
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

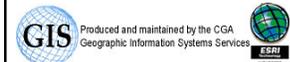
-  Surfside City Limits
-  Adjacent City Limits
- Existing Land Use**
-  Beach Area
-  Community Facilities
-  General Retail/Services
-  Multi Family Residential
-  Parking
-  Private Recreation
-  Right of Way
-  Single Family Residential
-  Vacant
-  Water



0 240 480 960 Feet

Print: 6-6-2017

Source: Miami Dade GIS Self Services



City of Miami Beach



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



0 240 480 960 Feet

Print: 6-6-2017

Source: United States
Department of
Agriculture

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Geographic Information Systems Services 



Surfside Comprehensive Plan

Map: FLU 3

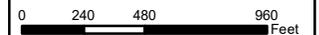
Topography

Legend

-  Surfside City Limits
-  Adjacent City Limits
-  Water

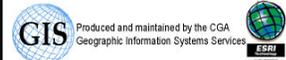
Contours

-  5
-  10
-  15



Print: 6-6-2017

Source: Miami Dade
GIS Self Services





Surfside Comprehensive Plan

Map: FLU 4
Flood Zones

Legend

Surfside City Limits

Adjacent City Limits

Water

Flood Zones

AE

Base Flood Elevations determined

VE

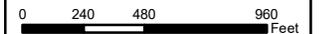
Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined

X

Areas determined to be outside the 0.2% annual chance floodplain

X (SHADED)

Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood



Print: 6-6-2017

Source: Florida Emergency Management Agency

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City of Miami Beach



Surfside Comprehensive Plan

Map: FLU 5

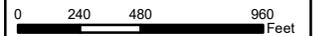
Water Bodies

Legend

-  Surfside City Limits
-  Adjacent City Limits

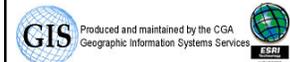
Water Bodies

-  Atlantic Ocean
-  Intercoastal
-  Point Lake



Print: 6-6-2017

Source: Miami Dade GIS Services





Surfside Comprehensive Plan

Map: FLU 6

Aerial Map

Legend

 SurfsideCityLimits



0 230 460 920 Feet

Print: 6-6-2017

Source: ArcGIS Services

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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



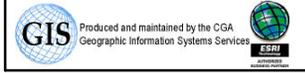
Surfside Comprehensive Plan
Future Land Use Element
Future Land Use (2036)

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



Print: 3-27-2017

Source: Miami Dade GIS Self Services





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

0 450 900 1,350 1,800 Feet

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Map Number: FLU 8

Print Date: May 2013

 Produced and maintained by the CGA
Geographic Information Systems Services

Map ID: TS-13-01