



**Town of Surfside  
DESIGN REVIEW BOARD/  
PLANNING & ZONING BOARD  
AGENDA**

**February 22, 2018 – 6:00 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.*

**DESIGN REVIEW BOARD**

**1. Call to Order/Roll Call**

**2. Approval of Minutes: January 25, 2018 Meeting**

**3. Design Review Board Applications:**

- A. 8919 Abbott Avenue** – The applicant is requesting to convert their garage to approximately 245 square feet of additional living space.
- B. 9528 Bay Drive** - The applicant is now requesting to convert the recently approved garage into additional living space along with adding a new front pergola.
- C. 8950 Harding Avenue** - The applicant is requesting to replace their existing asphalt shingle roof with new asphalt shingles.

#### **4. Quasi-Judicial Application:**

*Please be advised that the following items on the Agenda are Quasi-Judicial in nature. If you wish to object or comment upon an item, please complete a Public Speaker's Card indicating the Agenda item number on which you would like to comment. You must be sworn in before addressing the Board and you may be subject to cross-examination. If you refuse to submit to cross-examination, the Board will not consider your comments in its final deliberation. Please also disclose any Ex-Parte communications you may have had with any Board member. Board members must also do the same.*

- A. 8995 Collins Avenue – Site Plan; Conditional Use for Hotel Pool and Alternative Parking System; Variances for Landscaping and Loading Space Size**

#### **5. Adjournment**

### **PLANNING & ZONING BOARD**

#### **1. Call to Order/Roll Call**

**2. Town Commission Liaison Report** – Commissioner Daniel Gielchinsky

**3. Sustainability Subcommittee Liaison Report** - Planning and Zoning Board Member

#### **4. Approval of Minutes:**

- **January 25, 2018**
- **February 6, 2018**

#### **5. Quasi-Judicial Application:**

*Please be advised that the following items on the Agenda are Quasi-Judicial in nature. If you wish to object or comment upon an item, please complete a Public Speaker's Card indicating the Agenda item number on which you would like to comment. You must be sworn in before addressing the Board and you may be subject to cross-examination. If you refuse to submit to cross-examination, the Board will not consider your comments in its final deliberation. Please also disclose any Ex-Parte communications you may have had with any Board member. Board members must also do the same.*

- A. 8995 Collins Avenue – Site Plan; Conditional Use for Hotel Pool and Alternative Parking System; Variances for Landscaping and Loading Space Size**

#### **6. Local Planning Agency Items:**

##### **A. Driveway Modifications**

**AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING CHAPTER 90 “ZONING,” SECTION 90-61 “PAVING IN FRONT AND REAR YARDS IN H30 AND H40 DISTRICTS,” TO ADDRESS DRIVEWAYS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.**

**B. Maintenance in the Right-of-Way, Including Trees and Mulch**

**AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING THE TOWN OF SURFSIDE CODE OF ORDINANCES BY AMENDING ARTICLE III, PROPERTY MAINTENANCE STANDARDS, OF CHAPTER 14, BUILDINGS AND BUILDING REGULATIONS, AND CHAPTER 90, ZONING, TO PROHIBIT USE OF MULCH IN THE RIGHT-OF-WAY AND ADDRESS PROPERTY OWNER MAINTENANCE RESPONSIBILITIES FOR PUBLIC RIGHT-OF-WAY ADJACENT TO PRIVATE PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICTS AND PROVIDING FOR AN EFFECTIVE DATE.**

**7. Discussion Items:**

- A. Aggregation of Single Family Lots**
- B. Sustainability Initiatives**
- C. Dune/Beach Management and Resiliency Planning**
- D. Future Agenda Items**

**8. Adjournment**

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 TOWN COMMISSION OR OTHER TOWN BOARDS MAY ATTEND AND PARTICIPATE AT 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  
DESIGN REVIEW BOARD/  
PLANNING & ZONING BOARD  
MINUTES**

**January 25, 2018 – 6:00 p.m.**

Town Hall Commission Chambers –  
9293 Harding Ave, 2<sup>nd</sup> Floor, Surfside, FL 33154

**DESIGN REVIEW BOARD**

**1. Call to Order/Roll Call**

The meeting was called to order by Chair Lecour at 6:04 p.m.

The following were present:

Chair Lindsay Lecour
Board Member Brian Roller
Board Member Peter Glynn
Board Member Jorge Garcia
Board Member William Fleck

Absent:

Vice Chair Judith Frankel
Board Member Jorge Gutierrez*

Also present:

Guillermo Olmedillo, Town Manager
Sarah Sinatra Gould, Town Planner
Kathy Mehaffey, Town Attorney
Rosendo Prieto, Building Official
Elora Riera, Deputy Clerk

**2. Approval of Minutes – December 7, 2017**

Board Member Glynn made a motion to approve the minutes. The motion received a second from Board Member Fleck and all voted in favor with Board Member Gutierrez and Vice Chair Frankel absent.

**3. Design Review Board Applications:**

**A. 900 90th Street – The applicant is requesting to convert their garage to approximately 276 square feet of additional living space.**

Town Planner Sinatra presented the item.

Board Member Glynn made a motion to approve with the following conditions:

1. Landscaping shall be placed in front of the converted garage.
2. At Building Permit, plans must be submitted that include a driveway that meets the minimum requirements for 2 parking spaces (either 18' x 18' or 9' x 36').

The motion received a second from Board Member Roller and all voted in favor.

**B. 228 89th Street – The applicant is requesting one (1) external illuminated monument sign for existing Casa de Jesus Church.**

Town Planner Sinatra presented the item. The Board discussed the item.

Board Member Fleck a motion to approve with the following conditions:

1. At time of building permit, landscaping is required to be supplied at the base of the sign.
2. Narrow the angle of the spot light.
3. Provide a smaller unit direction pointed to the sign.
4. Provide lower wattage for lights.
5. No spillover of lighting shall be permitted off the sign.

The motion received a second from Board Member Glynn and all voted in favor.

**C. 9149 Byron Avenue – The applicant is requesting replacing their existing asphalt shingle roof with new asphalt shingles.**

Town Planner Sinatra presented the item.

The Board discussed the item of asphalt shingle roofs. The roofing contractor answered questions from the Board.

Board Member Roller made a motion to approve. The motion died for lack of a second.

Board Member Glynn made a motion to deny. The motion received a second from Board Member Garcia. The motion carried 4-1 with Board Member Roller voting in opposition.

**D. 9471 Harding Avenue – The applicant is requesting one (1) illuminated wall sign for the Lemel Medical Spa. In addition, the applicant is requesting two (2) Permanent Window Signs.**

Town Planner Sinatra presented the item.

Board Member Glynn made a motion to approve the wall sign with the following conditions:

1. Proposed sign shall be off-set from the wall a minimum of one quarter inch to a maximum of two inches to permit rain water to flow down the wall face.
2. The wall face shall be reconditioned and painted as necessary.
3. Conceal all electric.
4. Spillover of lighting to the neighboring signs.

The motion received a second from Board Member Roller and all voted in favor.

Board Member Glynn made a motion to deny the window sign. The motion received a second from Board Member Roller and all voted in favor.

**E. 9433 Harding Avenue - The applicant is proposing to replace two (2) existing awnings**

**with two (2) new vinyl awnings.**

Town Planner Sinatra presented the item. The Board discussed the item.

Board Member Glynn made a motion to deny. The motion received a second from Board Member Garcia and all voted in favor.

**F. 8950 Irving Avenue – The applicant is requesting to build a 3,684 square foot two-story new home.** (Heard after Item 4A)

Chair Lecour recused herself from this item and passed the hearings over to Board Member Roller.

Town Planner Sinatra presented the item. The architect answered questions from the Board and provided further details. For the record, Town Planner Sinatra clarified the placement of the generator and that notices have been sent as this is a new house. The Board discussed the item.

The public hearing was opened.

Public Speaker Marion Ott spoke on the item. Town Planner Sinatra, the applicant and the Board addressed the questions posed by Ms. Ott. No one else wishing to speak, Board Member Roller closed the public hearing.

Board Member Gutierrez made a motion to approve with the following conditions:

1. Ordinance on roof height must be approved by Building Permit.
2. At time of Building Permit, submit a Landscape Plan that meets the requirements of Town Code Section 90-95.
3. Driveway material to be verified at Building Permit.

The motion received a second from Board Member Glynn and all voted in favor.

**G. 9181 Carlyle Avenue – The applicant is requesting to build a 3,300 square foot two-story new home.** (Heard before Item 3F)

Town Planner Sinatra presented the item and confirmed that notices have been sent to adjacent areas as this is a new home. The applicant's representative answered questions and provided more details on the project.

Chair Lecour opened the public hearing. No one wishing to speak on the item the Chair closed the public hearing.

Board Member Fleck made a motion to approve with the following conditions:

1. Add 1-foot to the structure for freeboard.
2. At time of Building Permit, submit a Landscape Plan that meets the requirements of Town Code Section 90-95.

The motion received a second from Board Member Garcia and all voted in favor.

#### **4. Quasi-Judicial Application:**

##### **A. Surf Club II 9133-9149 Collins Avenue Site Plan & Conditional Use**

Chair Lecour read the process and rulings of a quasi-judicial hearing. Deputy Clerk Elora Riera confirmed that compliance with advertising notice requirements have been met. The Town Attorney asked the DRB and Planning and Zoning Board if anyone had ex-parte communications with the Applicant or any objector. All Board members said no. Deputy Clerk Elora Riera swore in the people who wished to speak on the item.

Town Planner Sinatra gave an illustrated presentation and said there was a conditional use in her report. The applicant spoke on the project, gave further details and answered questions from the Board.

Chair Lecour opened the public hearing.

Public Speaker Jennifer Rotkel spoke of her concerns.

No one else wishing to speak, Chair Lecour closed the public hearing.

\*Board Member Gutierrez arrived at 6:50 p.m.

The applicant and the Town Manager addressed Ms. Rokel's concerns.

The Board discussed the item further. Chair Lecour mentioned that this project is larger than usual and requested that the Board revisit impact fees. Town Manager Olmedillo spoke on upgrades of pipe water systems and is working with the Public Works Department. Impact fees are to be added to future agenda items.

Board Member Gutierrez made a motion to move the item to the Planning and Zoning Board with the following conditions:

1. Add 1-foot to the structure for freeboard.
2. At time of Building Permit, submit a Landscape Plan that meets the requirements of Town Code Section 90-95
3. Revisit driveway condition to make it greener.

The motion received a second from Board Member Glynn and all voted in favor.

#### **5. Adjournment**

There being no further business to come before the Design Review Board, Board Member Gutierrez made a motion to adjourn the meeting. The motion received a second from Board Member Glynn and all voted in favor. Meeting adjourned at 8:24 p.m.

Accepted this \_\_\_\_ day of \_\_\_\_\_, 2018

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Chair Lindsay Lecour

Attest:

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Sandra Novoa, MMC  
Town Clerk



# MEMORANDUM

To: Design Review Board  
Thru: Guillermo Olmedillo, Town Manager  
From: Sarah Sinatra Gould, AICP, Town Planner  
CC: Kathryn Mehaffey, Town Attorney  
Date: February 22, 2018  
Re: 8919 Abbott Avenue – Garage Conversion

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The property is located at 8919 Abbott Avenue, within the H30B zoning district. The applicant is requesting to convert their garage to approximately 245 square feet of additional living space.



Staff has reviewed the current application for consideration by the Design Review Board. In this report Staff presents the following:

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

## STANDARDS / RESULTS

### Town of Surfside Zoning Code, Applicable Requirements

#### **Sec. 90-50.1 (5) Garage Facades**

Required	Proposed
1 window	1 window is proposed (Removed existing garage door and replace with window).
Landscaping required along the base	Landscaping has been provided where new additions are to be made.

#### **Sec. 90-77 Off-street Parking Requirements**

Required	Minimum Space Requirements	Proposed
Single-family	2 spaces	2 spaces provided

#### **Windows and Trims**

Required	Proposed
Window styles should always be consistent among all elevations of a building.	Consistent.
Frame materials should never vary on a single building.	No variation.
Window, door and eave trim should be consistent on all elevations of the house	Consistent.

## RECOMMENDATION

Staff recommends approval



## MEMORANDUM

To: Design Review Board

Thru: Guillermo Olmedillo, Town Manager

From: Sarah Sinatra Gould, AICP, Town Planner

CC: Lillian Arango, Town Attorney

Date: February 22, 2018

Re: 9528 Bay Drive – Garage Conversion

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The property is located at 9528 Bay Drive, within the H30A zoning district. The applicant was heard by the Design Review Board on May 25, 2017 to request an additional garage as well as other site improvements. The applicant is now requesting to convert the recently approved garage into additional living space along with adding a new front pergola.



Staff has reviewed the current application for consideration by the Design Review Board. In this report Staff presents the following:

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

**STANDARDS / RESULTS**

**Town of Surfside Zoning Code, Applicable Requirements**

***Sec. 90-45. – Setbacks***

<b>Required</b>	<b>Proposed (Pergola)</b>
Minimum 20 foot front setback	40 feet 4 inches
Minimum 7.51 foot side setback	18'3", 21'6"

***Sec. 90-50.1 (5) Garage Facades***

<b>Required</b>	<b>Proposed</b>
1 window	2 windows are proposed (2 on the front).
Landscaping required along the base	Landscaping has been provided.

***Sec. 90-77 Off-street Parking Requirements***

<b>Required</b>	<b>Minimum Space Requirements</b>	<b>Proposed</b>
Single-family	2 spaces	More than 2 parking spaces

***Windows and Trims***

<b>Required</b>	<b>Proposed</b>
Window styles should always be consistent among all elevations of a building.	Consistent.
Frame materials should never vary on a single building.	No variation.
Window, door and eave trim should be consistent on all elevations of the house	Consistent.

**RECOMMENDATION**

Staff recommends approval with the following conditions:

1. All conditions from the May 25, 2017 Design Review Board approval shall continue to be required.



# MEMORANDUM

To: Design Review Board  
Thru: Guillermo Olmedillo, Town Manager  
From: Sarah Sinatra Gould, AICP, Town Planner  
CC: Kathryn Mehaffey, Town Attorney  
Date: February 22, 2018  
Re: 8950 Harding Avenue

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The property located at 8950 Harding Avenue is within the H30B zoning district. The applicant is requesting to replace their existing asphalt shingle roof with new asphalt shingles. A roof permit was issued in 1994 for an asphalt shingle roof. The applicant has recently submitted a permit application to re-roof with asphalt shingles.

## Subject Property



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

- Applicable Zoning Code regulations, along with the results of the review
- Applicable Design Guidelines standards, along with the results of the review
- Results of the review

**Town of Surfside Zoning Code, Applicable Requirements**

**Sec. 90.50 Architecture and roof decks**

	<b>Required</b>	<b>Proposed</b>
Roof Material	(a) Clay tile; (b) White concrete tile; (c) Solid color cement tile which color is impregnated with the same color intensity throughout, provided said color is granted approval by the Design Review Board; (d) Architecturally embellished metal if granted approval by the Design Review Board; or (e) Other Florida Building Code approved roof material(s) if granted approval by the Design Review Board.	Asphalt shingle, which meets the requirements in Section (e) Other Florida Building Code approved roof material if granted approval by the Design Review Board.

**Town of Surfside Design Guidelines, Applicable Requirements**

**Roof Materials, Types, and Slopes**

<b>Required</b>	<b>Proposed</b>
Restricted materials for roofs are pre-determined in the Town's Building Code, which restricts roofing materials to: 1. Clay tile; 2. White concrete tile; 3. Solid color cement tile which color is impregnated with the same color intensity throughout, provided said color is first approved by the planning and zoning board; and 4. Metal.	Asphalt shingle, which is not consistent with the design guidelines.

**Results**

Although shingles are not a permitted roof material under the design guidelines, the zoning code permits an applicant to request approval of a different roof material by the Design Review Board if said material is approved by the Florida Building Code. Therefore, the applicant is requesting consideration by the Design Review Board to install asphalt shingles, which have been the same roof material since at least 1994.

**View to the south (8942 Harding Avenue)**



**View to the north (8958 Harding Avenue)**



View to the east (8949 Harding Avenue)



**SITE PLAN PACKAGE  
BACKUP IS AVAILABLE IN  
THE TOWN CLERK'S  
OFFICE.**

**THANK YOU.**



## Town of Surfside

### Planning and Zoning Communication

**Agenda Date:** February 22, 2018

**Subject:** 8995 Collins Avenue  
**From:** Guillermo Olmedillo, Town Manager  
Sarah Sinatra Gould, AICP, Town Planner

**Table of Contents:**

1. Site Plan Report
2. Development Impact Committee Report
3. Architecturally Significant Report
4. Conditional Use Report
5. Variance Report
6. Application and Letter of Intent
7. Traffic Impact Study
8. Site Plan Package

**REQUEST:**

The agent, Graham Penn, Esq., for the owner, Surf House Condominium Association, is proposing a site plan to renovate an existing nine story tower by adding three additional stories while renovating both the interior and exterior of the tower, located at 8995 Collins Avenue. The existing building located at 8995 Collins Avenue was constructed in 1966 and is known as the Surf House Condominium. The building was designed by Robert Jerome Filer in the "International Style," an architectural style that was one of the strains of the "MiMo – Miami Modern" movement of architecture. Three sides of the building contain a grid of repetitive window patterns in a structural concrete frame. The fourth (south side) is practically a blank wall that appears to have been designed that way in anticipation of a future adjacent building. The applicant is proposing to renovate the existing nine story building and add three additional stories while renovating both the interior and exterior. The proposed renovation and addition will include 55 condominium hotel units. The existing 36 units will be demolished.

The applicant submitted an application to the Planning and Zoning Board on March 13, 2017 requesting the building to be designated Architecturally Significant. The application was heard on April 27, 2017 and was deemed significant. The applicant then submitted a site plan application on May 19, 2017. Staff confirmed that the package was complete and scheduled a

Development Review Group (DRG) meeting for June 19, 2017. Comments were provided to the applicant at this meeting and the applicant revised the site plan. A second DRG meeting was held on August 24, 2017. Comments were provided to the applicant at that time. The plans were resubmitted and a final DRG was held on September 28, 2017.

This application includes three variance applications, a right-of-way encroachment agreement and a conditional use application. The following describe the additional applications.

### Variances

The applicant is requesting variances from the following sections of the code:

1. A. Section 90-82. – Off-street loading requirements (Loading Space Size).  
*Two spaces are required for a condominium or hotel. Only one full size (12-feet by 30-feet) off-street loading space is provided. A second off-street loading space is provided but is 9-feet by 25-feet which does not meeting the space size requirement.*
2. B. Section 90-91.2. – Required buffer landscaping adjacent to streets and abutting properties (Landscape Buffer).  
*A ten foot buffer is required with three trees every 50 linear feet. On the 90<sup>th</sup> Street side of the property the required buffer and trees are not able to be completely located within the applicant's property. Several of the required trees and portions of the buffer are provided off-site in the Right-of-Way which the applicant is requesting an encroachment agreement with the Town in order to maintain.*
3. C. Section 90.93(1b). - Open Space (Open Space Trees).  
*One large tree (35 feet) for buildings over 75 feet in height is required per 25 linear feet of the building per each side for scaling and softening. All of the required large trees are not able to be completely located within the applicant's property. Several of the required large trees are provided off-site in the Right-of-Way which the applicant is requesting an encroachment agreement with the Town in order to maintain.*

### Encroachment Agreement

The applicant is proposing to include 25 additional feet of Town property within their application to accommodate a vehicular drop off area and landscaping. They are proposing an encroachment agreement as the mechanism to address the encroachment. The applicant states that the result of the granting of the agreement is a loss of 25 feet in depth, 1,288.69 square feet, of public property, however the proposal eliminates the use of a significant portion of 90<sup>th</sup> Street and staff disagrees with the assessment of the loss. The encroachment usurps the Town's control of a stretch of 90<sup>th</sup> Street approximately 142'7" long and includes a significantly larger area than the applicant alleges.

### Conditional Uses

The project requires conditional use approval for the use of a hotel pool and an alternative parking lift system. The code requires an applicant to request conditional use approval if they are proposing a pool in connection with a hotel use. The proposed parking conditional use

relates to the utilization of a triple stacked parking system. The code indicates that a parking lift can be utilized if one space is unencumbered, therefore resulting in a condition where only two vehicles can be stacked. The applicant is requesting that the Town consider an alternative program whereby three vehicles would be stacked.

The Development Impact Committee (DIC) met in an open, advertised, televised session on November 16, 2017 to discuss this application. The applicant proffered improvements to 90<sup>th</sup> Street, however, staff indicated that the Surf Club has already committed to improvements on 90<sup>th</sup> Street. Additional proffers have not been extended by the applicant.

The total gross acreage of the site is 1.16 acres, which would permit 116 units. The code requires a 15% reduction in density for aggregated properties, meaning, if a property is split between more than one site and the owner wants the benefit of amalgamating that property, the property will be subject to a 15% overall density reduction. This results in the permitted density of 99 units. The applicant is requesting to provide 55 condominium hotel units while demolishing the existing 36 units.

### **STAFF RECOMMENDATION**

**Recommendation:** Staff recommends that the Planning and Zoning Board recommend denial of the site plan application, variances and conditional uses due to the following conclusions:

1. As discussed in the attached staff reports, the applicant has not demonstrated that the requests meet the Town Code requirements for variance or conditional use approval.
2. The site plan, without the significant variances, the parking lift conditional use approval and the use of Town right-of-way, does not meet the requirements of the Code.
3. Providing space for only three vehicles in the drop off area of the driveway is not practical and may result in a spillover of vehicles into the right-of-way creating traffic congestion. This would allow for a site plan that only has space for three vehicles at the pickup and drop off area, while utilizing a triple lift system for parking. This system stacks vehicles three high, but has only one lift to accommodate the cars. This has caused staff to be concerned about potential encroachment into the right of way for excess vehicles.
4. The encroachment agreement is not in the best interest of the public as it solely serves the private property owner and does not create a public benefit.

**Budget Impact:** The applicant has proposed a total of \$500,000 in proffers to the Town. These include the following:

1. Enhancements to the 90<sup>th</sup> Street Beach Access & Promenade by beautifying 90<sup>th</sup> Street from Harding Avenue to the beach including a sidewalk between Collins and Harding Avenues and landscaping. Also proposed is an enhanced promenade at the beach entry with decorative paving, a planted coral stone gateway with signage, benches and a shower. The amount proffered is \$378,824. Staff's review of the proposal indicates there is a conflict with the proposed improvements already proffered by the Surf Club, which results in duplicative improvements.
2. Two solar powered trashcans. The amount proffered is \$30,000.
3. Two diverter dunes at a location to be specified in the future. The amount proffered is \$20,000.
4. \$71,176 for the encroachment of the right-of-way.

**Growth Impact:** The project includes 55 condominium hotel units. The existing site has 36 units, resulting in a total of 19 more units than currently exist on site. Also, the existing building is a condominium while the proposed renovations result in the 55 units all being part of a condominium hotel. However, the property has a maximum density permitted of 99 units; therefore, based on the density alone, there are no negative impacts to level of service standards for traffic or public facilities within the Comprehensive Plan. The applicant is required to coordinate with the Miami-Dade School Board relating to School Impact Fees.

**Staff Impact:** The applicant has funded the review through the cost recovery process and the building permit review will be funded through the building permit fees.



Sarah Sinatra Gould, AICP, Town Planner



Guillermo Olmedillo, Town Manager

# SITE PLAN REPORT

**SITE PLAN INFORMATION:**

Address	8995 Collins Avenue
General Location	East and west side of Collins Avenue, south of 90 <sup>th</sup> Street
Property Size	East Parcel: .83 gross acres West Parcel: .33 gross acres
Zoning District	East Parcel: H120 West Parcel: H40
Adjacent Zoning Districts	East Parcel: H120 to the north and south, H40 to the west West Parcel: H40 & H30 to the north, H40 to the south, H30C to the west, and H120 to the east
Future Land Use	East Parcel: High Density Residential/Tourist West Parcel: Moderate High Density Residential
Density Permitted	East Parcel: 109 units per acre = 90 units West Parcel: 79 units per acre = 26 units Total: 116 X 15% reduction = 99 units permitted
Number of units proposed	East Parcel: 55 dwelling/hotel units West Parcel: 0 dwelling units TOTAL: 55 units proposed, with 36 existing units being demolished
Number of parking spaces	East Parcel: 111 spaces West Parcel: 0 spaces TOTAL Provided: 111 spaces TOTAL Required: 108 spaces 100% triple mechanical lift parking proposed through a Conditional Use application.

**ZONING CODE, APPLICABLE REQUIREMENTS**

**Sec. 90.42**

Minimum Unit Sizes	Minimum Required	Proposed
One-bedroom	800 square feet	977 square feet
Two-bedroom	950 square feet	1,272 square feet
Three-bedroom	1150 square feet	2,240 square feet

**Sec. 90.43**

Maximum Building Heights	Maximum Required	Proposed
H120	120 feet maximum	120 feet
H40	40 feet maximum	0- lot to be sodded and fenced

**Sec. 90.44**

Modification of Height	Maximum Permitted	Proposed	Must be of high architectural quality integral to the design of the building
H120	20ft 30% of roof area	14 feet, 2 inches	The mechanical equipment, rooftop decks and parapet walls meet these criteria.

**Sec. 90.45(b)**

Setbacks	Minimum Required	Proposed	
H120	Front (Collins Avenue)	40 ft	26 ft, 11 inch – Per the project receiving architecturally significant designation
	Rear (Beach)	30ft	146 ft, 9 inches
	Setback from platted bulkhead line	20 ft	15 ft, – Per the project receiving architecturally significant designation
	Street Side	20 ft	10 ft – Per the project receiving architecturally significant designation
	Side	10 ft	10 ft
H40	Front (Collins Avenue)	20 ft	0 ft
	Side	10ft	0 ft
	Rear	10 ft	0 ft

**Sec. 90.47**

<b>Yards generally, allowable projections</b>	<b>Required</b>	<b>Proposed</b>
H120 - Projections of balconies features into required yards	Maximum 8 feet for front, secondary and rear and 5 feet for interior side	7 foot front encroachment and 7 foot 1 inch side encroachment – Per the project receiving architecturally significant designation

**Sec. 90.49**

<b>Lot Standards</b>	<b>Required</b>	<b>Proposed</b>
Minimum Lot width	50 feet	East Parcel: 73 ft West Parcel N/A – no development proposed
Minimum Pervious area	20%	East Parcel: 20% West Parcel: 100%

**Sec. 90.50.1(2)**

<b>Architecture</b>	<b>Required</b>	<b>Proposed</b>
All elevations for new structures and multi-story additions (additions greater than fifteen (15) feet in height)	Minimum of 10% wall openings including windows, doors or transitional spaces defined by porches, porticoes or colonnades.	East and west buildings both meet or exceed 10% wall openings
Roof materials are limited as follows:	<ul style="list-style-type: none"> <li>a. Clay Tile; or</li> <li>b. White concrete tile; or</li> <li>c. Solid color cement tile which color is impregnated with the same color intensity throughout, provided said color if granted approval by the Design Review Board;</li> <li>d. Architecturally embellished metal if granted approval by the Design Review Board; or</li> <li>e. Other Florida Building Code approved roof material(s) if granted approval by the Design Review Board.</li> </ul>	Roof deck will include terraces for two private penthouses.

**Sec. 90.50.2 (3)**

<b>Roof Deck Provisions</b>	<b>Required</b>	<b>Proposed</b>
Roof Decks are limited to	a. Maximum 70% of the aggregate roof area;	62%
	b. Shall not exceed the maximum roof height required by any abutting property's zoning designation;	120 feet

	c. Minimum setback of 10 feet from the roofline on all sides	10 feet
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**Sec. 90.67.2**

	Required	Proposed
<b>Underground utilities</b>	All utilities including telephone, cable, and electrical systems shall be installed underground.	The lines are installed underground.

**Sec. 90.77(c)**

	Minimum Required	Proposed
<b>Off-Street Parking</b>	108 Spaces	East Parcel: 111, If requested variance is granted permitting triple stack parking lifts  West Parcel: 0  TOTAL: 111

**Sec. 90.83**

Off-Street Loading	Minimum Required	Proposed
Hotel Greater than 100,000 sq ft	2	1 provided. Variance requested.

**Sec. 90.91**

Vegetative Provisions	Minimum Required	Proposed
Xeriscape in pervious area	50%	79%

**Sec. 90.91.2**

Buffers	
Landscape buffer adjacent to streets and abutting properties	<b>Applicant has requested a variance.</b>

**Sec. 90.93**

Open Space	
Landscaping along all buildings and structures, shrubs and trees required in open space	<b>Applicant has requested a variance.</b>

# **DEVELOPMENT IMPACT COMMITTEE REPORT**

## **DEVELOPMENT IMPACT COMMITTEE MEETING**

The Development Impact Committee (DIC)\* met on November 16, 2017 to discuss the application for the 8995 Collins Avenue (“the Project”). The DIC meeting was attended by the following:

Staff Attendees:           Guillermo Olmedillo, Town Manager  
                                  Ross Prieto, Building Official  
                                  Police Chief David Allen  
                                  Kathryn Mehaffey, Town Attorney  
                                  Randy Stokes, Public Works Director  
                                  Duncan Tavares, Assistant Town Manager  
                                  Tim Millan, Parks and Recreation Director  
                                  Bill Tesauro, Landscape Reviewer  
                                  Eric Czerniejewski, Traffic Engineer  
                                  Sarah Sinatra Gould, Town Planner

Applicant Attendees: Achraf El Churafa, Ownership  
                                  Graham Penn, Attorney, Bercow, Radell, Fernandez & Larkin  
                                  Carly Koshal, Attorney, Bercow, Radell, Fernandez & Larkin  
                                  Matt Picard, Architect, Kobi Karp  
                                  George Kousoulas, Architect  
                                  Camilo Tamayo, Architect  
                                  Tom Hall, Traffic Engineering

Citizen Attendees (who signed in): None

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**\*NOTE:** The DIC meetings are televised on the Town’s Channel 77 and are well on the Town’s website and posted on Town Hall.

The following were discussed:

1. Concerns with the encroachment into the right of way and the proposed encroachment agreement.
2. Concerns with the triple stacked parking system.
3. Concerns with the amount of space for vehicular and valet stacking of vehicles.
4. Applicant proposed improvements to 90<sup>th</sup> Street, however, the improvements conflicted with the Surf Club’s proposed improvements to the right-of-way.
5. The following proffers were made:
  - a. Enhancements to the 90<sup>th</sup> Street Beach Access & Promenade by beautifying 90<sup>th</sup> Street from Harding Avenue to the beach including a sidewalk between Collins and Harding Avenues and landscaping. Also proposed is an enhanced promenade at the beach entry with decorative paving, a planted coral stone gateway with signage, benches and a shower. The amount proffered is \$378,824. Staff’s review of the proposal indicates there is a conflict with the proposed improvements already proffered by the Surf Club, which results in duplicative improvements.
  - b. Two solar powered trashcans. The amount proffered is \$30,000.

- c. Two diverter dunes at a location to be specified in the future. The amount proffered is \$20,000.
- d. \$71,176 for the encroachment of the right-of-way.

# ARCHITECTURALLY SIGNIFICANT REPORT



Date: 02-08-2018  
Project Name: 8995 Collins Avenue Condo-Hotel  
Permit Number: 08-1763.26  
Project Address: 8995 Collins Avenue, Surfside, FL 33154

The proposed development for the subject property has been reviewed for compliance with Section 90-33(3) of the Town Code. The following review comments are based on the contents of this section within the context of a historically significant structure.

Sec. 90-33. – Alterations or enlargement of non-conforming structures.

- (3) Alterations or additions to architecturally significant buildings on H120 zoned lots that are nonconforming as to setbacks may follow existing building lines as long as the alteration or addition maintains the architectural integrity of the existing building. The lesser of the current code-required setback or the existing building line shall be deemed to be the required setback line.

Any redevelopment project undertaken under this subsection must comply with the Town's minimum finished floor elevation requirements for all portions of the building and further must be designed and developed in accordance with Leadership in Energy & Environmental Design (LEED) or Florida Green Building Coalition (FGBC) building design and construction standards.

Redevelopment projects seeking to utilize the setback exception of this subsection shall be limited to a total height of no more than twice the number of existing floors in a building, up to a maximum of 120 feet.

*REVIEW COMMENTS FOR 90-33(3):*

1. *The proposed alterations and/or additions are not within the existing building lines:*
  - a. *The addition of balconies extend the typical floor footprint approximately 5'-6" on the North side, 5'-0" on the South side, 6'-4" on the West side and 8'-0" on the East side. Although the proposed balconies are not within the existing building lines, they maintain the integrity of the existing building and constitute a desirable element that complements the residential use.*
2. *The proposed alterations and/or additions maintain the architectural integrity of the existing building:*

- a. *The balconies emphasize the verticality of the original structure. The introduction of vertical bands with no balconies break up the horizontal bands of the new balconies thus emphasizing the original structure's vertical orientation and creating a rhythm similar in proportions to the original fenestration. The clear glass balcony rail allows for the original building's vertical structural elements and the tall vertical glazing to be more prominent.*
- b. *The replacement of all glazing and repetitive vertical fenestration at the openings between columns with full glass floor to floor sliders are now part of vertical elements separated by voids and secondary to the main vertical structural elements 9'-0" o.c.*
- c. *The proposed alterations maintain two very important and prominent elements that define the style of the existing building:*
  - i. *Arches*  
*The proposed alterations maintain the arches. The arches at the top of the building are one of the unique elements that characterize the original design. They culminate and unify the vertical structural elements. The combination of the arches and the horizontal roof line, similar in function to the entablature found in classical architecture above columns, bring together the arches and draw the eye to the top of the structure.*
  - ii. *Plinth*  
*In the same manner that the arches are united by a horizontal element at the top of the structure, the plinth at the bottom brings together the base of the structural columns that support the arches and represents a transitional element that anchors the building façade to the ground.*

*REVIEW COMMENTS FOR 90-33(3)(a) Determination of Architectural Significance:*

- a. *A request for a determination of architectural significance representative of the MiMo/ Miami Modern architectural style has been made and properly submitted.*
- b. *Staff has reviewed the analysis prepared by the property owner and has issued a recommendation stating that the building meets the town's standards of architectural significance.*
- c. *After a Public Hearing, the Design Review Board has issued a determination of architectural significance.*

*REVIEW COMMENTS FOR 90-33(3)(b) Alterations to Architecturally Significant Buildings:*

- a. *The revised proposed alteration or addition requires demolition or alteration in a manner that allows the building to remain architecturally significant; and*
- b. *The proposed alteration or addition is designed in a manner that is compatible with the existing building.*

*REVIEW COMMENTS FOR 90-33(3)(c) Site Plan Review for Architecturally Significant Buildings:*

- a. *The revised proposed alteration or addition requires demolition or alteration in a manner that allows the building to remain architecturally significant; and*
- b. *The proposed alteration or addition is designed in a manner that is compatible with the existing building.*

#### CONCLUSION / RECOMMENDATION

The proposed alterations to the architecturally significant building at 8995 Collins Avenue, Surfside, Florida comply with the requirements of Section 90-33(3) of the Code of Ordinances of the Town of Surfside, Florida.

Based on this review, approval is recommended.

Respectfully,



Manuel Synalovski, AIA, NCARB, LEED AP  
Managing Principal

# CONDITIONAL USE REPORT

## **Request**

The Applicant is requesting conditional use approval for an automated parking system that is not defined in subsection 90-77(f). The applicant is proposing a vertical parking lift for three vehicles which requires a conditional use. The applicant is also requesting conditional use approval for a pool. Code section 90-41(c) requires a conditional use application to be reviewed for pools associated with hotels.

## **Conditional Use Criteria**

Section 90-23 of the zoning code provides standards of review for Conditional Uses. Conditional Uses are generally compatible with the other land uses permitted in a zoning district but, because of their unique characteristics or potential impacts on the surrounding neighborhood and the Town as a whole, require individual review as to their location, design, configuration, and/or operation for the particular use at the particular location proposed, as well as the imposition of individualized conditions in order to ensure that the use is compatible with the surrounding neighborhoods and appropriate at a particular location.

Town Code section 90-77(f) allows parking lifts that allow for the parking of two passenger vehicles. A parking lift space in a two-car parking lift may be counted as a parking space required by subsection 90-77(c), and shall not be subject to the minimum parking stall size requirements of subsection 90-81.1(1) provided that all of the following conditions are fulfilled:

(1) A traffic queuing analysis shall be submitted by the owner of the building for parking areas using parking lifts, for review and approval by the Town Manager, to ensure efficient processing times and queue lengths. The number of parking lifts permitted to be counted as required parking spaces shall be determined by the approved queuing analysis.

*The Applicant has submitted a Traffic Analysis (8995 Collins Avenue Traffic Impact Study (Revised)). Staff has reviewed the report and has concerns related to the limited vehicular staging area being proposed which only permits three vehicles at a time.*

(2) All parking lifts shall be located within a fully enclosed parking garage and shall not be visible from exterior view. No outside parking lifts shall be permitted.

*The Applicant is proposing that all lifts will be located in a subterranean garage structure and will not be visible from the exterior.*

(3) Parking lifts shall be permitted only when operated by an attendant or a licensed and insured valet parking company on a 24-hour/seven-days-a-week basis, to be confirmed by restrictive covenant to be recorded by the owner/applicant prior to establishment of the use.

*The Applicant is proposing that all parking for the building will be provided via 24-hour valet service.*

(4) No resident, guest, patron or customer of the building shall be permitted to operate the parking lift. A physical barrier shall be placed in the parking area to prohibit access to the parking lift area by residents, guests, patrons or customers of the building.

*The Applicant has indicated that physical access to the basement will not be available to the general public including residents, guests, patrons or customers.*

(5) All parking lifts shall be maintained and kept in good working order.

*The Applicant is proposing to enter into a maintenance agreement with the manufacturer of the lifts prior to installation. It is important to note that there is only one lift to and from the parking level where the vehicles are stored.*

(6) The parking lift platform must be sealed and of a sufficient width and length to completely cover the bottom of the vehicle on the platform to prevent dripping liquids or debris onto the vehicle below.

*The applicant has indicated that the proposed lifts fully comply with this requirement.*

(7) All lifts must be designed so that power is required to lift the car, but that no power is required to lower the car, in order to ensure that the lift can be lowered and the top vehicle can be accessed in the event of a power outage.

*The applicant has indicated that the proposed lifts fully comply with this requirement.*

(8) All parking lifts must be designed to prevent lowering of the lift when a vehicle is parked below the lift.

*The applicant has indicated that the proposed lifts fully comply with this requirement.*

(9) Ceiling heights of any parking level with parking lifts shall be a minimum of 14 feet 4 inches and sufficient to accommodate all types of passenger vehicles. Such required height shall be proposed in the traffic queuing study and approved by the town manager. There shall be no beams, plumbing, or sprinklers that lower or otherwise interfere with this clearance across the entire span of the parking space.

*The height of the parking garage is proposed to be 19 feet which has been determined to be enough height for the parking lifts and associated vehicles. However, Staff has reviewed the Traffic Analysis Report and has concerns related to the limited vehicular staging area being proposed which only permits three vehicles at a time.*

(10) Noise and vibration barriers shall be utilized to ensure that surrounding walls decrease sound and vibration emissions outside of the parking garage.

*The applicant has indicated that the parking garage with the lifts is below grade thus minimizing noise. They have not indicated if any other noise or vibration barriers will be utilized.*

In addition to the standards set forth in this zoning code for the particular use, all proposed Conditional Uses shall meet each of the following standards. The responses to the criteria are in italics below:

(1) The proposed use shall be consistent with the Comprehensive Plan and the Zoning Code;

*The proposed use of the property as a hotel with parking lifts and pools is consistent with the Comprehensive Plan and Zoning Code.*

- (2) The establishment, maintenance or operation of the proposed use shall not be detrimental to or endanger the public health, safety, or general welfare;

*All parking for the building will be provided via 24-hour valet service therefore limiting the possibility for public endangerment. The applicant has supplied information on the safe operation and continued maintenance of the proposed lifts. However, the limited stacking and single garage elevator lift create concerns regarding stacking and the potential for spillover into the street. The parking lift conditional use would allow for a site plan that only has space for three vehicles at the pickup and drop off area, while utilizing a triple lift system for parking. This system stacks vehicles three high, but has only one lift to accommodate the cars. This has caused staff to be concerned about potential encroachment into the right of way for excess vehicles.*

*A pool is consistent with other properties within the zoning district and is not expected to be a detriment to public health, safety or welfare.*

- (3) The proposed use shall be compatible with the community character of the immediate neighborhood. In addition to compatibility 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.

*The proposed building characteristics and pool are compatible with the community character of the immediate neighborhood. However, the site improvements being proposed are not congruent with other surrounding properties since the applicant is proposing to utilize the Town's right-of-way to meet site development standards for landscaping and access ways.*

- (4) Adequate provisions shall be included for safe traffic movement, both vehicular and pedestrian, both internal to the use and in the area which will serve the use;

*It is staff's interpretation that there is not adequate area available at the drop off and pick up driveway for the ingress and egress of vehicles on the property. The applicant is proposing one lift for the triple stacked vehicles as well as three spaces for the drop off area. This means that if more than three vehicles are either arriving or departing, there would be spillover of cars into the right-of-way. The applicant has also indicated that they will be storing parts for the lifts on site to provide efficient turnaround times to repair any services problems, however with only one lift, any delay would cause vehicles to be overflowed into the right of way, resulting in an unsafe vehicular and pedestrian condition.*

- (5) Adequate measures exist including landscaping or other buffering measures or shall be taken to mitigate any adverse effects of noise, light or other potential nuisances; and

*The application includes two landscape variances. The code requires specific quantities of landscaping to be planted onsite. There is not adequate space from the existing building to the right of way line to plant the required landscaping. The alterations of the building will increase the non-conformity; therefore the project loses its non-conforming status and will not be vested for the current landscaping. The applicant is proposing to permit off-site landscape improvements, immediately adjacent to the property in the*

*surrounding public right-of-way. The quality and materials of the proposed landscaping would meet the code requirements if they were installed onsite. The parking lifts proposed are located in a subterranean garage structure and will not be visible from the exterior. This will limit noise, light and other potential nuisances. The hotel pool will be adequately landscaped and is not expected to negatively impact neighboring properties.*

- (6) The establishment of the Conditional Use shall not impede the development of surrounding properties for uses permitted in the zoning district; and

*The other surrounding properties are developed or under construction. Therefore, granting the conditional use will not impede the development potential of the neighboring properties.*

- (7) Any other condition imposed by the Design Review Board and/or the Development Impact Committee.

*This is at the discretion of the Board.*

**Recommendation:** Denial

# VARIANCE REPORT

## Request

The applicant's request is for three variances which are needed in order to bring the property into compliance with the Town's Code while retaining the existing building lines of the architectural significant building. The applicant is also requesting approval of a Site Plan, Conditional Use, and an encroachment agreement for the property.

The following is a listing of the variances requested by the applicant:

A. Section 90-82. – Off-street loading requirements (Loading Space Size).

Two spaces are required for a condominium or hotel. Only one full size (12-feet by 30-feet) off-street loading space is provided. A second off-street loading space is provided but is 9-feet by 25-feet which does not meeting the space size requirement.

B. Section 90-91.2. – Required buffer landscaping adjacent to streets and abutting properties (Landscape Buffer).

A ten foot buffer is required with three trees every 50 linear feet. On the 90<sup>th</sup> Street side of the property the required buffer and trees are not able to be completely located within the applicant's property. Several of the required trees and portions of the buffer are provided off-site in the Right-of-Way which the applicant is requesting an encroachment agreement with the Town in order to maintain.

C. Section 90.93(1b). - Open Space (Open Space Trees).

One large tree (35 feet) for buildings over 75 feet in height is required per 25 linear feet of the building per each side for scaling and softening. All of the required large trees are not able to be completely located within the applicant's property. Several of the required large trees are provided off-site in the Right-of-Way which the applicant is requesting an encroachment agreement which would include also require the applicant to maintain the landscaping and trees in the Right-of-Way.

## Variance Criteria

*(1) Special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district;*

The existing building was constructed in 1966. The code requirements have been modified since that time resulting in a non-conforming structure. The non-conforming code section states that a non-conformity may remain but cannot be enlarged or altered, unless the enlargement or alteration is conforming. The Town's Design Review Board has approved the existing building as Architecturally Significant under the terms of Town Code Section 90-33(3) which allows for the expansion to existing buildings in the H120 Zoning District based on previously established setbacks for the building. However, the Architecturally Significant designation does not exempt the building and property from other Code requirements such as parking, buffers and landscaping. The applicant is requesting to expand the existing building with three additional floors and increasing the number of units which does not meet the requirements or intent of the non-conforming code section. Pursuant to the requirements of the non-conforming section of the Town Code, alterations of the magnitude proposed by the applicant require that the site be

brought into conformance with the Town Code. Thus, the applicant is requesting variances for the three items.

A. Section 90-82. – (Loading Space Size). The applicant is choosing to expand the non-conforming building so therefore the Code requirement for two loading spaces (12' x 30') must be met. The site plan includes one space at 12'x30' and another at (9'x25') which does not meet the size requirement of the Code. The lack of a second full size loading space could result in on-street loading and unloading. Other properties within the same zoning district would be required to meet the requirement.

B. Section 90-91.2. – (Landscape Buffer). The setback on the 90<sup>th</sup> Street side of property is 10 feet. The Code requires a 10-foot buffer with three trees every 50 linear feet. However, the applicant is choosing to relocate the entrance to the building and valet parking to the 90<sup>th</sup> Street side of the property thus resulting in the required buffer and trees not being completely located within the applicant's property. Several of the required trees and portions of the buffer are provided off-site in the Right-of-Way which the applicant is requesting an encroachment agreement with the Town in order to maintain. However, these areas, landscaped or otherwise, do not count toward the applicant's Landscape Buffer Code requirement. Other properties within the same zoning district would be required to meet the requirement on their property.

C. Section 90.93(1b). - (Open Space Trees). One large tree (35 feet) for buildings over 75 feet in height is required per 25 linear feet of the building per each side for scaling and softening. However, the applicant is choosing to relocate the entrance to the building and valet parking to the 90<sup>th</sup> Street side of the property thus resulting in all of the required trees not being able to be completely located within the applicant's property. Several of the required large trees are provided off-site in the Right-of-Way which the applicant is requesting an encroachment agreement with the Town in order to maintain. However, these areas, trees located in the Right-of-Way, do not count toward the applicant's required trees. Other properties within the same zoning district would be required to meet the requirement on their property.

*(2) The special conditions and circumstances do not result from the actions of the applicant or a prior owner of the property;*

The existing structure was developed under a different code, which is not the result of the applicant. However, as discussed under Variance Criteria (1) the applicant is choosing to make additions and alterations to the building which trigger a loss of the building's non-conforming status and thus the project must meet the requirements of the Town Code.

A. Section 90-82. – (Loading Space Size). The applicant is choosing to expand the non-conforming building so therefore the Code requirement for two loading spaces (12' x 30') is required. Therefore, the request is the result of the applicant.

B. Section 90-91.2. – (Landscape Buffer). The setback on the 90<sup>th</sup> Street side of the property is 10 feet. The Code requires a 10-foot buffer with three trees every 50 linear feet. However, the applicant

is choosing to relocate the entrance to the building and valet parking to the 90<sup>th</sup> Street side of the property thus resulting in the required buffer and trees not being completely located within the applicant's property. Therefore, the request is the result of the applicant.

C. Section 90.93(1b). - (Open Space Trees). One large tree (35 feet) for buildings over 75 feet in height is required per 25 linear feet of the building per each side for scaling and softening. However, the applicant is choosing to relocate the entrance to the building and valet parking to the 90<sup>th</sup> Street side of the property thus resulting in all of the required trees not being able to be completely located within the applicant's property. Therefore, the request is the result of the applicant.

*(3) Literal interpretation of the provisions of the Town Code deprives the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Town Code and results in unnecessary and undue hardship on the applicant;*

The existing structure does not meet current Code requirements for setbacks. The building was found to be Architecturally Significant by the Design Review Board allowing expansion of the building with historic setbacks but not exempting the property from other Code requirements.

*(4) The hardship has not been deliberately or knowingly created or suffered to establish a use or structure which is not otherwise consistent with the Town of Surfside Comprehensive Plan or the Town Code;*

The original structure was built in 1966. It was not deliberately developed to be inconsistent with the Town. It was developed prior to the current Town Code requirements. The proposed project is to add three stories to the existing structure while maintaining the existing setbacks. The hardship has not been deliberately or knowingly created to establish an inconsistent project.

*(5) An applicant's desire or ability to achieve greater financial return or maximum financial return from his property does not constitute hardship;*

The applicant is requesting to add three stories to the existing structure. This will allow renovation as well as additional units. This will result in greater financial return.

*(6) Granting the variance application conveys the same treatment to the applicant as to the owner of other lands, buildings, or structures in the same zoning district;*

The original structure was built in 1966 under different Code provisions which allow for a greater floor area than is permitted by the current Code. Granting of the variances would provide the Applicant with special treatment than other owners of lands, buildings, or structures in the same zoning district.

*(7) The requested variance is the minimum variance that makes possible the reasonable use of the land, building, or structure; and*

The requested variances are not excessive and appear to be the minimum variance needed to accommodate the proposed site plan; however the property can be utilized as is and therefore the variances are a result of the proposed addition.

*(8) The requested variance is in harmony with the general intent and purpose of the Town of Surfside Comprehensive Plan and the Town Code, is not injurious to the neighborhood or otherwise detrimental to the public safety and welfare, is compatible with the neighborhood, and will not substantially diminish or impair property values within the neighborhood.*

The requested variances are generally in harmony with the intent and purpose of the Town of Surfside Comprehensive Plan and the Town Code, however the requests do not meet the Town Code requirements for approval and the variances would be injurious to the neighborhood and potentially detrimental to the public safety and welfare.

**Recommendation:** Denial

# **APPLICATION AND LETTER OF INTENT**

TOWN OF SURFSIDE

MAY 19 4:05 PM



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

**TOWN OF SURFSIDE  
MULTI-FAMILY AND NON-RESIDENTIAL SITE-PLAN APPLICATION**

A complete submittal includes all items on the "Multifamily and Non-Residential 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.

<b>PROJECT INFORMATION</b>	
OWNER'S NAME	Surf House Condominium Association, Inc.
PHONE / FAX	see agent
AGENT'S NAME	Graham Penn
ADDRESS	200 S. Biscayne Blvd., Suite 850 Miami FL 33131
PHONE / FAX	305 377 6229
PROPERTY ADDRESS	8995 Collins Avenue
ZONING CATEGORY	H-120
DESCRIPTION OF PROPOSED WORK	Site plan approval for expansion to existing multi-family building.

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

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

\_\_\_\_\_  
SIGNATURE OF OWNER      5/10/17  
DATE

\_\_\_\_\_  
SIGNATURE OF AGENT      5/19/17  
DATE

Vice President, Surf House  
Condominium Association, Inc.

Town of Surfside – Multi-Family and Non-Residential Site Plan Application

## Affidavit of Ownership

I, Jason Halpern, am over the age of 21 and otherwise am *sui juris*, and being duly sworn, allege and state:

1. I am the Vice President of the Surf House Condominium Association, Inc.
2. Surf House Condominium Association, Inc. (the "Owner") owns the Common Areas of the "Surf House" site identified by Miami Dade County Folio Reference Number 14-2235-022-0001 (the "Property").
3. The Property is located at the northeast and southeast corners of the intersection of 90 Street and Collins Avenue within the Town of Surfside, specifically identified by the address 8995 Collins Avenue.
4. The proposed redevelopment includes an expansion to the existing building and the creation of a new parking structure.

FURTHER AFFIANT SAYETH NAUGHT.

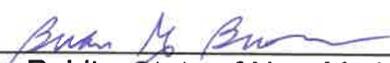
  
\_\_\_\_\_  
Jason Halpern, Vice President of Surf House Condominium Association, Inc.

**STATE OF NEW YORK**

**COUNTY OF KINGS** *Suffolk*

The foregoing instrument was acknowledged before me by Jason Halpern, Vice President of Surf House Condominium Association, Inc., who is personally known to me or has produced *Driver License* as identification.

My commission expires *8/14/18*

  
\_\_\_\_\_  
Notary Public, State of New York

**BRIAN G. BROWN**  
Notary Public, State of New York  
No. 01BR6151227  
Qualified in Suffolk County  
Commission Expires August 14, 20*18*



**BERCOW RADELL FERNANDEZ & LARKIN**  
ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6229  
E-MAIL: gpenn@brzoninglaw.com  
www.brzoninglaw.com

January 8, 2018

**VIA ELECTRONIC MAIL AND HAND DELIVERY**

Sarah Sinatra, AICP  
Town Planner  
Town of Surfside  
9293 Harding Avenue  
Surfside, FL 33154

**Re: Site Plan, Conditional Use Approval for Automated Parking, Variances, and Vehicular and Pedestrian Access Agreement for 8995 Collins Avenue.**

Dear Ms. Sinatra:

Our firm represents Surf House Condominium Association (the "Applicant") in connection with the redevelopment of 8995 Collins Avenue (the "Property"). As you know, the Property is currently developed with the Miami Modern-designed Surf House condominium. The Applicant proposes to expand the building under the terms of the newly adopted "architectural significance" criteria for existing buildings in H-120 zone. Please consider this letter the Applicant's letter of intent in support of its application seeking site plan approval, conditional use approval, variance approvals, and Town approval of an access and improvement agreement to permit right of way improvements in 90th Street. Attached hereto is our Appendix, which includes back up materials to this letter.

The Property. The building was constructed in 1966 and was designed as the Surf House condominium by Robert Jerome Filer Architect in the "International Style," an architectural style that was one of the strains of the "MiMo" - Miami Modern movement. Three sides of the building contain a grid of repetitive window patterns in a structural concrete frame which is expressed on the exterior. The fourth or south facade is practically a blank wall. It appears to have been constructed to anticipate a future adjacent building height of at least the same height and width as 8995 Collins Avenue. Parking for the building has been

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Town Planner  
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located in the basement and across the street on a surface lot. The surface lot is not a part of the instant application.

Recently, the Town's Design Review Board approved the building as the Town's first recognized "architecturally significant" building under the terms of Section 90-33(3). This section of the Town Code allows for expansions to existing buildings in the H-120 zone that rely on historic setbacks. The code does not, however, exempt architecturally significant buildings from landscaping requirements. Because of the constraints of the existing site, including narrow setback areas, full compliance with the Town's landscaping requirements is not possible.

The building has been used as a residential condominium since its original construction. Vehicular access to the building has historically either been from drop off in the travel lane of 90th Street (where the main pedestrian entrance to the building is located) or through Collins Avenue (where the entrance to the underground parking area is located). The building has become surrounded by newer development in recent years - including the larger Surf Club project to the north and a new residential tower under construction at 8955 Collins Avenue to the south.

Proposed Development Plan. The Applicant proposes to develop a condominium hotel development of 55 units on the Property. The plan has been designed to highlight the architecture of the existing building. Tab E attached hereto includes an analysis of the development's consistency with the requirements of Section 90-33(3) of the City's regulations.

Parking/Access. The building will provide a dedicated parking entrance and drop off area along 90th Street, limiting vehicular impacts on Collins Avenue. The 90th Street drop off area will also provide loading space for daily delivery vehicles. Because of site constraints, the main loading area will need to be retained on Collins Avenue, but has been redesigned to limit its impacts by using turfblock and installing extensive landscaping. Because vehicles will be in the loading areas only sporadically, we believe that the proposed design is consistent with the goal of improving the Collins Avenue frontage while still providing the needed loading capacity. The existing curb cut along Collins Avenue is 19'7" in width, which is more than sufficient to accommodate the limited use expected of the loading area but below the Town Code's current requirements of twenty-two (22) feet.

Parking for the site will be provided underneath the building. Parking will be exclusively through a 24-hour valet service. The Applicant is proposing to access the subterranean parking through a car elevator system and provide the

parking using “triple stacker” vehicle lifts. The lifts will be completely subterranean and therefore will create no noise or vibration audible outside of the building.

As noted in the submitted traffic analysis, the parking system will allow for the efficient functioning of the operation and will not result in external impacts.

Parking Conditional Use Approval. As provided by Section 90-77(f), parking lifts are permitted in the Town subject to multiple operational conditions. The Code permits traditional two-vehicle tandem lifts “as of right,” but requires all other parking systems to obtain conditional use approval. The Applicant is proposing to use a stacker system that allows for vertical stacking of three vehicles. Other than accommodating three vehicles, the proposed lifts have the identical function to traditional tandem lifts. The lifts also comply with all of the Town’s codified requirements. The various standards are as follows:

- (1) *A traffic queuing analysis shall be submitted by the owner of the building for parking areas using parking lifts, for review and approval by the Town Manager, to ensure efficient processing times and queue lengths. The number of parking lifts permitted to be counted as required parking spaces shall be determined by the approved queuing analysis; and*

The Applicant has submitted the required traffic analysis.

- (2) *All parking lifts shall be located within a fully enclosed parking garage and shall not be visible from exterior view. No outside parking lifts shall be permitted; and*

All lifts will be located in a subterranean garage structure and will not be visible from the exterior.

- (3) *Parking lifts shall be permitted only when operated by an attendant or a licensed and insured valet parking company on a 24-hour/seven-days-a-week basis, to be confirmed by restrictive covenant to be recorded by the owner/applicant prior to establishment of the use; and*

All parking for the building will be provided via 24-hour valet service.

- (4) *No resident, guest, patron or customer of the building shall be permitted to operate the parking lift. A physical barrier shall be placed in the parking*

*area to prohibit access to the parking lift area by residents, guests, patrons or customers of the building; and*

No physical access to the basement will be available to residents, guests, or patrons.

- (5) *All parking lifts shall be maintained and kept in good working order; and*

The Applicant will be entering into a maintenance agreement with the manufacturer of the lifts prior to installation.

- (6) *The parking lift platform must be sealed and of a sufficient width and length to completely cover the bottom of the vehicle on the platform to prevent dripping liquids or debris onto the vehicle below; and*

The proposed lifts fully comply with this requirement.

- (6) *All lifts must be designed so that power is required to lift the car, but that no power is required to lower the car, in order to ensure that the lift can be lowered and the top vehicle can be accessed in the event of a power outage; and*

The proposed lifts fully comply with this requirement.

- (7) *All parking lifts must be designed to prevent lowering of the lift when a vehicle is parked below the lift; and*

The proposed lifts fully comply with this requirement.

- (8) *Ceiling heights of any parking level with parking lifts shall be a minimum of 14 feet 4 inches and sufficient to accommodate all types of passenger vehicles. Such required height shall be proposed in the traffic queuing study and approved by the town manager. There shall be no beams, plumbing, or sprinklers that lower or otherwise interfere with this clearance across the entire span of the parking space; and*

The height of the parking level meets and exceeds this requirement.

- (10) *Noise and vibration barriers shall be utilized to ensure that surrounding walls decrease sound and vibration emissions outside of the parking garage.*

Noise from the system will be minimized as it will be completely

subterranean.

In sum, the proposed lifts meet all of the Town's requirements for a parking lift system. The location of the lifts below ground will render them invisible and inaudible from neighboring properties and the public right of way. The proposed system will allow for the provision of adequate parking within the constraints of the Property.

Conditional Use Criteria. In addition to the specific requirements for mechanical parking systems, the proposed lifts are consistent with the standard conditional use criteria of Section 90-23.2 as follows:

- (1) *The proposed use shall be consistent with the Comprehensive Plan and the Zoning Code;*

The proposed parking lifts will support a use permitted by both the Town's Comprehensive Plan and Zoning Code.

- (2) *The establishment, maintenance or operation of the proposed use shall not be detrimental to or endanger the public health, safety, or general welfare;*

The proposed lifts will allow for the efficient and safe parking of the building in a manner that will reduce risk to the public by limiting all parking activity to the Property.

- (3) *The proposed use shall be compatible with the community character of the immediate neighborhood. In addition to compatibility 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.*

The proposed lifts, located within the building, will be invisible to other properties or the public.

- (4) *Adequate provisions shall be included for parking and safe traffic movement, both vehicular and pedestrian, both internal to the use and in the area which will serve the use;*

As noted above, the lift and elevator system has been designed to safely and efficiently move vehicles in and out of the building.

- (5) *Adequate measures exist including landscaping or other buffering measures or shall be taken to mitigate any adverse effects of noise, light or other potential nuisances; and*

The impact of the lifts has been mitigated in the best way possible, by locating them underground.

- (6) *The establishment of the conditional use shall not impede the development of surrounding properties for uses permitted in the zoning district.*

The use of parking lifts will in no way limit the development of surrounding properties.

Vehicular and Pedestrian Access Agreement. As noted above, the building has historically had limited vehicular access. Cars were obligated to enter and exit the site from Collins Avenue. That access may have been workable in the mid-1960s but current conditions (and the Town's standards) demand that improved access, including a drop off area and loading space, be provided.

The Applicant has designed a revised vehicular entrance and stacking area along 90th Street. That design should result in a reduction in traffic issues along Collins Avenue and improve pedestrian safety. Because the building was designed with a very limited setback along 90th Street and the Applicant intends to keep that existing building line, designing the drop off area has been complicated. 90th Street may be a low-traffic "dead end" road, but the Applicant understands that queuing of vehicles in the street is unacceptable to the Town. The Applicant therefore proposes that the Town accept a Vehicular and Pedestrian Access Agreement permitting the use of a small (1,288 square foot) sliver of right of way for purposes of vehicle queuing and loading. A draft of the agreement is included in Tab A of the attached Appendix.

Included in Tab A are drawings explaining the proposed agreement. The drawing labeled "Vehicular Access Area" depicts the portion of right of way that the Applicant proposes to utilize, on a non-exclusive basis, for driveways and vehicular stacking. The larger area, depicted on the "Improvement Area" drawing, is the portion of the 90th Street right of way that the Applicant proposes to improve and maintain under the agreement. These improvements include the installation and maintenance of landscaping and pedestrian improvements. Note that the improvements under the agreement are different in scope than the other, off-site, pedestrian improvements discussed below.

We understand that the proposed agreement is a new concept in the Town. Similar agreements are used throughout South Florida. In our experience, these agreements are especially useful in situations such as the instant application, where existing building setbacks do not permit sufficient room to accommodate more modern access standards.

Variances. As noted above, retaining the existing building lines of the architectural significant building has come at some cost to the flexibility of design for the Property. In fact, it has resulted in the need for several technical variances of the Town Code. As shown on the "Variance Summary" (Tab C), the existing building line of the architecturally significant building is simply too close to the northern property line to accommodate the modern loading and landscaping requirements of the Town on the site.

The Applicant has attempted to mitigate the impact of each variance, including by planting trees that cannot "count" for zoning purposes and providing a loading area for daily delivery vehicles that, while effective, does not meet the Town's technical size requirements. All of the required trees are being provided, with trees located both within the Property and in the Improvement Area of the 90th Street right of way.

The Applicant has recognized the following variances:

1. *Sec. 90-82. - Off-street loading requirements.*

Two spaces are required for a condo/hotel. One full size space is provided; a second provided space does not meet the Town's size requirements.

As noted above, the Applicant has included one very large space that will allow for "move in" and garbage pick-up, and one daily delivery space. The daily delivery space is sized at 9' by 25' and does not meet the Town's size requirements. That space is further partially located within the Vehicular Access Area, hence the need for the requested variance.

2. *90-91.2 Required buffer landscaping adjacent to streets and abutting properties.*

Three trees are required for each 50 linear feet under the terms of Section 90-91.2. Because of the narrowness of the setback of the building footprint, there is simply not enough planting room for all of the required trees along 90th Street within the Property. The Applicant is proposing to provide all three of the required trees, using both the Property and portions of the

Improvement Area. Therefore, the benefits of the required tree planting to the public will still be provided.

A minimum ten-foot-wide landscape strip is also required, not including overhands or awnings around all the buildings. There is simply not enough room to fit the full ten-foot-wide strip along the 90th Street property line while still providing for access to the building. The Applicant will still be providing more than sufficient open space in the design and the Improvement Area is proposed to be developed in a manner to include the full buffer.

3. *Sec. 90-93. - Open Space*

*One large (35' foot )tree per 25 linear feet of each building on all sides for scaling and softening.*

There is simply not enough room to fit all of these large required trees on the Property in a manner that will allow the trees to reach their natural size. The Applicant is proposing to provide all eight of the required trees, using both the Property and the Improvement Area.

Variance Standards. Section 90-36(8) of the Town Code provides that variances may be approved based on a showing that:

- a. *Special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district;*

All of the requested variances are created by the need to accommodate a modern development on a narrow site while still complying with the spirit of Section 90-33. Development of the Property under both the architecturally significant building regulations and the Town's modern zoning requirements is essentially impossible without the modest variances requested herein.

- b. *The special conditions and circumstances do not result from the actions of the applicant or a prior owner of the property;*

The special conditions and circumstances presented here are due to the confluence of several factors - the size of the Property, the existing development on the site, the terms of Section 90-33 as applied to architecturally significant buildings, and the Town's current

regulations.

- c. *Literal interpretation of the provisions of the zoning code deprives the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the zoning code and results in unnecessary and undue hardship on the applicant;*

See below for full discussion of the hardship issue.

- d. *The hardship has not been deliberately or knowingly created or suffered to establish a use or structure which is not otherwise consistent with the town comprehensive plan or the zoning code;*

As noted above, the hardship at issue here was not created by the Applicant; it was further not knowingly created by the Town. The proposed use of the Property will be consistent with the comprehensive plan and all other requirements of the zoning code.

- e. *An applicant's desire or ability to achieve greater financial return or maximum financial return from his property does not constitute hardship;*

The hardship created in the instant application is not economic.

- f. *Granting the variance application conveys the same treatment to the applicant as to the owner of other lands, buildings, or structures in the same zoning district;*

The approval of the requested variances will allow the Property to be developed in the same manner as similarly-situated parcels in the H-120 zone. The Applicant is not obtaining a special benefit.

- g. *The requested variance is the minimum variance that makes possible the reasonable use of the land, building, or structure; and*

Development of the Property under the terms of Section 90-33 would simply be impossible without the requested variances.

- h. *The requested variance is in harmony with the general intent and purpose of the town comprehensive plan and the zoning code, is not injurious to the neighborhood or otherwise detrimental to the public safety and welfare, is compatible with the neighborhood, and will not substantially diminish or*

*impair property values within the neighborhood.*

As explained above, the proposed variances would not lead to the “real world” reduction in open space, loading capacity, or landscaping. The requested variances will therefore create no negative impact on the public interest and will allow for development that is in harmony with the surrounding neighborhood.

Undue Hardship. When reviewing the hardship issue in this case, it is important to remember that this site is in a unique circumstance. Not only is the site unusually narrow, it is developed with a building that the Town has deemed to be architecturally significant. Under the terms of Section 90-33 of the Town’s regulations, the Applicant may retain the existing building lines of the structure. Unfortunately, Section 90-33 does not exempt the Applicant from the Town’s modern landscaping or loading requirements, both of which are very different from the standards in place when the existing building was designed and constructed. As explained above, there is simply not enough room between the existing northern building line of the structure and the northern property line to fully accommodate all of the trees and a second full size loading space.

The conclusion that this site and application represent a hardship that can support the requested minor variances is consistent with other major examples in variance law. Courts have also concluded that the unique limitations on parcels imposed by historic preservation regulations can support a finding of undue hardship. In the seminal case of United Unions Inc. v. District of Columbia Board of Zoning Adjustment, the District of Columbia Court of Appeals concluded that the historic nature of a property and/or the structures on the property may alone create a hardship upon which a variance may properly be supported. 554 A.2d 313 (D.C. Appeals 1989).

The United Unions case centered on a development application filed for an expansion to the Corcoran Gallery of Art, a designated historical landmark in the District of Columbia. In order to augment the Gallery’s revenues, the Trustees of the Corcoran filed an application to develop a new seven-story office addition to the building on adjacent vacant land. The development of the new addition necessitated the approval of variances. In reviewing a challenge to the variance approval filed by adjacent property owners, the United Unions court held that the fact that the Corcoran Gallery was a historic structure created special conditions that supported the finding that unnecessary hardship would be created by the failure to grant the variances.

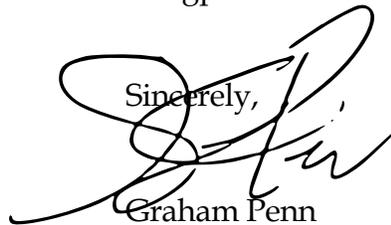
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The instant application presents an analogous situation to the example cited above. The requested variances have been necessitated by the Town's determination that the existing building lines should be maintained in order to encourage the adaptive redevelopment of a building that has architectural value to the Town. Development within the existing building lines simply does not leave sufficient room for the trees and loading space on the Property. In order for Section 90-33 to have any reasonable application on the Property, these minor variances will be needed.

Green Building. As contemplated by Section 90-33 of the City's regulations, the proposed redevelopment is being designed to meet the requirements of the "Florida Green High-Rise Residential Building Standard." The Applicant's worksheet is attached as Tab D.

Additional Off-Site Improvements. The Applicant has been in active discussions with the Town administration regarding a package of potential off-site improvements. As you know, 90th Street has the potential to provide a superior pedestrian access way to and from the beach. The Applicant is committing to assist by installing additional public amenities and pedestrian improvements from Harding Avenue east to the beach. The current plan for these improvements is included in Tab B. Note that these improvements are not duplicative of the landscaping and pedestrian improvements proposed for the Improvement Area defined in the Vehicular and Pedestrian Access Agreement.

Conclusion. We look forward to your review. If you have any questions or concerns regarding this letter, please do not hesitate to phone my direct line at (305) 377-6229 or send me an email at [gpenn@brzoninglaw.com](mailto:gpenn@brzoninglaw.com).

Sincerely,  
  
Graham Penn

**Draft Conditions of Approval for Parking System – 8995 Collins**

- 1. The building owner or condominium association must maintain a service contract with the manufacturer or manufacturer-approved service company at all times to ensure continued operation of the lifts and car elevator. Proof of the service contract must be provided to the Town annually.**
- 2. The parking system must be staffed by the number of personnel of a licensed and insured valet parking company adequate to accommodate demand at all times. Proof of the valet service contract must be provided to the Town annually.**
- 3. Maintenance on the car elevator or lifts shall take not place between 7:00 AM and 7:00 PM on weekdays and between 9:00 AM and 7:00 PM on Saturdays and Sundays.**
- 4. The Applicant shall store replacement mechanical parts for the elevator system on the Property and shall retain a contract with an elevator repair company ensuring 24/7 service. Proof of the elevator service contract must be provided to the Town annually.**
- 5. Within 90 days of the sale and/or lease of all of the units in the renovated building, the applicant shall provide the Manager with a report on the functioning of the parking system. If the report determines that the system is causing unacceptable negative impact on the safety of pedestrians and/or the reasonable flow of traffic on 90<sup>th</sup> Street because of the queuing of vehicles entering or exiting the system, the applicant shall be required to undertake modifications to the system or staffing to resolve the issue. These modifications may include the utilization of the existing parking lot at the NW corner of Collins Avenue and 90<sup>th</sup> Street for additional vehicular queuing. If the Town Manager determines, after reviewing the report, that no excessive vehicular queuing is occurring at the time of the report, no further reports will be required.**
- 6. All mechanical parking lifts and/or the car elevator must be maintained and kept in good working order and must be inspected by a licensed mechanical engineer at least once annually.**



**APPENDIX TO LETTER OF INTENT FOR 8995  
COLLINS AVENUE**

**MATERIAL**

**TAB**

Draft Vehicular and Pedestrian Access Agreement  
and Exhibits

A

Additional Proposed Off-Site Improvements

B

Variance Summary

C

Draft Florida Green Checklist for Development

D

Analysis for Architectural Significance

E

A

**VEHICULAR AND PEDESTRIAN ACCESS AGREEMENT**

**THIS AGREEMENT**, made on this \_\_\_ day of \_\_\_\_\_, 2018, between the Town of Surfside (the “Town”) and the Surf House Condominium Association, Inc. (the “Owner”).

**WITNESSETH**

**WHEREAS**, the Owner is the owner of the common areas of the Surf House Condominium residential property (the “Property”) located at 8995 Collins Avenue, Surfside, Florida, which is legally described in Exhibit “A” attached hereto and abuts the 90 Street right of way; and

**WHEREAS**, the Owner has proposed to develop vehicular and pedestrian access improvements, as well as landscaping, within a portion of the right of way of 90<sup>th</sup> Street (the “Improvement Area”) depicted in Exhibit “B” hereto; and

**WHEREAS**, the Owner has proposed to utilize a portion of the Improvement Area, described as the “Vehicular Access Area” and depicted on Exhibit “C” hereto, for non-exclusive vehicular and pedestrian access to the Property and for loading purposes; and

**WHEREAS**, at its regular meeting on \_\_\_\_\_, 2018, the Mayor and Town Commission approved Resolution No. 2018-XXXX granting a Revocable Permit to Owner to retain the aforesaid improvements on the Town property; said Resolution attached and incorporated as Exhibit “C” hereto; and

**WHEREAS**, the Owner and the Town desire to memorialize the Owner’s commitments to install and maintain the improvements within the Improvement Area; and

**WHEREAS**, the Owner and the Town desire to memorialize the terms under which the improvements within the Vehicular Access Area will be required to be removed; and

**WHEREAS**, the Town, for and in consideration of the restrictions and covenants herein contained, hereby permits the use of the Vehicular Access Area as described herein.

**NOW THEREFORE**, Town and Owner, in consideration of the mutual covenants and agreements herein contained, agree as follows:

#### ARTICLE I

##### IMPROVEMENTS BY OWNER IN IMPROVEMENT AREA

Subject to the issuance of the appropriate approvals from all responsible government agencies, the Owner shall install the following improvements within the Improvement Area:

1. Lighting;
2. Landscaping;
3. Pedestrian sidewalk;
4. Town-approved street signage, directional signage, beach access signage, and similar signs (excluding private signage); and
5. Vehicular drives and loading as described in Article II.

The Owner shall have sole responsibility for obtaining all regulatory approvals, permits or licenses required for the placement of the improvements upon the Improvement Area. The improvements shall be installed and open for use prior to the issuance of a certificate of occupancy for the first new residential unit on the Property.

## ARTICLE II

### USE OF VEHICULAR ACCESS AREA BY OWNER/ IMPROVEMENTS

Subject to the issuance of the appropriate approvals from all responsible government agencies, the Owner shall use that portion of the Improvement Area designated as the Vehicular Access Area for the installation, maintenance, and construction of vehicular drop-off areas, drives, and a single loading space as depicted on Exhibit "C." These improvements shall serve the Property.

No other Improvements(s) of any kind shall be made to the Vehicular Access Area without the prior written consent of the Town. Parking for the Property shall be served by valet at all times. At no time will vehicles be permitted to block public pedestrian access. No vehicles from the Property will be permitted to park on any portion of the Improvement Area outside of the Vehicular Access Area. The vehicular drop off areas and drive installed by the Owner shall be removed from the Improvement Area at the expiration or termination of this Agreement. Removal by the Town of the improvements serving the Property made by the Owner or portions thereof shall be at the sole expense of the Owner and governed by Article IX hereunder.

## ARTICLE III

### CONDITION OF PREMISES AND MAINTENANCE

The Owner, at its own expense, shall cause the improvements within the Improvement Area to be in a state of good condition from the date of the installation of the improvements. The Owner shall maintain and keep the improvements and the Improvement Area in a safe, clean condition, free of refuse and debris. Determination of the condition of the improvements and of the Improvement Area shall be made by the Town.

## ARTICLE IV

### INDEMNIFICATION

Owner agrees that it will indemnify, hold and save the Town, their officers, agents, contractors and employees whole and harmless and at Town's option defend same, from and against all claims, demands, actions, damages, loss, cost, liabilities, expenses and judgments of any nature recovered from or asserted against Town on account of injury or damage to person or property to the extent that any such damage or injury may be incident to, arise out of, or be caused, either proximately or remotely, wholly or in part, by any act, omission, negligence or misconduct on the part of Owner or any of its agents, servants, employees, contractors, guests, licensees or invitees or of any other person entering upon the Improvement Area used hereunder with the express or implied invitation or permission of Owner, or when any such injury or damage is the result, proximate or remote, of the violation by Owner or any of its agents, servants, employees, contractors, guests, licensees or invitees of any law, ordinance or governmental order of any kind, or when any such injury or damage may in any other way arise from or out of the use by Owner, its agents, servants, employees, contractors, patrons, guests, licensees or invitees of the Improvement Area used hereunder, or arises out of any action challenging the granting or legality of the Town's Revocable Permit. Owner covenants and agrees that in case Town shall be made party to any litigation against Owner, or in any litigation commenced by party against any party other than Owner, it shall and will pay all costs and expenses, including reasonable attorney's fees and court costs, incurred by or imposed upon Town by virtue of any such litigation, including appeals.

#### ARTICLE V

##### NO LIABILITY FOR PERSONAL PROPERTY

All personal property placed or moved on the Improvement Area shall be at the risk of the Owner or the owner thereof. The Town shall not be liable to the Owner or owner for any damage to said personal property.

#### ARTICLE VI

TOWN'S RIGHT OF ENTRY

The Town or any of its agents, shall have the right to enter upon the Improvement Area at any time for the purpose of inspecting the Improvements and/or the Improvement Area, or to gain access to or repair any utilities located within any Town easement. Such right of entry shall, likewise, exist for the purpose of removing structures, improvements, alterations or landscaping that do not conform to this Agreement. Any removal of the above, or damage to the allowed improvements made by the Town and necessitated by the Owner's use of said Improvement Area, shall be at the sole expense of the Owner. Further, the Town shall not be responsible for the restoration of the Improvement Area, its fixtures, fences, walls, or landscaping, in the event such are damaged or removed by the Town in order to inspect, repair or gain access to its utilities located on the land which is the subject of this Agreement. Additionally, any expenses incurred by the Town, but not paid by the Owner, in removing such improvements or landscaping shall become a lien upon the Property, which may be foreclosed within one year of its filing.

ARTICLE VII

NOTICES

All written notices transmitted between Town and Owner shall be addressed to:

**To Owner:** Surf House Condominium Association, Inc.  
Attn: President  
8995 Collins Avenue  
Surfside, FL 33154

**with copies to:**

**To Town:** Town of Surfside  
Attn: Town Manager  
9293 Harding Avenue  
Surfside, FL 33154  
(305) 861-4863 - telephone  
(305) 861-1302 - facsimile

**with copies to:** Town of Surfside  
Attn: Town Attorney  
9293 Harding Avenue  
Surfside, FL 33154  
(305) 861-4863 - telephone  
(305) 861-1302 - facsimile

All notices mailed to either party shall be deemed to be sufficiently transmitted if sent by certified mail, return receipt requested and shall constitute sufficient notice to the Town to comply with the terms of this Agreement.

ARTICLE VIII  
RECORDING AND TERM

This Agreement shall be recorded in the Public Records of Miami-Dade County, Florida, at the cost of the Owner. The Agreement shall remain in full force and effect and shall be binding upon the parties, their successors in interest and assigns for an initial period of thirty (30) years from the date this instrument is recorded in the public records, and shall be automatically extended for successive periods of ten (10) years, unless modified, amended or released prior to the expiration thereof.

ARTICLE IX  
TERMINATION

The Owner's use of the Vehicular Access Area will terminate upon the earliest of the following:

1. The Town Council determines, after a public hearing, that the Owner's use of the Vehicular Access Area is causing an unacceptable negative impact on the safety of pedestrians and/or the reasonable flow of traffic on 90<sup>th</sup> Street.

2. The Town Council determines, after a public hearing, that the Owner is in breach of the maintenance requirements of Article III of this Agreement.
3. The Owner notifies the Town that, due to changes in the use or development of the Property, that the Vehicular Access Area is no longer necessary for the appropriate functioning of the Property. The Owner shall provide evidence to the satisfaction of the Town Manager that the Property can be properly and safely accessed without the encroachment.

Prior to setting a public hearing on termination, the Town shall give written notice of any alleged default to the Owner. The Owner shall have a period of thirty (30) days following receipt of such notice in which to remedy the default (or such longer time as may be necessary and reasonable, provided the Owner shall have commenced a cure within said thirty (30) day period and is diligently and continuously prosecuting same to completion).

#### ARTICLE X

##### SURRENDER OF PREMISES

At the termination of this Agreement, the Owner shall, without demand, quietly and peaceably deliver possession of the Vehicular Access Area free of any walls, fences or other like fixtures or Improvements. The Owner shall be responsible for the expenses of putting the Vehicular Access Area in said condition. If said Premises are not in such condition, at the expiration or cancellation of this Agreement, the Owner hereby agrees that the Town shall have the right to restore the Vehicular Access Area to such condition. The Owner agrees to reimburse the Town for all such expenses within thirty (30) days of mailing of a statement to the Owner at the address indicated in Article VII. If not so paid, the expenses incurred by the Town in so doing shall become a lien upon the Owner's abutting property and/or leasehold and may be foreclosed within one year from the filing of such a lien, or the Town, at its option, may seek such other remedies as may be allowable by law. Upon the termination of the Agreement and the restoration of the Vehicular Access Area, the Owner shall have no further obligations under this

Agreement, including, but not limited to, the maintenance of any improvements in the Improvement Area.

IN WITNESS WHEREOF, the parties have hereunto executed this Agreement for the purposes herein expressed the day and year first above written.

ATTEST:

TOWN OF SURFSIDE

\_\_\_\_\_  
Sandra Novoa, Town Clerk

\_\_\_\_\_  
Daniel Dietch, Mayor

OWNER

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Print Name

## EXHIBIT A

### Legal Description – Residential Tract

Lots 1 and 2, Block 1-A of the Second Amended Plat of Normandy Beach Subdivision, Plat Book 16, Page 44 of the Official Records of Miami-Dade County, Florida

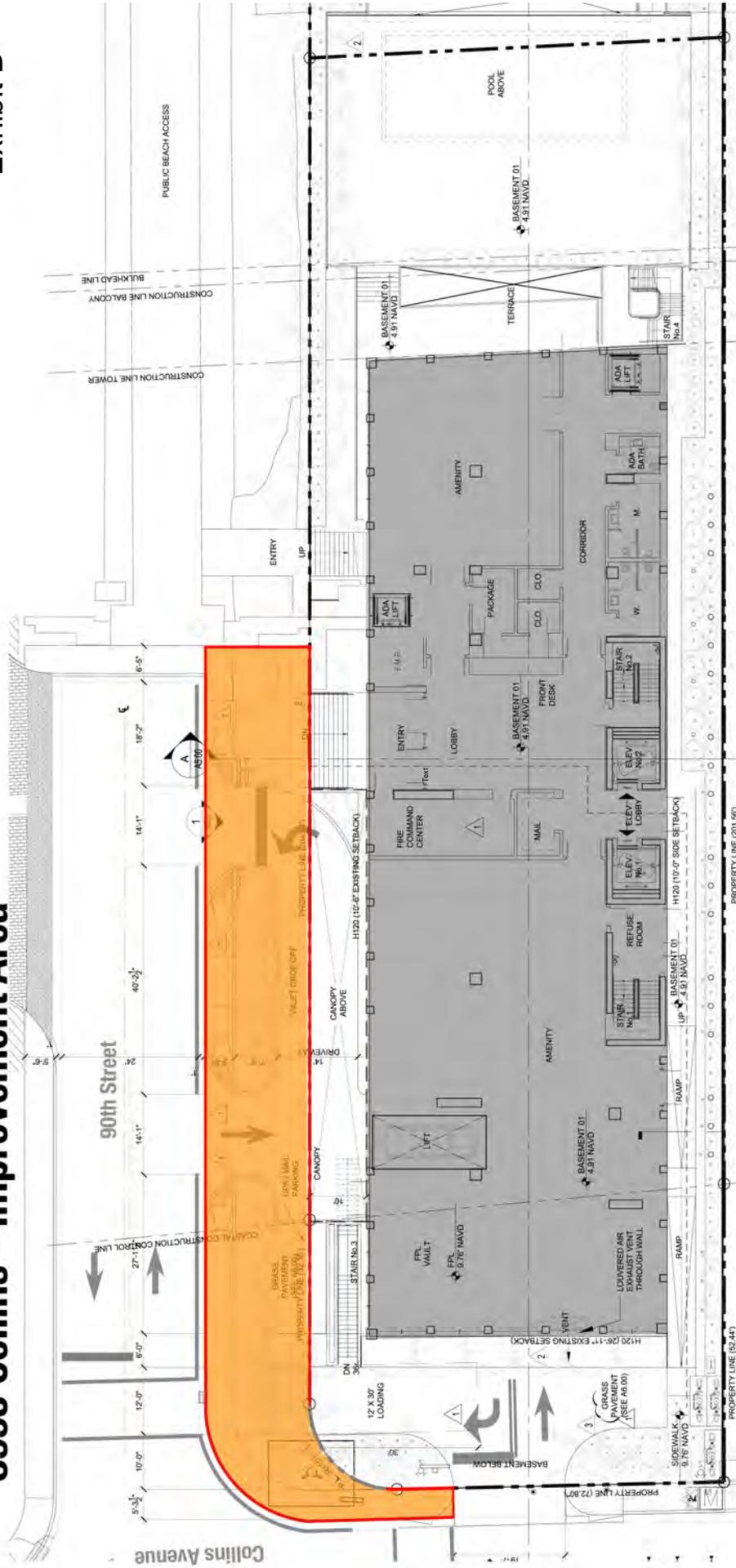
AND

A Parcel of land lying Easterly of and adjacent to Lots 1 and 2, Block 1-A, SECOND AMENDED PLAT OF NORMANDY BEACH, according to the plat thereof recorded in Plat Book 16, Page 44 of the Public Records of Miami-Dade County, Florida and Westerly of the Erosion Control Line as shown on the “Erosion Control Line” according to the plat thereof as recorded in Plat Book 105 at Page 62 of the Public Records of Miami Dade County, more particularly described as follows:

Begin at Northeast Corner of said Lot 1 and 2, thence run North  $86^{\circ}50'51''$  East along the Easterly extension of the North Line of said Lots 1 and 2 for a distance of 93.90 feet to a point on the Erosion Control Line as shown on said Plat Book 105 at Page 62; thence run South  $05^{\circ}37'30''$  East, along said Erosion Control Line, for a distance of 72.83 feet to a point on the Easterly extension of the South line of said Lots 1 and 2; thence run South  $86^{\circ}50'51''$  West, along the aforesaid Easterly extension of said Lots 1 and 2, for a distance of 93.40 feet to the Southeast corner of said Lots 1 and 2; thence run North  $06^{\circ}00'58''$  West, along the Easterly line of said Lots 1 and 2, for a distance of 72.85 feet to the Point of Beginning.

# 8995 Collins - Improvement Area

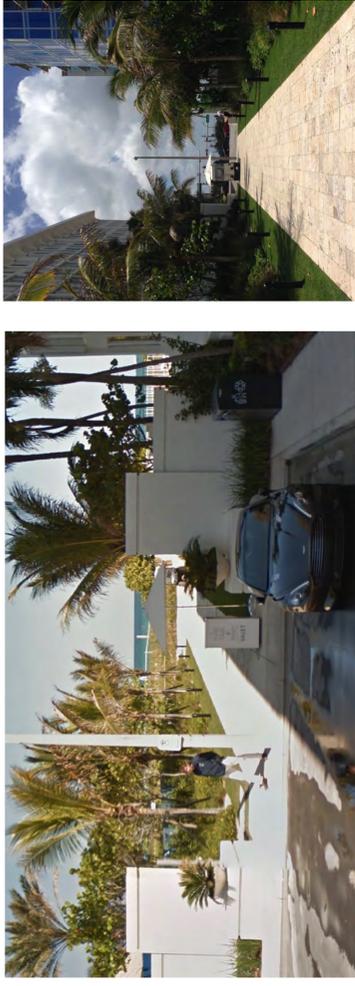
## Exhibit B





**B**

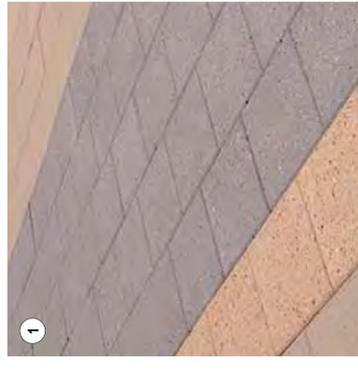
EXISTING CONDITIONS



EXISTING STREET

EXISTING STONE PATH

PROPOSED ELEMENTS



1 ENHANCED STREET WITH DECORATIVE PAVING TO MATCH FOUR SEASONS



2 DRAMATIC WELCOME FEATURE WALL



3 BENCH



4 BIKE RACK



5 NATIVE WILDFLOWER GARDEN TO REPLACE EXISTING TURF



6 SHOWER

D

5

4

3

2

1

REVISIONS / SUBMISSIONS	
ID	Date Description

1569

8995 COLLINS AVENUE  
CONDO HOTEL  
8995 COLLINS AVENUE  
TOWN OF SURFSIDE, FLORIDA

90TH ST & BEACHWALK  
IMPROVEMENTS

SURFHOUSE  
OCEAN VIEWS, LLC  
184 KENT AVENUE BROOKLYN,  
NEW YORK 11211  
TEL: 212-687-3444  
FAX: 212-883-8267

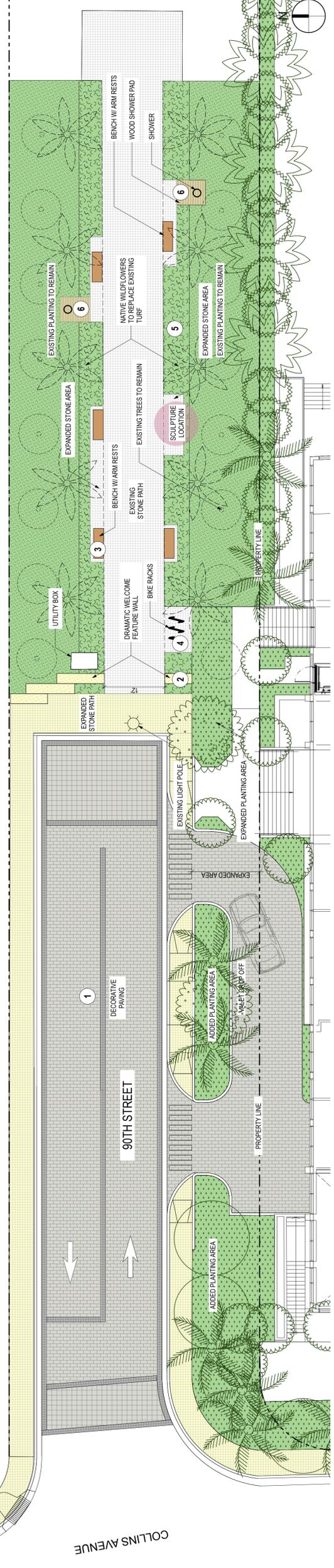
URBAN ROBOT LLC  
A42802780 028001534 LC28000510

ARCHITECTURE  
INTERIOR DESIGN  
PLANNING  
AIA ASID NCARB  
2915 Biscayne Boulevard  
Suite 200  
Miami, Florida 33137  
O: 305.573.1818  
F: 305.573.3766  
WWW.KOBKARP.COM



DRAWN BY: DR - RU  
CHECKED BY: JV  
DATE: 10-30-2017

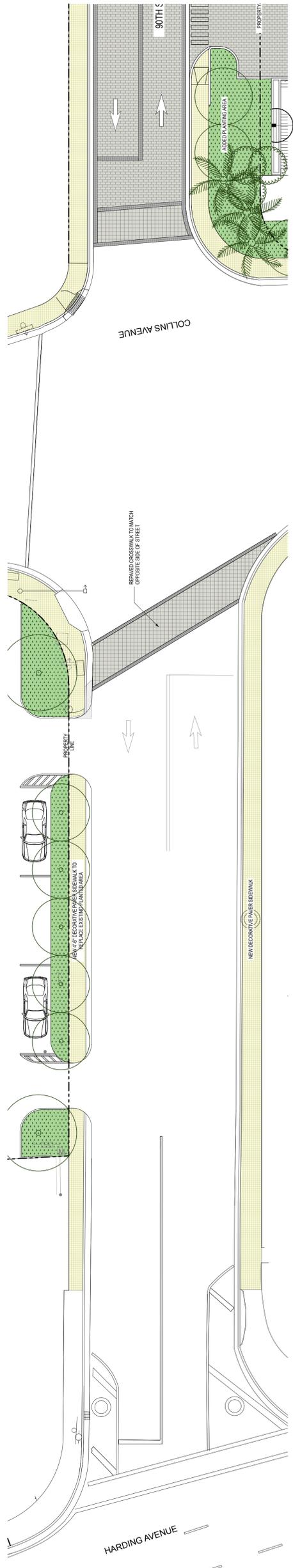
L001



1 BEACH WALK IMPROVEMENTS  
SCALE: 3/32" = 1'-0"

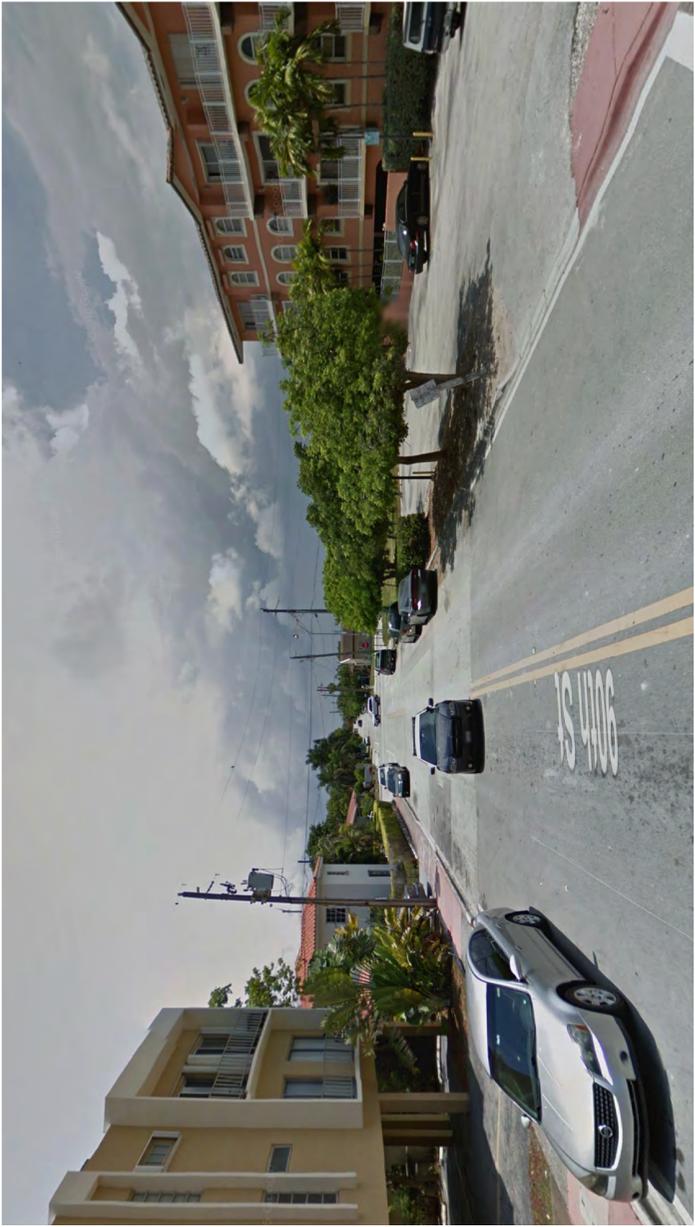


1 90TH STREET IMPROVEMENTS  
SCALE: 3/32" = 1'-0"



B

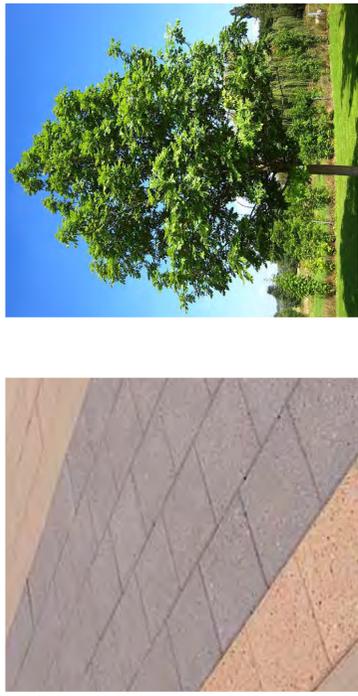
PROPOSED ENHANCEMENTS



C



C



D

D



ARCHITECTURE  
 INTERIOR DESIGN  
 PLANNING  
 AIA ASID NCARB  
 2915 Biscayne Boulevard  
 Suite 200  
 Miami, Florida 33137  
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 WWW.KOBKARP.COM

DR - RU  
 CHECKED BY: JV  
 DATE: 10-30-2017

L002

URBAN ROBOT LLC  
 A42802780 02801534 LC2800510

SURFHOUSE  
 OCEAN VIEWS, LLC  
 184 KENT AVENUE BROOKLYN,  
 NEW YORK 11211  
 TEL: 212-687-3444  
 FAX: 212-883-8267

8995 COLLINS AVENUE  
 CONDO HOTEL  
 8995 COLLINS AVENUE  
 TOWN OF SURFSIDE, FLORIDA

90TH STREET IMPROVEMENTS

15669

REVISIONS / SUBMISSIONS	
ID	Date Description

URBAN ROBOT LLC  
 1775 N. WINDYBROOK DR  
 TRENKLE APT 1775 TRENKLE 1775  
 MIAMI BEACH, FL 33139

C



D

# Florida Green High-Rise Residential Building Standard

Version 2: Revised 6/7/2016

## Final Application Form

### Project Information

Project Name: \_\_\_\_\_

Address: \_\_\_\_\_

City & Zip: \_\_\_\_\_

County: \_\_\_\_\_

Size (SF): \_\_\_\_\_

Project Description: \_\_\_\_\_

### Building Owner Contact Information

Name: \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_

City / Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

### Designated Professional Contact Information

Name: \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_

City / Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

Total Fee Due: \$5,000

Deposit Paid: \_\_\_\_\_

Amount Due: \$5,000

Refer to "Instructions" tab for Application Fees

Balance Due Must Be Submitted with Final Application.

## Project Point Summary

Minimum Points to Qualify (may be over 100 if a category minimum is missed) Currently this project needs

101

Please refer to Standards Documents and Green Commercial Reference Guide for additional information.

Category	Your Score	Required Min
Category 1: Project Management	10	5 Points
Category 2: Energy	35	15 Points (75 point max)
Category 3: Water	23	10 Points
Category 4: Site	24	5 Points
Category 5: Health	34	10 Points
Category 6: Materials	4	5 Points
Category 7: Disaster Mitigation	6	2 Points
<b>Total:</b>	<b>136</b>	

Total Needed:

101

## Certification Level

**Silver**

To Qualify your project must



<b>PROJECT NAME:</b>			
<b>CURRENT PROJECT SCORE</b>			
Total Standard Credits	TOTAL AWARDED	Total Achieved	Additional Credits Possible
382	136	101	48
<b>TOTAL NEEDED FOR CERTIFICATION</b>			
101			

<b>PROJECT MANAGEMENT (Required Category Minimum 5)</b>			
TOTAL AVAILABLE	AWARDED	ACHIEVED	POSSIBLE
37	10	10	NA
Points Below Category Minimum			
<b>PROJECT MANAGEMENT PREREQUISITES</b>		<b>REQUIREMENTS</b>	<b>SUBMITTAL</b>
PM P1	Required	Green Project Meeting/Charrette	Owner and project team decision makers must participate in a 4-hour green design charrette where an FGBC Designated Professional details each line item and requirements of the FGBC High Rise Residential Building Standard Checklist. The training must be project specific; general green education courses do not comply.
PM P2	Required	Green Designated Professional	The project team includes a certified FGBC Green Designated Professional.
<b>CREDITS</b>			
<b>PM 1</b>			
PM 1.1	2	Comprehensive Design Charrette/Design Team Training	Owner and design team decision makers must participate in an 8-hour green project training no later than the design development phase of the project. Attendees must include a participant from all disciplines currently under contract for the project.
PM 1.2	2	Construction Team Training	Owner, design team representatives, general contractor, and subs currently under contract for the project participate in a minimum of 2-hours of green project training is administered prior to work on the jobsite. A minimum of the subcontractors associated with the following activities must be trained prior to commencing work on the site: General Contractor, MEP, HVAC, irrigation, and interior finishes.
PM 1.3	1	Staff Training	Operational staff, including facility manager, leasing agent, sales staff, or any individual that works over 20 hours a week in a capacity managing or maintaining the building must attend a 2-hour green training. Training must include an explanation of the certification, criteria pursued/achieved, and information regarding green operation and maintenance of the building.
			Provide copy of the meeting agenda, outline of notes, dated sign in sheet, and a copy of the FGBC Checklist that resulted from the Charrette
			Copy of FGBC Green Designated Professional Certificate.
			Provide copy of the training outline and dated sign-in sheet
			Provide copy of the training outline and dated sign in sheet
			Provide copy of the training outline and dated sign in sheet
			JMH - Emir became certified professional
			JMH to send all design team to a course
			GC/Sub Requirement
			JMH to have building engineer and sales team to have 2-hour training

PM 1.4	1			Homeowner Training	Provide homeowner with "green maintenance" training lasting at least 1 hour. Builder must have an established procedure and the training completed by a knowledgeable jobsite superintendent, sales representative, customer service individual, or other appropriate individual. The training may be any combination of office instructions or home walk-through with hands-on training.	Provide a copy of the training outline and bio of the approved trainers.	
PM 1.5	1			Green Website	Provide information on the project website regarding the FGBC green certification of the project, a link to the project score sheet, information on green operation and maintenance for homeowners, and helpful links for homeowners regarding FGBC, energy efficiency, water efficiency, and healthy homes.	Provide the web address and copies of the content.	
PM 2	5	5		Building Information Modeling 1 point for Architect 3 points for Architect, Structural and MEP 5 points for Architect, MEP, Contractor, Mechanical, Electrical, Plumbing, and Fire Subs	Design team and construction teams use BIM process to optimize the efficiencies related to design, estimating, materials ordering, and construction.	Renderings and report summaries from BIM software	GC Requirement
PM 3	5			Cost-Benefit Analysis	FGBC project team member shall document the cost impact of each energy and water credit the project is pursuing for certification. Analysis shall include a minimum of two building alternatives considered to achieve the credit, the cost associated with each alternative and calculated annual kWh, gallons of water, and cost savings.	The project must submit a copy of the FGBC Checklist from: 1. The team kickoff meeting 2. 100% Construction Document Phase 3. Final FGBC Submittal Include assumptions regarding interest rates, life of materials, and any other assumptions made for the analysis. A short narrative must accompany each credit explaining the options reviewed, environmental benefits, and reasoning for final selection for inclusion in the project.	
PM 4	20	10		Small Unit Credit 10 points for weighted average < 1500 SF 15 points for weighted average < 1200 SF 20 points for weighted average < 900 SF	Design and construct small units. Points are awarded based on the weighted average unit size for the project.	Architectural drawings showing floorplans and units, a list of the types of units, square footage of the units, and a weighted average calculation.	

**ENERGY (Required Category Minimum 15, Allowed Category Maximum 75)**

<b>TOTAL AVAILABLE</b>	<b>120</b>	<b>AWARDED</b>	<b>35</b>	<b>ACHIEVED</b>	<b>4</b>	<b>POSSIBLE</b>	<b>NA</b>
Points Below Category Minimum							

<b>ENERGY</b>	<b>CREDIT</b>			<b>REQUIREMENTS</b>				<b>SUBMITTAL</b>				<b>DESIGNATED PROFESSIONAL COMMENTS</b>			
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<b>PREREQUISITES</b>															
EP1	Required							OPR	Owner designated representative must develop a list of owner project requirements related to each of the categories of the high-rise standard. The OPR should indicate minimum goals for each category and any specific credits the Owner wishes to target.	Submit a narrative explaining the OPR for the project.	JMH to generate as per FES's review				
EP2	Required							BOD	Design team representatives develop and document how the design will achieve the Owner Project Requirements. The basis of Design should include specifically how the performance desires of the Owner will be achieved by the proposed design.	The design team must submit a narrative that explains how their design decisions support the Owner project requirements.	FES to contribute to the narrative				

E P3	Required				Testing and Balancing	Mechanical Electrical Plumbing (MEP) Engineering Firm works with the Architect or design team leader to verify field installed equipment meet OPR, BOD and is installed and operating correctly. Testing and verification must include all commercial and common areas, amenity areas, and a minimum of one of each distinctive residential unit type. The Testing and verification shall include, at a minimum, Heating, Ventilation, Air Conditioning and Refrigeration (HVAC&R) systems & controls, lighting systems and controls, renewable energy systems, hot water system, and flow rate verification.	Requires that all building HVAC&R systems be free of CFC's and Halons	Copy of the testing and balancing report	FES to review 7/B reports as created and submitted by other parties	
E P4	Required				CFC Reduction in HVAC Equipment			Mechanical engineer will submit a signed letter declaring that the building's new HVAC&R systems do not use CFC-based refrigerants and a mechanical schedule showing HVAC equipment	FES - easily achievable	
<b>CREDITS</b>										
<b>E1</b>										
<b>Performance Improvement</b>										
E 1.1	60	2			Energy Performance Improvement 2 point for each percent lower than code	The designed building will receive credit for energy performance that is more efficient than the current Florida Energy Code. Refer to the Florida Energy Code Calculations and their provided summary comparing the baseline and design buildings.		A copy of the Florida Energy Code calculations and input summary	FES states that level of achievement depends on glass type	
E 1.2	1	1			Pump Motors	All three phase pump motors 1 horsepower or larger shall meet or exceed efficiency standards for NEMA Premium™ 3 motors. Note: Motors that are packaged as an integral component of mechanical equipment, fire pump motors, and booster pump motors are exempt from this requirement		Plumbing plans highlighting location of pumps, cut sheets and photos of complying pumps	FES will need to consult with fan and heat pump mfg	
E 1.3	2	2			Lighting Power Density 0.8W/sf for Individual Units	Design the installed lighting in each unit such that the total Watt per square foot does not exceed 0.8.		Electrical plans showing fixture location and type, summary of the units, total Watts and square feet with	TJH LED use. Lighting designer to determine based on FES review	
E 1.3.1	2	2						Florida Building Commission approved Energy Code printout, signed by lighting designer or MEP with lighting power densities.	TJH LED use. Lighting designer to determine based on FES review	
E 1.3.2	3	3			For Entire Building	Design the installed lighting for the conditioned spaces of the building, to include conditioned spaces (common areas and private residences) such that the total Watt per square foot does not exceed 0.8				
<b>E2</b>										
<b>Prescriptive Energy Features</b>										
E 2.1	1	1			Energy Star Refrigerator	Install Energy Star qualified Refrigerators in each unit		Copy of the appliance package approved submittal, cut sheet identifying model number and photo of installed appliance	TJH	
E 2.2	1	1			Energy Star Dishwasher	Install Energy Star qualifying dishwashers in each unit		Copy of the appliance package approved submittal, cut sheet identifying model number and photo of installed appliance	TJH	
E 2.3	1	1			Energy Star Clothes Washer	Install Energy Star qualifying clothes washers in each unit		Copy of the appliance package approved submittal, cut sheet identifying model number and photo of installed appliance	TJH	
E 2.4	1				Energy Star Ceiling Fans	Install Energy Star qualified ceiling fans located in the main living area and each bedroom of each unit		Copy of the electrical plan showing fan locations and type, appliance package approved submittal, cut sheet		
E 2.5	1	1			Energy Star Common Area Appliances	Install all Energy Star appliances in common areas to include: refrigerator, dishwasher, clothes washer, and vending machines.		Copy of the approved submittal, cut sheet identifying model number and photo of installed appliance	TJH	

E.2.6	2	Automated Lighting Controls	All non-apartment spaces, except those intended for 24-hour operation or where automatic shutoff would endanger the safety of occupants, must have occupancy sensors or automatic bi-level lighting controls.	Copy of the approved submittal, cut sheet identifying model number and photo of installed appliance	TJH	
E.2.7	1	Exterior Lighting	Fixtures must include automatic switching on timers, photocells, or motion sensor controls, OR provide > 95 lumens/watt, OR be solar powered - except fixtures intended for 24-hour operation, required for security, or located on apartment balconies.	Copy of the approved submittal, cut sheet identifying model number and photo of installed appliance	TJH	
E.2.8	1	Insulate hot water pipes	Piping carrying liquid with temperatures greater than 105°F must have a minimum of 1" of insulation. Pipes over 1.5" in diameter must have a minimum of 1.5" of insulation. Extent and location to be determined by ASHRAE 90.1-2007 Section 7.4.3 or local code. All pipes over 3/4" in diameter conveying hot water must be insulated.	Photos of insulated hot water pipes, plan detail, or approved submittal of selected insulation signed by architect.	FES is ok with this but hot water branch piping to fixtures will also need insulation	
E.2.9	2	Ductwork sealed with mastic	Seal all duct connections with mastic. This includes rigid and flex duct connections to air handlers and junction boxes	Construction detail and photos	FES -ok	
<b>E.3 Performance Verification/Testing</b>						
Commissioning						
Basic Commissioning						
E 3.1.1	4		Fundamental Building Systems Commissioning: Implement or have a contract in place to implement all of the following fundamental best practice commissioning procedures Commissioning includes verifying installation, functional performance testing, training and documentation for EACH of the commissioned system or components as compared to the design intent, training of owner designated O&M professional and completion of the operation and maintenance manuals.	Copy of signed contract explaining scope of work (contract amount may be excluded) and a letter from the CxA or the building owner stating all CxA duties were completed. Submit a copy of the OPR, BOD, Commissioning Plan and Commissioning Report. The Commissioning Plan should include an overview of the commissioning process, a list of systems and features, the commissioning participants and their roles, a communication and management plan, an outline of the scope of commissioning tasks, and schedule. Where possible, include copies of the start up checklists. The commissioning report should contain the analysis of whether each commissioned system or component meets the design intent, specifications, was properly installed, passed the functional performance tests, was properly documented in the O&M manuals, and was covered in the operator training.	FES approved, this is a code requirement	
E 3.1.2	5	Advanced Commissioning	Advanced Building Systems Commissioning: In addition to fundamental commissioning, retain a CxA prior to completing the design phase of the project.	Submit all documentation for Basic Commissioning and a copy of the signed commissioning contract and dated plans to verify CxA was contracted prior to Construction Documents. Submit a copy of the Design Document review, architect and owner responses.	FES	
Midpoint Inspections						
Thermal Bypass Inspections						
E 3.2.1	2		Conduct a thermal bypass inspection of the structure to ensure the integrity of the air and thermal barriers of the building	A thermal bypass checklist along with a summary of deficiencies, photos, corrective actions and corrected photos	FES	

E 3.2.2	2	2	Smoke Test Ducts if in Unconditioned Space	<p>AC Contractor or Smoke Testing personnel administer smoke test, identify leaks, and verify leaks are sealed. Verify leaks are sealed by visual inspection. Smoke identifies leaks visually. Leaks are sealed when there is no more smoke coming from leaks. AC contractor must be present to seal leaks. Smoke testing protocol as follows:</p> <ol style="list-style-type: none"> <li>All boots are temporarily sealed by either the AC Contractor or Smoke Testing personnel.</li> <li>Portable smoker or duct tester/fogger is connected to the supply and return sections of the duct work. All dampers, if installed, to be verified open by AC Representative.</li> <li>AC Representative is present during Smoke Testing to seal observed leakages with approved materials.</li> <li>Smoke Testing personnel note severity and location of leakages.</li> <li>Smoke Testing personnel verify that all leaks have been sealed at rough-in and supply certificate to client attesting to that fact with date and signature of the Smoke Tester.</li> </ol>	<p>Photos of duct testing in progress and a summary report of findings and corrections.</p>	FES - ok
E 3.2.3	3	3	Duct testing/leakage	<p>Total duct leakage for in-unit systems shall be ≤ 8 CFM25 per 100 s.f. of conditioned floor area. All units must be tested by a RESNET or BPI energy rater following RESNET protocol.</p>	<p>Summary report or each unit leakage and corrective action taken if required</p>	FES - ok
E 3.3	5	5	Blower Door Test Units 3 points for < 7 ACH50 4 points for < 6 ACH50 5 points for < 5 ACH 50	<p>Post-construction, multi-point blower door testing of units must be performed by a RESNET or BPI energy rater following RESNET protocol. All units must pass at one of the levels listed in the Credit column. Points are awarded based on worse-case test results.</p>	<p>Copy of the test results</p>	FES - ok
E 3.4	5	5	Complete Testing and Balancing in all residential units	<p>Mechanical Electrical Plumbing (MEP) Engineering Firm works with the Architect or design team leader to verify field installed equipment meet OPR, BOD and is installed and operating correctly. In addition to the required prerequisite testing and verification, testing and verification of ALL of the residential units shall be performed by a licensed engineer or a professional certified by the National Environmental Balancing Bureau (NEBB), the Associated Air Balance Council (AABC), or other nationally accredited organization.</p>	<p>Copy of the testing and balancing report</p>	FES - ok
E.4				Design		

E 4.1	1	NA	Washer and dryer out of conditioned space	Locate washer and dryer outside of conditioned space —garage, unconditioned utility room, etc. The location must be separated from the main conditioned space of the building. The unconditioned utility room must meet the following requirements: <ul style="list-style-type: none"> <li>• Insulate the walls between the utility room and conditioned space (shared walls).</li> <li>• Finish the shared walls and ceiling (if below conditioned space) with drywall.</li> <li>• Seal all holes and air leakage pathways through the walls, floor, and ceiling that can connect the utility room to the conditioned space (plumbing, gas lines, wiring, and bottom plate).</li> <li>• Install a non-louvered door that is weather-stripped and equipped with a properly adjusted threshold.</li> </ul>	Floorplan identifying location of laundry room	TJH- W/D are within units
E 4.2	2	2	Light colored interior finishes 1 point: light colored walls/ceiling in main living 1 point: light colored walls in bedrooms	All bedrooms and all major living spaces in the home have light-colored wall and ceiling surfaces with a reflectance of at least 50% (or Light Reflectance Value (LRV) > 50). Bonus point awarded if all major living spaces and bedrooms have light colored flooring. If a documented reflectivity is not available, this credit can only be given to "white" or "off white."	Photo of completed project interior, paint selection and LRV	TJH
E 4.3	1	NA	Compact hot water distribution	Install compact hot water distribution system. For a conventional system, no branch line from the water heater to any fixture may exceed 25 feet. Branch lines from the central header to each fixture must be a maximum of 1/2-inch diameter. One point is also available for use of a manifold system or a recirculation loop with an on-demand control with auto pump shut-off in the kitchen and each full bathroom.	Floorplan showing location of hot water heaters/distribution system	FES
E 5	<b>Renewable Energy</b>					
E 5.1	8		Renewable Energy Production 1 point per 1% of building power provided	Supply a fraction of the building's total energy use (as expressed as a fraction of annual energy cost) through the use of on-site renewable energy systems.	Plan detail highlighting installed renewable energy system and photos	N/A
E 5.2	3		Green Power 1 point: 50% for 1 year 2 points: 100% for 1 year 3 points: 100% for 2 years	Provide a percentage of the building's electricity from renewable sources by engaging in at least a one-year renewable energy contract to purchase green power. Earn one point by purchasing green power for 50% of the building total annual energy demand from certified green power generator for one year, 2 points are available for purchasing 100% for 1 year and 3 points available for purchasing 100% for 3 years.	Provide an executed copy of the contract for the purchase of renewable energy indicating the types of renewable purchased and the total kWh of energy production capacity.	N/A
E 5.3	1	NA	Solar Hot Water	Each unit is serviced by a solar hot water system	Plan detail highlighting design, equipment cut sheet and photos of installed equipment.	FES
E 5.4	1	NA	Solar Pool Heat	Install solar pool heater	Plan detail highlighting design, equipment cut sheet and photos of installed equipment.	JMH
<b>WATER (Required Category Minimum 10)</b>						
TOTAL CREDITS AVAILABLE		71	Points Below Category Minimum		SUBMITTAL	
TOTAL CREDITS ACHIEVED		23	POINTS BELOW CATEGORY MINIMUM		REQUIREMENTS	
TOTAL CREDITS POSSIBLE		10	POINTS BELOW CATEGORY MINIMUM		DESIGNATED PROFESSIONAL COMMENTS	

Exterior		Installed Landscape						
W1	Plants/trees from drought-tolerant list:	1 Point - 60% drought tolerant	2 Points - 80% drought tolerant	3 Points - 100% drought tolerant	Use of at least 60% of the plants and trees incorporated into the landscape are from a local drought tolerant list; 2 points are available if 80% are from such a list; and 3 points are available if 100% of the plants and trees are from such a list. A minimum of 12 total plants must be present in the landscape to qualify for the credit. Plants shall be listed with high or moderate drought tolerance by Florida Friendly Landscape, WaterWise (water management district) or local drought tolerant list.	Plant list identifying drought tolerant vegetation, landscape plan, and percentage of drought tolerant vegetation calculation.	UR has 95% of specified trees listed on the drought tolerant list (2 points) UR can change 3 of the non-listed plants for 100% (3 points) if needed	
W 1.1		3	2	1	Turf 1 point: Install only drought tolerant turf < 50% 2 points: Install only drought tolerant turf < 40% 3 points: Install only drought tolerant turf < 30% 4 points: Install only drought tolerant turf < 20% 5 points: Install only drought tolerant turf < 10% Non-Cypress mulch	Landscape plan, and photos of the completed project.	UR	
W 1.2		5	5			Landscape plans and photos of installed vegetation	UR	
W 1.3		1	1		Apply 3-4" of mulch around plants and trees (extending out to drip line) and in landscaped beds avoiding volcano mulching	Landscape plans and photos of installed vegetation	UR	
W2	Installed Irrigation				Properly Installed Irrigation			
W 2.1		5	5		1. Separate zones for turf and landscape beds - multi-program controller 2. High-Volume irrigation does not exceed 60% of the landscaped area 3. Head to head coverage for rotor/spray heads 4. Correctly install micro-irrigation in landscape beds and narrow areas 5. Provide facility manager installed irrigation plan, on site training and written instructions See FGBC guidelines for irrigation as stated in the Reference Guide.	Copy of the irrigation design, photos of installed irrigation, and a copy of the instructions.	UR suggested that Item #5 can be achieved if JMHWants, by collaborating with the irrigation consultant. JMHW confirmed to hire a consultant to comply	
W 2.2		3		3	Only drip irrigation is used on site	Copy of the irrigation design, and photos of installed irrigation.	UR can coordinate to comply if needed	
W 2.3		10			No permanent installed irrigation	Provide a signed letter from the project owner.	UR - N/A	
W 2.4		2	2		Soil Moisture Sensors	Cut sheet of innovative equipment	UR - can include soil sensors if needed	
W3	Water-Source Conservation				Reclaimed Water for Irrigation			
W 3.1		1			Project is supplied with municipal reclaimed water for irrigation	Letter from municipality indicating reclaimed water is supplied and used on the project	N/A	

W3.2	10	NA	<p><b>Rainwater</b></p> <p>1 point: Simple Collection 3 points: Collection with dedicated use for irrigation. Collected rainwater must supply a minimum of 25% of the water necessary for irrigation. 5 points: Collection for toilet/urinal flushing. Collected rainwater must supply a minimum of 25% of the water required for toilet/urinal flushing. 10 points: Rainwater is collected and treated to potable standards for use throughout the building. Rainwater collected must provide a minimum of 25% of the building's annual water use.</p>	<p>Install rainwater harvesting collection and storage system. The minimum requirement for this credit is a simple collection system, which for all intents and purposes would be for demonstration. Achieve additional points, per the break down below, as the rainwater collection system increases in functional use to replace both potable and non-potable water.</p> <p>1. Simple Collection: Used to supplement irrigation and for demonstration purposes. 2. Dedicated use for irrigation: Harvested Rainwater is used to supply irrigation to landscape. 3. Rainwater is collected and used in lieu of potable water for flushing toilets and urinals: Rainwater is collected and fed to dual piping system as greywater to reduce potable water demand inside the building. 4. Collected and treated to potable standards for whole building use: Water is treated to potable standards and supplements whole building water use</p>	<p>Construction drawings indicating design and location of system</p>	
W3.3	10	NA	<p><b>Greywater</b></p> <p>3 points: Collection with dedicated use for irrigation. Collected and treated greywater must supply a minimum of 25% of the water necessary for irrigation. 5 points: Collection for toilet/urinal flushing. Collected and treated greywater must supply a minimum of 25% of the water required for toilet/urinal flushing. 10 points: Greywater is collected and treated to potable standards for use throughout the building. Greywater collected must provide a minimum of 25% of the buildings annual water use.</p>	<p>Greywater system is installed to reduce demand on potable water. System must have a specific collection source and a dedicated use. Greywater system is installed to reduce demand on potable water. System must have a specific collection source and a dedicated use.</p>	<p>Construction drawings indicating design and location of system</p>	
<b>Interior</b>						
<b>W4</b>						
W4.1	4	2	<p><b>Fixtures</b></p> <p><b>Low Flow Toilets</b> Water closets in the individual units 1 point: ≤ 1.28 gpf 2 points: Dual Flush 3 points: ≤ 1.0 gpf</p> <p>1 Bonus point is available if all water closets in the common areas are low flow</p>	<p>All installed toilets must comply with the low-flow criteria AND have a minimum MaP (Maximum Performance) rating of 600 OR are WaterSense Certified. For Dual-Flush toilets to receive one point, ONE of the two flush options must be ≤ 1.1gpf.</p>	<p>Photo of installed low flow fixtures and cut sheets</p>	TJH to spec
W4.2	3	1	<p><b>Low Flow Lavatory Faucets in units</b> 1 point: ≤ 1.5 gallons per minute (gpm) 2 points: ≤ 1.0 gpm OR Motion Sensor self-closing faucet (0.25 gal/metering cycle Max)</p> <p>1 Bonus point is available if all of the lavatory faucets installed in the common areas are ≤ 1.5 gpm</p>	<p>All installed lavatory fixtures must comply with the low-flow requirements.</p>	<p>Photo of installed low flow fixtures and cut sheets</p>	TJH to spec

W4.3	3	1	1	Low Flow Kitchen Faucets in units 1 point: ≤ 2.0 gallons per minute (gpm) 2 points: ≤ 1.5 gpm OR WaterSense Certified 1 Bonus point is available if all of the kitchen faucets installed in the common areas are ≤ 2.0 gpm	All installed kitchen fixtures must comply with the low-flow requirements.	Photo of installed low flow fixtures and cut sheets	TJH to spec
W4.4	3	2	2	Low Flow Shower heads in units 2 point: ≤ 2.0 gallons per minute (gpm) 1 Bonus point is available if all of the shower heads installed in the common areas are ≤ 2.0 gpm	All installed shower heads must comply with the low flow requirements. A maximum of 1 shower head per 15sf of shower compartment is allowed	Photo of installed low flow fixtures and cut sheets	TJH to spec
W5				<b>Appliances and Equipment</b> High Efficiency Water-Saving Clothes Washer 2 point for Water Factor ≤ 6 3 points for Water Factor ≤ 4 1 Bonus point is available if all of the clothes washers installed in the common areas have a Water Factor ≤ 6	All installed clothes washers must comply with the stated Water Factor requirement.	Photo of installed low flow fixtures and cut sheets	TJH to spec
W5.1	4	4	4	1 Bonus point is available if all of the clothes washers installed in the common areas have a Water Factor ≤ 6			
W5.2	2			Tankless, boiler, or recirculating hot water heaters	Install on demand tankless hot water heaters or hot water recirculation system	Photo of installed tankless water heaters and cut sheets or schematics of recirculation system	
W6				Florida WaterStar™ Certification	Meet or exceed Florida WaterStar™ standards	Copy of Florida WaterStar™ Certificate	FES not familiar w/ standard
W6.1	2		2	Florida WaterStar™ Certification			

**SITE (Required Category Minimum 5)**

<b>TOTAL AVAILABLE</b>	<b>AWAILED</b>	<b>ACHIEVED</b>	<b>POSSIBLE</b>	<b>NA</b>
46	24	8		
Points Below Category Minimum				
<b>REQUIREMENTS</b>				
<b>DESIGNATED PROFESSIONAL COMMENTS</b>				

<b>S P1</b>	<b>REQUIRED</b>			Copy of Stormwater Pollution Prevention Plan (SWPPP) and Florida Department of Environmental Protection (FDEP) Notice of Intent (NOI) onsite	Keep copy of SWPPP & FDEP National Pollutant Discharge Elimination System (NPDES) Notice of Intent (NOI) onsite for contractor to implement & maintain SWPPP Best Management Practices (BMP) as designed by civil engineer or SWPPP designer.	Copy of Notice of Intent	Ocean Engineering to provide SWPPP & Erosion Control
<b>S P2</b>	<b>REQUIRED</b>			Erosion and Sedimentation Control	Design a sediment and erosion control plan, specific to the site that conforms to United States Environmental Protection Agency (EPA) Document No. EPA 832/R-92-005 (September 1992), Storm Water Management for Construction Activities, Chapter 3. OR local erosion and sedimentation control standards and codes, whichever is more stringent. The plan shall meet the following objectives: <ul style="list-style-type: none"> <li>Prevent loss of soil during construction by stormwater runoff and/or wind erosion, including protecting topsoil by stockpiling for reuse.</li> <li>Prevent sedimentation of storm sewer or receiving streams and/or air pollution with dust and particulate matter.</li> </ul>	Copy of erosion control plan, site details and photos	Ocean Engineering to provide SWPPP & Erosion Control
<b>PREREQUISITES</b>							
<b>Site Selection</b>							

S.1.1	1	1	1	Select Appropriate Site	Do not develop on: Prime farmland, flood prone areas, habitat for threatened species, within 100 feet of wetlands, public parkland	Site survey and Google earth map	KK/Graham to confirm
S.1.2	1		NA	Within an FGBC Certified Green Local Government	Build within an FGBC certified Green Local Government	Name of local government	??
S.1.3	1		NA	Within an FGBC Certified Green Land Development	Build within an FGBC certified Green Land Development	Name of land development	
S.1.4	1	1		High Density	Project has a minimum of 30 dwelling units per acre.	Number of units per acre	KK - refer to zoning package sheet A1.00
S.1.5	3		3	Greyfield Redevelopment	Locate the building on a site that has existing hardscape or other structure that must be replaced. To achieve this credit, the site must have utility connections available within 1/8 mile boundary.	Copy of a site plan with the existing conditions	Scott to Review
S.1.6	3		NA	Brownfield Redevelopment	Development of any EPA or federal/state/local government classified brownfield and provide remediation as required by EPA's Sustainable Redevelopment of Brownfields Program.	Provide a copy of the Phase II Environmental Site Assessment OR a letter from a local, state or federal regulatory agency confirming that the site is classified as a brownfield	
S.1.7	5	2		Access to Basic Services (Connectivity) 1 point awarded for each 3 unique services	Locate the building on a site that is within 1/2 mile of, and has safe and walkable access to, basic services (this can be measured as the crow flies). Each type of service may only be counted once, i.e. if there are 3 banks, for the purposes of this Checklist that is equal to ONE service. Please refer to the Reference Guide for a list of services.	Aerial context map with building location, and location and type of basic services within 1/2 mile.	KK - refer to zoning package sheet A1.02
S.1.8	2	2		Public Transportation Access	Site is located within 1/2 mile of an existing or funded rail node OR within 1/4 of mile safe and walkable access to mass transit of at least 1 active bus stop, trolley or ride share (this can be measured as the crow flies).	Regional/local drawing or transit map highlighting the building location and the fixed rail stations and bus lines, and indicate the distances between them. Include a scale bar for distance measurement.	KK confirmed
S.2				Site Enhancement			
S.2.1	1		NA	Tree Preservation	Protect existing trees during construction of project by employing the following techniques to at least 36 inches of tree caliper measured at chest height (i.e. nine 4-inch trees, three 12-inch trees, etc.) per acre. Refer to FGBC Reference Guide for all credit requirements.	Tree/native plant identification survey and photo or other documentation of each technique. For multi-family projects, tree protection shall be shown on the site plan or on a tree survey with details on the drawings outlining protection strategies, barricades, fencing, and areas of protection.	
S.2.2	1	1		Minimize Site Disturbance	The maximum square footage of the site that may be disturbed, excluding the building footprint, must be less than or equal to the building footprint.	Copy of project site indicating building footprint, square footage of building footprint and outlining site cleaning operation boundaries and staging areas. Provide photos of site demonstrating minimal site disturbance.	KK - refer to zoning package A1.01A, A1.00, A2.00, A2.00A
S.2.3	1	1		Site Open Space	Exceed minimum zoning requirements for open space by 25%	Provide a site plan with the building footprint, square footage of building footprint (or a copy of the local zoning open space requirements) that shows the designated open space and landscape plan. Also provide a list of trees and their projected canopies after 10 years.	KK - refer to zoning package A2.00 (list of trees - TBD)
S.3				Transportation			
S.3.1	1	1		Bicycle Storage	Project must provide securing locations for bicycles for 5% of total occupants	Provide site plan identifying bike storage, cut sheet of bike rack, and photo of installed bike storage	TJH believes there is space for storage in basement

S3.2	1			NA	Alternative Fuel Refueling Stations	Provide preferred parking for 3% of the parking capacity for the use of low-emitting, fuel-efficient and high occupancy vehicles. Preferred parking spaces may also include charging stations for electric vehicles.	Plan identifying location of preferred parking, description of charging apparatus and photos of installed equipment	TJH
S3.3	1	1			Parking Capacity	Parking provided on site must be equal to or less than required by local jurisdiction. Design team must work with the local jurisdiction to reduce the typically required parking by proposing shared parking or other multimodal transportation methods.	Provide a calculation of the zoning required parking spaces, a letter from the local jurisdiction indicating the projects parking requirements and a site plan with a total parking count.	KK - refer to zoning package A1.00
S3.4	1	1			Automated Parking	Automated parking System - systems include elevators, lifts, or 100% valet parking.	Detail and description of plan and system	KK - refer to zoning package - lift system
S4					Heat Islands			
					Roof	Use ENERGY STAR roof-compliant, high-reflectance AND high emissivity roofing (for low slope roofs: initial reflectance of at least 0.65 and 3-year-aged reflectance of at least 0.5 when tested in accordance with ASTM E903 and emissivity of at least 0.9 when tested in accordance with ASTM 408; for steep slope roofs: initial reflectance of at least 0.25 and 3-year-aged reflectance of at least 0.15 when tested in accordance with ASTM E903 and emissivity of at least 0.9 when tested in accordance with ASTM 408). Alternatively roof materials may have a LRV $\geq$ 50); OR install a "green" (vegetated) roof OR combinations of high albedo and vegetated roof can be used providing they collectively cover the roof area. (Amenity decks and finished roof terraces shall be considered under Credit 4.2: Hardscape)	Provide a roof drawing with area calculations and cut sheets for the materials used.	KK - refer to zoning package Sheet A3.05, A3.07
S4.1	4	4			1 point: 20% roof coverage 2 point: 40% roof coverage 3 point: 60% roof coverage 4 point: 80% roof coverage			
S4.2	4	3	4		Shaded, Covered, or High Albedo Hardscape 2 point: 40% hardscape coverage 3 point: 60% hardscape coverage 4 point: 80% hardscape coverage	Shade, cover or use high albedo hardscape for a minimum of 40% of the site hardscape. For the purpose of this credit site hardscape includes roads, sidewalks, courtyards, amenity decks, and parking lots. Areas square footage that may be included in this calculation are hardscape shading by trees (within 10 years, structures with roof materials with a SRI $\geq$ 78 or a LRV $\geq$ 50, structured parking or hardscape with a SRI $>$ 35. The building footprint, i.e., square footage of roof, is NOT considered hardscape unless used as a rooftop terrace amenity. Hardscape shaded by photovoltaic panels or other systems that are generating electricity can be included in the shade square footage calculation and are exempt from meeting the SRI $\geq$ 78 requirement.	Provide a site plan identifying all the site features and a cut sheet for any reflective materials used to achieve this credit.	UR - we have more than 60% coverage by shade/canopy based on UR. They suggest we can achieve 80% by the selection of the artificial wood finish color to be high albedo
S4.3	3	3			Under Building Parking	A minimum of 50% of the parking shall be located under the building	Plan details for project parking	TJH
S4.4	1	1			Building Exterior	To qualify for this credit, a minimum of 80% of the exterior wall surface area minus the glazing must have a LRV $>$ 60 for stucco and painted all finishes, a SRI $\geq$ 29 for metal and vinyl. Natural and man made stone products must be light in color and comparable to LRV $>$ 60 paint.	Provide a cut sheet of the exterior wall coating/paint and any shading calculations of claimed.	TJH
S5					Light Pollution Reduction			

S5.1	1	1		Building, amenity deck, and site lighting are dark sky compliant	Do not exceed the light levels and uniformity ratios recommended by the Illuminating Engineering Society of North America (IESNA) Recommended Practice Manual: Lighting for Exterior Environments (RP-33-99). Design exterior lighting such that all exterior luminaires with more than 1000 initial lamp lumens are shielded and all luminaires with more than 3500 initial lamp lumens meet the Full Cutoff IESNA Classification. If the bulb exceeds 26W the lights shall be full cut-off luminaires so that no light or brightness from those luminaires crosses the property boundary.	Provide specifications, construction detail and lighting cut sheets indicating dark sky compliance.	UR believes this can be achieved by the same regulations for the fish & wildlife for turtle lighting
<b>S6 Stormwater Management</b>							
S6.1	1	1		Rate and Quantity	No net increase in Stormwater runoff from pre-development conditions to post-development	Civil Engineering stormwater calculations and narrative explaining how the design improves the water quality	Ocean Engineering - confirmed
S6.2	1		NA	Treatment	Provide onsite treatment of stormwater to remove 80% of (TSS) Total Suspended Solids and 40% of (TP) Total Phosphorous	Civil engineering stormwater calculations and narrative explaining how the design improves the water quality	
S6.3	2		NA	Littoral Vegetation	Use littoral vegetation surrounding stormwater ponds - a minimum of 75% of the shoreline (calculated based on percentage of linear feet of shoreline) shall be vegetated with littoral plants.	Plant list and detention pond design.	
S6.4	3		NA	Alternative Stormwater Detention: Rain Gardens, Infiltration Trenches, Rainwater Harvesting, and Injection Wells. 1 point: 50% of stormwater collected using LID 2 points: 75% of stormwater collected using LID 3 points: 100% of stormwater collected using LID	Uses Low Impact Development (LID) alternatives to collect and treat stormwater. Alternative systems that qualify include rain gardens, bio-retention filtration systems, infiltration trenches, vegetated roofing and injection wells. A minimum of 50% of the stormwater collection and treatment must use the low impact development treatment system to achieve this credit. Earn one point if 50% of the site stormwater is collected using low LID techniques. Earn an additional point for each additional 25% of total site stormwater that is collected using LID techniques.	Site design, stormwater calculations and construction details of low impact development designs.	
S6.5	1	1		Pervious Hardscape	Install pervious hardscape for a minimum of 25% of the hardscape. Site hardscape includes roads, sidewalks, courtyards, and parking lots. Hardscape may be porous pavers (open grid pavers) or permeable pavement (minimum percolation rate of 2 gal/min/SF and a minimum of 6 inches of open graded base below.	Site drawing with pervious hardscape identified and cut sheet or calculations regarding percolation or perviousness.	UR can include hardscape to be permeable. UR believes that the wood deck would be considered permeable and adds itself a 47% of the total hardscape
S6.6	1		NA	Treat Stormwater from Adjacent Sites	Collect and treat stormwater from adjacent properties to assist in controlling both the quantity and quality of stormwater in the community. Earn 1 point for each additional 10% of stormwater volume the project site can retain and treat.	Civil engineering stormwater calculations	

<b>HEALTH (Required Category Minimum 10)</b>							
TOTAL CREDITS AVAILABLE	AWARDED	ACHIEVED	POSSIBLE	NA			
63		34	12		Points Below Category Minimum		
				REQUIREMENTS	SUBMITTAL		
				DESIGNATED PROFESSIONAL COMMENTS			

HP1	REQUIRED				Environmental Tobacco Smoke (ETS) Control	No smoking allowed in the common areas of the building and only in outside designated areas that are located 25 feet or more away from all doors, operable windows, HVAC equipment, and fresh air intakes.	Site plan indicating designated smoking area.	KK - site has no smoking area (fully no smoking zone)
HP2	REQUIRED				Construction IAQ Management Plan, During Construction	Indoor Environmental Quality shall be protected during construction according to SMACNA guidelines.	Provide copy of the specifications indicating use of SMACNA guidelines, and letter from the contractor signed both by the project manager and field superintendent indicating they have implemented the SMACNA guidelines.	GC to provide
H1					Design - Systems: Protect, Monitor, Remediate Poor IEQ Carbon Dioxide (CO2) Monitoring			
H 1.1.1	1			NA	Assembly Areas	Systems shall be designed to monitor carbon dioxide (CO2) within the building and activate a system w/ corrective action plan such that mechanical air conditioning system can introduce treated fresh air as needed.	Construction detail of CO2 monitoring system on mechanical plans and cut sheet of equipment	FES
H 1.1.2	1			NA	All Common Areas	Systems shall be designed to monitor carbon dioxide (CO2) within the building and activate a system with corrective action plan such that mechanical air conditioning system can introduce treated fresh air as needed.	Construction detail of CO2 monitoring system on mechanical plans and cut sheet of equipment	FES
H 1.1.3	1			NA	Individual Units	Systems shall be designed to monitor carbon dioxide (CO2) within the building and activate a system with corrective action plan such that mechanical air conditioning system can introduce treated fresh air as needed.	Construction detail of CO2 monitoring system on mechanical plans and cut sheet of equipment	FES
H1.2	1			NA	Increased Ventilation Effectiveness	Building system shall be designed to create an air change effectiveness greater than or equal to 0.9 as determined by ASHRAE 62.1-2004. This credit shall be available for projects installing dehumidification systems.	Provide details on mechanical plans and system design	FES
H1.3	1		1		Building Entrance - Outdoor Pollutants	Project shall employ measures such as permanent walk-off grates or mats located at the building main entrance to reduce pollutant contamination of the building entrances. Building entrance must be under cover or mats provided immediately inside the entrance and a maintenance plan must be included to maintain the integrity of the system.	Provide cut sheet and construction detail of the system installed	TJH
H1.4					Building Entrance - Covered Entry			
H 1.4.1	1		1		Main Entry	Main entrance of the building shall be covered with no less than 50 square feet of roof to protect entrance from rain.	Provide a copy of the dimensioned plan indicating the covered entrance and the square footage of the entrance cover.	TJH
H 1.4.2	1		1		Entry from Primary Parking	Covered path from parking to the main entrance or a Porte cochere at the main entrance.	Provide a copy of the dimensioned plan indicating the covered entrance and the square footage of the entrance cover.	TJH
H1.5					High-Efficiency Air Filtration System			
H 1.5.1	1		1		Common Areas	Design a mechanical ventilation system to include a minimum MERV 8 air filter.	Cut sheet of air filter system.	FES - ok
H 1.5.2	2		2		Individual Units	Design a mechanical ventilation system to include a minimum MERV 8 air filter.	Cut sheet of air filter system.	FES - ok

H1.6	1	1	1	1	Chemical and Cleaning Product Storage	Any room(s) containing chemicals or cleaning products for building O&M is ventilated and under negative pressure with respect to the building. The room must also have a door installed that will automatically close. For mechanically ventilated buildings, design ventilation systems that result in an air change effectiveness greater than or equal to 0.9 as determined by ASHRAE 129-1997.	Letter from mechanical engineer indicating the design achieves an air change effectiveness of 0.9 or greater in each ventilated zone or that the design complies with the recommended design approaches in ASHRAE 2001 Fundamentals Chapter 32, Space Air Diffusion.	FES - possible
H1.7	1			NA	Thermal Comfort, Comply with ASHRAE 55-1992.	Comply with ASHRAE Standard 55-1992, Addenda 1995, for thermal comfort standards, including humidity control		FES
H1.8	5			NA	Thermal Comfort, Dehumidification System	System installed to control building humidity such as a desiccant system, enthalpy wheel, heat pipes, or dual path system. The dehumidification system shall be centrally located and permanent servicing the common areas and individual units of the building.	Letter from the mechanical engineer and cut sheet of dehumidification equipment.	FES
H1.9	1	1			Combustion: No Gas Water Heating Equipment Located Inside Conditioned Area – Or Use of Electric	One point is also available for use of a sealed combustion water heater, or use of an electric water heating system.	Mechanical Schedule	FES
H1.10	1	1			Combustion: No Gas Heating Equipment Located Inside Conditioned Area – Or Use of Electric	One point is available for use of a sealed combustion furnace, or use of an electric heating system, such as a heat pump.	Mechanical Schedule	FES
H1.11	2	2			Kitchen Hood Vented to Exterior	Home equipped with a range hood vented to the exterior of the building. Non-vented or ductless range hoods are not eligible for the point. Hood ducting must be of building code-approved materials and completely sealed to prevent leakage. Exterior of vent must also contain building code approved termination cover.	Schematic of vent, photos of rough in and cut sheet for range vent	FES
H2					Design - Occupant Experience			
H2.1	3	3			Daylight 2 points: 50% 3 points: 75%	Provide natural daylight to 50% of interior spaces. Achieve a minimum Daylight Factor (the ratio between the measured interior and exterior light levels in lumens) of 2% for a minimum of 25% of the occupied spaces of the building. (Note: Occupied Space refers to all areas except hallways, bathrooms, laundry rooms and closets.)	Provide plans specifying the day lit areas and day lighting calculations for occupied spaces	KK - N/A TBD
H2.2	3	3			Views: Views for 75% of Spaces	Provide views to vision glazing for 75% of all occupants. Occupants must have line of sight from occupied spaces to the exterior. (Note: Occupied Space refers to all areas except hallways, bathrooms, laundry rooms and closets.)	Provide plans showing line of site for occupied areas.	KK - Refer to zoning package Sheet A2.00
H2.3					Acoustics			
H2.3.1	1	1			Between Individual Units	Provide wall assembly with a STC rating $\geq$ 45	Provide cut sheets for the wall assembly and fenestration indicating the STC ratings.	KK to spec UL assembly
H2.3.2	1	1			Between Units and Common Areas	Provide wall assembly with a STC rating $\geq$ 55	Provide cut sheets for the wall assembly and fenestration indicating the STC ratings.	KK to spec UL assembly
H2.3.3	1	1			Exterior Wall Assembly	Provide wall assembly with a STC rating $\geq$ 50	Provide cut sheets for the wall assembly and fenestration indicating the STC ratings.	KK to spec UL assembly
H2.3.4	1	1			Fenestration	Provide fenestration STC rating $\geq$ 30	Provide cut sheets for the fenestration indicating the STC ratings.	KK to spec UL assembly
H2.4	1	1			Cleanability: Narrow Grout Lines	All grout lines between tiles must be less than 3/16" wide	Specification and photo of installed tile	KK to spec UL assembly

H2.5	2	NA	15% of Building Units and All Building Common Areas Designed to Meet ADA Standards	<p>A minimum of 15% of the units in the building must comply with the following requirements:</p> <ul style="list-style-type: none"> <li>• Ample clear floor space (5 x 5 foot turning radius) to ensure maneuverability at lavatories, toilets, and tubs/showers</li> <li>• The bathroom walls must be reinforced for grab bars that are installed at commode, tub, and shower (FGBC recommends following the ADAAG for height and size specifications).</li> <li>• 32 inch minimum door width; 36 inches preferred</li> <li>• 24 inch space on latch side of doors or automatic door opener</li> <li>• Light switches a maximum height of 48" from the floor to the top of the switch</li> <li>• Electrical outlets a minimum of 15" from the floor to the bottom of the outlet</li> <li>• Lever handles on doors or doors without latches</li> <li>• Rocker or touch switches</li> </ul> <p>AND</p> <p>Include at least one of the following options:</p> <ul style="list-style-type: none"> <li>• Standard tub with a fold-up seat</li> <li>• Tub with a transfer seat</li> <li>• Whirlpool tub</li> <li>• 3 x 3 foot transfer shower</li> <li>• 5 x 5 foot roll-in shower</li> </ul>	<p>Floorplan showing ADA units, cut sheets and signed approved submittal of ADA products, photos of installed features, and plan details</p>	<p>Current layouts do not comply with this item based on TJH review</p>
H3			IAQ Management During Construction Protect Ducts, Range Hood, and Bath Exhaust Fans During Construction	<p>All duct register boxes, supply plenums, range hood, the bath exhaust fans (housing or fan) and liner boxes are sealed off with cardboard, rigid duct board, or other suitable method directly following mechanical rough in. The temporary tape used to seal the registers during a smoke test does not comply. Ducts must remain sealed until HVAC system start-up. This step prevents construction dust and pollutants from accumulating in the duct system and being released into the air when the system is turned on. If interior finish work (painting, etc.) continues after HVAC start up, ducts must be resealed until work is complete</p>	<p>Photo</p>	<p>GC requirement by JM</p>
H3.2			Minimum MERV 13 During Construction Common Areas	<p>During construction install a minimum of a MERV 13 air filter.</p>	<p>Cut sheet of air filter system.</p>	<p>GC requirement by JM</p>
H3.2.1	2		Individual Units	<p>During construction install a minimum of a MERV 13 air filter.</p>	<p>Cut sheet of air filter system.</p>	<p>GC requirement by JM</p>
H3.2.2	2		Pre-Occupancy IAQ Testing	<p>Test and remediate building prior to occupancy using procedure consistent with the United States Environmental Protection Agency's current Protocol for Environmental Requirements, Baseline IAQ and Materials, for the Research Triangle Park Campus, Section 01445.</p>	<p>Copy of the IAQ testing results indicating that the maximum chemical contaminant concentration requirements are not exceeded.</p>	<p>GC requirement by JM</p>
H3.3	1		Low-Emitting Materials/Healthy Finishes			

H4.1	2			2	Adhesives & Sealants	All adhesives and sealants shall be low Volatile Organic Compound (VOC) and meet the VOC limits below that were established by the South Coast Air Quality Management District (SCAQMD) Rule #1168 AND all sealants used as fillers must meet or exceed the requirements of the Bay Area Air Quality Management District Regulation 8, Rule 51.	Contractor shall maintain all Material Safety Data Sheet (MSDS) highlighting the stated VOC emissions for each paint and coating used in the building.	KK - TBD
H4.2	2	2		2	Paint	Interior paints and coatings shall be less than 100 g/l for non-flat paint and less than 50 g/l for flat paint. Exterior paints and coatings shall be less than 200 g/l for non-flat and less than 100 g/l for flat.	Contractor shall maintain all Material Safety Data Sheet (MSDS) highlighting the stated VOC emissions for each adhesive and sealant used in the building.	TJH to spec
H4.3	2	2		2	Carpet	All carpet and carpet products shall meet the Carpet & Rug Institute Green Label Certification Program.	Provide carpet cut sheets or the VOC limits for each carpet product used in the building.	TJH to spec
H4.4	2	2		2	Composite Wood	All composite wood and agrifiber products will contain no added urea-formaldehyde.	Provide a manufacturers catalog cut sheet for each composite wood or agrifiber product used in the building indicating that the bonding agent used in each product contains no added urea-formaldehyde.	TJH to spec - GC Requirement
H4.5	2			2	Insulation	All Insulation products will be free of formaldehyde.		KK - TBD
H4.6					Minimize Carpet Use			
H 4.6.1	2			2	100% Hard Flooring Installed in Individual Units	The flooring installed shall be classified as hard or resilient and comply with GreenGuard or similar health related certification.	Cut sheets of flooring selections.	KK - TBD
H 4.6.2	2			NA	Carpet Tiles Used in Common Areas	If carpet is installed in common areas, carpet tiles must be used. All carpet and carpet products shall meet the Carpet & Rug Institute Green Label Certification Program.	Provide carpet cut sheets or the VOC limits for each carpet product used in the building.	
H4.7	2			2	Green Cleaning - Environmentally Friendly Maintenance - Green Cleaning Products in Common Areas	Owner shall maintain or contract a cleaning service to maintain the property using only non-toxic cleaning supplies in the regular maintenance of the building. A list of approved supplies must be posted in janitor closets and in common areas such as break rooms and restrooms. Non-Toxic is defined as having a zero Health Hazard rating on the product's Material Safety Data Sheet (MSDS) and listed as "non-toxic" for Acute Toxicity under "Section V - Health Information" on the MSDS. Alternatively the products may be approved by the EPA's Design for Environment program or Green Seal.	Provide a list of approved cleaning products for the building	JMH to contact cleaning company in regards to toxic free supplies
H4.8	2			2	Healthy Pool- Non-Chlorine System	Install and use a pool sanitation system that reduces the use of chlorine.	Cut sheet or photo of sanitation system	JMH
H5					Management			
H5.1					Prohibit Smoking			

H 5.1.1	1	NA	Reduce Smoke Exposure and Transfer	<p>1. Prohibit smoking in all common areas of the building. The prohibition must be communicated in building rental/lease agreements or condo/coop association covenants and restrictions, and provisions for enforcement must be included.</p> <p>2. Locate any exterior designated smoking areas, including balconies where smoking is permitted, at least 25 feet from entries, outdoor air intakes and operable windows opening to common areas.</p> <p>3. Prohibit on-property smoking within 25 feet of entries, outdoor air intakes and operable windows. Provide signage to allow smoking in designated areas, prohibit smoking in designated areas or prohibit smoking on the entire property.</p>	Copy of the covenants and restriction, plan showing designated smoking area, copy of signage	TJH
H 5.1.2	1	NA	Prohibit Smoking Throughout the Building	<p>1. Prohibit smoking within living units. The prohibition must be communicated in building rental/lease agreements or condo/coop association covenants and restrictions, and provisions for enforcement must be included.</p> <p>2. Prohibit smoking in all common areas of the building. The prohibition must be communicated in building rental/lease agreements or condo/coop association covenants and restrictions, and provisions for enforcement must be included.</p> <p>3. Any exterior designated smoking areas must be located at least 25 feet away from all entries, outdoor air intakes, and operable windows.</p>	Copy of the covenants and restriction, plan showing designated smoking area, copy of signage	
H 5.2	2	2	Integrated Pest Management	<p>Work with a skilled pest control professional to develop an Integrated Pest Management Plan that addresses the following four items:</p> <ul style="list-style-type: none"> <li>• Monitoring and prevention of pest populations.</li> <li>• Application of pesticides only "as needed" after prevention and physical controls have been implemented.</li> <li>• Selecting the least hazardous pesticides for control of targeted pests.</li> <li>• Precision targeting of pesticides to areas not contacted or accessible to the occupants</li> <li>• Provide information to homeowners on non toxic pest management practices.</li> </ul>	Provide a copy of the pest management plan including identification of the pests and monitor process, action thresholds, prevention activities, and control mechanisms.	JMH to hire Pest Control Management company

**MATERIALS (Required Category Minimum 5)**

<b>CREDITS</b>	<b>TOTAL AVAILABLE</b>	<b>AWARDED</b>	<b>ACHIEVED</b>	<b>POSSIBLE</b>	<b>NA</b>
	30	4	1	1	Points Below Category Minimum 1

<b>MATERIALS</b>	<b>CREDIT</b>	<b>REQUIREMENTS</b>	<b>SUBMITTAL</b>	<b>DESIGNATED PROFESSIONAL COMMENTS</b>
M 1.1	3	Waste Management Building Reuse	Rehabilitate existing building. Maintain 50% of the existing shell (exterior skin and framing, excluding window assemblies) and non structural roofing material.	JMH

M 1.2	4	NA	<p>Recycled Content 1 point: &gt; 5% - 10% 2 points: &gt; 10% - 15% 3 points: &gt; 15% - 20% 4 points &gt; 20%</p>	<p>Incorporate recycled materials (based on materials cost). Use materials with recycled content such that post-consumer and/or post-industrial recycled content constitutes a minimum of 5% of the total project cost. Earn one additional point for each additional 5% of recycled content materials. The value of the recycled content portion of a material or furnishing shall be determined by dividing the weight of recycled content in the item by the total weight of all material in the item, then multiplying the resulting percentage by the total value of the item. Mechanical and electrical components shall not be included in this calculation. Recycled content materials shall be defined in accordance with the Federal Trade Commission document, Guide for the Use of Environmental Marketing Claims, 15 CFR 260.7 (e), available at <a href="http://www.ftc.gov/bcp/gmrule/guides980427.htm">www.ftc.gov/bcp/gmrule/guides980427.htm</a>.</p>	<p>Submit recycled content calculations. Refer to the "Materials Worksheet" for calculations.</p>	JMH
M 1.3	1		<p>Recyclable Materials</p>	<p>Use materials that at the end of their useful lifecycle can be recycled by the manufacturer into the raw materials stream of another product. The value of such products will constitute a minimum of 10% of the total value of the materials in the project</p>	<p>Submit recyclable materials calculations. Refer to the "Materials Worksheet" for calculations.</p>	
M 1.4	1	NA	<p>Rapidly Renewable &gt; 3%</p>	<p>Incorporate rapidly renewable (plant to harvest cycle &lt;10 years) for 3% of the total value of all building materials and products used in the project.</p>	<p>Submit calculations demonstrating that the project incorporates the required percentage of rapidly renewable products. Refer to the "Materials Worksheet" for calculations.</p>	JMH
M 1.5	1	NA	<p>Certified Wood</p>	<p>Wood products are FSC, SFI or CSA certified. Use a minimum of 50% of wood-based materials and products, certified in accordance with the Forest Stewardship Council (FSC) Guidelines, for wood building components, including but not limited to, structural framing and general dimensional framing, flooring, finishes, furnishings and non-rented temporary construction applications such as bracing, concrete form work and pedestrian barriers. Earn one point if 3% of the materials, based on cost, are bio-based such as solid wood, engineered wood, bamboo, wool, cotton, cork, agricultural fibers, or other bio-based materials having at least 50% bio-based content.</p>	<p>Submit a copy of the wood certification and the calculations showing 50% (based on cost) of the wood purchased for the project is certified. Refer to the "Materials Worksheet" for calculations.</p>	JMH
M 1.6	1	NA	<p>Bio-based &gt; 3%</p>	<p>Earn one point if 3% of the materials, based on cost, are bio-based such as solid wood, engineered wood, bamboo, wool, cotton, cork, agricultural fibers, or other bio-based materials having at least 50% bio-based content.</p>	<p>Cut sheets of materials used and the calculations showing 3% (based on cost) of the materials purchased for the projects are bio-based. Refer to the "Materials Worksheet" for calculations.</p>	JMH
M 1.7	2	NA	<p>Resource Efficient or Panelized Wall Systems</p>	<p>Install a minimum of 80% of the non-structural exterior walls must be Autoclaved Aerated Concrete (AAC), Insulated Concrete Forms (ICF), or Structural Insulated Panels (SIPs) or a combination thereof.</p>	<p>Photo, detailed plans, or material cut sheets. Refer to the "Materials Worksheet" for calculations.</p>	JMH
M 1.8	2	NA	<p>Efficient Drywall Installation: T Walls with Drywall Clips, 2- Stud Corners or Ladder Framing</p>	<p>Use 2-stud corners, ladder T-wall framing, and drywall clips in all possible locations.</p>	<p>Construction details on plans and photos</p>	JMH
			<p>Material Efficiency and Global Responsibility</p>			

M 2.1	2	NA	Recycling for Residents 1 point: Provide an accessible recycling area 2 points: Install an integrated recycling trash chute	Provide an accessible area that serves all of the building occupants that is dedicated to the collection, separation, and storage of recyclables. Recycling rooms in the buildings shall be a minimum of 0.1% of the total conditioned square footage of the building while recycling areas outside the structure shall accommodate a recycling dumpster equal in size (in CY) to (# of units x 0.5 x 18) / 173.57) rounded up to the nearest even number OR install an integrated recycling trash shoots that allow the occupants, when disposing of waste, to select either recycling or waste that is serviced by a recycling waste hauler.	Construction detail, cut sheet, and photo	JMH / GC requirement
M 2.2	4	4	Construction Waste Management, Divert Waste 2 point: ≥ 50% < 75% 3 points: > 75% < 90% 4 points: > 90%	Develop and implement a waste management plan, quantifying material diversion goals. Recycle and/or salvage a minimum of 50% of construction, demolition and land clearing waste. Calculations can be done by weight or volume, but must be consistent throughout. Earn additional points for increased diversion of waste.	Tabulate the total waste material, quantities diverted and the means by which diverted.	JMH / GC requirement
M 2.3	1	NA	Resource Reuse ≥ 5%	Use salvaged, refurbished or reused materials, products and furnishings for at least 5% of building materials (based on cost).	Provide a listing of each material or product and the original source of the material used to meet the credit. Refer to the "Materials Worksheet" for calculations.	
M 3			Local and Regional Materials Local/Regional Materials 1 point: ≥ 10% < 15% 2 points: > 15% < 20% 3 points: > 20% < 25% 4 points: > 25%	Earn one point by using a minimum of 10% local/regional materials (by cost) that are manufactured within a 700-mile radius of the project site based on the total project cost of building materials and products. Earn one additional point for each additional 5% of materials that are manufactured within 700 miles of the project site. (Manufacturing refers to the final assembly of components into the building product that is furnished and installed by the tradesman. For example, if the hardware comes from Dallas, Texas, the lumber from Vancouver, British Columbia and the truss is assembled in Kent, Washington; then the location of the final assembly is Kent, Washington.)	Provide calculations demonstrating that the project incorporates the required percentage of regional materials/products. Show their cost, percent of regional components, distance from project to manufacturer, and the total cost of all materials for the project. Refer to the "Materials Worksheet" for calculations.	JMH
M 3.1	4	1				
M 3.2	4	NA	Local/Regional Materials, of the Percentage Claimed Above, 50% Harvested Locally 1 point: ≥ 5% < 10% 2 points: > 10% < 15% 3 points: > 15% < 20% 4 points: > 20%	Of the regionally manufactured materials, use a minimum 5% (by cost) of building materials and products that are extracted, harvested or recovered within the following states: Florida, Georgia, Alabama, Mississippi, South Carolina, North Carolina, or Tennessee.	Provide calculations demonstrating that the project incorporated the required percentage of regional materials/products and show the cost and percent of regional components, distance from project to manufacturer, and the total cost of all materials for the project. Refer to the "Materials Worksheet" for calculations.	JMH

**DISASTER MITIGATION AND DURABILITY (Required Category Minimum 2)**

TOTAL	AVAILABLE	ACHIEVED	POSSIBLE	NA
15	6	3	3	Points Below Category Minimum

DMD 1.1	2			Hurricane, Impact Resistance of Openings	ALL installed glazing is impact resistant.		Provide the manufacturer's cut sheets for the impact resistant products indicating the required approvals and classifications. Provide a door and window schedule listing impact-resistant products used on the project.	TJH	no mention of whether this is for FFE for first habitable level or lowest level
DMD 1.2	2		NA	Flood, Slab Elevation	FFE must be 12" above 100-year flood plain or finished grade adjacent to building, whichever is higher. All grades around building must slope away from the foundation a minimum of 6" at 10'-0" distance. The 100-year flood plain is determined by FEMA.		Provide the appropriate drawings illustrating the foundation design, floor elevation and grading requirements. Include a copy of the NFIP Elevation Certificate certified by the surveyor, engineer or architect showing the 100-year flood plain elevation or grade.	TJH	
DMD 1.3	2			Wildfire, Fire Resistant Exterior Finishes	Project must utilize fire-resistant exterior wall cladding, roof covering or sub-roof, soffit and vent materials. An exterior cladding other than wood or vinyl must be used on all exterior walls. A roof covering other than asphalt shingles or wood shakes must be used on the entire roof. Credit is also available if the sub-roof (roof deck) is of a fire-resistant material, instead of the covering. Soffit and vent materials must be other than wood or vinyl. When these parts of the building are compromised, embers from nearby fires can enter into the attic.		Provide appropriate drawings and manufacturer's cut sheets illustrating the fire resistance of the exterior finish materials.	TJH	
DMD 1.4	2		NA	Termite Prevention	Provide a permanent sign, posted near the water heater or electrical panel, identifying the termite treatment provider, the need for re-inspection and treatment contract renewal. A single slab must be poured monolithically or must have area treated for termites before each portion of slab is poured. After the slab has substantially cured, any penetration through the slab such as piping or conduit shall be sealed around its perimeter with an elastomeric sealer. Any foam insulation must terminate above ground such that none of it extends below grade. The exterior cladding of the building must terminate at least 8" above grade. All wood products must be treated with Borate or ACO. Rain gutters must be installed to collect water from all roof slopes and convey it at least 3 feet away from the building foundation. All HVAC condensate line(s) must discharge at least 3 feet away from the building. All plants and irrigation should be at least 3 feet from building. Florida law requires that a contract be issued whenever a termite treatment is conducted. The warranty shall include the pest control company to restore any property damaged by wood-destroying organisms during a specified period after the treatment.		Provide project photos, copy of warranty, and appropriate construction details	TJH	TJH believes requirements for cladding and planting do not appear to conform with current design

DMD 1.5	2	NA	Termite, Non-Toxic Termite Pretreatment	The building uses an alternative to traditional soil poison for termite treatment. Systems may include the use of borate or Alkaline Copper Quaternary (ACQ) treated lumber or termite bait systems. To achieve this credit any and all plants, turf and irrigation lines must be a minimum of 3' from the foundation. Additionally, any foam insulation must terminate above ground. The exterior cladding of the building must also terminate a least 8" above grade. Rainwater from the roof must also be dispersed a minimum of 3' from the building foundation (by the use of downspouts or scuppers and extensions or splash blocks). All AC condensate lines must also discharge a minimum of 3' from the building.	Provide appropriate drawings and specifications, illustrating compliance to all requirements.	TJH believes requirements for cladding and planting do not appear to conflict with current design
<b>DMD 2</b>						
DMD 2.1	1	1	Durability Durable Materials, Exterior Finish Materials	Use finish systems and materials capable of withstanding the moisture and heat impacts of the local climate for a period of 30 years on 100% of the exposed exterior surfaces. Structure shall be Type IA, exterior materials shall be approved by Miami-Dade County, or have a 30-year warranty.	Plan detail identifying all the systems and materials used for the exterior finish of the building. Attach copies of the NOA for Miami-Dade, manufacturer's warranties or documentation supporting the established history for any material without a written warranty.	TJH / KK to specify
DMD 2.2	1	1	Lever-Style Clothes Washer Water Shutoff	Install a lever style shutoff valve that only requires a 90o turn to shut off water supply	Provide construction detail, signed approved submittal, and photos of installed valves	FES
DMD 2.3	1	1	Water Sensors/Shutoff system	Receive one point if a sensor/shutoff system is installed to cut off water supply to a clothes washer and water heater located inside conditioned space. Alternatively, one point is available for a whole-house system that detects any sign of water leakage anywhere inside the conditioned space, and cuts off the main water supply to the unit.	Construction detail, cut sheet, and photo of system installed	FES - water detection systems are available but coverage to be determined
DMD 2.4	1	1	Durability: Use Armored/Metal Hoses from Service to All Fixtures/Appliances	Install armored, braided, pex, or otherwise reinforced hoses to all water using fixture or appliances.	Cut sheet, construction detail, signed approved submittal, site photos	FES - ok
DMD 2.5	1	1	Low-Maintenance Finishes	Use materials (on the floors, walls and ceilings) that can be maintained in a serviceable condition using green cleaning products for 100% of the interior finishes of the building and 50% (by surface area) of the exterior finishes.	Provide a copy of the manufacturers recommended maintenance procedures, the type and area of materials that comply.	TJH / KK to specify

**E**

REPORT ON COMPATIBILITY  
of  
PROPOSED DESIGNS  
with the  
CRITERIA for ARCHITECTURAL SIGNIFICANCE  
per  
TOWN of SURFSIDE ORDINANCE #16-1655

FOR:

## 8995 COLLINS AVENUE

SURFSIDE, FLORIDA 33154

COMPLETED BY:

ARTHUR J. MARCUS ARCHITECT P.A.  
1800 NORTH ANDREWS AVENUE #7F  
FORT LAUDERDALE, FLORIDA 33311

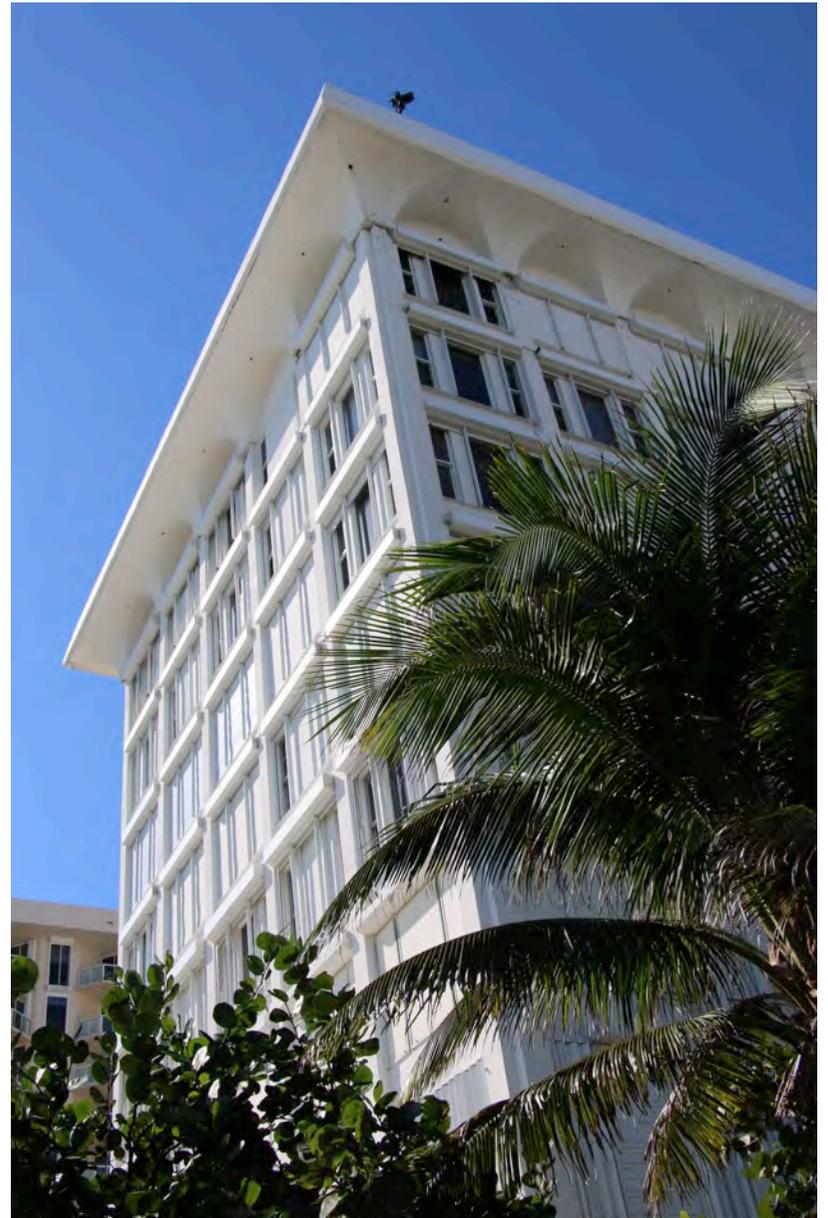
COMPLETED FOR:

JMH DEVELOPMENT, LLC  
184 KENT AVENUE  
BROOKLYN, NEW YORK 11249

FOR PRESENTATION TO:

TOWN of SURFSIDE  
9293 HARDING AVENUE  
SURFSIDE, FLORIDA 33154

JANUARY 1, 2018



COMPATIBILITY of PROPOSED DESIGNS  
with the  
CRITERIA for ARCHITECTURAL SIGNIFICANCE  
per  
TOWN of SURFSIDE ORDINANCE #16-1655

8995 COLLINS AVENUE  
SURFSIDE, FLORIDA 33154

The proposed architectural plans and elevations for 8995 Collins Avenue call for a respectful re-interpretation of this Mid-Century Modern building which has stood at this site since 1966. This review is based upon the features of architectural significance as defined by the Town of Surfside Ordinance No. 16-1655 as well as comments on additional issues affecting historic elements..

The re-interpretation of these existing significant architectural features looks toward maintaining the essential architectural character of this historic building. There is a rationale for each of these architectural decisions as they affect the significant architectural elements of the building - as elaborated below.

**SIGNIFICANT ARCHITECTURAL DETAILS:**

**\* OVERHANGING ROOF**

The overhanging roof is proposed to be raised up to the new roof level of the building above the 12th floor. Currently the building is 8 floors tall. From an architectural viewpoint it seems more appropriate to raise the roof to the new taller scale of the building - rather than to build new above the roof-top in place. This relocated location still serves to celebrate this arched overhanging roof as a detail of architectural significance. This particular overhanging roof in a mid-building location would be an awkward design challenge quite difficult to design around.

**\* ARCHES @ OVERHANGING ROOF**

The existing arches at the overhanging roof are proposed to be raised up to the new roof level of the building. As with the overhanging roof it does seem more appropriate to raise these arches - rather than to build new above the roof-top in place. The arches at the overhanging roof are a significant architectural feature.

**\* CURVED CONCRETE COLUMN BASES**

The curved concrete column bases for the vertical concrete columns running the height of the building are a significant architectural feature. These curved concrete column bases are typical at the beginning of each vertical column. These curved concrete column bases comprise a significant architectural feature.

TOP PHOTO: OVERHANGING ROOF & ARCHES @ 8995 COLLINS AVENUE.  
LOWER PHOTO: CURVED CONCRETE COLUMN BASES @ 8995 COLLINS AVE.



## SIGNIFICANT ARCHITECTURAL DETAILS:

### \* REPETITIVE MOTIFS

One of the major design elements of this building is the window fenestration pattern. The Architects have re-interpreted the basic building structure as the rationale for fenestration and for re-interpreting this building to work in the 21st century.

The repetitive motif in both the existing and proposed facades provides distinctive elevations. An overall pattern for a building is a typical feature of Mid-Century / MiMo architecture. This repetitive structural grid on the major elevations has become the point of inspiration for the Architects.

The original facades of this building have become hidden over the years with storm shutter frames in place on the elevations. These storm shutter systems provide hurricane protection for approximately 50% of the building's windowed elevations. On one hand there is the original irregular motif pattern with some window bays and some blank walls or on the other hand there is the storm shutter system gridded to the elevations and the de-facto viewed elevation for generations of Surfsiders.

The repetitive motif of the facades - especially with the storm shutters - actually masks different conditions throughout the building. Sometimes there are windows and sometimes there are walls. The storm shutter system has gone a long way to morph the view of the building into a geometric grid.

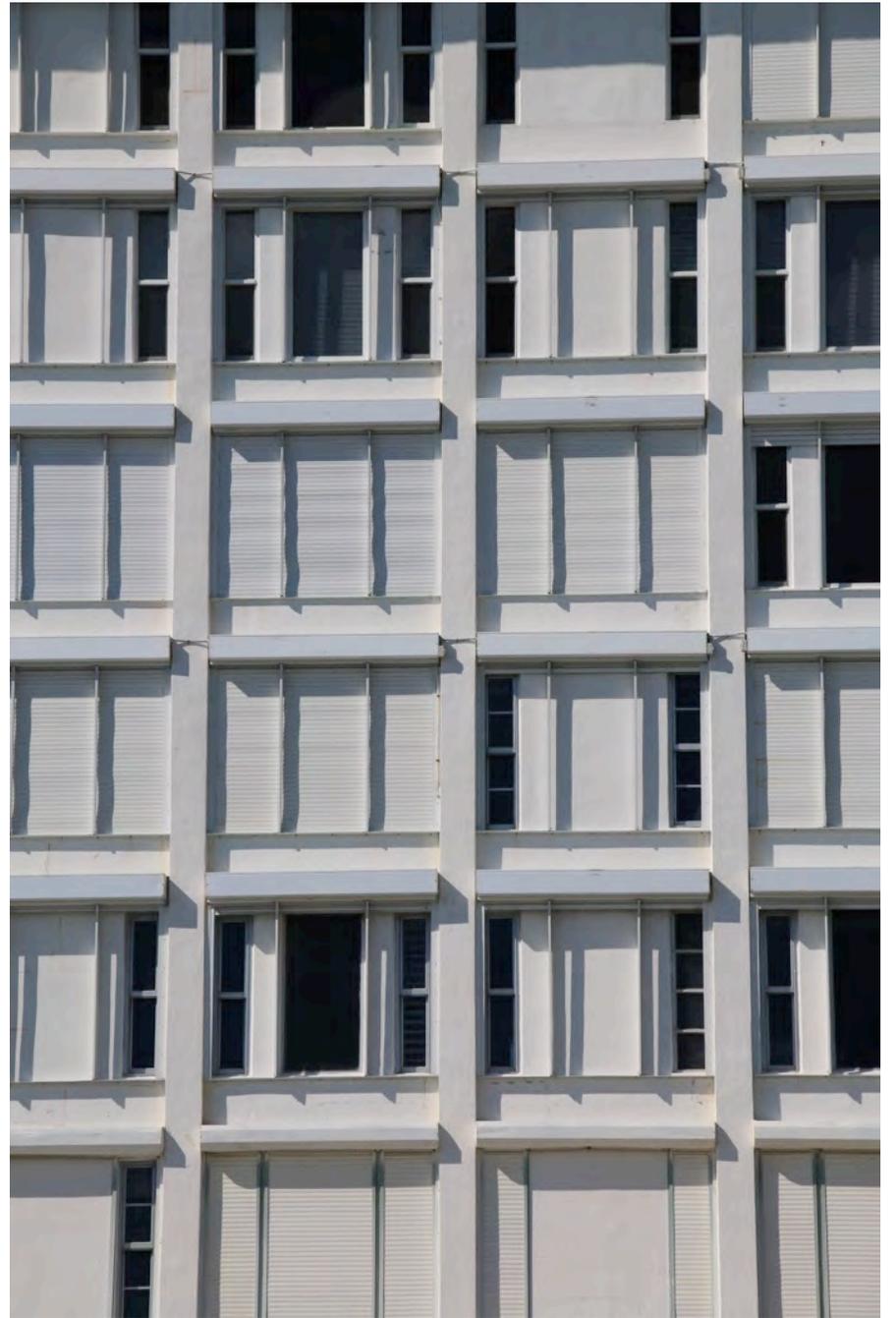
### \* EXEMPLIFIES REGIONAL STYLE OF ARCHITECTURE

In the original Architectural Significance Report for 8995 Collins Avenue completed by this author and dated March 3, 2017 - this was one of the qualifying significant architectural features.

There is a common design thread of tall columns topped by arches in mid-century architecture - especially in Surfside with 8801 Collins Avenue completed in 1965 and 8995 Collins Avenue completed in 1966. Also in 1966 this regional style made its debut at Lincoln Center in New York City in 1966. Yet it was the 301 Arthur Godfrey Road office building in Miami Beach by Charles Giller Architect that actually began this regional style in 1963.

This thoughtful re-interpretation for 8995 Collins Avenue respects and reflects the historic significant architectural elements of the building - and celebrates their significance in its proposed re-design. At the same time 8995 Collins Avenue continues to highlight the architecturally significant elements of this regional architectural style.

TOP PHOTO: TYPICAL PARTIAL ELEVATION @ 8995 COLLINS AVENUE  
MIDDLE PHOTO: ROOFTOP @ 301 ARTHUR GODFREY RD. IN MIAMI BEACH.  
LOWER PHOTO: 8801 COLLINS AVENUE WHEN COMPLETED IN 1963  
BY CHARLES GILLER ARCHITECTS



## ADDITIONAL IMPROVEMENTS :

### OPENING UP of REAR (SOUTH) FACADE

The provision of new windows into the formerly forbidding 8-story blank walled south elevation - is a great improvement both for the surrounding neighborhood who must look at the building - as well as opening up the interior of the building to daylight.

The proposed south elevation responds to the surrounding neighborhood with a much improved neighborhood-friendly building elevation. This will definitely be a great improvement over the existing overwhelming blank wall. These new window openings also respect the historic repetitive structural motif of the building and tie in with adjacent building elevations. A building is meant to be read from all four elevations.

### NEW TERRACES

The addition of new terraces has been achieved within the existing horizontal architectural building lines. The light-well openings between terraces provides a kinetic visual relief from the overall horizontality on the facade.

The glass railings further reinforce the existing lines of the building by essentially disappearing when viewing the building. These new terraces respect the existing structural lines of the building and strive to blend with the existing structural lines.

### RELOCATION OF GARAGE ENTRANCE FROM

### COLLINS AVENUE TO 90 STREET

The garage entrance has always been accessed directly from Collins Avenue. With the steady increase in the volume of traffic over the years this garage entrance creates traffic back-ups into oncoming traffic.

Thus the developer has worked with the Town of Surfside to provide an improved solution for garage access from 90th Street.

### CONCLUSION

As the author of this report I believe that the proposed plans for 8995 Collins Avenue meet the standards for Architectural Significance as described in the Town of Surfside Ordinance No. 16-1655.

TOP PHOTO: REAR (SOUTH) ELEVATION of 8995 COLLINS AVENUE  
courtesy KOBİ KARP ARCHITECTURE

LOWER PHOTO: RENDERING OF PROPOSED NEW 8995 COLLINS AVENUE  
courtesy KOBİ KARP ARCHITECTURE



# TRAFFIC IMPACT STUDY

# 8995 Collins Avenue Traffic Impact Study (Revised)

Town of Surfside, Florida



Prepared for  
**SURF HOUSE OCEAN VIEWS, LLC**

Prepared by  
**THOMAS A. HALL, INC.**

January 2, 2018

# 8995 Collins Avenue Traffic Impact Study (Revised)

Town of Surfside, Florida

Prepared for:

SURF HOUSE OCEAN VIEWS, LLC

Prepared by:

THOMAS A. HALL, INC.

January 2, 2018



Dan A. Tintner, P.E.  
FL Registration No. 39656  
814 S. Military Trail  
Deerfield Beach, FL 33442

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## Introduction

Surf House Ocean Views Development, LLC proposes to redevelop an existing 36-unit, multi-family residential development into a new, 55-unit Condominium Hotel in the Town of Surfside, Florida. The proposed project is located at 8995 Collins Avenue—and that is also the project’s name. 8995 Collins Avenue is expected to be built out in 2018.

The project previously was planned to include a café; however, that element has now been deleted resulting in this traffic impact study update. It should be noted that, with the deletion of the café from the project, the project’s new trips are so low that a full traffic impact study would probably never have been required. However, due to the fact that the project is well along in the Town of Surfside’s development review process, it was deemed appropriate to merely update the previous traffic impact study rather than resort to a less intensive traffic statement.

Although access to the existing building is via a driveway connection to Collins Avenue immediately south of 90<sup>th</sup> Street, the proposed project will only use that driveway connection to serve an on-site loading zone. Day-to-day traffic entering and exiting the site will be via a new driveway connection to 90<sup>th</sup> Street.

Parking for 8995 Collins Avenue is to be provided in a 111-parking-space lot in the basement of the building. All parking is to be valet assisted. A drop-off/pick-up valet stand is proposed for the north side of the site along 90<sup>th</sup> Street east of Collins Avenue, as is a second loading zone that doubles as the USPS and FedEx drop off.

The purpose of this study is to analyze the impacts of trips generated by the proposed new development on the adjacent roadway network in accordance with the requirements of the Town of Surfside. The study area was defined in a May 18, 2017 study methodology letter to Mr. Eric Czerniejewski, P.E., the Town’s traffic consultant. The study area includes the following intersections:

- Collins Avenue at 90<sup>th</sup> Street
- Harding Avenue at 90<sup>th</sup> Street
- 90<sup>th</sup> Street at the Project Entrance

A copy of the Study Methodology Letter and project site plan may be found in **Appendix F – Site Plan and Study Methodology**.

Routes H, S and 120 – Beach Max Miami-Dade County Transit network runs along Collins Avenue directly in front of the 8995 Collins Avenue. Although the proposed site is well served by these local transit routes, as a conservative measure, all traffic oriented to/from the proposed development is assumed to be personal passenger vehicles.

**Figure 1 – Site Location**, shows the location of the proposed development.



Thomas A. Hall, Inc.

**Figure 1 – Site Location**  
8995 Collins Avenue  
Town of Surfside, Florida

## Data Collection

Four-hour (7:00-9:00 a.m. and 4-6:00 p.m.), turning-movement counts were collected in June 2017 at the study area intersections of:

- Collins Avenue at 90<sup>th</sup> Street
- Harding Avenue at 90<sup>th</sup> Street

Copies of the traffic counts may be found in **Appendix A – Traffic Counts. Figure 2 – Permitted Intersection Movements** shows both the location of the studied intersections as well as the vehicular movements permitted at each intersection.

The turning-movement counts were collected to provide a baseline of existing traffic operational conditions at the significant intersections within the study area.

A preliminary field review was conducted June 5, 2017 to obtain pertinent roadway geometry, pavement markings, signing, etc. In addition to the field review, aerial maps were consulted to verify intersection spacing, storage lane lengths and lane assignments. Existing traffic signal timing for the intersection of Collins Avenue at 90<sup>th</sup> Street was obtained from Miami-Dade County Public Works Department's online database.

A description of the studied roadways follows:

Collins Avenue is a three-lane, one-way (northbound), north-south major arterial highway. It has a posted speed limit of 30 mph.

Harding Avenue is a three-lane, one-way (southbound), north-south major arterial highway. The posted speed limit is 30 mph.

90<sup>th</sup> Avenue is an east-west, two-lane, undivided local roadway with a posted speed limit of 20 mph.



**Figure 2 – Permitted Intersection Movements**

8995 Collins Avenue

Town of Surfside, Florida

## Analyses

### *Adjustment Factors*

The June 2017 turning-movement counts were adjusted to peak season by the application of a Peak Season Conversion Factor (1.02) obtained from the Florida Department of Transportation's (FDOT) *2016 Peak Season Factor Category Report*. **Table 1 – Peak Hour Turning-Movement Counts** shows the adjusted peak season, morning and afternoon peak-hour traffic volumes within the study area.

An Annual Growth Factor was derived from historic Annual Average Daily Traffic (AADT) reports obtained from FDOT's *2016 Florida Online Traffic Information* for nearby count stations. A five-year growth analysis was conducted for the two nearby count stations. A review of the count data, and a comparison of 2012 volumes to 2016 volumes, revealed that there was a significant reduction in annual growth in traffic volumes in the study area. In spite of this, as a conservative measure, a 0.5 percent Annual Growth Factor was assumed. Copies of the annual growth rate worksheet and seasonal adjustment factors are provided in **Appendix B – Adjustment Factors**.

Table 1  
Peak Hour Turning-Movement Counts  
8995 Collins Avenue

Intersection	Adjustment	From West			From East			From South			From North			Total	
		Uturn	Right	Thru	Uturn	Left	Thru	Uturn	Left	Thru	Uturn	Left	Thru		
A.M. Peak Hour	Raw Count	0	14	37	0	0	0	0	21	1,433	4	0	0	0	1,529
	Peak Season Factor	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02
	2017 Peak Season Traffic	0	38	14	0	0	0	0	21	1,462	4	0	0	0	1,560
	Annual Growth Factor	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%
	2018 Peak Season Traffic	0	38	14	0	0	0	0	22	1,469	4	0	0	0	1,567
	Committed Development Traffic									36					
	2018 Background Traffic	0	38	14	0	0	0	0	22	1,505	4	0	0	0	1,567
	Project Traffic		1												4
	Total Future Traffic	0	38	15	0	0	0	0	22	1,505	4	0	0	0	1,571
	Raw Count	0	1	3	31	0	23	5	0	0	0	0	35	2,261	22
Peak Season Factor	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	
2017 Peak Season Traffic	0	1	3	32	0	23	5	0	0	0	0	36	2,306	22	2,429
Annual Growth Factor	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%	
2018 Peak Season Traffic	0	1	3	32	0	24	5	0	0	0	0	36	2,318	23	2,441
Committed Development Traffic															
2018 Background Traffic	0	1	3	32	0	24	5	0	0	0	0	36	2,364	23	2,441
Project Traffic															
Total Future Traffic	0	1	3	32	0	25	5	0	0	0	0	37	2,364	23	2,443
Raw Count	0	0	18	0	0	0	20	0	0	0	0	0	0	0	38
Peak Season Factor	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	
2017 Peak Season Traffic	0	0	18	0	0	0	20	0	0	0	0	0	0	0	39
Annual Growth Factor	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%	
2018 Peak Season Traffic	0	0	18	0	0	0	21	0	0	0	0	0	0	0	39
Committed Development Traffic															
2018 Background Traffic	0	0	18	0	0	0	21	0	0	0	0	0	0	0	39
Project Traffic															
Total Future Traffic	0	0	18	0	0	0	21	0	0	0	0	0	0	0	56
P.M. Peak Hour	Raw Count	0	31	3	0	0	0	3	5	2,132	6	0	0	0	2,252
	Peak Season Factor	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02
	2017 Peak Season Traffic	0	32	3	0	0	0	3	5	2,175	6	0	0	0	2,297
	Annual Growth Factor	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%	
	2018 Peak Season Traffic	0	32	3	0	0	0	3	5	2,186	6	0	0	0	2,309
	Committed Development Traffic									32					
	2018 Background Traffic	0	32	3	0	0	0	3	5	2,218	6	0	0	0	2,309
	Project Traffic										1				4
	Total Future Traffic	0	32	4	0	0	0	4	6	2,218	7	0	0	0	2,313
	Raw Count	1	0	4	12	0	22	3	0	0	0	0	30	2,138	23
Peak Season Factor	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	
2017 Peak Season Traffic	1	0	4	12	0	22	3	0	0	0	0	31	2,181	23	2,278
Annual Growth Factor	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%	
2018 Peak Season Traffic	1	0	4	12	0	23	3	0	0	0	0	31	2,192	24	2,289
Committed Development Traffic														55	
2018 Background Traffic	1	0	4	12	0	23	3	0	0	0	0	31	2,247	24	2,289
Project Traffic															
Total Future Traffic	1	0	4	12	0	24	3	0	0	0	0	32	2,247	24	2,291
Raw Count	0	0	9	0	0	0	8	0	0	0	0	0	0	0	17
Peak Season Factor	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	
2017 Peak Season Traffic	0	0	9	0	0	0	8	0	0	0	0	0	0	0	17
Annual Growth Factor	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%	
2018 Peak Season Traffic	0	0	9	0	0	0	8	0	0	0	0	0	0	0	17
Committed Development Traffic															
2018 Background Traffic	0	0	9	0	0	0	8	0	0	0	0	0	0	0	17
Project Traffic															
Total Future Traffic	0	0	9	0	0	0	8	0	0	0	0	0	0	0	17

## ***Existing Conditions***

Synchro 10 intersection operations analysis software was used to construct a model of the existing roadway network in the study area. The model relied upon the peak-season, peak-hour, turning-movement counts shown in Table 1 and the geometric, pavement marking and signing information obtained from field reviews. In addition, traffic signal timing and phasing information was obtained from Miami-Dade County Public Works Department's online database for the signalized intersection of Collins Avenue at 90<sup>th</sup> Street. Copies of the Synchro reports for existing weekday peak-hour, peak-season conditions may be found in **Appendix C – Existing Conditions Analyses**. Note that two runs are provided for the signalized intersection: 1) A Highway Capacity Manual (HCM), 6<sup>th</sup> Edition output and, 2) Synchro's own intersection analysis. The HCM, 6<sup>th</sup> Edition method is the latest standard in intersection analyses, but the Synchro intersection analysis provides a more complete record of analysis inputs.

**Table 2 – AM Peak-hour Queue Length, Level of Service and Delay Findings** and **Table 3 – PM Peak-hour Queue Length, Level of Service and Delay Findings**, summarize the critical elements of the analyses. As Tables 2 and 3 show, the existing signalized intersection of Collins Avenue at 90<sup>th</sup> Street currently operates at Level of Service (LOS) A during both the morning and afternoon peak hour.

The unsignalized intersection of Harding Avenue at 90<sup>th</sup> Street also operates very well although the westbound lane operates at LOS E in the morning peak hour. In spite of the level of service, the actual westbound queue storage required is less than two vehicle lengths during the peak hour.

Note that the queue storage lengths shown on Tables 2 and 3 for the intersection of Collins Avenue at 90<sup>th</sup> Street are from the default Synchro analysis output since the HCM, 6<sup>th</sup> Edition doesn't report the 95<sup>th</sup> percentile queue storage length. All unsignalized intersections display the 95<sup>th</sup> percentile queue storage required per the HCM, 6<sup>th</sup> Edition, unsignalized intersection analyses.

**Table 2**  
**AM Peak Hour Queue Length, Level of Service and Delay Summary**  
**8995 Collins Avenue**

Intersection	Existing Conditions				Background Traffic Conditions				Total Traffic Conditions				
	Turn Lane Length	Movement	LOS	Delay	Queue Length	Movement	LOS	Delay	Queue Length	Movement	LOS	Delay	Queue Length
Collins Avenue at 90th Street (Signalized)	N/A	Overall	A	7.0	N/A	Overall	A	7.0	N/A	Overall	A	7.2	N/A
	N/A	EBL	D	42.0	0.0	EBL	D	42.0	0.0	EBL	D	41.8	0.0
	N/A	EBT	A	0.0	57'	EBT	A	0.0	57'	EBT	A	0.0	57'
	N/A	WBT	A	0.0	15'	WBT	A	0.0	16'	WBT	A	0.0	19'
	N/A	WBR	D	38.5	0.0	WBR	D	38.5	0.0	WBR	D	38.4	0.0
	N/A	NBL	A	4.5	0.0	NBL	A	4.6	0.0	NBL	A	4.7	0.0
	N/A	NBT	A	4.3	160'	NBT	A	4.4	166'	NBT	A	4.5	168'
	N/A	NBR	A	4.2	0.0	NBR	A	4.3	0.0	NBR	A	4.4	0.0
	N/A	Overall	N/A	1.1	N/A	Overall	N/A	1.2	N/A	Overall	N/A	1.2	N/A
	N/A	EBLTR	D	25.7	0.8	EBLTR	D	27.1	0.9	EBLTR	D	27.1	0.9
Harding Avenue at 90th Street (Stop Control)	N/A	WBLTR	E	36.9	1.2	WBLTR	E	39.6	1.3	WBLTR	E	39.4	1.4
	N/A	SBL	A	0.0	0.0	SBL	A	0.0	0.0	SBL	A	0.0	0.0
	N/A	SBT	A	0.0	0.0	SBT	A	0.0	0.0	SBT	A	0.0	0.0
	N/A	SBR	A	0.0	0.0	SBR	A	0.0	0.0	SBR	A	0.0	0.0
	N/A	Overall	N/A	N/A	N/A	Overall	N/A	N/A	N/A	Overall	N/A	1.5	N/A
	N/A	EBT	N/A	N/A	N/A	EBT	N/A	N/A	N/A	EBT	N/A	0.0	0.0
Project Drive at 90th Street (Stop Control)	100	EBR	N/A	N/A	N/A	EBR	N/A	N/A	N/A	EBR	N/A	0.0	0.0
	N/A	WBT	N/A	N/A	N/A	WBT	N/A	N/A	N/A	WBT	N/A	0.0	0.0
	N/A	NBL	N/A	N/A	N/A	NBL	N/A	N/A	N/A	NBL	N/A	8.9	0.0
	N/A	Overall	N/A	N/A	N/A	Overall	N/A	N/A	N/A	Overall	N/A	1.5	N/A

**Table 3**  
**PM Peak Hour Queue Length, Level of Service and Delay Summary**  
**8995 Collins Avenue**

Intersection	Existing Conditions				Background Traffic Conditions				Total Traffic Conditions				
	Turn Lane Length	Movement	LOS	Delay	Queue Length	Movement	LOS	Delay	Queue Length	Movement	LOS	Delay	Queue Length
Collins Avenue at 90th Street (Signalized)	N/A	Overall	A	6.3	N/A	Overall	A	6.4	N/A	Overall	A	6.6	N/A
	N/A	EBL	D	42.3	0.0	EBL	D	42.3	0.0	EBL	D	42.2	0.0
	N/A	EBT	A	0.0	45'	EBT	A	0.0	45'	EBT	A	0.0	46'
	N/A	WBT	A	0.0	13'	WBT	A	0.0	14'	WBT	A	0.0	17'
	N/A	WBR	D	40.3	0.0	WBR	D	40.3	0.0	WBR	D	40.3	0.0
	N/A	NBL	A	5.8	0.0	NBL	A	6.0	0.0	NBL	A	6.1	0.0
	N/A	NBT	A	5.2	278'	NBT	A	5.4	290'	NBT	A	5.5	294'
	N/A	NBR	A	5.1	0.0	NBR	A	5.2	0.0	NBR	A	5.3	0.0
	N/A	Overall	N/A	0.7	N/A	Overall	N/A	0.7	N/A	Overall	N/A	0.7	N/A
	N/A	EBLTR	D	32.0	0.4	EBLTR	D	34.4	0.4	EBLTR	D	34.4	0.4
Harding Avenue at 90th Street (Stop Control)	N/A	WBLTR	D	26.0	0.7	WBLTR	D	27.7	0.8	WBLTR	D	27.3	0.8
	N/A	SBL	A	0.0	0.0	SBL	A	0.0	0.0	SBL	A	0.0	0.0
	N/A	SBT	A	0.0	0.0	SBT	A	0.0	0.0	SBT	A	0.0	0.0
	N/A	SBR	A	0.0	0.0	SBR	A	0.0	0.0	SBR	A	0.0	0.0
	N/A	Overall	N/A	N/A	N/A	Overall	N/A	N/A	N/A	Overall	N/A	1.5	N/A
	N/A	EBT	N/A	N/A	N/A	EBT	N/A	N/A	N/A	EBT	N/A	0.0	0.0
Project Drive at 90th Street (Stop Control)	100	EBR	N/A	N/A	N/A	EBR	N/A	N/A	N/A	EBR	N/A	0.0	0.0
	N/A	WBT	N/A	N/A	N/A	WBT	N/A	N/A	N/A	WBT	N/A	0.0	0.0
	N/A	NBL	N/A	N/A	N/A	NBL	N/A	N/A	N/A	NBL	N/A	8.7	0.0
	N/A	Overall	N/A	N/A	N/A	Overall	N/A	N/A	N/A	Overall	N/A	0.0	0.0

## ***Background Traffic Conditions***

Future 2018 build-out year (background) traffic volumes without the project were obtained by applying the 0.5 percent annual growth rate to the existing peak-season, turning-movement counts. In addition to the application of the annual growth rate, committed development traffic information provided by the Town's traffic consultant, Mr. Eric Czerniejewski, P.E., was also reviewed. The approved, but not yet occupied, developments were:

- 8955 Collins Avenue
- Surf Club I and II
- Surf Club NW
- 9300 Collins Avenue
- 8800 Collins Avenue

As it happens, all of the committed developments were actually reducing trips on the area roadways. However, Surf Club I and II were under construction at the time of this report's data collection. Because this project is so large, it was assumed that it has reduced traffic volumes on the studied area roadways. Therefore, the Surf Club I and II project trips were added to the background traffic. Table 1 shows the peak-season background traffic volumes expected during the future build-out year of 2018.

**Appendix D – Background Traffic Conditions Analyses** contains copies of the Synchro reports for the studied intersections. As a review of Tables 2 and 3 indicate, the existing level of service at the studied intersections is expected to continue in 2018.

## ***Project Trip Generation***

**Table 4 – Daily Trip Generation, Table 5 – AM Peak-hour Trip Generation and Table 6 – PM Peak-hour Trip Generation** depict the trip generation for the project site. Trip generation characteristics were obtained from the Institute of Transportation Engineers' (ITE) *Trip Generation* manual, 10<sup>th</sup> Edition. As the tables show, the proposed Multifamily Housing (High Rise) development is anticipated to generate 49 net new daily trips, 4 net new a.m. peak-hour trips and 4 net new p.m. peak-hour trips.

## ***Project Distribution and Assignment***

Cardinal distribution information was obtained from Miami-Dade County's *2040 Long Range Transportation Plan Direction Trip Distribution Report*. A copy of the cardinal trip distribution data for Traffic Analysis Zone (TAZ) 602 may be found in Appendix B. Project trips were assigned in accordance with the cardinal distribution and manual adjustments required to reflect the fact that both Collins Avenue and Harding Avenue are one-way roadways. **Figure 3 – Project Traffic Distribution** shows the traffic distribution on study area roadways.

**Figures 4 – Project Trip Assignment** shows the peak-hour project trips assigned to the study area roadway network in accordance with the trip distribution and the permitted intersection movements shown in Figure 2.

Table 4  
Daily Trip Generation  
8995 Collins Avenue

Land Use	ITE Code	Intensity	Trip Generation Rate <sup>(1)</sup>	Total Trips		Internal Trips		Adjusted Trips		Pass-by Trips		New Trips	
				In	Out	In	Out	In	Out	In	Out	In	Out
<b>Existing Use</b>													
Multifamily Housing (Mid Rise)	221	36 du	T=5.44(X) (50/50)	98	196	0	0	98	196	0	0.00%	98	196
<b>Proposed Use</b>													
Multifamily Housing (High Rise)	222	55 du	T=4.45(X) (50/50)	122	245	0	0	122	245	0	0.00%	122	245
<b>Net Difference</b>				<b>24</b>	<b>49</b>	<b>0</b>	<b>0</b>	<b>24</b>	<b>49</b>	<b>0</b>		<b>24</b>	<b>49</b>

<sup>(1)</sup> Source: Institute of Transportation Engineers' Trip Generation manual, 10th Edition.

Table 5  
AM Peak-hour Trip Generation  
8995 Collins Avenue

Land Use	ITE Code	Intensity	Trip Generation Rate <sup>(1)</sup>	Total Trips		Internal Trips		Adjusted Trips		Pass-by Trips		New Trips	
				In	Out	In	Out	In	Out	In	Out	In	Out
<b>Existing Use</b>													
Multifamily Housing (Mid Rise)	221	36 du	T=0.36(X) (26/74)	3	10	0	0	3	10	0	0.00%	3	10
<b>Proposed Use</b>													
Multifamily Housing (High Rise)	222	55 du	T=0.31(X) (24/76)	4	13	0	0	4	13	0	0.00%	4	13
<b>Net Difference</b>				<b>1</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>3</b>	<b>0</b>		<b>1</b>	<b>3</b>

<sup>(1)</sup> Source: Institute of Transportation Engineers' Trip Generation manual, 10th Edition.

Table 6  
PM Peak-hour Trip Generation  
8995 Collins Avenue

Land Use	ITE Code	Intensity	Trip Generation Rate <sup>(1)</sup>	Total Trips		Internal Trips		Adjusted Trips		Pass-by Trips		New Trips	
				In	Out	In	Out	In	Out	In	Out	In	Out
<b>Existing Use</b>													
Multifamily Housing (Mid Rise)	221	36 du	T=0.44(X) (61/39)	10	6	0	0	10	6	0	0.00%	10	6
<b>Proposed Use</b>													
Multifamily Housing (High Rise)	222	55 du	T=0.36(X) (61/39)	12	8	0	0	12	8	0	0.00%	12	8
<b>Net Difference</b>				<b>2</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>2</b>	<b>0</b>		<b>2</b>	<b>4</b>

<sup>(1)</sup> Source: Institute of Transportation Engineers' Trip Generation manual, 10th Edition.



**Figure 3 – Project Trip Distribution**

**8995 Collins Avenue  
Town of Surferside, Florida**



## ***Total Traffic Conditions***

Future total traffic volumes including project traffic were obtained by adding the 2018 background traffic volumes to the project traffic volumes shown in Figure 4. The resulting future total traffic volumes are also shown in **Table 1 – Peak Hour Turning-Movement Counts**.

**Appendix E – Total Traffic Conditions Analyses** contains copies of the Synchro reports for this third analysis condition. Tables 2 and 3 provide a summary of the critical elements of these analyses and demonstrate that the studied intersections remained at the same level of service as in the Background Conditions. However, the westbound lane at the intersection of Harding Avenue at 90<sup>th</sup> Street is expected to operate at LOS E in both the morning and afternoon peak hour under this scenario instead of just the morning peak hour. Queue storage requirements increased by less than one car length for every movement at the studied intersections. All intersections are expected to continue to operate in the same manner as under Existing and Background Conditions.

Note that the project driveway on 90<sup>th</sup> Street is across from a new driveway serving the Surf Club. The Surf Club driveway was not analyzed as a part of this study because a) there were no traffic estimates provided in the Surf Club traffic impact study and, b) the driveway was still under construction when traffic data was collected.

## ***Link Capacity Analysis***

**Table 7 – Daily Roadway Capacity Analysis** provides a comparison of the expected daily traffic volumes in the 2018 build-out year for the study area roadway links. As the table shows, all studied roadways are expected to be well under the required level of service standards per the Town of Surfside Transportation Element, which, for State maintained roadways, is LOS E+20 and, for local roads, LOS D.

**Table 7  
Daily Two-Way Roadway Capacity Analysis  
8995 Collins Avenue**

Roadway	Current AADT	Annual Growth Factor	2018 AADT	Daily Project Traffic	2018 Total Daily Volume	LOS D	LOS E+20	Over Capacity? Y/N
						Max Service Volume <sup>(2)</sup>	Max Service Volume <sup>(2)</sup>	
Collins Avenue	25,000	0.50%	25,021	26	25,047	N/A	36,648	N
Harding Avenue	27,000	0.50%	27,023	26	27,049	N/A	36,648	N
90th Street	531 <sup>(1)</sup>	0.50%	534	49	583	14,800	N/A	N

<sup>(1)</sup>AADT volume derived from p.m. peak-hour count and study area K factor of 9.

<sup>(2)</sup>LOS D and E+20 maximum service volumes obtained from the Florida Department of Transportation's 2013 *Quality/LOS Handbook*.

## Site Circulation/Multi-Modal Travel

A review of the proposed project site plan, included in **Appendix F – Site Plan**, revealed that traffic accessing the 8995 Collins Avenue development will have excellent access from the local roadway network. One loading zone will rely upon the existing ingress/egress driveway connection to Collins Avenue, but, of course, will be used infrequently—perhaps once a week—while the other loading zone will be located on 90<sup>th</sup> Street.

The main project access driveway is now proposed to be located on the north side of the property along 90<sup>th</sup> Street. All vehicles entering the site are expected to pull into the valet drop-off/pick-up lane. Once the valet attendant has received the vehicle, they will loop around on 90<sup>th</sup> Street and drive the vehicle into the vehicle transport system elevator that lowers the vehicle to the basement parking area.

When vehicles arrive at or depart from 8995 Collins Avenue, they are either dropped off to a waiting valet attendant or received from that attendant. In order for this to occur, vehicles are parked in the valet drop-off/pick-up lane on the south side of 90<sup>th</sup> Street. When the vehicle is to be moved, it will be necessary to make a U-turn from the eastbound drop-off/pick-up lane to go west on 90<sup>th</sup> Street. During the afternoon peak hour, the highest volume hour of the day, 12 vehicles are expected to arrive and eight (8) vehicles are expected to depart from the drop-off/pick-up lane. It is expected that all 20 vehicles will make a U-turn on 90<sup>th</sup> Street to either head west when leaving the site or to proceed into the parking garage entrance.

The eastbound-to-westbound U-turn maneuver is not expected to be an operational difficulty because it occurs at the literal east end of 90<sup>th</sup> Street. The only potential traffic conflict is with vehicles entering and exiting the Surf Club driveway on the north side of 90<sup>th</sup> Street. However, the Surf Club's own traffic study downplayed this particular driveway connection and indicated that it is a low volume access point. They focused, instead, on their valet operations along Collins Avenue. Assuming that the Surf Club entering and exiting volume at this driveway is similar to, or greater than, that of 8995 Collins Avenue, the total volume expected on this portion of 90<sup>th</sup> Street would be a mere 88 vehicles in the peak hour of the day. An analysis of these movements was completed for the afternoon peak hour of the day and is included at the end of Appendix E. As that analysis shows, the eastbound-to-westbound U-turning traffic and the traffic entering and exiting the Surf Club are expected to operate at LOS A even during this highest volume hour of the day.

Pedestrian access is also well laid out with a sidewalk on the north, west and east sides of the building. There are also sidewalk connections proposed to the existing pedestrian path that connects the end of 90<sup>th</sup> Street to the beach. Note that the proposed narrowing of 90<sup>th</sup> Street east of Collins Avenue will reduce the width of pavement that pedestrians must cross when proceeding north or south across 90<sup>th</sup> Street from 36 feet to 24 feet thus reducing crossing times and potential pedestrian/vehicle conflicts. This pavement

narrowing is necessitated, according to the project development team, by the Town of Surfside's requirement that an off-street valet drop-off and pick-up location be provided.

Had the project been starting with an empty lot, an off-street valet lane might have been more easily accommodated, but the footprint of the existing building that is being redeveloped does not leave sufficient space for vehicle stacking without narrowing the pavement. Given the low volume of vehicles anticipated on this portion of 90th Street, even including the traffic associated with the Surf Club on the north side of the street, the proposed road narrowing is not expected to have a negative impact on either capacity or roadway traffic operations.

There is an existing bicycle lane on the east side of Collins Avenue that facilitates bicycle travel through the Town of Surfside. The existing driveway connection to Collins Avenue requires motor vehicles to cross the bicycle lane to enter or exit the building. In the proposed new configuration, this driveway will only be used to provide access to a loading zone. Therefore, it is expected that the redevelopment of the project site will improve bicyclists' travel through the project area along Collins Avenue.

## **Valet Parking Analysis**

111 parking spaces are to be provided for 8995 Collins Avenue in the basement of the building. In order to have 111 parking spaces in the basement of the building, it is proposed that a vehicle lift system be used to store up to three (3) vehicles in each of 37 parking spaces. A vehicle transport system elevator will be operated by the valet staff to bring vehicles to and from the basement parking area.

Vehicles parked in the basement will default to the middle slot in the parking lifts. As more vehicles require parking, they will either be parked in the lower lift position, which is below the floor of the basement drive aisle or above the middle lift position in the top position, which is above the floor of the basement drive aisle. The lift mechanism specifics are shown in Sheet A6.0 of the site plan package. That sheet may be found in **Appendix F – Site Plan**.

Based on field measurements at the nearby Cadillac Hotel in Miami Beach, which has a parking system from the same supplier (although not exactly the same), arriving vehicles are expected to require approximately 157 seconds to arrive, be handed over to the valet attendant, be lowered down the vehicle transport system elevator, and parked in an available parking space. Departing vehicles are expected to be turned over to the owners in approximately 142 seconds after a request for the vehicle is received by the valet attendants. One valet attendant is expected to be at the project entrance at all times while another valet attendant will be stationed in the basement parking area.

A queuing analysis was performed to determine to a 90-percent confidence level whether the three vehicle queue storage available in the valet pick-up/drop-off area is sufficient to ensure that vehicles aren't backing up onto 90<sup>th</sup> Street. A copy of the queuing analysis worksheet is contained in **Appendix G – Queuing Analysis**.

As a review of the queuing analysis reveals, the three-vehicle, queue-storage lane available on site is more than sufficient to accommodate the arriving cars in the afternoon peak hour, which is the peak arrival time of the day. However, the queue storage is sufficient because it is expected that the valet attendants will quickly become familiar with the residents and will know which residents are likely to park their vehicle for an extended period of time and will also know which residents will require their vehicle again within a short time.

Note that a second queuing analysis was performed to consider the morning peak hour, when a third of the afternoon peak hour entering volume is expected to arrive. With a mere four (4) vehicles to park in the morning peak hour, there is no expectation that there will be any queuing issues.

## **Conclusions**

Based on the results of this analysis, it is concluded that the proposed 8995 Collins Avenue development will not have a significant impact on the adjacent roadway network. All intersections will continue to operate at the same high levels of service after the project is completed as they do at present. With the extremely low volume of traffic anticipated to be generated by the development, the valet parking can be operated in such a manner that it requires no vehicle to be stored on 90<sup>th</sup> Street at the project entrance.

## **Appendix A – Traffic Counts**

COLLINS AVENUE AT 90TH STREET  
 DADE COUNTY, FLORIDA  
 COUNTED BY:  
 SIGNALIZED

THOMAS A. HALL, INC.  
 1355 ADAMS STREET  
 HOLLYWOOD, FL 33019  
 954-288-4447

Site Code: 10031  
 Start Date: 6/6/2017  
 File I.D.: SURFSIDE  
 Page: 1

ALL VEHICLES

Date	90TH STREET From West				90TH STREET From East				COLLINS AVENUE From South				COLLINS AVENUE From North				Total
	Uturn	Left	Thru	Right	Uturn	Left	Thru	Right	Uturn	Left	Thru	Right	Uturn	Left	Thru	Right	
6/6/2017																	
7:00	0	4	1	0	0	0	3	4	0	4	172	5	0	0	0	0	193
7:15	0	8	5	0	0	0	0	3	0	4	224	2	0	0	0	0	246
7:30	0	5	5	0	0	0	1	4	0	4	262	0	0	0	0	0	281
7:45	0	8	2	0	0	0	0	4	0	4	301	4	0	0	0	0	323
Hr Total	0	25	13	0	0	0	4	15	0	16	959	11	0	0	0	0	1043
8:00	0	8	4	0	0	0	1	7	0	5	340	3	0	0	0	0	368
8:15	0	6	5	0	0	0	0	4	0	5	384	0	0	0	0	0	404
8:30	0	17	5	0	0	0	1	4	0	6	327	0	0	0	0	0	360
8:45	0	6	0	0	0	0	1	2	0	5	382	1	0	0	0	0	397
Hr Total	0	37	14	0	0	0	3	17	0	21	1433	4	0	0	0	0	1529
* BREAK *																	
11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
* BREAK *																	
16:00	0	2	0	0	0	0	0	2	0	2	569	2	0	0	0	0	577
16:15	0	10	0	0	0	0	0	0	0	24	622	1	0	0	0	0	657
16:30	0	7	1	0	0	0	1	1	0	38	469	1	0	0	0	0	518
16:45	0	11	0	0	0	0	0	1	1	31	428	1	0	0	0	0	473
Hr Total	0	30	1	0	0	0	1	4	1	95	2088	5	0	0	0	0	2225
17:00	0	5	0	0	0	0	0	2	0	29	528	2	0	0	0	0	566
17:15	0	8	2	0	0	0	1	2	0	17	518	1	0	0	0	0	549
17:30	0	11	1	0	0	0	2	1	0	13	584	2	0	0	0	0	614
17:45	0	7	0	0	0	0	0	0	0	13	502	1	0	0	0	0	523
Hr Total	0	31	3	0	0	0	3	5	0	72	2132	6	0	0	0	0	2252
*TOTAL*	0	123	31	0	0	0	11	41	1	204	6612	26	0	0	0	0	7049

COLLINS AVENUE AT 90TH STREET  
 DADE COUNTY, FLORIDA  
 COUNTED BY:  
 SIGNALIZED

THOMAS A. HALL, INC.  
 1355 ADAMS STREET  
 HOLLYWOOD, FL 33019  
 954-288-4447

Site Code: 10031  
 Start Date: 6/6/17  
 File I.D.: SURFSIDE  
 Page: 2

ALL VEHICLES

Date	90TH STREET From West				90TH STREET From East				COLLINS AVENUE From South				COLLINS AVENUE From North				Total
	Uturn	Left	Thru	Right	Uturn	Left	Thru	Right	Uturn	Left	Thru	Right	Uturn	Left	Thru	Right	
6/6/2017																	

Peak Hour Analysis By Entire Intersection for the Period: 07:00 to 09:00 on 6/6/2017

Peak start	08:00				08:00				08:00				Total			
Volume	0	37	14	0	0	0	3	17	0	21	1433	4		0	0	0
Percent	0%	73%	27%	0%	0%	0%	15%	85%	0%	1%	98%	0%	#####	#####	#####	#####
Pk total	51				20				1458				0			
Highest	8:30				8:00: AM				8:15				8:15			
Volume	0	17	5	0	0	0	1	7	0	5	384	0	0	0	0	0
Hi total	22				8				389				0			
PHF	0.58				0.63				0.94				#####			

Peak Hour Analysis By Entire Intersection for the Period: 11:00 to 01:00 on 6/6/2017

Peak start	12:00				12:00				12:00				Total			
Volume	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0
Percent	#####	#####	#####	#####	#####	#####	#####	#####	#####	#####	#####	#####	#####	#####	#####	#####
Pk total	0				0				0				0			
Highest	12:15				12:45				12:15				12:30			
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hi total	0				0				0				0			
PHF	#####				#####				#####				#####			

Peak Hour Analysis By Entire Intersection for the Period: 16:00 to 18:00 on 6/6/2017

Peak start	17:00				17:00				17:00				Total			
Volume	0	31	3	0	0	0	3	5	0	72	2132	6		0	0	0
Percent	0%	91%	9%	0%	0%	0%	38%	63%	0%	3%	96%	0%	#####	#####	#####	#####
Pk total	34				8				2210				0			
Highest	17:30				17:30				17:30				17:45			
Volume	0	11	1	0	0	0	2	1	0	13	584	2	0	0	0	0
Hi total	12				3				599				0			
PHF	0.71				0.67				0.92				#####			

HARDING AVENUE AT 90TH STREET  
 DADE COUNTY, FLORIDA  
 COUNTED BY:  
 UNSIGNALIZED

THOMAS A. HALL, INC.  
 1355 ADAMS STREET  
 HOLLYWOOD, FL 33019  
 954-288-4447

Site Code: 10031  
 Start Date: 6/8/2017  
 File I.D.: SURFSIDE  
 Page: 3

ALL VEHICLES

Date	90TH STREET From West				90TH STREET From East				HARDING AVENUE From South				HARDING AVENUE From North				Total
	Uturn	Left	Thru	Right	Uturn	Left	Thru	Right	Uturn	Left	Thru	Right	Uturn	Left	Thru	Right	
6/8/2017																	
7:00	0	0	1	6	0	6	1	0	0	0	0	0	0	6	333	2	355
7:15	0	0	0	4	0	11	1	0	0	0	0	0	0	5	477	3	501
7:30	0	0	0	5	0	4	2	0	0	0	0	0	0	2	566	4	583
7:45	0	0	2	10	0	2	1	0	0	0	0	0	0	16	556	9	596
Hr Total	0	0	3	25	0	23	5	0	0	0	0	0	0	29	1932	18	2035
8:00	0	0	0	8	0	6	1	0	0	0	0	0	0	9	621	3	648
8:15	0	1	1	8	0	11	1	0	0	0	0	0	0	8	518	6	554
8:30	0	0	2	9	0	4	2	0	0	0	0	0	0	9	458	2	486
8:45	0	0	0	6	0	2	1	0	0	0	0	0	0	7	421	8	445
Hr Total	0	1	3	31	0	23	5	0	0	0	0	0	0	33	2018	19	2133
* BREAK *																	
11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
* BREAK *																	
12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
* BREAK *																	
16:00	0	0	2	7	1	3	1	0	0	0	0	0	0	4	397	3	418
16:15	0	0	3	2	0	1	2	0	0	0	0	0	0	9	423	9	449
16:30	0	0	4	5	0	1	4	0	0	0	0	0	0	6	482	4	506
16:45	0	1	6	4	0	2	4	0	0	0	0	0	0	8	485	4	514
Hr Total	0	1	15	18	1	7	11	0	0	0	0	0	0	27	1787	20	1887
17:00	1	0	2	2	0	7	1	0	0	0	0	0	0	4	514	9	540
17:15	0	0	1	4	0	10	1	0	0	0	0	0	0	15	457	8	496
17:30	0	0	1	4	0	3	0	0	0	0	0	0	0	8	564	2	582
17:45	0	0	0	2	0	2	1	0	0	0	0	0	0	3	603	4	615
Hr Total	1	0	4	12	0	22	3	0	0	0	0	0	0	30	2138	23	2233
*TOTAL*	1	2	25	86	1	75	24	0	0	0	0	0	0	119	7875	80	8288

HARDING AVENUE AT 90TH STREET  
 DADE COUNTY, FLORIDA  
 COUNTED BY:  
 UNSIGNALIZED

THOMAS A. HALL, INC.  
 1355 ADAMS STREET  
 HOLLYWOOD, FL 33019  
 954-288-4447

Site Code: 10031  
 Start Date: 6/8/17  
 File I.D.: SURFSIDE  
 Page: 4

ALL VEHICLES

Date	90TH STREET From West				90TH STREET From East				HARDING AVENUE From South				HARDING AVENUE From North				Total
	Uturn	Left	Thru	Right	Uturn	Left	Thru	Right	Uturn	Left	Thru	Right	Uturn	Left	Thru	Right	
6/8/2017																	

Peak Hour Analysis By Entire Intersection for the Period: 07:00 to 09:00 on 6/8/2017

Peak start	7:30				7:30				7:30				7:30				
Volume	0	1	3	31	0	23	5	0	0	0	0	0	0	35	2261	22	2381
Percent	0%	3%	9%	89%	0%	82%	18%	0%	####	####	####	####	0%	2%	98%	1%	
Pk total	35				28				0				2318				
Highest	7:45				8:15				8:00				8:00				
Volume	0	0	2	10	0	11	1	0	0	0	0	0	0	9	621	3	
Hi total	12				12				0				633				
PHF	0.73				0.58				####				0.92				

Peak Hour Analysis By Entire Intersection for the Period: 11:00 to 01:00 on 6/8/2017

Peak start	12:00				12:00				12:00				12:00				0
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Percent	####	####	####	####	####	####	####	####	####	####	####	####	####	####	####	####	
Pk total	0				0				0				0				
Highest	12:00				12:00				12:30				12:30				
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Hi total	0				0				0				0				
PHF	####				####				####				####				

Peak Hour Analysis By Entire Intersection for the Period: 16:00 to 18:00 on 6/8/2017

Peak start	17:00				17:00				17:00				17:00				
Volume	1	0	4	12	0	22	3	0	0	0	0	0	0	30	2138	23	2233
Percent	6%	0%	24%	71%	0%	88%	12%	0%	####	####	####	####	0%	1%	98%	1%	
Pk total	17				25				0				2191				
Highest	17:30				17:15				17:30				17:45				
Volume	0	0	1	4	0	10	1	0	0	0	0	0	0	3	603	4	
Hi total	5				11				0				610				
PHF	0.85				0.57				####				0.90				

FLORIDA DEPARTMENT OF TRANSPORTATION  
 TRANSPORTATION STATISTICS OFFICE  
 2016 HISTORICAL AADT REPORT

COUNTY: 87 - MIAMI-DADE

SITE: 0525 - SR A1A/COLLINS AV/ONE-WAY PAIR NB, 100' N 87 ST

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2016	25000	C	0	9.00	99.90	7.80
2015	24500	C	0	9.00	99.90	4.60
2014	21500	C		9.00	99.90	5.10
2013	25000	C	0	9.00	99.90	6.10
2012	32500	C	0	9.00	99.90	8.40
2011	22000	C	0	9.00	99.90	7.50
2010	22500	C	0	8.98	99.99	8.80
2009	22500	C	0	8.99	99.99	8.40
2008	24500	C	0	9.09	99.99	5.30
2007	26000	C	0	8.01	99.99	4.90
2006	24000	C	0	7.97	99.99	2.20
2005	25000	C	S	8.80	99.90	5.50
2004	24000	C	S	9.00	99.90	8.20
2003	26500	C	S	8.80	99.90	4.90
2002	26000	C	S	9.80	99.90	2.60
2001	27000	C	S	8.20	99.90	3.00

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE  
 S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE  
 V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN  
 \*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION  
 TRANSPORTATION STATISTICS OFFICE  
 2016 HISTORICAL AADT REPORT

COUNTY: 87 - MIAMI-DADE

SITE: 0520 - SR A1A/HARDING AV/ONE-WAY PAIR SB, 100' N 87 ST

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2016	27000	C	0	9.00	99.90	9.10
2015	26500	C	0	9.00	99.90	7.60
2014	26000	C	0	9.00	99.90	5.40
2013	25500	C	0	9.00	99.90	3.00
2012	26000	C	0	9.00	99.90	3.80
2011	23500	C	0	9.00	99.90	7.50
2010	24000	C	0	8.98	99.99	8.80
2009	23000	C	0	8.99	99.99	8.40
2008	24000	C	0	9.09	99.99	5.30
2007	24000	C	0	8.01	99.99	4.90
2006	24000	C	0	7.97	99.99	2.20
2005	27000	C	0	8.80	99.90	5.50
2004	27500	C	0	9.00	99.90	8.20
2003	26000	C	0	8.80	99.90	4.90
2002	27500	C	0	9.80	99.90	2.60
2001	28500	C	0	8.20	99.90	3.00

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE  
 S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE  
 V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN  
 \*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

## **Appendix B – Adjustment Factors**

2016 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL  
 CATEGORY: 8700 MIAMI-DADE NORTH

WEEK	DATES	SF	MOCF: 0.98 PSCF
1	01/01/2016 - 01/02/2016	1.02	1.04
2	01/03/2016 - 01/09/2016	1.03	1.05
3	01/10/2016 - 01/16/2016	1.04	1.06
4	01/17/2016 - 01/23/2016	1.03	1.05
5	01/24/2016 - 01/30/2016	1.02	1.04
6	01/31/2016 - 02/06/2016	1.00	1.02
7	02/07/2016 - 02/13/2016	0.99	1.01
* 8	02/14/2016 - 02/20/2016	0.97	0.99
* 9	02/21/2016 - 02/27/2016	0.97	0.99
*10	02/28/2016 - 03/05/2016	0.98	1.00
*11	03/06/2016 - 03/12/2016	0.98	1.00
*12	03/13/2016 - 03/19/2016	0.98	1.00
*13	03/20/2016 - 03/26/2016	0.98	1.00
*14	03/27/2016 - 04/02/2016	0.98	1.00
*15	04/03/2016 - 04/09/2016	0.98	1.00
*16	04/10/2016 - 04/16/2016	0.98	1.00
*17	04/17/2016 - 04/23/2016	0.98	1.00
*18	04/24/2016 - 04/30/2016	0.98	1.00
*19	05/01/2016 - 05/07/2016	0.98	1.00
*20	05/08/2016 - 05/14/2016	0.99	1.01
21	05/15/2016 - 05/21/2016	0.99	1.01
22	05/22/2016 - 05/28/2016	0.99	1.01
23	05/29/2016 - 06/04/2016	1.00	1.02
24	06/05/2016 - 06/11/2016	1.00	1.02
25	06/12/2016 - 06/18/2016	1.01	1.03
26	06/19/2016 - 06/25/2016	1.02	1.04
27	06/26/2016 - 07/02/2016	1.02	1.04
28	07/03/2016 - 07/09/2016	1.03	1.05
29	07/10/2016 - 07/16/2016	1.03	1.05
30	07/17/2016 - 07/23/2016	1.03	1.05
31	07/24/2016 - 07/30/2016	1.03	1.05
32	07/31/2016 - 08/06/2016	1.02	1.04
33	08/07/2016 - 08/13/2016	1.02	1.04
34	08/14/2016 - 08/20/2016	1.02	1.04
35	08/21/2016 - 08/27/2016	1.02	1.04
36	08/28/2016 - 09/03/2016	1.02	1.04
37	09/04/2016 - 09/10/2016	1.02	1.04
38	09/11/2016 - 09/17/2016	1.01	1.03
39	09/18/2016 - 09/24/2016	1.01	1.03
40	09/25/2016 - 10/01/2016	1.00	1.02
41	10/02/2016 - 10/08/2016	1.00	1.02
42	10/09/2016 - 10/15/2016	0.99	1.01
43	10/16/2016 - 10/22/2016	1.00	1.02
44	10/23/2016 - 10/29/2016	1.00	1.02
45	10/30/2016 - 11/05/2016	1.01	1.03
46	11/06/2016 - 11/12/2016	1.01	1.03
47	11/13/2016 - 11/19/2016	1.02	1.04
48	11/20/2016 - 11/26/2016	1.02	1.04
49	11/27/2016 - 12/03/2016	1.02	1.04
50	12/04/2016 - 12/10/2016	1.02	1.04
51	12/11/2016 - 12/17/2016	1.02	1.04
52	12/18/2016 - 12/24/2016	1.03	1.05
53	12/25/2016 - 12/31/2016	1.04	1.06

\* PEAK SEASON

21-FEB-2017 10:54:35

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**Annual Growth Factor Worksheet  
8995 Collins Avenue**

<b>Count Station</b>	<b>2012 AADT</b>	<b>2016 AADT</b>	<b>Annual Compound Growth</b>	<b>Adjusted Annual Compound Growth</b>
Site 870525 - Collins Ave. North of 87th Avenue	32500	25000	-5.10%	-5.10%
Site 870520 - Harding Ave. North of 87th Avenue	26000	27000	0.76%	0.76%
Assumed Annual Compound Growth Rate				0.50%



## Miami-Dade 2040 Directional Distribution Summary

Origin TAZ			Cardinal Directions								Total
County TAZ	Regional TAZ		NNE	ENE	ESE	SSE	SSW	WSW	WNW	NNW	
595	3495	PERCENT	27.5	9.9	0.0	1.5	2.7	15.0	20.1	23.2	
596	3496	TRIPS	1,007	281	29	83	178	1,090	1,230	1,046	4,944
596	3496	PERCENT	20.4	5.7	0.6	1.7	3.6	22.1	24.9	21.2	
597	3497	TRIPS	714	317	17	84	238	1,188	2,012	1,703	6,273
597	3497	PERCENT	11.4	5.1	0.3	1.3	3.8	18.9	32.1	27.2	
598	3498	TRIPS	573	211	1	70	74	1,022	1,223	1,193	4,367
598	3498	PERCENT	13.1	4.8	0.0	1.6	1.7	23.4	28.0	27.3	
599	3499	TRIPS	320	106	4	14	40	326	344	423	1,577
599	3499	PERCENT	20.3	6.7	0.3	0.9	2.5	20.7	21.8	26.8	
600	3500	TRIPS	2,328	379	15	96	136	1,546	1,735	2,021	8,256
600	3500	PERCENT	28.2	4.6	0.2	1.2	1.7	18.7	21.0	24.5	
601	3501	TRIPS	96	0	0	76	554	377	219	317	1,639
601	3501	PERCENT	5.9	0.0	0.0	4.6	33.8	23.0	13.4	19.3	
602	3502	TRIPS	153	26	0	223	847	558	796	522	3,125
602	3502	PERCENT	4.9	0.8	0.0	7.1	27.1	17.9	25.5	16.7	
603	3503	TRIPS	150	0	0	44	724	550	683	582	2,733
603	3503	PERCENT	5.5	0.0	0.0	1.6	26.5	20.1	25.0	21.3	
604	3504	TRIPS	234	0	0	64	1,290	935	1,199	1,091	4,813
604	3504	PERCENT	4.9	0.0	0.0	1.3	26.8	19.4	24.9	22.7	
605	3505	TRIPS	229	84	0	183	770	376	633	576	2,851
605	3505	PERCENT	8.0	3.0	0.0	6.4	27.0	13.2	22.2	20.2	
606	3506	TRIPS	1,711	0	0	1,794	2,366	3,529	1,669	3,475	14,544
606	3506	PERCENT	11.8	0.0	0.0	12.3	16.3	24.3	11.5	23.9	
607	3507	TRIPS	414	226	0	251	1,228	912	930	1,238	5,199
607	3507	PERCENT	8.0	4.4	0.0	4.8	23.6	17.5	17.9	23.8	
608	3508	TRIPS	337	0	0	90	1,580	1,165	1,113	1,472	5,757
608	3508	PERCENT	5.9	0.0	0.0	1.6	27.4	20.2	19.3	25.6	
609	3509	TRIPS	342	0	0	112	1,328	1,596	680	1,847	5,905
609	3509	PERCENT	5.8	0.0	0.0	1.9	22.5	27.0	11.5	31.3	
610	3510	TRIPS	1,060	377	0	627	1,850	2,297	1,452	3,154	10,817
610	3510	PERCENT	9.8	3.5	0.0	5.8	17.1	21.2	13.4	29.2	
611	3511	TRIPS	935	229	0	332	1,273	1,314	1,405	1,905	7,393
611	3511	PERCENT	12.7	3.1	0.0	4.5	17.2	17.8	19.0	25.8	
612	3512	TRIPS	259	0	0	70	836	906	870	1,266	4,207
612	3512	PERCENT	6.2	0.0	0.0	1.7	19.9	21.5	20.7	30.1	
613	3513	TRIPS	24	0	0	46	95	45	63	111	384
613	3513	PERCENT	6.3	0.0	0.0	12.0	24.7	11.7	16.4	28.9	
614	3514	TRIPS	451	0	0	610	1,291	1,540	810	1,739	6,441
614	3514	PERCENT	7.0	0.0	0.0	9.5	20.0	23.9	12.6	27.0	
615	3515	TRIPS	920	379	0	1,112	1,477	1,214	907	1,482	7,491
615	3515	PERCENT	12.3	5.1	0.0	14.8	19.7	16.2	12.1	19.8	

## **Appendix C – Existing Conditions Analyses**

Lanes, Volumes, Timings  
3: Collins Ave. & 90th St.

07/24/2017



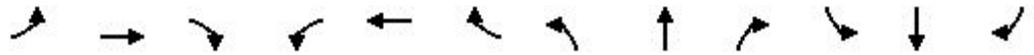
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕↕↕				
Traffic Volume (vph)	38	14	0	0	3	17	21	1462	4	0	0	0
Future Volume (vph)	38	14	0	0	3	17	21	1462	4	0	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	0.91	0.91	0.91	1.00	1.00	1.00
Frt					0.886							
Flt Protected		0.965						0.999				
Satd. Flow (prot)	0	1798	0	0	1650	0	0	4798	0	0	0	0
Flt Permitted		0.763						0.999				
Satd. Flow (perm)	0	1421	0	0	1650	0	0	4798	0	0	0	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)					26			1				
Link Speed (mph)		25			25			30				30
Link Distance (ft)		357			122			472				520
Travel Time (s)		9.7			3.3			10.7				11.8
Peak Hour Factor	0.58	0.58	0.58	0.63	0.63	0.63	0.94	0.94	0.94	0.92	0.92	0.92
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	8%	8%	8%	8%	8%	8%
Adj. Flow (vph)	66	24	0	0	5	27	22	1555	4	0	0	0
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	90	0	0	32	0	0	1581	0	0	0	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0				0
Link Offset(ft)		0			0			0				0
Crosswalk Width(ft)		16			16			16				16
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	1			1		1	1				
Detector Template	Left	Thru			Thru		Left	Thru				
Leading Detector (ft)	20	30			30		20	30				
Trailing Detector (ft)	0	0			0		0	0				
Detector 1 Position(ft)	0	0			0		0	0				
Detector 1 Size(ft)	20	30			30		20	30				
Detector 1 Type	Cl+Ex	Cl+Ex			Cl+Ex		Cl+Ex	Cl+Ex				
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0			0.0		0.0	0.0				
Detector 1 Queue (s)	0.0	0.0			0.0		0.0	0.0				
Detector 1 Delay (s)	0.0	0.0			0.0		0.0	0.0				
Turn Type	Perm	NA			NA		Perm	NA				
Protected Phases		4			8			2				
Permitted Phases	4						2					
Detector Phase	4	4			8		2	2				
Switch Phase												
Minimum Initial (s)	7.0	7.0			7.0		7.0	7.0				
Minimum Split (s)	29.4	29.4			29.4		24.3	24.3				
Total Split (s)	33.0	33.0			33.0		57.0	57.0				
Total Split (%)	36.7%	36.7%			36.7%		63.3%	63.3%				
Maximum Green (s)	26.6	26.6			26.6		50.7	50.7				

Existing AM.syn

Synchro 10 Light Report  
Page 1

Lanes, Volumes, Timings  
3: Collins Ave. & 90th St.

07/24/2017

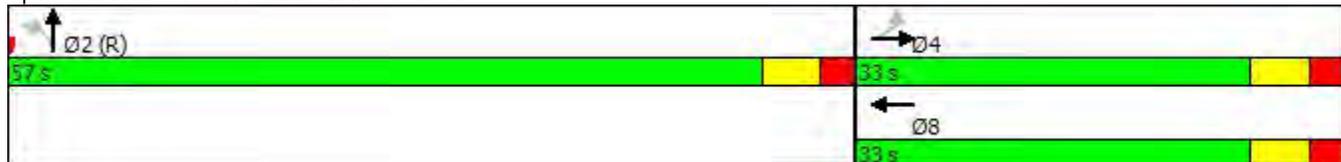


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Yellow Time (s)	4.0	4.0			4.0		4.0	4.0				
All-Red Time (s)	2.4	2.4			2.4		2.3	2.3				
Lost Time Adjust (s)		0.0			0.0			0.0				
Total Lost Time (s)		6.4			6.4			6.3				
Lead/Lag												
Lead-Lag Optimize?												
Vehicle Extension (s)	2.5	2.5			2.5		1.0	1.0				
Recall Mode	None	None			None		C-Max	C-Max				
Walk Time (s)	5.0	5.0			5.0		7.0	7.0				
Flash Dont Walk (s)	18.0	18.0			18.0		9.0	9.0				
Pedestrian Calls (#/hr)	0	0			0		0	0				
Act Effct Green (s)		10.7			10.7			70.5				
Actuated g/C Ratio		0.12			0.12			0.78				
v/c Ratio		0.53			0.15			0.42				
Control Delay		48.1			17.1			4.8				
Queue Delay		0.0			0.0			0.0				
Total Delay		48.1			17.1			4.8				
LOS		D			B			A				
Approach Delay		48.1			17.1			4.8				
Approach LOS		D			B			A				
Queue Length 50th (ft)		49			3			102				
Queue Length 95th (ft)		57			15			160				
Internal Link Dist (ft)		277			42			392			440	
Turn Bay Length (ft)												
Base Capacity (vph)		419			505			3759				
Starvation Cap Reductn		0			0			0				
Spillback Cap Reductn		0			0			0				
Storage Cap Reductn		0			0			0				
Reduced v/c Ratio		0.21			0.06			0.42				

Intersection Summary

Area Type: Other  
 Cycle Length: 90  
 Actuated Cycle Length: 90  
 Offset: 66 (73%), Referenced to phase 2:NBTL and 6:, Start of Green  
 Natural Cycle: 60  
 Control Type: Actuated-Coordinated  
 Maximum v/c Ratio: 0.53  
 Intersection Signal Delay: 7.3  
 Intersection Capacity Utilization 48.9%  
 Analysis Period (min) 15  
 Intersection LOS: A  
 ICU Level of Service A

Splits and Phases: 3: Collins Ave. & 90th St.



# HCM 6th Signalized Intersection Summary

## 3: Collins Ave. & 90th St.

07/22/2017



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↖			↗			↖↗				
Traffic Volume (veh/h)	38	14	0	0	3	17	21	1462	4	0	0	0
Future Volume (veh/h)	38	14	0	0	3	17	21	1462	4	0	0	0
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0			
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00			
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00			
Work Zone On Approach		No			No			No				
Adj Sat Flow, veh/h/ln	1870	1870	0	0	1870	1870	1900	1781	1900			
Adj Flow Rate, veh/h	66	24	0	0	5	27	22	1555	4			
Peak Hour Factor	0.58	0.58	0.58	0.63	0.63	0.63	0.94	0.94	0.94			
Percent Heavy Veh, %	2	2	0	0	2	2	0	8	0			
Cap, veh/h	148	39	0	0	23	124	52	3918	10			
Arrive On Green	0.09	0.09	0.00	0.00	0.09	0.09	0.77	0.77	0.77			
Sat Flow, veh/h	866	430	0	0	254	1370	68	5097	14			
Grp Volume(v), veh/h	90	0	0	0	0	32	577	479	525			
Grp Sat Flow(s),veh/h/ln	1296	0	0	0	0	1624	1778	1621	1779			
Q Serve(g_s), s	4.7	0.0	0.0	0.0	0.0	1.6	10.0	8.7	8.7			
Cycle Q Clear(g_c), s	6.4	0.0	0.0	0.0	0.0	1.6	10.0	8.7	8.7			
Prop In Lane	0.73		0.00	0.00		0.84	0.04		0.01			
Lane Grp Cap(c), veh/h	186	0	0	0	0	147	1367	1246	1367			
V/C Ratio(X)	0.48	0.00	0.00	0.00	0.00	0.22	0.42	0.38	0.38			
Avail Cap(c_a), veh/h	490	0	0	0	0	480	1367	1246	1367			
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00			
Upstream Filter(l)	1.00	0.00	0.00	0.00	0.00	1.00	1.00	1.00	1.00			
Uniform Delay (d), s/veh	40.5	0.0	0.0	0.0	0.0	38.0	3.6	3.4	3.4			
Incr Delay (d2), s/veh	1.4	0.0	0.0	0.0	0.0	0.5	1.0	0.9	0.8			
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0			
%ile BackOfQ(50%),veh/ln	2.0	0.0	0.0	0.0	0.0	0.7	2.8	2.3	2.5			
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	42.0	0.0	0.0	0.0	0.0	38.5	4.5	4.3	4.2			
LnGrp LOS	D	A	A	A	A	D	A	A	A			
Approach Vol, veh/h		90			32			1581				
Approach Delay, s/veh		42.0			38.5			4.4				
Approach LOS		D			D			A				
Timer - Assigned Phs		2		4				8				
Phs Duration (G+Y+Rc), s		75.5		14.5				14.5				
Change Period (Y+Rc), s		* 6.3		6.4				6.4				
Max Green Setting (Gmax), s		* 51		26.6				26.6				
Max Q Clear Time (g_c+I1), s		12.0		8.4				3.6				
Green Ext Time (p_c), s		0.9		0.2				0.0				
<b>Intersection Summary</b>												
HCM 6th Ctrl Delay				7.0								
HCM 6th LOS				A								
<b>Notes</b>												
* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.												

Intersection												
Int Delay, s/veh	1.1											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		T			T					T		
Traffic Vol, veh/h	0	3	32	23	5	0	0	0	0	36	2306	22
Future Vol, veh/h	0	3	32	23	5	0	0	0	0	36	2306	22
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	16974	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	73	73	73	58	58	58	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	8	8	8	8	8	8
Mvmt Flow	0	4	44	40	9	0	0	0	0	39	2507	24
Major/Minor	Minor2			Minor1			Major2					
Conflicting Flow All	-	2597	1266	1083	2609	-	-	-	-	0	0	0
Stage 1	-	2597	-	0	0	-	-	-	-	-	-	-
Stage 2	-	0	-	1083	2609	-	-	-	-	-	-	-
Critical Hdwy	-	5.5	5	5	5.5	-	-	-	-	5.46	-	-
Critical Hdwy Stg 1	-	5.54	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	6.74	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	-	4.02	3.3	3.5	4.02	-	-	-	-	3.18	-	-
Pot Cap-1 Maneuver	0	52	318	370	51	0	-	-	-	-	-	-
Stage 1	0	51	-	-	-	0	-	-	-	-	-	-
Stage 2	0	-	-	219	50	0	-	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	52	318	300	51	-	-	-	-	-	-	-
Mov Cap-2 Maneuver	-	52	-	300	51	-	-	-	-	-	-	-
Stage 1	-	51	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	174	50	-	-	-	-	-	-	-
Approach	EB			WB			SB					
HCM Control Delay, s	25.7			36.9								
HCM LOS	D			E								
Minor Lane/Major Mvmt	EBLn1	WBLn1	SBL	SBT	SBR							
Capacity (veh/h)	221	160	-	-	-							
HCM Lane V/C Ratio	0.217	0.302	-	-	-							
HCM Control Delay (s)	25.7	36.9	-	-	-							
HCM Lane LOS	D	E	-	-	-							
HCM 95th %tile Q(veh)	0.8	1.2	-	-	-							

Lanes, Volumes, Timings  
3: Collins Ave. & 90th St.

07/24/2017



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕↕↕				
Traffic Volume (vph)	32	3	0	0	3	5	73	2175	6	0	0	0
Future Volume (vph)	32	3	0	0	3	5	73	2175	6	0	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	0.91	0.91	0.91	1.00	1.00	1.00
Frt					0.914							
Flt Protected		0.956						0.998				
Satd. Flow (prot)	0	1781	0	0	1703	0	0	4793	0	0	0	0
Flt Permitted		0.736						0.998				
Satd. Flow (perm)	0	1371	0	0	1703	0	0	4793	0	0	0	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)					5			1				
Link Speed (mph)		25			25			30				30
Link Distance (ft)		357			122			472				520
Travel Time (s)		9.7			3.3			10.7				11.8
Peak Hour Factor	0.71	0.71	0.71	0.67	0.67	0.67	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	8%	8%	8%	8%	8%	8%
Adj. Flow (vph)	45	4	0	0	4	7	79	2364	7	0	0	0
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	49	0	0	11	0	0	2450	0	0	0	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0				0
Link Offset(ft)		0			0			0				0
Crosswalk Width(ft)		16			16			16				16
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	1			1		1	1				
Detector Template	Left	Thru			Thru		Left	Thru				
Leading Detector (ft)	20	30			30		20	30				
Trailing Detector (ft)	0	0			0		0	0				
Detector 1 Position(ft)	0	0			0		0	0				
Detector 1 Size(ft)	20	30			30		20	30				
Detector 1 Type	Cl+Ex	Cl+Ex			Cl+Ex		Cl+Ex	Cl+Ex				
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0			0.0		0.0	0.0				
Detector 1 Queue (s)	0.0	0.0			0.0		0.0	0.0				
Detector 1 Delay (s)	0.0	0.0			0.0		0.0	0.0				
Turn Type	Perm	NA			NA		Perm	NA				
Protected Phases		4			8			2				
Permitted Phases	4						2					
Detector Phase	4	4			8		2	2				
Switch Phase												
Minimum Initial (s)	7.0	7.0			7.0		7.0	7.0				
Minimum Split (s)	29.4	29.4			29.4		24.3	24.3				
Total Split (s)	29.6	29.6			29.6		60.4	60.4				
Total Split (%)	32.9%	32.9%			32.9%		67.1%	67.1%				
Maximum Green (s)	23.2	23.2			23.2		54.1	54.1				



# HCM 6th Signalized Intersection Summary

## 3: Collins Ave. & 90th St.

07/22/2017



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↖			↗			↖↗↘				
Traffic Volume (veh/h)	32	3	0	0	3	5	73	2175	6	0	0	0
Future Volume (veh/h)	32	3	0	0	3	5	73	2175	6	0	0	0
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0			
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00			
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00			
Work Zone On Approach		No			No			No				
Adj Sat Flow, veh/h/ln	1870	1870	0	0	1870	1870	1900	1781	1900			
Adj Flow Rate, veh/h	45	4	0	0	4	7	79	2364	7			
Peak Hour Factor	0.71	0.71	0.71	0.67	0.67	0.67	0.92	0.92	0.92			
Percent Heavy Veh, %	2	2	0	0	2	2	0	8	0			
Cap, veh/h	148	10	0	0	37	65	125	3993	12			
Arrive On Green	0.06	0.06	0.00	0.00	0.06	0.06	0.80	0.80	0.80			
Sat Flow, veh/h	1181	158	0	0	610	1068	157	5001	15			
Grp Volume(v), veh/h	49	0	0	0	0	11	894	742	815			
Grp Sat Flow(s),veh/h/ln	1339	0	0	0	0	1678	1774	1621	1779			
Q Serve(g_s), s	2.8	0.0	0.0	0.0	0.0	0.6	18.4	15.3	15.3			
Cycle Q Clear(g_c), s	3.4	0.0	0.0	0.0	0.0	0.6	18.4	15.3	15.3			
Prop In Lane	0.92		0.00	0.00		0.64	0.09		0.01			
Lane Grp Cap(c), veh/h	158	0	0	0	0	101	1416	1294	1420			
V/C Ratio(X)	0.31	0.00	0.00	0.00	0.00	0.11	0.63	0.57	0.57			
Avail Cap(c_a), veh/h	440	0	0	0	0	433	1416	1294	1420			
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00			
Upstream Filter(l)	1.00	0.00	0.00	0.00	0.00	1.00	1.00	1.00	1.00			
Uniform Delay (d), s/veh	41.5	0.0	0.0	0.0	0.0	40.0	3.7	3.4	3.4			
Incr Delay (d2), s/veh	0.8	0.0	0.0	0.0	0.0	0.3	2.1	1.8	1.7			
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0			
%ile BackOfQ(50%),veh/ln	1.1	0.0	0.0	0.0	0.0	0.2	4.7	3.6	3.9			
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	42.3	0.0	0.0	0.0	0.0	40.3	5.8	5.2	5.1			
LnGrp LOS	D	A	A	A	A	D	A	A	A			
Approach Vol, veh/h		49			11			2450				
Approach Delay, s/veh		42.3			40.3			5.4				
Approach LOS		D			D			A				
Timer - Assigned Phs		2		4				8				
Phs Duration (G+Y+Rc), s		78.2		11.8				11.8				
Change Period (Y+Rc), s		* 6.3		6.4				6.4				
Max Green Setting (Gmax), s		* 54		23.2				23.2				
Max Q Clear Time (g_c+l1), s		20.4		5.4				2.6				
Green Ext Time (p_c), s		1.5		0.1				0.0				

### Intersection Summary

HCM 6th Ctrl Delay	6.3
HCM 6th LOS	A

### Notes

\* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

**Intersection**

Int Delay, s/veh 0.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↑			↑					↑↑↑		
Traffic Vol, veh/h	0	4	12	22	3	0	0	0	0	31	2181	23
Future Vol, veh/h	0	4	12	22	3	0	0	0	0	31	2181	23
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	16974	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	85	85	85	57	57	57	92	92	92	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	8	8	8	8	8	8
Mvmt Flow	0	5	14	39	5	0	0	0	0	34	2423	26

Major/Minor	Minor2		Minor1			Major2			
Conflicting Flow All	-	2504	1225	1040	2517	-	0	0	0
Stage 1	-	2504	-	0	0	-	-	-	-
Stage 2	-	0	-	1040	2517	-	-	-	-
Critical Hdwy	-	5.5	5	5	5.5	-	5.46	-	-
Critical Hdwy Stg 1	-	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	6.74	5.54	-	-	-	-
Follow-up Hdwy	-	4.02	3.3	3.5	4.02	-	3.18	-	-
Pot Cap-1 Maneuver	0	58	331	386	57	0	-	-	-
Stage 1	0	57	-	-	-	0	-	-	-
Stage 2	0	-	-	233	56	0	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	58	331	347	57	-	-	-	-
Mov Cap-2 Maneuver	-	58	-	347	57	-	-	-	-
Stage 1	-	57	-	-	-	-	-	-	-
Stage 2	-	-	-	205	56	-	-	-	-

Approach	EB	WB	SB
HCM Control Delay, s	32	26	
HCM LOS	D	D	

Minor Lane/Major Mvmt	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	152	215	-	-	-
HCM Lane V/C Ratio	0.124	0.204	-	-	-
HCM Control Delay (s)	32	26	-	-	-
HCM Lane LOS	D	D	-	-	-
HCM 95th %tile Q(veh)	0.4	0.7	-	-	-

## **Appendix D – Background Traffic Conditions Analyses**

Lanes, Volumes, Timings  
3: Collins Ave. & 90th St.

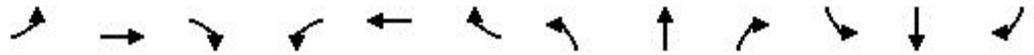
07/26/2017



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕↕↕				
Traffic Volume (vph)	38	14	0	0	3	17	22	1505	4	0	0	0
Future Volume (vph)	38	14	0	0	3	17	22	1505	4	0	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	0.91	0.91	0.91	1.00	1.00	1.00
Frt					0.886							
Flt Protected		0.965						0.999				
Satd. Flow (prot)	0	1798	0	0	1650	0	0	4798	0	0	0	0
Flt Permitted		0.763						0.999				
Satd. Flow (perm)	0	1421	0	0	1650	0	0	4798	0	0	0	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)					23			1				
Link Speed (mph)		25			25			30				30
Link Distance (ft)		357			122			472				520
Travel Time (s)		9.7			3.3			10.7				11.8
Peak Hour Factor	0.58	0.58	0.58	0.63	0.63	0.63	0.94	0.94	0.94	0.92	0.92	0.92
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	8%	8%	8%	8%	8%	8%
Adj. Flow (vph)	66	24	0	0	5	27	23	1601	4	0	0	0
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	90	0	0	32	0	0	1628	0	0	0	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0				0
Link Offset(ft)		0			0			0				0
Crosswalk Width(ft)		16			16			16				16
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	1			1		1	1				
Detector Template	Left	Thru			Thru		Left	Thru				
Leading Detector (ft)	20	30			30		20	30				
Trailing Detector (ft)	0	0			0		0	0				
Detector 1 Position(ft)	0	0			0		0	0				
Detector 1 Size(ft)	20	30			30		20	30				
Detector 1 Type	Cl+Ex	Cl+Ex			Cl+Ex		Cl+Ex	Cl+Ex				
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0			0.0		0.0	0.0				
Detector 1 Queue (s)	0.0	0.0			0.0		0.0	0.0				
Detector 1 Delay (s)	0.0	0.0			0.0		0.0	0.0				
Turn Type	Perm	NA			NA		Perm	NA				
Protected Phases		4			8			2				
Permitted Phases	4						2					
Detector Phase	4	4			8		2	2				
Switch Phase												
Minimum Initial (s)	7.0	7.0			7.0		7.0	7.0				
Minimum Split (s)	29.4	29.4			29.4		24.3	24.3				
Total Split (s)	33.0	33.0			33.0		57.0	57.0				
Total Split (%)	36.7%	36.7%			36.7%		63.3%	63.3%				
Maximum Green (s)	26.6	26.6			26.6		50.7	50.7				

Lanes, Volumes, Timings  
3: Collins Ave. & 90th St.

07/26/2017

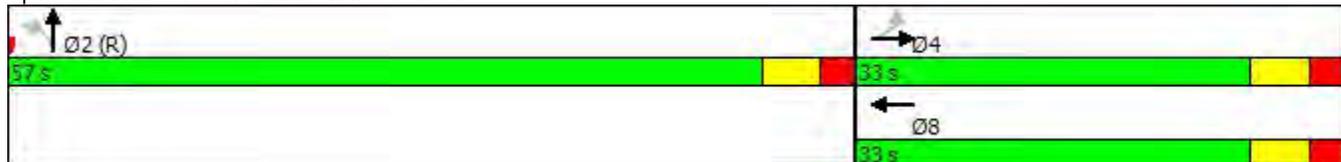


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Yellow Time (s)	4.0	4.0			4.0		4.0	4.0				
All-Red Time (s)	2.4	2.4			2.4		2.3	2.3				
Lost Time Adjust (s)		0.0			0.0			0.0				
Total Lost Time (s)		6.4			6.4			6.3				
Lead/Lag												
Lead-Lag Optimize?												
Vehicle Extension (s)	2.5	2.5			2.5		1.0	1.0				
Recall Mode	None	None			None		C-Max	C-Max				
Walk Time (s)	5.0	5.0			5.0		7.0	7.0				
Flash Dont Walk (s)	18.0	18.0			18.0		9.0	9.0				
Pedestrian Calls (#/hr)	0	0			0		0	0				
Act Effct Green (s)		10.7			10.7			70.5				
Actuated g/C Ratio		0.12			0.12			0.78				
v/c Ratio		0.53			0.15			0.43				
Control Delay		48.1			18.9			4.9				
Queue Delay		0.0			0.0			0.0				
Total Delay		48.1			18.9			4.9				
LOS		D			B			A				
Approach Delay		48.1			18.9			4.9				
Approach LOS		D			B			A				
Queue Length 50th (ft)		49			5			108				
Queue Length 95th (ft)		57			17			166				
Internal Link Dist (ft)		277			42			392			440	
Turn Bay Length (ft)												
Base Capacity (vph)		419			503			3759				
Starvation Cap Reductn		0			0			0				
Spillback Cap Reductn		0			0			0				
Storage Cap Reductn		0			0			0				
Reduced v/c Ratio		0.21			0.06			0.43				

Intersection Summary

Area Type: Other  
 Cycle Length: 90  
 Actuated Cycle Length: 90  
 Offset: 66 (73%), Referenced to phase 2:NBTL and 6:, Start of Green  
 Natural Cycle: 60  
 Control Type: Actuated-Coordinated  
 Maximum v/c Ratio: 0.53  
 Intersection Signal Delay: 7.4  
 Intersection Capacity Utilization 49.7%  
 Analysis Period (min) 15  
 Intersection LOS: A  
 ICU Level of Service A

Splits and Phases: 3: Collins Ave. & 90th St.



# HCM 6th Signalized Intersection Summary

## 3: Collins Ave. & 90th St.

07/22/2017



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↖			↗			↖↗↘				
Traffic Volume (veh/h)	38	14	0	0	3	17	22	1505	4	0	0	0
Future Volume (veh/h)	38	14	0	0	3	17	22	1505	4	0	0	0
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0			
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00			
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00			
Work Zone On Approach		No			No			No				
Adj Sat Flow, veh/h/ln	1870	1870	0	0	1870	1870	1900	1781	1900			
Adj Flow Rate, veh/h	66	24	0	0	5	27	23	1601	4			
Peak Hour Factor	0.58	0.58	0.58	0.63	0.63	0.63	0.94	0.94	0.94			
Percent Heavy Veh, %	2	2	0	0	2	2	0	8	0			
Cap, veh/h	148	39	0	0	23	124	53	3917	10			
Arrive On Green	0.09	0.09	0.00	0.00	0.09	0.09	0.77	0.77	0.77			
Sat Flow, veh/h	866	430	0	0	254	1370	69	5096	13			
Grp Volume(v), veh/h	90	0	0	0	0	32	594	493	541			
Grp Sat Flow(s),veh/h/ln	1296	0	0	0	0	1624	1778	1621	1779			
Q Serve(g_s), s	4.7	0.0	0.0	0.0	0.0	1.6	10.5	9.1	9.1			
Cycle Q Clear(g_c), s	6.4	0.0	0.0	0.0	0.0	1.6	10.5	9.1	9.1			
Prop In Lane	0.73		0.00	0.00		0.84	0.04		0.01			
Lane Grp Cap(c), veh/h	186	0	0	0	0	147	1367	1246	1367			
V/C Ratio(X)	0.48	0.00	0.00	0.00	0.00	0.22	0.43	0.40	0.40			
Avail Cap(c_a), veh/h	490	0	0	0	0	480	1367	1246	1367			
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00			
Upstream Filter(l)	1.00	0.00	0.00	0.00	0.00	1.00	1.00	1.00	1.00			
Uniform Delay (d), s/veh	40.5	0.0	0.0	0.0	0.0	38.0	3.6	3.5	3.5			
Incr Delay (d2), s/veh	1.4	0.0	0.0	0.0	0.0	0.5	1.0	0.9	0.9			
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0			
%ile BackOfQ(50%),veh/ln	2.0	0.0	0.0	0.0	0.0	0.7	3.0	2.4	2.6			
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	42.0	0.0	0.0	0.0	0.0	38.5	4.6	4.4	4.3			
LnGrp LOS	D	A	A	A	A	D	A	A	A			
Approach Vol, veh/h		90			32			1628				
Approach Delay, s/veh		42.0			38.5			4.5				
Approach LOS		D			D			A				
Timer - Assigned Phs		2		4				8				
Phs Duration (G+Y+Rc), s		75.5		14.5				14.5				
Change Period (Y+Rc), s		* 6.3		6.4				6.4				
Max Green Setting (Gmax), s		* 51		26.6				26.6				
Max Q Clear Time (g_c+l1), s		12.5		8.4				3.6				
Green Ext Time (p_c), s		0.9		0.2				0.0				
<b>Intersection Summary</b>												
HCM 6th Ctrl Delay				7.0								
HCM 6th LOS				A								
<b>Notes</b>												
* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.												

Intersection												
Int Delay, s/veh	1.2											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↱			↱					↱↱↱		
Traffic Vol, veh/h	0	3	32	24	5	0	0	0	0	36	2364	23
Future Vol, veh/h	0	3	32	24	5	0	0	0	0	36	2364	23
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	16974	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	73	73	73	58	58	58	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	8	8	8	8	8	8
Mvmt Flow	0	4	44	41	9	0	0	0	0	39	2570	25
Major/Minor	Minor2			Minor1			Major2					
Conflicting Flow All	-	2661	1298	1108	2673	-	-	-	-	0	0	0
Stage 1	-	2661	-	0	0	-	-	-	-	-	-	-
Stage 2	-	0	-	1108	2673	-	-	-	-	-	-	-
Critical Hdwy	-	5.5	5	5	5.5	-	-	-	-	5.46	-	-
Critical Hdwy Stg 1	-	5.54	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	6.74	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	-	4.02	3.3	3.5	4.02	-	-	-	-	3.18	-	-
Pot Cap-1 Maneuver	0	48	308	361	47	0	-	-	-	-	-	-
Stage 1	0	47	-	-	-	0	-	-	-	-	-	-
Stage 2	0	-	-	211	46	0	-	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	48	308	289	47	-	-	-	-	-	-	-
Mov Cap-2 Maneuver	-	48	-	289	47	-	-	-	-	-	-	-
Stage 1	-	47	-	-	-	-	-	-	-	-	-	-
Stage 2	-	-	-	165	46	-	-	-	-	-	-	-
Approach	EB			WB			SB					
HCM Control Delay, s	27.1			39.6								
HCM LOS	D			E								
Minor Lane/Major Mvmt	EBLn1	WBLn1	SBL	SBT	SBR							
Capacity (veh/h)	210	153	-	-	-							
HCM Lane V/C Ratio	0.228	0.327	-	-	-							
HCM Control Delay (s)	27.1	39.6	-	-	-							
HCM Lane LOS	D	E	-	-	-							
HCM 95th %tile Q(veh)	0.9	1.3	-	-	-							

Lanes, Volumes, Timings  
3: Collins Ave. & 90th St.

07/24/2017



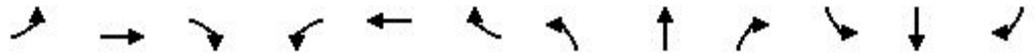
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕↕↕				
Traffic Volume (vph)	32	3	0	0	3	5	74	2218	6	0	0	0
Future Volume (vph)	32	3	0	0	3	5	74	2218	6	0	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	0.91	0.91	0.91	1.00	1.00	1.00
Frt					0.914							
Flt Protected		0.956						0.998				
Satd. Flow (prot)	0	1781	0	0	1703	0	0	4793	0	0	0	0
Flt Permitted		0.736						0.998				
Satd. Flow (perm)	0	1371	0	0	1703	0	0	4793	0	0	0	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)					4			1				
Link Speed (mph)		25			25			30				30
Link Distance (ft)		357			122			472				520
Travel Time (s)		9.7			3.3			10.7				11.8
Peak Hour Factor	0.71	0.71	0.71	0.67	0.67	0.67	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	8%	8%	8%	8%	8%	8%
Adj. Flow (vph)	45	4	0	0	4	7	80	2411	7	0	0	0
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	49	0	0	11	0	0	2498	0	0	0	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0				0
Link Offset(ft)		0			0			0				0
Crosswalk Width(ft)		16			16			16				16
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	1			1		1	1				
Detector Template	Left	Thru			Thru		Left	Thru				
Leading Detector (ft)	20	30			30		20	30				
Trailing Detector (ft)	0	0			0		0	0				
Detector 1 Position(ft)	0	0			0		0	0				
Detector 1 Size(ft)	20	30			30		20	30				
Detector 1 Type	Cl+Ex	Cl+Ex			Cl+Ex		Cl+Ex	Cl+Ex				
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0			0.0		0.0	0.0				
Detector 1 Queue (s)	0.0	0.0			0.0		0.0	0.0				
Detector 1 Delay (s)	0.0	0.0			0.0		0.0	0.0				
Turn Type	Perm	NA			NA		Perm	NA				
Protected Phases		4			8			2				
Permitted Phases	4						2					
Detector Phase	4	4			8		2	2				
Switch Phase												
Minimum Initial (s)	7.0	7.0			7.0		7.0	7.0				
Minimum Split (s)	29.4	29.4			29.4		24.3	24.3				
Total Split (s)	29.6	29.6			29.6		60.4	60.4				
Total Split (%)	32.9%	32.9%			32.9%		67.1%	67.1%				
Maximum Green (s)	23.2	23.2			23.2		54.1	54.1				



# HCM 6th Signalized Intersection Summary

## 3: Collins Ave. & 90th St.

07/22/2017



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕↕↕				
Traffic Volume (veh/h)	32	3	0	0	3	5	74	2218	6	0	0	0
Future Volume (veh/h)	32	3	0	0	3	5	74	2218	6	0	0	0
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0			
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00			
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00			
Work Zone On Approach		No			No			No				
Adj Sat Flow, veh/h/ln	1870	1870	0	0	1870	1870	1900	1781	1900			
Adj Flow Rate, veh/h	45	4	0	0	4	7	80	2411	7			
Peak Hour Factor	0.71	0.71	0.71	0.67	0.67	0.67	0.92	0.92	0.92			
Percent Heavy Veh, %	2	2	0	0	2	2	0	8	0			
Cap, veh/h	148	10	0	0	37	65	124	3995	12			
Arrive On Green	0.06	0.06	0.00	0.00	0.06	0.06	0.80	0.80	0.80			
Sat Flow, veh/h	1181	158	0	0	610	1068	156	5003	15			
Grp Volume(v), veh/h	49	0	0	0	0	11	911	756	830			
Grp Sat Flow(s),veh/h/ln	1339	0	0	0	0	1678	1774	1621	1779			
Q Serve(g_s), s	2.8	0.0	0.0	0.0	0.0	0.6	19.2	15.9	15.9			
Cycle Q Clear(g_c), s	3.4	0.0	0.0	0.0	0.0	0.6	19.2	15.9	15.9			
Prop In Lane	0.92		0.00	0.00		0.64	0.09		0.01			
Lane Grp Cap(c), veh/h	158	0	0	0	0	101	1416	1294	1420			
V/C Ratio(X)	0.31	0.00	0.00	0.00	0.00	0.11	0.64	0.58	0.58			
Avail Cap(c_a), veh/h	440	0	0	0	0	433	1416	1294	1420			
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00			
Upstream Filter(l)	1.00	0.00	0.00	0.00	0.00	1.00	1.00	1.00	1.00			
Uniform Delay (d), s/veh	41.5	0.0	0.0	0.0	0.0	40.0	3.8	3.4	3.4			
Incr Delay (d2), s/veh	0.8	0.0	0.0	0.0	0.0	0.3	2.3	1.9	1.8			
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0			
%ile BackOfQ(50%),veh/ln	1.1	0.0	0.0	0.0	0.0	0.2	4.9	3.8	4.1			
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	42.3	0.0	0.0	0.0	0.0	40.3	6.0	5.4	5.2			
LnGrp LOS	D	A	A	A	A	D	A	A	A			
Approach Vol, veh/h		49			11			2498				
Approach Delay, s/veh		42.3			40.3			5.5				
Approach LOS		D			D			A				
Timer - Assigned Phs		2		4				8				
Phs Duration (G+Y+Rc), s		78.2		11.8				11.8				
Change Period (Y+Rc), s		* 6.3		6.4				6.4				
Max Green Setting (Gmax), s		* 54		23.2				23.2				
Max Q Clear Time (g_c+l1), s		21.2		5.4				2.6				
Green Ext Time (p_c), s		1.6		0.1				0.0				

### Intersection Summary

HCM 6th Ctrl Delay	6.4
HCM 6th LOS	A

### Notes

\* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Intersection												
Int Delay, s/veh	0.7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↱			↱					↱↱↱		
Traffic Vol, veh/h	0	4	12	22	3	0	0	0	0	31	2247	24
Future Vol, veh/h	0	4	12	22	3	0	0	0	0	31	2247	24
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	16974	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	85	85	85	57	57	57	92	92	92	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	8	8	8	8	8	8
Mvmt Flow	0	5	14	39	5	0	0	0	0	34	2497	27

Major/Minor	Minor2		Minor1			Major2	
Conflicting Flow All	-	2579	1262	1069	2592	-	0
Stage 1	-	2579	-	0	0	-	-
Stage 2	-	0	-	1069	2592	-	-
Critical Hdwy	-	5.5	5	5	5.5	-	5.46
Critical Hdwy Stg 1	-	5.54	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	6.74	5.54	-	-
Follow-up Hdwy	-	4.02	3.3	3.5	4.02	-	3.18
Pot Cap-1 Maneuver	0	53	319	375	52	0	-
Stage 1	0	52	-	-	-	0	-
Stage 2	0	-	-	224	51	0	-
Platoon blocked, %	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	53	319	334	52	-	-
Mov Cap-2 Maneuver	-	53	-	334	52	-	-
Stage 1	-	52	-	-	-	-	-
Stage 2	-	-	-	195	51	-	-

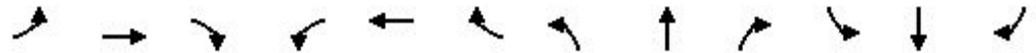
Approach	EB	WB	SB
HCM Control Delay, s	34.4	27.7	
HCM LOS	D	D	

Minor Lane/Major Mvmt	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	141	202	-	-	-
HCM Lane V/C Ratio	0.134	0.217	-	-	-
HCM Control Delay (s)	34.4	27.7	-	-	-
HCM Lane LOS	D	D	-	-	-
HCM 95th %tile Q(veh)	0.4	0.8	-	-	-

## **Appendix E – Total Traffic Conditions Analyses**

Lanes, Volumes, Timings  
3: Collins Ave. & 90th St.

12/30/2017



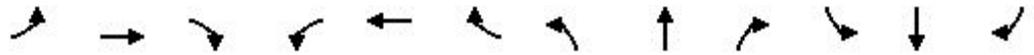
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕↕↕				
Traffic Volume (vph)	38	15	0	0	4	19	22	1505	4	0	0	0
Future Volume (vph)	38	15	0	0	4	19	22	1505	4	0	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	0.91	0.91	0.91	1.00	1.00	1.00
Frt					0.887							
Flt Protected		0.965						0.999				
Satd. Flow (prot)	0	1798	0	0	1652	0	0	4798	0	0	0	0
Flt Permitted		0.765						0.999				
Satd. Flow (perm)	0	1425	0	0	1652	0	0	4798	0	0	0	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)					23			1				
Link Speed (mph)		25			25			30				30
Link Distance (ft)		357			130			472				520
Travel Time (s)		9.7			3.5			10.7				11.8
Peak Hour Factor	0.58	0.58	0.58	0.63	0.63	0.63	0.94	0.94	0.94	0.92	0.92	0.92
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	8%	8%	8%	8%	8%	8%
Adj. Flow (vph)	66	26	0	0	6	30	23	1601	4	0	0	0
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	92	0	0	36	0	0	1628	0	0	0	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0				0
Link Offset(ft)		0			0			0				0
Crosswalk Width(ft)		16			16			16				16
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	1			1		1	1				
Detector Template	Left	Thru			Thru		Left	Thru				
Leading Detector (ft)	20	30			30		20	30				
Trailing Detector (ft)	0	0			0		0	0				
Detector 1 Position(ft)	0	0			0		0	0				
Detector 1 Size(ft)	20	30			30		20	30				
Detector 1 Type	Cl+Ex	Cl+Ex			Cl+Ex		Cl+Ex	Cl+Ex				
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0			0.0		0.0	0.0				
Detector 1 Queue (s)	0.0	0.0			0.0		0.0	0.0				
Detector 1 Delay (s)	0.0	0.0			0.0		0.0	0.0				
Turn Type	Perm	NA			NA		Perm	NA				
Protected Phases		4			8			2				
Permitted Phases	4						2					
Detector Phase	4	4			8		2	2				
Switch Phase												
Minimum Initial (s)	7.0	7.0			7.0		7.0	7.0				
Minimum Split (s)	29.4	29.4			29.4		24.3	24.3				
Total Split (s)	33.0	33.0			33.0		57.0	57.0				
Total Split (%)	36.7%	36.7%			36.7%		63.3%	63.3%				
Maximum Green (s)	26.6	26.6			26.6		50.7	50.7				

Total AM 2.syn

Synchro 10 Report  
Page 1

Lanes, Volumes, Timings  
3: Collins Ave. & 90th St.

12/30/2017

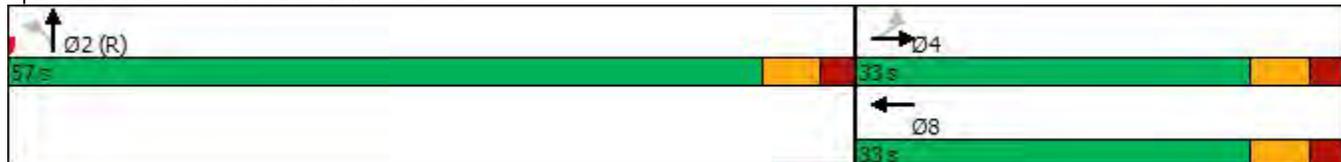


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Yellow Time (s)	4.0	4.0			4.0		4.0	4.0				
All-Red Time (s)	2.4	2.4			2.4		2.3	2.3				
Lost Time Adjust (s)		0.0			0.0			0.0				
Total Lost Time (s)		6.4			6.4			6.3				
Lead/Lag												
Lead-Lag Optimize?												
Vehicle Extension (s)	2.5	2.5			2.5		1.0	1.0				
Recall Mode	None	None			None		C-Max	C-Max				
Walk Time (s)	5.0	5.0			5.0		7.0	7.0				
Flash Dont Walk (s)	18.0	18.0			18.0		9.0	9.0				
Pedestrian Calls (#/hr)	0	0			0		0	0				
Act Effct Green (s)		10.8			10.8			70.4				
Actuated g/C Ratio		0.12			0.12			0.78				
v/c Ratio		0.54			0.17			0.43				
Control Delay		48.2			20.1			4.9				
Queue Delay		0.0			0.0			0.0				
Total Delay		48.2			20.1			4.9				
LOS		D			C			A				
Approach Delay		48.2			20.1			4.9				
Approach LOS		D			C			A				
Queue Length 50th (ft)		50			7			108				
Queue Length 95th (ft)		57			19			168				
Internal Link Dist (ft)		277			50			392			440	
Turn Bay Length (ft)												
Base Capacity (vph)		421			504			3754				
Starvation Cap Reductn		0			0			0				
Spillback Cap Reductn		0			0			0				
Storage Cap Reductn		0			0			0				
Reduced v/c Ratio		0.22			0.07			0.43				

Intersection Summary

Area Type: Other  
 Cycle Length: 90  
 Actuated Cycle Length: 90  
 Offset: 66 (73%), Referenced to phase 2:NBTL and 6:, Start of Green  
 Natural Cycle: 60  
 Control Type: Actuated-Coordinated  
 Maximum v/c Ratio: 0.54  
 Intersection Signal Delay: 7.5  
 Intersection Capacity Utilization 49.8%  
 Analysis Period (min) 15  
 Intersection LOS: A  
 ICU Level of Service A

Splits and Phases: 3: Collins Ave. & 90th St.



# HCM 6th Signalized Intersection Summary

## 3: Collins Ave. & 90th St.

12/30/2017



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕↕↕				
Traffic Volume (veh/h)	38	15	0	0	4	19	22	1505	4	0	0	0
Future Volume (veh/h)	38	15	0	0	4	19	22	1505	4	0	0	0
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00			
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00			
Work Zone On Approach		No			No			No				
Adj Sat Flow, veh/h/ln	1870	1870	0	0	1870	1870	1900	1781	1900			
Adj Flow Rate, veh/h	66	26	0	0	6	30	23	1601	4			
Peak Hour Factor	0.58	0.58	0.58	0.63	0.63	0.63	0.94	0.94	0.94			
Percent Heavy Veh, %	2	2	0	0	2	2	0	8	0			
Cap, veh/h	146	43	0	0	25	126	53	3902	10			
Arrive On Green	0.09	0.09	0.00	0.00	0.09	0.09	0.77	0.77	0.77			
Sat Flow, veh/h	830	456	0	0	271	1355	69	5096	13			
Grp Volume(v), veh/h	92	0	0	0	0	36	594	493	541			
Grp Sat Flow(s),veh/h/ln	1286	0	0	0	0	1626	1778	1621	1779			
Q Serve(g_s), s	4.7	0.0	0.0	0.0	0.0	1.8	10.6	9.2	9.2			
Cycle Q Clear(g_c), s	6.6	0.0	0.0	0.0	0.0	1.8	10.6	9.2	9.2			
Prop In Lane	0.72		0.00	0.00		0.83	0.04		0.01			
Lane Grp Cap(c), veh/h	189	0	0	0	0	152	1361	1241	1362			
V/C Ratio(X)	0.49	0.00	0.00	0.00	0.00	0.24	0.44	0.40	0.40			
Avail Cap(c_a), veh/h	489	0	0	0	0	481	1361	1241	1362			
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00			
Upstream Filter(l)	1.00	0.00	0.00	0.00	0.00	1.00	1.00	1.00	1.00			
Uniform Delay (d), s/veh	40.4	0.0	0.0	0.0	0.0	37.8	3.7	3.5	3.5			
Incr Delay (d2), s/veh	1.4	0.0	0.0	0.0	0.0	0.6	1.0	1.0	0.9			
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0			
%ile BackOfQ(50%),veh/ln	2.1	0.0	0.0	0.0	0.0	0.8	3.0	2.4	2.6			
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	41.8	0.0	0.0	0.0	0.0	38.4	4.7	4.5	4.4			
LnGrp LOS	D	A	A	A	A	D	A	A	A			
Approach Vol, veh/h		92			36			1628				
Approach Delay, s/veh		41.8			38.4			4.6				
Approach LOS		D			D			A				
Timer - Assigned Phs		2		4				8				
Phs Duration (G+Y+Rc), s		75.2		14.8				14.8				
Change Period (Y+Rc), s		* 6.3		6.4				6.4				
Max Green Setting (Gmax), s		* 51		26.6				26.6				
Max Q Clear Time (g_c+l1), s		12.6		8.6				3.8				
Green Ext Time (p_c), s		0.9		0.2				0.1				

### Intersection Summary

HCM 6th Ctrl Delay	7.2
HCM 6th LOS	A

### Notes

\* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

**Intersection**

Int Delay, s/veh 1.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↻			↻					↻↻↻		
Traffic Vol, veh/h	0	3	32	25	5	0	0	0	0	37	2364	23
Future Vol, veh/h	0	3	32	25	5	0	0	0	0	37	2364	23
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	16974	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	73	73	73	58	58	58	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	8	8	8	8	8	8
Mvmt Flow	0	4	44	43	9	0	0	0	0	40	2570	25

Major/Minor	Minor2		Minor1				Major2			
Conflicting Flow All	-	2663	1298	1110	2675	-	-	0	0	0
Stage 1	-	2663	-	0	0	-	-	-	-	-
Stage 2	-	0	-	1110	2675	-	-	-	-	-
Critical Hdwy	-	5.5	5	5	5.5	-	-	5.46	-	-
Critical Hdwy Stg 1	-	5.54	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	6.74	5.54	-	-	-	-	-
Follow-up Hdwy	-	4.02	3.3	3.5	4.02	-	-	3.18	-	-
Pot Cap-1 Maneuver	0	48	308	360	47	0	-	-	-	-
Stage 1	0	47	-	-	-	0	-	-	-	-
Stage 2	0	-	-	210	46	0	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	48	308	288	47	-	-	-	-	-
Mov Cap-2 Maneuver	-	48	-	288	47	-	-	-	-	-
Stage 1	-	47	-	-	-	-	-	-	-	-
Stage 2	-	-	-	164	46	-	-	-	-	-

Approach	EB		WB		SB	
HCM Control Delay, s	27.1		39.4			
HCM LOS	D		E			

Minor Lane/Major Mvmt	EBLn1WBLn1		SBL	SBT	SBR
Capacity (veh/h)	210	155	-	-	-
HCM Lane V/C Ratio	0.228	0.334	-	-	-
HCM Control Delay (s)	27.1	39.4	-	-	-
HCM Lane LOS	D	E	-	-	-
HCM 95th %tile Q(veh)	0.9	1.4	-	-	-

**Intersection**

Int Delay, s/veh 1.5

**Movement** EBT EBR WBL WBT NBL NBR

Lane Configurations	↔			↑	↗	
Traffic Vol, veh/h	18	4	0	21	13	0
Future Vol, veh/h	18	4	0	21	13	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	58	58	63	63	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	31	7	0	33	14	0

**Major/Minor** Major1 Major2 Minor1

Conflicting Flow All	0	0	-	-	68	-
Stage 1	-	-	-	-	35	-
Stage 2	-	-	-	-	33	-
Critical Hdwy	-	-	-	-	6.42	-
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	-	-	3.518	-
Pot Cap-1 Maneuver	-	-	0	-	937	0
Stage 1	-	-	0	-	987	0
Stage 2	-	-	0	-	989	0
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	-	-	937	-
Mov Cap-2 Maneuver	-	-	-	-	937	-
Stage 1	-	-	-	-	987	-
Stage 2	-	-	-	-	989	-

**Approach** EB WB NB

HCM Control Delay, s	0	0	8.9
HCM LOS			A

**Minor Lane/Major Mvmt** NBLn1 EBT EBR WBT

Capacity (veh/h)	937	-	-	-
HCM Lane V/C Ratio	0.015	-	-	-
HCM Control Delay (s)	8.9	-	-	-
HCM Lane LOS	A	-	-	-
HCM 95th %tile Q(veh)	0	-	-	-

Lanes, Volumes, Timings  
3: Collins Ave. & 90th St.

12/30/2017



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕↕↕				
Traffic Volume (vph)	32	4	0	0	4	6	74	2218	7	0	0	0
Future Volume (vph)	32	4	0	0	4	6	74	2218	7	0	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	0.91	0.91	0.91	1.00	1.00	1.00
Frt					0.919							
Flt Protected		0.958						0.998				
Satd. Flow (prot)	0	1785	0	0	1712	0	0	4793	0	0	0	0
Flt Permitted		0.740						0.998				
Satd. Flow (perm)	0	1378	0	0	1712	0	0	4793	0	0	0	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)					4			1				
Link Speed (mph)		25			25			30				30
Link Distance (ft)		357			140			472				520
Travel Time (s)		9.7			3.8			10.7				11.8
Peak Hour Factor	0.71	0.71	0.71	0.67	0.67	0.67	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	8%	8%	8%	8%	8%	8%
Adj. Flow (vph)	45	6	0	0	6	9	80	2411	8	0	0	0
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	51	0	0	15	0	0	2499	0	0	0	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0				0
Link Offset(ft)		0			0			0				0
Crosswalk Width(ft)		16			16			16				16
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	1			1		1	1				
Detector Template	Left	Thru			Thru		Left	Thru				
Leading Detector (ft)	20	30			30		20	30				
Trailing Detector (ft)	0	0			0		0	0				
Detector 1 Position(ft)	0	0			0		0	0				
Detector 1 Size(ft)	20	30			30		20	30				
Detector 1 Type	Cl+Ex	Cl+Ex			Cl+Ex		Cl+Ex	Cl+Ex				
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0			0.0		0.0	0.0				
Detector 1 Queue (s)	0.0	0.0			0.0		0.0	0.0				
Detector 1 Delay (s)	0.0	0.0			0.0		0.0	0.0				
Turn Type	Perm	NA			NA		Perm	NA				
Protected Phases		4			8			2				
Permitted Phases	4						2					
Detector Phase	4	4			8		2	2				
Switch Phase												
Minimum Initial (s)	7.0	7.0			7.0		7.0	7.0				
Minimum Split (s)	29.4	29.4			29.4		24.3	24.3				
Total Split (s)	29.6	29.6			29.6		60.4	60.4				
Total Split (%)	32.9%	32.9%			32.9%		67.1%	67.1%				
Maximum Green (s)	23.2	23.2			23.2		54.1	54.1				

Total PM 2.syn

Synchro 10 Report  
Page 1



# HCM 6th Signalized Intersection Summary

## 3: Collins Ave. & 90th St.

12/30/2017



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↖			↗			↖↗↘				
Traffic Volume (veh/h)	32	4	0	0	4	6	74	2218	7	0	0	0
Future Volume (veh/h)	32	4	0	0	4	6	74	2218	7	0	0	0
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0			
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00			
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00			
Work Zone On Approach		No			No			No				
Adj Sat Flow, veh/h/ln	1870	1870	0	0	1870	1870	1900	1781	1900			
Adj Flow Rate, veh/h	45	6	0	0	6	9	80	2411	8			
Peak Hour Factor	0.71	0.71	0.71	0.67	0.67	0.67	0.92	0.92	0.92			
Percent Heavy Veh, %	2	2	0	0	2	2	0	8	0			
Cap, veh/h	145	14	0	0	42	64	124	3981	14			
Arrive On Green	0.06	0.06	0.00	0.00	0.06	0.06	0.80	0.80	0.80			
Sat Flow, veh/h	1102	226	0	0	675	1013	156	5000	17			
Grp Volume(v), veh/h	51	0	0	0	0	15	912	757	831			
Grp Sat Flow(s),veh/h/ln	1328	0	0	0	0	1688	1774	1621	1778			
Q Serve(g_s), s	2.8	0.0	0.0	0.0	0.0	0.8	19.4	16.1	16.1			
Cycle Q Clear(g_c), s	3.6	0.0	0.0	0.0	0.0	0.8	19.4	16.1	16.1			
Prop In Lane	0.88		0.00	0.00		0.60	0.09		0.01			
Lane Grp Cap(c), veh/h	159	0	0	0	0	106	1412	1290	1416			
V/C Ratio(X)	0.32	0.00	0.00	0.00	0.00	0.14	0.65	0.59	0.59			
Avail Cap(c_a), veh/h	440	0	0	0	0	435	1412	1290	1416			
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00			
Upstream Filter(l)	1.00	0.00	0.00	0.00	0.00	1.00	1.00	1.00	1.00			
Uniform Delay (d), s/veh	41.4	0.0	0.0	0.0	0.0	39.9	3.9	3.5	3.5			
Incr Delay (d2), s/veh	0.9	0.0	0.0	0.0	0.0	0.4	2.3	2.0	1.8			
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0			
%ile BackOfQ(50%),veh/ln	1.1	0.0	0.0	0.0	0.0	0.3	5.1	3.9	4.2			
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	42.2	0.0	0.0	0.0	0.0	40.3	6.1	5.5	5.3			
LnGrp LOS	D	A	A	A	A	D	A	A	A			
Approach Vol, veh/h		51			15			2499				
Approach Delay, s/veh		42.2			40.3			5.7				
Approach LOS		D			D			A				
Timer - Assigned Phs		2		4				8				
Phs Duration (G+Y+Rc), s		77.9		12.1				12.1				
Change Period (Y+Rc), s		* 6.3		6.4				6.4				
Max Green Setting (Gmax), s		* 54		23.2				23.2				
Max Q Clear Time (g_c+l1), s		21.4		5.6				2.8				
Green Ext Time (p_c), s		1.6		0.1				0.0				

### Intersection Summary

HCM 6th Ctrl Delay	6.6
HCM 6th LOS	A

### Notes

\* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

Intersection												
Int Delay, s/veh	0.7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↻			↻					↻↻↻		
Traffic Vol, veh/h	0	4	12	24	3	0	0	0	0	32	2247	24
Future Vol, veh/h	0	4	12	24	3	0	0	0	0	32	2247	24
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	16974	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	85	85	85	57	57	57	92	92	92	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	8	8	8	8	8	8
Mvmt Flow	0	5	14	42	5	0	0	0	0	36	2497	27

Major/Minor	Minor2		Minor1				Major2			
Conflicting Flow All	-	2583	1262	1073	2596	-	-	0	0	0
Stage 1	-	2583	-	0	0	-	-	-	-	-
Stage 2	-	0	-	1073	2596	-	-	-	-	-
Critical Hdwy	-	5.5	5	5	5.5	-	-	5.46	-	-
Critical Hdwy Stg 1	-	5.54	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	6.74	5.54	-	-	-	-	-
Follow-up Hdwy	-	4.02	3.3	3.5	4.02	-	-	3.18	-	-
Pot Cap-1 Maneuver	0	53	319	373	52	0	-	-	-	-
Stage 1	0	51	-	-	-	0	-	-	-	-
Stage 2	0	-	-	222	51	0	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	53	319	332	52	-	-	-	-	-
Mov Cap-2 Maneuver	-	53	-	332	52	-	-	-	-	-
Stage 1	-	51	-	-	-	-	-	-	-	-
Stage 2	-	-	-	193	51	-	-	-	-	-

Approach	EB		WB		SB	
HCM Control Delay, s	34.4		27.3			
HCM LOS	D		D			

Minor Lane/Major Mvmt	EBLn1WBLn1		SBL	SBT	SBR
Capacity (veh/h)	141	208	-	-	-
HCM Lane V/C Ratio	0.134	0.228	-	-	-
HCM Control Delay (s)	34.4	27.3	-	-	-
HCM Lane LOS	D	D	-	-	-
HCM 95th %tile Q(veh)	0.4	0.8	-	-	-

Intersection						
Int Delay, s/veh	1.5					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↔			↑	↔	
Traffic Vol, veh/h	9	12	0	8	8	0
Future Vol, veh/h	9	12	0	8	8	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	71	71	67	67	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	13	17	0	12	9	0

Major/Minor	Major1	Major2	Minor1		
Conflicting Flow All	0	0	-	-	34
Stage 1	-	-	-	-	22
Stage 2	-	-	-	-	12
Critical Hdwy	-	-	-	-	6.42
Critical Hdwy Stg 1	-	-	-	-	5.42
Critical Hdwy Stg 2	-	-	-	-	5.42
Follow-up Hdwy	-	-	-	-	3.518
Pot Cap-1 Maneuver	-	-	0	-	979
Stage 1	-	-	0	-	1001
Stage 2	-	-	0	-	1011
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	-	-	979
Mov Cap-2 Maneuver	-	-	-	-	979
Stage 1	-	-	-	-	1001
Stage 2	-	-	-	-	1011

Approach	EB	WB	NB
HCM Control Delay, s	0	0	8.7
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBT
Capacity (veh/h)	979	-	-	-
HCM Lane V/C Ratio	0.009	-	-	-
HCM Control Delay (s)	8.7	-	-	-
HCM Lane LOS	A	-	-	-
HCM 95th %tile Q(veh)	0	-	-	-

HCM Unsignalized Intersection Capacity Analysis  
 14: 90th St. & Surf Club

12/30/2017



Movement	EBU	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↘		↑			↗
Traffic Volume (veh/h)	20	45	0	0	0	0	23
Future Volume (Veh/h)	20	45	0	0	0	0	23
Sign Control			Free	Free		Stop	
Grade			0%	0%		0%	
Peak Hour Factor	0.71	0.71	0.71	0.67	0.67	0.92	0.92
Hourly flow rate (vph)	0	63	0	0	0	0	25
Pedestrians							
Lane Width (ft)							
Walking Speed (ft/s)							
Percent Blockage							
Right turn flare (veh)							
Median type			None	None			
Median storage (veh)							
Upstream signal (ft)			200				
pX, platoon unblocked	0.00						
vC, conflicting volume	0	0				126	0
vC1, stage 1 conf vol							
vC2, stage 2 conf vol							
vCu, unblocked vol	0	0				126	0
tC, single (s)	0.0	4.1				6.4	6.2
tC, 2 stage (s)							
tF (s)	0.0	2.2				3.5	3.3
p0 queue free %	0	96				100	98
cM capacity (veh/h)	0	1623				835	1085

Direction, Lane #	EB 1	WB 1	SB 1
Volume Total	63	0	25
Volume Left	63	0	0
Volume Right	0	0	25
cSH	1623	1700	1085
Volume to Capacity	0.04	0.00	0.02
Queue Length 95th (ft)	3	0	2
Control Delay (s)	7.3	0.0	8.4
Lane LOS	A		A
Approach Delay (s)	7.3	0.0	8.4
Approach LOS			A

Intersection Summary			
Average Delay		7.6	
Intersection Capacity Utilization		13.6%	ICU Level of Service A
Analysis Period (min)		15	



## Appendix G – Queuing Analysis

**Queue Analysis for 8995 Collins Avenue Valet Parking**

**Scenario 1 - Peak hour entering volume of 12 vehicles, 1 Vehicle Transport System with a 2.62-minute service time:**

- $P =$  0.1 (probability of backup onto the adjacent street)
- $M =$  3 (queue length which is exceeded  $p$  percent of the time)
- $N =$  1 (number of service positions) VTSE
- $Q =$  22.90 (service rate - vehicles per hour)
- $p =$  0.524 (utilization factor)
- $q =$  12 (demand rate - vehicles per hour)
- $Q_M =$  0.5240 (tabled value of the relationship between queue length, number of channels, and utilization factor)

$$M = \frac{[\ln P(x > M) - \ln Q_M]}{\ln p} - 1$$

$$M = \frac{[\ln 0.1 - \ln 0.5240]}{\ln 0.524} - 1$$

$$M = \frac{[-2.3026 - -0.6463]}{-0.6463} - 1$$

$M =$  **1.5629** (< 3 vehicle lengths of queue storage required.)

**Scenario 2 - Peak hour entering volume of 4 vehicles, 1 Vehicle Transport System with a 2.62 minute service time:**

- $P =$  0.1 (probability of backup onto the adjacent street)
- $M =$  3 (queue length which is exceeded  $p$  percent of the time)
- $N =$  1 (number of service positions) VTSE
- $Q =$  22.90 (service rate - vehicles per hour)
- $p =$  0.175 (utilization factor)
- $q =$  4 (demand rate - vehicles per hour)
- $Q_M =$  0.1750 (tabled value of the relationship between queue length, number of channels, and utilization factor)

$$M = \frac{[\ln P(x > M) - \ln Q_M]}{\ln p} - 1$$

$$M = \frac{[\ln 0.1 - \ln 0.6110]}{\ln 0.1750} - 1$$

$$M = \frac{[-2.3026 - -1.7430]}{-1.7449} - 1$$

$M =$  **-0.6793** (< 3 vehicle lengths of queue storage required.)

## **PLANNING & ZONING BOARD**

### **1. Call to Order/Roll Call**

Chair Lindsay Lecour called the meeting to order at 8:24p.m.

Deputy Clerk Elora Riera called the roll with the following members present: Chair Lindsay Lecour, Board Member Peter Glynn, Board Member Brian Roller and Board Member Jorge Garcia. Vice Chair Judith Frankel was absent. Commissioner Daniel Gielchinsky attended as liaison.

### **2. Town Commission Liaison Report – Commissioner Daniel Gielchinsky**

The Commissioner gave an update on items discussed at the Commission meeting.

### **3. Sustainability Subcommittee Liaison Report - Planning and Zoning Board Member**

Town Planner Sarah Sinatra gave an update report.

### **4. Approval of Minutes – December 7, 2017**

Board Member Roller made a motion to approve the minutes. The motion received a second from Board Member Garcia and all voted in favor with Vice Chair Frankel absent.

### **5. Quasi-Judicial Application:**

Chair Lecour presented the item and read the process and rulings of a quasi-judicial hearing as it is tied in with the DRB meeting of this date. Deputy Clerk Elora Riera swore in the people who wished to speak on the item.

#### **A. Surf Club II 9133-9149 Collins Avenue Site Plan & Conditional Use**

Alex Tachman representing the applicant spoke on the item and spoke about the criteria for conditional use.

Chair Lecour opened the public hearing.

Public Speaker Jennifer Rotkel spoke of her concerns regarding disposing of cigarette butts and sea turtle season.

No one else wishing to speak Chair Lecour closed the public hearing.

The applicant said they will comply with all code compliances. The Board discussed lighting, trash, restaurant parking spaces and number of valets.

Board Member Glynn made a motion to recommend to the Town Commission with conditions as stated in DRB meeting and to add the number of valets and to remake/revise driveways as mentioned at DRB meeting. The motion received a second from Board Member Garcia and all voted in favor with Vice Chair Frankel absent.

### **6. Local Planning Agency Items**

**A. Roof Height Modification**

**AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING CHAPTER 90 “ZONING,” SECTION 90-2 “DEFINITIONS,” TO REVISE THE MEASUREMENT OF ROOF HEIGHT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.**

Chair Lecour recused herself from this item and passed the hearings over to Board Member Roller. Deputy Clerk Elora Riera read the title of the ordinance. Town Planner Sinatra presented the item.

Board Member Roller opened the public hearing and with no one wishing to speak the public hearing was closed.

Board Member Glynn made a motion to approve. The motion received a second from Board Member Garcia and all voted in favor with Chair Lecour recused and with Vice Chair Frankel absent.

**B. Freeboard Modification**

**AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING CHAPTER 42 “FLOODS”, SECTION 42-92 “SPECIFIC STANDARDS” TO ADDRESS LOWEST FLOOR ELEVATION REQUIREMENTS FOR SINGLE FAMILY RESIDENTIAL STRUCTURES; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.**

Deputy Clerk Elora Riera read the title of the ordinance. Town Planner Sinatra presented the item.

Chair Lecour opened the public hearing and with no one wishing to speak the public hearing was closed.

Board Member Roller made a motion to recommend to the Town Commission. The motion received a second from Board Member Glynn and all voted in favor with Vice Chair Frankel absent.

**7. Discussion Items:**

**A. Discussion on Building Length**

Town Planner Sinatra presented the item.

The Board discussed the item and feels it has to be revisited. They are recommending to the Town Commission to enact a moratorium on these properties fronting Collins and Harding Avenues.

**B. Amenities on the West Side of Collins Ave. Serving Buildings on the East Side of Collins Ave.**

The Board will revisit the item and staff will provide more information.

**C. Update on Walkability**

Town Manager Olmedillo gave a visual update.

The Board discussed how to better inform the public such as post photos in test area so residents get a better idea/post on barrels and flyers in mailboxes.

**D. Future Agenda Items**

Photo voltaic incentives

Limitations on aggregations of single family home lengths

Impact fees

**E. March Planning & Zoning Meeting Date**

Chair Lecour asked if anyone could attend the next Sustainability Meeting on Feb 2<sup>nd</sup> and Board Member Glynn said he may be available.

**8. Adjournment**

There being no further business to come before the Planning and Zoning Board, Board Member Glynn made a motion to adjourn the meeting. The motion received a second from Board Member Roller and all voted in favor. Meeting adjourned at 9:43 p.m.

Accepted this \_\_\_\_ day of \_\_\_\_\_, 2018

\_\_\_\_\_  
Chair Lindsay Lecour

Attest:

\_\_\_\_\_  
Sandra Novoa, MMC  
Town Clerk



**Town of Surfside  
SPECIAL  
PLANNING & ZONING BOARD  
MINUTES**

**February 6, 2018 – 5:30 p.m.**

Town Hall Commission Chambers –  
9293 Harding Ave, 2<sup>nd</sup> Floor, Surfside, FL 33154

**1. Call to Order/Roll Call**

The meeting was called to order by Chair Lecour at 5:30 p.m.

The following were present:

Chair Lindsay Lecour
Vice Chair Judith Frankel
Board Member Brian Roller
Board Member Peter Glynn
Board Member Jorge Garcia
Board Member William Fleck
Board Member Jorge Gutierrez

Also present:

Guillermo Olmedillo, Town Manager
Sarah Sinatra Gould, Town Planner
Kathy Mehaffey, Town Attorney
Elora Riera, Deputy Clerk

**2. Temporary Signs – Sarah Sinatra, Town Planner**

**AN ORDINANCE OF THE TOWN OF SURFSIDE, FLORIDA AMENDING ARTICLE VI “SIGNS” OF “CHAPTER 90 ZONING” OF THE TOWN OF SURFSIDE CODE OF ORDINANCES; SPECIFICALLY AMENDING SECTION 90-69 “DEFINITIONS”; SPECIFICALLY AMENDING SECTION 90-74 “TEMPORARY SIGNS”; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.**

Town Planner Sinatra presented the item.

Town Attorney Mehaffey explained that this ordinance addresses content and the use type of issue within temporary signs. Staff will be bringing back a broader sign code review to address some of the other changes that might be necessary. She mentioned that real estate signs have been removed from this ordinance and will still be retained in the Code as real estate signs because of a U.S. case law that protects them and that is why they are being treated separately.

After some discussion, Vice Chair Frankel made a motion to recommend the ordinance to the Town Commission. The motion received a second from Board Member Glynn which carried 5-0 on roll call vote.

**3. Adjournment**

There being no further business, Board Member Glynn motion to adjourn the meeting. The motion received a second from Vice Chair Frankel and all voted in favor.

The meeting adjourned at 5:38 p.m.

Accepted this \_\_\_\_ day of \_\_\_\_\_, 2018

\_\_\_\_\_  
Chair Lindsay Lecour

Attest:

\_\_\_\_\_  
Sandra Novoa, MMC  
Town Clerk

**BACKUP TO  
THIS ITEM IS  
UNDER TAB 4A  
(PAGES 14-168)**



## Town of Surfside Planning & Zoning Communication

**Agenda Date:** February 22, 2018  
**Subject:** Driveway Modifications  
**From:** Sarah Sinatra Gould, AICP, Town Planner

**Background:** The Planning & Zoning Board has reviewed applications where a driveway extends beyond the front of a house. The Board requested that Staff prepare an ordinance to code section 90-61 prohibiting this condition. Staff is proposing that the language include an option to appear before the Design Review Board should there be a special circumstance that an applicant would like to request. Staff is also proposing to continue to permit driveways beyond the front plane of a home if they provide direct access to a garage. There is also a provision that will grandfather in existing conditions.

**Staff Recommendation:** Recommend approval to the Town Commission.

Sarah Sinatra Gould, AICP, Town Planner

Guillermo Olmedillo, Town Manager

ORDINANCE NO. 18-\_\_\_\_\_

**AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING CHAPTER 90 “ZONING,” SECTION 90-61 “PAVING IN FRONT AND REAR YARDS IN H30 AND H40 DISTRICTS,” TO ADDRESS DRIVEWAYS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Town of Surfside ("Town") recognizes that changes to the adopted Code of Ordinances are periodically necessary in order to ensure that the Town’s regulations are current and consistent with the Town’s planning and regulatory needs; and

**WHEREAS**, the Town desires to amend the code to prohibit a front driveway from extending beyond the front a house unless approved by the Design Review Board; and

**WHEREAS**, the Town Commission held its first public hearing on February 13, 2018 having complied with the notice requirements required by Florida Statutes; and

**WHEREAS**, the Planning and Zoning Board, as the local planning agency for the Town, held its hearing on the proposed amendment on February 22, 2018 with due public notice and input; and

**WHEREAS**, the Town Commission conducted a second duly noticed public hearing on these regulations as required by law on \_\_\_\_\_, 2018; and

**WHEREAS**, the Town Commission hereby finds and declares that adoption of this Ordinance is in the best interest of the Town.

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

**Section 1. Recitals.** The foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and are made a specific part of this Ordinance.

**Section 2. Code Amendment.** Section 90-61 “Paving in Front and Rear Yards in H30 and H40 Districts,” of Chapter 90, “Zoning” of the code of the Town of Surfside, Florida is hereby amended as follows<sup>1</sup>:

---

<sup>1</sup> Additions to text are shown in underline. Deletions to text are shown in ~~strikethrough~~. Additions between first and second reading are shown in double underline. Deletions between first and second reading are shown in ~~double strikethrough~~.

**Chapter 90 – ZONING**

\* \* \*

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

\* \* \*

- (8) A driveway shall not extend beyond the front plane of the home unless:
  - a) providing direct access to a vehicular garage; or
  - b) presented to and approved by the Design Review Board which shall consider whether the extension is necessary to serve the property and will be compatible with the neighborhood.

Driveways existing prior to \_\_\_\_\_, 2018 [effective date of this ordinance] shall be deemed legally non-conforming ~~grandfathered~~ and may be repaired or rebuilt, but not expanded.

\* \* \*

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

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

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

**Section 6. Effective Date.** This ordinance shall become effective upon adoption.

PASSED AND ADOPTED on first reading this 13<sup>th</sup> day of February, 2018.

PASSED AND ADOPTED on second reading this \_\_\_ day of \_\_\_\_\_, 2018.

On Final Reading Moved by: \_\_\_\_\_

On Final Reading Second by: \_\_\_\_\_

**FINAL VOTE ON ADOPTION:**

Commissioner Daniel Gielchinsky \_\_\_\_\_  
Commissioner Michael Karukin \_\_\_\_\_  
Commissioner Tina Paul \_\_\_\_\_  
Vice Mayor Barry Cohen \_\_\_\_\_  
Mayor Daniel Dietch \_\_\_\_\_

\_\_\_\_\_  
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 & Bierman, P.L.,  
Town Attorney



# Town of Surfside Planning and Zoning Board Communication

**Agenda Date:** February 22<sup>nd</sup>, 2018

**Subject:** Maintenance in the Right-of-way, Including Trees and Mulch

**Background:** The Town Manager, at the December 13, 2017 Town Commission meeting, highlighted the consequences to power service from the interference of inappropriately maintained trees, particularly in the right-of-way, and to storm drains caused by mulch placed in the right-of-way. The Town Commission directed staff to prepare an ordinance to address these situations with costs to be borne by the owner of the abutting property charged with maintaining the areas. The proposed Ordinance was reviewed by the Town Commission at its February 13, 2018 meeting. The Town Commission asked that the enforcement procedures be updated if necessary to ensure the opportunity for property owners to cure violations if the situation was not an emergency.

**Analysis:** The attached ordinance clarifies that trees and all landscaping, both on the property and in adjacent right-of-ways, must be maintained free and clear of power lines and in a manner that will prevent interference with above- and below-ground utilities. Where trees interfere with utilities, the Town will provide a 30 day warning and opportunity for the property owner to cure the violation, after which the Town Manager has the authority to perform or have performed, at the property owner's expense, such maintenance on the property and in the adjacent right-of-way.

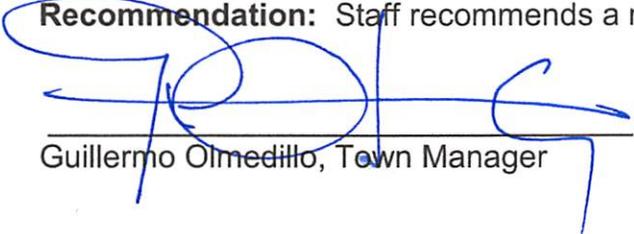
The Ordinance also prohibits the placement of mulch in the right-of-way. General landscaping violations in the right-of-way, including the use of mulch, will go through regular code enforcement procedures unless there is a health, life and safety issue or a risk to utilities.

In all situations where there is a health, life, safety threat or risk of damage to utilities, the Town Manager may cure the violation. Pursuant to Section 14-89(g), where the Town remedies the violation, costs incurred by the Town, if not paid by the property owner, may be placed as a lien against the property.

**Budget Impact:** The extra costs for maintenance will be charged to the property owners as currently provided.

**Staff Impact:** The Departments of Public Works and Code Compliance will coordinate their inspection and enforcement activities.

**Recommendation:** Staff recommends a motion to approve the Ordinance.

  
Guillermo Olmedillo, Town Manager

ORDINANCE NO. 18 - \_\_\_\_\_

**AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING THE TOWN OF SURFSIDE CODE OF ORDINANCES BY AMENDING ARTICLE III, PROPERTY MAINTENANCE STANDARDS, OF CHAPTER 14, BUILDINGS AND BUILDING REGULATIONS, AND CHAPTER 90, ZONING, TO PROHIBIT USE OF MULCH IN THE RIGHT-OF-WAY AND ADDRESS PROPERTY OWNER MAINTENANCE RESPONSIBILITIES FOR PUBLIC RIGHT-OF-WAY ADJACENT TO PRIVATE PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICTS AND PROVIDING FOR AN EFFECTIVE DATE.**

1       **WHEREAS**, Article VIII, Section 2 of the Florida Constitution, and Chapter 166, Florida  
2 Statutes, provide municipalities 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 Code of Ordinances (the “Town Code”) requires property owners to  
5 maintain the right-of-way. including sod, landscaping and trees, adjacent to their property; and

6       **WHEREAS**, many property owners fail to maintain said right-of-ways, and particularly the  
7 trees in such right-of-ways, in a manner which does not interfere with above- and below-ground  
8 utilities and particularly power lines; and

9       **WHEREAS**, untrimmed trees cause particular risk and damage during storm events and in  
10 Hurricane Irma, created a number of power issues; and

11       **WHEREAS**, the Town desires to more stringently enforce the existing maintenance  
12 requirements of the Town Code in order to preserve and protect the public welfare, especially in  
13 light of forecast increases in storm activity during upcoming hurricane seasons; and

14       **WHEREAS**, the Town desires to clarify the requirements for property owner maintenance of  
15 trees and landscaping on both private property and the adjacent right-of-way in order to maintain  
16 FPL lines free and clear and eliminate interference and potential damage to above- and below-  
17 ground utilities; and

<sup>1</sup>Additions to the text are shown in underline. Deletions are shown in ~~striketrough~~. Additions between first and second reading are shown in double underline.

18       **WHEREAS**, the Town Code provides that failure to maintain property, including adjacent  
19 right-of-way, may result in the Town performing or arranging for such maintenance and that the  
20 cost of such maintenance may be imposed upon the property owner and liened against the  
21 property; and

22       **WHEREAS**, the Town Commission held its first public hearing on February 13, 2018 of the  
23 proposed amendments to the Code of Ordinances having complied with the notice requirements  
24 by the Florida Statutes; and

25       **WHEREAS**, the Town Commission has conducted a second duly noticed public hearing on  
26 these regulations on \_\_\_\_\_, 2018 as required by law on and further finds the  
27 proposed change is consistent with the Comprehensive Plan and in the best interest of the  
28 community.

29  
30       **NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF**  
31 **THE TOWN OF SURFSIDE, FLORIDA<sup>1</sup>:**

32  
33       **Section 1. Recitals.** The above Recitals are true and correct and are incorporated herein by  
34 this reference:

35  
36       **Section 2. Town Code Amended.** Chapter 14, Buildings and Building Regulations,  
37 Article III, Property Maintenance Standards, of the Town of Surfside Code of Ordinances is here  
38 by amended to read as follows<sup>1</sup>:

39       **CHAPTER 14 – BUILDINGS AND BUILDING REGULATIONS**

40       \* \* \*

41       **ARTICLE III. - PROPERTY MAINTENANCE STANDARDS**

42       **Sec. 14-51. - Established.**

43       (a) The owner of every single-family or multiple-family dwelling or commercial property, or  
44 his appointed agent, shall be responsible for maintaining the exterior in a clean, sanitary and  
45 safe condition. All structures and all parts thereof shall be maintained in good repair and  
46 shall be capable of performing the function for which such structure or part or any feature  
47 thereof was designed or intended to be used.

48       (b) All exterior walls of every structure shall be maintained weathertight and otherwise  
49 maintained so as to resist decay or deterioration from any cause. All exterior surfaces

---

<sup>1</sup> Additions to the text are shown in underline. Deletions to the text are shown in ~~strike through~~.

50 subject to deterioration shall be properly maintained and protected from the elements by  
51 paint or other approved coating, applied in a workmanlike fashion. All exterior surfaces  
52 including walls, trim, doors and signs shall be properly maintained in a clean and sanitary  
53 condition, free of dirt, mold, mildew and faded or chipped paint, and must be repainted,  
54 recovered or cleaned when 25% or more of any exposed surface becomes discolored or is  
55 peeling in the approved color.

56 (c) Exterior property areas of all premises shall be kept free of any debris, object, material or  
57 condition which may create a health, accident or fire hazard, or which constitutes a blighting  
58 or deteriorating influence on the neighborhood. Lawns, landscaping and driveways shall  
59 also be maintained so as not to constitute a blighting or deteriorating effect in the  
60 neighborhood.

61 (d) Whenever there is an unpaved area between the sidewalk and the curb, or between the  
62 sidewalk and the property line, or between the paved roadway and the property line, it shall  
63 be the responsibility of the owner and/or occupant of the property to make sure that there are  
64 no holes or hidden dangers in the unpaved areas, and to maintain any plants, including trees  
65 and sod, and irrigation located in said area. Such areas shall be maintained free of mulch.

66 (e) Each property owner is responsible for hiring a qualified, licensed and insured contractor as  
67 necessary to maintain all trees on their property or within the right-of-way adjacent to their  
68 property, free and clear of power lines and in a manner which does not interfere with or  
69 cause damage to above- or below-ground utilities.

70 (f) The town manager is hereby authorized and directed to employ necessary personnel and  
71 equipment to enter upon any property whose owner or occupant fails to maintain lawns,  
72 landscaping, ~~and~~ driveways, and adjacent right-of-ways in accordance with this article and  
73 to maintain same.

74 (g) In order to defray the cost to the town of maintaining such property there is hereby levied  
75 and assessed against each owner or occupant who fails to maintain such lawns, landscaping  
76 and driveways in accordance with this article, an administrative fee as set forth in the  
77 schedule of fines adopted by resolution per time the town provides such maintenance, in  
78 addition to the actual costs incurred for said maintenance. All charges becoming due and  
79 payable under this subsection constitute, and are hereby imposed as liens against the real  
80 property, and, upon becoming delinquent April 1 of the following year, until fully paid and  
81 discharged, shall remain liens, equal in rank and dignity with the ad valorem taxes of the  
82 town, and may be satisfied by the sale of certificates in the same manner as is provided for  
83 the sale of certificates on delinquent ad valorem taxes. Such lien shall be superior in rank  
84 and dignity to other liens, encumbrances, titles and claims in, to or against the real property  
85 involved.

86 \* \* \*

87 **Section 3. Town Code Amended.** Chapter 90, Zoning of the Town of Surfside Code of  
88 Ordinances is here by amended to read as follows:

89 **Chapter 90 - ZONING**

90 \* \* \*

91 **ARTICLE V. – Design Standards**

92 \* \* \*

93 **Sec. 90-52. - Required clearances.**

94 As an aid to free and safe movement of vehicles at and near street intersections and in order to  
95 promote more adequate protection for the safety of children, pedestrians, operators of vehicles  
96 and for property, there shall be limitations on the height of fences, walls, gateways, ornamental  
97 structures, signs, hedges, shrubbery, and other fixtures, construction, and planting on corner  
98 lots in all districts where front yards are required as follows:

99 (a) All corner properties shall provide and maintain unobstructed corner clearance areas along  
100 both the front and side lot lines; and

101 (b) All objects, fences, walls, gateways, ornamental structures, signs, hedges, shrubbery, and  
102 other fixtures, construction, and planting within any corner clearance areas shall provide  
103 unobstructed cross-visibility at a level between 30 inches and eight feet, with the exception  
104 of tree trunks that do not create a traffic hazard; and

105 (c) The property owner shall be responsible for maintaining all landscaping within the corner  
106 clearance areas; and

107 (d) It shall be unlawful for any person to plant or cause to be planted any tree or shrubs or to  
108 place any structure in the public right-of-way without a permit from the town manager or  
109 designee. The elevation grades of the public right-of-way adjacent to private property shall  
110 not be altered; and

111 (e) Only turf as defined in section 90-85.2of the Code shall be located within the public-right-  
112 of-way between the edge of any roadway or curb and the private property line; and

113 (f) The placement of mulch within the public right-of-way is prohibited; and

114 (g) The town manager or designee shall make the final determination regarding unobstructed  
115 corner clearance areas.

116 (i) If any property owner fails to maintain clearances and conditions required by this section,  
117 the Town shall take action through the code enforcement pursuant to Chapter 15, Article I,

118 Code Enforcement provided that should a property fail to remedy the violation within the  
119 timeframe provided by the special magistrate or should the violation create a hazardous  
120 condition for any utilities or endanger the life safety and welfare, the Town may take  
121 action and assess costs pursuant to Article III, Property Maintenance Standards of Chapter  
122 14.

123 \* \* \*

124

125 **ARTICLE VIII. – Landscape Requirements**

126 \* \* \*

127 **Sec. 90-87. - Installation of landscaping and irrigation.**

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

130 (1) Planting soil/topsoil shall be of the minimum quality as specified in the plant materials  
131 section of this Code. All trees, palms, shrubs, and ground covers shall be planted with a  
132 minimum of 12 inches or two times the root ball of planting soil around root ball. A  
133 minimum of three inches of shredded, approved arsenic free, organic mulch or groundcover  
134 shall be installed around each tree planting for a minimum of 18 inches beyond its trunk in  
135 all directions, including palms, and throughout all hedge, shrub, and groundcover planting.  
136 The use of mulch obtained from Melaleuca, Eucalyptus, or other invasive plant species is  
137 encouraged in order to reduce their impact on the environment and to preserve the remaining  
138 native plant communities.

139 (2) All trees/palms shall be properly guyed and staked at the time of planting until one year from  
140 landscape final or establishment. The use of nails, wire or rope, or any other method which  
141 damages the trees or palm, is prohibited. All plants shall be installed so that the top of the  
142 root ball remains even with the soil grade or ten percent or the root flare is visible above the  
143 surrounding grade. All synthetic string, synthetic burlap, cords, or wire baskets shall be  
144 removed before planting.

145 (3) All parking islands, medians, and other landscape areas shall be installed with continuous  
146 Type "D" curbing to prevent damage to the plant material and the displacement of topsoil  
147 and mulch. Also, all landscape islands, divider medians, and planters shall be excavated of  
148 limerock and/or compacted soil to a depth of 30 inches and backfilled with specified planting  
149 mix to the top of curb. Additionally, all areas along buildings shall be excavated to a depth of  
150 12 inches and backfilled with specified planting mix. No mulch shall be permitted in  
151 adjacent swales or right-of-way.

152 \* \* \*

153 **Sec. 90-88. - Maintenance of landscaped areas.**

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

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

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

164 \* \* \*

165 **Sec. 90-89. - Plant material**

166 \* \* \*

167 *90-89.4 Trees:*

168 \* \* \*

169 (6) *Street tree requirements:*

170 a. Street trees shall be required at one shade tree/palm tree per 20 linear feet of street  
171 frontage thereof along all public or private street right-of-ways in all zoning  
172 districts.

173 b. Street trees shall be of a species typically grown in South Florida that normally  
174 matures to a height of at least 20 feet. Street trees shall have a clear trunk of over  
175 seven feet, an overall height of fourteen (14—16) feet and a minimum of 2½ inches  
176 DBH at time of planting. Palm trees utilized as street trees shall have eight foot clear  
177 wood.

178 c. The average spacing requirement for H40 districts shall be based on the total lineal  
179 footage of roadway for the entire project and not based on individual lot widths.

180 d. Street tree species shall be approved by the town during plan review. Street trees  
181 shall visually define the hierarchy of roadways, provide shade along roadways, and  
182 provide a visual edge along roadways. Consideration shall be given to the selection  
183 of trees, plants and planting site to avoid serious problems such as clogged sewers,  
184 cracked sidewalks, and power service interruptions.

185 e. Street trees shall be placed within the swale area or shall be placed on private  
186 property where demonstrated to be necessary due to right-of-way obstructions as

187 determined by the town. A Public Works permit shall be obtained prior to planting  
188 any tree in the right-of-way.

189 f. Street trees planted along roadways and/or sidewalks shall be placed a minimum of  
190 four feet off the interior pavement edge.

191 g. Street trees planted within sidewalk or curbed planting area along parallel parking  
192 shall have a minimum planting area of six feet by six feet. If the street tree is planted  
193 within the sidewalk, root barrier(s) of minimum depth of 12 inches shall be installed  
194 per manufacturer's recommendations. These trees shall require adjustable tree grates  
195 or groundcover to full coverage inside planting area.

196 h. When trees are planted within the right-of-way, the owners of land adjacent to the  
197 areas where street trees are planted must maintain those areas including the trees,  
198 plants, irrigation and sod. Trees must be maintained free and clear of powerlines and  
199 all trees and plantings shall be maintained in a manner to which prevents  
200 interference with above- or below-ground utilities. Where the state, county or town  
201 determines that the planting of trees and other landscape material is not appropriate  
202 in the public right-of-way, they may require that said trees and landscape material be  
203 placed on private property.

204 i. If any property owner fails to maintain trees and other landscaping in right-of-way  
205 or on private property, free and clear of power lines and in a manner which does not  
206 interfere with or cause damage to above- or below-ground utilities, the Town shall  
207 provide a written warning with 30 days to remedy, after which, the Town may take  
208 action and assess costs pursuant to Article III, Property Maintenance Standards of  
209 Chapter 14.

210 j. Where the Town determines a tree or landscaping in the right-of-way is detrimental  
211 to the health, safety and welfare of residents or has a significant likelihood of  
212 causing damage to utilities or powerlines, said tree or landscaping may be removed  
213 by the Town, at the owner's expense. Such costs shall be assessed against a property  
214 owner and property pursuant to Article III, Property Maintenance Standards of  
215 Chapter 14.

216 \* \* \*

217 **Section 4. Severability.** If any section, sentence, clause or phrase of this ordinance is  
218 held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding  
219 shall in no way affect the validity of the remaining portions of this ordinance.

220 **Section 5. Inclusion in the Code.** It is the intention of the Town Commission, and it is  
221 hereby ordained that the provisions of this Ordinance shall become and made a part of the Town of  
222 Surfside Code of Ordinances, that the sections of this Ordinance may be renumbered or re-lettered to  
223 accomplish such intentions; and the word "Ordinance" may be changed to "Section" or other  
224 appropriate word.  
225

226 **Section 6. Conflicts.** Any and all Ordinances and Resolutions or parts of Ordinances or  
227 Resolutions in conflict herewith are hereby repealed.

228  
229 **Section 7. Effective Date.** This ordinance shall become effective upon adoption.

230  
231 **PASSED and ADOPTED** on first reading this 13th day of February, 2018.

232  
233 **PASSED and ADOPTED** on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

234  
235  
236 On Final Reading Moved by: \_\_\_\_\_

237  
238 On Final Reading Second by: \_\_\_\_\_

239  
240  
241 **FINAL VOTE ON ADOPTION:**

242 Commissioner Daniel Gielchinsky \_\_\_\_\_  
243 Commissioner Michael Karukin \_\_\_\_\_  
244 Commissioner Tina Paul \_\_\_\_\_  
245 Vice Mayor Barry Cohen \_\_\_\_\_  
246 Mayor Daniel Dietch \_\_\_\_\_

247  
248  
249  
250 \_\_\_\_\_  
251 Daniel Dietch, Mayor

252 **ATTEST:**  
253  
254 \_\_\_\_\_  
255 Sandra Novoa, MMC, Town Clerk

256  
257 **APPROVED AS TO FORM AND LEGALITY FOR THE USE**  
258 **AND BENEFIT OF THE TOWN OF SURFSIDE ONLY:**

259  
260 \_\_\_\_\_  
261 Weiss Serota Helfman Cole and Bierman, P.L.  
262 Town Attorney



## Town of Surfside Planning & Zoning Communication

**Agenda Date:** February 22, 2018  
**Subject:** Aggregation of Single Family Lots  
**From:** Sarah Sinatra Gould, AICP, Town Planner

**Background:** Commissioner Karukin requested the Town Commission to direct the Planning and Zoning Board (Board) to modify the zoning code to address the effects of aggregation of single family lots. The Town Commission voted in favor of the Board analyzing this issue. See attached memorandum from Commissioner Kaurkin.

**Analysis:** Side setbacks for interior single family lots are a minimum of five feet. If the lot is more than 50 feet in width (which is measured at the front lot line) the side setback is 10% of the lot width. In the H30B zoning district, which is made up of the dry lots in Town, the typical lot is 50 feet in width. Therefore, if a lot is combined, the frontage could be 100 feet in width, resulting in a home that is 80 feet in width on the first floor. The second floor would have additional side setbacks.

In the H30A zoning district, which includes homes on the water, the original platted lots were an average of 50 feet in width. Many of these homes have split lots with the neighboring properties, which have resulted in parcels that are 75 feet or 100 feet in width. If these size lots were to be aggregated, the resulting frontage could be 200 feet, which would result in a home that is 160 feet in length.

The Village of Key Biscayne has a requirement that no more than two lots may be aggregated and then the Floor Area Ratio (FAR) is limited to .35. Surfside does not have an FAR limitation for residential, however, if the same methodology were to be utilized and two 5,600 square foot lots were to be combine for a total lot area of 11,200 square feet, an FAR of .35 would result in a 3,920 square foot home (regardless of stories). The existing code would allow a home to be 8,064 square feet on an 11,200 square foot lot. Although the Town does not have an FAR, a maximum percentage of lot

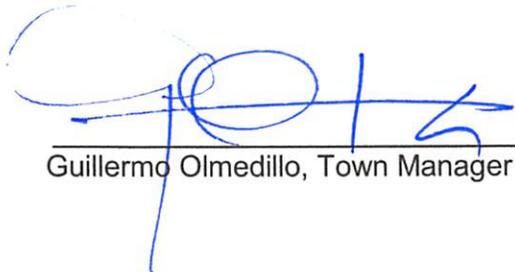
area could be established, regardless of stories, similar to the methodology utilized in Key Biscayne.

Generally, parcels have not been aggregated regularly, but there is no limitation in the code to prevent it and, through the direction of the Town Commission; staff is offering some initial options for the Planning and Zoning Board to analyze.

1. Increase side setbacks for lots over 75 feet in the H30B district and for lots over 100 feet in the H30A district to 20% of the frontage. This means that if there is a 100 foot wide lot in the H30B district, which includes the dry lots in Town, it would require 20 foot setbacks on either side, resulting in a 60 foot wide home.
2. In connection with the additional side setbacks for the first floor, require that lots greater than 75 feet in the H30B district and 100 feet in the H30A districts not be permitted to have second stories greater than 65% of the first floor.
3. Limit overall square footage in the home to no greater than 50% of the lot (for an 11,200 square foot home this could be a maximum of 5,600 square feet).



Sarah Sinatra Gould, AICP, Town Planner



Guillermo Olmedillo, Town Manager



**Town of Surfside  
Town Commission Meeting  
January 9, 2018  
7:00 pm**

Town Hall Commission Chambers - 9293 Harding Ave, 2<sup>nd</sup> Floor  
Surfside, FL 33154

**DISCUSSION ITEM MEMORANDUM**

**Agenda #:**

**Date:** January 9, 2018

**From:** Michael Karukin, Commissioner

**Subject:** **Impact from aggregation of lots in single family home districts**

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**Objective:** Mitigate risk of McMansions due to property aggregation in single family home districts H30A and H30B.

**Consideration:** Our zoning code has always reflected an overall intent to prevent McMansions. For example:

- In 2007, 2008 and April 2009, McMansion ordinances were adopted.
- In December 2012 I asked P and Z to develop policies and planning concepts that prevent large massive structures from being built on aggregated or very large lots. They agreed.
- In April 2016, Commissioner Paul sent us an article about McMansions.  
<http://www.miaminewtimes.com/news/residents-and-preservationists-push-back-as-mcmansions-take-over-miami-beach-8382869>
- In March 2017, I asked the staff a question about the impact on continuous maximum wall frontage from property aggregation in the single-family district.

*“In the single family home districts, if more than one 50x100 lot is aggregated resulting in a larger lot size can a single larger structure be built to the side setbacks? For example, if the new lot is now 100 x 100 can a new home or other structure have a 90 foot frontage?”*

They said.....

*“the side setbacks in single family are 5 ft or 10% of the lot width, whichever is greater. In this scenario the side setbacks would be 10 ft on either side and the house frontage could be 80 feet for the 1st floor but would need to provide greater setbacks on the 2nd floor.”*

Based on the answer to the question, there is a loophole that needs to be addressed. Apparently, in the single-family home district, an aggregated lot can result in a home with an 80-foot frontage. And if a house on that size lot, with the set back requirements for a second floor, that house can be huge.

The size and scale of such a home in the single-family home district resulting from property aggregation has the potential to be out of scale for surrounding homes, and not compatible with the overall character of the Town and inconsistent with our intent and policies and preventing such homes. Therefore, this loophole can be used as a way to get around our efforts to mitigate McMansions.

**Recommendation:** Direct the planning and zoning board to fix this loophole in our code.



## Town of Surfside Planning & Zoning Communication

**Agenda Date:** February 22, 2018  
**Subject:** Sustainability Initiatives  
**From:** Sarah Sinatra Gould, AICP, Town Planner

**Background:** Mayor Dietch requested the Town Commission to direct the Planning and Zoning Board (Board) to consider sustainability incentives. The Town Commission voted in favor of the Board analyzing two of the issues. The two initiatives requested by the Town Commission for review by the Board include requiring solar panels on new single family and multifamily construction as well as renovations that either add 75% square footage or renovate 75% of the roof area. The second initiative is to encourage green roofs. See attached memorandum from Mayor Dietch.

Staff is requesting direction from the Board on these initiatives.

Sarah Sinatra Gould, AICP, Town Planner

Guillermo Olmedillo, Town Manager



**Town of Surfside  
Town Commission Meeting  
December 13, 2017  
7:00 pm**

Town Hall Commission Chambers - 9293 Harding Avenue, 2<sup>nd</sup> Floor  
Surfside, FL 33154

**Agenda #:**

**Date:** December 1, 2017  
**From:** Daniel Dietch, Mayor  
**Subject:** Additional Sustainability Initiatives

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**Objective:** To seek direction from the Town Commission whether it desires to direct the Town Manager to proceed with developing various new sustainability initiatives that would be brought back to the Town Commission for approval.

**Consideration:** Surfside has demonstrated its leadership on a range of environmental matters that have helped strengthen our community and provided leadership to other municipalities. However, there is much more we can do to educate our constituents and continue to advance important initiatives for the benefit of our residents, businesses and visitors today and for future generations. Some near-term public engagement opportunities include screening An Inconvenient Sequel and hosting a Solar Coop Workshop.

For each of the initiatives listed below, background information is provided for context and community benefits. I also encourage you to independently research these and any other initiatives that are in alignment.

- Solar Panel Requirements for Single-Family and Multi-Family Properties (Exhibit A)
- Green Roof Requirements (Exhibit B)
- Florida Green Local Government Designation Standards (Exhibit C)
- Plastic Bag Ban (Exhibit D)
- Plastic Straw Ban (Exhibit E)
- Rain Barrel Workshops (Exhibit F)
- Organic Fertilizer and Herbicide Requirements (Exhibit G)

Please note these initiatives are in addition to those priorities already established by the Planning and Zoning Board and Sustainability Sub-Committee.

**Recommendation:** Direct the Town Manager to develop new sustainability initiatives that would be brought back to the Town Commission for approval.

attachments

**Exhibit A**  
**Solar Panel Requirements**

**ORDINANCE NO.**

**An ordinance amending the Land Development Code, Article II, Section 20-2.3, “Definitions” and Article III, Section 20-3.6 “Supplemental Regulations” adding subsection (W) “Solar Requirements” and providing definitions relating to and criteria and regulations for solar collectors in the City of South Miami**

**WHEREAS**, the South Miami City Commission expressly declares that the following amendments to the South Miami Land Development Code are reasonable and necessary because of local climatic, topological, and geological conditions as listed below; and

**WHEREAS**, as a coastal city located on the tip of a peninsula, the Miami region is vulnerable to sea level rise, and human activities releasing greenhouse gases into the atmosphere that increase the worldwide average temperature, contributing to the melting of glaciers, thermal expansion of ocean water, and shifting or slowing of the Gulf Stream, all resulting in rising sea levels; and

**WHEREAS**, South Florida is already experiencing the repercussions of excessive CO<sub>2</sub> emissions as rising sea levels threaten shorelines and infrastructure, have caused significant erosion, have increased impacts to infrastructure during extreme tides, and have caused the City to expend funds to modify the sewer system; and

**WHEREAS**, some people in South Miami, such as the elderly, may be particularly vulnerable to higher temperatures resulting from climate changes; and

**WHEREAS**, installing solar will help South Miami meet its goals under Res. No. 23-09-12832, dated February 9, 2009, stating: “The City of South Miami commits to a Carbon Neutral Initiative to lead the community by example and to implement policies to eliminate net emission of carbon dioxide and other greenhouse gases by the end of 2030”; and

**WHEREAS**, distributed power, such as rooftop solar, can serve as generator systems for the purposes of hurricane preparedness and thus comports with Sec. 252.371 Fla. Stat., the Emergency Management, Preparedness, and Assistance Trust Fund; and

**WHEREAS**, distributed photovoltaic generation provides a basis for future microgrids, making the city more resilient as a whole, benefiting the health, welfare, and resiliency of South Miami and its residents; and

**WHEREAS**, the 2008 Florida legislature enacted Section 163.04, Fla. Stat., with the legislative intent of protecting the public health, safety, and welfare by encouraging the development and use of renewable resources; and

**WHEREAS**, Section 163.08 (1)(a), Fla. Stat., found that chapter 2008-227, Laws of Florida, amended the energy goal of the state comprehensive plan to provide, in part, that the state shall reduce its energy requirements and reduce atmospheric carbon dioxide by promoting

an increased use of renewable energy resources. That chapter also declared it the public policy of the state to play a leading role in developing and instituting energy management programs that promote energy conservation, energy security, and the reduction of greenhouse gases. In chapter 2008-191, Laws of Florida, the Legislature adopted new energy conservation and greenhouse gas reduction comprehensive planning requirements for local governments. In the 2008 general election, the voters of this state approved a constitutional amendment authorizing the Legislature, by general law, to prohibit the increase of assessed value of residential real property due to change or improvement made for the purpose of improving a property's resistance to wind damage or the installation of a renewable energy source device; and

**WHEREAS**, Section 163.08 (1)(b), Fla. Stat., found that the installation and operation of improvements not only benefitted the affected properties for which the improvements were made, but also assisted the state in fulfilling the goals of the state's energy mitigation policies and "Qualifying improvement" includes any energy conservation and efficiency improvement, which is a measure to reduce consumption through conservation of electricity and the installation of any system in which the electrical or thermal energy is produced from a method that uses solar energy; and

**WHEREAS**, section 193.624, Fla. Stat., provides that "... the term "renewable energy source device" means .... (a) Solar energy collectors, photovoltaic modules, and inverters and in subsection (2) it provides that [i]n determining the assessed value of real property used: (a) For residential purposes, an increase in the just value of the property attributable to the installation of a renewable energy source device may not be considered."; and

**WHEREAS**, section 212.08 (7) (hh), Fla. Stat., provides that the sale at retail, the rental, the use, the consumption, the distribution, and the storage to be used or consumed in this state of solar energy systems are exempt from the tax imposed by this chapter 212; and

**WHEREAS**, requiring solar photovoltaics at the time of new construction is more cost-effective for the homeowner than installing the equipment after home construction because (i) it is less expensive to reinforce a roof to accommodate the extra forces of a solar array, (ii) solar wiring can be incorporated more efficiently into electrical panels at the time of initial wiring, and, (iii) a solar system can be financed at a lower rate if included in the initial home financing; and

**WHEREAS**, it is reasonably necessary to require builders to take steps to reduce the energy consumed by inefficient building operations and produce renewable, low-carbon electricity, or capture solar energy, in order to reduce pollution, benefit biodiversity, improve resilience to climate change by reducing localized heat islands, and reduce the global warming effects of energy consumption; and

**WHEREAS**, a cost-benefit analysis by the U.S. Department of Energy shows that rooftop solar, at today's costs, provides FPL customers with a Savings-to-Investment Ratio (SIR) of 1.55 using the Federal Renewable Energy Tax credit, and a SIR of 1.08 without the tax credit, both figures being greater than 1.0 which indicates a net financial benefit of roof-top solar to the household ([www.nrel.gov/solar/assets/docs/sir.xlsx](http://www.nrel.gov/solar/assets/docs/sir.xlsx)); and

**WHEREAS**, the payback period for photovoltaic solar systems is in the range of one quarter to one half the life expectancy of the photovoltaic panels, meaning the homeowner receives a 50-75% decrease in the overall cost of power; and

**WHEREAS**, the cost of rooftop solar power continues to fall, while the cost of utility power in South Florida continues to rise, guaranteeing an increasing economic benefit to the homeowner and increasing the value of the property; and

**WHEREAS**, the Solar Energy Center at the University of Central Florida has shown that, at today's electricity and solar PV prices and historic inflation rates over the past 20 years, the Internal Rate of Return (IRR) on rooftop photovoltaic systems runs between 9% and 14%, an extraordinary tax-free fixed rate investment return to a property owner; and

**WHEREAS**, the Low-income Solar Policy Guide, produced by the Center for Social Inclusion in 2016 states: "Because low-income families spend a disproportionate amount of their income on utility bills, they receive a proportionally greater economic benefit from solar power", (Low Income Solar Policy Guide, <http://www.lowincomesolar.org>); and

**WHEREAS**, home buyers across a variety of states pay a premium for properties with PV equal to or greater than the cost of the solar system itself, adding \$3.58/watt on new homes and \$4.51/watt on existing homes ("*Selling into the Sun: Premium Analysis of a Multi-State Dataset of Solar Homes*" Lawrence Berkeley National Laboratory, prepared for the Office of Energy Efficiency and Renewable Energy Solar Energy Technologies Office U.S. Department of Energy, January 13, 2015 <https://emp.lbl.gov/publications/selling-sun-price-premium-analysis-0>); and

**WHEREAS**, in housing markets similar to South Miami's, PV systems that were owned (not leased) benefitted home builders and owners by increasing market value and decreasing marketing time (The Impact of Photovoltaic Systems on Market Value and Marketability, Colorado Energy Office, <https://www.colorado.gov/pacific/energyoffice/atom/35466>); and

**WHEREAS**, this ordinance is modeled after similar ordinances enacted in the municipalities of Lancaster CA, Sebastopol CA, Santa Monica CA, and San Francisco CA, none of which have been reported to reduce the rate of home construction, home-buying, or to cause hardship or difficulties for homeowners or would-be homeowners; and

**WHEREAS**, rooftop solar installation benefits the local economy by supporting small businesses, creating well-paying jobs, and directing profits to local business owners rather than exporting them to corporate shareholders; and

**WHEREAS**, on June 13, 2017, the Planning Board reviewed and unanimously approved this ordinance requiring solar energy collectors as part of new construction of certain residential dwellings.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF SOUTH MIAMI, FLORIDA:**

**Section 1.** South Miami Land Development Code Article II, “Definitions” is hereby amended to read as follows:

**20-2.3 Definitions.**

\* \* \*

*Living Area* - shall mean gross floor area.

*Nameplate capacity.* Also known as the rated capacity, nominal capacity, installed capacity, or maximum effect, nameplate capacity shall mean the intended full-load sustained output of a facility such as a photovoltaic system.

*Photovoltaic System (PV)* - shall mean a type of solar collector that uses photovoltaic cells to directly convert sunlight into electricity.

*Photovoltaic Thermal Collectors* - shall mean photovoltaic, thermal hybrid solar collectors, sometimes known as hybrid PV/T systems or PVT, which are systems that convert solar radiation into thermal and electrical energy.

*Solar Collectors* - shall mean any photovoltaic or solar-thermal collectors or any combination thereof.

*Solar Thermal Collectors* - shall mean either, low-, medium-, or high-temperature collectors. Low temperature collectors are flat plates generally used to heat swimming pools. Medium-temperature collectors are also usually flat plates but are used for creating hot water for residential and commercial use. High temperature collectors concentrate sunlight using mirrors or lenses and are generally used for electric power production. Hybrid photovoltaic-thermal systems are also included.

*Solar Zone* - shall mean a place available on a roof for the installation of solar collectors that will receive unshaded sunlight at least five (5) hours a day. Exempt are roof sections sloped greater than 30 degrees (7/12 rise-to-run) oriented within 80 degrees of true north. If allowed by the Florida Building Code and notwithstanding any other provision in the City’s Land Development Code, the Solar Zone shall be located on the roof or suitable overhang of the building of single-family residences and townhouses and for qualifying multi-family buildings, the Solar Zone can be located on any of the following locations: roof of building, overhang of building, roof and/or overhang of another structure located on the same property within 250 feet of the primary building, covered parking installed with the building, other structures including trellises, arbors, patio covers, carports, gazebos, and similar accessory structures as may be sufficiently strong to support a solar array.

*Sunlit Area* - shall mean that portion of a roof section receiving at least 5 hours of sunlight on the equinox.

**Section 2.** South Miami Land Development Code Article III, “Zoning Regulations”, Section 20-3.6, “Supplemental Regulations” is hereby amended to read as follows:

*(W) Solar Requirements*

(1) **Applicability.** All new construction of single-family residences with living area greater than 1,100 square feet, townhouses, and any multi-story residential building where a section of roof can be reasonably allocated, as determined by the Director of the Building Department or the Planning and Zoning Department, to a separately metered dwelling unit (hereinafter referred to as “qualifying multi-story residential building”), that apply for preliminary approval (or final approval if no preliminary approval was obtained) by the Environmental Review and Preservation Board on or after 18 Sept. 2017 shall design and construct the roof so as to withstand the weight of all product approved roofing material with the weight of solar collectors and shall install at least the minimum amount of solar collectors required in subsection (2) of this section (W). This requirement shall also apply to existing residential buildings as described above, if an alteration or addition is made that either increases the square footage of the principal structure by 75% or greater, or that replaces 75% or more of the existing sub-roof (any portion of the sub-roof that is necessarily replaced due to damage from a natural disaster shall not be included in the calculation of this percentage).

(2) **Minimum required installation.** Solar collectors shall be installed in at least the following amounts, provided a sufficient Solar Zone exists to accommodate them as determined by the certification of an architect or engineer who shall also certify the total size of available Solar Zone in square feet:

- i. one panel with a minimum of 2.75 kW nameplate photovoltaic capacity per 1,000 square feet of living area provided there is sufficient space within the available roof top Solar Zone; or
- ii. 175 square feet of solar collectors per 1,000 square feet of roof area.
- iii sufficient solar collectors to fill the available Solar Zone, to the extent that such construction is allowed by the Florida Building Code.

(3) **Avoiding the Creation of Shade.** Structures shall be designed in such a way so as to maximize the available Solar Zone and for structures which have been designed by an architect or engineer, the plans submitted shall include a certificate from the architect or engineer of record certifying that the design of the structure has maximized the available Solar Zone. Obstructions which are not located on the roof or another part of the building, such as landscaping or a neighboring building are not subject to these placement requirements.

(4) **Minimum specifications for solar collectors.**

- i. Solar photovoltaic systems: Photovoltaic collectors satisfying the requirements of this section shall be at rated at no less than ten (10) watts DC faceplate capacity per square foot.
- ii. Solar thermal systems: Single-family residential solar domestic water heating systems shall be OG-300 System Certified by either the Solar Rating and Certification Corporation (SRCC) or the International Association of Plumbing and Mechanical Officials (IAPMO).
- iii. Solar photovoltaic systems and solar thermal systems shall be installed in accord with all applicable State code requirements, including access, pathway, smoke ventilation, and spacing requirements, all applicable local code requirements, and manufacturer’s specifications.

(5) **Approval and compliance.** All solar installations shall be permitted through the City. The plans shall demonstrate that the requirements of the City code and the Florida Building Code are

satisfied and the engineer or architect of record shall sign and seal the plans indicating compliance. Subsequent review approval shall be carried out through the standard review processes for residential construction. Inspection shall be performed by the Building Department as per the City's permit requirements for solar power or water heating installations. Enforcement of this ordinance shall be carried out by the City including the Code Enforcement Division.

**Section 3. Codification.** The provisions of this ordinance shall become and be made part of the Land Development Code of the City of South Miami as amended.

**Section 4. Severability.** If any section, clause, sentence, or phrase of this ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, this holding shall not affect the validity of the remaining portions of this ordinance or the Guidelines adopted hereunder.

**Section 5. Ordinances in Conflict.** All ordinances or parts of ordinances and all sections and parts of sections of ordinances in direct conflict herewith are hereby repealed.

**Section 6. Effective Date.** This ordinance shall become effective upon enactment.

PASSED AND ENACTED this 18th day of July, 2017.

ATTEST:

APPROVED:

\_\_\_\_\_  
CITY CLERK

1<sup>st</sup> Reading  
2<sup>nd</sup> Reading

\_\_\_\_\_  
MAYOR

READ AND APPROVED AS TO FORM:  
LANGUAGE, LEGALITY AND  
EXECUTION THEREOF

COMMISSION VOTE:  
Mayor Stoddard: YES  
Vice Mayor Welsh: YES  
Commissioner Edmond: YES  
Commissioner Harris: YES  
Commissioner Liebman: NO

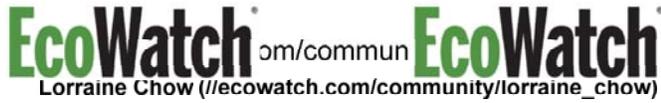
\_\_\_\_\_  
CITY ATTORNEY

**Exhibit B**  
**Green Roof Requirements**



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Green roof of the Denver Environmental Protection Agency. *Denver Green Roof Initiative*

### Denver Becomes Latest City to Require Green Roofs

Denver is the latest city (<https://www.ecowatch.com/france-mandates-new-roofs-must-be-covered-in-solar-panels-or-plants-1882023168.html>) to mandate rooftop gardens (<https://www.ecowatch.com/take-a-tour-of-facebooks-massive-9-acre-rooftop-park-1882188293.html>) or solar (<https://www.ecowatch.com/tag/solar>) installations on new, large buildings, joining San Francisco (<https://www.ecowatch.com/san-francisco-becomes-first-major-city-to-require-solar-panels-on-new--1891119335.html>), New York, Paris, London and other cities around the world with similar green roof (<https://www.ecowatch.com/tag/green-building>) measures, the Associated Press (<https://apnews.com/983c1f367e444ad28c44d6217c0810a4/Denver-votes-to-require-environment-friendly-'green'-roofs>) reported.





The Colorado capital ranks third in the nation for highest heat island (<https://www.ecowatch.com/how-green-infrastructure-minimizes-the-impacts-of-climate-change-1881953368.html>) and eighth in the nation for worst ozone/particulate pollution, according ([https://www.facebook.com/pg/denvergreenroof/about/?ref=page\\_internal](https://www.facebook.com/pg/denvergreenroof/about/?ref=page_internal)) to the Denver Green Roof Initiative (<http://www.denvergreenroof.org/>), a grassroots group that advocated for the city's green roof ordinance, Initiative 300 ([https://www.denvergov.org/content/dam/denvergov/Portals/778/documents/VoterInfo/SecondSamplePetition\\_Gre](https://www.denvergov.org/content/dam/denvergov/Portals/778/documents/VoterInfo/SecondSamplePetition_Gre)

Although the official tally is not in, the ballot initiative had 54 percent approval as of Thursday, signaling that the measure is headed towards victory. The vote will be certified on Nov. 24.

Initiative 300 creates a new building code that requires green roofs or solar panels for most buildings 25,000 square feet or larger that are constructed after Jan. 1, 2018.

The Associated Press noted that the measure is more stringent than other green roof mandates, as it requires many existing buildings to be retrofitted with green roofs when the old roof wears out. Older buildings that cannot support the load of a green roof can get an exemption.

"These required building improvements would significantly reduce long term operating costs by lowering energy consumption and increasing the longevity of a roof," the Denver Green Roof Initiative stated (<http://www.denvergreenroof.org/2017/10/23/to-the-people/>) on its campaign website. "A green roof lasts 2-3 times as long as a traditional roof because the waterproofing membrane is protected from damage by the elements and workers by covering it with a growing medium and plants."

The measure did not have an easy road to passage. Denver Mayor Michael Hancock opposed the initiative over worries that it could drive up the costs of construction projects. Also, several Denver businesses spent \$250,000 (<http://denver.cbslocal.com/2017/11/08/green-roof-initiative-denver/>) in an advertising push against the plan.

Department of Community Planning and Development spokeswoman Andrea Burns told the Denver Post (<http://www.denverpost.com/2017/03/05/denver-rooftop-garden-heat-island-effect/>) in March that the department would prefer to give architects and engineers "the flexibility to design a roofing system that works best for their needs and their budgets."





Following the vote, however, Burns conceded to CBS4 (<http://denver.cbslocal.com/2017/11/08/green-roof-initiative-denver/>) that "it will be a little bit of work in the next few weeks, but green roofs are already possible in Denver. It's just a matter of making those agreements that are part of Initiative 300 work with our system now. We're going to make this work for the people of Denver."

The Denver Green Roof Initiative admits that green roofs cost about \$15 more per square feet than a traditional black roof but pointed out that the green roof will pay for itself in about six years.

"Even though the extra cost would be offset in as soon as 6.2 years, most developers choose not to incorporate them because they build the building then sell it," the group said (<http://www.denvergreenroof.org/the-project/>). "They don't see those energy and storm-water savings. They don't save the money from roof longevity. Yet they are still able to sell the building for more money with these improvements!! We believe that the developers of Denver could be doing more to negate their footprint in our beautiful city. We believe green roofs are the answer."

The initiative was endorsed (<http://www.denvergreenroof.org/endorsements/>) by several green builders and environmental groups.

"Initiative I-300 will contribute to improving Denver's air quality, increasing the energy efficiency of its buildings, mitigating the urban heat island effect, managing storm water runoff, and creating habitat for pollinators and other insects," said Lauren Petrie, Food & Water Watch (<https://www.foodandwaterwatch.org/state/colorado>)'s Rocky Mountain Region Director. "We are dedicated to a more sustainable future in Denver and believe that passing this green roof initiative will be a vehicle for asserting our human desire for cleaner air and water, and cooler urban temperatures.

The Denver Green Roof Initiative stressed in a Facebook post Friday (<https://www.facebook.com/denvergreenroof/>) that even though Initiative 300 passed, there are still "tremendous hurdles to overcome due to push back from those in power."

"This is a battle won against climate but the war doesn't stop here," the post stated. "We must all get active and fight for our values, because we are stronger together. Thanks again for the overwhelming support. The citizens of Denver have a healthier, more sustainable future because of YOU!"

Show Comments (0)



(<http://www.denvergreenroof.org/the-project/>)

**Exhibit C**  
**Florida Green Local Government Designation Standards**

# Green Local Government Standard

## FGBC Green Local Government Standard Overview



The FGBC Green Local Government Standard designates Green Cities and Green Counties for outstanding environmental stewardship. It is expected that certified green city and county governments will not only gain recognition and publicity, but also function in a more efficient manner through better internal communication, cost reductions, and effective risk and asset management. FGBC is actively working towards the availability of incentives that are based on compliance with this standard.

To view a list of certified green local governments and view specific green achievements by each government use the [project search](#) database.

Get motivated by some of these award-winning best practices and resources:

[City of Doral Green Master Plan](#)

[City of Tallahassee 2013 Green Initiatives Annual Report](#)

View a "[Lunch and Learn](#)" presentation organized by the FGBC Green Local Government Committee. This informative video offers guidance on how to become an FGBC Green Local Government and it was made possible by the following:

Stephanie Thomas-Rees, Florida Solar Energy Center  
 Ginger Adair, Natural Resources Director for Volusia County Environmental Management.  
 JP Gellermann, St. Lucie County Extension Office  
 Kevin Para, Veggie Oil Man  
 Volusia Green Government Committee  
 Greg Blose, Executive Officer, Volusia Building Industry Association  
 Katrina Locke, Director, Lyonia Environmental Center  
 Shannon Julien, VP/Division Manager, Ecology at Environmental Services  
 Kira Lake, Energy Conservation Representative, Florida Public Utilities  
 Mary Swiderski, Executive Director, Volusia Council of Governments  
 Bill Gallagher, Solar Fit, luncheon sponsor  
 Eleanor Foerste, Osceola County Extension Office  
 Mayor Jon Netts and Denise Brevan, City of Palm Coast  
 Mayor Richard Crotty and Lori Cunniff, Orange County  
 Steve Kintner and Heather Squires, Volusia County Environmental Management  
 Roz Veltenaar, Client/Server Analyst, University of Central Florida

Download a [toolkit and instructions](#) for hosting a press conference announcing a community's FGBC Green Local Government certification.

The FGBC Green Local Government Standard presents a comprehensive list of criteria, organized in terms of local government department functions. It focuses on improving environmental performance through a number of mediums (energy, water, air, land, waste), and evaluates:





- Environmental practices done "in-house"
- Incentives and ordinances to foster green practices
- Educational activities to improve the environment

The FGBC Green Local Government Standard is similar to other green standards currently in effect in Florida and many other states, yet very unique in its target. In essence, a list of criteria is presented, and each is assigned a point value. A minimum total point value is set that represents a bar, and local governments who incorporate sufficient criteria such that they meet or exceed the bar are "certified" or "registered" as a Green Local Government. Typical components of green building programs have traditionally targeted individual buildings and land developments. One of the goals of the Local Government Standard is to increase the penetration of many types of green activities.

The Florida Green Local Government Standard leverages many existing programs, and also presents new criteria. Existing programs that are leveraged include statewide programs such as Waterfronts Florida, Florida Main Street Designation, and national programs such as Tree City USA from the National Arbor Day Foundation. Examples of criteria that are not defined by an existing program include developing local government energy reduction plans, instituting an environmentally preferable purchasing program, utilizing green fleet management, and working with water utilities to promote conservation.

## Steps to Becoming a Florida Green Local Government

### 1. Learn about the Florida Green Local Government Standard.

[Contact the Florida Green Building Coalition \(FGBC\)](#), which operates and maintains the standard. An individual will be available to introduce you to the process.

### 2. Designate an office, department, or individual as Project Coordinator.

The Project Coordinator will be the main link between the local government and FGBC. A project evaluator will be assigned to your team by FGBC.

### 3. Submit the Registration Form along with a deposit.

The Registration form is contained within the Application Tool (Excel file).

### 4. Determine what criteria apply to the local government.

Since the standard's criteria are organized in terms of generic local government functions, the coordinator will perform an exercise to determine what criteria will apply to the local government. For example, if there is no public electric utility, certain criteria will not apply. The exercise will enable the Project Coordinator to determine the *Maximum Applicable Points Total*. The Project Coordinator will also determine which department is likely to perform each function, in order to distribute criteria effectively.

## 5. Conduct a local government assessment review in cooperation with departments.

After criteria has been distributed to appropriate departments, individual departments review the criteria and indicate what has been done or is planned for implementation, and also indicate what is likely to be considered in the interest of achieving the standard, and for the benefit of the local government.

## 6. Conduct a local government evaluation.

The Project Coordinator collects all departmental information, and determines where the local government currently falls in reference to the suggested levels of compliance. The Project Coordinator then prepares a summary report that is sent to all applicable local government departments.

## 7. Schedule implementation meeting to outline path towards qualification.

The coordinator then assembles a meeting of departmental representatives to discuss the status in reference to the standard. An interactive process then begins whereby areas of cooperation are explored, potential sustainable and green improvements are identified, and a plan is outlined with the intent of bringing the city/county towards compliance with the standard. Designation Levels are awarded based on achieving percentages of the *Maximum Applicable Points Total*.

## 8. Submit application and all necessary documentation to FGBC for evaluation.

At which time the local government believes they have met the minimum requirements of the standard, a submittal is provided to FGBC with necessary documentation such that the efforts can be reviewed, and the designation awarded.

## Application Fee

Population < 20,000	\$3,000
Population 20,001 - 100,000	\$4,000
Population > 100,001 - 200,000	\$5,000
Population > 200,000	\$6,000

## Application Tool

An Excel spreadsheet helps a local coordinator apply the FGBC criteria to local government departments, assign responsibilities and determine which criteria are applicable to the local government body. This tool allows the local coordinator to filter on key criteria for reporting progress, and serves as an electronic application form.

Tool and Application Instructions (included on spreadsheet)

1. To start the process enter names of Local Government Departments in the designated spreadsheet rows.
2. Worksheets allow you to determine which criteria apply to your city/county, and help you to track progress as criteria are implemented. Tools are provided for you to flag criteria according to appropriate department and staff member. Point totals are tallied for each government function.
3. The "Filter Tool" contains all criteria, and allows criteria to be organized according to a number of variables. Point totals are tallied for the entire program.
4. A complete application package will include an electronic copy of the completed tool or hard copy of all "sheets" except the "filter tool", all required documentation, and the required application fee.

## Modification Process

- Suggested revisions shall be submitted to the Florida Green Building Coalition using the Modification Request Form available in the download section on this page
- Applications shall be compiled and circulated to the Florida Green Building Coalition Green Local Government Committee, past applicants, and project evaluators for comments. The comment period shall be at least thirty days.
- Following the public comment period, each application and its public comments shall be reviewed by the Florida Green Building Coalition Green Local Government Committee, which will make written consensus recommendations to the Board of Directors for suggested revisions to the standard along with the original applications.
- The Board of Directors of the Florida Green Building Coalition, Inc. shall adopt, adopt with modification, or reject each application for change.
- **Revision Cycle for the Green Local Government Designation Standard:**
  - Periodic review. At least triennially, the provisions set forth in these Green Local Government Designation Standards shall be reviewed by the Standards Committee of the Florida Green Building Coalition, Inc. in collaboration with other stakeholders. At a minimum, this review shall include consideration and evaluation of changes in the law, technological innovations, and comments and requests received from interested parties.
  - All applications for revision shall be disposed of on an annual cycle such that applications received prior to the last working day of June 15 are included in the application review cycle that concludes no later than September 15.
  - The Board shall approve any changes to the standard by the last day of October in any year in which it is to be revised.
  - Any new standard shall be in placed on the web site (along with the current standard) no later than November 15.

- The effective date of any new Green Local Government Designation Standards shall be January 1. Only those proposals to change these Green Local Government Designation Standards that are received on or prior to June 15 shall be considered for the revisions to these Green Local Government Designation Standards that may become effective on January 1 of the following year.

*The reference guide and module text, graphics and examples may be updated at anytime by FGBC; so long as they are of a clarifying nature.*

## Background

The Florida Green Local Government Standard was created under a grant from the U.S. Department of Energy and the Florida Energy Office. A number of organizations and agencies served as subcontractors or contributed, including:

- The Florida Solar Energy Center developed the working Standard
- The Florida Green Building Coalition contributed to development of the Standard and now oversees all certifications.
- The Miami Dade Department of Environmental Resources Management put together educational modules on fleet management and on landscape maintenance to assist local governments with the process.
- Sarasota , Alachua and Miami-Dade counties and the City of Gainesville helped with creation and review of the standard.
- City of Orlando representatives also participated in development of the standard.

It is envisioned that successful local governments will create and enforce landscape codes that help preserve Florida natural ecosystems, conserve water, create pedestrian-friendly environments, and follow green policies throughout their own organization in everything from ball field maintenance to in-house recycling.

The standard is presented in such a way that it is much more than just a program - it is a powerful tool. The guiding documents of the standard are designed to act as educational material for a wide audience of readers. The documents not only present opportunities for a local government to "be green," but also provide examples and resources covering how to do it. In many cases, based on current application of criteria in pilot Florida cities and counties, as well as other US local governments, quantifiable results can also be presented such as cost reductions, tons of CO<sub>2</sub> reduction, pounds of waste diverted from landfill, etc. With such a broad scope and the uniqueness of tying in many suggestions, resources, existing programs to leverage, etc. into one comprehensive standard, a "one stop shop" of information has been created. In this case, the standard is an excellent reference for Florida local governments to refer to when trying to accomplish environmental goals - whether from a regulatory, a risk / asset management, an economic development, or a cost reduction standpoint. The standard is meant to be a useful reference even for those local governments who have no interest in becoming certified, but are trying to accomplish a singular goal, rather than the big "green" picture. For those that do wish to become certified, there are flexible paths to qualification so that cities and counties can tailor qualification to meet their goals, while still maintaining the well-

rounded profile that has come to define "green". Flexibility is also important, for no two local governments look alike, nor do they all perform the same functions.

Part of what started the development of the Florida Green Local Government Standard was a desire of the Florida Energy Office and the US Department of Energy to achieve "Energy and Environmental Integration" within government. A solicitation was announced, and The Florida Solar Energy Center (part of the University of Central Florida), the Florida Green Building Coalition, and Miami/Dade Department of Environmental Management (DERM) teamed together on a winning proposal. The original request for proposal indicated that while energy and environmental elements are tightly linked in natural and economic systems, federal, state, and local governments have traditionally approached these two issues by segmenting them into separate organizations in a way that obscures their connections. One goal of the Florida Green Local Government Standard is to bring together entities with common objectives and overlapping interests to develop integrated energy/environmental solutions to statewide as well as local issues. Such integrated energy/environmental strategies offer new opportunities for increased energy efficiency, multi-pollutant prevention, and environmental improvements as well as greater operational efficiency, increased customer service, and expanded public acceptance. These goals can be well accomplished by incorporating the actions of green building into the framework of local governments, through the process of striving to meet a green building standard. Part of the process for determining qualification with the standard is to look across all local government departments to determine what is currently being done, what the needs/desires are, and what remains to be done in order to qualify. This process inherently requires extensive communication between departments, eventually identifying areas of potential cooperation to better achieve common goals.

Another aspect is that as local governments learn more about how being green can help them accomplish their goals, they will see the benefit of encouraging the private sector to apply the same principles through the creation of green homes, green commercial buildings, and green land developments. There are already standards in effect for these sectors in Florida, and green local governments can increase the penetration of green buildings and land developments through various incentives. The City of Gainesville recently passed an ordinance giving a \$300 discount on building permits for certified green projects, as well as free fast track permitting (a \$350 value). They are also actively promoting and publicizing such projects. Green building is not just good for the property owner or those living on the property, it is good for the whole community.

Developing a standard, rather than a comprehensive guidebook is important for a number of reasons. Creating a standard and setting a bar gives local governments a meaningful goal to aim towards. The bar is designed to be a realistic one (based on pilot city/county involvement), and gives local champions of the effort something to point towards in order to keep things on track. It may provide enough driving force to push a local government who would have only achieved 50% of the bar with a simple guidebook achieve 100% of the bar such that they can become certified. The certification will allow a local government to publicize their efforts in order to gain the recognition they deserve from the local community as well as the state. Other stakeholders will also be taking part in publicizing the existence of the standard, as well as the efforts of certified cities and counties. It is also envisioned that the standard will act as an excellent metric on which to base eventual statewide incentives to cities and counties who become certified. It could also be used in the regulatory arena, where a non-compliant local government could be given the option of achieving the certification, as opposed to other regulatory actions that may be taken against them.

Downloads (Current Version)

- *Effective January 23, 2014*
- [FGBC Green Local Government V4-1 Standard Policies](#) 
- [FGBC Green Local Government V4-1 Reference Guide](#) 
- [FGBC Green Local Government V4-1 Checklist-Application Tool](#) 
- [Fleet Management](#) 
- [Landscape Maintenance](#) 
- [Green Cleaning Checklist](#) 
- [Modification Request Form](#) 



### [Top 10 Errors To Avoid](#)

### [Frequently Asked Questions](#) (FAQs)

Submit complete application files  
as a zipped package to:

<https://www.hightail.com/u/certifications>

### Downloads History

#### Version 4 (expired 1/23/14)

- [FGBC Green Local Government V4 Standard Policies](#) 
- [FGBC Green Local Government V4 Reference Guide](#) 
- [FGBC Green Local Government V4 Checklist-Application Tool](#) 

#### Version 3 (expired 12/31/10)

- [FGBC Green Local Government V3 Standard Policies](#) 
- [FGBC Green Local Government V3 Reference Guide](#) 
- [FGBC Green Local Government V3 Checklist-Application Tool](#) 

#### Version 2

- [Complete Application Package V2](#) 
- [Application Tool & Checklist V2](#) 

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- [Contact Us](#)

# Florida Green Local Government Designation Standard

## Application Tool & Checklist

Version 4.1

Effective January 1, 2014

Revised 2-8-17

### Why Become a Designated Green Local Government?

The Florida Green Local Government Designation is an opportunity to establish a sustainability plan that sets goals and implements environmental practices that can lead to tangible reductions in operating costs and capital outlays for the municipality, while at the same time allows the community to be recognized for its environmental stewardship. Elected officials can set in motion a process that may extend beyond their terms and their generation in creating a culture of environmental stewardship through all future decisions and departments.

### Benefits of Following the FGBC Green Local Government Standard

Following the green designation standard will likely lead to reduced government utility use, reduced waste and reduced expenditures on toxic cleaners and pest controls. Long-term benefits may include reduced capital outlay for new water sources, new energy plants, port dredging and roads. Demonstrate long-lasting leadership. Create a greener future for your community. Commit to seeking the Florida Green Local Government designation as a green city or county.

### Instructions

**This tool is best viewed at 75%.** Viewing sizes larger than 75% may cause some text fields to appear hidden.

Please review the following FGBC Green Local Government Standard supporting documents prior to using this Application Tool.

- [Standards & Policies](#)
- [Reference Guide](#)
- [Green Cleaning Checklist](#)

- [Landscaping Module](#)
- [Fleet Management Module](#)

**Step 1** Complete the **Registration Form** (see tab below) and send to FGBC with your deposit or full application fee.

Mail to FGBC at the address indicated on the REGISTRATION FORM

Registration Form with credit card payment can be faxed to 850-671-4897 or emailed to: [info@FloridaGreenBuilding.org](mailto:info@FloridaGreenBuilding.org)

### Step 2 Using the Application Tool

- 1) To start the process, enter names of your local government departments in the green table below. Replace the sample department names provided, as needed.
- 2) The following 19 worksheets allow you to determine which criteria apply to your city/county, and help you to track progress as criteria are implemented. Tools are provided for you to flag criteria according to appropriate department and staff member. Point totals are tallied for each government function.
- 3) The "Filter Tool" is a cumulative list of all the criteria, and allows criteria to be organized according to a number of variables. Point totals are tallied for the entire program.
- 4) A complete application package will include an electronic copy of the completed application tool and all the supporting documentation, along with the required application fee.

No Department Selected
Administration
Agriculture / Extension Service
Building and Development
Economic Development / Tourism
Emergency Mgmt. / Public Safety
Energy Efficiency, C&S
Housing and Human Services
Human Resources
Information Services
Natural Resources Management
Parks and Recreation
Planning and Zoning
Ports and Marinas
Property Appraiser / Tax Collector
Public Transportation
Public Works and Engineering
School Board
Solid Waste
Water and Wastewater

 Red Cells denote credits that apply a point penalty if not met, as noted in the FGBC Green Local Government Reference Guide. Although the credit is not required and a point is not earned by accomplishing the task, these credits add applicable points unless they are met.

## Florida Green Local Government Standard Version 4.1 Registration Form

*Revised 2-8-17*

### Instructions

Submit this form to register for FGBC Green Local Government designation. It represents your commitment to pursue the certification requirements.

Upon registration, FGBC will assign a technical resource person to answer questions regarding the certification process and required submittals.

A minimum deposit of \$500 is required with registration, but the full application fee may be paid at time of registration.

Email completed Registration Form to: [info@floridagreenbuilding.org](mailto:info@floridagreenbuilding.org)

(You can email the entire Excel file, not just the Registration tab)

Or Mail to: FGBC, 1415 E. Piedmont Dr., Suite 5, Tallahassee, FL 32308. PH: 850-894-3422

### Local Government Information (All fields required)

Local Government Name: \_\_\_\_\_  
 Main Address: \_\_\_\_\_  
 City, ST, Zip \_\_\_\_\_

Coordinator Name: \_\_\_\_\_ PH: \_\_\_\_\_  
 Title: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ Email: \_\_\_\_\_  
 \_\_\_\_\_  
 City, ST, Zip: \_\_\_\_\_

### List pertinent Local Government decision makers involved and their titles

<u>Contact Name</u>	<u>Contact PH:</u>
_____	_____
_____	_____
_____	_____

### Application Fee

Please make check payable to: Florida Green Building Coalition

Population <sup>1</sup> < 20,000	\$3,000	
Population <sup>1</sup> 20,000 - 99,999	\$4,000	
Population <sup>1</sup> 100,000 - 200,000	\$5,000	Population: _____
Population <sup>1</sup> >200,000	\$6,000	

Total Application Fee \_\_\_\_\_ 0

<sup>1</sup> Population based on the most recent US Census

<sup>2</sup> Minimum deposit for Registration is \$500

Deposit<sup>2</sup> paid at this time \_\_\_\_\_

Total due with final application \_\_\_\_\_ 0

[Register and Pay Online](#)

or Submit Credit Card Authorization Below: (Not Recommended)

CC#: \_\_\_\_\_  
 Expiration Date: \_\_\_\_\_  
 Name on Card: \_\_\_\_\_  
 Billing Zip Code: \_\_\_\_\_  
 Signature: \_\_\_\_\_

### Agreement

I have read the entire FGBC Green Local Government Designation Standard and will abide by the policies it contains. I understand that this deposit allows FGBC to assign a Project Evaluator to provide information regarding documentation needed to verify points. I plan to submit the necessary documentation for all credit points I am claiming. Failure to earn a designation will not be grounds for refunding of the deposit. I have the authority to sign for the local government.

Printed Name: \_\_\_\_\_ Title \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

## Florida Green Local Government Standard Version 4.1 *Revised 2-8-17* Final Application Form

### Instructions

**Submit the following to: FGBC, 1415 E. Piedmont Dr., Tallahassee, FL 32308;** Do NOT specify receipt signature required.

Questions? Contact your Project Evaluator or FGBC at PH: 850-894-3422.

- Printed copy of the Completed Final Application Form and payment
- Electronic copy of the completed Application Tool/Checklist and all supporting documents

### Local Government Information

Local Government Name: \_\_\_\_\_  
Main Address: \_\_\_\_\_  
City, ST, Zip: \_\_\_\_\_

Coordinator Name: \_\_\_\_\_ PH: \_\_\_\_\_  
Title: \_\_\_\_\_ Fax: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ Email: \_\_\_\_\_

City, ST, Zip: \_\_\_\_\_

### Point Totals

Category	MAP	CPA	Category	MAP	CPA
A	64	0	K	19	0
B	27	0	L	18	0
C	47	0	M	4	0
D	10	0	N	7	0
E	13	0	O	12	0
F	20	0	P	23	0
G	26	0	Q	36	0
H	9	0	R	33	0
I	7	0	S	23	0
J	19	0			

Total Maximum Applicable Points **417**

Total Credit Points Achieved **0**

Percent of Maximum Applicable Points Total **0 %**

#### Certification Levels

Platinum = 71-100% of MAP Total  
Gold = 51-70% of MAP Total  
Silver = 31-50% of MAP Total  
Bronze = 21-30% of MAP Total

### Agreement and Application Fee

I have read the entire FGBC Green Local Government Standard and will abide by the policies it contains. I understand that this fee allows an FGBC evaluator to decide whether a designation will be awarded. I understand that no designation will be awarded until all documentation deemed necessary by the evaluator to judge compliance with the Standard has been provided. I understand that this fee is non-refundable and that FGBC reserves the right to revoke the designation according to the policies set forth in the Standard. I have the authority to sign for the local government.

Total Application Fee: \_\_\_\_\_

Deposit Paid: \_\_\_\_\_

Balance Due Now: \_\_\_\_\_

Printed Name \_\_\_\_\_

Title \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

### Credit Card Authorization: *(Visa, AX, MC & Discover Accepted)* or

[Payonline](#)

CC#: \_\_\_\_\_  
Expiration Date: \_\_\_\_\_  
Name on Card: \_\_\_\_\_  
Billing Zip Code: \_\_\_\_\_  
Signature: \_\_\_\_\_



# Florida Green Local Government Standard Version 4.1 *Revised 2-8-17* Certification Upgrade Form

## Instructions

Submit the following to FGBC:

- Printed copy of the Completed Certification Upgrade Form with your payment
- A list of each of the credits being requested along with supporting documents for each of the claimed criteria.  
Each electronic file for supporting documents should use the Criteria Name and Number as its file name.

<https://www.hightail.com/u/certifications>

Questions? Contact FGBC at PH: 850-894-3422 • 1415 E. Piedmont Dr., Suite 5 • Tallahassee, FL 32308

## Local Government Information

Local Government Name: \_\_\_\_\_

Main Address: \_\_\_\_\_

City, ST, Zip \_\_\_\_\_

Coordinator Name: \_\_\_\_\_

Title: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City, ST, Zip: \_\_\_\_\_

PH: \_\_\_\_\_

Fax: \_\_\_\_\_

Email: \_\_\_\_\_

## Upgrade Fee Schedule

Points Requested	# of Credits Submitted	Total Points Requested	Fee	Amt Due
Up to 5 Points			\$1,000	
6-15 Points			\$1,500	
16-29 Points			\$2,000	
30+ Points			\$2,500	

## Agreement

I have read the entire standard and will abide by the policies it contains. I understand that this fee allows an FGBC evaluator

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_



**Florida Green Local Government Standard  
Version 4.1  
Revised 2-8-17  
Recertification Form**

**Instructions**

Submit the following to FGBC:

- Printed copy of the completed Recertification Application Form with your payment
- The completed Exel Checklist along with supporting documents for each of the claimed criteria.  
Each electronic file for supporting documents should use the Criteria Name and Number as its file name.

All files must be submitted electronically to FGBC using the following FTP dropbox:

<https://www.hightail.com/u/certifications>

Questions? Contact FGBC at PH: 850-894-3422 • 1415 E. Piedmont Dr., Suite 5 • Tallahassee, FL 32308

**Local Government Information**

Local Government Name: \_\_\_\_\_  
Main Address: \_\_\_\_\_  
City, ST, Zip: \_\_\_\_\_

Coordinator Name: \_\_\_\_\_ PH: \_\_\_\_\_  
Title: \_\_\_\_\_ Fax: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ Email: \_\_\_\_\_  
City, ST, Zip: \_\_\_\_\_

**Recertification Verification Options - Indicate Your Option**

**Option A**  The Local Government Coordinator may submit a full application, subject to the requirements of an original review for FGBC Green Local Government Certification.

**Option B**  The FGBC Evaluator selects 7 claimed credits within 7 categories (i.e., one per category) to audit for verification. Note: No new credits may be claimed under this method.

**Option C**  The FGBC Evaluator selects 3 credits for audit, plus the local government will submit new credits and associated documentation worth at a minimum ten percent (10%) of the points earned from its prior certification.

**Agreement**

I attest that I am the top non-elected administrator for the local government (City Manager, County Administrator, etc).

I have read the entire Standard and will abide by the policies it contains.

I certify that all of the information provided to FGBC in the Checklist and supporting documents is correct, true and current.

I further certify that the local government represented in this application is still meeting all of the criteria for which points were earned in achieving the designation as a certified Florida Green Local Government five years ago, or that it has removed any credits for the policies, activities and programs that have ceased or that no longer meet the requirements of the current version of the standard.

I understand that the recertification fee authorizes an FGBC Project Evaluator to determine whether a designation will be awarded. I understand that no designation will be awarded until all documentation deemed necessary to judge compliance with the Standard has been provided to FGBC and approved by the Project Evaluator. I understand that this fee is non-refundable and that FGBC reserves the right to revoke the designation according to the policies set forth in the Standard.

I understand that recertification is based upon achieving the minimum requirements of the most current version of the FGBC Green Local Government Standard. If the credits submitted by the local government are not awarded by FGBC, the expedited recertification method and its fee will be forfeited and a full application and fee must be submitted for recertification.

Printed Name: \_\_\_\_\_ Title: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



## Florida Green Local Government Standard Version 4.1 Registration Form

*Revised 2-8-17*

### Instructions

Submit this form to register for FGBC Green Local Government designation. It represents your commitment to pursue the certification requirements.

Upon registration, FGBC will assign a technical resource person to answer questions regarding the certification process and required submittals.

A minimum deposit of \$500 is required with registration, but the full application fee may be paid at time of registration.

Email completed Registration Form to: [info@floridagreenbuilding.org](mailto:info@floridagreenbuilding.org)

(You can email the entire Excel file, not just the Registration tab)

Or Mail to: FGBC, 1415 E. Piedmont Dr., Suite 5, Tallahassee, FL 32308. PH: 850-894-3422

### Local Government Information (All fields required)

Local Government Name: \_\_\_\_\_  
 Main Address: \_\_\_\_\_  
 City, ST, Zip: \_\_\_\_\_

Coordinator Name: \_\_\_\_\_ PH: \_\_\_\_\_  
 Title: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ Email: \_\_\_\_\_  
 City, ST, Zip: \_\_\_\_\_

### List pertinent Local Government decision makers involved and their titles

<u>Contact Name</u>	<u>Contact PH:</u>
_____	_____
_____	_____
_____	_____

### Application Fee

Please make check payable to: Florida Green Building Coalition

Population <sup>1</sup> < 20,000	\$3,000	
Population <sup>1</sup> 20,000 - 99,999	\$4,000	
Population <sup>1</sup> 100,000 - 200,000	\$5,000	Population: _____
Population <sup>1</sup> >200,000	\$6,000	

Total Application Fee \_\_\_\_\_ 0

<sup>1</sup> Population based on the most recent US Census

<sup>2</sup> Minimum deposit for Registration is \$500

Deposit<sup>2</sup> paid at this time \_\_\_\_\_

Total due with final application \_\_\_\_\_ 0

[Register and Pay Online](#)

or Submit Credit Card Authorization Below: (Not Recommended)

CC#: \_\_\_\_\_  
 Expiration Date: \_\_\_\_\_  
 Name on Card: \_\_\_\_\_  
 Billing Zip Code: \_\_\_\_\_  
 Signature: \_\_\_\_\_

### Agreement

I have read the entire FGBC Green Local Government Designation Standard and will abide by the policies it contains. I understand that this deposit allows FGBC to assign a Project Evaluator to provide information regarding documentation needed to verify points. I plan to submit the necessary documentation for all credit points I am claiming. Failure to earn a designation will not be grounds for refunding of the deposit. I have the authority to sign for the local government.

Printed Name: \_\_\_\_\_ Title: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_

## Florida Green Local Government Standard Version 4.1 *Revised 2-8-17* Final Application Form

### Instructions

**Submit the following to: FGBC, 1415 E. Piedmont Dr., Tallahassee, FL 32308;** Do NOT specify receipt signature required.

Questions? Contact your Project Evaluator or FGBC at PH: 850-894-3422.

- Printed copy of the Completed Final Application Form and payment
- Electronic copy of the completed Application Tool/Checklist and all supporting documents

### Local Government Information

Local Government Name: \_\_\_\_\_  
Main Address: \_\_\_\_\_  
City, ST, Zip \_\_\_\_\_

Coordinator Name: \_\_\_\_\_ PH: \_\_\_\_\_  
Title: \_\_\_\_\_ Fax: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ Email \_\_\_\_\_

City, ST, Zip: \_\_\_\_\_

### Point Totals

Category	MAP	CPA	Category	MAP	CPA
A	64	0	K	19	0
B	27	0	L	18	0
C	47	0	M	4	0
D	10	0	N	7	0
E	13	0	O	12	0
F	20	0	P	23	0
G	26	0	Q	36	0
H	9	0	R	33	0
I	7	0	S	23	0
J	19	0			

Total Maximum Applicable Points **417**

Total Credit Points Achieved **0**

Percent of Maximum Applicable Points Total **0 %**

#### **Certification Levels**

Platinum = 71-100% of MAP Total  
Gold = 51-70% of MAP Total  
Silver = 31-50% of MAP Total  
Bronze = 21-30% of MAP Total

### Agreement and Application Fee

I have read the entire FGBC Green Local Government Standard and will abide by the policies it contains. I understand that this fee allows an FGBC evaluator to decide whether a designation will be awarded. I understand that no designation will be awarded until all documentation deemed necessary by the evaluator to judge compliance with the Standard has been provided. I understand that this fee is non-refundable and that FGBC reserves the right to revoke the designation according to the policies set forth in the Standard. I have the authority to sign for the local government.

Total Application Fee: \_\_\_\_\_

Deposit Paid: \_\_\_\_\_

Balance Due Now: \_\_\_\_\_

Printed Name \_\_\_\_\_

Title \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

### Credit Card Authorization: *(Visa, AX, MC & Discover Accepted)* or

[Payonline](#)

CC#: \_\_\_\_\_  
Expiration Date: \_\_\_\_\_  
Name on Card: \_\_\_\_\_  
Billing Zip Code: \_\_\_\_\_  
Signature: \_\_\_\_\_



# Florida Green Local Government Standard Version 4.1 *Revised 2-8-17* Certification Upgrade Form

## Instructions

Submit the following to FGBC:

- Printed copy of the Completed Certification Upgrade Form with your payment
- A list of each of the credits being requested along with supporting documents for each of the claimed criteria.  
Each electronic file for supporting documents should use the Criteria Name and Number as its file name.

<https://www.hightail.com/u/certifications>

Questions? Contact FGBC at PH: 850-894-3422 • 1415 E. Piedmont Dr., Suite 5 • Tallahassee, FL 32308

## Local Government Information

Local Government Name: \_\_\_\_\_

Main Address: \_\_\_\_\_

City, ST, Zip: \_\_\_\_\_

Coordinator Name: \_\_\_\_\_

Title: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City, ST, Zip: \_\_\_\_\_

PH: \_\_\_\_\_

Fax: \_\_\_\_\_

Email: \_\_\_\_\_

## Upgrade Fee Schedule

Points Requested	# of Credits Submitted	Total Points Requested	Fee	Amt Due
Up to 5 Points			\$1,000	
6-15 Points			\$1,500	
16-29 Points			\$2,000	
30+ Points			\$2,500	

## Agreement

I have read the entire standard and will abide by the policies it contains. I understand that this fee allows an FGBC evaluator

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_



**Florida Green Local Government Standard  
Version 4.1  
Revised 2-8-17  
Recertification Form**

**Instructions**

Submit the following to FGBC:

- Printed copy of the completed Recertification Application Form with your payment
- The completed Exel Checklist along with supporting documents for each of the claimed criteria.  
Each electronic file for supporting documents should use the Criteria Name and Number as its file name.

All files must be submitted electronically to FGBC using the following FTP dropbox:

<https://www.hightail.com/u/certifications>

Questions? Contact FGBC at PH: 850-894-3422 • 1415 E. Piedmont Dr., Suite 5 • Tallahassee, FL 32308

**Local Government Information**

Local Government Name: \_\_\_\_\_  
Main Address: \_\_\_\_\_  
City, ST, Zip: \_\_\_\_\_

Coordinator Name: \_\_\_\_\_ PH: \_\_\_\_\_  
Title: \_\_\_\_\_ Fax: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ Email: \_\_\_\_\_  
City, ST, Zip: \_\_\_\_\_

**Recertification Verification Options - Indicate Your Option**

**Option A** The Local Government Coordinator may submit a full application, subject to the requirements of an original review for FGBC Green Local Government Certification.

**Option B** The FGBC Evaluator selects 7 claimed credits within 7 categories (i.e., one per category) to audit for verification. Note: No new credits may be claimed under this method.

**Option C** The FGBC Evaluator selects 3 credits for audit, plus the local government will submit new credits and associated documentation worth at a minimum ten percent (10%) of the points earned from its prior certification.

**Agreement**

I attest that I am the top non-elected administrator for the local government (City Manager, County Administrator, etc).

I have read the entire Standard and will abide by the policies it contains.

I certify that all of the information provided to FGBC in the Checklist and supporting documents is correct, true and current.

I further certify that the local government represented in this application is still meeting all of the criteria for which points were earned in achieving the designation as a certified Florida Green Local Government five years ago, or that it has removed any credits for the policies, activities and programs that have ceased or that no longer meet the requirements of the current version of the standard.

I understand that the recertification fee authorizes an FGBC Project Evaluator to determine whether a designation will be awarded. I understand that no designation will be awarded until all documentation deemed necessary to judge compliance with the Standard has been provided to FGBC and approved by the Project Evaluator. I understand that this fee is non-refundable and that FGBC reserves the right to revoke the designation according to the policies set forth in the Standard.

I understand that recertification is based upon achieving the minimum requirements of the most current version of the FGBC Green Local Government Standard. If the credits submitted by the local government are not awarded by FGBC, the expedited recertification method and its fee will be forfeited and a full application and fee must be submitted for recertification.

Printed Name: \_\_\_\_\_ Title: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



## ADMINISTRATION

Administrative entities such as Boards of City or County Commissioners can effectively manage risks, assets, and budgets through conservation planning, enacting guiding policy, and educating staff members.

#	Energy & Air					Credit Name	Maximum Possible Points	Maximum Applicable Points	Credit Points Achieved
	E	A	W	H	LU/A				
<b>A6</b>						<b>Green local government buildings ordinance</b>			
A6a	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Adopt a green standard as official minimum criteria for new and renovated govt. buildings.	5	<input checked="" type="checkbox"/> 5	Certified
A6b	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Adopt green cleaning/maintenance practices available from DEP.	5	<input checked="" type="checkbox"/> 5	<input type="checkbox"/> 0
A6c	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Enact green landscaping ordinance for local government buildings.	1	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> 0
A6d	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Utilize Renewable Energy on energy efficient local government buildings.	5	<input checked="" type="checkbox"/> 5	<input type="checkbox"/> 0
<b>A7</b>						<b>Community education</b>			
A7a	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Budget for publicity / education related to the govt's commitment to green.	1	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> 0
<b>A8</b>						<b>Staff education</b>			
A8a	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Organize green building education for local government staff.	1	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> 0
							<b>Maximum Possible Points Total</b>	<b>64</b>	

Lead by Example  
 Control  
 Education

Maximum Applicable Points Total **64**

Credit Points Achieved Total **0**

Percent of Maximum Applicable Points Total **0 %**

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 Florida Green Building Coalition



## BUILDING AND DEVELOPMENT

These departments can benefit from utilizing green buildings as an indicator, and learning about how to foster adoption of green by the private sector for the benefit of the entire community.

Energy & Air  
 Water  
 Health  
 Land Use  
 Amenity

#	EA	W	H	LU	A	Credit Name	Maximum Possible Points	Maximum Applicable Points	Credit Points Achieved
<b>C1</b>						<b>Monitor and track green building within the city/county</b>			
C1a	L					Create and maintain an electronic database of all building energy code compliance.	5	<input checked="" type="checkbox"/> 5	<input type="checkbox"/> 0
C1b	L					Create and maintain an electronic database of all green and energy ratings.	5	<input checked="" type="checkbox"/> 5	<input type="checkbox"/> 0
<b>C2</b>						<b>City/County green building program with incentives</b>			
C2a	C					Adopt FGBC or LEED green standards as official green standards of the city/county.	2	<input checked="" type="checkbox"/> 2	<input type="checkbox"/> 0
C2b	C					Offer an incentive(s) for FGBC or LEED certified commercial and institutional buildings.	4	<input checked="" type="checkbox"/> 4	<input type="checkbox"/> 0
C2c	C					Offer an incentive(s) for FGBC or Energy Star certified green homes.	4	<input checked="" type="checkbox"/> 4	<input type="checkbox"/> 0
C2d	C					Offer an incentive(s) for FGBC certified green developments.	4	<input checked="" type="checkbox"/> 4	<input type="checkbox"/> 0
<b>C3</b>						<b>Preserve/enhance native habitat and natural resources</b>			
C3a	C					Require mitigation for consumption of natural habitat or resources.	5	<input checked="" type="checkbox"/> 5	<input type="checkbox"/> 0
C3b	C					Enact and enforce a tree preservation or land-clearing ordinance.	1	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> 0
C3c	C					Regulate impervious parking surfaces.	1	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> 0
C3d	C					Enact a septic system replacement ordinance.	1	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> 0
<b>C4</b>						<b>Conserve water resources</b>			
C4a	C					Enact and enforce a Florida Friendly rain sensor ordinance for all irrigation systems.	2	<input checked="" type="checkbox"/> 2	<input type="checkbox"/> 0
C4b	C					Enact and enforce a Florida Friendly landscaping ordinance for new construction and implement enforcement.	4	<input checked="" type="checkbox"/> 4	<input type="checkbox"/> 0
C4c	C					Enact new construction plumbing standards more stringent than EPAct 1992 referencing EPA Water Sense.	2	<input checked="" type="checkbox"/> 2	<input type="checkbox"/> 0
C4d	C					Enact a retrofit ordinance upon water hookup or resale for landscaping and indoor water fixtures.	2	<input checked="" type="checkbox"/> 2	<input type="checkbox"/> 0
<b>C5</b>						<b>Staff education</b>			
C5a	E					Require key staff to complete approved course in green building on a bi-annual basis.	1	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> 0
<b>C6</b>						<b>Industry education</b>			
C6a	E					Offer classes to industry that detail any green incentives or regulations present.	1	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> 0
C6b	E					Offer incentives for local professionals to attend green building classes offered by others.	1	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> 0
C6c	E					Conduct a green building awards program.	1	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> 0
<b>C7</b>						<b>Community education</b>			
C7a	E					Publicity and case studies for green building.	1	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> 0

Maximum Possible Points Total **47**

Maximum Applicable Points Total **47**

Credit Points Achieved Total **0**

L Lead by Example  
 C Control  
 E Education

## BUILDING AND DEVELOPMENT

These departments can benefit from utilizing green buildings as an indicator, and learning about how to foster adoption of green by the private sector for the benefit of the entire community.

Energy & Air  
Water  
Health  
Land Use  
Agriculture

# EA|W|H|L|U|A Credit Name

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Florida Green Building Coalition

Maximum Possible Points	Maximum Applicable Points	Credit Points Achieved
		0 %

Percent of Maximum Applicable Points Total

## ECONOMIC DEVELOPMENT AND TOURISM

These departments can learn about how green local government features can attract visitors and sustainable businesses to the community, as well as mean to preserve existing community features.

Energy & Air  
Water  
Waste  
Health  
Land Use  
Amenities

#	E	A	W	W	H	L	U	A	Credit Name	Maximum Possible Points	Maximum Applicable Points	Credit Points Achieved
<b>D1</b>									<b>Green building to spur economic development</b>			
D1a	L								Create an eco-tourism campaign.	1	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> 0
D1b	L								Track amount of tourism that takes part in eco-related activities.	1	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> 0
<b>D2</b>									<b>Green building through historic preservation/downtown revitalization</b>			
D2a	L	✓							Achieve Florida Main Street Designation or similar principles.	1	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> 0
<b>D3</b>									<b>Local business incentives</b>			
D3a	C	✓	✓	✓	✓				Incentives for location of green businesses within city/county.	1	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> 0
D3b	C	✓	✓	✓	✓				Offer special promotion for local eco-hotels.	1	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> 0
D3c	E								Create or promote a green business certification program	1	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> 0
<b>D4</b>									<b>Revitalize distressed areas</b>			
D4a	C								Incentives for green redevelopment.	2	<input checked="" type="checkbox"/> 2	<input type="checkbox"/> 0
<b>D5</b>									<b>Historic preservation</b>			
D5a	C								Develop a historic preservation ordinance.	1	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> 0
D5b	C								Develop funding mechanism to aid with historic preservation.	1	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> 0

Maximum Possible Points Total **10**

Maximum Applicable Points Total **10**

Credit Points Achieved Total **0**

Percent of Maximum Applicable Points Total **0 %**

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## EMERGENCY MANAGEMENT AND PUBLIC SAFETY

These departments can take steps to improve the environmental performance of in-house actions, as well as educate the community about the importance and benefits of disaster mitigation.

Energy & Air  
Water  
Waste  
Health  
Land Use  
Amenities

#	EAWWH LU/A	Credit Name	Maximum Possible Points	Maximum Applicable Points	Credit Points Achieved
<b>E1</b>		<b>Reduce green house gas emissions</b>			
E1a	L ✓	Use of AFV and/or bicycle patrol for urban/neighborhood areas.	1	✓ 1	0
E1b	L ✓	Use renewable energy as backup / emergency power.	1	✓ 1	0
<b>E2</b>		<b>Reduce solid and hazardous waste</b>			
E2a	L ✓	Maintain green fleets.	3	✓ 3	0
E2b	L	Firing ranges utilize non-lead bullets or trap and collect fragments.	1	✓ 1	0
E2c	L ✓	Minimize photo-processing waste.	1	✓ 1	0
<b>E3</b>		<b>Conserve water</b>			
E3a	L ✓	Fire departments review training operations and conserve water where appropriate.	1	✓ 1	0
<b>E4</b>		<b>Enhance durability of built environment</b>			
E4a	C	Incentives for disaster mitigation.	1	✓ 1	0
<b>E5</b>		<b>Community education</b>			
E5a	E ✓	Offer mitigation audits to homes, businesses, and local government buildings.	1	✓ 1	0
E5b	E ✓	Create an education campaign for mitigation.	1	✓ 1	0
<b>E6</b>		<b>Staff training</b>			
E6a	E ✓	Police trained in crime prevention through environmental design.	1	✓ 1	0
E6b	E ✓	Public safety staff attend training on Healthy Street design.	1	✓ 1	0

L Lead by Example  
C Control  
E Education

Maximum Possible Points Total 13

Maximum Applicable Points Total 13

Credit Points Achieved Total 0

Percent of Maximum Applicable Points Total 0 %

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## ENERGY EFFICIENCY, CONSERVATION AND SUPPLY

Local energy utilities can learn about and implement green power, and also provide customers with options that allow them to learn about energy issues, conserve energy, and contribute to green power and waste reduction activities.

#	Energy & Air Water Health Land Use Waste Address					Credit Name	Maximum Possible Points	Maximum Applicable Points	Credit Points Achieved
	E	A	W	H	L				
<b>F1</b>						<b>Reduce green house gas emissions</b>			
F1a	L	✓	✓	✓		Offer green power.	1	✓ 1	0
F1b	L				✓	Certify renewable electricity products under Center for Resource Solutions.	1	✓ 1	0
F1c	L				✓	Voluntary funding of green power through customer billing.	1	✓ 1	0
F1d	L				✓	Become an Energy Star ally.	1	✓ 1	0
<b>F2</b>						<b>Reduce waste</b>			
F2a	L		✓			Actively promote fly ash / blast furnace slag source.	1	✓ 1	0
F2b	L		✓			Utilize recycled billing envelopes.	1	✓ 1	0
F2c	L		✓			Enable customers to make online bill payments or utilize recycled paper.	1	✓ 1	0
<b>F3</b>						<b>Incentives to reduce energy use</b>			
F3a	C	✓				Offer distributed generation incentives.	1	✓ 1	0
F3b	C	✓			✓	Offer energy audits.	1	✓ 1	0
F3c	C	✓				Commercial building incentives.	1	✓ 1	0
F3d	C	✓				Residential building incentives.	1	✓ 1	0
F3e	C	✓			✓	Rate structures based on consumption.	1	✓ 1	0
<b>F4</b>						<b>Community education</b>			
F4a	E				✓	Informative billing.	1	✓ 1	0
F4b	E				✓	Take part in any speakers bureau or sponsor workshops.	1	✓ 1	0
F4c	E				✓	Emissions info posted on website.	1	✓ 1	0
F4d	E				✓	Enable customers to track and analyze their usage via the internet.	1	✓ 1	0
F4e	E	✓			✓	Initiate a community wide energy efficiency challenge	2	✓ 2	0
<b>F5</b>						<b>Staff education</b>			
F5a	E				✓	Send appropriate staff for training related to distributed generation.	1	✓ 1	0
F5b	E				✓	Send appropriate staff for energy audit training.	1	✓ 1	0

L Lead by Example  
C Control  
E Education

Maximum Possible Points Total 20

Maximum Applicable Points Total 20

Credit Points Achieved Total 0

## ENERGY EFFICIENCY, CONSERVATION AND SUPPLY

Local energy utilities can learn about and implement green power, and also provide customers with options that allow them to learn about energy issues, conserve energy, and contribute to green power and waste reduction activities.

Energy & Air  
Water  
Health  
Land Use  
Waste  
Business  
Address

# EAWWHLUJA Credit Name

www.FloridaGreenBuilding.org

Maximum Possible Points	Maximum Applicable Points	Credit Points Achieved
		0 %

Percent of Maximum Applicable Points Total

# HOUSING AND HUMAN SERVICES

These departments can learn about how to enhance the affordability of affordable housing through green building.

Energy & Air  
Water  
Waste  
Health  
Land Use  
Amenities

# EA|W|W|H|LU|A Credit Name

#	EA	W	W	H	LU	A	Credit Name	Maximum Possible Points	Maximum Applicable Points	Credit Points Achieved
<b>G1</b>							<b>Provide green, affordable housing to the community</b>	20	<input checked="" type="checkbox"/> 20	<input type="checkbox"/> 0
G1a	<input type="checkbox"/> L	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Construct/renovate green buildings.	1	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> 0
<b>G2</b>							<b>Increase the affordability of affordable housing</b>	1	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> 0
G2a	<input type="checkbox"/> C	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Affordable housing constructed by city/county and other parties mandated green.	1	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> 0
G2b	<input type="checkbox"/> C	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Offer incentives for construction of green affordable housing.	1	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> 0
G2c	<input type="checkbox"/> C	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Offer incentives for location efficient affordable housing.	1	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> 0
<b>G3</b>							<b>Improve current stock of affordable housing</b>	1	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> 0
G3a	<input type="checkbox"/> C	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Remodeling of affordable housing mandated green.	1	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> 0
<b>G4</b>							<b>Community education</b>	1	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> 0
G4a	<input type="checkbox"/> E	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Offer orientation classes for residents of affordable housing or refer to existing courses.	1	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> 0
<b>G5</b>							<b>Staff education</b>	1	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> 0
G5a	<input type="checkbox"/> E	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Applicable staff complete CEU approved course in green building on a bi-annual basis.	1	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> 0

L Lead by Example

C Control

E Education

Maximum Possible Points Total **26**

Maximum Applicable Points Total **26**

Credit Points Achieved Total **0**

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Percent of Maximum Applicable Points Total **0 %**

# HUMAN RESOURCES

Human resources departments can engage local government staff in the green local government effort through education and incentives.

#	Energy & Air				Credit Name	Maximum Possible Points	Maximum Applicable Points	Credit Points Achieved
	E	A	W	H				
<b>H1</b>					<b>Reduce green house gas emissions.</b>			
H1a	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Alternative commuting incentives for local government employees.	2	<input checked="" type="checkbox"/> 2	<input type="checkbox"/> 0
<b>H2</b>					<b>Reduce solid and hazardous waste.</b>			
H2a	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide reusable mug / water bottle to all employees.	1	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> 0
<b>H3</b>					<b>Staff education</b>			
H3a	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	New employee orientation includes general city/county commitment to environment.	1	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> 0
H3b	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Conduct or refer to special training on one or more green city/county programs.	5	<input checked="" type="checkbox"/> 5	<input type="checkbox"/> 0

**Maximum Possible Points Total** 9

**Maximum Applicable Points Total** 9

**Credit Points Achieved Total** 0

**Percent of Maximum Applicable Points Total** 0 %

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- Lead by Example
- Control
- Education

## INFORMATION SERVICES

Through education of local government staff and the community via a number of mediums, this department can help achieve local government energy and waste reduction goals, while promoting the local government's commitment to the environment.

#	Energy & Air				Credit Name	Maximum Possible Points	Maximum Applicable Points	Credit Points Achieved
	E	A	W	A				
<b>I1</b>					<b>Reduce solid and hazardous waste</b>			
I1a	L		✓		Operate local government computer and equipment reuse center.	1	✓ 1	0
I1b	L		✓		Recycling of end-of-life electronic equipment.	1	✓ 1	0
<b>I2</b>					<b>Conserve energy and resources through policy</b>			
I2a	C	✓			Enact local government policy or system so all computer equipment is off when not in use.	1	✓ 1	0
I2b	C	✓			Enact policy so all computer electronic equipment purchased has conservation features.	1	✓ 1	0
<b>I3</b>					<b>Community education</b>			
I3a	E			✓	Operate website dedicated to green city/county program.	1	✓ 1	0
I3b	E			✓	Develop environmental education content for city/county websites, tv programs, etc.	1	✓ 1	0
<b>I4</b>					<b>Staff education</b>			
I4a	E	✓			Conduct regular education on energy use/energy savings modes for in-house equipment.	1	✓ 1	0

L Lead by Example  
 C Control  
 E Education

Maximum Possible Points Total 7

Maximum Applicable Points Total 7

Credit Points Achieved Total 0

Percent of Maximum Applicable Points Total 0 %

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## PARKS AND RECREATION

This department can achieve environmental goals through greening of public amenities, and using the activity to educate the community as a whole.

#	Energy & Air				Water				Waste				Health				Land Use				Credit Name	Maximum Possible Points	Maximum Applicable Points	Credit Points Achieved	
	E	A	W	H	L	U	A	E	A	W	H	L	U	A	E	A	W	H	L	U					A
<b>K1</b>	<b>Green public amenities</b>																								
K1a																						Maintain organic community gardens.	1	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> 0
K1b																						Minimize chlorine in community swimming pools.	1	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> 0
K1c																						Install appropriate bicycle security at all public amenities.	1	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> 0
K1d																						Public golf courses are Audubon certified.	2	<input checked="" type="checkbox"/> 2	0
K1e																						Apply Florida Friendly landscaping principles at public amenities & GI-BMP training.	4	<input checked="" type="checkbox"/> 4	0
K1f																						Minimize heat effect/stormwater runoff of trees, highly reflective materials, or surface.	1	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> 0
K1g																						Public beaches adhere to Blue Wave Campaign criteria.	5	<input checked="" type="checkbox"/> 5	0
K1h																						Implement recycling stations for plastic, glass, and aluminum containers at all areas.	1	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> 0
K1i																						Implement energy efficient lighting & controls for outdoor courts, parks, and playfields.	1	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> 0
<b>K2</b>	<b>Staff education</b>																								
K2a																						Each staff member trained in an area related to their function on a bi-annual basis.	1	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> 0
<b>K3</b>	<b>Community education</b>																								
K3a																						Place signs and/or brochures at green features of public amenities for their benefits.	1	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> 0

L	Lead by Example	
C	Control	
E	Education	

**Maximum Possible Points Total**    19  
**Maximum Applicable Points Total**    19  
**Credit Points Achieved Total**    0  
**Percent of Maximum Applicable Points Total**    0 %

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 Florida Green Building Coalition

## PLANNING AND ZONING

Planning and Zoning departments can encourage alternative modes of transportation through tracking and implementing green design.

#	Energy & Air				Credit Name	Maximum Possible Points	Maximum Applicable Points	Credit Points Achieved
	E	A	W	A				
<b>L1</b>					<b>Monitor and track green building within the city/county</b>			
L1a					Develop a system of sustainable community indicators related to local govt. Planning.	1	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> 0
L1b					Link indicators to a GIS system.	1	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> 0
L1c					Assist other departments with the tracking of indicators related to their function.	5	<input checked="" type="checkbox"/> 5	0
<b>L2</b>					<b>Enhance pedestrian travel in a city &amp; reduce green house gas</b>			
L2a					Maintain a bicycle / pedestrian coordinator on staff.	1	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> 0
L2b					Implement FDOT "12 Steps Towards Walkable Communities" into planning process.	2	<input checked="" type="checkbox"/> 2	0
L2c					Healthy street design is official local government policy.	1	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> 0
<b>L3</b>					<b>Green building incorporated into city/county planning process</b>			
L3a					Develop and maintain urban area boundaries.	4	<input checked="" type="checkbox"/> 4	0
L3b					Encourage mixed-use zoning / development.	1	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> 0
L3c					Maintain or reduce net impervious surface area through zoning decisions.	1	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> 0
<b>L4</b>					<b>Staff education</b>			
L4a					Organize green building seminars and/or training sessions for staff and elected officials.	1	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> 0

**Maximum Possible Points Total 18**

**Maximum Applicable Points Total 18**

**Credit Points Achieved Total 0**

**Percent of Maximum Applicable Points Total 0 %**

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# PORTS, MARINAS AND BOAT LAUNCHES

Ports and marinas can learn about their role in protecting recreational waters, and encourage citizens to take part.

#	Energy & Air				Water				Waste				Land Use				Amberness											
	E	A	W	H	L	U	J	A	E	A	W	H	L	U	J	A	E	A	W	H	L	U	J	A				
<b>M1</b>	<b>Preserve aquatic habitat</b>																											
M1a	L	✓	✓	✓	✓				✓				✓				✓				✓				1	✓	1	0
M1b	L																								1	✓	1	0
<b>M2</b>	<b>Preserve aquatic habitat</b>																											
M2a	C	✓	✓	✓	✓				✓				✓				✓				✓				1	✓	1	0
<b>M3</b>	<b>Boater education</b>																											
M3a	E																								1	✓	1	0

Maximum Possible Points Total 4  
 Maximum Applicable Points Total 4

Credit Points Achieved Total 0  
 Percent of Maximum Applicable Points Total 0 %

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# PROPERTY APPRAISER / TAX COLLECTOR

Green building can be encouraged through incentives, and indicators should be developed to track participation.

Energy & Air  
Water  
Health  
Land Use  
Amenity

#	E	A	W	W	H	L	U	A	Credit Name	Maximum Possible Points	Maximum Applicable Points	Credit Points Achieved
<b>N1</b>	<b>Monitor and track green buildings</b>											
N1a	L								Include green features / ratings of homes in database.	2	<input checked="" type="checkbox"/> 2	0
<b>N2</b>	<b>Incentives for green building</b>											
N2a	C	✓	✓	✓	✓	✓	✓	✓	Tax incentives for certified green properties.	2	<input checked="" type="checkbox"/> 2	<input type="checkbox"/> 0
N2b	C		✓					✓	Tax incentives for lands qualifying as historic, high water recharge, greenbelt, etc.	2	<input checked="" type="checkbox"/> 2	<input type="checkbox"/> 0
<b>N3</b>	<b>Industry education</b>											
N3a	E							✓	Green education to local lending / real estate industry.	1	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> 0

L Lead by Example  
C Control  
E Education

Maximum Possible Points Total 7

Maximum Applicable Points Total 7

Credit Points Achieved Total 0

Percent of Maximum Applicable Points Total 0 %

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## PUBLIC TRANSPORTATION

Public transportation departments can help achieve environmental goals through green fleet management, and encourage ridership by analyzing routes.

#	Address					Credit Name	Maximum Possible Points	Maximum Applicable Points	Credit Points Achieved
	E	A	W	H	L				
O1						<b>Reduce green house gas emissions</b>			
O1a	L	✓				Utilize alternative fuels for fleet.	2	<input checked="" type="checkbox"/> 2	<input type="checkbox"/> 0
O1b	L	✓			✓	Institute a bike sharing program.	1	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> 0
O1c	L	✓			✓	Make amends for vehicles to accommodate bicycles.	1	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> 0
O1d	L	✓			✓	Engage in carpool or vanpool assistance, or provide a park and ride express bus.	1	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> 0
O1e	L	✓			✓	Implement and enforce carpool or express bus lanes and provide an express bus to the suburbs.	2	2 <input checked="" type="checkbox"/> 0	<input type="checkbox"/> 0
O2						<b>Analyze transportation routes</b>			
O2a	L				✓	Analyze transportation routes and improve connectivity to bicycle & pedestrian network.	2	<input checked="" type="checkbox"/> 2	<input type="checkbox"/> 0
O3						<b>Reduce solid and hazardous waste</b>			
O3a	L	✓	✓	✓		Operate a green fleet.	1	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> 0
O4						<b>Community education</b>			
O4a	E	✓			✓	Provide public transportation route searching via the internet.	1	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> 0
O4b	E				✓	Provide information about alternative commuting on website.	1	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> 0

Lead by Example  
 Control  
 Education

Maximum Possible Points Total 12

Maximum Applicable Points Total 12

Credit Points Achieved Total 0

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Percent of Maximum Applicable Points Total 0 %

## PUBLIC WORKS AND ENGINEERING

Public works, engineering, and storwater departments can achieve multiple environmental goals by greening in-house actions, and also outreach to other local government departments, as well as the community at large, to transfer knowledge.

#	Energy & Air										Maximum Possible Points	Maximum Applicable Points	Credit Points Achieved	
	E	A	W	H	I	L	U	J	A					
<b>P1</b>	<b>Minimize solid &amp; hazardous waste through recycling &amp; reuse</b>													
P1a	L		✓									3	3	0
P1b	L		✓									1	1	0
P1c	L		✓									1	1	0
P1d	L	✓	✓	✓	✓							4	4	0
P1e	L		✓									1	1	0
<b>P2</b>	<b>Minimize green house gas emissions</b>													
P2a	L	✓										1	1	0
P2b	L	✓	✓									1	1	0
<b>P3</b>	<b>Minimize local government energy use</b>													
P3a	L	✓										1	1	0
P3b	L	✓										2	2	0
<b>P4</b>	<b>Enhance storm water control and water conservation</b>													
P4a	L		✓									1	1	0
P4b	L		✓									1	1	0
P4c	L		✓									1	1	0
<b>P5</b>	<b>Preserve/enhance street tree coverage</b>													
P5a	L		✓									1	1	0
<b>P6</b>	<b>Reward innovation</b>													
P6a	C											1	1	0
<b>P7</b>	<b>Staff education</b>													
P7a	E											1	1	0
P7b	E											1	1	0
<b>P8</b>	<b>Community Education</b>													
P8a	E		✓									1	1	0

L Lead by Example  
 C Control  
 E Education

**Maximum Possible Points Total** 23  
**Maximum Applicable Points Total** 23  
**Credit Points Achieved Total** 0  
**Percent of Maximum Applicable Points Total** 0 %



## SOLID WASTE

Solid waste departments can engage in a number of activities to divert material from landfills.

#	Energy & Air				Water				Health				Land Use				Credit Name	Maximum Possible Points	Maximum Applicable Points	Credit Points Achieved		
	E	A	W	H	L	U	A	W	H	L	U	A	E	A	W	H						
<b>R1</b>	<b>Reduce local government solid waste</b>																					
R1a																			Become a partner in the EPA waste wise program.	1	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> 0
R1b																			City/county wide chemical/hazardous waste collection.	1	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> 0
R1c																			Operate public reuse store / swap shop.	1	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> 0
R1d																			C&D separation for recycling at landfill (pallets,metals,carpet padding,cement,etc.) .	1	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> 0
R1e																			Offer recycled paint back to community.	1	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> 0
R1f																			Landfill gas recovery.	1	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> 0
R1g																			Develop a disaster waste management plan.	1	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> 0
<b>R2</b>	<b>Monitor and track green building</b>																					
R2a																			Curbside recycling for homes.	1	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> 0
R2b																			Offer recycling collection services and an education program to businesses.	2	<input type="checkbox"/> 2	<input type="checkbox"/> 0
R2c																			Provide recycling collection services and an education program to multi-family dwellings.	5	<input type="checkbox"/> 5	<input type="checkbox"/> 0
R2d																			Monitor types and amounts of material entering landfill.	1	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> 0
<b>R3</b>	<b>Preserve / Enhance habitat</b>																					
R3a																			Closed landfill management and data monitoring.	1	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> 0
<b>R4</b>	<b>Local business incentives / regulations</b>																					
R4a																			Incentives for local businesses who utilize EPP or other solid waste reduction strategy.	1	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> 0
R4b																			Mandatory recycling of typical recyclables and C&D debris for homes and businesses.	1	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> 0
R4c																			Mandatory recycling program for large volumes of C&D debris.	2	<input checked="" type="checkbox"/> 2	<input type="checkbox"/> 0
R4d																			Offer waste assessments to businesses.	1	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> 0
<b>R5</b>	<b>Minimize solid waste generation</b>																					
R5a																			Volume based or special rates for solid waste collection.	1	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> 0
R5b																			Offer mulched yard waste to community.	1	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> 0
R5c																			Require recycling at all local government buildings.	1	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> 0
R5d																			Develop a program of composting waste.	1	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> 0

## SOLID WASTE

Solid waste departments can engage in a number of activities to divert material from landfills.

#	Energy & Air				Water				Waste				Health				Land Use				Amenities										
	E	A	W	H	E	A	W	H	L	U	A	E	A	W	H	L	U	A	E	A	W	H	L	U	A	E	A	W	H		
R5e	L																														
<b>Credit Name</b>																															
Develop a program of yellow and/or brown grease recycling.																															
<b>R6</b>																															
<b>Community education</b>																															
R6a	E																														
Teach EPP, recycling and waste reduction strategies to local businesses.																															
R6b	E																														
Develop education program for solid waste management.																															
R6c	E																														
Offer educational materials to increase recycling program participation.																															
<b>R7</b>																															
<b>Staff education</b>																															
R7a	E																														
Conduct a customer waste survey.																															

L Lead by Example  
 C Control  
 E Education

Maximum Possible Points Total 33

Maximum Applicable Points Total 33

Credit Points Achieved Total 0

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Percent of Maximum Applicable Points Total 0 %

## WATER AND WASTEWATER

Water and wastewater utilities can achieve local government environmental goals through plant operation, and though innovative means to inform the public about their water use.

#	Energy & Air										Maximum Possible Points	Maximum Applicable Points	Credit Points Achieved	
	E	A	W	H	I	L	U	J	A					
<b>S1</b>	<b>Plant operations aimed at environmental performance</b>													
S1a	L	✓										2	✓ 2	0
S1b	L	✓										2	✓ 2	0
S1c	L	✓										2	✓ 2	0
<b>S2</b>	<b>Reduce energy use</b>													
S2a	L	✓										1	✓ 1	0
S2b	L	✓										1	✓ 1	0
<b>S3</b>	<b>Reduce solid and hazardous waste</b>													
S3a	L											1	✓ 1	0
<b>S4</b>	<b>Reduce water use</b>													
S4a	C	✓										1	✓ 1	0
S4b	C	✓										1	✓ 1	0
S4c	C	✓										1	✓ 1	0
S4d	C	✓										1	✓ 1	0
S4e	C	✓										1	✓ 1	0
S4f	C	✓										1	✓ 1	0
<b>S5</b>	<b>Community education</b>													
S5a	E	✓										1	✓ 1	0
S5b	E											1	✓ 1	0
S5c	E											2	✓ 2	0
S5d	E	✓										1	✓ 1	0
S5e	E	✓										1	✓ 1	0
S5f	E	✓										1	✓ 1	0
S5g	E	✓										1	✓ 1	0

L Lead by Example  
C Control  
E Education

Maximum Possible Points Total **23**

Maximum Applicable Points Total **23**

Credit Points Achieved Total **0**

Percent of Maximum Applicable Points Total **0 %**

## INNOVATION CREDITS

The FGBC Green Local Government Standard is fairly comprehensive, but sometimes there are environmental goals and accomplishments that are not yet recognized within the standard. You may note those credits below and your evaluator will try to first find a place for it within the standard and award credit accordingly.

Energy & Air  
Water  
Waste  
Health  
Land Use  
Sustainability

# EA|W|H|L|U|A

Credit Name

### Innovation Credits

List your submitted credit here. Please also submit backup documentation and justification.

IV1									
IV2									
IV3									
IV4									
IV5									

Maximum Possible Points	Maximum Applicable Points	Credit Points Achieved
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0

L Lead by Example  
C Control  
E Education

Maximum Possible Points Total 0

Maximum Applicable Points Total 0

Credit Points Achieved Total 0

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Percent of Maximum Applicable Points Total #### %

## FLEET MANAGEMENT & VEHICLE MAINTENANCE

This checklist can assist in tracking the requirements for credits E2a, O3a, P1d and Q3c. Please refer to the [E2a, O3a, P1d and Q3c](#).

Energy & Air  
Waters  
Waste  
Land Use  
Hazardous

#	EA	W	H	L	U	Q	A	Credit Name	Maximum Possible Points	Maximum Applicable Points	Credit Points Achieved
<b>C</b>								<b>C. Segregate, label, and store fluids properly</b>			
1	L	✓						Segregate Fluids	1	2/1	0
2	L	✓						Use proper signs and labels	1	2/1	0
3	L	✓						Store inside secondary containment	1	2/1	0
4	L	✓						Seal or berm adjacent floor drains	1	2/1	0
5	L	✓						Use a funnel	1	2/1	0
6	L	✓						Keep the funnel, lid or bung closed	1	2/1	0
7	L	✓						Inspect for leaks	1	2/1	0
8	L	✓						Maintain current Material Safety Data Sheets (MSDS)	1	2/1	0
9	L	✓						Contract reliable haulers and maintain disposal receipts and records	1	2/1	0
10	L	✓						Plan and prepare for spills and other emergencies	1	2/1	0
<b>D</b>								<b>D. Reduce solvents and parts cleaning waste</b>			
1	L	✓						Reduce the number of parts washers	1	2/1	0
2	L	✓						Switch to more environmentally friendly solvents	1	2/1	0
3	L	✓						Manage inventory of spray cans and other secondary solvent sources	1	2/1	0
4	L	✓						Implement solvent reduction practices	1	2/1	0
5	L	✓						Store solvents and solvent waste safely	1	2/1	0
6	L	✓						Wear gloves and other recommended PPE	1	2/1	0
<b>E</b>								<b>E. Reduce/Recycle Waste Oil and Filters</b>			
1	L	✓						Reduce the quantity of used oil and used oil filters	1	2/1	0
2	L	✓						Select and purchase environmentally friendly products	1	2/1	0
3	L	✓						Safely collect, segregate, and store used oil and used oil filters	1	2/1	0
4	L	✓						Recycle used oil and used oil filters	1	2/1	0
<b>F</b>								<b>F. Batteries</b>			
1	C	✓						Rotate battery stock on a First-In, First Out basis (FIFO)	1	2/1	0
2	L	✓						Extend battery life	1	2/1	0
3	L	✓						Collect, segregate, and store batteries safely	1	2/1	0
4	L	✓						Recycle batteries	1	2/1	0
<b>G</b>								<b>G. Radiators and Coolant/Antifreeze</b>			
1	E	✓						Outsource to a specialist	1	2/1	0
2	E	✓						Decrease need for coolant/antifreeze replenishment and replacement	1	2/1	0
3	C	✓						Select and purchase environmentally friendly products	1	2/1	0
4	L	✓						Collect, segregate, and store coolant safely	1	2/1	0
5	L	✓						Recycle coolant/antifreeze	1	2/1	0
<b>H</b>								<b>H. Wheels and Tires</b>			
1	E	✓						Reduce tire tread and wear	1	2/1	0
2	E	✓						Retread / Recap tires	1	2/1	0
3	E	✓						Reuse / recycle wheel balancing weights	1	2/1	0
4	E	✓						Collect and store tires properly	1	2/1	0
<b>I</b>								<b>I. Vehicle Washing</b>			
1	E	✓						Contain and collect vehicle washwater	1	2/1	0
2	E	✓						Use the minimal volume of water possible	1	2/1	0
3	E	✓						Use the minimal cleaning agent practical	1	2/1	0

## FLEET MANAGEMENT & VEHICLE MAINTENANCE

This checklist can assist in tracking the requirements for credits E2a, O3a, P1d and Q3c. Please refer to the [FGBC Green Fleet Management & Vehicle Maintenance Module](#)

#	Energy & Water Footprint Assessment										Maximum Possible Points	Maximum Applicable Points	Credit Points Achieved	
	E	A	W	H	L	O	J	A						
4	E											1	1	0
<b>J. Body Repair and Painting</b>														
1	L											1	1	0
2	L											1	1	0
3	L											1	1	0
4	L											1	1	0
5	L											1	1	0
6	L											1	1	0
7	L											1	1	0
<b>K. Fueling Stations</b>														
1	E											1	1	0
2	L											1	1	0
3	L											1	1	0
4	L											1	1	0
5	L											1	1	0
6	L											1	1	0
7	L											1	1	0
8	L											1	1	0
<b>L. General Housekeeping Best Management Practices</b>														
1	E											1	1	0
2	L											1	1	0
3	L											1	1	0
4	L											1	1	0
5	L											1	1	0
6	L											1	1	0
7	L											1	1	0
8	L											1	1	0
<b>M. Refrigerant Recovery</b>														
1	E											1	1	0
2	E											1	1	0
3	E											1	1	0

Please review the [FGBC Green Fleet Management & Vehicle Maintenance Module](#) for greater detail and other sections on optimizing vehicle usage, controls and incentives, and employee, manager and public education. The points and applicable points below are not calculated in your final score, but are created to help calculate the score for credits E2a, O3a, P1d and Q3c.

<input type="checkbox"/> Lead by Example	63
<input type="checkbox"/> Control	
<input type="checkbox"/> Education	
<b>Maximum Possible Points Total</b>	<b>63</b>
<b>Maximum Applicable Points Total</b>	<b>63</b>
<b>Credit Points Achieved Total</b>	<b>0</b>
<b>Percent of Maximum Applicable Points Total</b>	<b>0 %</b>



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# Florida Green Local Government Standard Filter Tool

Use this sheet to create custom reports to facilitate tracking of progress or distribution of criteria lists to individuals or departments.

Energy & Air  
Water  
Waste  
Health  
Land Use  
Emergencies

#	E	A	W	I	H	L	U	J	A	Credit Name	MPP	MAP	CPA
A1a										Write or re-write mission statement to include environmental commitment.	2	✓ 2	0
A1b										Incorporate the mission statement into the local government's comprehensive plan.	3	✓ 3	0
A2a	✓									Monitor and track local government energy use.	1	✓ 1	0
A2b	✓									Develop a local government energy reduction plan.	1	✓ 1	0
A2c		✓								Monitor and track local government water use.	1	✓ 1	0
A2d		✓								Develop a local government water reduction plan.	1	✓ 1	0
A2e			✓							Monitor and track local government solid waste generation/ recycling rates.	1	✓ 1	0
A2f			✓							Develop a local government solid/hazardous waste reduction plan.	1	✓ 1	0
A2g			✓	✓						Develop an EPP program for the local government.	1	✓ 1	0
A2h			✓	✓						Encourage EPP program implementation.	5	✓ 5	0
A3a	✓									Participate in Cities for Climate Protection Campaign.	1	✓ 1	0
A3b	✓									Alternative Fuel Vehicle purchase.	3	✓ 3	0
A4a										Become a member of FGBC.	1	✓ 1	0
A4b										Become a member of USGBC.	1	✓ 1	0
A4c	✓	✓	✓	✓						Construct LEED or FGBC certified buildings or renovate for LEED EB or CI.	10	✓ 10	0
A4d	✓	✓	✓	✓						Employ green cleaning and maintenance procedures.	5	✓ 5	0
A5a										Maintain an office, person, or group to coordinate current and future green activities.	3	✓ 3	0
A5b	✓	✓	✓	✓						Implement an ISO 14001 Environmental Management System.	5	✓ 5	0
A6a	✓	✓	✓	✓						Adopt a green standard as official minimum criteria for new and renovated govt. buildings.	5	✓ 5	0
A6b	✓	✓	✓	✓						Adopt green cleaning/maintenance practices available from DEP.	5	✓ 5	0
A6c	✓									Enact green landscaping ordinance for local government buildings.	1	✓ 1	0
A6d	✓									Utilize Renewable Energy on energy efficient local government buildings.	5	✓ 5	0
A7a										Budget for publicity / education related to the govt's commitment to green.	1	✓ 1	0
A8a										Organize green building education for local government staff.	1	✓ 1	0
B1a		✓								Certified Florida friendly landscapes within the city/county.	10	✓ 10	0
B2a	✓	✓	✓	✓						Offer free or discounted green products to the public.	6	✓ 6	0
B3a	✓			✓						Offer incentives to create organic farms, or sustainable/water efficient agriculture.	5	✓ 5	0
B4a	✓	✓	✓	✓						Offer green building or green local government education to the community.	1	✓ 1	0
B4b	✓	✓	✓	✓						Provide green building or green local government education materials.	1	✓ 1	0
B4c		✓								Maintain active FY&N program or other home owner/builder/developer outreach program.	1	✓ 1	0
B4d										Maintain an active student/teacher education program.	1	✓ 1	0
B5a		✓								Offer promotion and education of water conservation within the agricultural sector.	1	✓ 1	0
B5b		✓		✓						Offer education on organic farming, permaculture and sustainable agriculture.	1	✓ 1	0
C1a										Create and maintain an electronic database of all building energy code compliance.	5	✓ 5	0

# Florida Green Local Government Standard Filter Tool

Use this sheet to create custom reports to facilitate tracking of progress or distribution of criteria lists to individuals or departments.

Energy & Air  
Water  
Waste  
Health  
Land Use  
Emergencies

#	E	A	W	H	L	U	J	A	Credit Name	MPP	MAP	CPA	
C1b									Create and maintain an electronic database of all green and energy ratings.	5	✓	5	0
C2a									Adopt FGBC or LEED green standards as official green standards of the city/county.	2	✓	2	0
C2b	✓								Offer an incentive(s) for FGBC or LEED certified commercial and institutional buildings.	4	✓	4	0
C2c	✓								Offer an incentive(s) for FGBC or Energy Star certified green homes.	4	✓	4	0
C2d	✓								Offer an incentive(s) for FGBC certified green developments.	4	✓	4	0
C3a									Require mitigation for consumption of natural habitat or resources.	5	✓	5	0
C3b									Enact and enforce a tree preservation or land-clearing ordinance.	1	✓	1	0
C3c	✓								Regulate impervious parking surfaces.	1	✓	1	0
C3d									Enact a septic system replacement ordinance.	1	✓	1	0
C4a									Enact and enforce a Florida Friendly rain sensor ordinance for all irrigation systems.	2	✓	2	0
C4b									Enact and enforce a Florida Friendly landscaping ordinance for new construction.	4	✓	4	0
C4c									Enact new construction plumbing standards more stringent than EPA 1992 referencing EPA	2	✓	2	0
C4d									Enact a retrofit ordinance upon water hookup or resale for landscaping and indoor water fixture	2	✓	2	0
C5a									Require key staff to complete approved course in green building on a bi-annual basis.	1	✓	1	0
C6a									Offer classes to industry that detail any green incentives or regulations present.	1	✓	1	0
C6b									Offer incentives for local professionals to attend green building classes offered by others.	1	✓	1	0
C6c									Conduct a green building awards program.	1	✓	1	0
C7a									Publicity and case studies for green building.	1	✓	1	0
D1a									Team with tourism department on eco-tourism campaign.	1	✓	1	0
D1b									Track amount of tourism that takes part in eco-related activities.	1	✓	1	0
D2a									Achieve Florida Main Street Designation.	1	✓	1	0
D3a									Incentives for location of green businesses within city/county.	1	✓	1	0
D3b									Offer special promotion for local eco-hotels.	1	✓	1	0
D3c									Create or promote a green business certification program	1	✓	1	0
D4a									Incentives for green redevelopment.	2	✓	2	0
D5a									Develop a historic preservation ordinance.	1	✓	1	0
D5b									Develop funding mechanism to aid with historic preservation.	1	✓	1	0
E1a									Use of AFV and/or bicycle patrol for urban/neighborhood areas.	1	✓	1	0
E1b									Use renewable energy as backup / emergency power.	1	✓	1	0
E2a									Maintain green fleets.	3	✓	3	0
E2b									Firing ranges utilize non-lead bullets or trap and collect fragments.	1	✓	1	0
E2c									Minimize photo-processing waste.	1	✓	1	0
E3a									Fire departments review training operations and conserve water where appropriate.	1	✓	1	0
E4a									Incentives for disaster mitigation.	1	✓	1	0

# Florida Green Local Government Standard Filter Tool

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Energy & Air  
Water  
Waste  
Health  
Land Use  
Emergencies

#	E	A	W	I	H	L	U	J	A	Credit Name	MPP	MAP	CPA
E5a										Offer mitigation audits to homes, businesses, and local government buildings.	1	✓ 1	0
E5b										Create an education campaign for mitigation.	1	✓ 1	0
E6a										Police trained in crime prevention through environmental design.	1	✓ 1	0
E6b										Public safety staff attend training on Healthy Street design.	1	✓ 1	0
F1a	✓									Offer green power.	1	✓ 1	0
F1b										Certify renewable electricity products under Center for Resource Solutions.	1	✓ 1	0
F1c										Voluntary funding of green power through customer billing.	1	✓ 1	0
F1d										Become an Energy Star ally.	1	✓ 1	0
F2a										Actively promote fly ash / blast furnace slag source.	1	✓ 1	0
F2b										Utilize recycled billing envelopes.	1	✓ 1	0
F2c										Enable customers to make online bill payments.	1	✓ 1	0
F3a	✓									Offer distributed generation incentives.	1	✓ 1	0
F3b	✓									Offer energy audits.	1	✓ 1	0
F3c	✓									Commercial building incentives.	1	✓ 1	0
F3d	✓									Residential building incentives.	1	✓ 1	0
F3e	✓									Rate structures based on consumption.	1	✓ 1	0
F4a										Informative billing.	1	✓ 1	0
F4b										Take part in any speakers bureau or sponsor workshops.	1	✓ 1	0
F4c										Emissions info posted on website.	1	✓ 1	0
F4d										Enable customers to track and analyze their usage via the internet.	1	✓ 1	0
F4e	✓									Initiate a community wide energy efficiency challenge	2	✓ 2	0
F5a										Send appropriate staff for training related to distributed generation.	1	✓ 1	0
F5b										Send appropriate staff for energy audit training.	1	✓ 1	0
G1a	✓	✓	✓							Construct/renovate green buildings	20	✓ 20	0
G2a	✓	✓	✓							Affordable housing constructed by city/county and other parties mandated green.	1	✓ 1	0
G2b	✓	✓	✓	✓						Offer incentives for construction of green affordable housing.	1	✓ 1	0
G2c	✓		✓	✓						Offer incentives for location efficient affordable housing.	1	✓ 1	0
G3a	✓	✓	✓							Remodeling of affordable housing mandated green.	1	✓ 1	0
G4a	✓	✓	✓	✓						Offer orientation classes for residents of affordable housing or refer to existing courses.	1	✓ 1	0
G5a										Applicable staff complete CEU approved course in green building on a bi-annual basis.	1	✓ 1	0
H1a	✓									Alternative commuting incentives for local government employees.	2	✓ 2	0
H2a	✓									Provide reusable mug / water bottle to all employees.	1	✓ 1	0
H3a										New employee orientation includes general city/county commitment to environment.	1	✓ 1	0
H3b										Conduct or refer to special training on one or more green city/county programs.	5	✓ 5	0

# Florida Green Local Government Standard Filter Tool

Use this sheet to create custom reports to facilitate tracking of progress or distribution of criteria lists to individuals or departments.

Energy & Air  
Water  
Waste  
Health  
Land Use  
Amenities

#	E	A	W	H	L	U	J	A	Credit Name	MPP	MAP	CPA
I1a									Operate local government computer and equipment reuse center	1	✓ 1	0
I1b									Recycling of end-of-life electronic equipment	1	✓ 1	0
I2a								✓	Enact local government policy so all computer/ancillary equipment is off when not in use	1	✓ 1	0
I2b								✓	Enact policy so all computer electronic equipment purchased has conservation features	1	✓ 1	0
I3a								✓	Operate website dedicated to green city/county program	1	✓ 1	0
I3b								✓	Develop environmental education content for city/county websites, tv programs, etc.	1	✓ 1	0
I4a								✓	Conduct regular education on energy use/energy savings modes for in-house equipment	1	✓ 1	0
J1a								✓	Become a designated Waterfronts Florida community	1	✓ 1	0
J1b								✓	Become an Audubon Sustainable Community	1	✓ 1	0
J1c								✓	Create an endangered lands conservation / purchasing program	1	✓ 1	0
J1d								✓	Certify community under National Wildlife Federation Wildlife Habitat program	1	✓ 1	0
J1e								✓	Develop & implement plans for species removal throughout public lands	1	✓ 1	0
J2a								✓	Become a member of FLERA	1	✓ 1	0
J3a								✓	Offer local tax based or other AFV incentives	1	✓ 1	0
J3b								✓	Enact automobile emissions regulations for vehicles registered in county	1	✓ 1	0
J3c								✓	Reduce of emissions through retrofit of diesel vehicles	1	✓ 1	0
J3d								✓	Enact open burning regulations	1	✓ 1	0
J4a								✓	Coastal areas to enact sea turtle ordinance	1	✓ 1	0
J4b								✓	Enact a manatee protection plan	1	✓ 1	0
J4c								✓	Develop a boat facility siting plan	1	✓ 1	0
J5a								✓	Enact car wash standards	1	✓ 1	0
J5b								✓	Enact fountain / water feature standards	1	✓ 1	0
J6a								✓	Pertinent local GIS and other data on city/county website	1	✓ 1	0
J6b								✓	Air quality index on website	1	✓ 1	0
J6c								✓	Results from water quality testing on website	1	✓ 1	0
J6d								✓	Operate an environmental demonstration / learning center	1	✓ 1	0
K1a								✓	Maintain organic community gardens	1	✓ 1	0
K1b								✓	Minimize chlorine in community swimming pools	1	✓ 1	0
K1c								✓	Install appropriate bicycle security at all public amenities	1	✓ 1	0
K1d								✓	Public golf courses are Audubon certified	2	✓ 2	0
K1e								✓	Apply Florida Friendly landscaping principles at public amenities & GI-BMP training.	4	✓ 4	0
K1f								✓	Minimize heat effect/stormwater runoff of trees, highly reflective materials, or surface	1	✓ 1	0
K1g								✓	Public beaches adhere to Blue Wave Campaign criteria	5	✓ 5	0
K1h								✓	Implement recycling stations for plastic, glass, and aluminum containers at all areas	1	✓ 1	0

# Florida Green Local Government Standard Filter Tool

Use this sheet to create custom reports to facilitate tracking of progress or distribution of criteria lists to individuals or departments.

Energy & Air  
Water  
Waste  
Health  
Land Use  
Amenities

#	E	A	W	I	H	L	U	J	A	Credit Name	MPP	MAP	CPA	
K1i	✓									Implement energy efficient lighting & controls for outdoor courts, parks, and playfields	1	✓	1	0
K2a									✓	Each staff member trained in an area related to their function on a bi-annual basis	1	✓	1	0
K3a									✓	Place signs and/or brochures at green features of public amenities for their benefits	1	✓	1	0
L1a									✓	Develop a system of sustainable community indicators related to local govt. planning	1	✓	1	0
L1b									✓	Link indicators to a GIS system	1	✓	1	0
L1c									✓	Assist other departments with the tracking of indicators related to their function	5	✓	5	0
L2a									✓	Maintain a bicycle / pedestrian coordinator on staff	1	✓	1	0
L2b									✓	Implement FDOT "12 Steps Towards Walkable Communities" into planning process	2	✓	2	0
L2c									✓	Healthy street design is official local government policy	1	✓	1	0
L3a									✓	Develop and maintain urban area boundaries	4	✓	4	0
L3b									✓	Encourage mixed-use zoning / development	1	✓	1	0
L3c									✓	Maintain or reduce net impervious surface area through zoning decisions	1	✓	1	0
L4a									✓	Organize green building seminars and/or training sessions for staff and elected officials	1	✓	1	0
M1a									✓	Take part in Florida Clean Marina program	1	✓	1	0
M1b									✓	Implement advanced stormwater controls and waterfront considerations	1	✓	1	0
M2a									✓	Offer low pollution engine incentives	1	✓	1	0
M3a									✓	Host boater education classes	1	✓	1	0
N1a									✓	Include green features / ratings of homes in database	2	✓	2	0
N2a									✓	Tax incentives for certified green properties	2	✓	2	0
N2b									✓	Tax incentives for lands qualifying as historic, high water recharge, greenbelt, etc.	2	✓	2	0
N3a									✓	Green education to local lending / real estate industry	1	✓	1	0
O1a									✓	Utilize alternative fuels for fleet	2	✓	2	0
O1b									✓	Institute a bicycle commuter assistance program	1	✓	1	0
O1c									✓	Make amends for vehicles to accommodate bicycles	1	✓	1	0
O1d									✓	Engage in carpool/vanpool assistance	1	✓	1	0
O1e									✓	Implement and enforce carpool or express bus lanes and provide an express bus to the suburb	2	✓	2	0
O2a									✓	Analyze transportation routes and improve connectivity to bicycle & pedestrian network	2	✓	2	0
O3a									✓	Operate a green fleet	1	✓	1	0
O4a									✓	Provide public transportation route searching via the internet	1	✓	1	0
O4b									✓	Provide information about alternative commuting on website	1	✓	1	0
P1a									✓	Develop a construction project waste management/recycling plan	3	✓	3	0
P1b									✓	Operate a local government material/chemical reuse/redistribution center	1	✓	1	0
P1c									✓	Operate a community tool lending library	1	✓	1	0
P1d									✓	Maintain a green fleet program for department or entire local government	4	✓	4	0

# Florida Green Local Government Standard Filter Tool

Use this sheet to create custom reports to facilitate tracking of progress or distribution of criteria lists to individuals or departments.

Energy & Air  
Water  
Waste  
Health  
Land Use  
Emergencies

#	E	A	W	I	H	L	U	J	A	Credit Name	MPP	MAP	CPA
P1e										Utilize integrated pest management	1	✓ 1	0
P2a	✓									Operate local government alternative fueling station	1	✓ 1	0
P2b			✓							Earn waste reduction credit through the production of clean-burning fuels	1	✓ 1	0
P3a										Use LED traffic lights	1	✓ 1	0
P3b										Utilize solar or other energy efficient streetlights and/or crosswalk lights	2	✓ 2	0
P4a										Street sweeping	1	✓ 1	0
P4b										Routine maintenance plan for maintenance of storm sewers	1	✓ 1	0
P4c										Employ green landscaping procedures for local government facilities	1	✓ 1	0
P5a									✓	Become a Tree City USA	1	✓ 1	0
P6a									✓	Develop a reward program for employee environmental innovation in public works	1	✓ 1	0
P7a									✓	Offer green fleet management training to all applicable departments	1	✓ 1	0
P7b									✓	Train and certify select staff as certified arborists	1	✓ 1	0
P8a									✓	Community stormwater education campaign	1	✓ 1	0
Q1a	✓									Utilize alternative fuel for school busses	2	✓ 2	0
Q1b										Monitor and track building energy usage in the school district.	2	✓ 2	0
Q1c										Maintain a Recycling program.	1	✓ 1	0
Q2a									✓	School grounds certified by environmental program	5	✓ 5	0
Q3a									✓	School system utilizes a pollution prevention / EPP program	1	✓ 1	0
Q3b										School equipment reuse program / swap shop	1	✓ 1	0
Q3c									✓	Operate and maintain a green fleet program	1	✓ 1	0
Q4a									✓	Green operation and maintenance of buildings	1	✓ 1	0
Q4b										Construct / renovate green schools	10	✓ 10	0
Q5a									✓	Mandates for green buildings / green cleaning and maintenance	4	✓ 4	0
Q6a									✓	Involve students in green projects within the school	2	✓ 2	0
Q6b									✓	Involve students in green projects outside the school	2	✓ 2	0
Q7a									✓	Incentives for environmental training of teachers over the summer	2	✓ 2	0
Q7b									✓	Establish a committee and conduct workshops.	2	✓ 2	0
R1a									✓	Become a partner in the EPA waste wise program	1	✓ 1	0
R1b									✓	City/county wide chemical/hazardous waste collection	1	✓ 1	0
R1c									✓	Operate public reuse store / swap shop	1	✓ 1	0
R1d									✓	C&D separation for recycling at landfill (pallets,metals,carpet padding,cement,etc.)	1	✓ 1	0
R1e									✓	Offer recycled paint back to community	1	✓ 1	0
R1f									✓	Landfill gas recovery	1	✓ 1	0
R1g									✓	Develop a disaster waste management plan	1	✓ 1	0

# Florida Green Local Government Standard Filter Tool

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Energy & Air  
Water  
Waste  
Health  
Land Use  
Emergencies

#	E	A	W	I	H	L	U	J	A	Credit Name	MPP	MAP	CPA
R2a										Curbside recycling for homes and businesses	1	✓ 1	0
R2b										Offer recycling collection services and an education program to businesses.	2	✓ 2	0
R2c										Offer recycling collection services and an education program to multi-family dwellings.	5	✓ 5	0
R2d										Monitor types and amounts of material entering landfill	1	✓ 1	0
R3a										Closed landfill management	1	✓ 1	0
R4a										Incentives for local businesses who utilize EPP or other solid waste reduction strategy	1	✓ 1	0
R4b										Mandatory recycling of typical recyclables and C&D debris for homes and businesses	1	✓ 1	0
R4c										Mandatory recycling program for large volumes of C&D debris.	2	✓ 2	0
R4d										Offer waste assessments to businesses.	1	✓ 1	0
R5a										Volume based or special rates for solid waste collection	1	✓ 1	0
R5b										Offer mulched yard waste to community	1	✓ 1	0
R5c										Require recycling at all local government buildings.	1	✓ 1	0
R5d										Develop a program of composting waste.	1	✓ 1	0
R5e										Develop a program of yellow and/or brown grease recycling.	2	✓ 2	0
R6a										Teach EPP / recycling to local businesses	1	✓ 1	0
R6b										Develop education program for solid waste management	1	✓ 1	0
R6c										Offer educational materials to increase recycling program participation.	2	✓ 2	0
R7a										Conduct a customer waste survey	1	✓ 1	0
S1a										Seek FLDEP plant operations excellence award	2	✓ 2	0
S1b										Create a reclaimed water infrastructure	2	✓ 2	0
S1c										Sanitary sewer overflow abatement.	1	✓ 1	0
S2a										Conduct energy audit of treatment facilities	1	✓ 1	0
S2b										Use cogeneration	1	✓ 1	0
S3a										Use recycled bill envelopes	1	✓ 1	0
S4a										Utilize rate structures based on consumption	1	✓ 1	0
S4b										Low flow fixture rebates	1	✓ 1	0
S4c										Enforce watering restrictions during meter reads	1	✓ 1	0
S4d										Require metering of shallow aquifer removal and sub-metering of multi-family housing	1	✓ 1	0
S4e										Adopt policies to encourage alternative onsite wastewater and water reuse technologies and a	1	✓ 1	0
S4f										Adopt Appendix C of the Building Code related to gray water.	1	✓ 1	0
S5a										Utilize informative billing	1	✓ 1	0
S5b										Distribute printed material or create internet content detailing water wastewater source	1	✓ 1	0
S5c										Create an education campaign for water use reduction (Florida friendly landscaping, rainwater	2	✓ 2	0
S5d										Maintain an on-call water quality program	1	✓ 1	0

# Florida Green Local Government Standard Filter Tool

Use this sheet to create custom reports to facilitate tracking of progress or distribution of criteria lists to individuals or departments.

Energy & Air  
Water  
Waste  
Health  
Land Use  
Aesthetics

#	E	A	W	I	H	L	U	J	A	Credit Name	MPP	MAP	CPA
S5e										Become part of groundwater guardian program	1	✓ 1	0
S5f										Offer home and business audits	1	✓ 1	0
S5g										Enable customers to track and analyze their usage via the internet	1	✓ 1	0
IV1										List your submitted credit here. Please also submit backup documentation and justification.	0	0	0
IV2											0	0	0
IV3											0	0	0
IV4											0	0	0
IV5											0	0	0

L Lead by Example  
C Control  
E Education

Maximum Possible Points Total 417

Maximum Applicable Points Total 417

Credit Points Achieved Total 0

Percent of Maximum Applicable Points Total 0 %

Florida Green Building Coalition  
www.FloridaGreenBuilding.org

(Note: Values are tallied for entire program, not just visible criteria.)

**Exhibit D**  
**Plastic Bag Ban**



**CORAL GABLES**

## Coral Gables approves Florida's first plastic bag ban

**BY LANCE DIXON**

*ldixon@miamiherald.com*

**MAY 09, 2017 04:24 PM**

The Coral Gables ban on plastic bags is now official.

Commissioners unanimously approved the ordinance Tuesday, making the Gables the first city in Florida to ban the use of single-use, carryout plastic bags.

The ordinance prohibits the use of plastic bags by retailers in Coral Gables and at city special events. Violators will be fined from \$50 to \$500, but before the vote, the ordinance was amended to delay the levying of fines against retailers for the first year. The version that won preliminary approval in March had the fines taking effect in six months.

The enforcement and fines for special events will start immediately. Special event organizers could have their permits revoked if they are found in violation of the ban.

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Initially, retail violators will receive warnings. After the year-long window ends, fines will be issued starting at \$50 and increasing to \$500 after a third violation.

The ordinance does provide for exceptions including: plastic bags that the shopper provides, plastic bags without handles, bags used to hold prescription medicines at a pharmacy or veterinarian's office, dry cleaning bags, pet waste bags, yard waste or trash bags and newspaper bags.

The item also encourages businesses to promote the use of reusable bags and gives retailers the option to provide reusable compostable or paper bags for free or at a fee determined by the business owner.

Commissioner Frank Quesada said he hopes to see a gradual reduction in those exempted items once full enforcement begins.

"I want to make sure that we come and we revisit this ordinance to see which ones we can knock off," Quesada said.

Deputy City Attorney Miriam Ramos also clarified that the ban would not apply to smaller special events or private events like a child's birthday party or a family reunion. Residents are also free to continue use of the plastic bags they may have in their own homes.

As with the first reading, the majority of speakers at Tuesday's meeting were in favor of the ban.

"I want to thank you for standing up for what these local municipalities want and need in our own communities," said Rachel Silverstein, executive director of the Miami Waterkeeper organization.

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**THIS WAS NOT AN EASY PROCESS AND WE CERTAINLY GOT PLENTY OF CALLS FROM OUR BUSINESSES. MOST ARE MIGRATING AWAY FROM PLASTIC BAGS BUT THEY WANT TO DO SO ... ON THEIR OWN TERMS.**

Mark Trowbridge, president, Coral Gables Chamber of Commerce

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Chamber of Commerce president Mark Trowbridge, who initially expressed concern from businesses, said that many merchants have become more supportive since the initial vote.

"This was not an easy process and we certainly got plenty of calls from our businesses," Trowbridge said. "Most are migrating away from plastic bags but they want to do so, kind of, on their own terms."

The ban follows a court ruling upholding the city's Styrofoam ban in a lawsuit brought by the Florida Retail Federation. The federation sued the city last July on behalf of its members including Super Progreso, a company that owns a 7-Eleven franchise in the Gables, months after the commission gave final approval to the Styrofoam ban. The federation has appealed the judge's decision to the Third District Court of Appeal, where the case is still pending.



Rich Pedroncelli - AP

City Attorney Craig Leen noted that the appeals court could rule against the city but he expects the city to prevail.

“If the city does not prevail, the city will still at least have the benefit of having plastic bags reduced in the city for a year’s time,” Leen said.

Across the state, local governments are pre-empted from regulating plastic bags. A state statute required the Department of Environmental Protection to conduct a study by Feb. 1, 2010, on the need for new or modified regulation of containers, wrappings and disposable plastic bags. It also prohibited municipalities from regulating those products until the report’s recommendations were approved.

“The Legislature was given the report in 2010 and, to date, none of the recommendations contained therein have been adopted,” Miami-Dade Circuit Judge Jorge Cueto wrote in his ruling in the Styrofoam case.

Cueto ruled, in response to the federation's argument that the plastic bag statute pre-empted the Gables ban, that the previous lack of action put local municipalities in an "indefinite limbo." Citing the judge's ruling, the Gables chose to move forward with the plastic bag ban.

As with the Styrofoam ban the city plans to conduct an educational campaign for residents and the business community.

City staff members noted that municipalities across the state are considering similar regulations and several have approved resolutions in support of plastic bag bans.

*Lance Dixon: 305-376-3708, @LDixon\_3*

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**Plastic Straw Ban**

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# Banning plastic straws an environmental win for Fort Myers Beach

The News-Press Editorial Board, [mailbag@news-press.com](mailto:mailbag@news-press.com) Published 11:30 a.m. ET Nov. 7, 2017



(Photo: Andrea Melendez/The News-Press)

Drink up on Fort Myers Beach, but do it without a plastic straw.

This is an environmental win – although a small one – and we congratulate the Fort Myers Beach Town Council for adopting the ordinance banning plastic straws in most places on Monday. Plastic straws are harmful because they pose a threat to marine life, which ingests them. Eliminating the straws also helps keep the town and the beaches free of at least some trash.

Many other coastal communities in Florida and across the United States have adopted similar ordinances or are considering the ban.

When the ordinance does go into effect in 90 days, we hope the town follows through with a key component, requiring the town's code enforcement and beach and street enforcement divisions to enforce the new town policy.

Fortunately for the town, several businesses in the area were proactive and have not been passing out plastic straws, using paper instead.

The town council should consider taking other environmental steps and banning other plastic products as well, or at least look into increasing the number of recycling receptacles in the town and on the beach. Anything plastic is not good for the environment. It does not break down, like paper, and it can be ingested by animals, or they can become entangled in it.

Plastic is especially toxic for marine mammals, seabirds, turtles, fish and crustaceans. Studies note that turtles will often confuse plastic bags for jelly fish and ingest the bags. Plastic can destroy an animal's digestive system.

Vice Mayor Tracey Gore hinted the town may ban other plastic in the future, saying "we're starting with straws."

Restaurants, bars, stores and beach goers will be expected to comply or face fines of \$100 for a first offense to \$500 for a third offense, or higher amounts for habitual violators. We encourage the town's code enforcement office to use the next 90 days to educate businesses and those on the beach on the new ordinance.

Plastic may be out, but the ordinance does allow for paper, plant vegetable and other materials containing nothing artificial or synthetic in their compounds.

The beach took an important environmental step on Monday, but we will expect more. The land, water and sea life depend on it.

Read or Share this story: <http://newspr.es/2hR4Q2x>

**Exhibit F**  
**Rain Barrel Workshops**

## Environment

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### Rain Barrel Workshops

As part of Miami-Dade County Water and Sewer Department's water conservation initiatives, the Florida Yards and Neighborhoods Program offer rainwater harvesting workshops to educate Miami-Dade County residents on how to capture rainwater, why it can be beneficial, and how to install a rain barrel in the landscape.

Florida receives an average of 56 inches of rainfall per year. An inch of rainfall over a 1000sq.ft. area yields in excess of 600 gallons of water. A rain barrel is an inexpensive means of capturing and storing some of this water for later use. By installing a rain barrel you will not only help reduce pollution from stormwater runoff, but also have a supply of free non-chlorinated Ph neutral water for watering your prize orchids, potted plants and much more!

Learn about water conservation issues and how to construct and install your very own rain barrel. **We can bring the rain barrel & water conservation workshops to your:**

Workplace
School
Garden Club
Association Meetings
Businesses

All rain barrel workshops include a showerhead and light bulb exchange courtesy of Miami-Dade Water and Sewer Department.

### Right Plant, Right Place and Plant Raffle

Florida-Friendly Landscaping Principle Right Plant, Right Place is #1 for a reason! Learn more about plants that grow in our unique South Florida environment that are drought tolerant and know where in your landscape they will thrive. We provide information and links to plant databases and bring plants grown in our shadehouse garden for you to take home to your garden at all Rain Barrel/Water Conservation Workshops. Plants are raffled at the end of the workshop.

[Register Now!](#)

Workshops are **FREE**. To purchase a rain barrel it's \$40. You must register ahead of time to purchase a rain barrel. Please sign up if you plan to attend one of the workshops below so we know how many people are attending.

For additional information contact  
Barbara McAdam 305.248.3311 ext. 245

**Registration**

Payment must be made in the form of personal check or money order. We cannot accept cash. Credit cards can be used to purchase rain barrel through the Eventbrite registration.

Date	Location & Time
Sunday, July 16, 2017 <a href="#">Eventbrite Registration</a>	Deering Estates Discovery Days 16701 SW 72 Ave. Miami, FL 33157 10am - 11:30am
Saturday, August 26, 2017 <a href="#">Eventbrite Registration</a>	Citizens for a Better S. Florida 138 NW 16th Ave. Miami, FL 33125 10:30am - 11:30am

Please note that Miami-Dade Cooperative Extension does not sell rain barrels. Rain barrels are made available only to individuals who attend educational workshops.

**Para leer en Español**

Select Language

 Powered by Translate



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**Download Adobe Reader**



**Resources**

[Advantages of a Rain Barrel](#) [How to Build a Rain Barrel](#) [Miami-Dade County Approved Rainwater Harvesting Guidelines](#) [American Rainwater Catchment Systems](#)

**Making a Rain Barrel (video)**

High Speed Connections [Build & Install \(17 MB\)](#)  
[Use & source \(14 MB\)](#)

Dial Up Connections  
[Build & Install \(2 MB\)](#)  
[Use & source \(1.5 MB\)](#)

**Water Use Calculator**

[Click here to calculate your water use](#)

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Miami-Dade County Extension, 18710 SW 288 Street, Homestead, FL 33030-2309  
(305) 248-3311

**Exhibit G**  
**Organic Fertilizer and Herbicide Requirements**



South Miami Mayor Philip Stoddard, at the Jean Willis Park in 2016, asked city landscapers this year to begin using organic fertilizers and herbicides. **Roberto Koltun** - rkoltun@miamiherald.com

#### ENVIRONMENT

## This Florida mayor takes his city organic with greener weedkiller and fertilizer

BY JENNY STALETOVICH  
*jstaletovich@miamiherald.com*

NOVEMBER 20, 2017 06:30 AM

UPDATED 3 HOURS 1 MINUTES AGO

Last summer, as South Florida descended into the hothouse season that makes it a growing haven for all things green, the city of South Miami quietly switched to organic landscaping.

It isn't the most drastic change made by the small suburb of well-manicured lawns and leafy streets in its quest to become the greenest city on the planet. Last year the city became the first in the state to require solar panels on new homes and has long banned mosquito-spraying for marsh mosquitoes. But according to its mayor, the change was by far the simplest, and one that could be easily replicated by governments and residents across the state.

“Herbicides are sort of the unrecognized peril,” Mayor Phil Stoddard said. “I was horrified they were using all kinds of stuff that I would not want my child exposed to.”

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Over the summer, the city of South Miami began using only organic fertilizer and herbicides on city-owned land.

Courtesy City of South Miami

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As the nation’s winter breadbasket with a year-round growing season, Florida ranks among the biggest consumers of fertilizer and herbicides in the nation, according to the University of Florida Institute of Food and Agricultural Sciences. During the winter, fertilizer keeps lawns lush. In summer, herbicides step in to combat the stampede of weeds. But they have also become a point of contention. Nitrogen in fertilizer can trigger toxic algae blooms while phosphorus can wreak havoc on Everglades marshes and bays that thrive with very low amounts of nutrients. And numerous studies have blamed chemical herbicides for harming people and wildlife.

Many counties in the state, including those along the Indian River Lagoon and in Central Florida where freshwater bubbles up from underground springs, have a summer blackout on fertilizer use, although it remains a huge problem. Hundreds of tons of phosphorus still flows yearly into Lake Okeechobee, the eighth largest state in the U.S., largely because limiting use of fertilizers is self-policed under a policy of best-management practices or BMPs.

“Along the Indian River Lagoon, cities have fertilizer regulations, but who enforces that?” asked Audubon Florida’s Okeechobee Science Director Paul Gray. “They just talk to homeowner’s groups. There’s no one following people around to make sure no one’s over-fertilizing.”



Blue-green algae spread through a canal in western Palm Beach County in 2016. Fertilizer containing phosphorus and nitrogen can trigger the blooms, prompting many cities and counties in Florida to issue “fertilizer blackouts,” during rainy summer seasons when conditions can worsen.

**Allen Eyestone** - TNS

The focus has also largely remained on the perils of over-fertilizing, with few local governments pushing for organic alternatives. The city of Fort Lauderdale includes a warning about the dangers to fish, insects and animals up the food chain, but leaves it open to homeowners to choose. Others, including the city of Miami’s city ordinance and North Miami Beach’s rules, call for water-saving plants, but make no mention of organics.

“All of us are part of the problem and we can

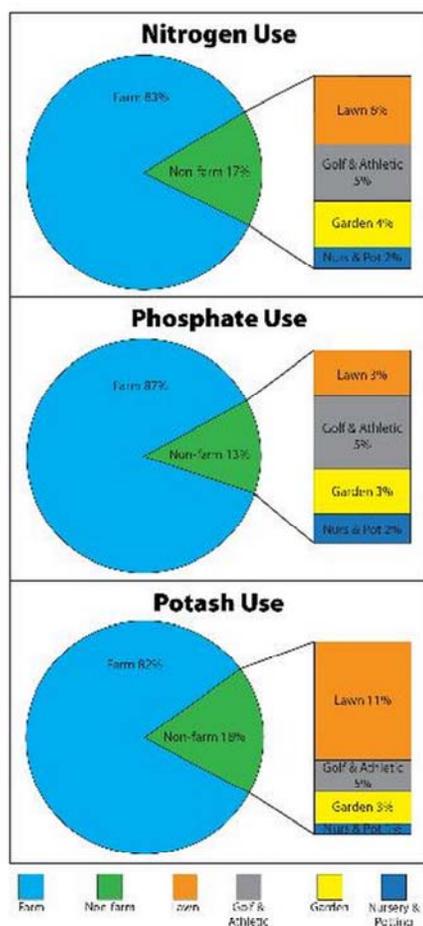
be neat or slovenly,” Gray said.



In South Miami, Stoddard, who after Hurricane Irma distributed non-toxic mosquito traps to weary residents, hopes to lead by example. A neurobiologist who studies behavioral ecology, Stoddard as long advocated against environmental chemical use. He lead an effort to ban mosquito-spraying, except for disease-carrying *Aedes aegypti*, in the city and has fought Florida Power & Light to allow homeowners to install solar panels, which he has on his own home.

After reading about research on atrazine, which is banned in Europe and been the subject of a decades-long dispute over its health impacts, Stoddard said he started looking at the products being used on South Miami’s parks and open spaces.

“Every time you look at one of these herbicides, you find there’s some thing going on,” he said.



In 2012, before the state ended reporting requirements for fertilizer use, agriculture ranked as the biggest fertilizer user in the state, followed by lawn care. University of Florida Institute of Food and Agricultural Sciences

His wife’s family owns a farm, he said, and at his suggestion, they switched to organic products. The change was so effortless, he asked his staff to do the same for the city. Without fanfare or any public dispute, he said they asked contractors applying for the city’s landscaping business to simply use organic fertilizer and herbicides, without increasing costs.

They got a half dozen bids ranging from about \$269,000 to \$67,000 for a three-year contract and settled on a Hialeah-based SFM Services, which started business 40 years ago providing janitors to the Orange Bowl.

“It just turned out to be that easy,” Stoddard said. “We just did it and so far, so good.”



## Town of Surfside Planning & Zoning Communication

**Agenda Date:** February 22, 2018  
**Subject:** Dune/Beach Management and Resiliency Planning  
**From:** Sarah Sinatra Gould, AICP, Town Planner

**Background:** The Sustainability Committee has requested staff to prepare a plan for dune management and to prepare a survey to understand the elevation for resiliency planning. The cost of this project is approximately \$30,000. Staff has identified a grant through the Florida Department of Environmental Protection which, if approved, would cover the full cost of the project. Staff has reached out to the State for initial feedback on the project and the concept was well received. The grant deadline is February 28, 2018. Below is the scope of the project that will be submitted to the State and attached is a copy of the grant advertisement.

*The Town of Surfside is a small coastal barrier island community. Along the eastern edge is the Atlantic Ocean and along the western edge is the Intracoastal Waterway. The Town faces flood risk from each of these water bodies. In its continuing efforts to develop accurate and effective flood peril strategies, the Town desires to obtain elevation data at all of the street centerline intersections of public rights-of-way within the Town, along with obtaining a 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 is currently in final stages of updating its Coastal Management Element of the Comprehensive Plan and has added Objective 12 with 6 policies focused on strategizes related resiliency and sea level rise which include the proposed items for this grant.*

### *Task One:*

*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 developing effective freeboard criteria.*

*Task One Deliverables: copy of map with Topo data and summary of results and possible next steps and strategies.*

*Task Two:*

*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. 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. Analysis of this 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 information will also guide the Town in the next step of development of beach use regulations to ensure this resource remains an effective protection system for the Town.*

*Task Two Deliverables: Copy of map (clarify what map) , the Beach and Dune Use Best Management Practices document and summary of results that explores possible next steps and strategies.*



Sarah Sinatra Gould, AICP, Town Planner



Guillermo Olmedillo, Town Manager

## Florida Resilient Coastlines Program Funding Announcement

Florida Coastal Office

Florida Department of Environmental Protection

The Florida Resilient Coastlines Program announces funding available for local governments and regional planning councils to engage in and/or continue planning for resilience to sea level rise, coastal/tidal flooding, coastal erosion, and shifting ecosystems. Funds are available immediately. Projects must be completed by December 31, 2018.

The Florida Resilient Coastlines Program (FRCP), part of the Florida Coastal Office, has funding specifically for increasing resilience along Florida's coastline. The funds may be used for planning and/or technical assistance, especially in conjunction with communities' comprehensive plan Evaluation and Appraisal Review efforts and the development of strategies to bring communities' plans into compliance with Peril of Flood statutory requirements.

**Grant Type:** Cost Reimbursement, no match required

**Award Range:** \$25,000 to \$75,000 but amounts may vary

**Who is Eligible:** Counties, municipalities, regional planning councils, and water management districts. Projects must benefit areas that are required to have a coastal management element in their comprehensive plan.

**How to Request Funding:** Provide the following no later than February 28, 2018, at 5:00 pm Eastern.

1. Letter of Interest, including:
  - a. Name of local government or regional planning council requesting funding
  - b. Name, mailing address, phone number, and email address of the primary contact for the project
  - c. Name of the local government(s) that the project will benefit
  - d. The specific project and how it will increase the resilience of the community
  - e. A description of any products that will be produced
  - f. The total amount of funding being requested
  - g. Any additional information the applicant would like to include

2. Budget:

A proposed budget outlining anticipated expenditures by expenditure category (e.g., contracted services, salaries and fringe benefits for work performed in-house, administrative expenses, etc.). Indirect costs may be limited by federal restriction.

A Scope of Work will be required if the proposal is accepted.

Federal approval of projects will be required.

This is an informal process, so questions are welcome at any time.

Contact Whitney Gray at [whitney.gray@floridadep.gov](mailto:whitney.gray@floridadep.gov) (850) 245-2098 for more information.

ITEM	OUTCOME	NEXT STEPS	TENTATIVE SCHEDULE	COMPLETE
<b>FUTURE PZ DISCUSSION ITEMS</b>				
Limitation on building length in H40 & H30C	Revisit building limitations as well as green walls to soften the breaks in the building.	Discuss with PZ – Bring back prior graphics	PZ/Commission workshop on February 6 <sup>th</sup>	
Photovoltaic Incentives	Requested by the Town Commission	Discuss requiring solar panels for all residential properties.	February PZ	
Aggregation of Single Family	Requested by the Town Commission	Discuss limitations on building length relating to single family lots, if aggregated.	February PZ	
Green Roofs	Requested by the Town Commission		February PZ	
H40, H30 & SDB40 Architecturally Significant ordinance	Review with PZ options for architecturally significant ordinance for other zoning districts.	PZ discussion	March PZ	
Stepback discussion	Commission has requested the PZ board analyze this requirement	Prepare visual and calculation of volume, how much square footage does this equate to	Future PZ	
Sidewalk aesthetics and crossing Collins Avenue	Prepare discussion item to determine if walkability can be improved. Combined with evaluating uses on the west side of Collins.		Future PZ	
Impact fee discussion			Future PZ	
Ways to increase pervious area of lots	Place on PZ agenda for discussion. Provide PZ with current standards		Future PZ	
Landscape Plans	Require landscape plans for large scale renovations (renovations affecting more than 50% of the square footage of the house)	Future PZ	Future PZ	
Fences & Hedges in the	Discussion on hedge height in the		Future PZ	

front of single family residences	front					
<b>ON UPCOMING COMMISSION AGENDA</b>						
Circulation pattern	PZ discussion on pedestrian safety and walkability	Pilot project	Ongoing	Ongoing		Ongoing
<b>ON FUTURE COMMISSION AGENDA</b>						
Commercial-waste and recycling container-screening	Screening for containers, green screen, vegetation, include pictures from Commissioner Kligman	Draft code amendment				Did not move forward
Driveway material regulations	Modify code to allow stamped concrete and concrete slabs with decorative rock or grass in between	Draft code amendment				Did not move forward
Painting _____ of commercial structures	Town Staff to prepare ordinance	Prepare ordinance for commission				Did not move forward
<b>COMPLETED</b>						
Driveway	Prepare code modification that limits a driveway so that it does not exceed the front plane of the home.		January Commission			Complete
Give a foot, get a foot relating Sea Level Rise  —— Flat Roof vs. Pitch roof	Place on agenda for discussion on referendum	Prepare visuals, timeline and cross section.	February Commission 2 <sup>nd</sup> reading			Complete
Roof Pitch of Single Family	Modify ordinance to include roof pitch above top of the truss as an architectural feature	Provide side by side elevation in current code to the top of the flat roof to demonstrate it is 3 feet above the top of a pitched roof.	February Commission 2 <sup>nd</sup> reading			Complete
Trellis	Review if a trellis attached to the house is considered an accessory	This has not been a reoccurring issue.	Trellis		Review if a trellis attached to the	This has not been a

	structure-	Provide direction if this is necessary.		house _____ is considered _____ an accessory structure.	reoccurring issue.-P
Average side setback /Massing	Modify ordinance for additional side setbacks on upper floors for single family homes	Direction if this is necessary. The Town has already modified the code to prohibit covered balconies counted towards setbacks.	Average side setback /Massing	Modify ordinance for additional side setbacks on upper floors for single family homes	The Town has already modified the code to prohibit covered balconies counted towards setbacks.
Satellite dishes	Further review by staff	Direction if this is necessary. This issue has not come up as a problem and it is not clear if this is still desired to be regulated.	Satellite dishes	Further review by staff	This issue has not come up as a problem and it is not clear if this is still desired to be regulated.
Residential or commercial wind turbine regulations	Prepare ordinance regulating wind turbines including hurricane precautions, noise regulations, insurance considerations	Direction if this is necessary. This issue has not come up as a problem and it is not clear if this is still desired to be regulated.	Residential or commercial wind turbine regulations	Prepare ordinance regulating wind turbines including hurricane precautions, noise regulations, insurance considerations	This issue has not come up as a problem and it is not clear if this is still desired to be regulated.
Setback for parapet	Prepare ordinance to require	Direction if this is	Setback for parapet	Prepare	Direction if

above 30 feet on single family homes	additional setback	still necessary as the code could be modified to encourage pitched roofs.	above 30 feet on single family homes	ordinance to require additional setback	this is still necessary as the code could be modified to encourage pitched roofs.
Final Zoning Inspections	Town Manager will analyze	Building performs inspections based on the plans. Need direction if anything further is necessary	Final Zoning Inspections	Town Manager will analyze	Building performs inspections based on the plans.
Requiring noticing for demolition of houses	Research option and place on agenda for discussion				Yes
Sign Definitions	Modify sign definitions for monument and sign area	Drafted code amendment			
Carpets	Require improved surface on frame	Addressed in Code		September PZ	Yes
Provide summary on construction hours and noise ordinance	Place update on PZ agenda.			September PZ	Yes
Workforce housing update				September PZ	Yes
Add requirement for licensed architect for DRB submittals	Reviewing entire section relating to DRB	Draft code amendment			May Commission Agenda
Corridor Analysis	Study corridor between Collins & Harding	Prepare code amendments	Work authorization to be approved in <b>NOVEMBER</b>	January Commission	Complete
Single Family Paint Colors	Discussion with the Planning & Zoning Board to determine if a color palette is appropriate for single	Place on future Planning and Zoning agenda for	In contract	Will add to Joint Meeting with PZ/Commission.	Complete

Parking Trust Fund	family homes and what colors/criteria should be included Discussion with the Planning & Zoning Board to provide a cap for payment into the fund	discussion Ordinance on July PZ agenda	In contract	July Commission for 1 <sup>st</sup> reading, July PZ August Commission for 2 <sup>nd</sup> reading	Complete
Turtle Lighting	Town Staff to prepare review	No ordinance necessary. Turtle lighting already required in code.	COMPLETE	Turtle Lighting	Town Staff to prepare review
Downtown Color Palette	Discussion with the Planning & Zoning Board to determine if a color palette is appropriate and what colors/criteria should be included	Place on future Planning and Zoning agenda for discussion	In contract	Replaced with repainting of structures.	Complete
Bay Drive & 96 <sup>th</sup> Street	Open Bay Drive off 96 <sup>th</sup> Street	Staff will research	Police and Building to research	No change. Police Chief cited safety concerns	COMPLETE
Sign/awning code	Discussed at Joint Meeting	Staff beginning to work on draft	Work Authorization approved	July Commission August Commission	COMPLETE
As-built reviews for residential projects	Discuss increasing canopy in town, street trees, what can be planted in ROW	Research and prepare report for discussion and possible code amendment	In contract	March PZ	COMPLETE Added a program modification to FY2015 budget
Interpretation of base flood elevation for the H120 district	No change	No further action needed		N/A	COMPLETE
Solar panel regulations	Prepare ordinance regulating solar panels	Draft code amendment	In contract	March PZ	COMPLETE

Car charging station regulations	Prepare ordinance regulating car charging stations requiring them in new multi-family, research what other communities are doing	Draft code amendment	In contract	December PZ	COMPLETE
Pyramiding effects of stepbacks in the H120 district	No action necessary since Planning and Zoning Board currently reviewing stepbacks as part of wall frontage modifications			N/A	
Garage door clarification	Modify code to remove requirement for two separate garage doors	Draft code amendment	In contract	November PZ	COMPLETE
10% window opening requirement per story	Discussion with the Planning & Zoning Board	Prepare ordinance for commission	In contract	June PZ	November Commission for first reading
Landscaping in front of converted garage	Determine if landscaping planter is sufficient versus requiring landscaping.	Reviewed code and determined that planter is only permitted in cases where the driveway would be too short.	In contract	No further modification necessary	Yes
Sheds	Modify ordinance to increase square footage, but reduce height and add landscape requirements.	Draft code amendment	In contract	Discussed at March meeting.	Commission 1st reading in May. PZ in May