
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 implement the Stormwater Management Master Plan adopted by the Town in February of 2008. The Town shall update the Plan as necessary.

Policy 1.4 – The Town shall construct the Stormwater Treatment Trains and Rehabilitation projects specified in the State of Florida Department of Environmental Protection Agreement No. S0374.

Policy 1.5 – 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 1.6 – The Town shall implement the stormwater improvement projects specified in the State of Florida Department of Environmental Protection Agreement No. LP6768.

Policy 1.7 – 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 1.8 – 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 1.9 – The Town shall work cooperatively 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.

Policy 1.10 – When applicable, the Town shall provide development proposal information to the Biscayne Bay Shoreline Development Review Committee for review.

Policy 1.11 – The Town shall continue the infrastructure improvement program to seal the manholes, and to repair or replace the sanitary sewer lines, where necessary, to decrease contamination to Biscayne Bay. These project improvements shall be completed by December of 2010.

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 Department 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 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 Department 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 Department 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.

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.

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 restrict development in accordance with the Future Land Use Map of this plan.

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 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 adopt a Comprehensive Emergency Management Plan in order to prepare for, respond to, recover from and mitigate potential hazard by December 2011.

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 – Post-disaster redevelopment: The Town shall prepare a post-disaster redevelopment plan which will reduce the exposure of life and property to natural disasters.

Policy 7.1 – By 2012 the Town shall have prepared and adopted a Post-Disaster Redevelopment Plan. The Plan shall ensure that actions needed to protect the public health and safety shall receive first priority in emergency permitting decisions. Priority actions include the following:

1. Repairs to potable water, wastewater and power facilities;
2. Removal of debris from roadways and necessary infrastructure;
3. Stabilization or removal of any structure which is about to collapse;
4. Minimal repairs to make structures habitable; and
5. Emergency repairs related to environmental damages.

Policy 7.2 – The Town shall coordinate their Post-Disaster Redevelopment Plan with the County Emergency Management Office for continuity with the County Plan. The Town’s Post-Disaster Redevelopment Plan shall provide a basis to:

1. Ensure a means to restore economic activity;
2. Establish a framework for deciding whether to implement a temporary moratorium on building activity as may be required for public safety;
3. Develop procedures for reviewing and deciding upon emergency building permits;
4. Coordinate with State and federal officials to prepare disaster assistance applications;
5. Analyze and recommend to the Town Commission hazard mitigation options, including reconstruction or relocation of damaged public facilities;
6. Recommend amendments to the Town’s Comprehensive Emergency Management Plan;
7. Ensure the timely re-entry of Town residents following an evacuation; and
8. Provide immediate response to post disaster situations.

Policy 7.3 – The Post Disaster Redevelopment Plan shall plan for evaluating future options for damaged public facilities; such options shall include but not be limited to abandonment, repair in place, relocation or reconstruction with structural modification. The Town shall consider these options based on the following considerations:

1. Construction and maintenance costs;
2. Recurring damages;
3. Impacts on land use, the environment, and the public sector;
4. Consistency with Federal or State funding provisions;
5. Considerations of structural integrity and safety; and
6. Consistency with the Secretary of Interior's Guidelines for Rehabilitation for any structure deemed historic according to the National Register of Historic Places, when applicable.

Policy 7.4 – The Post-Disaster Redevelopment Plan shall ensure the Town shall authorize redevelopment up to the actual built density in existence on the property prior to the natural disaster.

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 public accesses at 88th Street and 90th Street 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 work toward the redevelopment 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 – The Town shall explore the possibility of obtaining grants, funding assistance, and other financial resources in order to undertake a survey of structures constructed prior to 1940 to determine if any structures not yet recognized as historic merit historical recognition. [9J5.012 (3) (c) 11]

Policy 9.3 – 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 9.4 – The Town shall coordinate historic resource protection activities, procedures and programs with applicable state and federal laws, policies and guidelines.

Objective 10 – Level of service and public facility timing: The Town shall achieve and maintain Level-of-Service standards through a concurrency management system with a phased capital improvement schedule.

Policy 10.1 – The Town shall implement the concurrency management system contained in this plan and the Town shall supplement the concurrency management system with which will be further detailed in land development code capital improvements when appropriate and necessary to meet Level-of- Service standards concurrent with the impact of development.

Policy 10.2 – Priority shall be given to drainage system improvements for State Road A1A because it serves as a primary evacuation route.

Policy 10.3 – Potential rise in sea level due to storms 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 coordinate with the Town Manager when making land use amendments, capital improvement decisions or creating significant planning initiatives.

Policy 11.8 – 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 11.9 – 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 11.10 – 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.

9J-5.0012 Objective and policy requirements not applicable to the Town of Surfside: Rule 9J-5 of the Florida Administrative Code requires communities to adopt as part of their Coastal Management Element objectives and policies which address various issues, except where those issues are not reasonably applicable to a particular community. The following objective and policy provisions of Rule 9J-5 are deemed by the Town of Surfside to be inapplicable:

9J-5.012 (3) (c) 12 pertaining to relocation of infrastructure.

9J-5.012 (3) (c) 12 pertaining to deep water ports.

9J-5.012 (3) (b) 1 pertaining to protection, conservation or enhancement of remaining coastal wetlands.

9J-5.012 (3) (c) 1 pertaining to limiting impacts to wetlands.

9J-5.012 (3) (c) 2 pertaining to enhancement of degraded wetlands and programs to mitigate future disruptions or degradations.

9J-5.012 (3) (c) 9 pertaining to the establishment of criteria for marina siting.