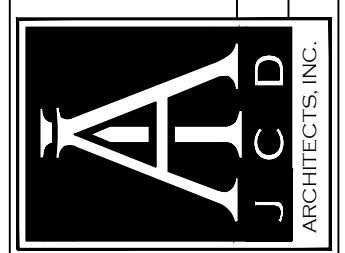
NEW WINDOW/DOORS NOTE
 ALL NEW WINDOWS AND DOORS SHALL
 BE CLEAR GLASS AND BRONZE
 ALUMINUM FRAME

Revisions

GARAGE CONVERSION & DRIVEWAY
 KARO 5 LLC
 9448 ABBOTT
 SURFSIDE, FLORIDA 33154

JCD ARCHITECT, Inc.
 JUAN C. DAVID R.A.
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 Design & Development

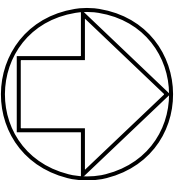
Architecture Interiors Planning Construction
 1386 Coral Way, Suite 207-B Miami, Florida 33145
 Phone: (305) 286-4348 Fax: (305) 286-4300



Job No.
Date
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AA-26001560
Sheet No.
A-4

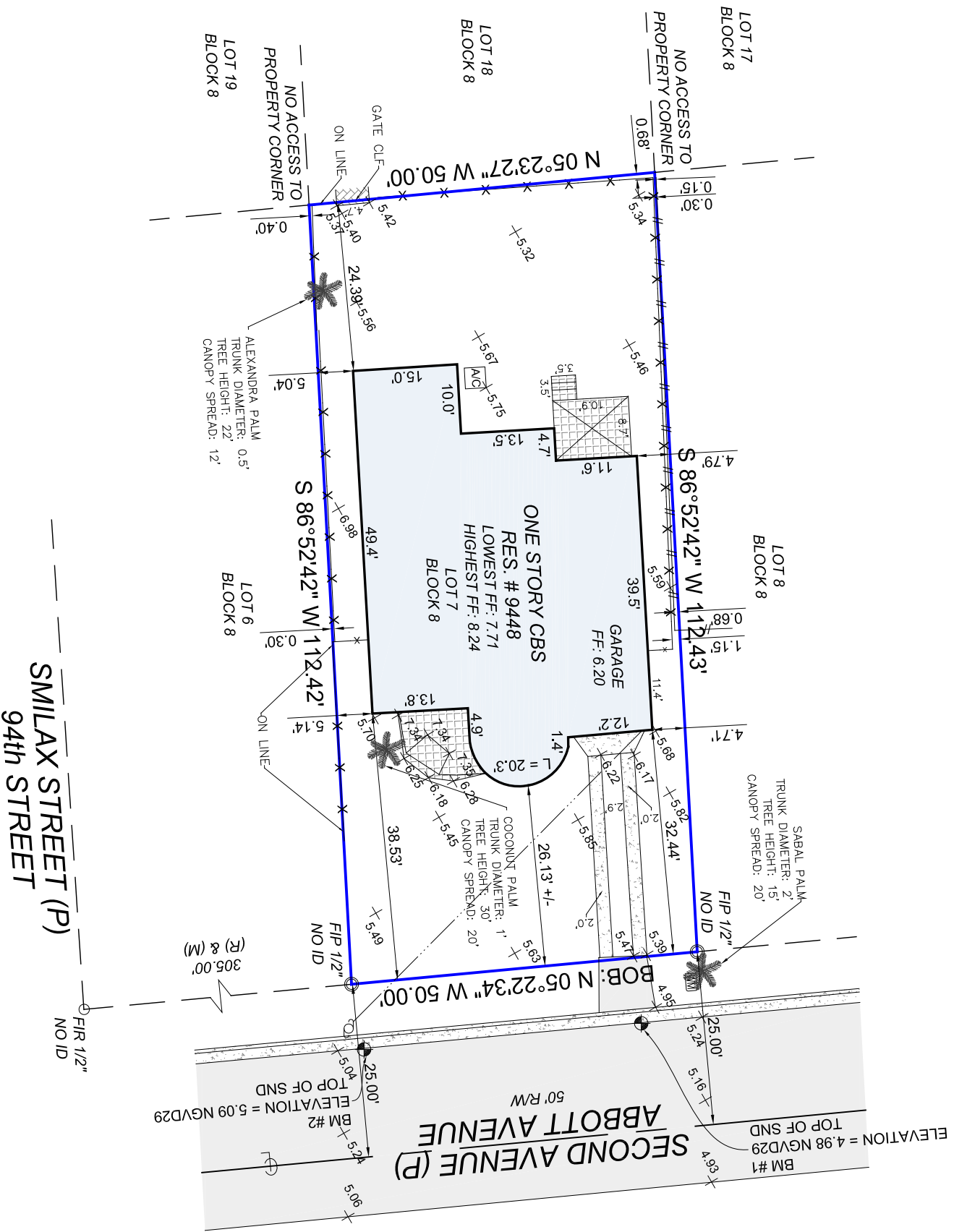
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MAP OF BOUNDARY, TOPOGRAPHIC & TREE SURVEY



NORTH

SCALE: 1"=20'



LEGEND

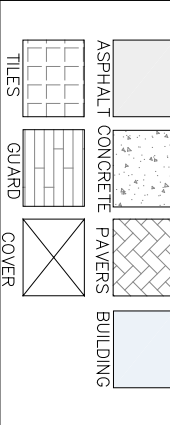
ABBREVIATIONS:

- A = ARC DISTANCE
- A/C = AIR CONDITIONER PAD
- B/C = BROWARD COUNTY RECORDS
- B/DG = BUILDING
- BM = BENCH MARK
- BOB = BASIS OF BEARINGS
- CBS = CONCRETE BLOCK & STUCCO
- (C) = CALCULATED
- CB = CATCH BASIN
- CHB = CHORD BEARING
- C&G = CURB & GUTTER
- CLF = CHAIN LINK FENCE
- COL = COLUMN
- CONC = CONCRETE
- DE = DRAINAGE EASEMENT
- DME = DRAINAGE & MAINTENANCE EASEMENT
- DW = DRIVE-WAY
- EB = ELECTRIC BOX
- ENG. = ENCROACHMENT
- EP = EDGE OF PAVEMENT
- EW = EDGE OF WATER
- FDH = FOUND DRILL HOLE
- FF = FINISHED FLOOR ELEVATION
- FIP = FOUND IRON PIPE
- FR = FOUND IRON ROD
- FN = FOUND NAIL (NO ID)
- FND = FOUND NAIL & DISK
- FPL = FLORIDA POWER & LIGHT TRANSFORMER PAD
- LE = LANDSCAPE EASEMENT
- LME = LAKE MAINTENANCE EASEMENT
- (M) = MEASURED
- MDOR = MIAMI-DADE COUNTY RECORDS
- MH = MAN HOLE
- ML = MONUMENT LINE
- MS = OFF-SET
- OS = OFF-SET
- (P) = PLAT
- PB = PLAT BOOK
- PC = POINT OF CURVATURE
- PCR = PERMANENT CONTROL POINT
- PE = POOL EQUIPMENT PAD
- PG = PAGE
- PI = POINT OF INTERSECTION
- PK = PARKER KAELOK (SURVEY NAIL)
- PL = PLANTER
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PRC = POINT OF REVERSE CURVATURE
- PRM = PERMANENT REFERENCE MONUMENT
- PT = POINT OF TANGENCY
- R = RADIUS DISTANCE
- REC = RECORD
- R/W = RIGHT OF WAY
- RES. = RESIDENCE
- SIP = SET IRON PIPE
- SND = SET NAIL & DISK (PK)
- STL = SURVEY TILE LINE
- SWK = SIDEWALK
- (TYP) = TYPICAL
- UB = UTILITY BOX
- UE = UTILITY EASEMENT
- WIF = WOOD FENCE
- WME = WALL MAINTENANCE DRAINAGE EASEMENT

SYMBOLS:

- (D) = TELEPHONE RISER
- (O) = WATER TOWER
- (W) = WATER WELDER
- Δ = CENTER LINE
- (O) = ORIGINAL LOT DISTANCE
- (U) = UTILITY POLE
- (C) = CONC. POLE
- (CB) = CATCH BASIN
- = IRON FENCE
- = WOOD FENCE
- = CHAIN LINK FENCE
- = OVERHEAD UTILITY WIRE
- = LIMITED ACCESS RIGHT-OF-WAY LINE
- = BOUNDARY LINE

SURFACES:



SURVEYOR'S CERTIFICATE:

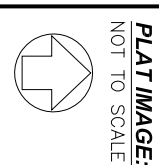
I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5S-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTE.

AUTHENTIC COPIES OF THIS SURVEY SHALL BEAR THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE ATTESTING REGISTERED SURVEYOR AND MAPPER



JUAN A. SUAREZ
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA LIC. # 6220

suarez surveying & mapping, inc.
13350 SW 131st Street, Suite 103, Miami, Florida 33186
Tel: 305.596.1799 Fax: 305.596.1886
www.suarezsurveying.com



PLAT IMAGE:
NOT TO SCALE

PROPERTY ADDRESS:
9448 ABBOTT AVENUE, SURFSIDE, FLORIDA 33154

LEGAL DESCRIPTION:
LOTS 7, BLOCK 8, OF ALTOS DEL MAR NO. 6, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 106, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FLOOD ZONE INFORMATION:
BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY REVISED ON 09/11/09 AND INDEX MAP REVISED ON 09/11/09 THE GRAPHICALLY DEPICTED BUILDING(S) SHOWN ON THIS MAP OF SURVEY IS WITHIN ZONE AE BASE FLOOD ELEVATION & COMMUNITY NAME & NUMBER SURFSIDE 120659 MAP & PANEL NUMBER 12086C0163 SUFFIX L

SURVEYOR'S NOTES:

1. ELEVATIONS WHEN SHOWN REFER TO 1929 NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
 2. NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
 3. THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.
 4. THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE.
 5. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 6. IMPROVEMENTS SHOWN HAVE BEEN MEASURED TO THE NEAREST 10TH OF A FOOT. TIES SHOWN HAVE BEEN MEASURED TO THE NEAREST 100TH OF A FOOT.
 7. ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LB# 7104.
 8. THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY CLIENT OR ITS REPRESENTATIVE.
 9. FENCE OWNERSHIP NOT DETERMINED.
 10. BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN, THE EAST OF LINE OF LOT 7 HAS BEEN ASSIGNED A BEARING OF N 05°22'34" W.
 11. TYPE OF SURVEY: BOUNDARY, TOPOGRAPHIC & TREE.
 12. ALL ELEVATIONS TAKEN OUTSIDE AT DOORS; NO ACCESS TO INTERIOR.
- BENCHMARK REFERENCE:**
NAME: S-243
ELEV(NGVD29): 11.77
LOCATION: 96 ST --- 5.5' SOUTH OF SOUTH CURB
LOCATION2: BAY DRIVE --- 225'+--- WEST OF INTERSECTION
LOCATIONS:
DESCRIPTION: US C & G BRASS DISC IN SIDEWALK AT SE COR OF BRIDGE OVER INDIAN CREEK.

CERTIFIED TO:

AMELIA L. JAVIER

REVISIONS:

DATE OF SURVEY: 10/10/2022

JOB #: 220935799

FILE #: C-23848

PROJECT NAME: SURVEYS 2019

CAD FILE(A): JAVIER

PARTY CHIEF: MUNOZ

F.B.: 154 PG. 77
SHEET 1 OF 1



**Town of Surfside
Planning and Zoning Board Meeting
January 26, 2023**

DISCUSSION ITEM MEMORANDUM

Agenda #: 6.B

Date: January 26, 2023

From: Deputy Town Clerk Evelyn Herbello

Subject: Planning and Zoning Board Meeting Dates for 2023

Suggested Action: – Approve the Planning and Zoning Board Meeting dates for 2023.

Background/Analysis: – Request for the Planning and Zoning Board to approve the 2023 meeting dates.



Town of Surfside

**PLANNING AND ZONING BOARD MEETING
DATES FOR 2023**

January 2023

January 26, 2023

February 2023

February 23, 2023

March 2023

March 23, 2023

April 2023

April 27, 2023

May 2023

May 25, 2023

June 2023

June 22, 2023

July 2023

NO MEETING-COMBINED WITH AUGUST

August 2023

August 24, 2023

September 2023

September 28, 2023

October 2023

October 19, 2023 **(Date Changed due to Conference)**

November 2023

NO MEETING-COMBINED WITH DECEMBER

December 2023

December 14, 2023 **(Due to New Year Holiday)**



**Town of Surfside
Planning and Zoning Board Meeting
January 26, 2023**

DISCUSSION ITEM MEMORANDUM

Agenda #: 7.A

Date: January 26, 2023

From: Town Planner Judith Frankel

Subject: Comprehensive Plan Update and Evaluation and Appraisal Report (EAR)

Suggested Action: – Over the next 9 months, Town Staff will be preparing the EAR and Comprehensive Plan Update. The State of Florida requires this evaluation at least every seven years and Surfside's is due next in January 2024. The Planning and Zoning Board (PZB) sits as the Local Planning Agency (LPA) for Surfside. The LPA is responsible for reviewing Comprehensive Plan amendments and making recommendations to the Town Commission. Town Staff will be bringing the reports and plan elements to the PZB for review. The PZB should familiarize themselves with the current Comprehensive Plan and bring forward suggested amendments.

Background/Analysis: – The Comprehensive Plan is a translation of community values and aspirations for the built environment into public policy. The Comprehensive Plan guides economic, social, physical, environmental development over the next 20 to 30 years. It establishes standards for the use and development of land. There are ten Land Use elements addressed in the Plan. Each element lists the long-term goals for the community, the objectives to achieve the goals, and policies used to implement the goals. This guiding document is required by the State of Florida and all Florida municipalities participate in this process.

The State of Florida requires local governments to periodically assess the effectiveness of their Comprehensive Plan to adequately address changes in local conditions and changes in the State's policy regarding planning and growth management. This assessment is called an Evaluation and Appraisal Report (EAR) of the Comprehensive Plan. The EAR is required to be completed at least every seven years. Surfside must complete the next EAR by January 2024.

The EAR may direct changes to be made to Surfside's Comprehensive Plan. The EAR and a revised Comprehensive Plan must be submitted to the State for review before it is implemented.

The current Comprehensive Plan, prepared in 2018 is provided in Appendix A.



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



0 240 480 960 Feet

Print: 6-6-2017

Source: Miami Dade GIS Self Services

Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS



Produced and maintained by the CGA
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Surfside Comprehensive Plan

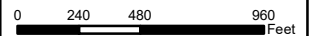
Map: FLU 2
Soils

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



Produced and maintained by the CGA
Geographic Information Systems Services






Surfside Comprehensive Plan

Map: FLU 3

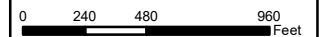
Topography

Legend

-  Surfside City Limits
-  Adjacent City Limits
-  Water

Contours

-  5
-  10
-  15

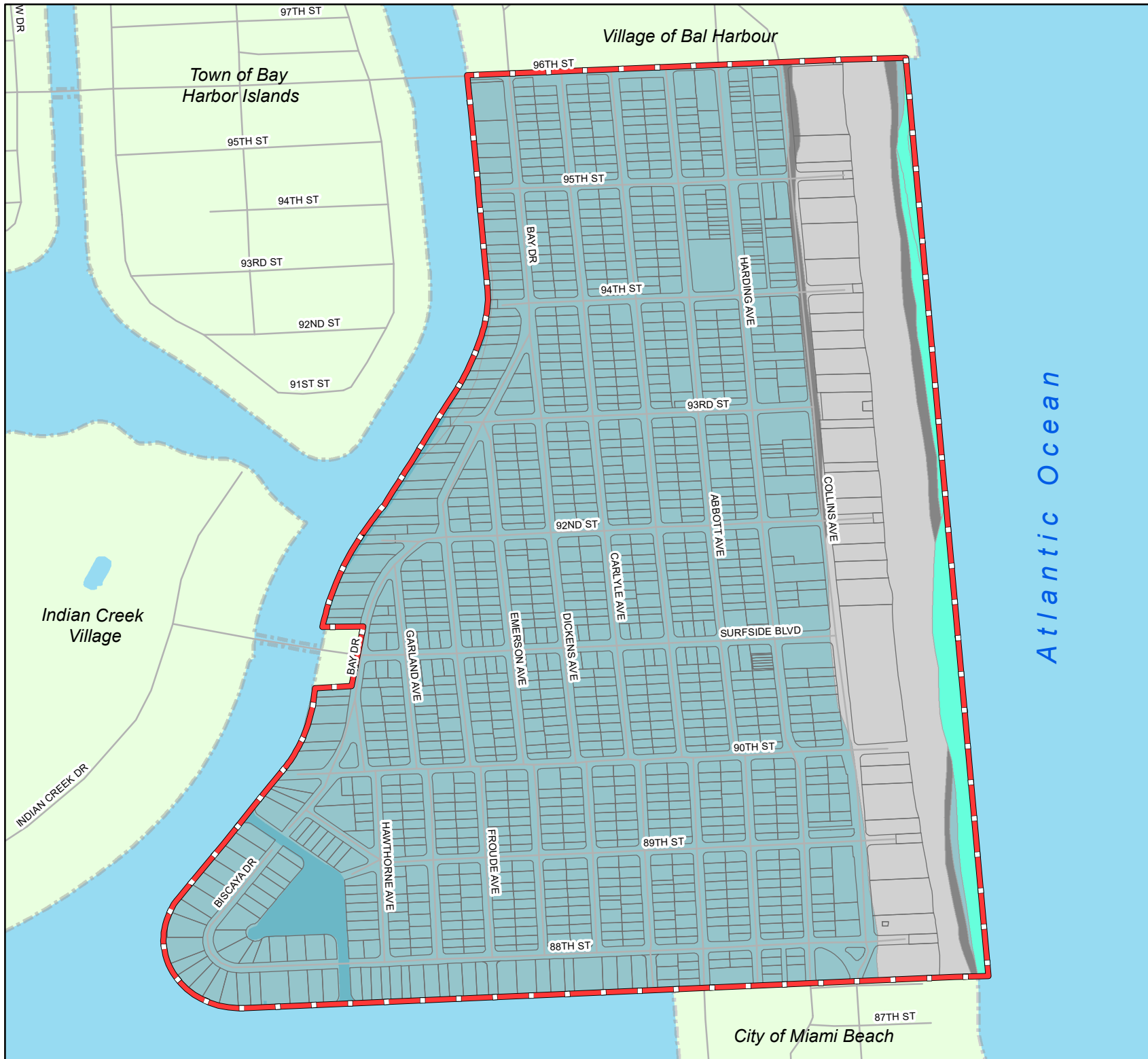


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Source: Miami Dade GIS Self Services










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Geographic Information Systems Services

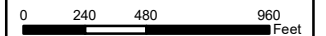


Surfside Comprehensive Plan

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



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Geographic Information Systems Services





Surfside Comprehensive Plan

Map: FLU 5

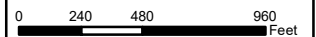
Water Bodies

Legend

-  Surfside City Limits
-  Adjacent City Limits

Water Bodies

-  Atlantic Ocean
-  Intercoastal
-  Point Lake



Print: 6-6-2017

Source: Miami Dade GIS Services

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Surfside Comprehensive Plan

Map: FLU 6

Aerial Map

Legend

 SurfsideCityLimits




0 230 460 920 Feet

Print: 6-6-2017

Source: ArcGIS Services

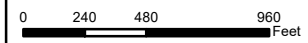
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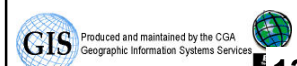
Surfside Comprehensive Plan
Future Land Use Element
Future Land Use (2036)

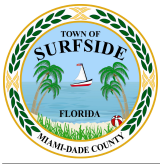
- Legend**
- Surfside City Limits
 - Adjacent City Limits
 - Future Land Use**
 - Community Facility
 - General Retail/Services
 - High Density Residential/Tourist
 - Low Density Residential
 - Moderate Density Residential/Tourist
 - Moderate High Density Residential
 - Moderate Low Density Residential
 - Parking
 - Private Recreation
 - Public Buildings and Grounds
 - Public Recreation



Print: 3-27-2017

Source: Miami Dade GIS Self Services









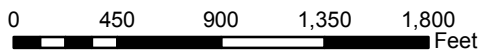
Religious Land Use Relief Procedures



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.

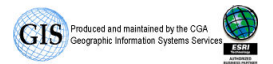
Legend

-  Surfside Boundary
-  Surfside Streets
-  Beach Area
-  Allowable Area for Application of Religious Land Use Relief Procedures



Map Number: FLU 8

Print Date: May 2013



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 <i>FDOT Traffic Information DVD 2015</i> .								
2) The adopted level of service standard thresholds are based on the <i>FDOT Generalized Table 4-7 for Peak Hour Directional Volumes</i> .								

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 <i>FDOT Traffic Information DVD 2015</i> .								
2) The adopted level of service standard thresholds are based on the <i>FDOT Generalized Table 4-7 for Peak Hour Directional Volumes</i> .								

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

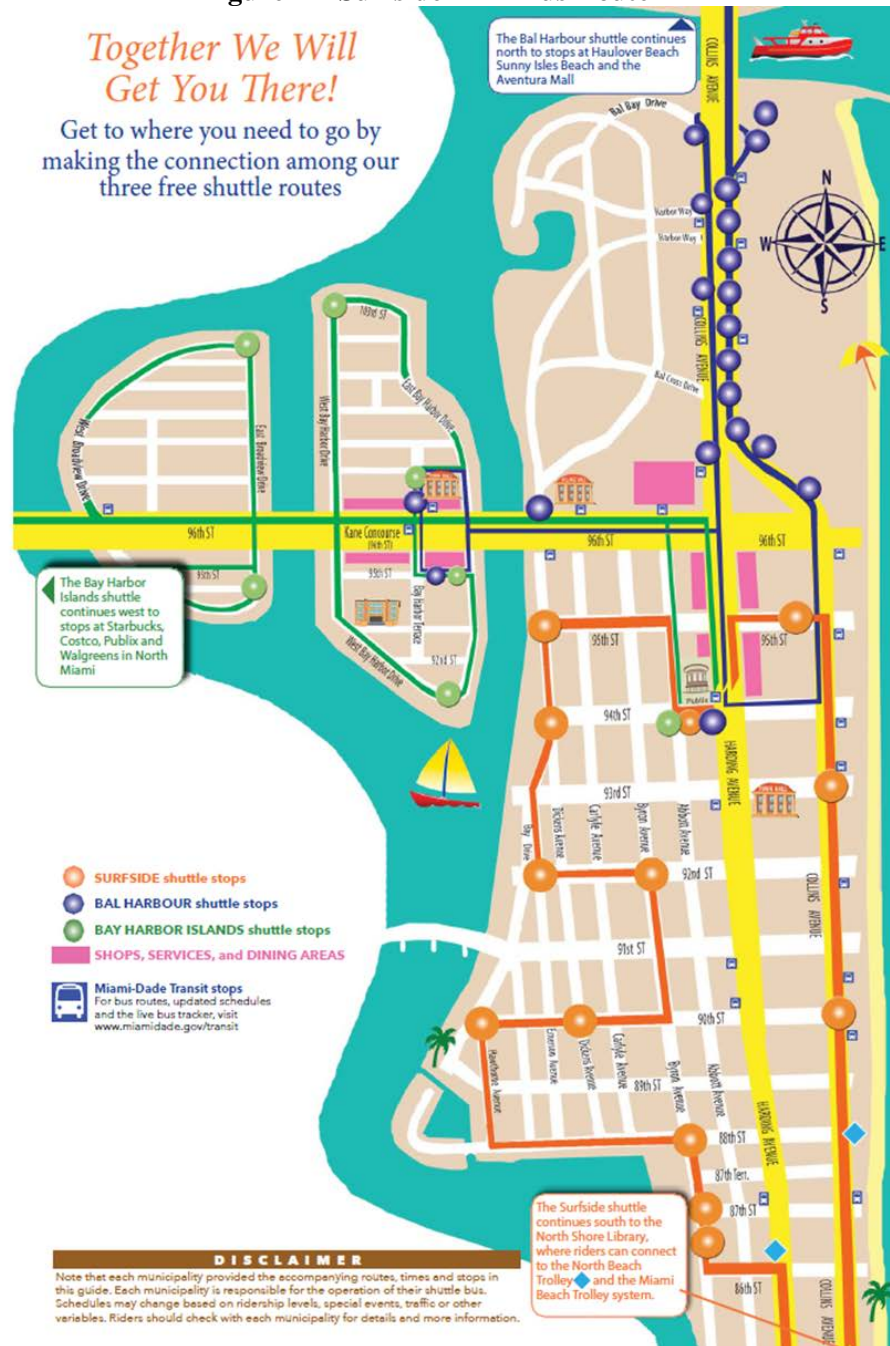
PUBLIC TRANSPORTATION SYSTEM

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



0 240 480 960 Feet

Print: 6-7-2017

Source: Florida Department of Transportation (Revised)

Calvin, Giordano & Associates, Inc. EXCEPTIONAL SOLUTIONS

GIS Produced and maintained by the CGA Geographic Information Systems Services



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




0 240 480 960 Feet

Print: 6-7-2017

Source: Florida Department of Transportation

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Surfside Comprehensive Plan

Map: TRN 3

Existing Roadway
Level of Service

Legend

-  Surfside City Limits
-  Adjacent City Limits
-  Water

Level of Service

-  D



0 240 480 960 Feet

Print: 6-7-2017

Source: Town of Surfside
Miami Dade MPO

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Surfside Comprehensive Plan

Map: TRN 4

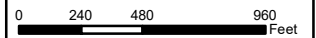
Future Roadway Level of Service (2040)

Legend

- Surfside City Limits
- Adjacent City Limits
- Water

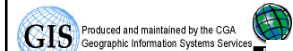
Level of Service

- D



Print: 6-7-2017

Source: Town of Surfside
Miami Dade MPO










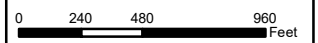
Surfside Comprehensive Plan

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



Produced and maintained by the CGA
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Surfside Comprehensive Plan

Map: TRN 6

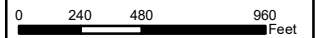
Existing and Future Transit Routes

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





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



0 240 480 960 Feet

Print: 6-7-2017

Source: Town of Surfside

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GIS Produced and maintained by the CGA
Geographic Information Systems Services






Surfside Comprehensive Plan

Map: TRN 8

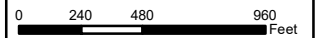
Future Roadway Level of Service (2020)

Legend

-  Surfside City Limits
-  Adjacent City Limits
-  Water

Level of Service


-  D



Print: 6-12-2017

Source: Town of Surfside
Miami Dade MPO

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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 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 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 AIA 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.

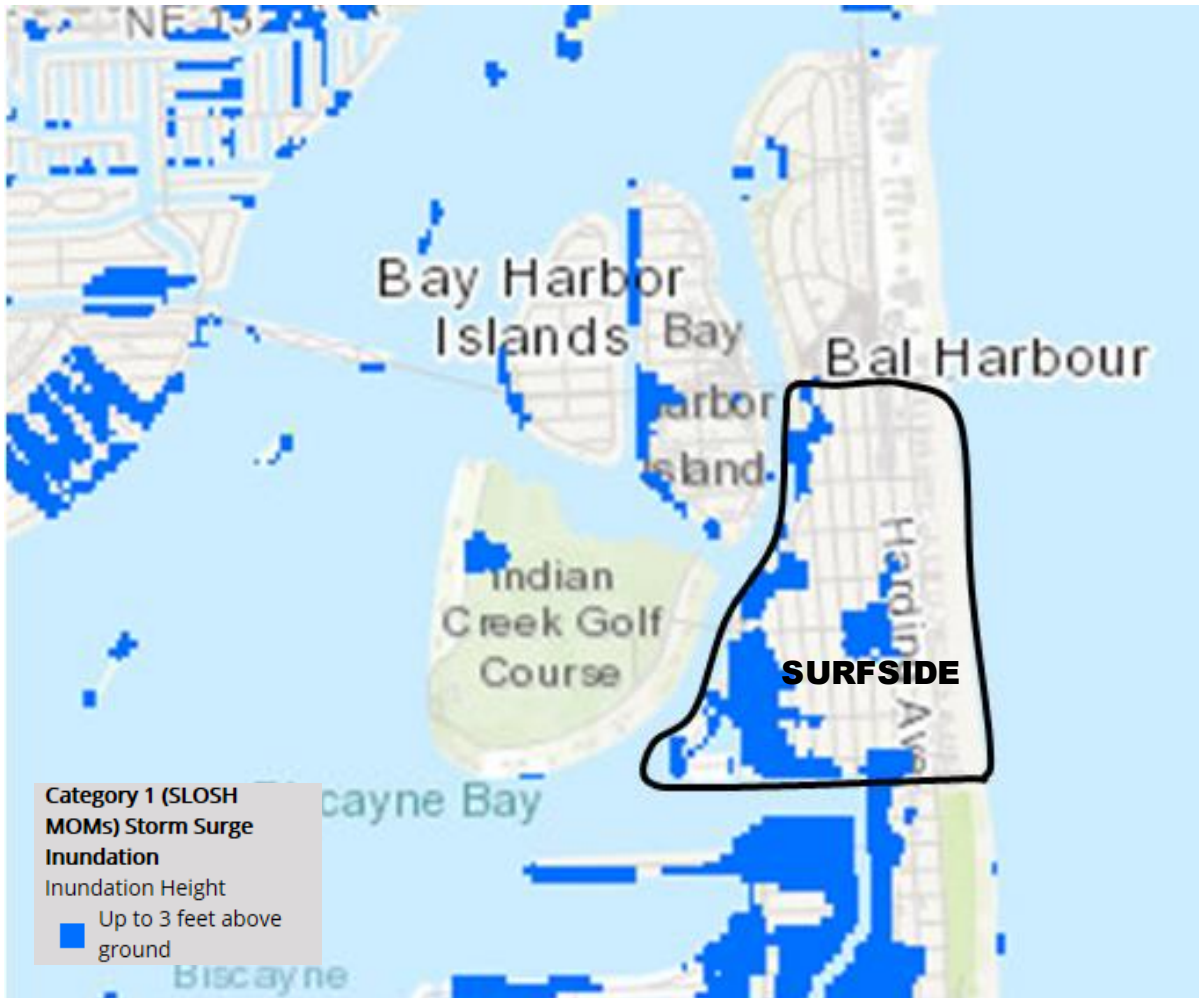
Policy 12.3 – The Town shall continue to review updated mapping studies to aid in identifying areas of the Town most vulnerable to sea level rise, tidal flooding, and other impacts of climate change.

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







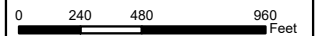
Surfside Comprehensive Plan

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:

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 than 1 square mile; and areas protected by levees from 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 nourishing landscaping as a part of new private development.

Policy 1.6 – Provide oxygen nourishing 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</i>	Southern tessellated darter	SSC	NL	Y
<i>Fundulus jenkinsi</i>	Saltmarsh topminnow	SSC	N	Y
<i>Menidia conchorum</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 egregieus</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 sackeri</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	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 guarauna</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 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 sparverius paulus</i>	Southeastern American kestrel	ST	NL	Y
<i>Frigata magnificens</i>	Magnificent frigate bird	NL	NL	Y
<i>Grus canadensis pratensis</i>	Florida sandhill crane	ST	NL	Y
<i>Grus 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 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 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 ceracean 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 atala floridana</i>	Florida atala butterfly	NL	C	Y
<i>Heracles 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 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 vertebrae 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 cassiniifolia</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>Calyptanthus pallens</i>	Spicewood; pale lid flower	T	NL	Y
<i>Calyptanthus 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. <i>adherens</i>	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. <i>floridana</i>	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 brownei</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>	Yankee weed	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 lignum vitae	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 calicicola</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>clavispicata</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 lebbbeck</i>	woman's tongue		C, S
<i>Ardisia crenata</i>	coral ardisia	F	N, C, S
<i>Ardisia elliptica</i> shoebuttton	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 involucratu</i> (<i>C. alternifolius</i>)	umbrella plant		C, S
<i>Cyperus prolifer</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>Platynerium 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>Blechnum brownei</i>)	green shrimp plant Browne's blechnum		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.



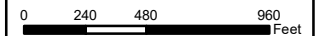
Surfside Comprehensive Plan

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

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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 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 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	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

**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 155average 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

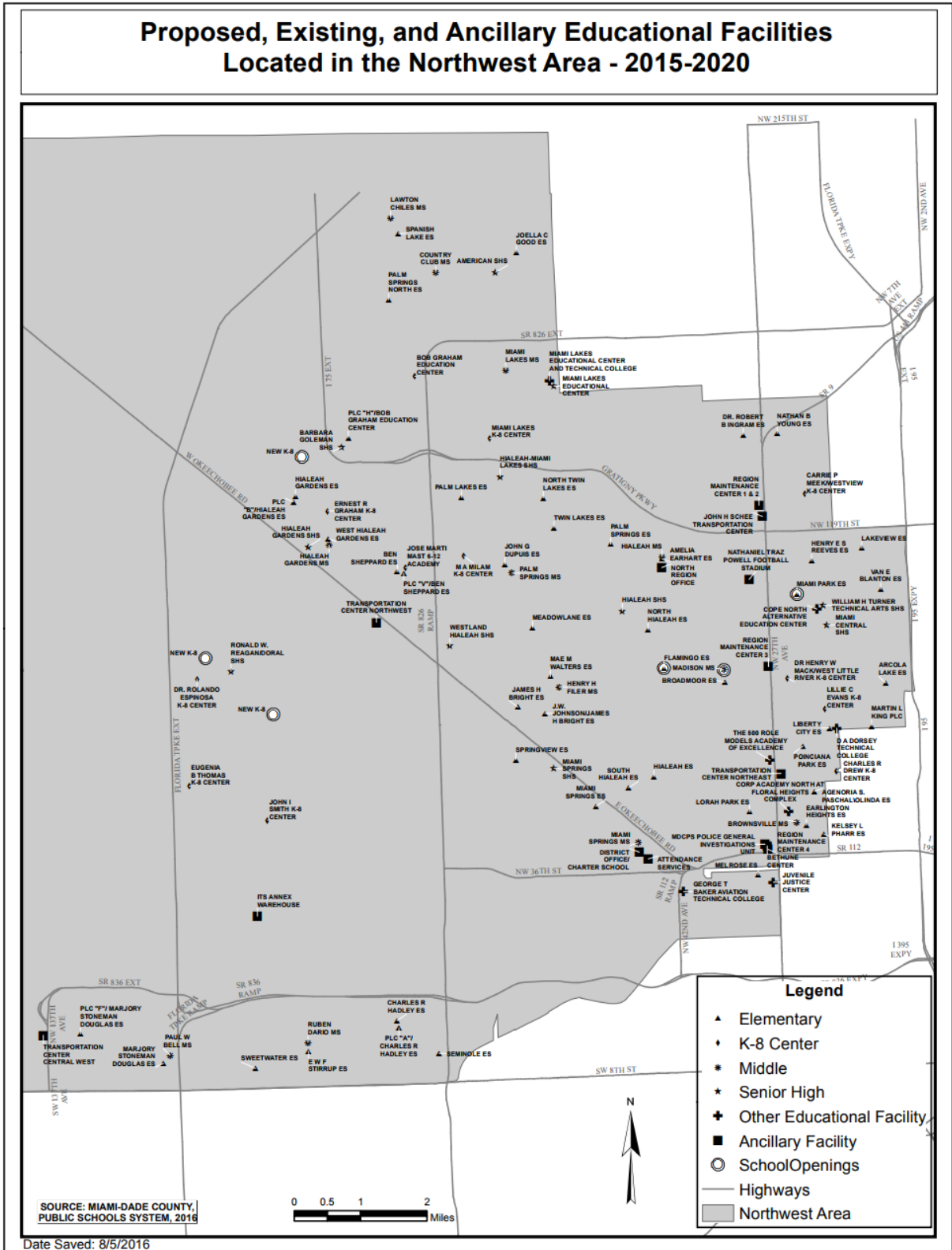


Figure 10B – Northeast Area Educational Facilities

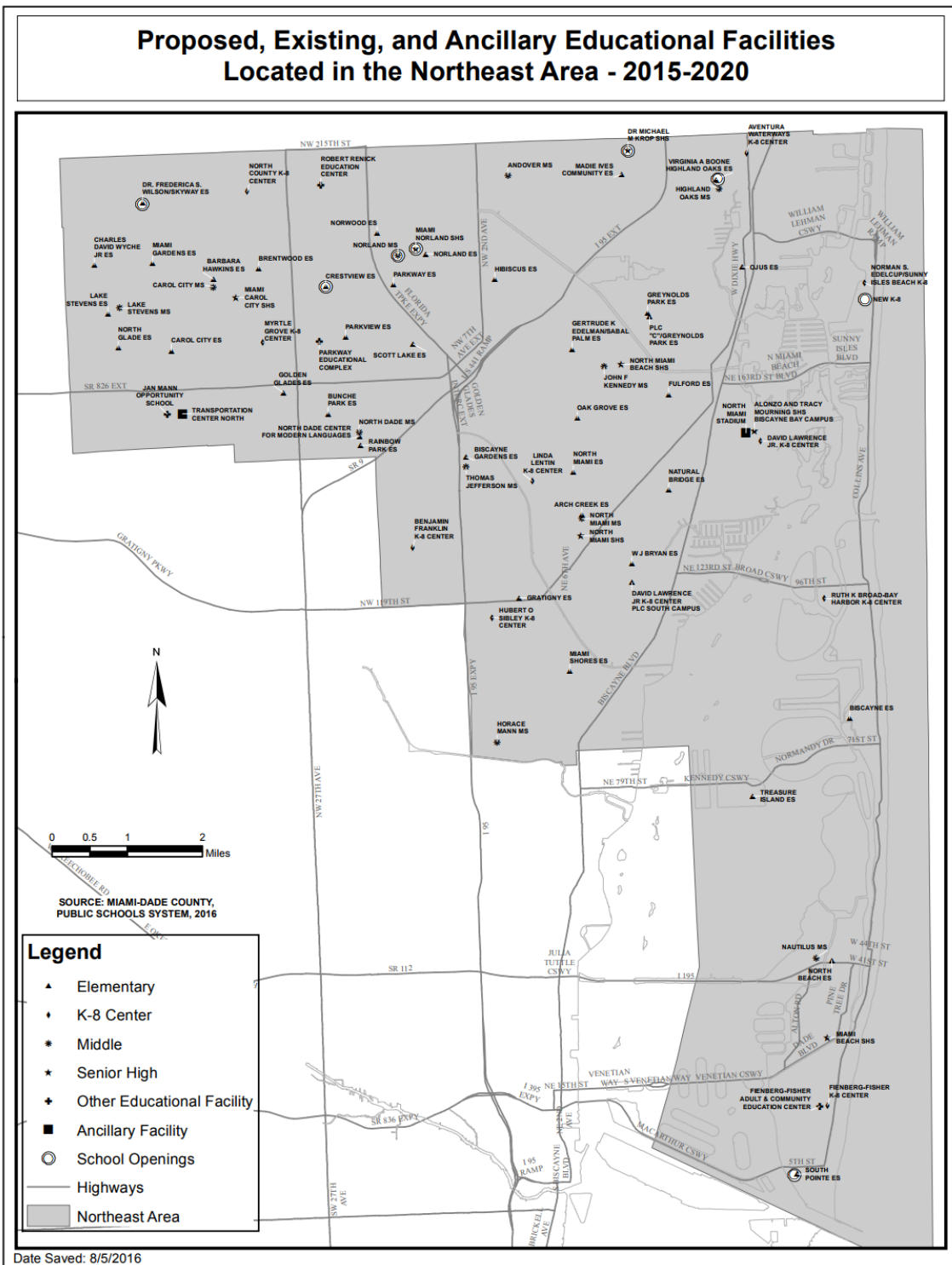
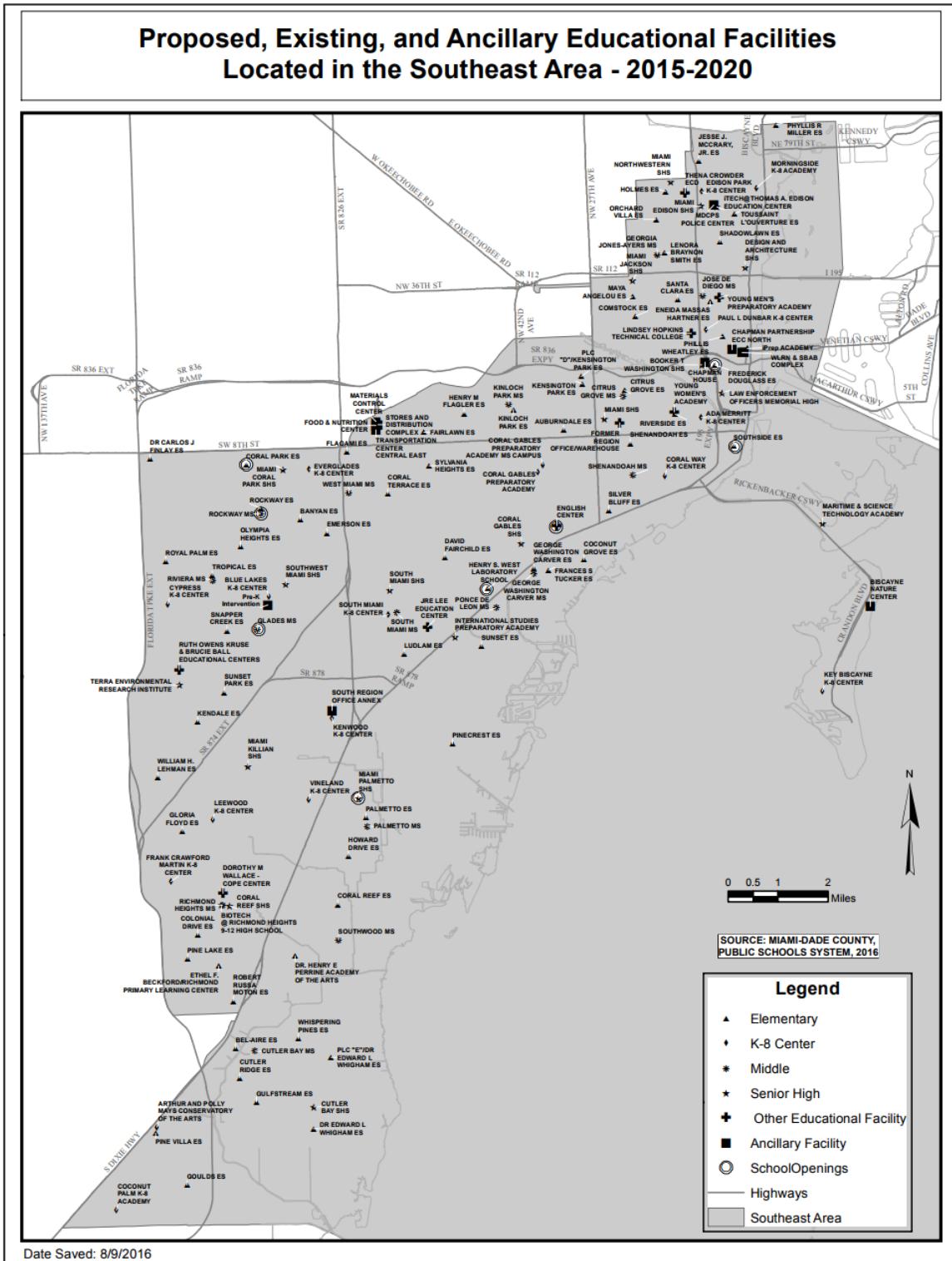


Figure 10D – Southeast Area Educational Facilities





**Town of Surfside
Planning and Zoning Board Meeting
January 26, 2023**

DISCUSSION ITEM MEMORANDUM

Agenda #: 7.B

Date: January 26, 2023

From: Town Planner Judith Frankel

Subject: Use of Temporary Construction Fences for Front Yard Work

Suggested Action: – The Zoning Code presently requires temporary construction fencing. Staff recommends that the Planning and Zoning Board discuss and direct enforcement of this requirement.

Background/Analysis: – At the December 2022 Planning and Zoning Board meeting the Board discussed the use of temporary constructions fencing. It was the opinion of the Board that any construction in a front yard or secondary frontage should be enclosed by a temporary construction fence. The Code states "Temporary construction *fences* are required by this ordinance unless otherwise determined by the Building Official". There is no exception for certain portions of a property.

The portion of the Code that refers to construction fencing is below.

Town of Surfside Zoning Code

Section 90-56.1.B. Construction *fencing*. Temporary construction *fences* are required by this ordinance unless otherwise determined by the Building Official. A construction *fence* permit shall be obtained from the Building Department prior to the *fence* being erected. Each *fence* constructed or maintained shall be constructed and anchored in accordance with the Florida Building Code.

(a) Permit required. A permit application and a current survey of the site.

(b) Permitted *fence*. Construction *fences* shall be designed in such a manner as to have all exposed materials finished, coated, covered or clad in or with materials such as paint, windscreens, canvases or similar materials, subject to the approval of the town manager or designee.

(1) The permitted construction *fence* shall be installed immediately upon removal of the temporary demolition *fence*. At no time shall the parcel remain without a protective barrier.

(c) Any person or entity found to be in violation of this subsection shall be subject to fines as

set forth in the schedule of fines adopted by resolution.

(d) A temporary construction *fence* (as defined herein) shall be installed on the front, side, and rear property lines.

(e) Permitted height. All construction *fences* shall be at least six feet high and no higher than eight feet.

(f) Locked. The *fence* shall be kept locked when the property is unoccupied.

(g) Prohibited *fences*.

(1) The following *fences* are not permitted, except as otherwise provided in the Code herein below:

a. Chain-link *fences*, unless:

1. Chain-link *fences* with canvas (or similar material) backing or meshing may be permitted to be utilized as a temporary construction *fence* for a period of no longer than 18 months, provided they are neatly designed and maintained as approved by the building and zoning departments.

b. Barbed-wire *fences*.

c. *Fences* made of canvas material.

d. Any *fences* that fail to meet the requirement of the Florida Building Code.

(h) Setbacks from property line on Harding Ave and Collins Ave. A temporary *fence* installed on the front of the property shall be situated six feet from the property line on Harding Avenue and Collins Avenue, unless specifically waived by the town manager. The setback area between the temporary *fence* and the property line shall contain a continuous extensively landscaped buffer which must be maintained in good healthy condition by the property owner. No temporary construction permit shall be issued unless a landscape plan is approved by the town for the buffer. Failure to maintain the landscaping will result in the town taking action to replace same and lien the property for the costs of landscaping.

(i) Expiration of permit. A temporary construction *fence* permit issued under this chapter shall expire at the completion of construction at which time the temporary *fence* shall be removed in accordance with the terms of the Florida Building Code.

(j) Murals and graphics. Graphics and murals on temporary construction *fencing* are prohibited unless approved by the town manager for aesthetic enhancement of the *fence* and advertisement of the project to be constructed.

(k) Fees. The town manager or designee may impose fees as he/she may determine appropriate for the use of construction *fences* for advertisement purposes in accordance with the schedule promulgated by the building official.

(l) Access gates. All temporary construction *fences* shall contain access gates with a minimum clear opening width of 12 feet. Access gates must be provided at the front and rear of the enclosure. Gates must be kept unlocked during inspection hours.

(m) Temporary construction signs. Construction, erection, and maintenance of temporary construction signs shall be governed by Town of Surfside Sign Code.

(n) Appeals. Any decision made by the town manager or designee regarding graphics, advertisement, and murals on a temporary construction *fence* may be appealed to the town commission.

(o) Enforcement and penalties. The code compliance division and building departments shall be responsible for the enforcement of the provisions of this section. Any person or entity found to be in violation of this section shall be subject to fines as set forth in the schedule of fines adopted by resolution.



**Town of Surfside
Planning and Zoning Board Meeting
January 26, 2023**

DISCUSSION ITEM MEMORANDUM

Agenda #: 7.C

Date: January 26, 2023

From: Judith Frankel, Town Planner

Subject: Requirements for Planning and Zoning Board Applications

Suggested Action: – Staff recommends adding the following materials to the requirements for Planning and Zoning Board applications:

1. Signed and sealed survey showing current property conditions.
2. Site Plan (existing and proposed)
3. Architectural Elevations (existing and proposed)
4. Materials Sheet
5. Neighboring homes and conditions
6. Landscape Plans and species table

Background/Analysis: – The Planning and Zoning Board and Town Staff require a great deal of information to conduct a thorough review of new homes. These materials are all listed in the application but are listed in the Zoning Code. Having a list of requirements would provide clarity to applicants.

Governing Code

90-19.8 The following are required for submittal to the planning and zoning board for design review applications:

(Nothing Follows)



**Town of Surfside
Planning and Zoning Board Meeting
January 26, 2023**

DISCUSSION ITEM MEMORANDUM

Agenda #: 7.D

Date: January 26, 2023

From: Town Planner Judith Frankel

Subject: **Applicability of Planning and Zoning Board Review**

Suggested Action: – Staff recommends that the Planning and Zoning Board consider an ordinance to amend the Zoning Code 90-19.7 to allow additional minor alterations to be reviewed by Town Staff only and not the Planning and Zoning Board.

The following permits are suggested to be added to Zoning Code 90-19.7 list of exempt permits:

1. Rear-yard wall opening not visible from the public right-of-way
2. Material change outs (i.e. replacement of A/C equipment at the same location)
3. Window Signs in the SD-B40 Zoning District
4. Rear yard pools
5. Rooftop mechanical and accompanying screens
6. Roof decks on existing homes
7. Carports

Background/Analysis: – At the December 2022 Planning and Zoning Board meeting an application was heard for a house that was adding a sliding glass door to the rear of the home. This was a small alteration that would not have been visible from the right-of-way. The Zoning Code requires any architectural changes to a home to be reviewed by the Planning and Zoning Board. At that meeting the Board expressed their desire to consider changing this requirement. Reviews for wall openings not visible from a public right-of-way could be completed by staff.

Additionally, Vice Mayor Rose at the January Town Commission meeting suggested amending the Zoning Code to reduce ambiguities. An example of this is rear yard pools. At this time, rear yard pools are reviewed by staff only, but the Zoning Code does not call out pools as an exempt permit.

Governing Code:

90-19.7 The following shall be exempt from planning and zoning board and design review; however, the design guidelines shall be followed:

- (1) Interior or rear yard fences.
- (2) Interior renovations.
- (3) Single-family and two-family awnings.
- (4) Screens.
- (5) Driveways.
- (6) Re-roofs.
- (7) Trellis.
- (8) Rooftop photovoltaic solar systems.
- (9) Sheds.



**Town of Surfside
Planning and Zoning Board Meeting
January 26, 2023**

DISCUSSION ITEM MEMORANDUM

Agenda #: 7.E

Date: January 26, 2023

From: Judith Frankel, Town Planner

Subject: Accessory Structures in the H30A Zoning District

Suggested Action: – Staff recommends that the Planning and Zoning Board consider the appropriate setback and size for accessory structures the H30A zoning district.

Background/Analysis: – All buildings in H30A that face Biscayne Bay must be setback 50 feet from the seawall. Swimming pools, decks and all accessory structures must be setback a minimum of 15 feet from the seawall.

The Planning and Zoning Board has expressed frustration with the inability to allow certain structures (like cabanas/bathrooms/outdoor kitchens) within 15 feet of seawall but is uncomfortable granting the maximum size of 500 sq ft for accessory structures so close. A potential proposal is to allow some portion of maximum allotment for accessory structures within a certain distance of the seawall.

The setback from the seawall is intended to provide for permeability. Surfside has recently seen the seawalls breached during storm surge event in 2022. The Town is presently considering a new ordinance to increase the height of the seawalls for new developments. Any changes to the allowance for accessory structures would be applicable to all properties in the district regardless of seawall height.

Governing Code:

Sec. 90-48.3 In the H30A district, no building shall be erected within 25 feet of the seawall on Point Lake nor within 50 feet of the sea wall on Biscayne Bay or on any lots in Blocks 26, 28 and 28A of the Normandy Beach Subdivision, Second Amended.

Sec. 90-54. - Accessory buildings and structures in the H30A and H30B districts.

90-54.1 Any accessory buildings not connected to the main building, except by a breezeway, may be constructed in a rear yard, subject to the following provisions:

(a) The maximum height shall be 12 feet.

(b) The maximum aggregated area shall be 500 square feet.

(c) The structure shall provide a minimum rear setback of five feet and shall conform to all other setbacks applicable to the property.

90-54.2 Accessory swimming pools and decks, open and unenclosed, or covered by a screen enclosure, may occupy a required rear, front, or side setback, subject to the following minimum setbacks:

(a)Rear: Five feet.

(b) Interior side: Five feet.

(c)Primary (front) and secondary (Corner): Ten feet.

90-54.3 An open, uncovered porch, patio, or terrace may occupy a required rear or interior side setback, subject to the following minimum setbacks:

(a) Rear: Five feet.

(b) Interior side: Five feet.

(c) Primary (front) and secondary (corner): Ten feet.

King Tide Event November 2022









**Town of Surfside
Planning and Zoning Board Meeting
January 26, 2023**

DISCUSSION ITEM MEMORANDUM

Agenda #: 7.F

Date: January 26, 2023

From: Town Planner Judith Frankel

Subject: Design Guidelines: The Impact of Decorative Elements on the Massing of a Structure

Suggested Action: – Staff recommends that the Planning and Zoning Board discuss the suitability of design elements that impact building massing.

Background/Analysis: – At the December 2022 Planning and Zoning Board meeting there was a discussion of the impact of design elements and architectural features on the massing of a single-family home. The discussion occurred around an application for a new single-family home that included two large trellis overhangs. The trellis overhangs added to the overall massing of the home.

The Code prohibits architectural features extending into yards but does not prohibit their extension into second floor setbacks.

Governing Code:

Sec. 90-2 Yard: An open area which is on the same lot as a building and which is unoccupied and unobstructed from the ground upward, except as otherwise provided in these regulations.

Sec. 90-46. - Projections into required setbacks.

In determining compliance with the minimum setback requirements established within these regulations, the controlling distance on each lot shall be measured between the applicable lot line and the closest point thereto on any building or structure erected on the lot, and no portion of any roof overhang, chimney, cornice, or other similar architectural feature shall project **into any required front, side or rear yard**, except as otherwise provided.

90-47.1 Sec. 90-47. - Yards generally, allowable projections. Every part of a required **yard** shall be open to the sky, except ordinary projections of sills, cornices, roof eaves and ornamental features may project not more than 24 inches into any required yard.

NEW SINGLE FAMILY HOME

TOURGEMAN RESIDENCE

9033 DICKENS AVE, SURFSIDE, FLORIDA



SPACE ABOVE RESERVED FOR USE OF BUILDING DEPT.

PROJECT INFORMATION



TOURGEMAN RESIDENCE
 9033 Dickens Ave, Surfside, FL 33154

ARCHITECT OF RECORD

KIRK WENG ARCHITECTS

7901 LUDLAM ROAD, SUITE 205
 MIAMI, FLORIDA 33143
 +1.786.266.0909

ELI TOURGEMAN

OWNER

etxmi@miami@aol.com

9064 BAY DR SURFSIDE, FL 33154

SEAL / SIGNATURE / DATE

WEICHE KIRK WENG - AR94807

OFFICE REGISTRATION #: AA26003608

DATE	#	DESCRIPTION

Project No.:
 Drawn by: KWA
 Approved by: Approver

SHEET INDEX

COVER SHEET

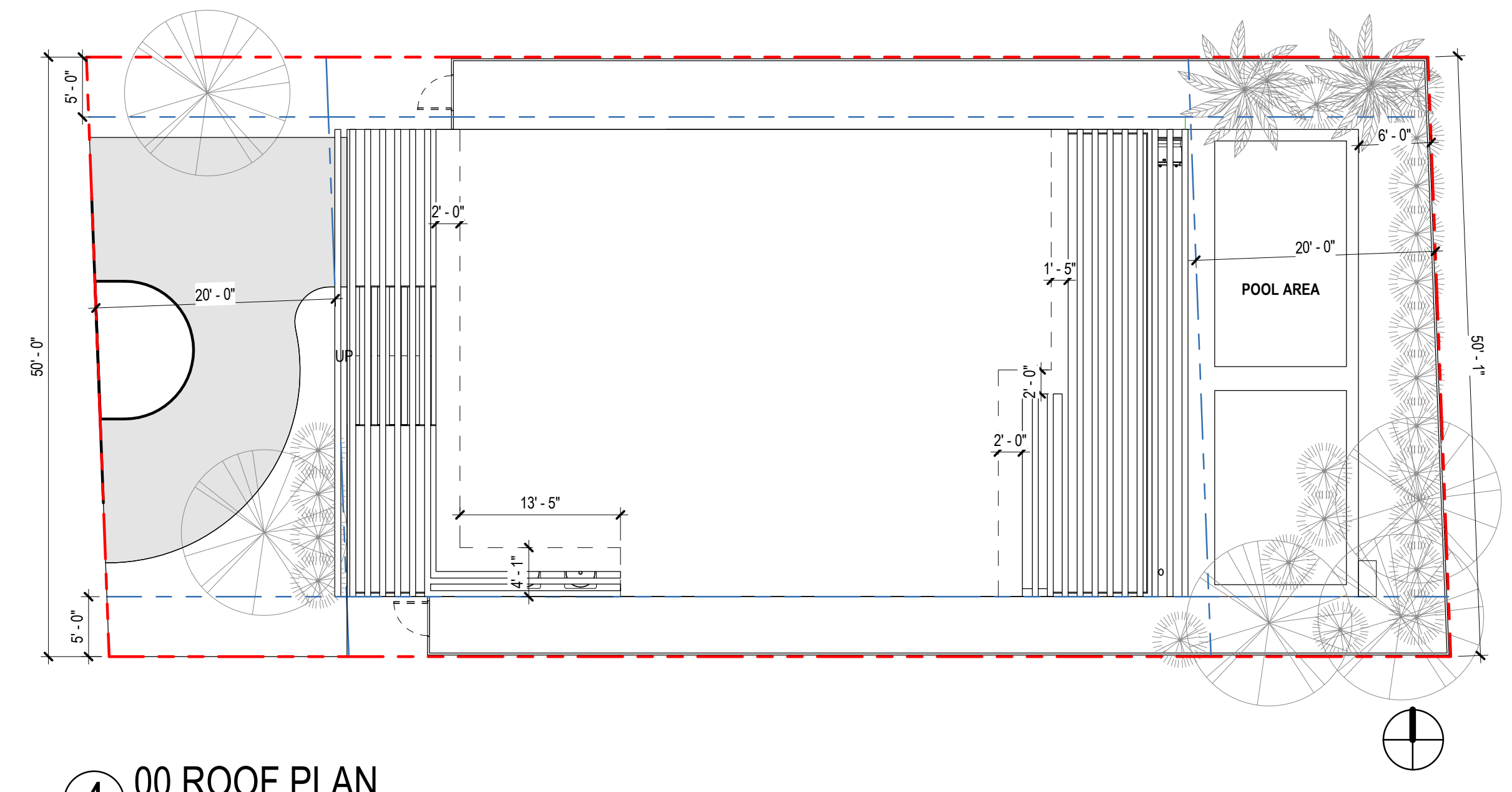
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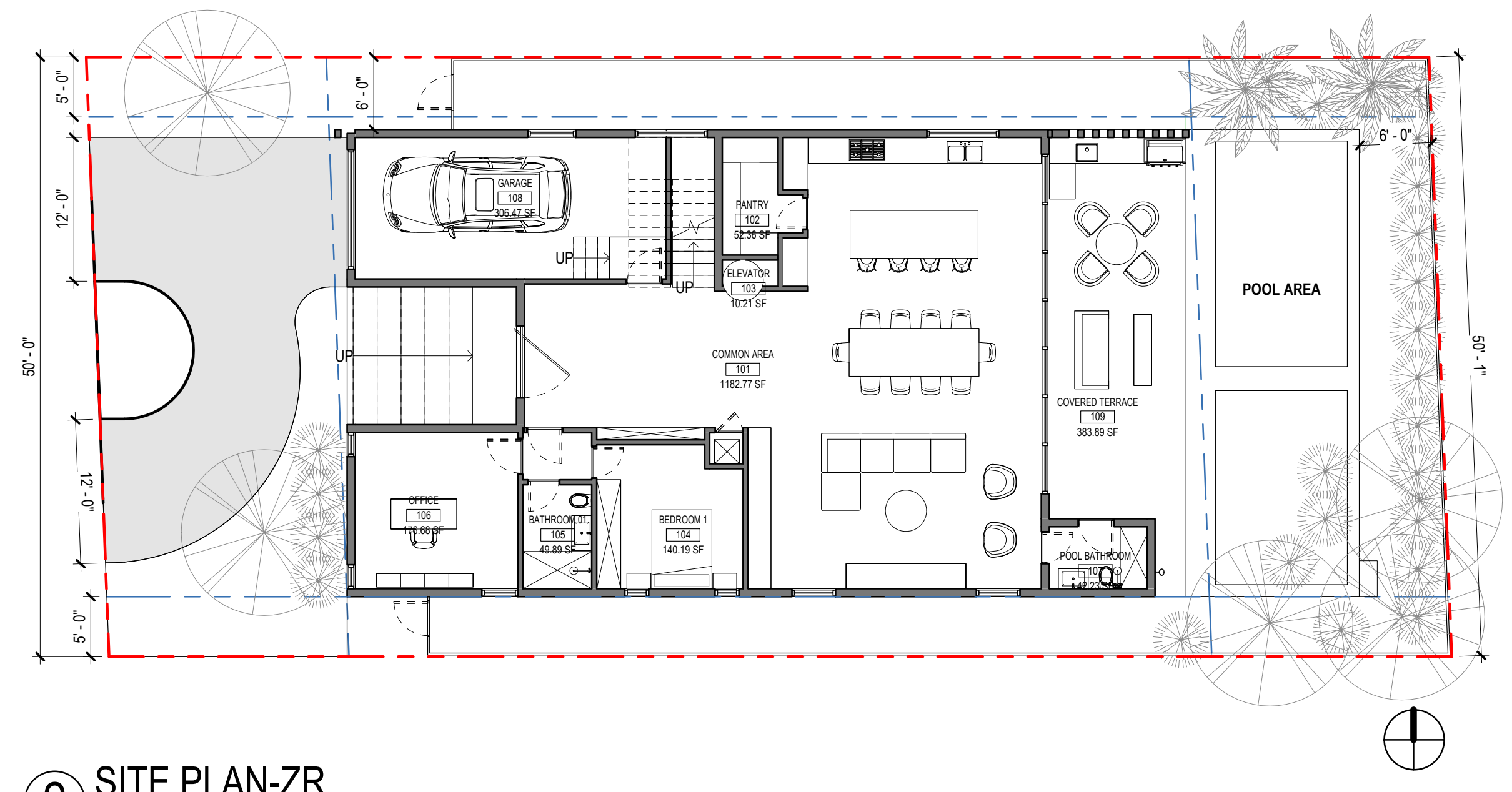
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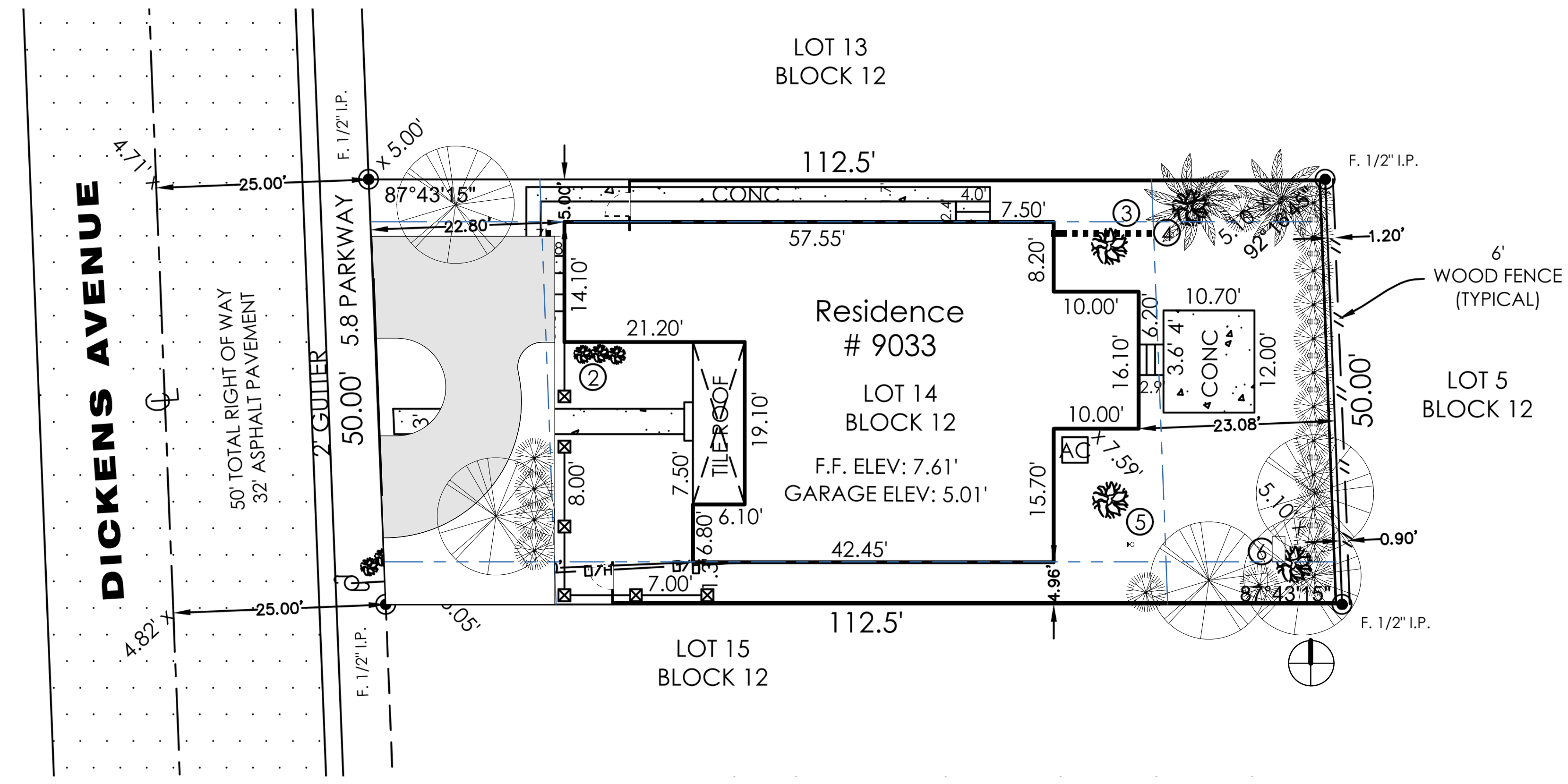
Name	Level	Gross area	Required	Difference
1F GROSS AREA	LEVEL 01	1824.65 SF	1834.55 SF	9.90 SF
1F OVERHANG AREA	LEVEL 01	61.82 SF	61.82 SF	0.00 SF
1F GARAGE AREA	LEVEL 01	343.63 SF	343.63 SF	0.00 SF
		2230.10 SF	2240.00 SF	9.90 SF
2F GROSS AREA	LEVEL 02	1722.02 SF	1792.00 SF	69.98 SF
		1722.02 SF	1792.00 SF	69.98 SF



4 00 ROOF PLAN
1" = 10'-0"



2 SITE PLAN-ZR
1" = 10'-0"



3 SURVEY
3/32" = 1'-0"



1 LOCATION MAP
1" = 10'-0"

PROPERTY ADDRESS: 9033 DICKENS AVE,
SURFSIDE, FLORIDA, 33154

LEGAL DESCRIPTION: LOT 14, BLOCK 12,
"ALTOS DEL MAR NO.4",
ACCORDING TO THE PLAT THEREOF,
RECORDED IN PLAT BOOK 10, AT PAGE 63,
OF THE PUBLIC RECORDS OF
MIAMI DADE COUNTY, FLORIDA.

SPACE ABOVE RESERVED FOR USE OF BUILDING DEPT.
PROJECT INFORMATION



TOURGEMAN RESIDENCE
9033 Dickens Ave, Surfside, FL 33154

ARCHITECT OF RECORD
KIRK WENG ARCHITECTS
7901 LUDLAM ROAD, SUITE 205
MIAMI, FLORIDA 33143
+1.786.266.0909

ELI TOURGEMAN OWNER
etxmiami@aol.com
9064 BAY DR SURFSIDE, FL 33154

SEAL / SIGNATURE / DATE

WEICHE KIRK WENG - AR94807

OFFICE REGISTRATION #: AA26003608

DATE	DESCRIPTION

Project No.:
Drawn by: Author
Approved by: Approver

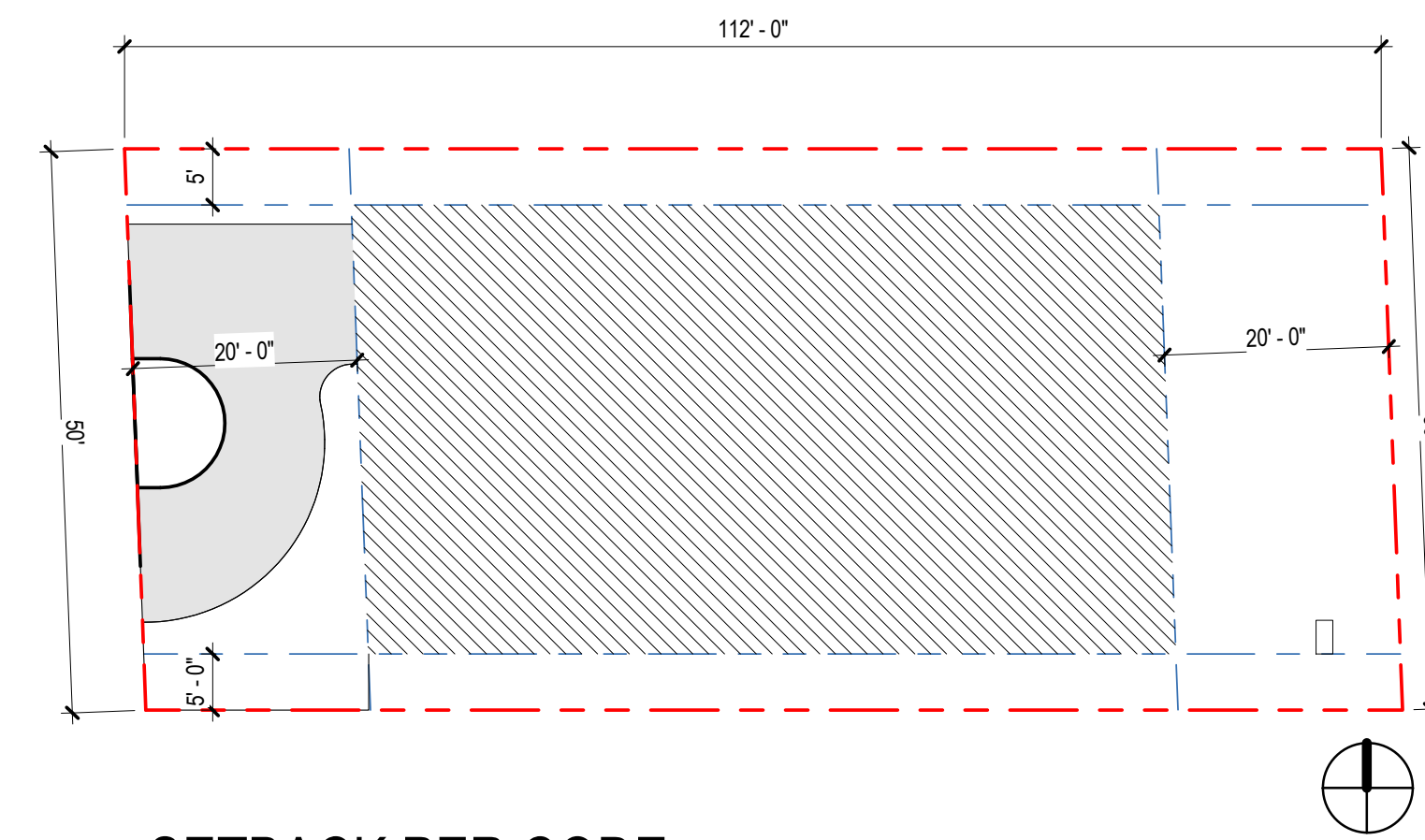
SHEET INDEX

SITE PLAN

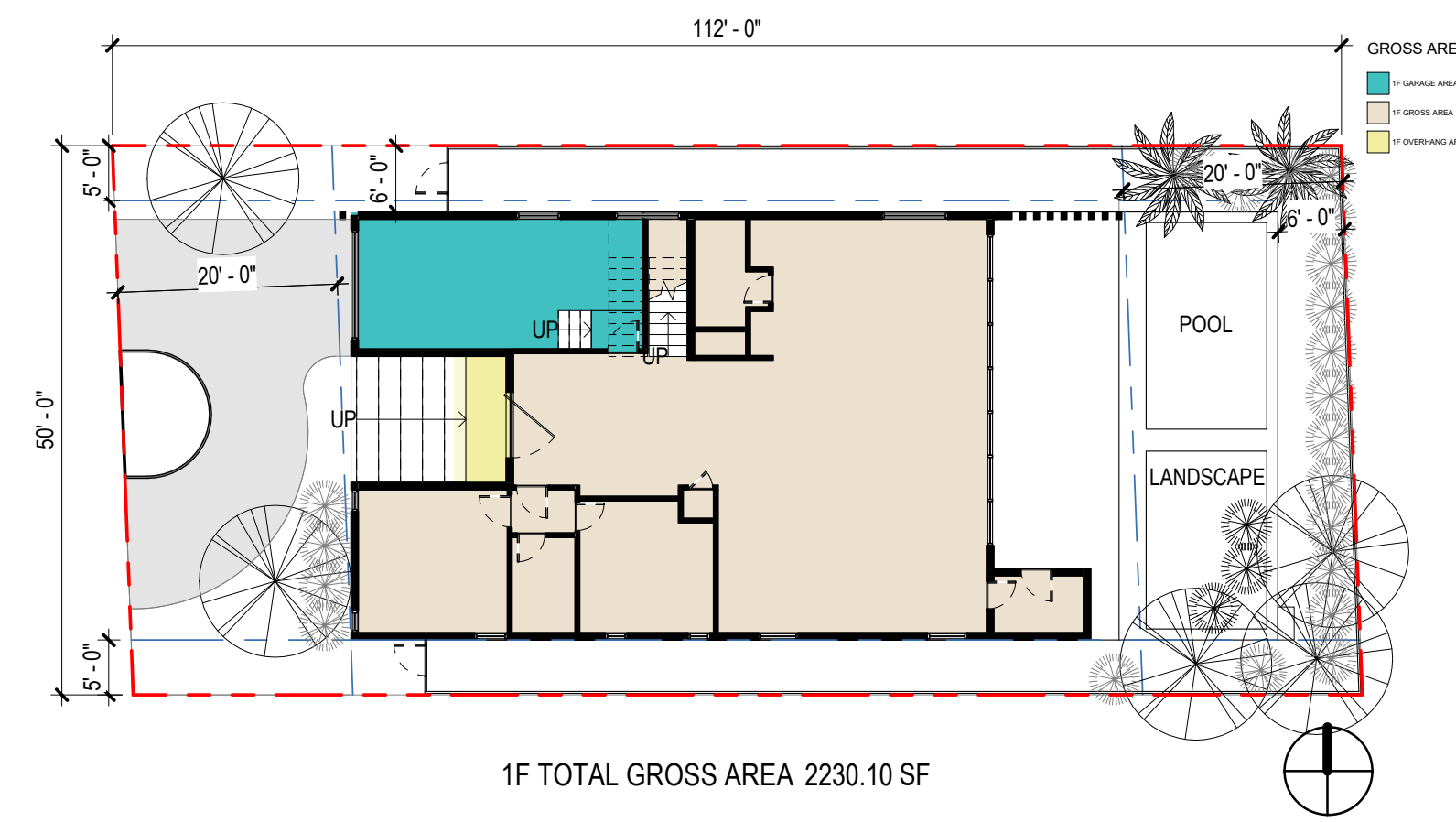
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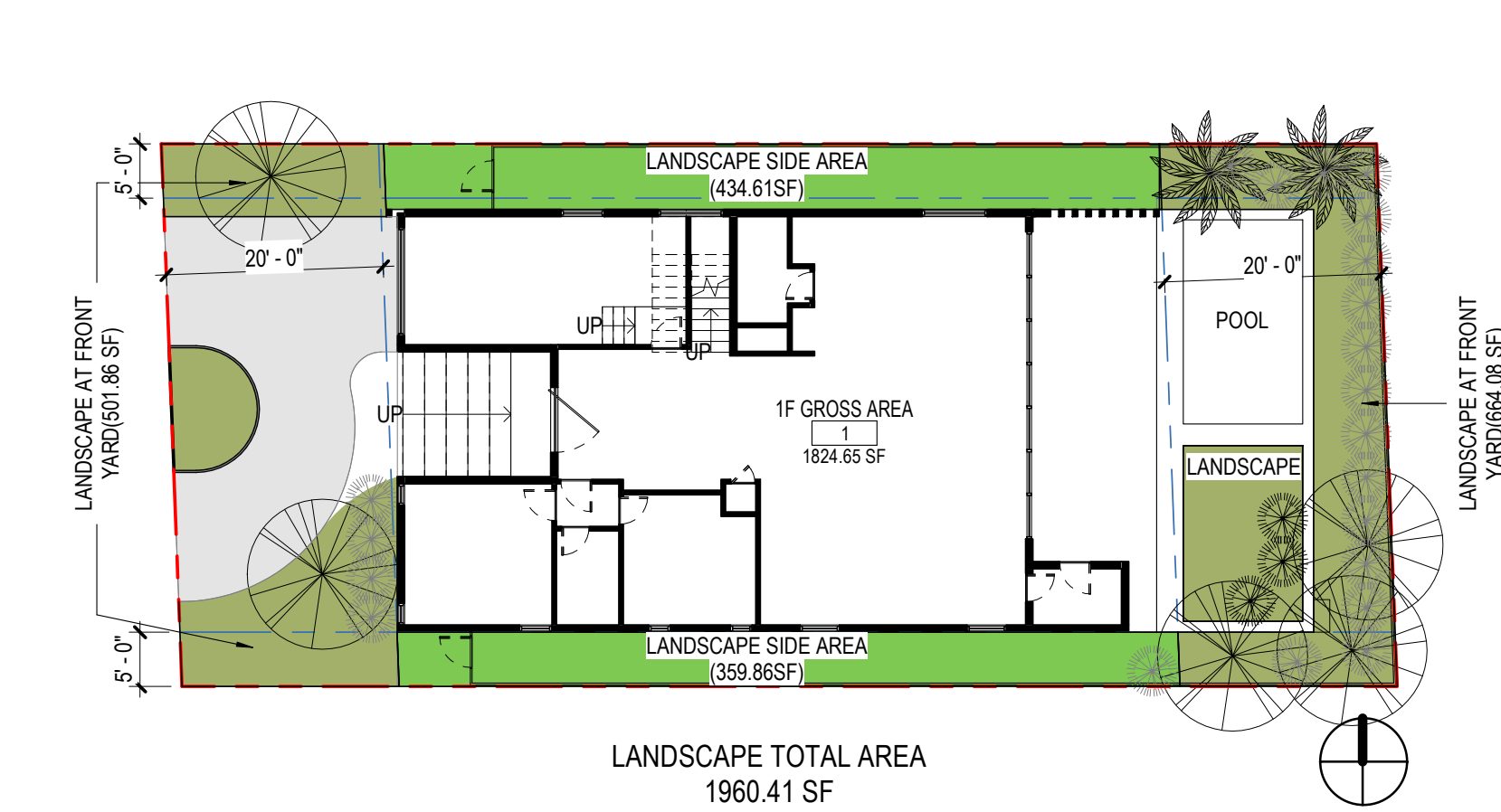
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8 SETBACK PER CODE
1/16" = 1'-0"

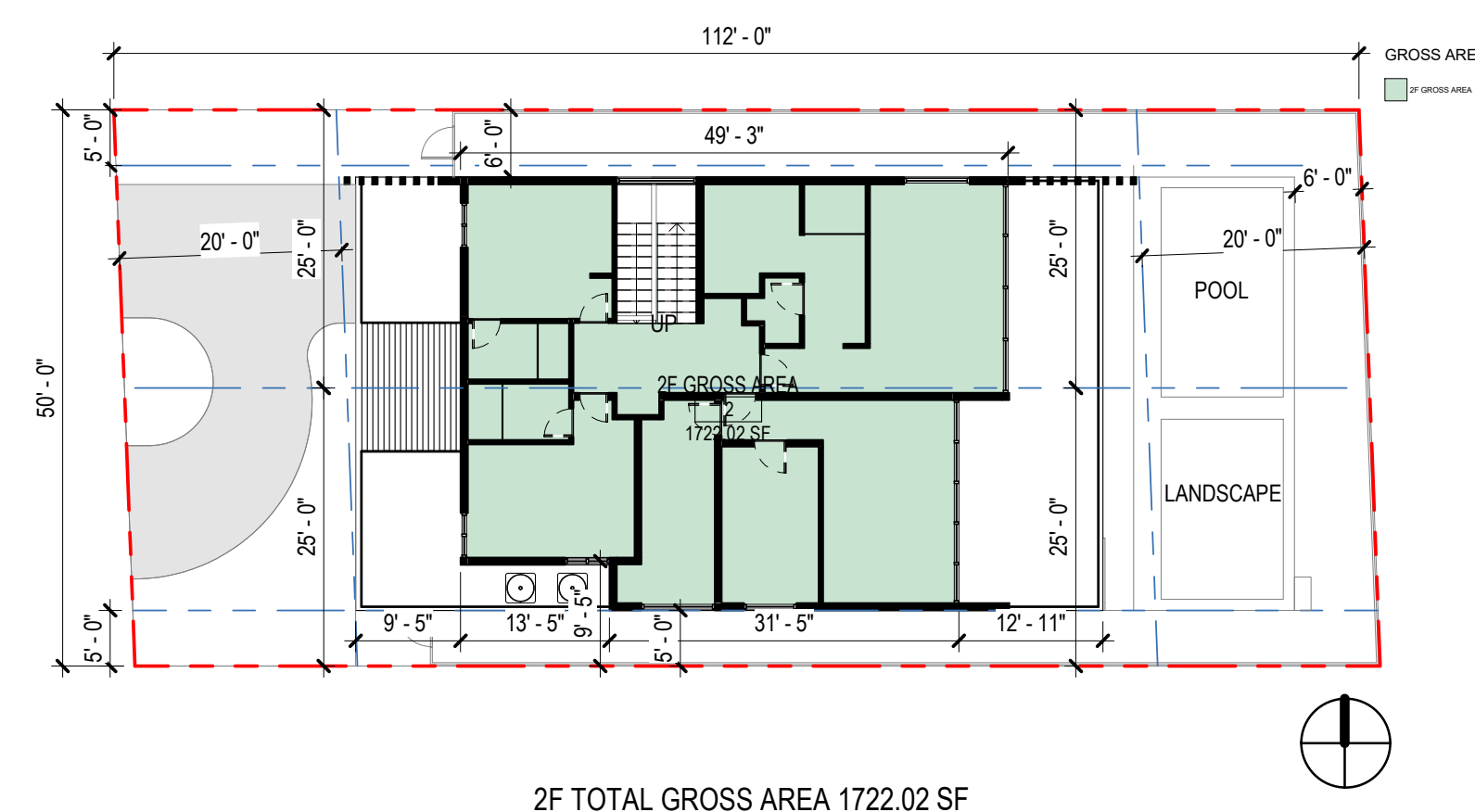


7 LEVEL 01 LOT COVERAGE
1/16" = 1'-0"

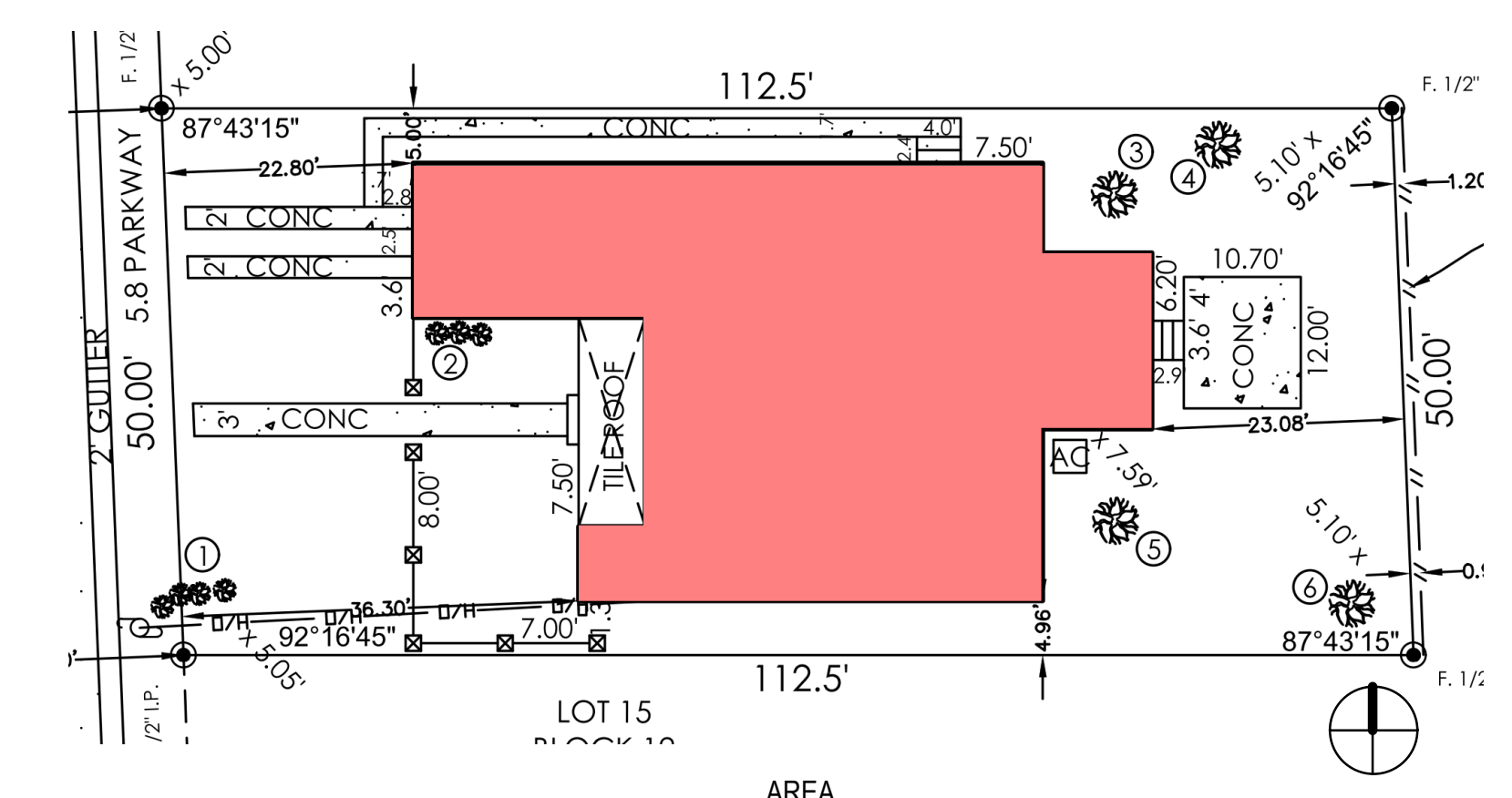


4 NEW BUILDING LANDSCAPE AREA
1/16" = 1'-0"

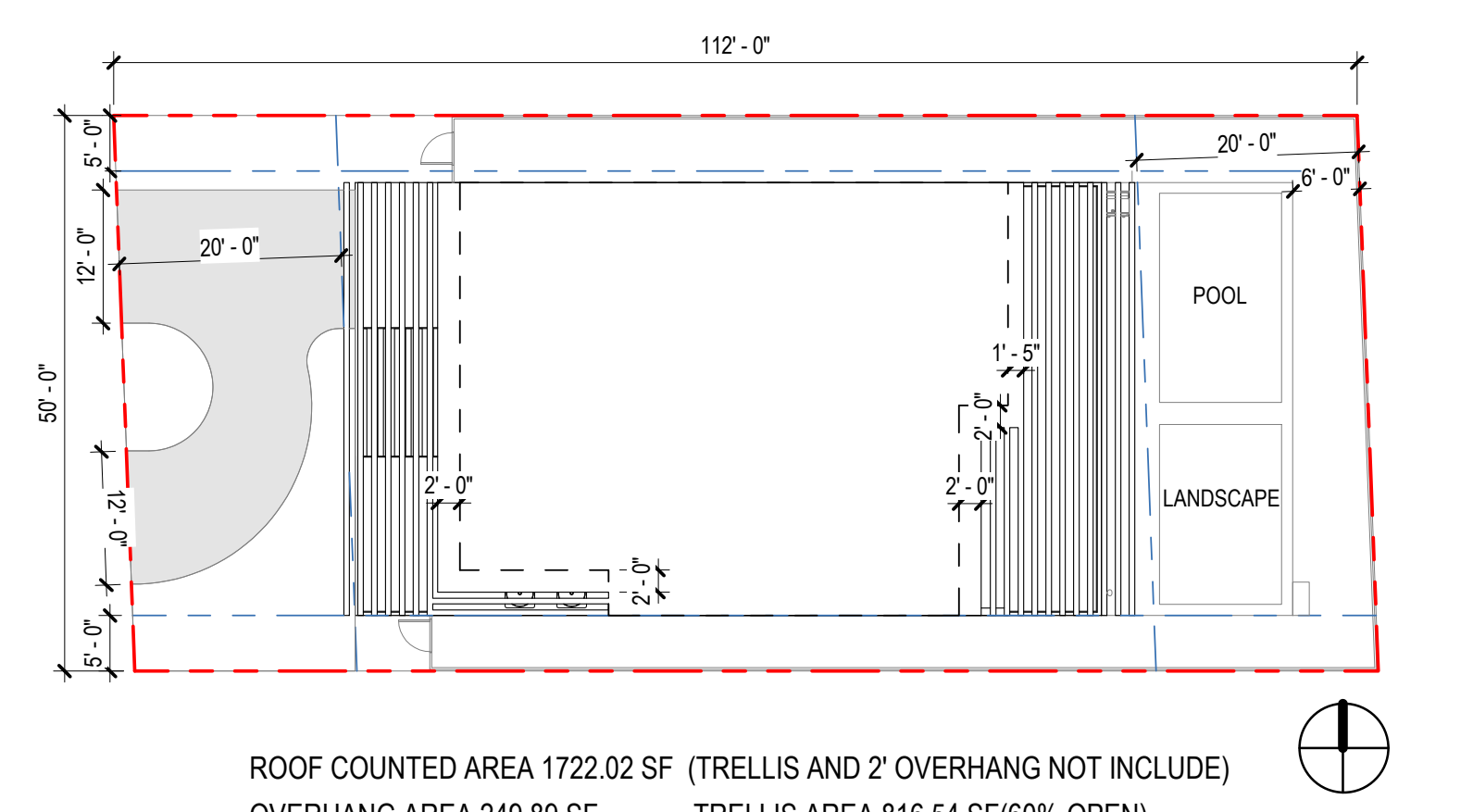
SITE DESCRIPTION		
PROPERTY ADDRESS	9033 DICKENS AVE, SURFSIDE, FL 33154	
FOLIO #	14-2235-001-1730	
FLOOD ZONE	AE-8	
BASE FLOOD ELEVATION	8.00' NGVD	
GENERAL		
ZONING DISTRICT:	H30-B (Single Family Residential District)	
	REQUIRED/ALLOWED	PROVIDED
LOT WIDTH	50'	50'
LOT DEPTH	N/A	112.5'
LOT AREA	8,000 S.F.	5,600 S.F.
LOT COVERAGE		
	REQUIRED/ALLOWED	PROVIDED
GROUND FLOOR	40% OF LOT AREA (5,600 x 0.40) = 2,240 S.F.	2,230 S.F. (39.8%)
SECOND FLOOR	80% OF FIRST FLOOR AREA (2,240 x 0.80) = 1,792 S.F.	1,722 S.F. (77.9% OF GROUND FLR)
PERVIOUS AREA & OPEN AREA		
	REQUIRED/ALLOWED	PROVIDED
MIN. PERVIOUS AREA	35% OF LOT AREA (5,600 x 0.35) = 1,960 S.F.	1,960 S.F. (30.0%) (1,960 x 100/ LOT AREA) = 30.0%
OPEN SPACE - FRONT YARD	50% OF FRONT AREA (1,000 x 0.50) = 500 S.F.	502 S.F. (46.9%) (502 x 100/ FRONT AREA) = 50.2%
OPEN SPACE - REAR YARD	40% OF REAR AREA (1,000 x .40) = 400 S.F.	664 S.F. (66.4%) (664 x 100/ FRONT AREA) = 66.4%
DRIVEWAY WIDTH	18' WIDE	TWO (2) CURB CUT AT 12 FEET WIDTH
BUILDING HEIGHT		
	REQUIRED/ALLOWED	PROVIDED
NUMBER OF STORIES:	2	2
BUILDING HEIGHT:	30' Max.	30'
* MEASURED FROM CROWN OF ROAD ELEVATION (4.00 NGVD)	(30'+4'-9"=34'-9") NGVD	(+34'-9" NGVD)
SETBACK REQUIREMENTS		
	REQUIRED/ALLOWED	PROVIDED
FRONT	20'-0"	20'-0"
FIRST FLOOR	20'	20'-0"
SECOND FLOOR	20' (PRIMARY) / 30' (AVERAGE)	30'-2" (AVERAGE)
SIDE INTERIOR		
FIRST FLOOR	5'-0" / 5'-0"	5'-0" / 6'-0"
SECOND FLOOR	S. Side: 5'-0" MIN, 10'-0" (AVERAGE) N. Side: 5'-0" MIN, 10'-0" (AVERAGE)	(13.4' X 9.1' + 36' X 5' + 13.3' X 25') / 62.7' = 10.11' (SOUTH SIDE SETBACK AVERAGE) (49.25' X 6' + 11.7' X 25') / 60.95' = 9.7' (NORTH SIDE SETBACK AVERAGE)
REAR	20'-0"	20'-6"
FIRST FLOOR	20'	20'-6"
SECOND FLOOR	30' (AVERAGE)	34'-9" (AVERAGE)
BUILDING AREAS		
GROUND FLOOR AREA	INTERIOR (AC AREA) GARAGE (NON-AC) ENTRY PORCH (OVERHANG, NON-AC)	1825 343 62
SECOND FLOOR AREA	INTERIOR (AC AREA)	1722
TOTAL AREA		3952



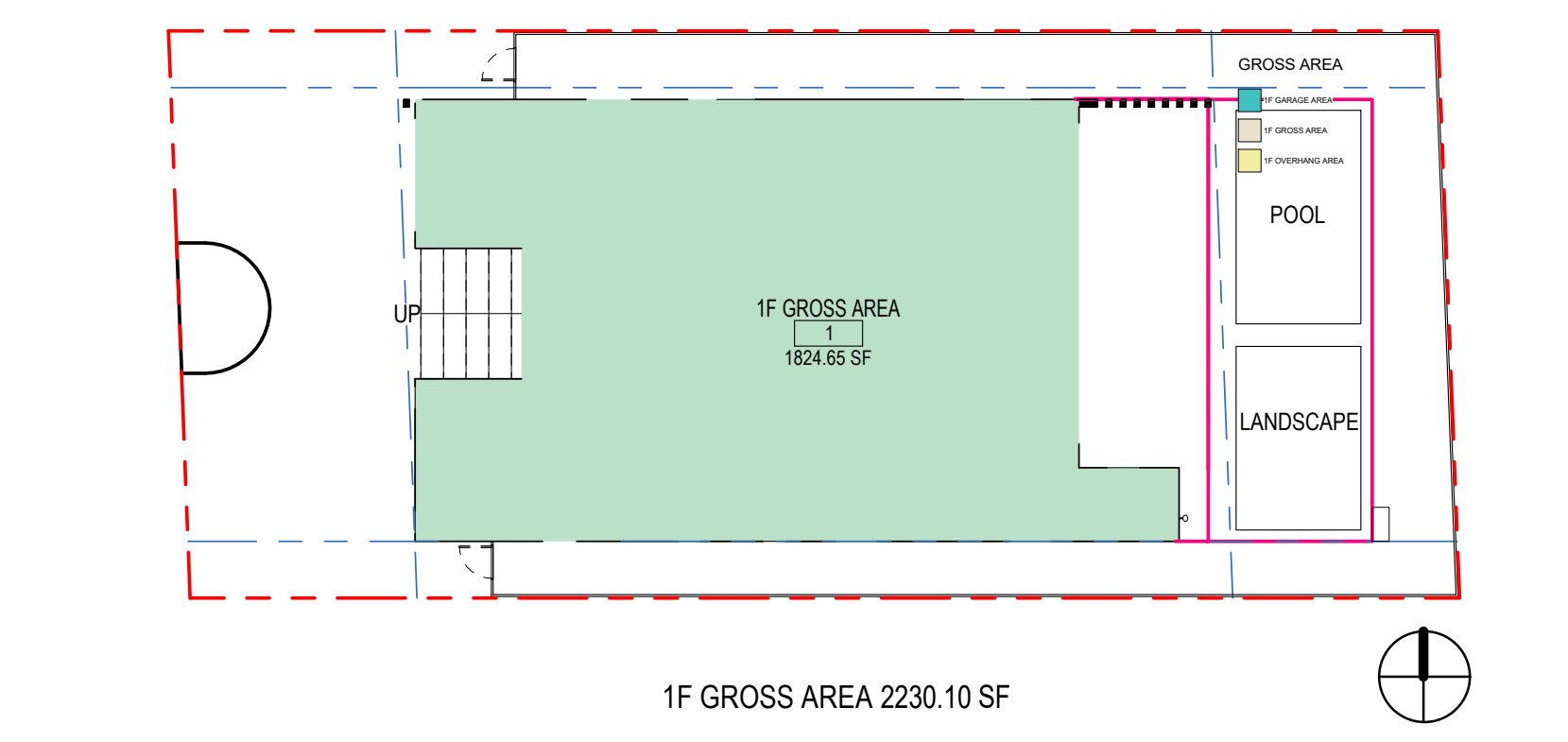
6 LEVEL 02 LOT COVERAGE
1/16" = 1'-0"



2 EXISTING BUILDING
1/16" = 1'-0"



5 ROOF PLAN
1/16" = 1'-0"



1 PROPOSED BUILDING
1/16" = 1'-0"

Name	Level	Gross area	Required	Difference
1F GROSS AREA	LEVEL 01	1824.65 SF	1834.55 SF	9.90 SF
1F OVERHANG AREA	LEVEL 01	61.82 SF	61.82 SF	0.00 SF
1F GARAGE AREA	LEVEL 01	343.63 SF	343.63 SF	0.00 SF
		2230.10 SF	2240.00 SF	9.90 SF
2F GROSS AREA	LEVEL 02	1722.02 SF	1792.00 SF	69.98 SF
		1722.02 SF	1792.00 SF	69.98 SF

SPACE ABOVE RESERVED FOR USE OF BUILDING DEPT. PROJECT INFORMATION

TOURGEMAN RESIDENCE
9033 Dickens Ave, Surfside, FL 33154

ARCHITECT OF RECORD
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ELI TOURGEMAN OWNER
etxmiami@aol.com
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SEAL / SIGNATURE / DATE

WEICHE KIRK WENG - AR94807

OFFICE REGISTRATION #: AA26003608

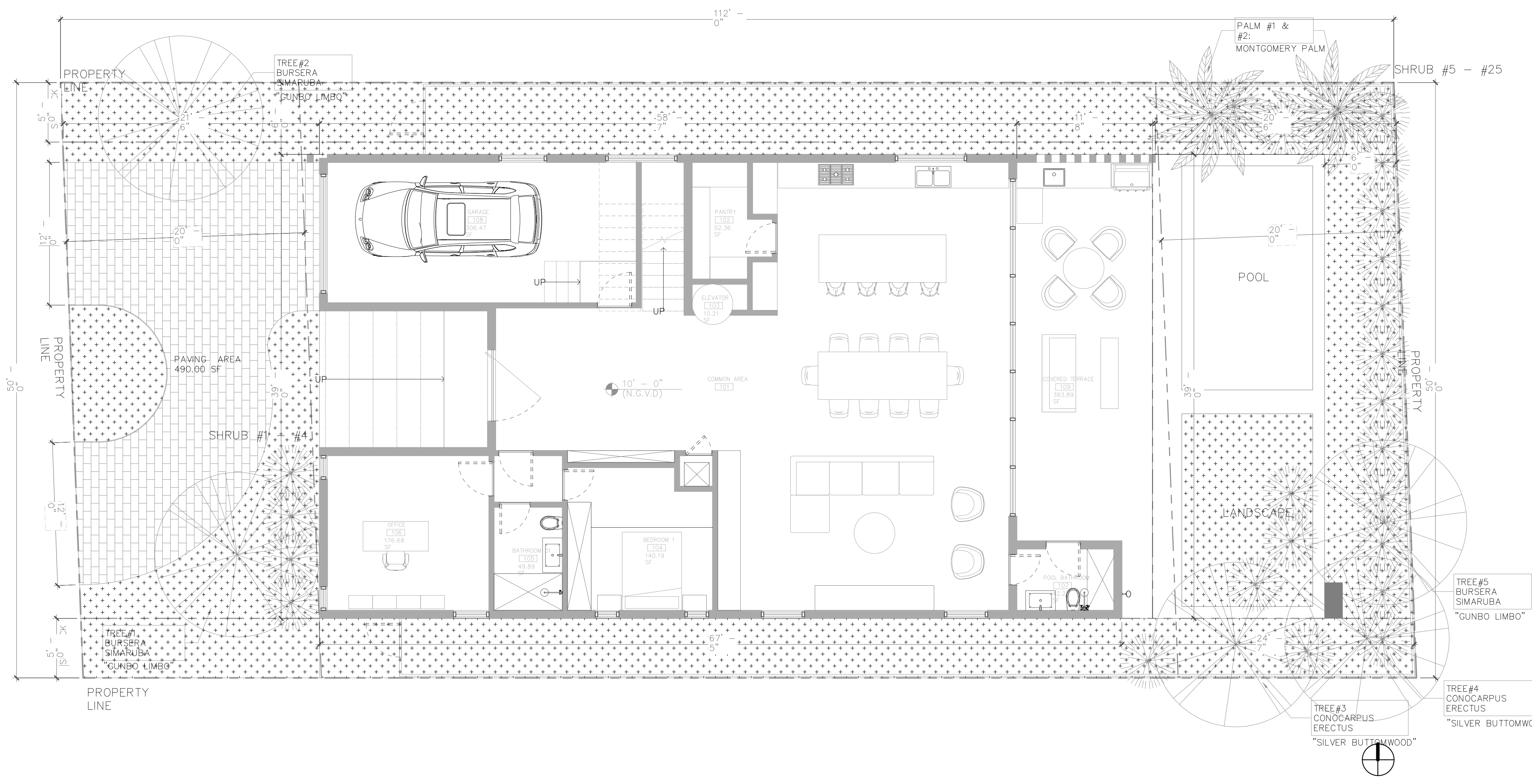
DATE	DESCRIPTION

Project No.:
Drawn by: Author
Approved by: Approver

SHEET INDEX

ZONING DATA


SCALE: 1/16" = 1'-0"
SHEET NUMBER
A-1.01
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1 CONCEPTUAL LANDSCAPE PLAN
3/16" = 1'-0"

40% OF ALL PLANT MATERIALS MUST BE FLORIDA FRIENDLY			TREES PROVIDED	
LANDSCAPE PROVISIONS:	REQUIRED	PROVIDED	GUNBO LIMBO	3
TREES (COUNT / SPECIES)	5 / 2	5 / 2	SILVER BUTTOMWOOD	2
SHRUBS	25	25	MONTGOMERY PALM	2
PALMS	-	2	ST. AUGUSTINE GRASS	1,960 SF
GROUND COVER	-	1,960 SF		
		(ST AUGUSTINE GRASS)		

SPACE ABOVE RESERVED FOR USE OF BUILDING DEPT.



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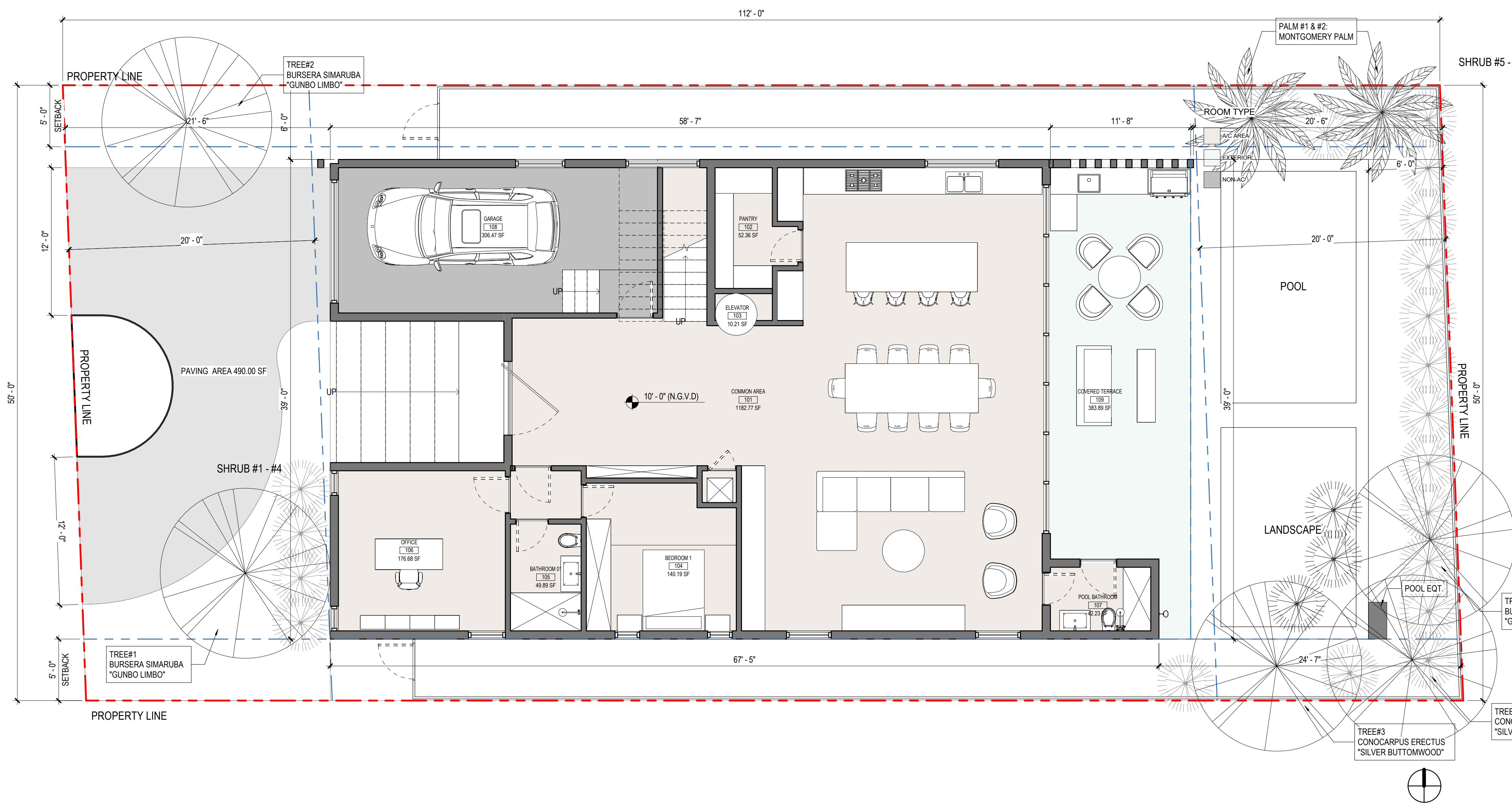
LANDSCAPE PLAN

SCALE: 3/16" = 1'-0"

SHEET NUMBER

A-2.00

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No.	Name	AREA
LEVEL 01		
A/C AREA		
101	COMMON AREA	1182.77 SF
102	PANTRY	52.36 SF
103	ELEVATOR	10.21 SF
104	BEDROOM 1	140.19 SF
105	BATHROOM 01	49.89 SF
106	OFFICE	176.68 SF
107	POOL BATHROOM	42.23 SF
EXTERIOR		
109	COVERED TERRACE	383.89 SF
NON-AC		
108	GARAGE	306.47 SF
LEVEL 02		
A/C AREA		
201	MASTER BEDROOM	294.24 SF
202	MASTER BATH	124.61 SF
203	MASTER CLOSET	122.41 SF
204	MASTER BEDROOM 2	317.73 SF
205	MASTER BATH 2	104.84 SF
206	MASTER CLOSET 2	79.52 SF
208	FOYER	208.72 SF
209	BEDROOM 2	188.76 SF
210	BATHROOM 02	45.68 SF
212	BEDROOM 3	231.80 SF
213	BATHROOM 03	45.68 SF
EXTERIOR		
207	BALCONY 1	303.75 SF
211	BALCONY 2	85.21 SF
214	BALCONY 3	120.76 SF
TREE#5	BURSEIRA SIMARUBA "GUNBO LIMBO"	509.72 SF
		2273.72 SF
Grand total		4618.42 SF

1 LEVEL 01 PLAN ZR
3/16" = 1'-0"

SPACE ABOVE RESERVED FOR USE OF BUILDING DEPT.

PROJECT INFORMATION

TOURGEMAN RESIDENCE
9033 Dickens Ave, Surfside, FL 33154

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DATE	DESCRIPTION

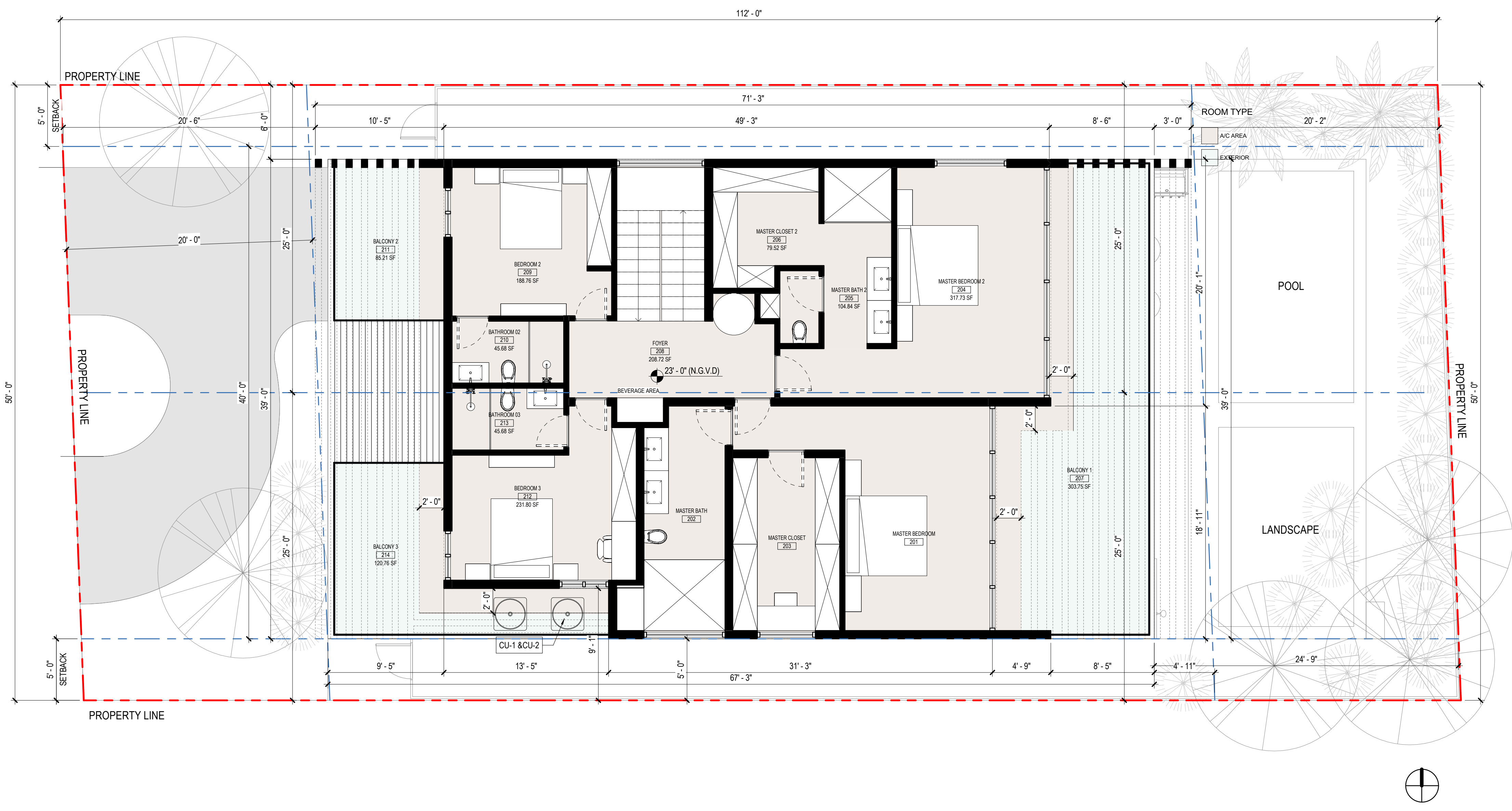
Project No.:
Drawn by: Author
Approved by: Approver

SHEET INDEX

LEVEL01 PLAN

SCALE: 3/16" = 1'-0"

SHEET NUMBER
A-2.01
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1 LEVEL 02 PLAN ZR
3/16" = 1'-0"

No.	Name	AREA
LEVEL 01		
A/C AREA		
101	COMMON AREA	1182.77 SF
102	PANTRY	52.36 SF
103	ELEVATOR	10.21 SF
104	BEDROOM 1	140.19 SF
105	BATHROOM 01	49.89 SF
106	OFFICE	176.68 SF
107	POOL BATHROOM	42.23 SF
EXTERIOR		
109	COVERED TERRACE	383.89 SF
NON-AC		
108	GARAGE	306.47 SF
LEVEL 02		
A/C AREA		
201	MASTER BEDROOM	294.24 SF
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210	BATHROOM 02	45.68 SF
212	BEDROOM 3	231.80 SF
213	BATHROOM 03	45.68 SF
EXTERIOR		
207	BALCONY 1	303.75 SF
211	BALCONY 2	85.21 SF
214	BALCONY 3	120.76 SF
		509.72 SF
Grand total		2273.72 SF
		4618.42 SF

SPACE ABOVE RESERVED FOR USE OF BUILDING DEPT.



TOURGEMAN RESIDENCE
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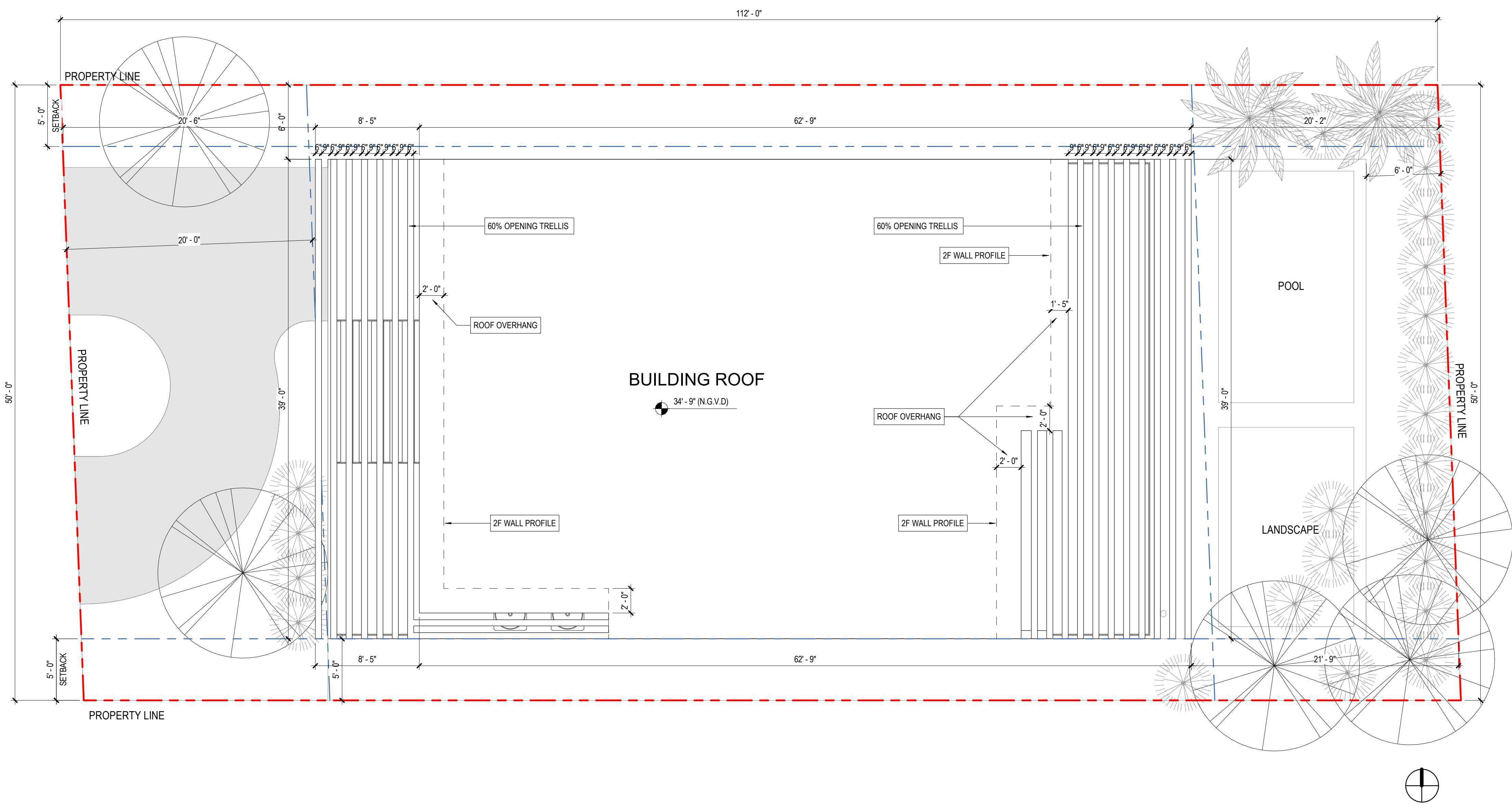
SHEET INDEX

LEVEL 02 PLAN

SCALE: 3/16" = 1'-0"


SHEET NUMBER

A-2.02



1 ROOF PLAN ZR
3/16" = 1'-0"

SPACE ABOVE RESERVED FOR USE OF BUILDING DEPT.
PROJECT INFORMATION



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OFFICE REGISTRATION #: AA26003608

DATE	#	DESCRIPTION

Project No.:
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SHEET INDEX

ROOF PLAN

SCALE: 3/16" = 1'-0"

SHEET NUMBER

A-2.03

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1 WEST ELEVATION RENDERING
1" = 10'-0"



2 EAST ELEVATION RENDERING
1" = 10'-0"

SPACE ABOVE RESERVED FOR USE OF BUILDING DEPT.
PROJECT INFORMATION



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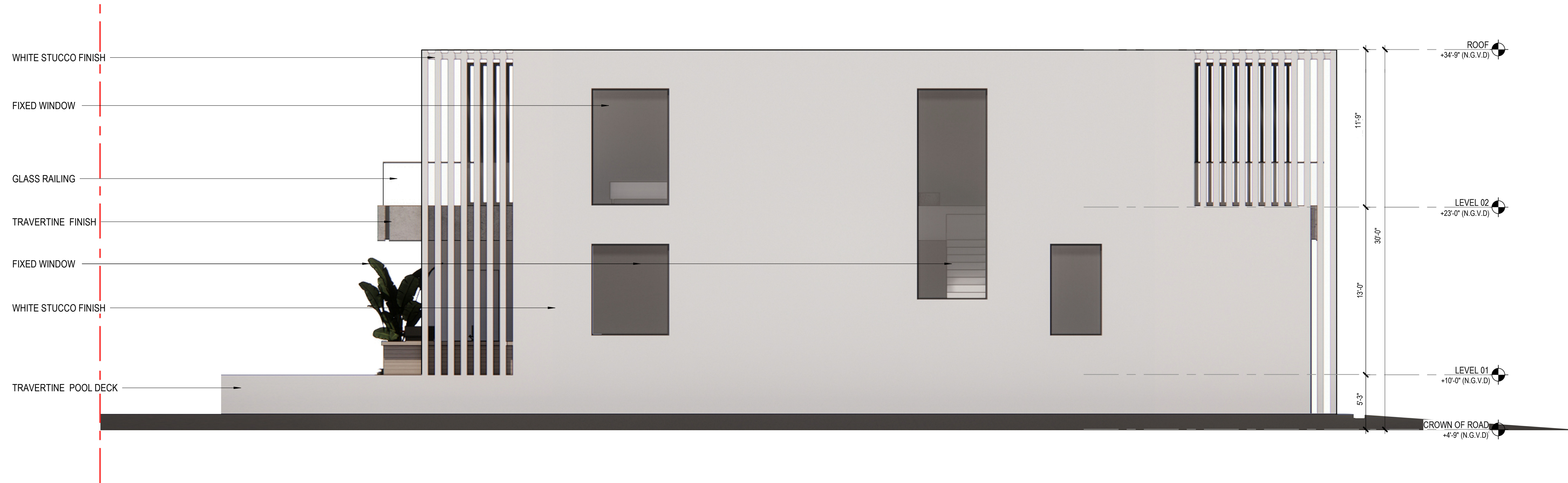
SHEET INDEX

ELEVATIONS

SCALE: 1" = 10'-0"

SHEET NUMBER

A-3.01



1 NORTH ELEVATION RENDERING
1" = 10'-0"

SPACE ABOVE RESERVED FOR USE OF BUILDING DEPT.
PROJECT INFORMATION



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SHEET INDEX

ELEVATION

SCALE: 1" = 10'-0"

SHEET NUMBER
A-3.02
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① SOUTH ELEVATION RENDERING
1" = 10'-0"

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SHEET INDEX

ELEVATION

SCALE: 1" = 10'-0"

SHEET NUMBER

A-3.03



① **RENDERING VIEWS EAST**
1/16" = 1'-0"

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PROJECT INFORMATION



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SHEET INDEX

RENDERING

SCALE: 1/16" = 1'-0"

SHEET NUMBER

A-3.10



② RENDERING VIEWS WEST
1/16" = 1'-0"

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OFFICE REGISTRATION #: AA26003608

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SHEET INDEX

RENDERING

SCALE: 1/16" = 1'-0"

SHEET NUMBER

A-3.11



1 RENDERING VIEWS STREET WEST
1/16" = 1'-0"

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PROJECT INFORMATION



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OFFICE REGISTRATION #: AA26003608

DATE	#	DESCRIPTION

Project No.:
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SHEET INDEX

PERSPECTIVE

SCALE: 1/16" = 1'-0"

SHEET NUMBER

A-3.20



① RENDERING TERRACE DETAIL
1/16" = 1'-0"

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PROJECT INFORMATION



TOURGEMAN RESIDENCE
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WEICHE KIRK WENG - AR94807

OFFICE REGISTRATION #: AA26003608

DATE	#	DESCRIPTION

Project No.:
Drawn by: Author
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SHEET INDEX

PERSPECTIVE

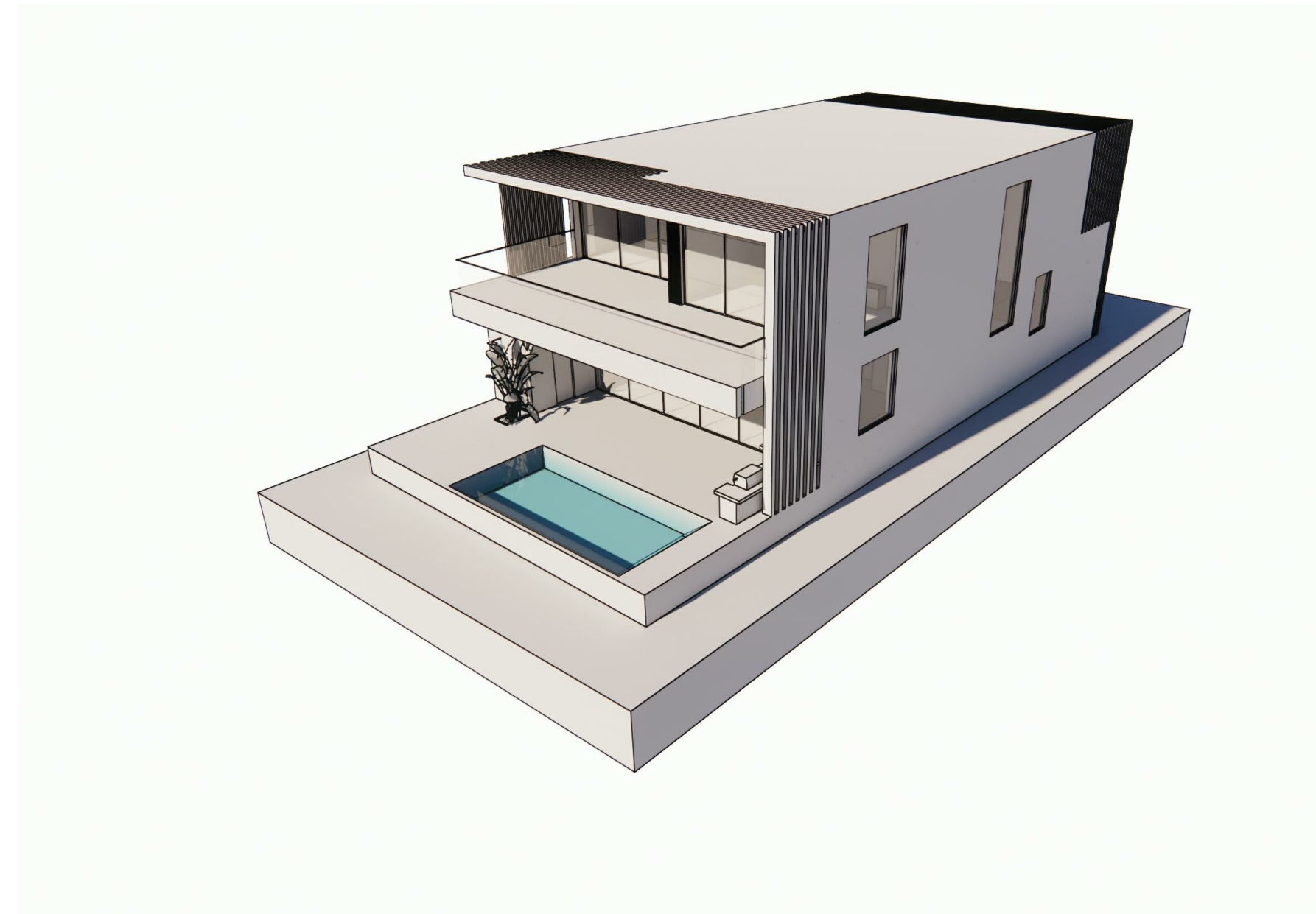
SCALE: 1/16" = 1'-0"

SHEET NUMBER

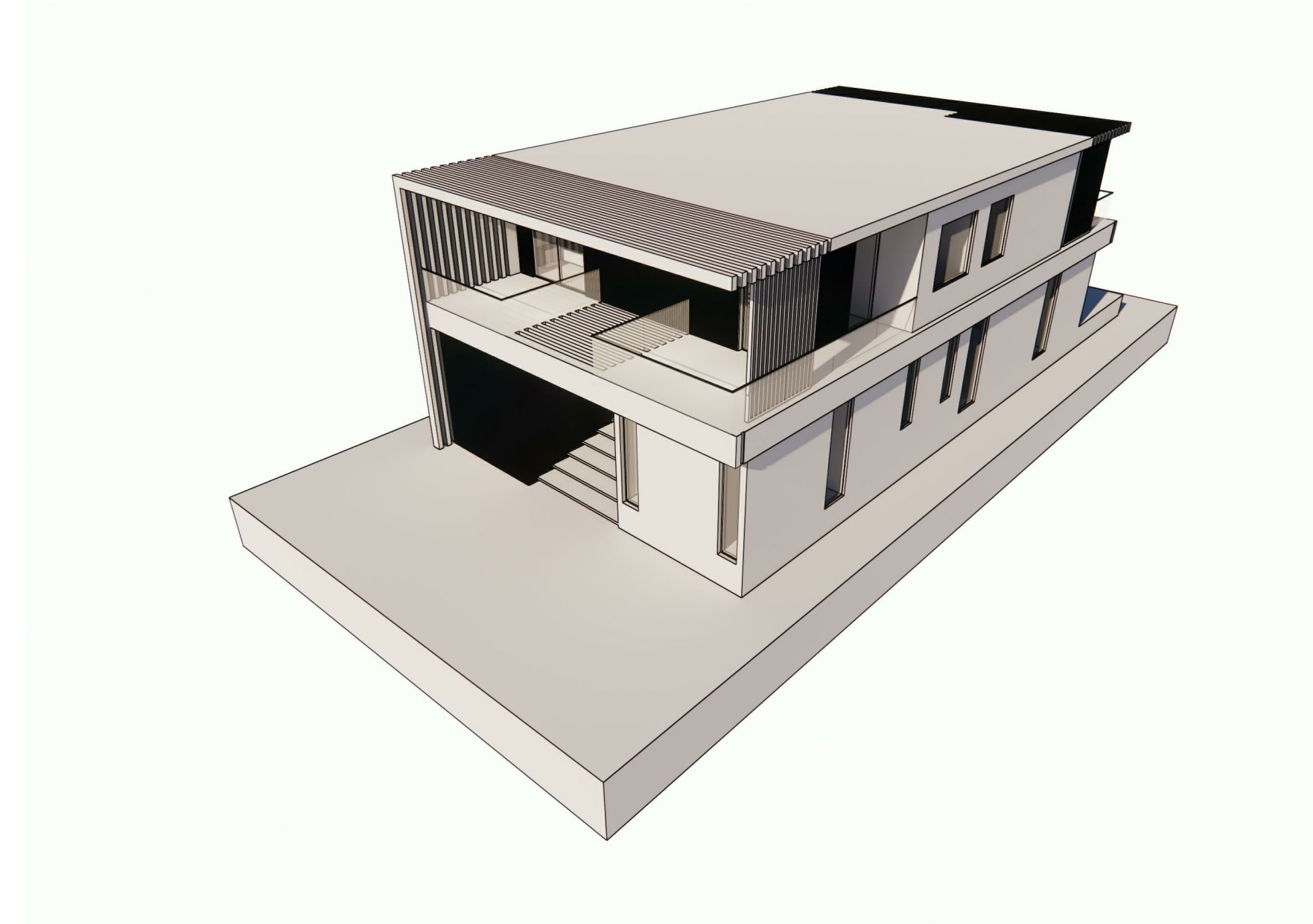
A-3.21



6. EXISTING PROPOERTY - WEST VIEW



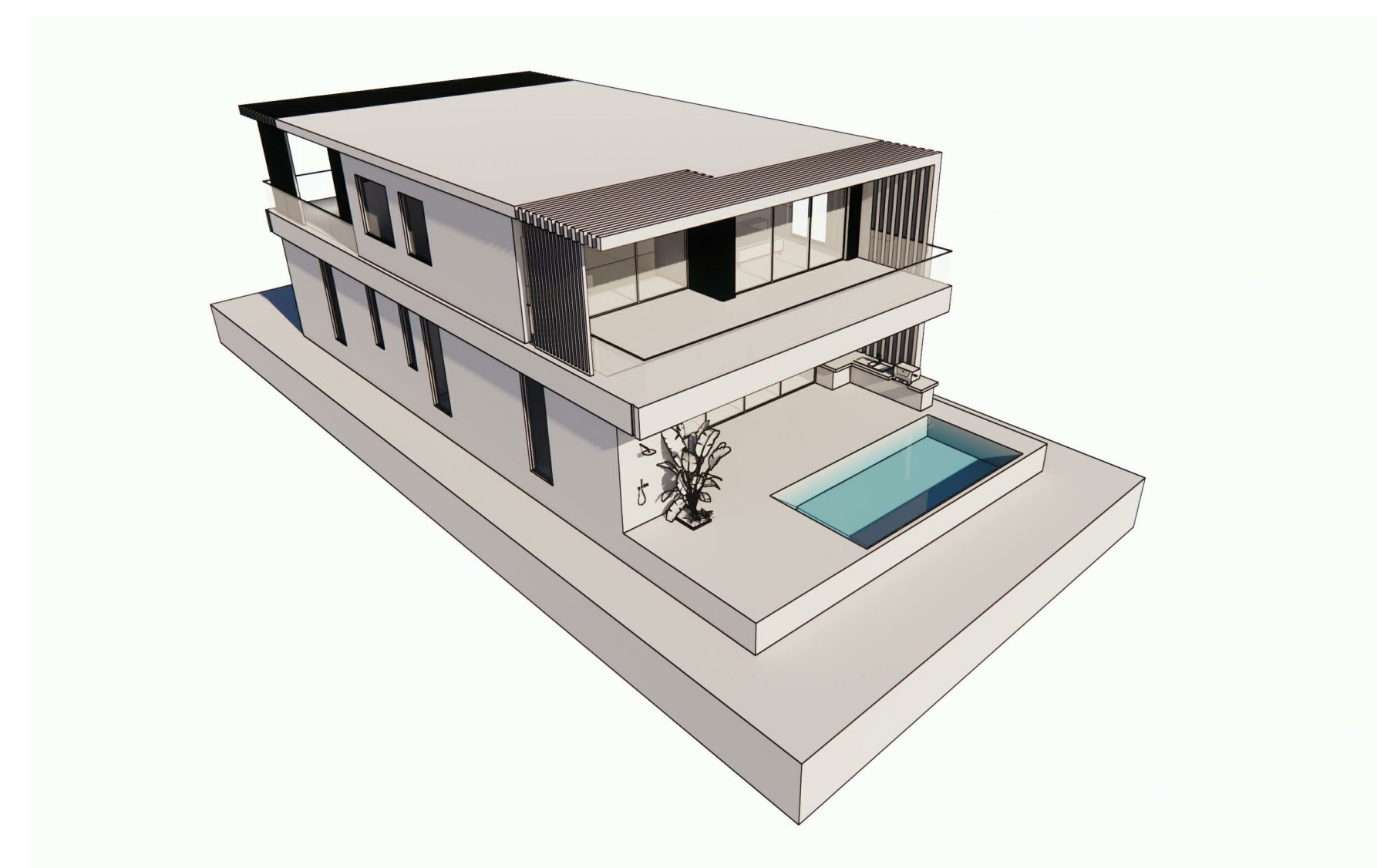
④ ISOMETRICAL VIEWS NE
1" = 30'-0"



② ISOMETRICAL VIEWS SW
1" = 30'-0"



5. EXISTING PROPOERTY - NORTH VIEW



③ ISOMETRICAL VIEWS SE
1" = 30'-0"



① ISOMETRICAL VIEWS NW
1" = 30'-0"

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PROJECT INFORMATION



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OFFICE REGISTRATION #: AA26003608

DATE	#	DESCRIPTION

Project No.:
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SHEET INDEX

PERSPECTIVE

SCALE: 1" = 30'-0"

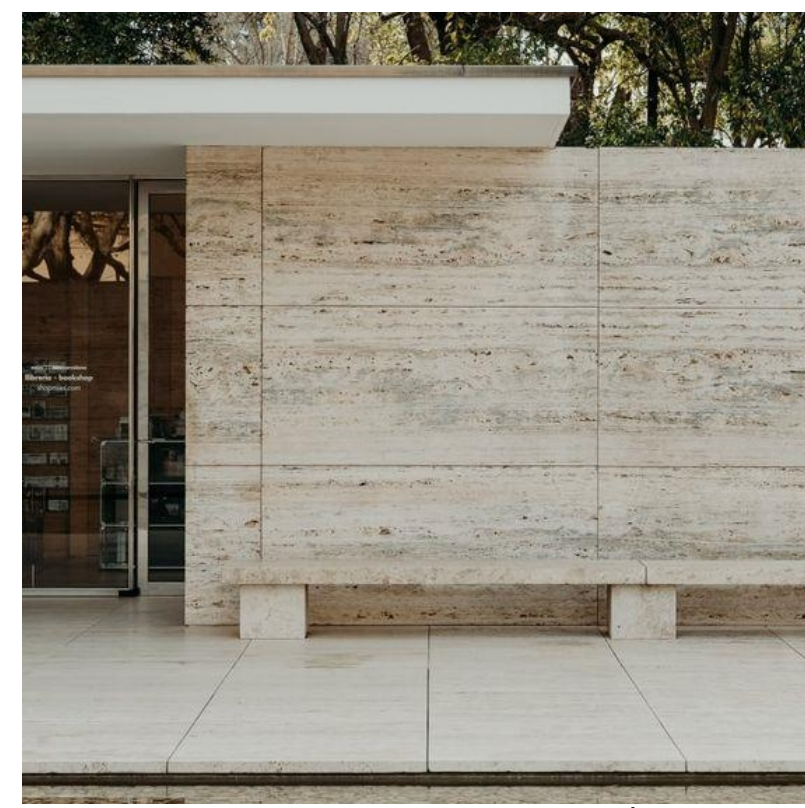
SHEET NUMBER

A-3.22

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White Stucco Finish



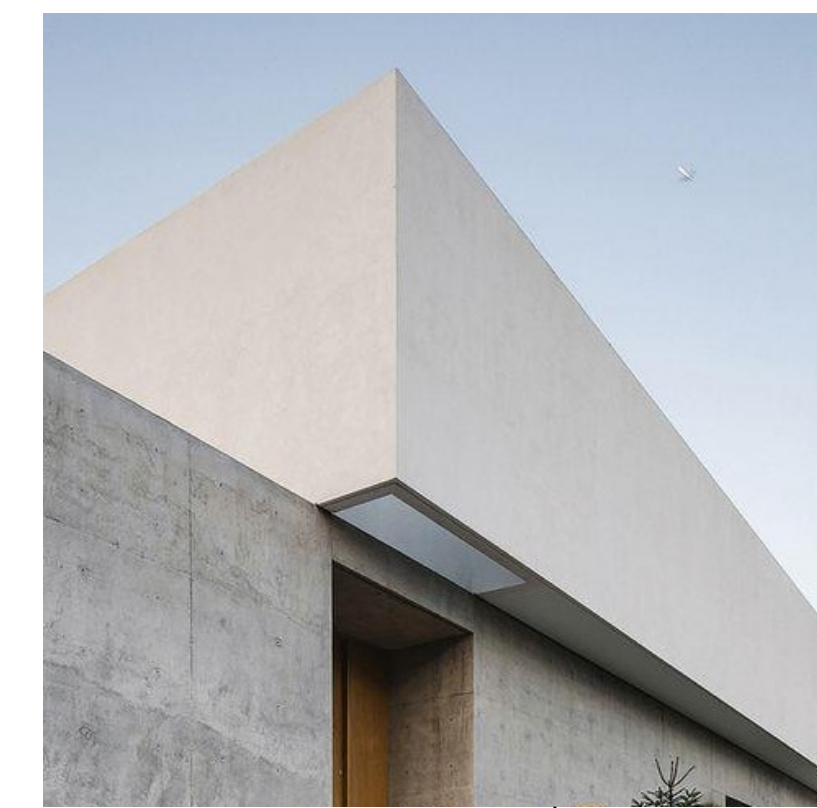
Travertine Wall Finish



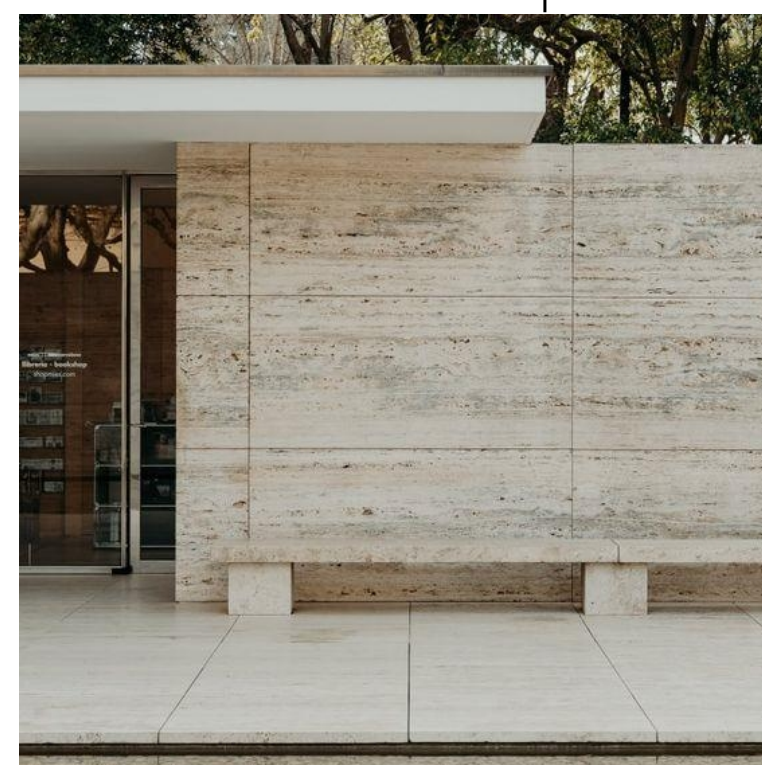
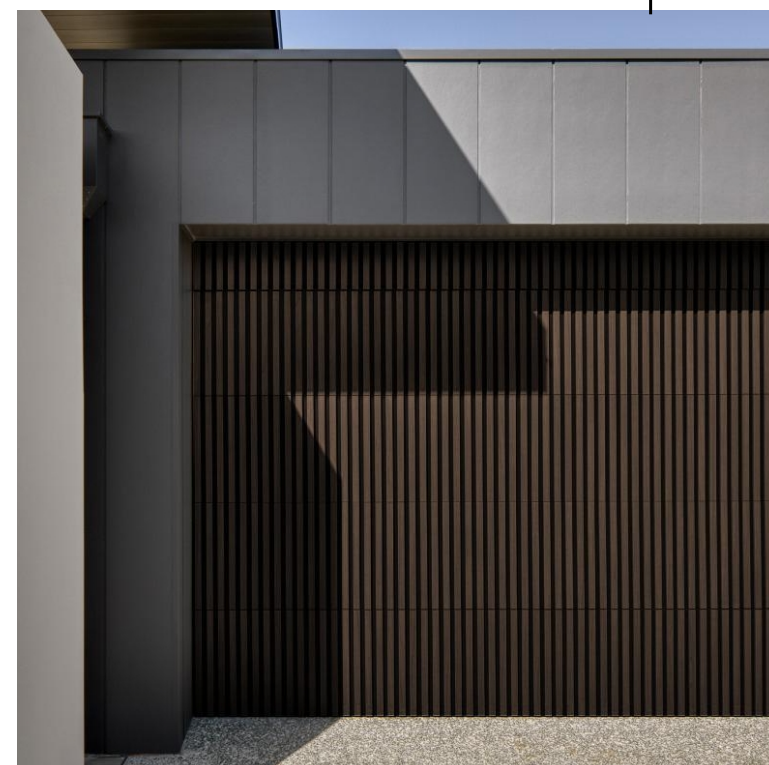
Glass Railing



Glass Railing



White Stucco Finish



SPACE ABOVE RESERVED FOR USE OF BUILDING DEPT. PROJECT INFORMATION



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OFFICE REGISTRATION #: AA26003608

DATE	#	DESCRIPTION

Project No.:
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SHEET INDEX

MATERIALS

SCALE:

SHEET NUMBER

A-3.23



**Town of Surfside
Planning and Zoning Board Meeting
January 26, 2023**

DISCUSSION ITEM MEMORANDUM

Agenda #: 7.G

Date: January 26, 2023

From: Town Planner Judith Frankel

Subject: Design Guidelines: Design and Material Guidelines for Front Yard Fences and Gates

Suggested Action: – Town Staff recommends that the Planning and Zoning Board discuss guidelines for the design of front yard fences and gates. The Code does not indicate preferred materials or designs for fences and gates other than "they should not be substantial in appearance".

Background/Analysis: – The Zoning Code requires front yard fences to be reviewed by the Planning and Zoning Board. At the December 2022 Planning and Zoning Board meeting it was discussed whether the current Code is appropriate.

Governing Codes:

Sec. 90-56.2 A fence or ornamental wall may be placed within the front yard of primary yard if granted design review approval by the planning and zoning board.

Sec.90-56.3 Fences or ornamental walls placed within a front yard or secondary frontage/corner yard are limited to function as spatial locators and shall not be substantial in appearance

Sec. 90-56.4 All wall and fence surfaces above two (2) feet measured from grade shall maintain a maximum opacity of fifty (50) percent.

See **Appendix A** for a table on front yard fence height restrictions.

90-56.12 Fences and walls shall be constructed so that the finished side shall face out or away from the property upon which it is constructed, and all support posts and the unfinished side shall be on the inside facing the property upon which said fence or wall is constructed.

Appendix A

90-56.4 Front yard and corner yard fences and ornamental walls—Table.

EXPAND

Lot Frontage	Maximum Height (Feet)	Maximum Opacity (Percent)
Less than or equal to 50 ft in width	4 ft	All wall and fence surfaces above two (2) feet measured from grade shall maintain a maximum opacity of fifty (50) percent
Wider than 50 ft and less than 100 ft	4 ft + ½ ft per 10 feet of lot width exceeding 50 feet, maximum 5 ft	
Wider than or equal to 100 ft	4 ft + ½ ft per 10 feet of lot width exceeding 50 feet, maximum 6 ft>	
Secondary frontage (corner only)	Shall adhere to the height and opacity limitations for corresponding lot frontage	



Front Yard Fence Permits

Please keep in mind that fences located in the 20 ft setback (your front yard) are required to appear before the Town's Planning and Zoning Board which meets once a month. A completed and zoning compliant application must be submitted no less than 30 days prior to the meeting which is typically the third Thursday of the month. A pre-application meeting is highly recommended prior to submitting the application.

Required documents for filling a fence permit:

1. Clean and current survey that shows the property in its current state (must be dated)
2. A site plan of the fence location with length and height dimensions
 - a. Any gates should be noted on the diagram
3. A written document/letter stating that the fence will abide by the below listed restrictions
 - a. This summary should include fence material type and color, gate details

Be advised:

1. The maximum height is 4 feet from grade/ground for properties with lot frontage 50ft in width.
 - a. Lots between 50 ft and 100 ft in width: 4 ft plus 6" additional per 10 feet of lot width up to a maximum of 5ft. (Ex. 75 ft width = 5ft max)
 - b. Lots greater than 100 ft wide: 4 ft plus 6" additional per 10 feet of lot width up to a maximum of 6ft. (Ex. 100 ft width = 6 ft max)
2. All fences above 2 ft in height must maintain an opacity of 50%
3. For corner lots in the H30B Zoning district, the shortest street facing side of your property is likely considered the front.
4. Fences must be constructed so that the finished side faces out or away from the property upon which it is constructed.
5. All support posts and the unfinished side must be within the subject property, so the fence may not sit directly on the property line but be contained within it.
6. It is typical for shrubs/hedges to be required in front of any fence or wall that faces the public right-of-way. The shrubs must be planted on the property and fence installed behind it.

Please contact Town Planner, Judith Frankel, with any questions.

305-861-4863 ext. 497

jfrankel@townofsurfsidefl.gov



Rear and Side Yard Fence Permits

Town of Surfside Code:

Sec. 90-56. - Fences, walls and hedges.

90-56.1.A. A fence or ornamental wall not more than six feet in height, as measured from grade, may project into or enclose an interior side or rear yard only. Notwithstanding anything to the contrary elsewhere in the code, for purposes of this section, grade is defined as the point of the ground immediately below the location of the fence or wall.

Be advised:

1. Fences must be constructed so that the finished side faces out or away from the property upon which it is constructed.
2. All support posts and the unfinished side must be within the subject property, so the fence may not sit directly on the property line but be contained within it.
3. The maximum height is 6 feet from grade/ground. Gates of the same height as the fence are permitted at the rear of the property. The support posts must be buried at least 2 feet underground.

Required documents for filling a fence permit:

1. Clean survey that show the property in its current state (must be dated)
2. A diagram of the fence location with length and height dimensions
 - a. This may be drawn on a copy of the property survey
 - b. Any gates should be noted on the diagram
3. A written document/letter stating that the fence will abide by the above listed restrictions
 - a. This summary should include fence material type and color
4. Building Permit Application signed and notarized

Please contact Town Planner, Judith Frankel, with any questions.

305-861-4863 ext. 497

jfrankel@townofsurfsidefl.gov



**Town of Surfside
Planning and Zoning Board Meeting
January 26, 2023**

DISCUSSION ITEM MEMORANDUM

Agenda #: 7.H

Date: January 26, 2023

From: Town Planner Judith Frankel

Subject: Synthetic Turf

Suggested Action: – Staff recommends that the Planning and Zoning Board considers adding synthetic turf standards to the new Design Review Guidelines.

Background/Analysis: – The Town of Surfside Zoning Code allows synthetic turf in all Zoning Districts within the Town. However, synthetic turf may not be counted towards the minimum required landscaped areas, buffers, foundation plantings or landscape islands. The Code sets strict standards for the type of artificial turf, its installation and maintenance and requires a permit.

Official Code definitions:

Synthetic turf means a dense and continuous surface of synthetic fibers mounted on a permeable backing and of sufficient density and green color to replicate the appearance of healthy, natural grass.

Pervious areas means any portion of the ground unobstructed by a non-landscape planting surface or synthetic turf which prevents or slows down the natural seepage of water into the ground.

Ordinance No. 2020-1709 is attached to this item and should be reviewed.

ORDINANCE NO. 2020 - 1709

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING THE TOWN OF SURFSIDE CODE OF ORDINANCES BY AMENDING SECTION 90-85.2 “DEFINITIONS” TO ESTABLISH A DEFINITION FOR SYNTHETIC TURF; AMENDING SECTION 90-87 “INSTALLATION OF LANDSCAPING AND IRRIGATION” TO PERMIT SYNTHETIC TURF ON ALL PROPERTIES WITHIN THE TOWN SUBJECT TO REQUIREMENTS, INSTALLATION AND MAINTENANCE STANDARDS AND PERMITTING; AND AMENDING SECTION 90-88 “MAINTENANCE OF LANDSCAPE AREAS” TO PERMIT SYNTHETIC TURF WITH EXCEPTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Article VIII, Section 2 of the Florida Constitution, and Chapter 166, Florida Statutes, provide municipalities the authority to exercise any power for municipal purposes, except where prohibited by law, and to adopt ordinances in furtherance of such authority; and

WHEREAS, the Town Commission of the Town of Surfside (“Town Commission”) finds it periodically necessary to amend its Code of Ordinances and Land Development Code (“Code”) in order to update regulations and procedures for maintain consistency with state law and to implement municipal goals and objectives; and

WHEREAS, at its regular Commission meeting on July 9, 2019, the Town Commission directed staff to evaluate and prepare an ordinance amending the Town’s Code to permit synthetic turf on all properties within the Town, subject to requirements, installation and maintenance standards and permitting; and

WHEREAS, the Town Commission wishes to amend Sections 85.2, 90-87 and 90-88 of the Town Code to permit synthetic turf on all properties located within the Town, provided that it shall not be counted towards the minimum required landscaped areas, buffers, foundation plantings or landscape islands; and

WHEREAS, the Planning and Zoning Board, as the local planning agency for the Town, held its hearing on the proposed amendment on December 12, 2019 with due public notice and input; and

35 **WHEREAS**, the Town Commission held its first public hearing on November 12, 2019, and
36 recommended approval of the proposed amendments to the Code of Ordinances having complied
37 with the notice requirements of the Florida Statutes; and

38 **WHEREAS**, the Town Commission has conducted a second duly noticed public hearing on
39 these regulations as required by law on January 14, 2020 and further finds the proposed changes
40 to the Code necessary and in the best interest of the community.

41
42 **NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF**
43 **THE TOWN OF SURFSIDE, FLORIDA¹:**
44

45 **Section 1. Recitals.** The above Recitals are true and correct and are incorporated herein
46 by this reference:
47

48 **Section 2. Town Code Amended.** Section 90-85.2 “Definitions” of the Surfside Town
49 Code of Ordinances is hereby amended and shall read as follows¹:

50 **Sec. 90-85.2. - Definitions.**

51 * * *

52 *Open space:* All pervious ~~landscape planting~~ areas of the site.

53 *Pervious areas:* Any portion of the ground unobstructed by a non landscape planting surface or
54 synthetic turf which prevents or slows down the natural seepage of water into the ground.

55 *Synthetic Turf:* a dense and continuous surface of synthetic fibers mounted on a permeable
56 backing and of sufficient density and green color to replicate the appearance of healthy, natural
57 grass.

58 * * *

59 **Section 3. Town Code Amended.** Section 90-87. – “Installation of Landscaping and
60 Irrigation” of the Surfside Town Code of Ordinances is hereby amended and shall read as
61 follows¹:

62

63

64

Coding: ~~Strikethrough words~~ are deletions to the existing words. Underlined words are additions to the existing words

65 **Sec. 90-87. - Installation of Landscaping and Irrigation.**

66 All landscaping and irrigation shall be installed according to accepted horticultural planting
67 procedures with the quality of plant materials as hereinafter described, including:

68 * * *

69

70 (15) Synthetic turf.

71

72 a. Synthetic turf may be permitted on all properties subject to the requirements and
73 procedures set forth in this section.

74

75 b. Synthetic turf shall not be counted towards the minimum required landscaped areas,
76 buffers, foundation plantings or landscape islands.

77

78 c. Synthetic turf shall comply with all of the following design standards and shall:

79 i. Simulate the appearance of live turf, organic turf, grass, sod or lawn, and shall
80 have a minimum eight-year "no fade" warranty.

81 ii. Be of a type known as cut pile infill with pile fibers of a minimum height of
82 1.75 inches and a maximum height of 2.5 inches.

83

84 iii. Have a minimum face weight of 75 ounces per square yard.

85

86 iv. Be manufactured from polyethylene monofilament, dual yarn system, and
87 manufactured in the United States.

88

89 v. Have backing that is permeable.

90

91 vi. Be lead free and flame retardant.

92

93 d. Synthetic turf shall comply with all of the following installation standards and shall:

94 i. Be installed by a Florida-licensed general contractor in a manner prescribed by
95 the manufacturer.

96 ii. Be installed over a subgrade prepared to provide positive drainage and an
97 evenly graded, porous crushed rock aggregate material that is a minimum of three inches
98 in depth.

99 iii. Be anchored at all edges and seams consistent with the manufacturer's
100 specifications.

101 iv. Not have visible seams between multiple panels.

102 v. Have seams that are joined in a tight and secure manner.

103 vi. Have an infill medium consisting of clean silica sand or other mixture,
104 pursuant to the manufacturer's specifications that shall:

Coding: ~~Strikethrough~~ words are deletions to the existing words. Underlined words are additions to the existing words

- 105 a. Be brushed into the fibers to ensure that the fibers remain in an upright
106 position;
107 b. Provide ballast that will help hold the turf in place; and
108 c. Provide a cushioning effect.

109 (e) Synthetic turf shall comply with all of the following additional standards:

- 110 i. Areas of living plant material shall be installed and/or maintained in
111 conjunction with the installation of synthetic turf. Living plant material
112 shall be provided per the minimum code requirements.
113 ii. Synthetic turf shall be separated from planter areas and tree wells by a
114 concrete mow strip, bender board or other barrier with a minimum four-
115 inch thickness to prevent the intrusion of living plant material into the
116 synthetic turf.
117 iii. Irrigation systems proximate to the synthetic turf shall be directed so that
118 no irrigation affects the synthetic turf.

119 (f) Synthetic turf shall comply with all of the following maintenance standards and shall:

- 120 i. Be maintained in an attractive and clean condition, and shall not contain holes,
121 tears, stains, discoloration, seam separations, uplifted surfaces or edges, heat
122 degradation or excessive wear.
123 ii. Be maintained in a green fadeless condition and free of weeds, debris, and
124 impressions.

125 (g) The following uses are prohibited:

- 126 i. Synthetic turf in the public rights-of-way or swales.
127 ii. Synthetic turf shall not be used as a screening material where screening is
128 required by the code.
129

130 (h) All uses of synthetic turf shall require a building permit. The building permit
131 application shall include, at a minimum, all of the following information:

- 132 i. A complete landscape plan showing the area of synthetic turf, area of living
133 plant material, and area and method of separation between these areas.
134 Minimum landscape requirements shall be required.
135 ii. Details regarding existing or proposed irrigation proximate to the synthetic
136 turf.
137 iii. Brand and type of synthetic turf, including all manufacturer specifications and
138 warranties.
139 iv. A scaled cross section and details of the proposed materials and installation,
140 including but not limited to subgrade, drainage, base or leveling layer, and infill.
141 v. A survey of the property with a signed affidavit from the property owner that
142 no changes have occurred since the date of the survey.

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143 (i) Previously Installed Synthetic Turf. Within one year of the effective date of this
144 Ordinance, all owners of property where synthetic turf has previously been installed
145 shall submit proof satisfactory to the Town that the property is in compliance with this
146 section. If the Town determines such proof of compliance satisfactory, the synthetic
147 turf may continue to remain on the property. Failure to provide satisfactory proof of
148 compliance with this section within one year of the effective date of this Ordinance
149 shall constitute a violation of the Code and the property owner shall be required to
150 immediately remove the synthetic turf.
151

152 **Section 4. Town Code Amended.** Section 90-88. – “Maintenance of Landscaped Areas”
153 of the Surfside Town Code of Ordinances is hereby amended and shall read as follows¹:

154 **Sec. 90-88. - Maintenance of Landscaped Areas.**

155 * * *

156

157 (1) An owner of land subject to this Code shall be responsible for the maintenance of said land
158 and landscaping so as to present a healthy, vigorous and neat appearance free from refuse
159 and debris. All landscaped areas shall be sufficiently fertilized and irrigated to maintain the
160 plant material in a healthy and viable condition.

161 *NOTE:* All fertilizer shall be safe and environmentally friendly. Also, the applications shall
162 conform to the manufacturer's specifications.

163 (2) Three inches of clean, weed-free, arsenic free, organic mulch shall be maintained over all
164 areas originally mulched at all times. Turfgrass shall be kept trimmed and/or mowed
165 regularly to a height not exceeding eight inches above the ground. The use of mulch in swales
166 or right-of-way is prohibited.

167 *NOTE:* If weeds, noxious grasses or underbrush are in excess of the eight inches; it too will need
168 to be cut and the weeds, noxious grasses and underbrush removed and re-sodded if necessary.

169 (3) Irrigation systems shall be maintained to eliminate water loss due to damaged, missing or
170 improperly operating sprinkler heads, emitters, pipes and all other portions of the irrigation
171 system.

172 (4) Preserved and created native plant communities shall be maintained in a natural state without
173 the use of mechanical equipment.

174 (5) An owner is responsible to ensure that landscaping that has been required to be planted
175 pursuant to this Code, or installed in compliance with the landscape requirements previously
176 in effect, be maintained in Florida Grade One condition, including but not limited to single-
177 family residences, multifamily, or business sites. If landscaping is found to be in a state of
178 decline, dead, damaged, or missing, it must be replaced with equivalent landscape material.
179 If total replacement is required, species conforming to this Code shall be used. If any
180 preserved vegetation dies which is being used to satisfy current landscape code requirements,
181 such vegetation shall be replaced with the same landscape material selected from nursery-
182 grown native stock only.

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- 183 (6) All trees shall be trimmed in accordance to Miami-Dade County tree preservation code. Any
 184 type of tree abuse/hatracking is prohibited within the Town.
- 185 (7) Any trees and/or palms that are diseased (including dead palms with lethal yellowing) or trees
 186 and/or palms causing a possible safety hazard as determined by the town are considered to
 187 be a public nuisance. The town shall enforce the provisions of this section. Any property
 188 owner of any lot or parcel of land in the town shall promptly remove any such tree and/or
 189 palm after being notified by the town. The town is authorized and empowered to enter on
 190 any lot or parcel of land in the town at any reasonable hour for the purpose of inspecting such
 191 trees and/or palms.
- 192 (8) Shrubs and hedges shall be maintained that such plant materials do not obstruct clear sight
 193 triangles and promote vehicular and pedestrian visibility. Also, hedges planted along
 194 property lines shall be maintained and trimmed to prevent branches from extending over
 195 and/or touching structures on adjacent properties.
- 196 (9) Any plastic or similar artificial landscape materials shall be prohibited with the exception of
 197 seasonal holiday decorative displays of less than 60 days duration and synthetic turf as
 198 provided for in this Article VII. of Chapter 90. Synthetic turf shall be permitted with the
 199 exception that it shall not be counted towards the minimum landscaped area, buffers,
 200 foundation planting or landscape islands.
- 201 (10) All property owners shall keep such property and the adjoining unpaved portions of the
 202 public right-of-ways, swales and bulkheads clean and free from any accumulation of garbage,
 203 trash, liter or debris.
- 204 (11) All property owners with in the town shall not permit unattended vegetation upon the
 205 property, adjoining portions of the rights-of-ways, swales and canal banks.
- 206 (12) All non-compliance with section of the ordinance shall be enforced in accordance with the
 207 Town's Code Enforcement Rules and Regulations.

208

209 * * *

210 **Section 5. Severability.** If any section, sentence, clause or phrase of this ordinance is
 211 held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding
 212 shall in no way affect the validity of the remaining portions of this ordinance.

213 **Section 6. Inclusion in the Code.** It is the intention of the Town Commission, and it is
 214 hereby ordained that the provisions of this Ordinance shall become and made a part of the Town of
 215 Surfside Code of Ordinances, that the sections of this Ordinance may be renumbered or re-lettered
 216 to accomplish such intentions; and the word "Ordinance" may be changed to "Section" or other
 217 appropriate word.

218

219 **Section 7. Conflicts.** Any and all Ordinances and Resolutions or parts of Ordinances or
 220 Resolutions in conflict herewith are hereby repealed.

221

222 **Section 8. Effective Date.** This ordinance shall become effective upon adoption.

Coding: ~~Strikethrough words~~ are deletions to the existing words. Underlined words are additions to the existing words

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PASSED and **ADOPTED** on first reading this 12th day of November, 2019.

PASSED and **ADOPTED** on second reading this 14th day of January, 2020.

On Final Reading Moved by: Commissioner Karukin

On Final Reading Second by: Vice Mayor Gielchinsky

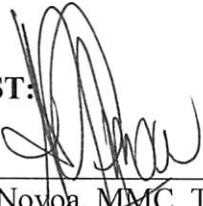
FINAL VOTE ON ADOPTION:

Commissioner Barry Cohen	<u>Yes</u>
Commissioner Michael Karukin	<u>Yes</u>
Commissioner Tina Paul	<u>Absent</u>
Vice Mayor Daniel Gielchinsky	<u>Yes</u>
Mayor Daniel Dietch	<u>Yes</u>




Daniel Dietch, Mayor

ATTEST:



Sandra Novoa, MMC, Town Clerk

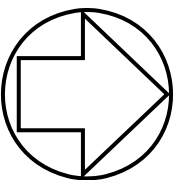
APPROVED AS TO FORM AND LEGALITY FOR THE USE AND BENEFIT OF THE TOWN OF SURFSIDE ONLY:



Weiss Serota Helfman Cole and Bierman, P.L.
Town Attorney

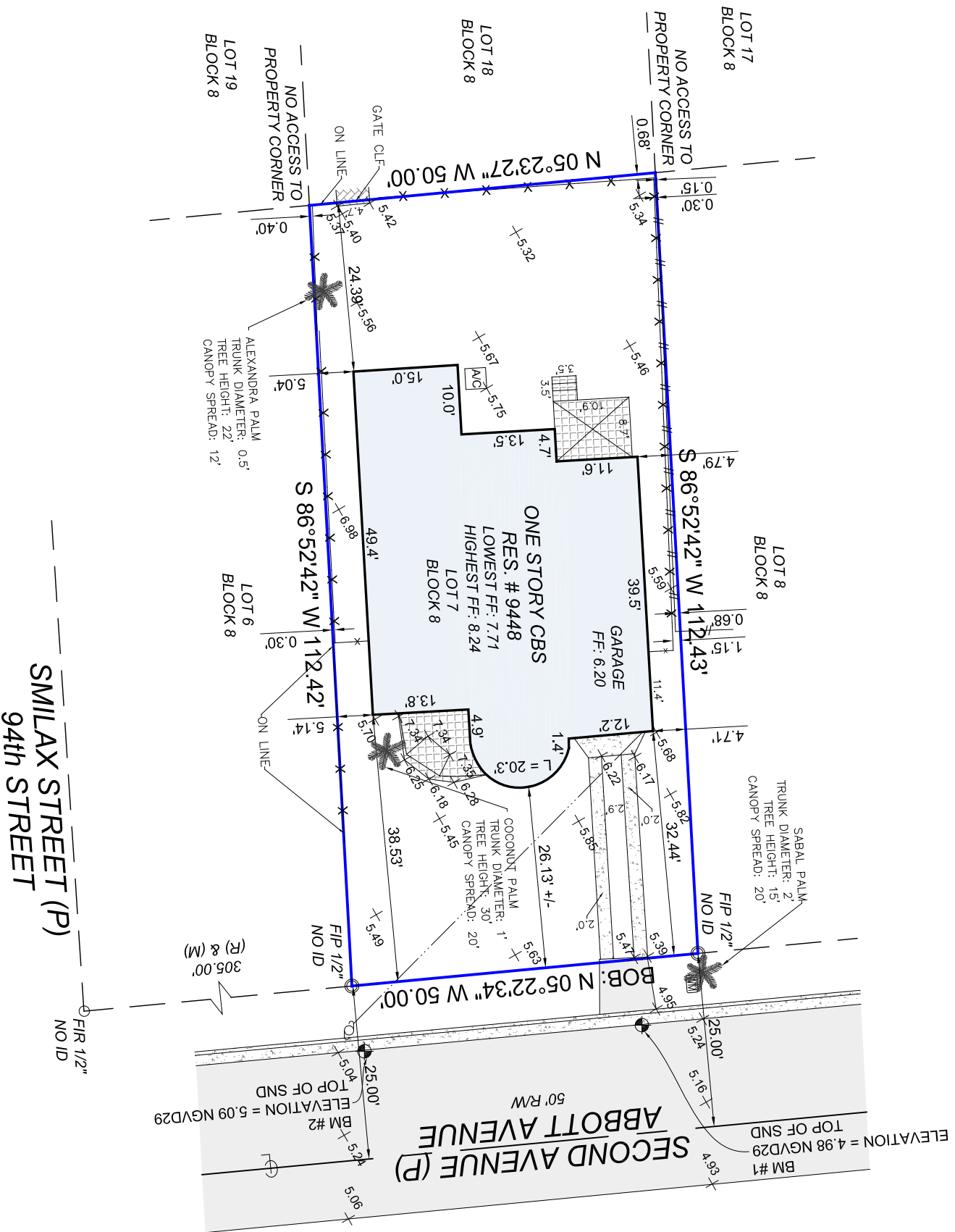
Coding: ~~Strikethrough words~~ are deletions to the existing words. Underlined words are additions to the existing words

MAP OF BOUNDARY, TOPOGRAPHIC & TREE SURVEY



NORTH

SCALE: 1"=20'



LEGEND

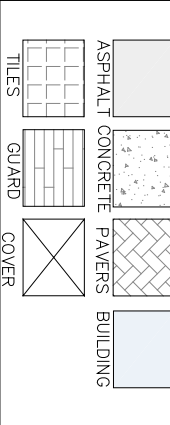
ABBREVIATIONS:

- A = ARC DISTANCE
- A/C = AIR CONDITIONER PAD
- B/C = BROWARD COUNTY RECORDS
- B/DG = BUILDING
- BM = BENCH MARK
- BOB = BASIS OF BEARINGS
- CBS = CONCRETE BLOCK & STUCCO
- (C) = CALCULATED
- CB = CATCH BASIN
- CHB = CHORD BEARING
- C&G = CURB & GUTTER
- CLF = CHAIN LINK FENCE
- COL = COLUMN
- CONC = CONCRETE
- DE = DRAINAGE EASEMENT
- DME = DRAINAGE & MAINTENANCE EASEMENT
- DW = DRIVE-WAY
- EB = ELECTRIC BOX
- ENG. = ENCROACHMENT
- EP = EDGE OF PAVEMENT
- EW = EDGE OF WATER
- FDH = FOUND DRILL HOLE
- FF = FINISHED FLOOR ELEVATION
- FIP = FOUND IRON PIPE
- FR = FOUND IRON ROD
- FN = FOUND NAIL (NO ID)
- FND = FOUND NAIL & DISK
- FPL = FLORIDA POWER & LIGHT TRANSFORMER PAD
- LE = LAKE MAINTENANCE EASEMENT
- LME = LAKE MAINTENANCE EASEMENT
- (M) = MEASURED
- MDOR = MIAMI-DADE COUNTY RECORDS
- MH = MAN HOLE
- ML = MONUMENT LINE
- MS = METRIC RECORDS BOOK
- O/S = OFF-SET
- (P) = PLAT
- PLB = PLAT BOOK
- PC = POINT OF CURVATURE
- PCR = PERMANENT CONTROL POINT
- PE = POOL EQUIPMENT PAD
- PG = PAGE
- PI = POINT OF INTERSECTION
- PK = PARKER KAELOK (SURVEY NAIL)
- PL = PLANTER
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PRC = POINT OF REVERSE CURVATURE
- PRM = PERMANENT REFERENCE MONUMENT
- PT = POINT OF TANGENCY
- R = RADIUS DISTANCE
- R = RECORD
- R/W = RIGHT OF WAY
- RES. = RESIDENCE
- SIP = SET IRON PIPE
- SND = SET NAIL & DISK (PK)
- STL = SURVEY TILE LINE
- SWK = SIDEWALK
- (TYP) = TYPICAL
- UB = UTILITY BOX
- UE = UTILITY EASEMENT
- WIF = WOOD FENCE
- WME = WALL MAINTENANCE DRAINAGE EASEMENT

SYMBOLS:

- (D) = TELEPHONE RISER
- (O) = WATER TOWER
- (W) = WATER WELDER
- Δ = CENTER LINE
- (O) = ORIGINAL LOT DISTANCE
- (U) = UTILITY POLE
- (C) = CONC. POLE
- (CB) = CATCH BASIN
- = IRON FENCE
- = WOOD FENCE
- = CHAIN LINK FENCE
- = OVERHEAD UTILITY WIRE
- = LIMITED ACCESS RIGHT-OF-WAY LINE
- = BOUNDARY LINE

SURFACES:



SURVEYOR'S CERTIFICATE:

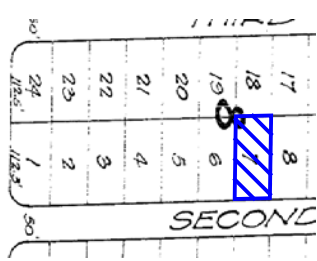
I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5S-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTE.

AUTHENTIC COPIES OF THIS SURVEY SHALL BEAR THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE ATTESTING REGISTERED SURVEYOR AND MAPPER



JUAN A. SUAREZ
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA LIC. # 6220

suarez surveying & mapping, inc.
13350 SW 131st Street, Suite 103, Miami, Florida 33186
Tel: 305.596.1799 Fax: 305.596.1886
www.suarezsurveying.com



PROPERTY ADDRESS:

9448 ABBOTT AVENUE, SURFSIDE, FLORIDA 33154

LEGAL DESCRIPTION:

LOTS 7, BLOCK 8, OF ALTOS DEL MAR NO. 6, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 106, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FLOOD ZONE INFORMATION:

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY REVISED ON 09/11/09 AND INDEX MAP REVISED ON 09/11/09 THE GRAPHICALLY DEPICTED BUILDING(S) SHOWN ON THIS MAP OF SURVEY IS WITHIN ZONE AE BASE FLOOD ELEVATION & COMMUNITY NAME & NUMBER SURFSIDE 120659 MAP & PANEL NUMBER 12086C0163 SUFFIX L

SURVEYOR'S NOTES:

- ELEVATIONS WHEN SHOWN REFER TO 1929 NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
- NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
- THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.
- THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- IMPROVEMENTS SHOWN HAVE BEEN MEASURED TO THE NEAREST 10TH OF A FOOT. TIES SHOWN HAVE BEEN MEASURED TO THE NEAREST 100TH OF A FOOT.
- ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LB# 7104.
- THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY CLIENT OR ITS REPRESENTATIVE.
9. FENCE OWNERSHIP NOT DETERMINED.
10. BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN, THE EAST OF LINE OF LOT 7 HAS BEEN ASSIGNED A BEARING OF N05°22'34" W.
11. TYPE OF SURVEY: BOUNDARY, TOPOGRAPHIC & TREE.
12. ALL ELEVATIONS TAKEN OUTSIDE AT DOORS; NO ACCESS TO INTERIOR.

BENCHMARK REFERENCE:

NAME: S-243
ELEV(NGVD29): 11.77
LOCATION: 96 ST --- 5.5' SOUTH OF SOUTH CURB
LOCATION: 2: BAY DRIVE --- 225'+--- WEST OF INTERSECTION
LOCATIONS:
DESCRIPTION: US C & G BRASS DISC IN SIDEWALK AT SE COR OF BRIDGE OVER INDIAN CREEK.

CERTIFIED TO:

AMELIA L. JAVIER

REVISIONS:

DATE OF SURVEY:

10/10/2022
JOB #: 220935799
FILE #: C-23848
PROJECT NAME:
SURVEYS 2019
CAD FILE(A): JAVIER
PARTY CHIEF:
MUNOZ
F.B.: 154 PG. 77
SHEET 1 OF 1