



**Town of Surfside**  
**Joint Town Commission and Planning and Zoning Workshop**  
**AGENDA**  
**August 26, 2019**  
**6:15 p.m.**  
Town Hall Commission Chambers - 9293 Harding Ave, 2<sup>nd</sup> Floor  
Surfside, FL 33154

***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.***

***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 corporation or entity (such as charitable organization, a trade association or trade union), without special compensation or reimbursement for the appearance, whether direct, indirect, or contingent, to express support or opposition to any item.***

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

**1. Opening**

- A. Call to Order**
- B. Roll Call of Members**
- C. Pledge of Allegiance**

**2. Adapting Structures to Potential Flooding – Guillermo Olmedillo, Town Manager**

**3. Adjournment**

Respectfully submitted,



Guillermo Olmedillo  
Town Manager

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

IN ACCORDANCE WITH THE PROVISIONS OF SECTION 286.0105, FLORIDA STATUTES, ANYONE WISHING TO APPEAL ANY DECISION MADE BY THE TOWN OF SURFSIDE COMMISSION, WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING OR HEARING, WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE, MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH RECORD SHALL INCLUDE THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

TWO OR MORE MEMBERS OF OTHER 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.



## MEMORANDUM

**To:** Town Commission & Planning and Zoning Board

**From:** Sarah Sinatra Gould, AICP, Town Planner

**Agenda Date:** August 26, 2019

**Subject:** Adapting Structures to Potential Flooding

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The Planning & Zoning Board's (Board) has identified planning for sea level rise and addressing existing flooding concerns as a priority. As properties are being redeveloped, the Board has been concerned with structures having the ability to be elevated to accommodate sea level rise. Over the past two years, the board has asked staff to analyze ways to encourage additional built up ground under a home. The additional built up ground is called "freeboard."

Graphics will be provided at the meeting to encourage public discussion on potential changes to adapt single family homes for rising waters. In preparation of that meeting, the following provides a guide of terms that will be used during the meeting:

**Freeboard:** means the additional height, usually expressed as a factor of safety in feet, above a flood level for purposes of floodplain management. Freeboard tends to compensate for many unknown factors, such as wave action, blockages in bridge and culvert openings and hydrological effect of urbanization of the watershed that could contribute to flood heights greater than the height calculated for a selected frequency flood and floodway conditions.

**NGVD:** stands for National Geodetic Vertical Datum of 1929. It is a system used by surveyors and engineers for relating ground and flood elevation to sea level.

**Base Flood Elevation (BFE):** a flood having one percent chance of being equaled or exceeded in any given year (also called the "100-year flood" and the "regulatory flood"). *This elevation is eight (8) feet in Surfside.*

**Finished Floor Elevation (FFE):** refers to the top of the structural slab and its elevation above sea level. *This elevation is ten (10) feet in Surfside.*

**Crown of the Road:** the centerline of the roadway. The road is designed to slope away from the centerline, making the crown of the road the highest point of the road.

**Midpoint of Roof:** area between the roof peak and eave (*intersection of the fascia board and the top of the roof sheathing*)

**Tie Beam:** a horizontal beam that serves to prevent two other structural members from separating while forming the base of a triangular truss for a pitched roof.

**Height:** Measured differently for flat roofs versus pitched roofs:

Flat roofs: The vertical distance from the average datum or elevation of the crown of the road fronting the lot or building site, to the highest point of the roof.

Pitched roofs: The vertical distance from the average datum or elevation of the crown of the road fronting the lot or building site, to the top of the tie beam. A pitched roof shall have a maximum pitch of 4/1.

**Sea Level:** the horizontal plane or level corresponding to the surface of the sea at mean level between high and low tide.

The accompanying graphics that will be provided at the workshop will detail the Base Flood Elevation (BFE), Finished Floor Elevation (FFE) and its relationship to mean sea level. Also included are the projected storm surge forecasts of the last two major storm events (Irma and Matthew) superimposed on a single family house to show what the potential storm surge could have been if either storm had a direct impact to the Town.

The purpose of the workshop is to have a discussion to determine if there is interest in allowing additional freeboard to adapt structures in flooding scenarios.

Reviewed by: GO

Prepared by: SSG