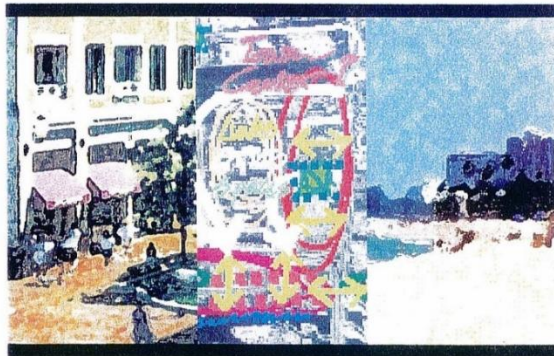




# The City of SUNNY ISLES BEACH Comprehensive Plan



Adopted October 2000

Amended 2002  
Amended 2006  
Amended 2007  
Amended 2008  
Amended 2009  
Amended 2010  
Amended 2011  
Amended 2012  
Amended 2015  
Amended 2016  
Amended 2019  
Amended 2021  
Amended 2022  
Amended 2023  
Amended 2026



## TABLE OF CONTENTS

### 01. Introduction

- The Sunny Isles Comprehensive Plan \_\_\_\_\_ 1
- A Community Vision \_\_\_\_\_ 2
- Urban Village & Town Center \_\_\_\_\_ 3
- A Goals, Objectives and Policies Framework \_\_\_\_\_ 4

### 02. Future Land Use Element \_\_\_\_\_ 7

- Land Use Goal \_\_\_\_\_ 8
- Monitoring Measures \_\_\_\_\_ 34

### 03. Transportation Element \_\_\_\_\_ 35

- Transportation Goal \_\_\_\_\_ 36
- Monitoring Measures \_\_\_\_\_ 58

### 04. Housing Element \_\_\_\_\_ 59

- Housing Goal \_\_\_\_\_ 60
- Monitoring Measures \_\_\_\_\_ 66

### 05. Recreation and Open Space Element \_\_\_\_\_ 67

- Recreation and open Space Goal \_\_\_\_\_ 68
- Monitoring Measures \_\_\_\_\_ 71

### 06. Capital Improvements Element \_\_\_\_\_ 72

- Capital improvements Goal \_\_\_\_\_ 73
- Monitoring Measures \_\_\_\_\_ 85

### 07. Coastal Management Element \_\_\_\_\_ 86

- Coastal Management Goal \_\_\_\_\_ 87



## **08. Infrastructure Element \_\_\_\_\_ 103**

- Infrastructure Goal \_\_\_\_\_ 104
- Monitoring Measures \_\_\_\_\_ 108

## **09. Conservation Element \_\_\_\_\_ 109**

- Conservation Goal \_\_\_\_\_ 111

## **10. Educational Facilities \_\_\_\_\_ 118**

- Educational Facilities Goal \_\_\_\_\_ 119
- New Map: "Geographic" areas to be added to series \_\_\_\_\_ 129

## **11. Intergovernmental Coordination Element \_\_\_\_\_ 134**

- Intergovernmental Coordination Goal \_\_\_\_\_ 135
- Monitoring Measures \_\_\_\_\_ 141

## **12. Property Rights Element \_\_\_\_\_ 143**

- Property Rights Goal \_\_\_\_\_ 144



## TABLE OF ILLUSTRATIONS

Sunny Isles Beach Comprehensive Plan

### Introduction

- Urban village and Town Center \_\_\_\_\_ 5

### Transportation Element

- Future Transportation Systems \_\_\_\_\_ 38
- Future Transportation Improvements \_\_\_\_\_ 44
- Future Bus Routes \_\_\_\_\_ 47
- 2015 Planned Roadway Network \_\_\_\_\_ 49
- Future Evacuation Routes \_\_\_\_\_ 54
- Proposed Cross Section on Collins Ave/A1A \_\_\_\_\_ 56

### Coastal Management Element

- Coastal High Hazard Area \_\_\_\_\_ 93

### Conservation Element

- Soil Type Conservation \_\_\_\_\_ 115
- Mineral Resources conservations \_\_\_\_\_ 116
- Significant Vegetation Conservation \_\_\_\_\_ 117

### Educational Facilities Element

- Figure 1A- *Proposed, Existing, and Ancillary Educational Facilities. Located in the Northwest Area - 2008-2013* \_\_\_\_\_ 130
- Figure 1 B - *Proposed, Existing, and Ancillary Educational Facilities Located in the Northeast Area - 2008-2013* \_\_\_\_\_ 131
- Figure 1C - *Proposed, Existing, and Ancillary Educational Facilities Located in the Southwest Area - 2008-2013* \_\_\_\_\_ 132
- Figure 1D - *Proposed, Existing, and Ancillary Educational Facilities Located in the Southwest Area - 2008-2013* \_\_\_\_\_ 133



## INSTRUCTION FOR AMENDMENT

### Comprehensive Plan 2030

THIS SUPPLEMENT CONTAINS ALL OF THE CHANGES THAT WERE AUTHORIZED BY ORDINANCES ADOPTED BY THE CITY OF SUNNY ISLES BEACH.

#### ORDINANCE No. 2000-105

Ordinance No. 2000-105, passed and adopted on October 5<sup>th</sup>, adopting Comprehensive Plan.

#### ORDINANCE No. 2002-147

Ordinance No. 2002-147, passed and adopted on January 17<sup>th</sup>, 2002 amending sections:

| ELEMENT | GOAL | OBJECTIVE | POLICY |
|---------|------|-----------|--------|
| FLU     |      |           | 1I     |
|         |      |           | 15B    |
|         |      |           | 15C    |

#### ORDINANCE No. 2006-270

Ordinance No. 2006-270, passed and adopted on November 14, 2006 amending sections:

| ELEMENT | MAP                                |
|---------|------------------------------------|
| FLU     | FIRST AMENDMENT TO FUTURE LAND USE |

#### ORDINANCE No. 2007-295

Ordinance No. 2007-295, passed and adopted on December 13<sup>th</sup>, 2007 amending sections:

| ELEMENT | GOAL | OBJECTIVE | POLICY |
|---------|------|-----------|--------|
| FLU     |      | 1         | 1G     |
|         |      |           | 1H     |
|         |      |           | 1I     |
|         |      |           | 1J     |
|         |      | 4         | 4E     |
|         |      |           | 4G     |
|         |      |           | 4H     |
|         |      | 5         | 5A     |



|                |      |           | 5B     |
|----------------|------|-----------|--------|
|                |      |           | 5C     |
|                |      |           | 5D     |
|                |      | 6         | 6C     |
|                |      |           | 8I     |
|                |      |           | 8J     |
|                |      |           | 8L     |
| ELEMENT        | GOAL | OBJECTIVE | POLICY |
|                |      | 9         | 9B     |
|                |      |           | 11D    |
|                |      |           | 12A    |
|                |      |           | 12B    |
|                |      |           | 12D    |
|                |      |           | 12E    |
|                |      |           | 13A    |
|                |      |           | 13B    |
|                |      |           | 13C    |
|                |      |           | 14A    |
|                |      | 15        | 15B    |
|                |      | 16        | 16A    |
|                |      |           | 16B    |
|                |      |           | 16C    |
|                |      |           | 16D    |
|                |      |           | 16E    |
|                |      |           | 16F    |
|                |      |           | 16G    |
|                |      |           | 16H    |
|                |      |           | 16I    |
| TRANSPORTATION |      |           | 1B     |
|                |      |           | 1C     |
|                |      |           | 1D     |
|                |      |           | 1E     |
|                |      |           | 1F     |
|                |      |           | 1G     |
|                |      |           | 2A     |
|                |      |           | 5G     |
|                |      |           | 6C     |
|                |      |           | 7C     |
|                |      |           | 7I     |
|                |      |           | 10B    |
|                |      |           | 10E    |
|                |      |           | 11A    |
|                |      |           | 11E    |
|                |      |           | 11F    |
|                |      |           | 11G    |
|                |      |           | 13C    |
|                |      |           | 14G    |
| HOUSING        |      |           | 1E     |



|                     |         |           |                    |
|---------------------|---------|-----------|--------------------|
|                     |         |           | 4K                 |
|                     |         |           | 4L                 |
|                     |         |           | 4M                 |
|                     |         |           | 4N                 |
|                     |         |           | 8A                 |
| REC&OPEN SPACE      |         |           | 3E                 |
|                     |         |           | 3F                 |
| ELEMENT             | GOAL    | OBJECTIVE | POLICY             |
|                     |         |           | 3G                 |
|                     |         |           | 3H                 |
|                     |         |           | 3I                 |
|                     |         | 5         |                    |
| CAPITAL IMPROVEMENT |         | 1         | 1F                 |
|                     |         |           | 1G                 |
|                     |         | 2         | 2A                 |
|                     |         |           | 2E                 |
|                     |         |           | 2F                 |
|                     |         |           | 3F                 |
|                     |         |           | 5A                 |
|                     |         |           | 5B                 |
| COASTAL MNG.        |         |           | 2G                 |
|                     |         |           | 8L                 |
|                     |         |           | 8T                 |
| INFRASTRUCTURE      |         |           | 3D                 |
|                     |         |           | 4F                 |
|                     |         |           | 4G                 |
| COMMUNITY DESIGN    | DELETED | DELETED   | DELETED            |
| CONSERVATION        |         |           | 1K                 |
|                     |         |           | 2D                 |
|                     |         |           | 2E                 |
|                     |         |           | 4D                 |
|                     |         | 5         | 5A                 |
| INTERGOVERNMENTAL   |         |           | 3A                 |
|                     |         |           | 3F                 |
|                     |         |           | 3N                 |
|                     |         |           | 3O                 |
|                     |         |           | 3P                 |
|                     |         |           | 3Q                 |
|                     |         |           | 3R                 |
|                     |         |           | 3S                 |
|                     |         |           | Monitoring Measure |


**ORDINANCE No. 2008-310**

Ordinance No. 2008-310, passed and adopted on September 18<sup>th</sup>, 2008, amending sections:

| ELEMENT                | GOAL | OBJECTIVE | POLICY |
|------------------------|------|-----------|--------|
| EDUCATIONAL FACILITIES | NEW  | NEW       | NEW    |

| ELEMENT             | GOAL | OBJECTIVE | POLICY |
|---------------------|------|-----------|--------|
| INTERGOVERNMENTAL   |      |           | 3F     |
|                     |      |           | 3K     |
|                     |      |           | 3L     |
|                     |      |           | 3M     |
|                     |      |           | 3N     |
| CAPITAL IMPROVEMENT |      |           | 2E     |
|                     |      |           | 2F     |
|                     |      |           | 2G     |
|                     |      |           | 5D     |
|                     |      |           | 5E     |
|                     |      |           | 5F     |

**ORDINANCE No. 2009-330**

Ordinance No. 2009-330, passed and adopted on July 16<sup>th</sup>, 2009 amending sections:

| ELEMENT           | GOAL | OBJECTIVE          | POLICY |
|-------------------|------|--------------------|--------|
| FLU               |      |                    | 2D     |
| INFRASTRUCTURE    |      |                    | 2A     |
|                   |      | 5                  | 5A     |
|                   |      |                    | 5B     |
|                   |      | Monitoring Measure |        |
| CONSERVATION      |      |                    | 2F     |
|                   |      |                    | 2G     |
|                   |      |                    | 2H     |
|                   |      |                    | 2I     |
|                   |      |                    | 2J     |
|                   |      |                    | 2K     |
|                   |      |                    | 2L     |
|                   |      |                    | 2M     |
|                   |      |                    | 2N     |
| INTERGOVERNMENTAL |      |                    | 3T     |
|                   |      |                    | 3U     |
|                   |      |                    | 3V     |
| ELEMENT           | GOAL | OBJECTIVE          | POLICY |



|                     |    |
|---------------------|----|
|                     | 3W |
|                     | 3X |
| CAPITAL IMPROVEMENT | 1H |
|                     | 1I |
|                     | 1J |
|                     | 1K |
|                     | 2E |

#### **ORDINANCE No. 2010-345**

Ordinance No. 2010-345, passed and adopted on May 20<sup>th</sup>, 2010 amending sections:

| ELEMENT             | GOAL | OBJECTIVE | POLICY |
|---------------------|------|-----------|--------|
| CAPITAL IMPROVEMENT |      |           | 1G     |

#### **ORDINANCE No. 2011-359**

Ordinance No. 2011-366, passed and adopted on March 17<sup>th</sup>, 2011 amending sections:

| ELEMENT             | GOAL | OBJECTIVE | POLICY |
|---------------------|------|-----------|--------|
| CAPITAL IMPROVEMENT |      |           | 1G     |

#### **ORDINANCE No. 2011-366**

Ordinance No. 2011-359, passed and adopted on September 15<sup>th</sup>, 2011 amending sections:

| ELEMENT | MAP                              |
|---------|----------------------------------|
| FLU     | AMENDMENT TO FUTURE LAND USE MAP |

#### **ORDINANCE No. 2012-380**

Ordinance No. 2012-380, passed and adopted on February 16<sup>th</sup>, 2012 amending sections:

| ELEMENT | MAP                              |
|---------|----------------------------------|
| FLU     | AMENDMENT TO FUTURE LAND USE MAP |

#### **ORDINANCE No. 2015-465**

Ordinance No. 2015-465, passed and adopted on November 19<sup>th</sup>, 2015 amending sections:

| ELEMENT | MAP                              |
|---------|----------------------------------|
| FLU     | AMENDMENT TO FUTURE LAND USE MAP |


**ORDINANCE No. 2016-478**

Ordinance No. 2016-478, passed and adopted on April 21<sup>st</sup>, 2016 amending sections:

| ELEMENT             | GOAL | OBJECTIVE | POLICY             |
|---------------------|------|-----------|--------------------|
| INFRASTRUCTURE      |      | 5         | 5A                 |
|                     |      |           | 5B                 |
|                     |      |           | Monitoring Measure |
| CONSERVATION        |      |           | 2F                 |
|                     |      |           | 2G                 |
|                     |      |           | 2M                 |
| INTERGOVERNMENTAL   |      |           | 3U                 |
|                     |      |           | 3Y                 |
|                     |      |           |                    |
|                     |      | 5         | 5A                 |
|                     |      |           | 5B                 |
|                     |      |           | 5C                 |
|                     |      |           | Monitoring Measure |
| CAPITAL IMPROVEMENT |      |           | 1H                 |

**ORDINANCE No. 2016-480**

Ordinance No. 2016-480, passed and adopted on May 19<sup>th</sup>, 2016 amending sections:

| ELEMENT      | GOAL             | OBJECTIVE | POLICY |
|--------------|------------------|-----------|--------|
| INTRODUCTION | Community Vision |           |        |
|              |                  |           |        |
| FLU          |                  | 1         | 1A     |
|              |                  |           | 3C     |
|              |                  |           | 4A     |
|              |                  |           | 4G     |
|              |                  |           | 5B     |
|              |                  |           | 5C     |
|              |                  |           | 6C     |
|              |                  |           | 7B     |
|              |                  |           | 7C     |
|              |                  |           | 8C     |
|              |                  |           | 8D     |
|              |                  |           | 8E     |
|              |                  |           | 8F     |
|              |                  |           | 8G     |
|              |                  |           | 8H     |
|              |                  |           | 8I     |
|              |                  |           | 8J     |
|              |                  | 9         | 9A     |
|              |                  |           | 9B     |
| ELEMENT      | GOAL             | OBJECTIVE | POLICY |
|              |                  |           | 9C     |



|                |      |                     |        |
|----------------|------|---------------------|--------|
|                |      |                     | 9D     |
|                |      |                     | 9E     |
|                |      | 10                  | 10D    |
|                |      |                     | 10E    |
|                |      | 11                  | 11A    |
|                |      |                     | 11B    |
|                |      |                     | 11C    |
|                |      |                     | 11D    |
|                |      | 12                  | 12A    |
|                |      |                     | 12B    |
|                |      |                     | 12C    |
|                |      |                     | 12D    |
|                |      |                     | 12E    |
|                |      | 13                  | 13A    |
|                |      |                     | 13B    |
|                |      |                     | 13C    |
|                |      |                     | 13D    |
|                |      |                     | 13E    |
|                |      |                     | 13F    |
|                |      |                     | 13G    |
|                |      |                     | 14A    |
|                |      |                     | 15A    |
|                |      |                     | 15B    |
|                |      | 16                  | 16A    |
|                |      |                     | 16B    |
|                |      |                     | 16C    |
|                |      |                     | 16D    |
|                |      |                     | 16E    |
|                |      |                     | 16F    |
|                |      |                     | 16H    |
|                |      |                     | 16I    |
|                |      | Monitoring Measures |        |
| TRANSPORTATION |      |                     | 1A     |
|                |      |                     | 1B     |
|                |      |                     | 1C     |
|                |      |                     | 1E     |
|                |      |                     | 1F     |
|                |      |                     | 1G     |
|                |      |                     | 4F     |
|                |      |                     | 4K     |
|                |      |                     | 5H     |
|                |      | 16                  | 16A    |
|                |      |                     | 16B    |
|                |      |                     | 16C    |
|                |      |                     | 16D    |
| ELEMENT        | GOAL | OBJECTIVE           | POLICY |
|                |      |                     | 16E    |
|                |      |                     | 16F    |



|                     |      |                     |        |
|---------------------|------|---------------------|--------|
|                     |      | 17                  | 17A    |
|                     |      |                     | 17B    |
|                     |      |                     | 17C    |
|                     |      | Monitoring Measures |        |
| HOUSING             |      |                     | 1F     |
|                     |      |                     | 2I     |
|                     |      |                     | 2J     |
|                     |      |                     | 5D     |
|                     |      | 9                   | 9A     |
|                     |      |                     | 9B     |
|                     |      | Monitoring Measures |        |
| REC&OPEN SPACE      |      |                     | 1D     |
|                     |      |                     | 1E     |
|                     |      |                     | 3F     |
|                     |      |                     | 3J     |
|                     |      | Monitoring Measures |        |
| CAPITAL IMPROVEMENT |      |                     | 1B     |
|                     |      |                     | 1F     |
|                     |      |                     | 1G     |
|                     |      |                     | 1H     |
|                     |      |                     | 2A     |
|                     |      |                     | 5A     |
|                     |      |                     | 5B     |
|                     |      |                     | 5F     |
|                     |      | Monitoring Measures |        |
| COASTAL MANAGEMENT  |      | 2                   | 2E     |
|                     |      |                     | 2H     |
|                     |      |                     | 4B     |
|                     |      |                     | 6I     |
|                     |      | 9                   | 9A     |
|                     |      |                     | 9B     |
|                     |      |                     | 9C     |
|                     |      |                     | 9D     |
|                     |      |                     | 9E     |
|                     |      | Monitoring Measures |        |
| INFRASTRUCTURE      |      |                     | 3A     |
|                     |      | Monitoring Measures |        |
| CONSERVATION        |      | 6                   | 6A     |
|                     |      |                     | 6B     |
| ELEMENT             | GOAL | OBJECTIVE           | POLICY |
|                     |      |                     | 6C     |
|                     |      |                     | 6D     |
|                     |      |                     | 6E     |
|                     |      | Monitoring Measures |        |
| INTERGOVERNMENTAL   |      |                     | 2B     |
|                     |      | 3                   | 3A     |
|                     |      |                     | 3N     |
|                     |      |                     | 3O     |



|                        |                     |
|------------------------|---------------------|
|                        | 3P                  |
|                        | 3Q                  |
|                        | Monitoring Measures |
| EDUCATIONAL FACILITIES | Monitoring Measures |

#### ORDINANCE No. 2019-549

Ordinance No. 2019-549, passed and adopted on December 19<sup>th</sup>, 2019, amending sections:

| ELEMENT | GOAL | OBJECTIVE | POLICY |
|---------|------|-----------|--------|
| FLU     |      | 14        | 14B    |

#### ORDINANCE No. 2019-550

Ordinance No. 2019-550, passed and adopted on December 19<sup>th</sup>, 2019, amending sections:

| ELEMENT | GOAL | OBJECTIVE                        | POLICY |
|---------|------|----------------------------------|--------|
| FLU     |      | AMENDMENT TO FUTURE LAND USE MAP |        |

#### ORDINANCE No. 2021-573

Ordinance No. 2021-573, passed and adopted on February 14, 2023, amending sections:

| ELEMENT             | GOAL | OBJECTIVE           | POLICY |
|---------------------|------|---------------------|--------|
| INFRASTRUCTURE      |      |                     | 2A     |
|                     |      | 5                   |        |
|                     |      |                     | 5A     |
|                     |      |                     | 5B     |
|                     |      | Monitoring Measures |        |
| CONSERVATION        |      |                     | 2E     |
|                     |      |                     | 2F     |
|                     |      |                     | 2G     |
|                     |      |                     | 2M     |
|                     |      |                     | 2O     |
|                     |      |                     | 2P     |
|                     |      |                     | 2Q     |
| INTERGOVERNMENTAL   |      |                     | 3U     |
|                     |      |                     | 3Y     |
|                     |      |                     | 3Z     |
|                     |      |                     | 3AA    |
|                     |      |                     | 5C     |
| CAPITAL IMPROVEMENT |      |                     | 1H     |

**ORDINANCE No. 2022-583**

Ordinance No. 2022-583, passed and adopted on May 19, 2022, amending sections:

| ELEMENT | MAP                              |
|---------|----------------------------------|
| FLU     | AMENDMENT TO FUTURE LAND USE MAP |

**ORDINANCE No. 2022-591**

Ordinance No. 2022-591, passed and adopted on September 15, 2022, creating the Property Rights Element.

**ORDINANCE No. 2023-597**

Ordinance No. 2023-597, passed and adopted on February 16, 2023, amending sections:

| ELEMENT | GOAL | OBJECTIVE | POLICY |
|---------|------|-----------|--------|
| FLU     |      | 14        | 14B    |

**ORDINANCE No. 2023-598**

Ordinance No. 2023-597, passed and adopted on February 16, 2023, amending sections:

| ELEMENT           | GOAL                                  | OBJECTIVE | POLICY     |
|-------------------|---------------------------------------|-----------|------------|
| FLU               | AMNDMENT TO FTURE LAND USE MAP SERIES |           |            |
| COASTAL MANAGEMET | DEFINITIONS                           |           |            |
|                   | 6                                     |           | 6I         |
|                   |                                       |           | 6J         |
|                   |                                       |           | 6K         |
|                   | REPLACE FLOOD ZONE MAP                |           |            |
|                   | 7                                     |           | 7A         |
|                   |                                       |           | 7B         |
|                   |                                       |           | 7C         |
|                   | 8                                     |           | 8G         |
|                   |                                       |           | 8J         |
|                   |                                       |           | 8K         |
|                   |                                       |           | 8M         |
|                   |                                       |           | 8N         |
|                   |                                       |           | 8P         |
|                   |                                       |           | 8T         |
|                   | 9                                     |           | 9A thru 9R |


**ORDINANCE No. 2026-645**

Ordinance No. 2026-645, passed and adopted on January 15, 2026 amending sections:

| ELEMENT | GOAL | OBJECTIVE   | POLICY                      |
|---------|------|-------------|-----------------------------|
| FLU     |      | DEFINITIONS |                             |
|         |      | 1           | 1B                          |
|         |      |             | 1H thru 1J                  |
|         |      |             | FUTURE LAND USE MAP REMOVED |
|         |      | 3           | 3N                          |
|         |      | 4           | 4A                          |
|         |      |             | 4D                          |
|         |      | 5           | 5B                          |
|         |      |             | 5C                          |
|         |      | 8           | 8D                          |
|         |      |             | 8H                          |
|         |      |             | 8I                          |
|         |      |             | 8J                          |
|         |      | 9           | 9B                          |
|         |      | 10          | 10A                         |
|         |      | 11          | 11A                         |
|         |      |             | 11B                         |
|         |      |             | 11E                         |
|         |      | 12          | 12A                         |
|         |      |             | 12E                         |
|         |      | 13          | 13A thru 13C                |
|         |      | 14          | 14A thru 14C                |



# The City of Sunny Isles Beach

## Comprehensive Plan <sup>1</sup>

### Introduction

The City of Sunny Isles Beach was incorporated in 1997 as the fulfillment of the vision, efforts and determination of a community of individuals who sought to control their own destiny as a city and shape a higher quality of life for themselves and future generations. This comprehensive plan is an expression of that desire and vision.

It was 80 years ago that the South Florida land boom of the 1920's forged the creation of a metropolitan area out of a sub-tropical wilderness. The beauty of the Atlantic beachfront, the subtropical climate and the region's strategic position as a maritime and aviation crossroads were the catalysts for creating within one lifetime the dynamic international community that Sunny Isles Beach is a part of today. But it has been this remarkable pace of growth and change and the complexity of sustaining a vital and high quality environment within the excesses of a major urban center that has underscored the need for a sound, comprehensive, long range community plan.

### The City of Sunny Isles Beach Comprehensive plan is:

#### **Long Range** in scope:

It is designed to establish clear and predictable outcomes for ways land will be used and developed by providing the policy basis for the implementing codes and regulations administered by the City.

#### **Comprehensive:**

It addresses the interrelationships among land, resources, people, natural systems, public facilities and economic development to protect and enhance the future health, safety and welfare of city residents, workers, businesses and visitors.

#### **Flexible:**

It will continue to evolve after its initial adoption through annual updates and five year reviews. It will be adjusted to meet changing needs and circumstances over time.

The officially adopted plan does not include the Existing Conditions and Background Documents that are appended to this plan for informational purposes.

---

<sup>1</sup> This plan has been prepared in response to the Florida State Growth Management Act and Rule 9J5 F.A.C



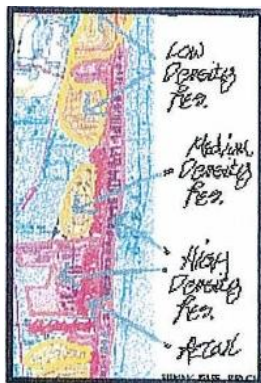
## Community Vision Statement

### A Community Vision<sup>2</sup>:

Represents a consensus view of residents, property owners, businesses and civic organizations as to the primary objectives of the plan. The Vision calls for the City to:

**Enrich the sense of Community** through increased opportunities to work, shop, learn and play in the City; accessible and attractive public open space and recreation facilities; linkages between residential areas and local services, including educational and cultural facilities and neighborhood-serving retail; venues and programs for diverse and enriching cultural experiences; local educational facilities to serve current and future residents; protection of the public safety, and: other programs, strategies and services to maintain and enhance quality of life and meet current and future needs. By providing a financially-stable full service community that addresses the needs and quality of life of residents, visitors, property owners and business, a sense of community identity and pride can be fostered and sustained.

**Protect and Enhance the City's Coastal Resources** through improved access, increased amenities for public use and restoration of natural environmental conditions along the beaches and shorelines that embrace the community. By preserving vistas and view corridors to the ocean and bay and creating greenways and shoreline walkways linking beaches and shores via access corridors to neighborhoods and visitor centers, the unique waterfront assets that best define the image of the City can be protected and enriched for all.



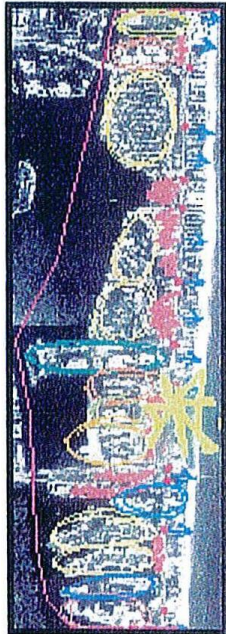
**Maintain and Enhance the Built Environment** in all the areas if the City through landscaping, ample parks and open space, urban design, ensuring that new development is compatible in design and scale with surrounding development and neighborhoods, public art and beautification projects, the protection of natural and cultural resources, ensuring they adequate infrastructure and services are in place, and other appropriate mechanisms, By providing a distinctive and high-quality built environment, supported by the necessary infrastructure and services, Sunny Isles Beach can maintain and enhance the quality of life existing and future residents, visitors, property owners and business, and protect its unique assets and resources.

<sup>2</sup> The Citizen's Planning Advisory Committee conducted two years of community workshops to create the vision for Sunny Isles Beach



**Provide for the Full Range of Mobility Options** to move to, from and within the City, including walking, bicycles, transit, water transport, and the automobile. By providing a complete multimodal transportation system, “complete streets” that are designed to accommodate all appropriate transportation modes, and the use of technology, Sunny Isles Beach can decrease traffic congestion, increase public health, lower greenhouse gas emission, and achieve numerous other benefit.

### Urban Village & Town Center<sup>3 4</sup>



**Forming an Urban Village and Town Center Strategy** that unifies and preserves the best qualities of Sunny Isles Beach's distinct neighborhoods while responding positively and creatively to the need for a true community center to focus the shared social and economic life of the city. This objective unifies all the elements of the Comprehensive Plan into a collective identity for this new community.

**The Urban Village Strategy** combines small changes in the City's development pattern with:

- a system of defined neighborhood entrances and gateways that reflect local history, natural features of each village, cultural symbols and other sources of village pride;
- distinctive designs and landscape treatments of local roadways including lighting fixtures, street signage, community banners, street furniture and transit stop shelters;
- the creation of pedestrian, bicycle and local transit linkages to interconnect neighborhoods;
- the reorientation of certain adjacent retail areas to emphasize convenient, pedestrian friendly, attractive and relevant services to neighborhoods;
- the provision of safe, neighborhood scaled public spaces and recreational facilities within walking distance of residences, especially play and interactive space for children whether in high or low density areas or in rental or owner-occupied housing;
- partnerships with neighborhood and community-based organizations to improve people's access to services and strengthen neighborhood planning and policing.

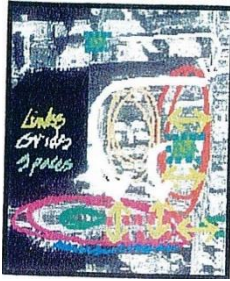
**The Town Center Strategy** combines large-scale changes in the City's development pattern with:

<sup>3</sup> Neighborhoods in Sunny Isles Beach consist of ten small enclaves on islands or between canals and expressway ramps forcing a reliance on Collins Ave for all local trips and isolating each from the others & local services.

<sup>4</sup> Historically, all retail was either strip highway (A1A) oriented or tourist related. No community "center" exists to focus local resident services. The environment for pedestrians throughout the City has been dominated by barriers, a lack of amenities and surface parking.



- A mix of uses that seeks to combine business and retail services with office employment space and housing in a vertically integrated mix;
- The incorporation of community based and regional transit services within a high activity retail and employment center;
- A strong emphasis on pedestrian circulation space and systems with minimal vehicular conflicts and human scaled amenities;



- A management system for public parking that emphasizes shared parking among commercial, office, entertainment and residential uses to optimize parking utilization and reduce the under-utilization of parking during evening and weekend periods;
- Development of structured parking where appropriate to minimize surface lot coverage;
- The creation of central public spaces and plazas that accommodate active public programming and events for residents and visitors;
- Expanded entertainment uses and activities to encourage an 18 hour active town center while consistent with maintaining a high quality visitor environment and a family friendly setting;
- Linkage of civic facilities and government services with the Town Center public use spaces and private retail services;
- Direct access and exposure to waterfront amenities, where possible;
- Standards, guidelines and design review to provide a high quality of architectural, landscape, signage and site design to enhance the community image and character as an international destination; and,
- Vigorous code enforcement of property maintenance standards.

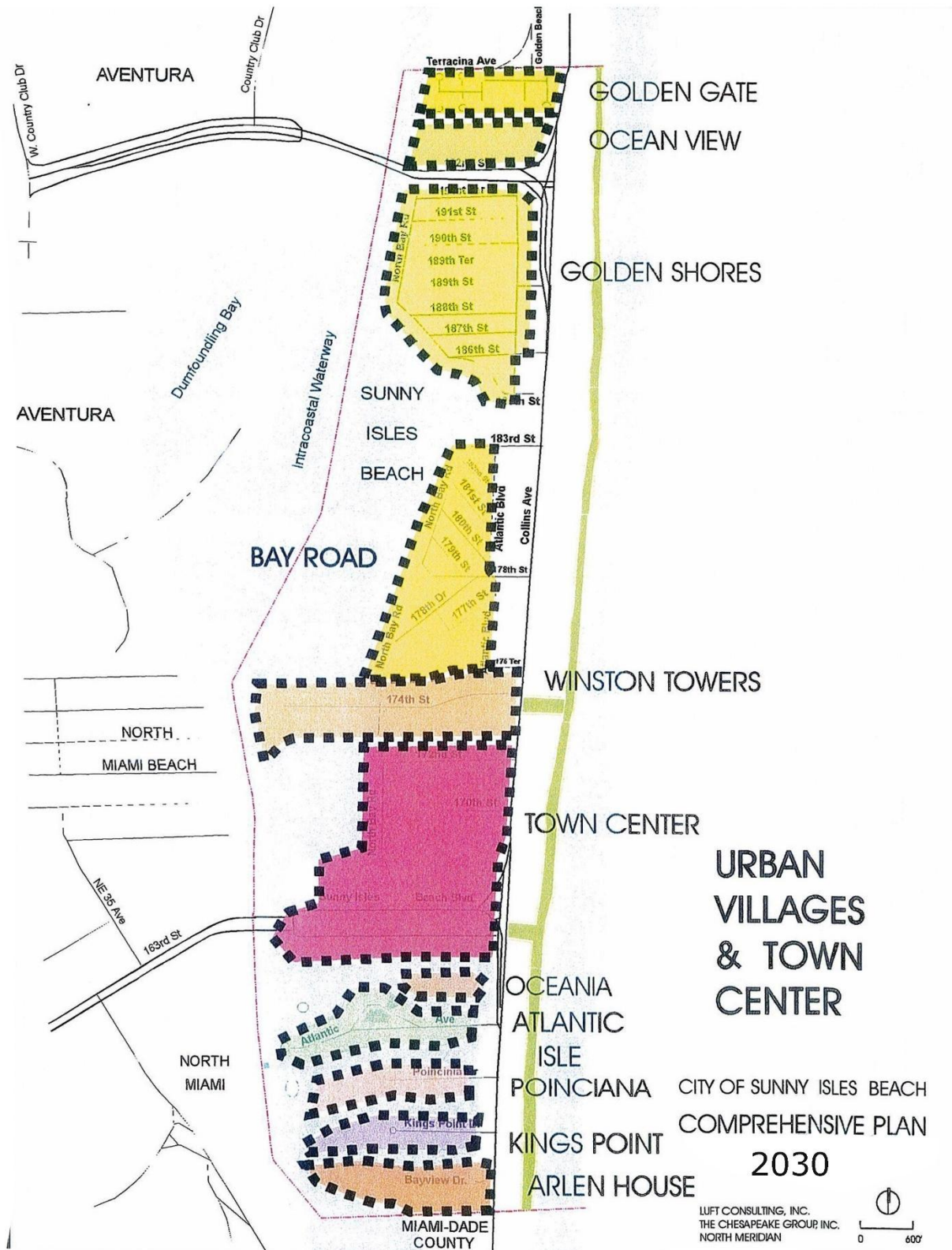
## Goals, Objectives & Policies

### A Goals, Objectives and Policies Framework for the Plan<sup>5</sup>

The plan is expressed in terms of **Goals** which represent a destination or desired end state; **Objectives** which define the paths and offer guidelines for reaching a goal; and **Policies** which are specific actions, strategies and programs that will move the City towards reaching its stated Goals and Objectives.

Rather than rely primarily on physical and mapped expressions of the City's plan, this document is a policy plan that emphasizes social and economic factors as a basis to respond to the complexities of the urban environment and its development. Policy plans attempt to translate goals and objectives into specific

<sup>5</sup> Specific areas of Sunny Isles Beach will benefit from detailed plans with guidelines for future redevelopment that can be provided through detailed sub-area master plans.





actions that reflect the thinking of the community on a wide range of issues. Policy planning combines process with substance and is continuous and responsive and, therefore, has a closer relationship with the political process. A comprehensive plan should strike a balance between long range desirability, predictability and flexibility. This flexibility provided by the policy plan allows for a range of alternative future land uses but assures compatibility between those uses. To achieve greater specificity in policy planning, specific areas of the City may be the subject of sub-area master plans that can be prepared jointly by the public and private sector nearer the time of actual development or redevelopment activities and express greater detail and direction for future land uses, infrastructure, design objectives, and public facilities. Redevelopment Districts, Special Area plans such as for the Town Center or specific residential areas are examples of such sub-area plans. These sub-area plans may be incorporated into the Comprehensive Plan.

# Future Land Use





## Future Land Use Element

The policies in the Future Land Use Element describe where, how and under what circumstances growth should occur within the 15 year timeframe of this Comprehensive Plan. The Future Land Use Plan for Sunny Isles Beach is not a zoning map. The Future Land Use Plan is conceptual and is created to serve as a guide for future detailed land use decisions made in the context of implementing various components of the plan. Future Land Uses are based on the Goals, Objectives and Policies adopted by the City Commission through this Plan.

### Definitions

Ancillary – Providing related and, or necessary support to the principal use. Subordinate in terms of intensity and gross floor area as compared to the principal use.

Cooking facilities – Includes an installed stove or stovetop oven.

Communication Tower — A monopole, self-supporting/lattice tower or guyed tower, constructed as a freestanding structure, containing one or more antennas intended for transmitting or receiving television, AM/FM radio, digital, microwave, cellular, telephone, or similar forms of electronic communication, excluding radar towers, amateur radio support structures, and satellite earth stations.

Floor Area Ratio (F.A.R.) - The number calculated by dividing the gross floor area of the building (or buildings) on a lot by the gross lot area.

Gross Acre or Gross Lot Area – The total area of a parcel within a lot, including submerged lands when said lands are included in the plat.

Gross Floor Area (GFA) — The floor area measured from the exterior faces of the exterior walls, the centerline of any party wall separating two buildings, or as measured from the exterior face of a projection, the area of which is included in this definition; including, janitor closets, common corridors, trash rooms, common lobbies, and common restrooms. This definition does not include elevators, stairwells, meter rooms, interior storage areas, vehicular use areas within parking structures, balconies, and ancillary power equipment rooms. The land development regulations may provide for a more restrictive definition of Gross Floor Area, which may include certain excluded areas identified herein.

Density — The number of residential dwelling units or rooms allocated to the project divided by the gross lot area.

Apartment Hotel – A building containing apartments which may have one or more bedrooms ("lockout rooms") that may be accessed and occupied independent (separate keyed entry) of the primary apartment space and each apartment including any lockout rooms and all facilities and outdoor areas used in common by all tenants are owned, administered and maintained by a corporation created pursuant to Florida Statutes. No more than 5% of the apartment units may be occupied for more than six months by the same owner, lessee or sublessee. The owner, lessee or sublessee may occupy the remaining



apartments for extended-stay periods of up to six months' duration during any twelve-month period. The apartment and any appurtenant lockout bedroom(s) may be rented collectively or separately on a transient basis for periods of one to 180 days providing central reservation service, maid, linen or other room services customarily provided by hotel management and operations. A management company shall manage the building at all times and shall submit to the City's Zoning Department an annual report delineating lease and rental activities for each unit within the building by June 30 of each year. Failure to file this report shall result in a fine of \$500 and an audit by the City.

**Lockout Room** – A bedroom or separate room with sleeping accommodations and without cooking facilities that is part of the functional living space of an individual apartment unit and which has a separate keyed entry directly from a public corridor and may be secured and occupied independent of the primary apartment space. Lockout rooms are associated with the operation and management of an apartment-hotel.

**Neighborhood-Serving Community Facility** - Includes publicly owned recreation buildings and facilities, playgrounds, playfields and parks scaled to the needs of the surrounding neighborhood.

**Net Acre** - The total area of a development parcel. Net acre or net parcel area shall not include rights-of-way and land dedicated or reserved for public parks or submerged land except where the submerged land is within the platted lot of the development project.

**Strategic public purpose** – Intended to benefit the public and aligned with an established vision and goals set forth by the city.

**Utility** – Facilities for provision of services to the general public by means of a system of pipes, conduits or wires for the treatment, distribution or storage of water for public use or consumption, collection and treatment of sanitary sewage, distribution of natural gas, generation or distribution of electric power, transmission of data for television, radio, telephone and internet service, and operators and providers thereof.

**Vehicular Use Areas** – Any area intended for vehicular circulation, including parking spaces, drive aisles, driveways, loading areas, internal roadways, and any other areas used for vehicle access or movement.

**Waterfront** – Any lot that is a lot of record as of the date of this ordinance shall be considered a waterfront lot provided it has at least 75% of one lot line at the time the lot became of record, that abuts and is contiguous to any body of water, including creek, canal, bay, ocean, river or any other body of water, natural or artificial, whether said lot line is front, rear or side. The term waterfront shall not include a swimming pool, stormwater management area, or decorative water feature. The benefits, if any, inuring to a waterfront lot are not transferrable.



## Preferred Development Pattern

### Land Use Goal

PROVIDE THE BEST POSSIBLE DISTRIBUTION OF LAND USE AND SERVICES TO MEET THE PHYSICAL, SOCIAL, CULTURAL AND ECONOMIC NEEDS OF THE PRESENT AND FUTURE POPULATIONS IN A TIMELY AND EFFICIENT MANNER THAT WILL MAINTAIN OR IMPROVE THE QUALITY OF THE NATURAL AND MAN-MADE ENVIRONMENT AND AMENITIES.

### Objective 1

The location and configuration of urban growth through the year 2030 shall emphasize the improvement, protection and preservation of existing neighborhoods, infill development of the remaining scattered vacant lots, and rehabilitation and/or redevelopment of underutilized or obsolete developments..

#### Policy

- 1A. The City of Sunny Isles Beach shall continue to encourage: in-fill development that is compatible with and/or supportive of existing surrounding development; compact mixed-use development in the Town center that enhances the quality of the built environment and provides additional opportunities to live, work, shop and play in the City and redevelopment of any remaining obsolete commercial and beachfront development.
- 1B. The City shall encourage mixed use development with shared parking, to support transit ridership and reduce vehicular access points on adjacent roadways.
- 1C. The City shall coordinate with the private sector through mobilization of public and private resources to encourage the redevelopment of properties within the Town Center to achieve a balance of land uses which promote efficient provision of City services, generation of revenues which cover the cost of those services and a mix of employment and housing opportunities consistent with the Town Center concept.
- 1D. The City shall promote and support within the Town Center and Neighborhood Commercial Centers a mix of land uses that are mutually supportive and interdependent and create a positive relationship between housing and employment opportunities to reduce automobile transportation needs and impacts.
- 1E. To foster and promote the community wide appeal and relevance of the Town Center to residents and visitors, support shall be provided to redevelopment



that incorporates a live/work/play orientation of uses that create a focal point of activity for a diverse range of age groups, economic levels and cultural interests.

- 1F. To better serve neighborhoods and support the Urban Village strategy, the City shall encourage and support the redevelopment of commercial nodes located adjacent to neighborhood entrances through district regulations that promote neighborhood businesses serving limited commercial and personal service needs of the immediate area, which incorporate the design of enhanced pedestrian facilities and linkages providing direct neighborhood access and buffering to sensitively blend with neighboring residential uses.
- 1G. The City shall continue to coordinate as appropriate with the private sector to encourage adequate and efficient provision of on-site parking, expanded on-site landscaped open space, increased view corridors and additional public cross access corridors to public beaches.
- 1H. The City shall continue to coordinate as appropriate with the private sector to encourage commercial redevelopment west of Collins Avenue.
- 1I. The City may permit, where appropriate, the transfer of development rights from lands dedicated for public uses to development sites within the Town Center and commercial and resort districts abutting Collins Avenue to promote the redevelopment and unified planning of these areas in accordance with this Plan.
- 1J. The City may authorize and regulate accessory apartments on low-density residential parcels with the objective of providing affordable housing opportunities while protecting the neighborhood character, subject to further limitations within the land development regulations.
- 1K. Public facility and service providers shall give priority to eliminating any infrastructure deficiencies to facilitate in-fill development and rehabilitation or redevelopment of existing, obsolete development.

## Objective 2

Decisions regarding the location, extent and intensity of future land use in the City of Sunny Isles Beach, and urban redevelopment in particular, will be based upon the physical and financial feasibility of providing all areas with services at levels of service which meet or exceed the minimum Level of Service standards adopted in the Capital Improvements Element.

## Policies



- 2A. All development orders authorizing new, or significant expansion of existing, urban land uses shall be contingent upon the provision of services at or above the Level of Service standards specified in the Capital Improvements Element.
- 2B. The City of Sunny Isles Beach shall maintain and enhance, as necessary, impact fee and comparable programs and procedures to require all development, regardless of size, to contribute its proportionate share of capital facilities, or funds or land therefor, necessary to accommodate impact of the proposed development or increment of redevelopment over and above preexisting development on a site. The City of Sunny Isles Beach shall periodically review and update fee schedules to ensure that all public marginal costs are appropriately recognized, and that fee structures reflect pertinent variability in facility usage.
- 2C. The City of Sunny Isles Beach agencies shall coordinate projects to construct or repair infrastructure such as roadways, drainage and utilities in order to minimize the disruption and inconvenience caused by such construction activities.
- 2D. The City of Sunny Isles Beach, through the Land Development Regulations will coordinate the land uses and future land use changes with the availability of water supplies and water supplies facilities.

### Objective 3

The location, design and management practices of development and redevelopment in the City of Sunny Isles Beach shall ensure the protection of natural resources and systems by recognizing, and sensitively responding to constraints posed by soil conditions, topography, water table level, vegetation type, wildlife habitat, and hurricane and other flood hazards.

#### Policies

- 3A. Development orders in the City of Sunny Isles Beach shall be consistent with the goals, objectives and policies contained in the Conservation and Coastal Management Elements of this Plan, and with all applicable environmental regulations.
- 3B. All significant natural resources and systems shall be protected from incompatible land uses, including the Intra-coastal Waterway, coastal wetlands and mangrove areas and reestablished coastal dune systems and vegetation.
- 3C. The City of Sunny Isles Beach shall not increase maximum densities and intensities in the Coastal High Hazard Area beyond that which is permitted in



the Comprehensive Plan and Land Development Regulations as of May 1, 2016, including bonuses and transfer of development rights provided therein. The provision of facilities and services to accomplish the timely evacuation of the City's residents in advance of approaching hurricanes shall be a priority of the City of Sunny Isles Beach's transportation planning and hurricane preparedness programs.

- 3D. Bulkhead repair or construction shall include the placement of rip-rap except where placement would be a hazard to navigation, or public safety, or would preclude continued public recreational uses. Alternatives to rip-rap, such as an area of wave- absorbing material built into a seawall, shall be evaluated for use in places where rip- rap is not practical or safe, and where boat wakes create hazards to navigation.
- 3E. A wide range of public water-oriented opportunities shall be provided at the water's edge within the coastal areas in the City of Sunny Isles Beach. Through its Development Review process, the City shall continue to afford greater visual and physical public access to the beach and Intra-coastal Waterway.
- 3F. The City shall place a high priority on maintaining existing water-dependent uses (i.e., uses which cannot exist or occur without association with coastal or estuarine water masses), and water-related uses by the public by identifying appropriate, environmentally compatible areas for such activities. Priority will be given in land planning by the City for water-dependent land uses along the shoreline.
- 3G. New developments along the beach and Intra-coastal Waterway at a minimum should include environmentally compatible shoreline access facilities such as walkways, piers, and viewing areas with landscaping grouped or spaced for views of and from the water.
- 3H. The use of causeways, road rights-of-way and canal easements at shorelines shall be expanded wherever possible and additional sites sought to provide public access for water-related activities.
- 3I. No filling, spoiling or placement of structures in or over coastal or estuarine waters shall be permitted to diminish water surface areas that have been traditionally and intensively used by the general public for activities such as fishing, swimming, and boating.
- 3J. Only those floating or fixed structures which are water dependent and are allowable under all State and local laws shall be permitted in, on, over or upon coastal or estuarine waters.



- 3K. No advertisements or signs except Florida Department of Environmental Protection, U.S. Department of the Interior or U.S. Coast Guard approved signs, shall be erected on, over, or upon estuarine or coastal waters.
- 3L. Development regulations shall require dumpsters, trash transfer stations, gas pumps for automobile fueling, parking lots and all unsightly non-water dependent or water related uses on uplands within the Coastal Area to be placed away from the shoreline, and buffered from view from the water, public rights of way and adjoining properties.
- 3M. Development and redevelopment activities within the City shall be limited to those land uses that have acceptable risks to life and property. The basis for determining permitted activities shall include federal, State, and local laws.
- 3N. The City of Sunny Isles Beach should encourage undeveloped land in areas most vulnerable to destructive storm surges to be developed for public and private recreational uses and open space, including restoration of coastal natural areas.
- 3O. The construction or operation of new non-water dependent industrial facilities that would generate, use or handle more than 50 gallons of hazardous wastes or materials per year shall be prohibited in the Coastal High Hazard Area.
- 3P. Applications for rezoning, zoning variances or subdivision approvals for all new development in areas subject to coastal flooding shall be reviewed for emergency evacuation, sheltering, hazard mitigation, and post-disaster recovery and redevelopment.

#### Objective 4

The City of Sunny Isles Beach shall, continue to reduce the number of land uses which are inconsistent with the uses designated on the Land Use Plan Map and interpretive policies, or with the character of the surrounding community.

#### Policies

- 4A. When evaluating compatibility among proximate land uses, the City shall consider and balance such factors as noise, lighting, view corridors, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as these characteristics apply to allowable uses and intensities on adjacent parcels.
- 4B. Uses designated on the Land Use Plan Map and interpretive policies, which generate or cause significant noise, dust, odor, vibration, or truck traffic shall



be protected from damaging encroachment by future approval of new incompatible uses such as residential uses.

- 4C. Residential neighborhoods shall be protected by minimizing intrusion of uses that would disrupt or degrade the health, safety, tranquility, character, and overall welfare of the neighborhood by mitigating such impacts as excessive density, noise, light, glare, odor, vibration, dust or traffic.
- 4D. Potentially incompatible uses, on adjoining sites, shall utilize design solutions and buffering to mitigate potential negative impacts on neighboring sites.
- 4E. All land development regulations shall be consistent with, and implement, the Comprehensive Plan Land Use Plan Map and interpretive policies.
- 4F. Through its planning, regulatory, capital improvements and intergovernmental coordination activities, the City of Sunny Isles Beach shall seek to ensure that suitable land is provided for placement of utility facilities necessary to support proposed development and redevelopment. Necessary utility facilities may be located throughout The City of Sunny Isles Beach in all land use categories.
- 4G. Government facilities shall be permitted in all Land Use Districts except Conservation, to the extent that the facility is compatible with proximate land uses in accordance with Future Land Use Policy 8D.4H. Although there are currently no military installations within or proximate to Sunny Isles Beach, the City shall adhere to State statutory requirements to ensure compatibility of new development and redevelopment with military operations if a military installation is located within or within one-half mile of its boundaries in the future.

## Objective 5

All public and private activities regarding the use, development and redevelopment of land and the provision of urban services and infrastructure shall be consistent with the goal, objectives and policies of this Comprehensive Plan, the adopted Population Estimates and Projections, and: the future uses provided by the adopted Land Use Plan Map and interpretive policies.

### Policies

- 5A. The Land Use Plan Map and interpretive policies contained in this Element provide standards for allowable land uses, and densities or intensities of use for each land use category, and is declared to be an integral part of these adopted Land Use Policies.



- 5B. All development orders authorizing a new land use or development, or redevelopment, or significant expansion of an existing use shall be consistent with the goals, objectives and policies of the Comprehensive Plan, including the adopted Land Use Plan Map and "Land Use Implementation" provisions of this Element. The City Planner, or other, designee of the City Manager, and the City Attorney shall be the principal administrative interpreter of the Comprehensive Plan.
- 5C. All planning activities pertaining to development and redevelopment and the provision of public services and facilities in the City of Sunny Isles Beach shall be consistent with the "Population Estimates and Projections" outlined below, as they are periodically amended and updated.

|                           | 2025   | 2030   | 2035   | 2040   | 2045   |
|---------------------------|--------|--------|--------|--------|--------|
| City of Sunny Isles Beach | 23,386 | 24,151 | 24,752 | 25,245 | 25,662 |

Source: <http://filhousingdata.shimberg.ufl.edu/comprehensive-plan-data/results?nid=4374>

## Objective 6

The City of Sunny Isles Beach shall continue to require, as appropriate and feasible, that all new development and redevelopment in existing planned transit corridors is planned and designed to promote pedestrian and transit use.

### Policies

- 6A. On all streets served by mass transit and on all arterial or collector streets designated in the Transportation Element as potential service areas:
- i) New non-residential buildings and substantial renovations of existing nonresidential buildings, wherever practical, shall provide at least one full-time building entrance that is recognizable and accessible from the street and is comparably as close to the street and/or bus stop as it is to the primary parking lot; and
  - ii) New residential and non-residential developments and redevelopment shall provide for buildings that front the transit street, or provide streets or pedestrian connections that intersect with the transit street in close

<sup>1</sup> Source: Estimates of Population by the City and County in Florida: April 1, 2014, Bureau of Economic and Business Research, University of Florida



proximity to bus stops and, as appropriate, shall provide for new bus stops and/or pullouts.

- 6B. In road construction and reconstruction projects, roadway designs shall protect and promote pedestrian comfort, safety and attractiveness in locations where the Land Use Element seeks to originate activity along road frontages, such as in areas planned for community- or neighborhood-serving businesses and transit stop locations. Such measures should include, wherever feasible, wide sidewalks, and abundant landscaping at the street edge. Additionally, boulevard section designs should be utilized where appropriate, with frequent opportunities for pedestrians to safely cross the through lanes, and right of way to facilitate these designs should be reserved or acquired where necessary.
- 6C. The City shall support efforts to provide water taxi service at appropriate locations, and to ensure pedestrian, bicycle, automobile, and transit access to this service.

#### **Objective 7**

The City of Sunny Isles Beach shall maintain a process for periodic evaluation of the Land Use Plan Map and implementing Land Development Regulations, consistent with the adopted Goals, Objectives and Policies of this Plan.

#### **Policies**

- 7A. The City of Sunny Isles Beach shall strive to accommodate development in suitable locations and intensities which reflect such factors as recent trends in location and design of residential units; projected availability of service and infrastructure capacity; proximity and accessibility to employment, commercial and cultural centers, in particular within the Town Center; the character of existing adjacent or surrounding neighborhoods; avoidance of natural resource degradation; maintenance of quality of life and creation of amenities.
- 7B. Through its planning, capital improvements, economic development, regulatory and intergovernmental coordination activities, the City of Sunny Isles Beach shall continue to protect and promote tourism as a viable economic use of land.
- 7C. The maintenance of internal consistency among all Elements of the Comprehensive Plan shall be a prime consideration in evaluating all requests for amendment to any Element of the Plan. Among other considerations, the Future Land Use Map shall not be amended to provide for additional intensification of urban development unless multi-modal transportation facilities, hurricane evacuation routes and evacuation times, water, sewer,



solid waste, drainage and park and recreation facilities necessary to serve existing and proposed development are included in the plan and the associated funding programs are demonstrated to be viable.

- 7D. Applications requesting amendments to the Land Use Plan Map shall be evaluated as to consistency with the Goals, Objectives and Policies of all Elements, other timely issues, and in particular the extent to which the proposal, if approved, would:
- i) Satisfy a deficiency in the Land Use Plan Map to accommodate projected population or economic growth of the City; and / or
  - ii) Enhance or impede provision of services at or above adopted Level of Service Standards; and / or
  - iii) Be compatible with abutting and nearby land uses and protect the character of established neighborhoods; and / or
  - iv) Enhance or degrade environmental or historical resources, features or systems.

## Objective 8

The City of Sunny Isles Beach shall adopt, maintain, update and enhance development regulations and procedures to ensure that future land use and development in the City of Sunny Isles Beach is consistent with the Comprehensive Plan, and to promote well planned development and redevelopment and well-designed buildings.

### Policies

- 8A. To maintain consistency between the City of Sunny Isles Beach's development regulations and comprehensive plan, the City shall review proposals to adopt or amend development regulations for consistency between said proposals and the Comprehensive Plan, as required by Chapter 163, F.S.
- 8B. The City of Sunny Isles Beach shall adopt, maintain, and enhance as necessary, regulations consistent with the Comprehensive Plan which govern the use and development of land and which, as a minimum, regulate:
- i) Land use and development consistent with the Comprehensive Plan Land Use Element and Comprehensive Plan Level of Service Standards;
  - ii) Subdivision of land;
  - iii) Protection of beaches, shorelines and surface waters;
  - iv) Areas subject to seasonal or periodic flooding;
  - v) Storm water management;
  - vi) Protection of environmentally sensitive lands;
  - vii) Community Appearance, Signage, and News racks conformity;



- viii) On-site traffic flow and parking to ensure safety and convenience and that no avoidable off-site traffic flow impediments are caused by development; and
- ix) Impact fees for parks, police, fire/rescue, public buildings, traffic and roadways, mass transit and water/sewer systems.
- 8C. The City of Sunny Isles Beach shall maintain and enhance as necessary methods, standards and regulatory approaches to facilitate sound, compatible mixing of uses in projects and the community.
- 8.D – Reserved.
- 8E. The City of Sunny Isles Beach shall maintain and enhance as necessary development regulations to promote building designs in multi-family residential zoning districts which are sensitive to neighboring single family neighborhoods, and to establish minimum overall densities for development in multifamily residential zoning districts.
- 8F. The City of Sunny Isles Beach shall maintain and enhance as necessary development regulations to create business zoning districts which serve the commercial and personal service needs of the City's residential and tourist areas and which will be compatible with nearby residential and tourist areas.
- 8G. The City of Sunny Isles Beach shall maintain, enhance as necessary and enforce provisions in its land development regulations to protect single-family residential areas.
- 8H. The City of Sunny Isles Beach shall maintain, enhance as necessary, and enforce provisions in its land development regulations to authorize and regulate home businesses as a subordinate, accessory use to single-family dwelling units. Primary objectives of this regulation shall be to provide residents with opportunities for employment within their homes, to reduce home-to-work automobile trips and to protect the single-family residential character of the neighborhood, including its residential appearance and tranquility. Toward this end, this regulation shall establish clear, enforceable standards that are consistent with F.S.559.955, as may be amended from time to time.
- 8I. Building, zoning and housing codes will be vigorously enforced in all areas of the City of Sunny Isles Beach.
- 8J. The City's Arts-in-Public Places Program shall facilitate the selection, commissioning and placement of works of art including:
- Sculptures marking entrance features;
  - The integration of public art with streetscape furniture;



- Commemorative art for public squares, parks and civic facilities;
- Changeable public art in the form of seasonal graphics and civic event banners and urban wall mural displays;
- A City Lights Program to encourage aesthetic lighting enhancements of public facilities, architecture, public street landscaping, City entrances, urban Village entrances, and seasonal lighting displays.

## Objective 9

Energy efficient and climate change resilient development shall be accomplished through land use patterns, development standards, site planning, landscaping, building design, and multi-modal transportation systems.

### Policies

- 9A. The City of Sunny Isles Beach shall facilitate contiguous urban development, infill, redevelopment of substandard or underdeveloped urban areas, mixed-use activity centers with a priority for the Town Center, mass transit supportive development, and mixed-use projects to promote energy conservation.
- 9B. Updated green design guidelines and development standards shall be incorporated as appropriate in the land development regulations.
- 9C. The City of Sunny Isles Beach shall promote energy conservation by adopting regulations and providing incentives to builders, remodelers, and residents to implement Florida Green Building Coalition, the Leadership in Energy and Environmental Design (LEED) green building rating system, or other acceptable environmental standards.
- 9D. The City shall investigate incentives for developers and building owners to incorporate energy efficiency and other conservation measures that meet recognized green building standards into the design, construction or rehabilitation of their buildings.
- 9E. The City shall seek to improve the climate change resiliency of new and existing buildings through the inclusion of resilience and adaptation strategies in the Land Development Regulations and building code by 2020.

## Objective 10<sup>2</sup>

Maintain and improve the quality of the beach's natural and man-made environment beach access, and ocean view corridors while continuing to promote compatible beachfront development on remaining underutilized parcels.



### Policies

- 10A. Ensure that new developments along the beach provide the necessary on-site amenities to accommodate the needs of residents and/or guests.
- 10B. Consistent with maintaining view corridors and promoting compatible relationships with adjacent properties and the beachfront, encourage and support increased front setbacks of new structures east of Collins Avenue to provide expanded public pedestrian circulation space, reduce building scale impacts and provide for additional buffering and landscape enhancements to assure a high quality environment along the Collins Avenue corridor.
- 10C. Prohibit free-standing commercial development east of Collins Ave, except for hotels and resorts with internalized commercial uses.
- 10D. Encourage development that maintains Sunny Isles Beach's support and accommodation of permanent and seasonal residents and tourists east of Collins Avenue with supportive retail and commercial development west of Collins and along Sunny Isles Boulevard.

<sup>2</sup> The reshaping of the high density Collins Avenue Corridor in the next ten years will establish much of the City's character for several future generations.



- 10E. Address erosion, potential climate change effects, and other challenges to the quality of the beach's natural and man-made environment through the implementation of beach renourishment, dune restoration, and other programs in cooperation with Miami-Dade County and the State of Florida, proximate coastal communities, and other agencies as appropriate.

### Objective 11<sup>3</sup>

Provide for a high quality built environment in Sunny Isles Beach through urban design, landscaping, public art, parks and open spaces, the maintenance and enhancement of view corridors, active design guidelines, and other mechanisms

### Policies

- 11A. The City of Sunny Isles Beach may develop an urban design manual establishing design guidelines. This manual will provide additional criteria for use in review of all new residential, commercial and tourist development within the City of Sunny Isles Beach. To the maximum extent feasible, these guidelines and associated development and design review processes shall be incorporated into the land development regulations, and



shall include including provisions for:

- i) Open space in the form of squares, plazas, or green areas in residential and business zoning categories;
- ii) A diversity of uses, including designs that have a mixture of retail, residential, office, institutional and service business uses;
- iii) Diversity of housing and construction types;

<sup>3</sup> The Civic Center and City Hall Complex will set a dramatic new standard for architectural and urban design that must be extended to all new development along the 167<sup>th</sup> Street entrance to the City.



- iv) Parking requirements for all zoning districts to allow and retain on-street parking where appropriate, and to encourage off-street parking in the rear of properties;
  - v) A hierarchy of street types and designs, ranging from pedestrian and bike paths to boulevards that serve both neighborhood and areawide vehicular and trip making needs by addressing cross sections, corner radii, connectivity and rationality of street and pathway networks, and balanced accommodation of automobiles, pedestrians, bicyclists, and landscaping.
  - vi) Design guidelines for building facades, landscaping and signage throughout the City;
  - vii) Gateway and neighborhood entrance treatments throughout the City;
  - viii) The design of on-site parking facilities and shared parking where practical, in conjunction with commercial developments.
  - ix) The redevelopment of waterfront properties;
  - x) An improved pedestrian and multimodal environment that encourages activity on the west side of Collins Avenue and at other appropriate locations
- 11B. The City of Sunny Isles Beach will consider adoption of land development regulations to facilitate well planned development and redevelopment and well-designed buildings in accordance with the urban design manual referenced in Policy 11A.
- 11C. The City shall seek to provide or require open space, parks and view corridors at appropriate locations in order to provide urban relief and reduce the real and perceived negative impacts of high density development. In addition, the City will consider strategies to obtain these effects through street corridor and public space design.
- 11D. The City, in conjunction with community and neighborhood groups and the private sector, shall seek to implement beautification projects, including public art, to improve the quality of the built and natural environment.
- 11E. In conjunction with the development of the Urban Design Guidelines addressed in Policy 11A., the City may consider the development of active design guidelines to promote physical activity and health through enhancements to the built environment, and to include these guidelines in the Land Development Regulations.



## Objective 12

*Objective 12 – Reserved.*

## Objective 13

Improve and expand the City's network of beach access facilities.

### Policies

- 13A. Ensure that all existing and future beach access points are fully A.D.A. accessible.
- 13B. Upgrade existing beach access points with sidewalks, landscaping and restrooms where feasible.
- 13C. Retain all beach access easements and enforce all associated parking and use agreements.

## Objective 14<sup>4</sup> <sup>5</sup>

The Land Development Regulations shall conform to and implement the use, intensity and density standards prescribed for the Land Use Districts provided on the Future Land Use Map, and detailed in policies 14A. and 14B. herein. Government facilities shall be permitted in all Land Use Districts except Conservation, to the extent that the facility is compatible with proximate land uses in accordance with Objective 4 and its implementing policies.

### Policies

- 14A. The Future Land Use Map shall identify all residential land as one of the following Residential Land Use Categories:

Low Density - The residential densities and intensity allowed in this category shall not exceed a maximum of 6.0 dwelling units per gross acre and F.A.R. of 0.6. This category is generally characterized by residential uses that include

<sup>4</sup> The diversity of Sunny Isles neighborhoods and its people is its greatest strength, especially in a time of rapid change in a multi-cultural region

<sup>5</sup> Town Center Public Space Design and distinctive architectural statements can form a major part of the City's identity & image.



but are not limited to single family detached, zero-lot-line and townhouses. Permitted nonresidential uses are limited to public recreation uses and neighborhood serving community facility uses if authorized in the land development regulations up to a maximum of 0.6 F.A.R.

Low-Medium Density - This category allows a density and intensity maximum of 13 dwelling units per gross acre and F.A.R of 0.80. The types of housing typically found in areas designated low-medium density include single family homes, duplexes, and townhouses. Permitted nonresidential uses are limited to public recreation uses and neighborhood serving community facility uses if authorized in the land development regulations up to a maximum F.A.R of 0.8.

Medium Density - This category allows a density and intensity maximum of 25 dwelling units per gross acre and F.A.R of 1.0. This category is generally characterized by low and mid-rise multifamily developments (townhouses and low and mid-rise apartments) and recreation facilities serving the surrounding residential area are also allowed.

Medium - High Density - This residential use category allows densities and intensities up to a maximum of fifty (50) dwelling units per gross acre and a floor area ratio of 2.0. A maximum density and intensity may be allowed up to 60 units per gross acre and an F.A.R. of 2.5 may be permitted for developments that comply with bonus program requirements in the Land Development Regulations. A maximum density of sixty-five (65) dwelling units per acre may be obtained with the affordable housing bonuses as set forth in the Land Development Regulations. This category is generally characterized by mid to high-rise multifamily developments, and may include the following non-residential uses: ancillary convenience retail services serving the principal residential use, publicly owned recreation buildings and facilities, playgrounds, playfields, and parks scaled to the needs of the surrounding neighborhood, and schools serving the surrounding residential area. The height of buildings, and, therefore, the attainment of densities approaching the maximum, depends to a great extent on the dimensions of the site, conditions such as location and availability of services, ability to provide sufficient off-street parking, and the compatibility with and impact of the development on surrounding areas.

- 14B. The Future Land Use Map shall identify all non-residential land as one of the following non-residential or mixed use categories with the following characteristics and limitations:



Mixed Use - Resort / High Density: This category is designed to encourage development and redevelopment within the area east of Collins Avenue for resort style developments catering to tourists and seasonal residents, hotel, apartment hotels, as well as residential apartments. Conference facilities and retail uses such as restaurants, and other convenience services and specialty goods are permitted provided they are accessory to the development. Utility, communications, community and recreation facilities serving the community are also allowed.

This category allows a maximum as-of-right density of:

- One hundred (100) apartment hotel units per gross acre ; and
- Fifty (50) dwelling units per gross acre for apartments

This category allows a base floor area ratio (F.A.R.) intensity of 2.5 without the application of bonuses and/or transfer of development rights. The allowable number of hotel rooms is controlled by the floor area ratio. Additional residential density and F.A.R. intensity may be permitted for developments that comply with bonus program requirements. Residential densities with bonuses shall not exceed eighty (80) units per gross acre for solely apartments and one hundred twenty five (125) units per gross acre for apartment hotels, exclusive of lockout rooms. A maximum F.A.R. with bonuses may not exceed 4.6.

The maximum permitted density and intensity in this category with bonuses and transfer of development rights is 104 dwelling units per gross acre for apartments, 162 apartment hotels per gross acre, and a F.A.R. of 5.98.

Town Center - The Town Center designation is a planned development district, also known as an overlay land use, that encompasses both underlying commercial and residential land use categories in the Future Land Use Map. This designation indicates that it is the policy of the City and governmental agencies to encourage and support Town Center development in the designed area in accordance with the following interpretative text.

The Town Center is encouraged to become the hub for future urban development intensification around which a more compact and efficient urban structure will evolve. The Town Center is intended to be a moderate to high intensity design-unified area which will contain a concentration of different urban functions integrated both horizontally and vertically. The center will be characterized by physical cohesiveness, direct accessibility by mass transit services and high quality urban design. The Town Center is located to have direct connections to the 167" Street Causeway and Collins Avenue to



ensure a high level of accessibility to the northeast Miami-Dade/ bi-county area.

It is a primary objective of the Town Center to foster a regionally competitive business and activity center for cultural activities and entertainment, visitor services, dining, financial services, specialty goods and services, professional office and niche businesses serving the North Dade and Broward County Areas. Incorporation of residential uses is encouraged. The Town Center location, and the configuration of land uses within them is designed to encourage convenient alternatives to travel by automobile, to provide more efficient land use than recent suburban development forms and the prevalent strip commercial projects, and to create an identifiable social and economic core for the diverse neighborhoods of Sunny Isles Beach and adjacent areas.

The Town Center should contain businesses, employment, civic, public and private education facilities and/or high or moderate density residential uses with a variety of housing types and within walking distance of the Town Center core. A balanced mix of primary uses including retail, office and residential should be provided within developments greater than 3 acres in size by committing not more than 70% of a project gross floor area ratio (FAR) to any one of the three uses. Both large and small businesses are encouraged in these centers, but primarily moderate sized businesses which serve, and draw from, the nearby community and the visitor population along the beaches. Transit and pedestrian mobility will be increased and area-wide traffic will be reduced in several ways: proximity of housing and retail uses will allow residents to walk or bike for some daily trips; provision of both jobs, personal services and retailing within walking distance of transit will encourage transit use for commuting; and conveniently located retail facilities will accommodate necessary shopping during the daily commuting periods or the lunch hour.

The Town Center is divided into two overlay development districts, the Town Center North and Town Center South Overlays, as depicted on the Future Land Use Map. In the Town Center South Overlay, a base density of 75 dwelling units per gross acre and a base Floor Area Ratio (FAR) intensity of 3.5 shall be allowed. Additional density and FAR intensity may be permitted in the Town Center South Overlay for developments that comply with the Transfer of Development Rights according to Policy 14 C of this element. Additional FAR intensity and density may be permitted in the Town Center South Overlay for developments that comply with the bonus programs and requirements according to the City's Land Development Regulations. In no event shall the Floor Area Ratio (FAR) intensity in the Town Center South Overlay exceed 5.20.

### Town Center Design<sup>6</sup>

Emphasis in design and development of the Town Center and all individual components shall be to create active pedestrian environments through high quality design of public spaces as well as private buildings, human scale appointments, activities and amenities at street level; and connectivity of places through the creation of pedestrian concourses, through-block walkways, and linked courtyards and terraces that invite exploration and social interaction. A central square or plaza that becomes a primary organizing element for focusing pedestrian circulation is important to creating both a symbolic and actual crossroads environment fundamental to the function of the town center.

Streets within the urban center shall be designed for pedestrian mobility, interest and comfort as well as vehicular mobility. The placement and spacing of public streets should generally form blocks sized and related to the surrounding grid so as to provide walking routes through the center and between destinations in the center that are direct and short.

Shared parking is encouraged. Reductions from standard parking requirements shall be authorized where there is a complementary mix of uses on proximate development sites. Parking structures are preferred to surface lots but should be integrated into primary use structures and incorporate other uses at street level such as shops, galleries, offices and public uses.



Buildings and site landscaping shall be built generally to the sidewalk edge in a manner that frames the adjacent street to create a public space in the street corridor that is approximately as wide as the enclosing walls are high. Blank walls at street level are restricted and should have multiple windows and doors with weather protection in high traffic pedestrian areas.

The Town Center should be intensively developed to assure a critical mass of activity, retail selection, range of services and a resident and employment population to support, in part, such goods and services and create a destination draw for surrounding market populations.

<sup>6</sup> Business, urban, street oriented, professional & international are some themes that could apply to a redeveloped Sunny Isles. With a population soon to reach 15,000 full time residents in only 1 .5 sq. miles of City, Sunny Isles is one of the densest communities in So. Florida. A town square is needed.



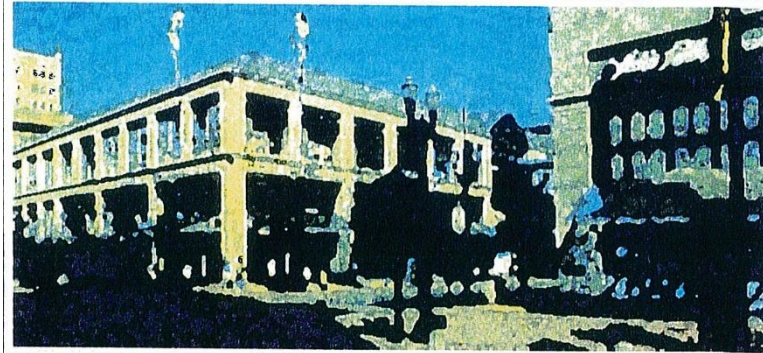
### Mixed Use - Business

This commercial land use category is intended to provide services primarily for surrounding residential areas, neighboring communities and visitor populations within Sunny Isles Beach in an environment oriented to the pedestrian and adjacent public street frontages. Accommodated are a broad range of retail and business services, professional services, hotel, commercial and professional offices, medical buildings, entertainment, cultural facilities, public and private schools, amusements and commercial recreation establishments. Residential uses are permitted and encouraged to provide a mix of urban housing types that is both livable for residents and supportive of relationships with retail services and employment centers. Within structures, vertical mixes of residential with office and retail are encouraged to further integrate the uses. A balanced mix of primary uses including retail, office and residential should be provided within developments greater than 3 acres in size by committing not more than 70% of a project gross floor area ratio (FAR) to any one of the three uses. Diverse and innovative architectural designs and site plans are encouraged to provide visual diversity and environmental interest to create a unique sense of place and identity. Vehicular parking is limited to surface parking areas principally to the rear and sides of the properties with the majority of parking encouraged to be located within structures integrated into the primary use structures. Development sites with waterfront access along 167<sup>th</sup> Street are required to provide a pedestrian orientation and associated terrace, plaza and courtyard amenities to extend active uses continuously along the water's edge. Utility, communication and community facilities are permitted. Manufacturing, wholesale, warehouse, distribution and heavy repair facilities are prohibited. Development intensity is limited to a maximum F.A.R. of 2.0. Residential densities are limited to a maximum of twenty-five (25) units per acre. Additional density up to 85 units per acre may be obtained with density bonuses in accordance with the Land development Regulations and the number of hotel rooms is controlled by the Floor Area Ratio.

### Neighborhood Business

This commercial land use category is intended to accommodate retail, business and service uses that serve primarily convenience shopping and personal service needs of surrounding neighborhoods and visitor accommodations. Offices, hotels and professional and business services, community and recreation facilities are permitted. Development intensity is limited to a maximum F.A.R. of 2.0. Residential densities are limited to a maximum of twenty five (25) units per acre and the number of hotel rooms is

controlled by the Floor Area Ratio. Additional density and intensity bonuses may be granted for mixed use developments, structured parking, pedestrian amenities and other public purpose objectives as determined by the City.



Parking areas shall be screened with landscaping from adjacent residential districts and from adjacent public streets.

### Water

The areas that are designated Water on the Future Land Use map reflect natural and man-made water bodies within the City. These areas provide numerous benefits to the City of Sunny Isles Beach and are an important component of the City's multi-modal transportation network, stormwater drainage infrastructure, and natural and built environments. The use of these areas shall be limited to: recreational and commercial boating facilities and uses (including water taxis and ferries); the provision of open space and urban relief; recreation; waterways; wetlands; flood control; stormwater drainage and storage, and; natural resource protection and enhancement. The use of these areas shall comply with the requirements of Chapter 24, "Environmental Protection..", of the Miami-Dade County Code of Ordinances, the South Florida Water Management District's Environmental Resource Permit criteria, and State criteria for use of sovereign submerged lands. Development in or above areas designated "Water" that will diminish these functions shall be prohibited, and development and redevelopment adjacent to these areas shall include provisions to enhance these functions where appropriate. Submerged lands shall not be used for density or intensity calculations unless such lands are within the boundaries of a platted lot.

### Community Facilities

The Community Facilities District indicates the location of: federal, State and local government facilities; public health facilities; recreational, cultural, religious, and/or educational uses; transportation facilities; public facilities



and utilities; residential care, and adult day care facilities, and; similar uses that generally serve and benefit the community. Up to 25 dwelling units per gross acre are permitted for residential care facilities. The maximum FAR is 2.0.

#### Recreation-Open Space

The areas that are designated Recreation-Open Space on the Future Land Use map reflect areas for public non-commercial recreational uses, including passive and active parks, playgrounds, and ancillary and secondary uses that support such activities. Park related buildings such as recreation, civic, passive recreation facilities, or cultural buildings which are ancillary to the primary recreational use shall be permitted and with a Floor Area Ratio for non-residential uses is limited to 2.0.

#### Conservation

The Conservation District is intended to protect and conserve environmentally sensitive lands that are to be preserved and remain in an essentially natural state. Only those activities and uses that reinforce this character and are compatible with the continuing conservation of the natural resources located within this district are permitted. These uses include educational and passive recreational uses. These lands may be public or private lands protected for conservation or passive recreational purposes only.

14C<sup>7</sup>. The City of Sunny Isles Beach shall continue to utilize innovative Land Development Regulations to implement the Goals, Objectives and Policies of the Comprehensive Plan. Such regulations shall include Transferable Development Rights (TDR) regulations in accordance with the following standards:

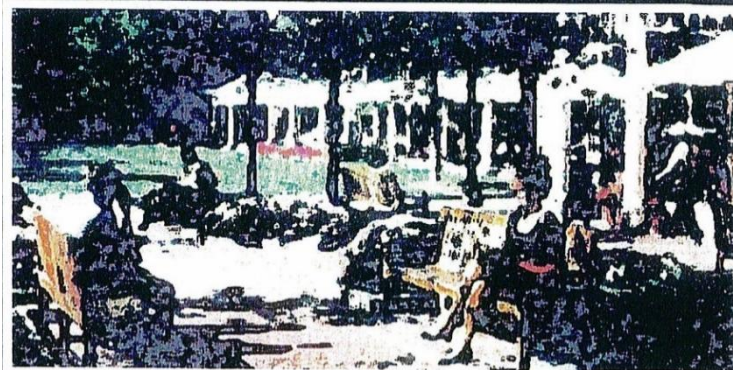
- a) Receiver and Sender Districts shall be designated in appropriate areas, with receiver districts limited to locations within the Town Center, Mixed Use -High Density Resort, Mixed Use - Business, and Neighborhood Business land use categories.

---

<sup>7</sup> Sunny Isles Beach has always been the liveliest, most colorful and energetic of the beaches, but like Miami Beach, it has to find a way to reinvent itself while maintaining its identity.



- b) Mechanisms to enhance the value and marketability of TDR's may be utilized, such as assigning additional density and/or intensity to receiver sites.
- c) Density and intensity on a receiver site shall not exceed the future land use category density and/or intensity limitations set forth in Policy 14B when a maximum density and/or intensity inclusive of TDRs is stated for a land use category.
- d) Where a specific density and/or intensity limitation inclusive of TDRs is not specified for a land use category, the maximum density and/or intensity achievable on a receiver site with TDRs shall not exceed an additional thirty percent (30%) of the combined total of the base density and/or floor area ratio stated in the land use category, plus bonuses allowable through the land development code. For example: (Base density and/or intensity established in land use category + Bonuses achieved through the land development regulations) x 1.30 = maximum density and/or intensity with TDRs.
- e) In no case shall the resulting density bonus increases on any given receiver site exceed the number of dwelling units attainable on the sender site(s) under these plan provisions so as to assure no net increase in city-wide residential dwelling unit Comprehensive Plan capacities occurs.
- f) The transfer of development rights from privately owned sender sites must result in the accomplishment of a strategic public purpose that is consistent with the Comprehensive Plan such as the creation of public parks, plazas and/or open space, the conservation of historic, sensitive



environmental and archeological resources, the protection and enhancement of waterfront public access corridors not otherwise required or incentivized by the land development regulations, the erection of public parking garages to serve the Town Center or the development of public educational facilities and other essential public facilities. An applicant shall bear the onus to demonstrate a strategic public purpose. Further, the final determination as to whether a proposed transfer of development rights serves a strategic public purposes and



whether to grant the transfer of development rights shall be at the sole discretion of the City Commission. This limitation shall not apply to government sites more particularly described in policy above.



- g) Sender sites shall be dedicated to public ownership or preserved for public purpose through a conservation easement or other recordable mechanism. Taxes on privately owned sender sites shall be paid until such dedication or recordable mechanism is executed.
- h) Transfers of development rights from privately owned parcels principally for the purpose of aggregating development rights in another privately owned location deemed geographically preferable or more economically advantageous than the sender site shall not be construed as public purpose.
- i) All transfers of development rights shall require approval by the City Commission at a public hearing with a finding of consistency with the Comprehensive Plan.
- j) The City Manager shall maintain a management and accounting system to value, record and track TDR's subject to approval by the City Commission.

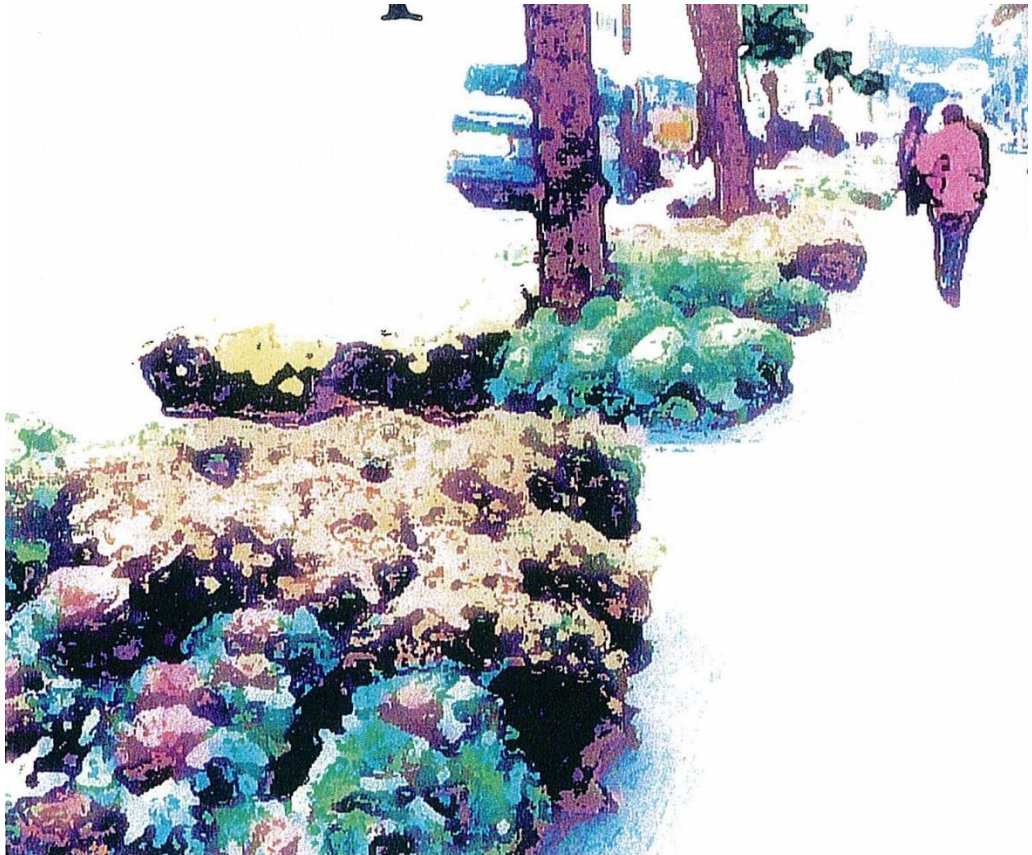
#### Monitoring Measure(s)

1. Development of at least three mixed use redevelopment projects (projects containing some mix of retail, office and residential uses) in the Town Center area between 2015 and 2030 that are consistent with this Comprehensive Plan and that achieve a compatibility score of 1 — 3 as described in Future Land Use Element Policy 8D.



2. The location of lands designated for neighborhood business, or mixed use development containing neighborhood retail, within 1/2 mile of all residential areas by 2030.
3. Enough residentially or mixed use land to accommodate a projected 2030 population of 25,362 persons.
4. At least ten acres of designated commercial or mixed use land per 1,000 residents.
5. Development Compatibility Review procedures, and other provisions necessary to implement this Comprehensive Plan, adopted into the Land Development Regulations by 2020.
6. Achievement of transit, pedestrian and bicycle level of service standards in all areas of the City by 2030.
7. At least 30 percent of new development or redevelopment in the City between 2015 and 2030 is LEED-certified, or awarded a comparable green certification.
8. Updated green development standards adopted into the Land Development Regulations by 2020.
9. Adoption of Urban Design Manual by 2017, and associated Land development Regulations by 2020.
10. Provision of environmentally compatible and ADA compliant public access points to the beach at 1/2 mile (minimum) intervals by 2030.
11. Policy implementation status.

# Transportation





## Transportation Element

### Transportation Goal

MAINTAIN A BALANCED MULTI-MODAL TRANSPORTATION SYSTEM THAT SUPPORTS THE FUTURE LAND USE ELEMENT, IS SAFE, EFFICIENT AND MEETS THE NEEDS OF THE CITY'S RESIDENTS, VISITORS AND WORKERS IN A CONVENIENT AND AESTHETICALLY PLEASING FORM.

#### Objective 1- Multi-modalism

The City of Sunny Isles Beach shall provide for a convenient, balanced multi-modal transportation system.

#### Policy

- 1A. The City, in accordance with Florida Statutes does not require transportation concurrency as a condition for a development approval. The City may, however, require multi- modal transportation improvements necessary to address the impacts of a proposed development in accordance with its Land Development Regulations.
  - I. The implementation of the TCEA, as designated, shall consider the impacts to hurricane evacuation times, per Objective 12, and Policies 12A, 12B, 12C, and 12D.
- 1C. The City of Sunny Isles Beach shall continue to support and found projects that improve mobility, enhance alternative modes of transportation, and ensure connectivity in its Capital Improvements Program in accordance Florida Statutes and the City' s Transportation Master Plan.
- 1B. The City of Sunny Isles Beach, in consultation with the Florida Department of Transportation, shall evaluate the impacts of proposed development and redevelopment on its transportation system, Strategic Intermodal System facilities, and the adopted level of service standards of transportation facilities, and identify strategies to alleviate or mitigate such impacts in coordination with the developer and other agencies as appropriate. The City shall coordinate, if feasible, with FDOT, Miami-Dade County, and other jurisdictions in the County in the development of common methodologies for measuring such impacts.

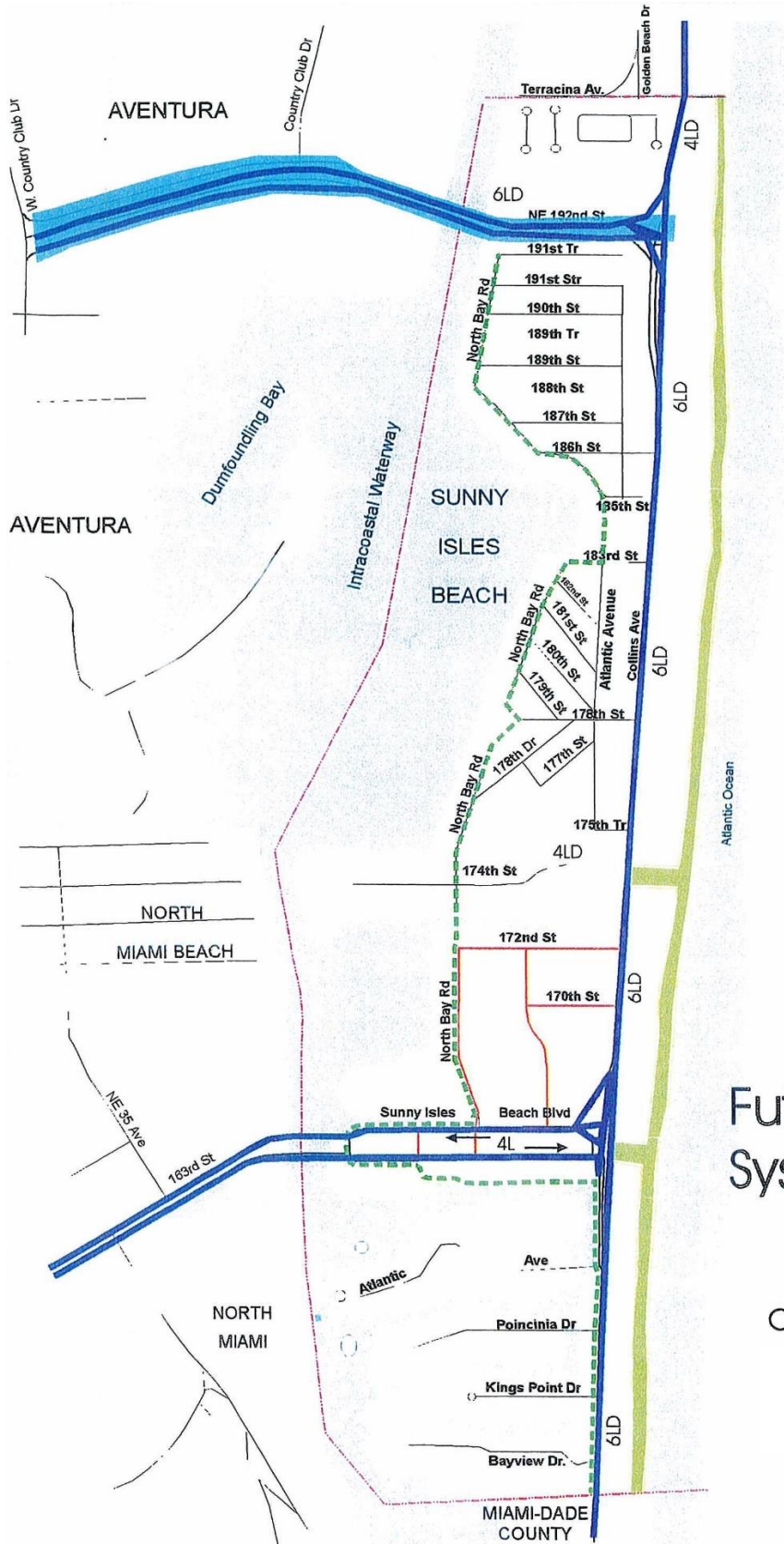


## **Objective 2 - Transportation Network Consistency with Future Land Use Patterns**

The City shall improve the consistency of the transportation system network with the future land use patterns within the City.

### **Policies**

- 2A. The City shall plan for additions and changes to the roadway network as shown on the Future Transportation System Map and/or as detailed in the Capital Improvements Program, as it is annually updated..
- 2B. The Means for achieving additions and changes to the transportation system will be consistent with Objectives 3, 4, 5, 7 & 10 of this element, and with the Capital Improvements Element.



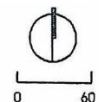
## Functional Classification

- Limited Access Roadway
- State Principal Arterial
- Local Roadway
- 6LD Six Lane Divided
- 4LD Four Lane Divided
- 4L Four Lane
- All other roads are two lanes
- Additions to Roadway Network
- - - Bicycle & Pedestrian Greenway
- - - Sunny Isles Beach is, in its entirety, designated a Transportation Concurrency Exception Area as specified in Section 9J-5.0055(6), Florida Administrative Code

## Future Transportation System

CITY OF SUNNY ISLES BEACH

LUFT CONSULTING, INC.  
THE CHESAPEAKE GROUP, INC.  
NORTH MERIDIAN





### Objective 3 - Transportation Network Safety & Efficiency

The City shall improve the safety, and efficiency of the City's roadway system through transportation system management (TSM) techniques, including: access management (Policies 3A-D), improved intersection operations (Policy 3E), traffic calming along residential streets (Policy 3F), mitigation by developers (Policy 3G), accident analysis (Policy 3H, 3I), and maintaining visibility for pedestrians, vehicles, and cyclists (Policy 3J).

#### Policies

- 3A. The City shall protect the safety of motorists, bicyclists, and pedestrians along the City's roads by controlling the connections and access points of driveways and roads to driveways, as prescribed by the County through the City's Development Review Process.
- 3B. The City shall protect the safety of motorists, bicyclists, and pedestrians along Collins Avenue, Sunny Isles Boulevard, and the Lehman Causeway by controlling the connections and access points of driveways and roads to driveways, as prescribed by the Florida Department of Transportation or the through the City's Development Review Process.
- 3C. In conjunction with the Florida Department of Transportation, the City shall develop and implement access management strategies on Collins Avenue, and Sunny Isles Boulevard to improve traffic operations and safety.
- 3D. When reviewing development proposals, the City shall provide for minimal negative impacts associated with access point locations, and provide for safe and efficient on-site traffic circulation and parking.
  - a) The City shall continue to develop and enforce improved roadway and parking lot designs, including minimum access spacing criteria, cross access easement requirements or other access controls, through local engineering and development review procedures.
  - b) Establish land development regulations that address controlled access to adjacent traffic circulation facilities, the provision of adequate on-site traffic circulation and off-street parking relative to existing and planned commercial development.
- 3E. In conjunction with the County and FDOT, the City's existing intersections will be analyzed to determine if any modifications or improvements are warranted to improve either safety or circulation.
- 3F. The City shall protect motorists, bicyclist safety, pedestrian safety, and the residents' quality of life on local streets by conducting in-depth studies of local



neighborhood circulation. Where demonstrated problems exist, the City will work towards implementing traffic calming measures allowing circulation modifications, consistent with the County's street closure and traffic flow modification policy.

- 3G. To ensure that development will take into consideration the character and integrity of residential neighborhoods, the Development Review Process shall address traffic improvements or modifications either on-site or within public rights-of-way, including, but not limited to, roadway adjustments, traffic control devices or mechanisms and access restrictions to control on-site traffic flow or divert traffic as needed to mitigate the negative impacts of development generated traffic on neighborhood streets as warranted, feasible and consistent with this Plan.
- 3H. The City shall investigate high accident locations for motorists, pedestrians, bicyclists and transit riders to determine means for reducing frequency and or severity.
- 3I. The City shall incorporate safety considerations in the annual prioritizing of local road improvement funding.
- 3J. The City shall require unobstructed sight lines consistent with County or State requirements as appropriate, and non-obtrusive landscape plantings along medians and at development driveway and or street locations.

#### **Objective 4 - Pedestrian Safety**

Provide a safe, convenient, and efficient pedestrian network for residents and visitors to the City that is coordinated with other transportation plans and programs that address the transportation needs of the City's present and future populations. Provide for a continuous system of sidewalks along roadways within the City, and for the protection of the existing and future bicycle and pedestrian transportation system components on the Future Transportation System Map.

#### **Policies**

- 4A. Through the City's Capital Improvements Program and development set asides or mitigation, provide for the installation of continuous sidewalks along both sides of roadways within the business and multifamily areas of City where sidewalks do not exist.
- 4B. The City shall continue to require installation of sidewalks for development and redevelopment projects during the Development Review Process to assure the safety of pedestrians and transit riders.
- 4C. The City shall plan for additional right-of-way dedications, easements, or other set asides along segments of Collins Avenue to enhance the safety, convenience,



and aesthetics of pedestrian mobility along the corridor.

- 4D. The City will work to achieve minimum sidewalk widths for sidewalks throughout the City based on pedestrian traffic, land use, adjacent roadway traffic.
- 4E. The City will work with the County and the Florida Department of Transportation to increase the number of pedestrian actuated, protected crossings along Collins Avenue, and Sunny Isles Boulevard. Signalized pedestrian crossings across Collins Avenue should be located at a minimum of 600 feet from beach access points.
- 4F. The City will work with the County and the Florida Department of Transportation to assure that protected pedestrian crossing phase times are sufficient for pedestrian needs. Protected time should allow for 4 3 ft. or less per second walking speed.
- 4G. Pedestrian crossing distances to secure refuge areas may also be minimized as an alternative at agreed upon locations. Median refuge is recommended where the crossing distance exceeds 60' to provide for slow or late crossing pedestrians. Refuge island width, design, and signal actuation should follow the recommendations of the Florida Pedestrian Safety Plan (FDOT, Safety Office)
- 4H. Ensure that a continuous system of sidewalks is developed within the City that is fully accessible by individuals who are mobility impaired, per the requirements of the Americans with Disabilities Act, Title III.
- 4I. Ensure that marked crosswalks are established at all street intersections with stop signs or traffic signals, at signalized mid-block locations where warranted, and at other warranted locations.
- 4J. Ensure that beach access walkways are identified by uniform signage or an icon at the sidewalk along Collins Avenue and that these beach access walkways are fully accessible by individuals who are mobility impaired.
- 4K. Pedestrian Level of Service Standards. The City shall seek to maintain a pedestrian Level of Service Standard of C or better on all roadways with designated pedestrian facilities in accordance with the following definitions:
  - LOS A - Highly pedestrian oriented and attractive for pedestrian trips, with sidewalks, pedestrian friendly intersection design, low vehicular traffic volume, and ample pedestrian amenities;
  - LOS B - Similar to A, but with fewer amenities and low to moderate level of interaction with motor vehicles;
  - LOS C - Adequate for pedestrians, some deficiencies in intersection design, moderate interactions with motor vehicles;
  - LOS D - Adequate for pedestrians but with deficiencies in intersection design and pedestrian safety and comfort features, may be some gaps in the sidewalk system, moderate to high interactions with motor vehicles;
  - LOS E - Inadequate for pedestrian use, deficient pedestrian facilities, high interactions with motor vehicles;



LOS F - Inadequate for pedestrian use, no pedestrian facilities, high interactions with motor vehicles.

### Objective 5 - Greenway, Pedestrian, Bicycle Connections

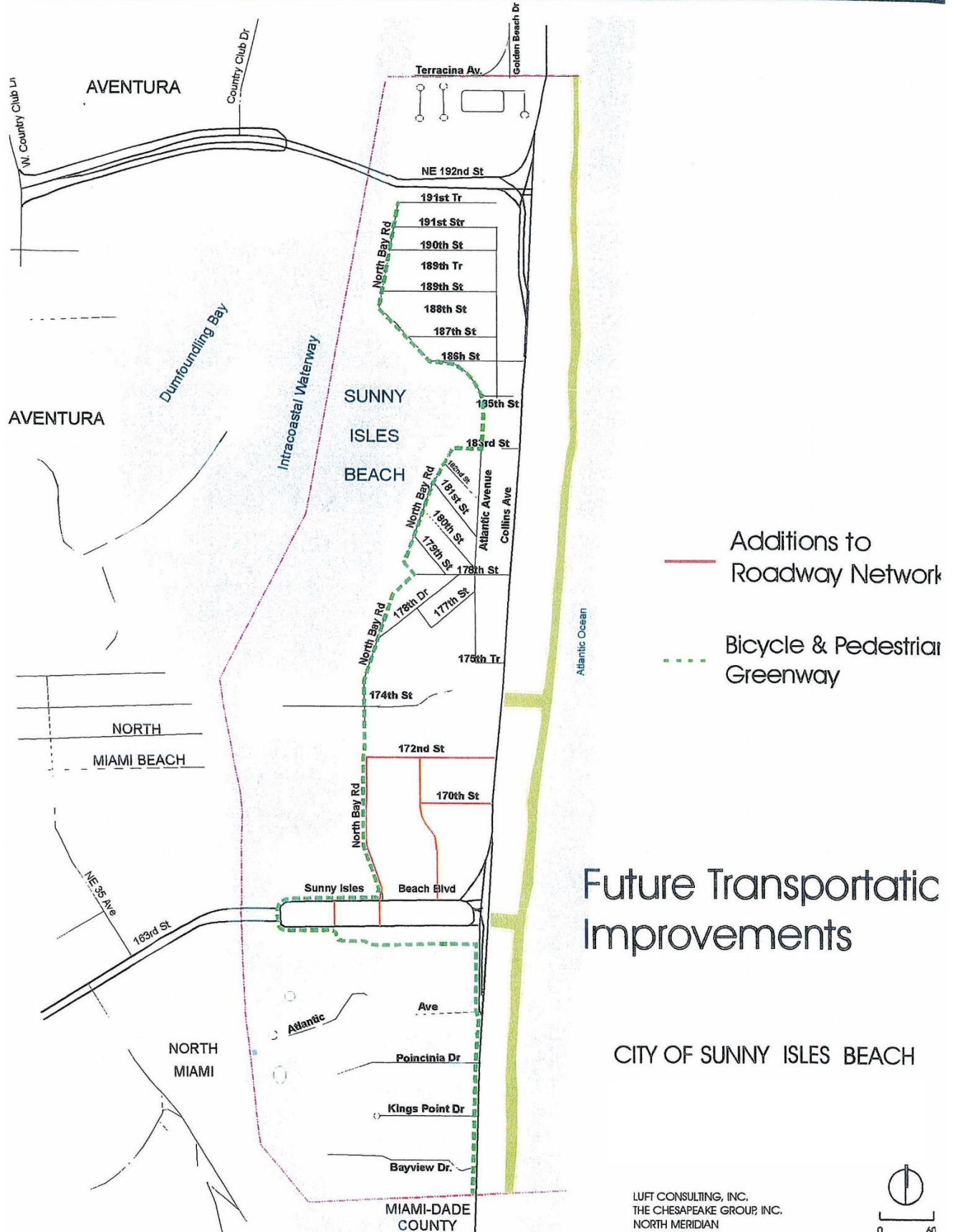
Provide a safe, convenient, and efficient bicycle and recreational pedestrian network for residents and visitors to the City that is coordinated with other transportation plans and programs that address the transportation and recreational needs of the City's present and future populations. Provide for the protection of the existing and future greenway, bicycle, and recreational pedestrian transportation system components on the Future Transportation System Map.

#### Policies

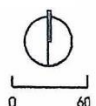
- 5A. The City shall continue to participate in bicycle planning programs of the Miami Dade Metropolitan Planning Organization and the Florida Department of Transportation.
- 5B. The City shall encourage the construction bikeways in all roadway improvement projects where adequate ROW exists.
- 5C. The City shall plan for Extension of North Bay Road pedestrian and bicycle greenway facilities from 172nd Street to 174th Street. Sufficient right-of-way will be planned for use by bicycles and pedestrians and the handicapped; but the right-of-way designation shall prohibit public vehicular access and shall provide for full security gate closures at hours deemed appropriate by the Police Department to protect public safety and security.
- 5D. The City shall plan for Extension of North Bay Road pedestrian and bicycle greenway facilities from 183rd Street to 185th Street.
- 5E. The City shall work towards providing additional right-of-way along segments of Collins Avenue per Policy 2A (e) of this Element that may include bicycle facilities on the west side.
- 5F. The City shall require convenient locations for bicycle parking to promote the use of bicycles and walking.
- 5G. The City of Sunny Isles Beach shall continue to require, as appropriate and feasible, that all new development and redevelopment is planned and designed to promote pedestrian and transit use.
- 5H. Bicycle Level of Service Standards. The City shall seek to maintain a bicycle Level of Service Standard of C or better on all roadways with designated bicycle lanes in accordance with the following definitions:
  - LOS A - On and off street facilities, low level of interaction with motor vehicles, appropriate for all riders;



LOS B - Low level of interaction with motor vehicles, appropriate for all riders;  
LOS C - Appropriate for most riders, some supervision may be required, moderate interaction with motor vehicles;  
LOS D - Appropriate for advanced adult bicyclists, moderate to high interactions with motor vehicles;  
LOS E - Cautious use by advanced adult riders, high interactions with motor vehicles;  
LOS F - Generally not safe for bicycle use, high level of interactions with motor vehicles.



LUFT CONSULTING, INC.  
THE CHESAPEAKE GROUP, INC.  
NORTH MERIDIAN





## Objective 6 - Water Transportation

The City shall continue to coordinate the location and intensity of new water transportation facilities in support of the Future Land Use, Coastal Management, and Conservation elements.

### Policies

- 6A. The City shall coordinate roadway, transit, and greenway improvements with any future marinas in the City.
- 6B. Planning for future facilities shall consider the adverse impacts of structural and non-structural improvements upon adjacent natural resources and shall comply with Miami-Dade County regulations concerning the environment.
- 6C. The City shall coordinate as appropriate with Miami-Dade County to encourage and facilitate location of the northern terminus of the water taxi service at the proposed site on Sunny Isles Beach Boulevard Loop Road, and to ensure pedestrian, bicycle, automobile, and transit access to and from this facility.

## Objective 7 - Transit

### Policies

- 7A. Continue the City's active involvement with the Miami-Dade County Metropolitan Planning Organization (MPO), the Miami-Dade Transit Agency (MDTA) and the Transportation Coordinating Committee (TCC) to provide for area-wide coordination relative to transit service and safety.
  - a) The City will work with the County to respond to transit user needs by increasing transit service in those locations with a high demand.
  - b) The City will continue to support County strategies making transit more convenient which helps facilitate local traffic to use alternatives to the Florida Intrastate Highway System to protect its interregional and intrastate functions.
  - c) Continue to cooperate with the County and MPO to help determine if inter-modal terminals are needed in the City.
  - d) Provide information to the County regarding the development of future generators and attractors so that necessary considerations can be included in transit planning.
  - e) Pursue coordination and improvement of inter-County transit services to better provide for convenient regional travel needs, according to the adopted plans, within the Sunny Isles Beach area through the MPO, the TCC, MDTA,



and Broward County Transit.

- 7B. The minimum peak-hour mass transit level of service shall be that all areas of the City shall be provided with public transit service having 30-minute headways, as measured by service along a transit corridor '(not by individual route) provided that:
  - a) It is estimated that there is sufficient demand to warrant service;
  - b) The service is economically feasible
  - c) The expansion of transit service into new areas is not provided at a detriment to existing or planned services in higher density areas with greater need.
- 7C. The City of Sunny Isles Beach shall continue to support the local community shuttle system to expand transit access to residents, business and visitors.[City].
- 7D. Special marketing efforts should be performed by the City to ensure that eligible elderly persons, and persons with disabilities are aware of the existing transit services which have been developed to accommodate their demand.
- 7E. Transportation planning in the City shall give due consideration to the County's Program for Mass Transportation Services for Handicapped Persons.
- 7F. The City shall continue, in conjunction with the future land use element, to encourage land uses that promote public transportation in public transportation corridors to allow for convenient transit service.
- 7G. In conjunction with the Future Land Use Element, the City shall provide innovative land development regulations that encourage mixed-use developments to enhance the livability of the City through encouragement of an attractive and functional mix of living, working, shopping, recreational activities, walking and bicycle use, internal trip capture and design elements which facilitate transit access.
- 7H. In conjunction with Objective 7 of this Element, cross section / streetscape improvements to Collins Avenue and Sunny Isles Boulevard will incorporate improvements to increase transit safety and convenience, such as turn-out bays, pedestrian shelters with benches, information, and other amenities.
- 7I. The City of Sunny Isles Beach shall continue to encourage bus shelters, benches and bus stops at appropriate locations, particularly at locations that will generate 20 or more passengers per day.



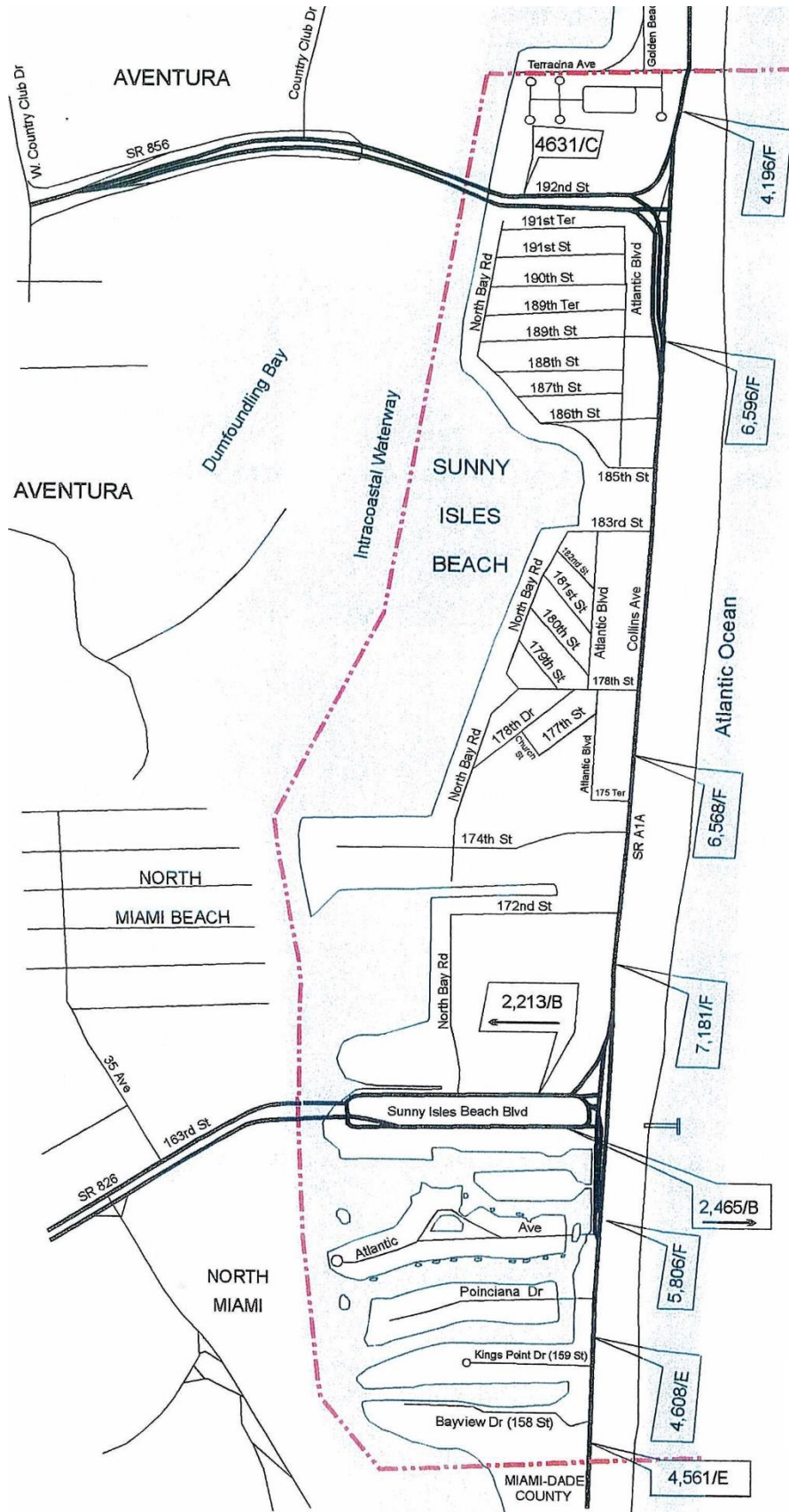


## Objective 8 - Roadway Concurrency

The City will continue to maintain adequate LOS standards for the transportation system to coordinate the traffic circulation system with existing and future land uses as shown on the Future Land Use Map.

### Policies

- 8A. Unless exempted under other policies, the adopted concurrency management system shall establish the following roadway level of service standards (LOS) for the purpose of issuing development orders and permits:
  1. In conformity with Miami-Dade County, the acceptable peak period LOS for all non-FHISS State and County roads inside the City shall be the following:
    - a) Where no public mass transit service exists, roadways shall operate at or above LOS E;
    - b) Where mass transit service having headways of 20 minutes or less is provided within 0.5 mile distance, roadways shall operate at no greater than 120-percent of their capacity (LOS E+20);
    - c) Where extraordinary transit service such as commuter rail or express bus service exists parallel roadways within 0.5 mile shall operate at no greater than 150-percent of their capacity (LOSE+50).
  2. The adopted level-of-service for all collector roads maintained by the City shall be 120-percent of LOS E (LOS E+20), as defined and measured by the methodologies of the FDOT LOS Standards and Guidelines.
- 8B. The level-of-service for all local residential roads shall be guided by the recommendation of the Miami-Dade County Street Closure/ Traffic Flow Modification Study and adopted policy.
- 8C. The City shall encourage FDOT and Miami-Dade County to achieve the adopted level of service on all road segments shown to be operating below their adopted level of service according to the MU ATS model.
- 8D. The City recognizes the interaction with mixed-use developments and the resulting internal satisfaction of trips when analyzing the traffic impact of proposed mixed-use developments that promote revitalization and redevelopment. Mixed-use developments are characterized by three (3) or more significant, mutually supporting uses with significant physical and functional integration of project components, including uninterrupted pedestrian connections, and that are developed in conformance with a coherent plan. To this extent, in conjunction with Policy 2A, part b) of this Element, and in support of the Future Land Use Element, the City will apply the established Transportation Concurrency Exception Area (TCEA) to facilitate development in the area bounded by the Town Center Future Land Use designation.



| LEGEND |                    |
|--------|--------------------|
|        | - Peak Hour Volume |
|        | - Peak Hour LOS    |

Source: Comprehensive Development Master Plan  
Metro-Dade County, Florida 1997

# 2015 Planned Roadway Network

CITY OF SUNNY ISLES BEACH

LUF CONSULTING, INC.  
THE CHESAPEAKE GROUP, INC.  
NORTH MERIDIAN





## Objective 9 - Cross-Section / Streetscape Improvements

Improve the appearance of Collins Avenue and Sunny Isles Boulevard through the design and implementation of a new cross-section for the roadway emphasizing landscaping, pedestrian, and transit improvements, while maintaining an acceptable level of service for traffic on the roadways.

### Policies

- 9A. In conjunction with the Florida Department of Transportation, design and implement new cross-sections for Collins Avenue and Sunny Isles Boulevard that will provide wider sidewalks and adjoining landscaped areas, landscaped medians, bus pullout bays, and turn lanes at major driveways and street intersections, while maintaining the same number of travel lanes on Collins Avenue.
- 9B. In conjunction with the cross-section redesign of Collins Avenue and Sunny Isles Boulevard, provide protected pedestrian crossings and median refuge in accordance with Policy 10D of this element.
- 9C. Implement a program to provide for the placement of existing overhead utilities along Collins Avenue and Sunny Isles Blvd. underground.
- 9D. Develop and implement landscaping regulations to provide for landscaping that will support and improve pedestrian comfort on walkways along Collins Avenue and Sunny Isles Blvd.

## Objective 10 – ROW Reservations

Rights-of-way and corridors needed for existing and future transportation facilities will be designated and protected from encroachment.

### Policies

- 10A. The City shall continue to protect existing or future transportation rights-of-way and as identified by the City's Future Transportation System Map, Miami-Dade County and FDOT and provide for their acquisition, preservation, or protection through the development review process.
- 10B. The City shall establish measures requiring future developments to provide sufficient right-of-way necessary to reserve land for existing and future public transportation corridor needs that are rationally related to the impacts of such future developments.
- 10C. The City shall continue to include a traffic engineering review process for all



proposed land development or redevelopment projects and requests for permits to utilize or access public right-of-way.

- 10D. The City will work towards increasing right-of-way width and/or publicly usable pedestrian space within private front yard setbacks along Collins Avenue (AIA) in conjunction with Policies 9A and 9B to provide for safe, enjoyable pedestrian and non-motorized facilities.
- 10E. The City, through its Land Development Regulations, shall require that site plan applications be coordinated with Florida Department of Transportation's (FDOT) District Permits Engineer regarding access management issues on State maintained roadways.

### **Objective 11 - Parking**

The City of Sunny Isles Beach shall improve the consistency of the City's parking inventory, location, and management with the Future Land Use Map and the future needs of the residents and visitors to the City.

#### **Policies**

- 11A. The City will analyze the changing market requirements for parking on an ongoing basis in order to guide City policy concerning the supply and management of public parking.
- 11B. The City will coordinate parking inventories to support transit usage at future designated park and ride locations.
- 11C. The City will coordinate parking inventories to support public access to public parks and open space.
- 11D. In coordination with the Florida Department of Transportation, the City will provide for a system of improved signage for the public parking area under the William Lehman Causeway.
- 11E. Provide a system of "Intercept Parking Facilities" at major arterial roadway access points to the City to provide accessible public parking for regional users of beaches and bay recreational resources as a means of reducing conflicts with private commercial parking facilities meant for exclusive use of retail patrons.
- 11F. Provide expanded public parking facilities proximate to regional and community open space and recreational facilities to manage public access to major events and activities with peak period concentrations of parking demand.
- 11G. Provide public parking garages in locations with enhanced roadway accessibility and traffic capacity as pooled public/private off-site parking resources that offer alternatives to large surface parking lots in nearby retail centers.



## Objective 12 - Hurricane Evacuation Times – Coastal Element

Assist the County to maintain or reduce the existing time period required to complete the evacuation of people from flood vulnerable Coastal Areas, consistent with Objective 6 and Policies 6A through 6G of the Coastal Element of the City's adopted Comprehensive Plan.

### Policies

- 12A. Modifications to designated hurricane evacuation routes shall maintain or reduce the existing time period required to complete the evacuation of people from flood vulnerable Coastal Areas.
- 12B. Changes and additions to the City's Future Transportation System Map, in conjunction with Objective 2, and Policy 2A of this Element shall maintain or reduce the existing time period required to complete the evacuation of people from flood vulnerable Coastal Areas.
- 12C. Participate with Miami-Dade County to annually review and update the hurricane evacuation procedure section of its Emergency Operations Plan (E.O.P.). (see Policy 6A, Coastal Management Element)
- 12D. If any update of the hurricane evacuation study shows an increase or projected expansion in the time required to safely clear the roadways in and from areas subject to coastal flooding, measures shall be undertaken to maintain the existing evacuation period. These measures may include programming transportation improvements to increase the capacity of evacuation routes, eliminate congestion at critical links and intersections, adjust traffic signalization or use directional signage, public information programs, or amendments to the Comprehensive Plan to manage permitted densities in the areas subject to coastal flooding. (see Policy 6E, Coastal Management Element)
- 12E. The City shall maintain and annually update a listing of people with special needs to plan for the mobilization required to safely evacuate and shelter those who may need assistance due to physical or medical limitations. (see Policy 6F, Coastal Management Element)
- 12F. In conjunction with Objective 9, Policy 9A, and Policy 9D of this Element, and Policy 6G of the Coastal Management Element, trees susceptible to damage by sustained tropical storm force winds (39 knots) shall be not be located along the rights-of-way of evacuation routes.
- 12G. The City shall seek County implementation of an additional bus evacuation pickup point north of 183<sup>rd</sup> Street for transportation to mainland shelters.

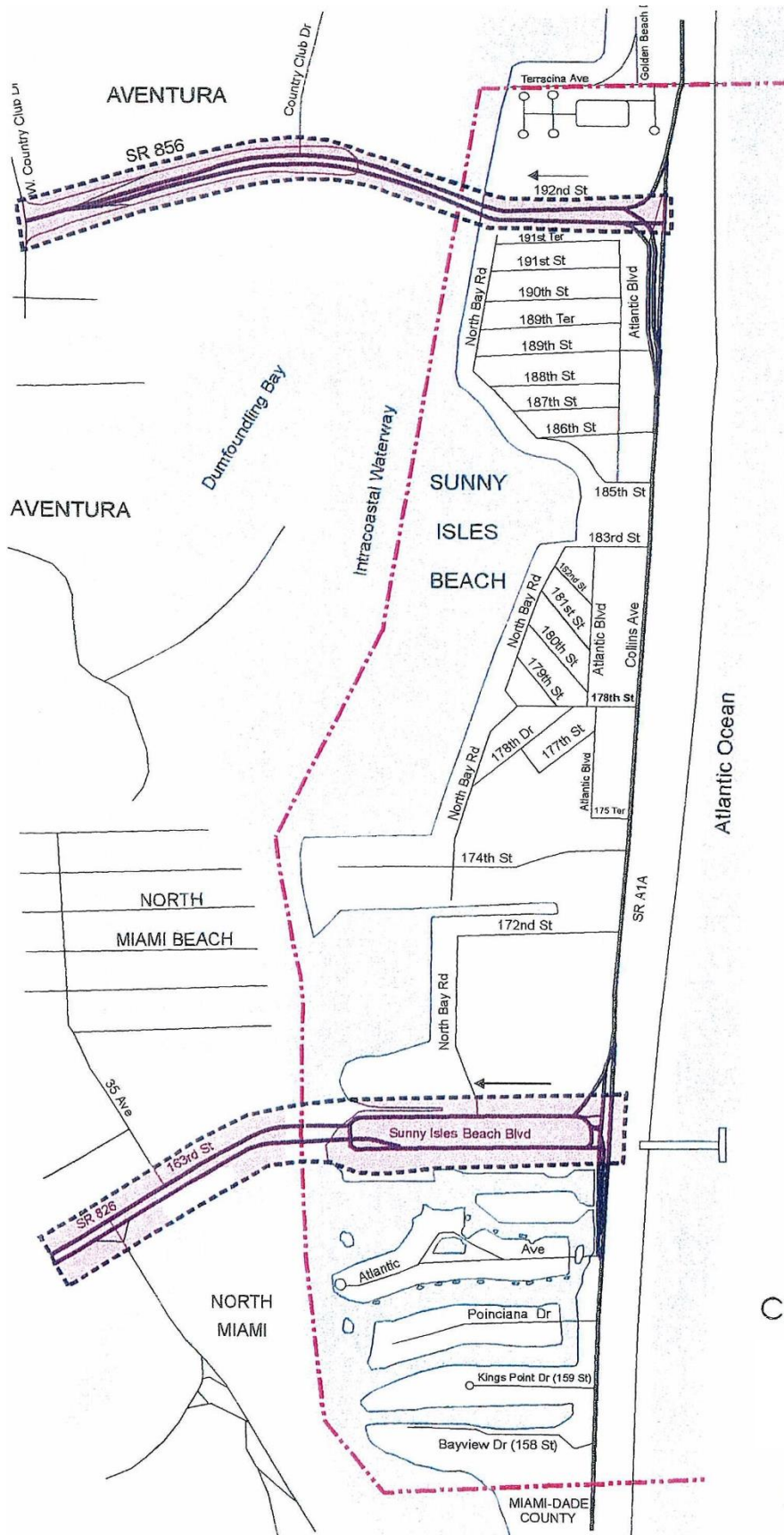


### Objective 13 - Energy Efficiency

The City of Sunny Isles Beach shall continue to provide for an energy efficient multi-modal transportation network.

#### Policies

- 13A. To encourage transportation system management (TSM) techniques, continue coordination between the City and the County to fully utilize existing transportation systems management techniques to improve system efficiency.
- 13B. Conduct periodic reviews of City highway system operation to identify problem areas with potentially low cost TSM solutions such as restricting left turns, reversible lanes, one-way pairing of facilities, etc.
- 13C. The City shall encourage the use of transit or non-motorized transportation options to the maximum extent feasible as a strategy to conserve energy resources and improve air quality.



| LEGEND |                     |
|--------|---------------------|
|        | - Evacuation Routes |

Source: Comprehensive Development Master Plan  
Metro-Dade County, Florida 1997

# Future Evacuation Routes

CITY OF SUNNY ISLES BEACH

LUFT CONSULTING, INC.  
THE CHESAPEAKE GROUP, INC.  
NORTH MERIDIAN





## Objective 14 - Coordination

Coordinate the transportation system with the plans and programs of the Miami-Dade Metropolitan Planning Organization (MPO), applicable transportation authorities or transportation management associations, the Florida Transportation Plan and Florida Department of Transportation's Adopted Work Program.

### Policies

- 14A. The City shall continue to work with the State and County to insure that the Five-Year work programs and Long Range Transportation Plans (LRTP) of the State and County reflect the City's transportation needs.
- 14B. The City will continue to monitor the proposed programmed and planned improvements of the MPO.
- 14C. Maintain an active, positive relationship with FDOT, Miami-Dade County, adjacent municipalities, and other relevant public and private entities in order to support and engage in cooperative funding of transportation improvements.
- 14D. Solicit the expenditure of County Road Impact fees on facilities which best benefit the City of Sunny Isles Beach through participation in the Metropolitan Planning Organization's Policy and Technical Coordinating Committees
- 14E. The City shall participate in the development of future plans of the Metropolitan Planning Organization (MPO) through its membership in the MPO and other intergovernmental coordination mechanisms.
- 14F. The City will continue to support State and County programs to provide alternatives to single-occupant vehicles.
- 14G. The City shall coordinate, as appropriate and feasible, with the Florida Department of Transportation, the Miami-Dade Metropolitan Planning Organization, adjacent local governments, and other agencies as appropriate to coordinate planning and ensure consistent methodologies for evaluating and addressing impacts of development and redevelopment on shared road corridors.

## Objective 15 – Implementation

Implement the recommended Transportation Plan on a priority basis and in concert with the City's Land Use Plan.

### Policies

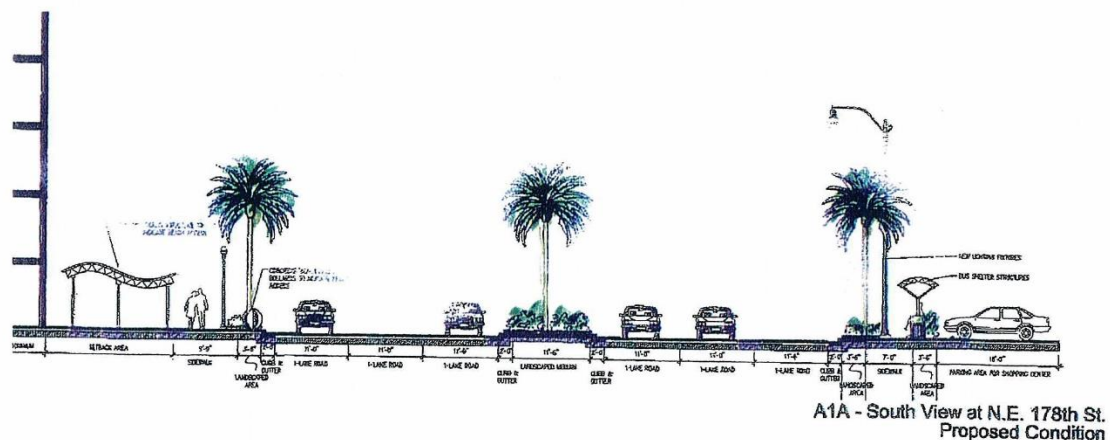
- 15A. Plan for the funding of additional needed road improvements as identified in the



### Transportation Plan.

- 15B. Establish transportation improvement priorities and provide or support funding in a consistent manner.
- 15C. Provide local funding necessary to satisfy the City's Capital Improvement Program for road improvements.
- 15D. Monitor the progress of all programmed road improvements as identified in the Transportation Plan.
- 15E. Provide for private sector participation to include project related transportation improvements.
  - a) Maintain the requirements of developer sponsored funding of project related transportation improvements through negotiation and/or application of project impact fees.
  - b) The City's development review process shall assure mobility needs within the City are met through including County representatives in the review process whenever appropriate.

### Proposed Cross Section – Collins Avenue / A1A Sunny Isles Streetscape Study – Bermello & Ajamil Architects – 3/00





## Objective 16 – Complete Streets

Provide a safe, convenient and active transportation system of "Complete Streets".

### Policies

- 16A. The City, in coordination with other transportation agencies, shall identify and implement projects and improvements that will transform its roads into "Complete Streets" that accommodate all appropriate modes of travel and enable safe access for all users. The planning, design and construction of all transportation project shall consider complete street features appropriate to the context of the transportation corridor.
- 16B. The City and its transportation partners shall continue to implement strategies to improve bicycle and pedestrian ways which safely and conveniently connect residential areas to recreational areas and major activity centers, and which safely connect bicycle and pedestrian ways along major thoroughfares throughout the City.
- 16C. The City shall encourage Land Development Regulations requiring that new subdivisions, re-plats, planned unit developments, and site plans accommodate bicycle and pedestrian traffic needs. Similarly, to the extent feasible, multiple family residences as well as shopping facilities, recreational areas, schools, and other public uses shall provide storage areas for bicycles.
- 16D. The City, in coordination with FDOT, shall require pedestrian and bicycle facility improvements whenever major roadway construction, street resurfacing or restriping occurs, or when shoulder or drainage improvements are made.
- 16E. The City shall require marked at-grade pedestrian ways or request the County to incorporate pedestrian displays at signal installations on major arterials to reduce the risks of accidents.
- 16F. The City shall support activities such as public outreach and informational campaigns, increased enforcement of traffic safety rules, and advances in intelligent transportation system infrastructure to reduce the incidence of automobile accidents, and/or conflicts between automobiles and other transportation modes.

## Objective 17 – Greenhouse Gas Emissions

Limit greenhouse gas emissions through the implementation of strategies that reduce the number of vehicle miles traveled. These strategies may include but not be limited to the promotion of compact mixed use development that provides for a mixture of residential and nonresidential land uses in a pedestrian friendly environment with



multi-modal transportation connectivity to other areas; promoting the use of alternate transportation modes, including mass transit, bicycles, and pedestrianism, and; requiring Transportation Demand Management Programs as a condition for development approvals.

### **Policies**

- 17A. The City shall encourage all new development and redevelopment in existing and planned transit corridors to be planned and designed to promote transit-oriented development (TOD) and transit use by mixing residential, retail, office, open space and public uses in a pedestrian-friendly environment.
- 17B. The City shall consider current science and predictions for sea level rise and other potential climate change issues in planning future roadway improvements.
- 17C. The City shall utilize best management practices through its and Development Regulations and public facility design standards to reduce the heat island effect of roads, parking lots, bike lanes and sidewalks by employing materials that are of a lighter color and have higher reflectivity, and providing shade via enhanced landscaping.

## **Transportation Element Monitoring Measures Section**

The following Monitoring Measures will be utilized by the City in its ongoing planning programs and Comprehensive Plan Evaluation and Appraisal process to measure progress in achieving the objectives of the Transportation Element:

### **Monitoring Measure(s)**

- 1. Achievement of Bicycle, Pedestrian and Transit Level of Service standards.
- 2. All arterial roads function as "Complete Streets" that meet Level of Service standards for bicycles and pedestrians by 2030.
- 3. 50 percent reduction in vehicle miles travelled between 2016 and 2030 as a result of increased multi-modal capture of local trips.
- 4. Maintenance or reduction in hurricane evacuation times
- 5. Policy implementation status.

# Housing





## Housing Element

Sunny Isles Beach is in a unique position to add to its housing stock while enhancing the quality of life for its current residents. Many of the current households in the community are composed of senior citizens or those approaching this age. The current affordable housing stock has afforded maintenance of independent living for seniors.

### Housing Goal

TO ACHIEVE A RANGE OF HOUSING THAT ACCOMMODATES BOTH EXISTING AND FUTURE RESIDENTS AFFORDABLE OPPORTUNITIES BASED ON DIVERSITY AND QUALITY, WHILE ELIMINATING SUBSTANDARD CONDITIONS.

#### Objective 1

Promote housing choice for all residents regardless of race, ethnicity, age, sex, religion, family composition, disability, or sexual orientation.

##### Policies

- 1A. Enforce existing and future housing laws of the Federal, State, or other levels of government that prohibit discrimination on the basis of race, ethnicity, age, sex, religion, family composition, disability, or sexual orientation.
- 1B. Continue to support equal opportunity fair housing activities by housing assistance provider agencies.
- 1C. Continue to define innovative ways for distributing affordable housing resource information to the general public, especially very low, low and moderate income households.
- 1D. Utilize existing planning and programming mechanisms to ensure that new residential development occurs only if coordinated with plans for the provision of an adequate level of services and facilities.
- 1E. The City shall support the establishment of areawide affordable housing goals, and participate as appropriate in the development and implementation of the South Florida Regional Planning Council's Regional Affordable Housing Strategy.
- 1F. The City may seek specific agreements with other local governments concerning the provision of affordable housing<sup>1</sup>

#### Objective 2

Enhance economic opportunity through expansion of the employment base and quality jobs in the community and linkages to jobs outside the community

- 2A. Expand employment within the designated town center area and mixed-use



business areas defined in the plan.

- 2B. Promote the diversification of the economic base in Sunny Isles Beach in an appropriate land use manner. Expand the professional service and other office employment opportunities in the designated town center area.
- 2C. Work in partnership with the development industry to create employment opportunities and job training for residents of the City in construction phases of development as well as in permanent jobs created in hotels, motels, apartments and other like accommodations.
- 2D. Explore the possibility of using density bonuses for development interests that cooperate in a partnership to train low income individuals in construction phases of development.
- 2E. Assist County, private sector, and other levels of government with the creation of new programs or linkages of residents of Sunny Isles Beach to existing programs targeted toward senior citizen skill enhancement, easing and affording labor force reentry.
- 2F. Provide access to information pertaining to county-wide job training programs, daycare facilities, English language courses, and high school equivalency (GED).
- 2G. Locate new housing in proximity to available transit services, linking residents to other employment concentrations.
- 2H. Eliminate disincentives in regulations toward maintenance of in home offices, studios, or other elements appropriate to a range of cottage industries and evolving technology.
- 2I. The City shall encourage the development of workforce housing units affordable to 120% and less of median family income) in mixed use development and along complete streets and transit corridors that provide a full range of mobility options.
- 2J. The City shall encourage the development of affordable and workforce housing units (affordable to 120% and less of median family income) through the provision of density bonuses in the Land Development Regulations, and other appropriate measures.

### Objective 3

Maintain and enhance the opportunity for independent living of senior citizens in Sunny Isles Beach.

#### Policies

- 3A. Foster the use of Reverse Mortgages, HAL's, and other private sector financial mechanisms that promote both maintenance of housing and continued



affordability to seniors.

- 3B. Foster the development of "granny flats" on existing property or in existing adequately sized units in appropriate locations to create opportunities for independent living quarters for seniors,
- 3C. Provide access to "home sharing" information to seniors.
- 3D. Determine the feasibility of establishing apartment-type maintenance agreements for basic routine in unit maintenance for senior households unable to physically maintain interiors of structures.

#### Objective 4

Assist the private sector in providing affordable housing products in sufficient numbers to satisfy anticipated future needs.

##### Policies

- 4A. Foster mixed-use development of strategic parcels in the designated town center area.
- 4B. Maintain existing housing stock in communities in the western portions of the City.
- 4C. Review, evaluate, and streamline those aspects of planning, taxing, zoning, permitting and building codes that may unduly restrict or increase the cost of housing.
- 4D. Create density opportunities that counter balance high land values and acquisition costs in appropriate locations.
- 4E. Provide materials or other means that assist with "density education" (realities, myths, etc.) of residents.
- 4F. Maintain a file, including plans and models of successful and unsuccessful new, infill, and mixed-use, for use with developer and resident interests.
- 4G. Through the Intergovernmental Coordination Element, coordinate with appropriate private for-profit companies and non-profit agencies to improve housing production.
- 4H. Provide technical and administrative support to non-profit housing development corporations constructing new housing for rent or sale by low and moderate income residents.
- 4I. Encourage agreements with adjacent jurisdictions to provide affordable housing opportunities within the region.



- 4J. Support development of new and innovative economically feasible construction techniques, materials, and manufacturing methods that maintain or improve housing structural quality.
- 4K. The City shall coordinate with Miami-Dade County and other agencies as appropriate to ensure that public funds earmarked for affordable, workforce, elderly or special needs housing, and the full range of affordable housing financing mechanisms, are made available to residents who would qualify for assistance. The City shall utilize existing private, County, State and federal programs which assist individuals with home ownership through such means as subsidies, loans, loan guarantees, counseling or through other similar means, including such programs as the County Surtax Mortgage Program.
- 4L. The City, on an ongoing basis, shall investigate the availability of grants and other funding sources to implement affordable, workforce, elderly or special needs housing programs.

4N. In consideration of a developer's provision of affordable, workforce, elderly or special needs housing, the City, through the land development regulations, shall consider granting up to a 20 percent density increase, to the extent that such an increase is compatible with surrounding development and site characteristics and other goals, objectives and policies of this Comprehensive Plan. The bonus in density may also be accompanied by other adjustments on sites where staff determines transition will protect adjoining development.

## Objective 5

Reduce the number of substandard housing units and encourage the maintenance and enhancement of the existing housing stock.

### Policies

- 5A. Consistently enforce building and housing code standards throughout the City.
- 5B. Use existing housing assistance funding to continue maintenance and rehabilitation programs for eligible units.
- 5C. Promote programs designed to enhance a sense of neighborhood, homeownership, and neighborhood safety.
- 5D. The City shall protect the integrity of its residential neighborhoods by ensuring that infill development achieves a compatibility score of 1 — 3, and adjacent development achieves a compatibility score of 1 — 4, as described in Future Land Use Element Policy 8D.



## Objective 6

Address the special housing needs for those in need of specialized housing assistance.

### Policies

- 6A. Lend or provide technical assistance and work with other entities to establish homeless programs.
- 6B. Support housing construction and rehabilitation that provides for the needs of those considered under the Fair Housing Requirements in Chapter 533 of the Florida Statutes.
- 6C. Continue to provide for the accommodation of the physically disabled and enforce codes to ensure accessibility
- 6D. Monitor the status and location of group homes, foster care facilities, adult congregate living facilities, and similar housing facilities consistent with Chapter 419 of the Florida Statutes to ensure wide accessibility and to avoid undue concentration.
- 6E. Allow within residential areas group homes and foster care facilities that are owner-occupied and contain six or fewer beds.

## Objective 7

Facilitate government assistance to persons and families displaced and relocated by public projects and encourage private sector assistance in relocating people displaced by private projects.

### Policies

- 7A. Locate safe, well-built transit accessible affordable housing units prior to relocation of households displaced by public action.
- 7B. Encourage the private sector to provide housing assistance to families and individuals displaced through private sector actions.
- 7C. Assure the availability of suitable emergency shelters, transitional housing, and relocation assistance for low and moderate income residents who have lost their housing due to natural disaster.

## Objective 8

Provide for the identification and protection of historically significant housing and other historic cultural and / or archeological resources as may be identified through an on-going program of surveying and documenting such resources.



## Policies

- 8A. Cooperate with the Miami- Dade County , the State of Florida, and other agencies as appropriate in updating the County survey of historic structures and where possible, expand the survey through financial assistance from the State of Florida and other agencies as appropriate .
- 8B. Support private efforts to conserve and maintain houses deemed historically significant, by providing through the Building Official to those seeking building permits for rehabilitation of structures public information on the guides and standards for "Resourceful Rehab" guide for historic structures in Dade County when appropriate. Conduct a public awareness campaign about the history and significant events in the founding and growth of the City of Sunny Isles Beach to build greater public awareness of the unique identity of the community.
- 8C. Cooperate with the office of the County Archeologist to assure building and development activity within the city does not disturb potentially significant archeological sites that may exist, if any.
- 8D. Establish within the land development regulations, procedures for the review and proper guidance of development activities that may impact on directly or indirectly any structures identified as historic or of value to a historic setting or district. Utilize the guides and standards of the Miami-Dade County Historic Preservation Ordinance as a basis for assuring compatibility of City procedures with countywide programs.

## Objective 9- *Green housing*

Encourage housing design and developments that are energy efficient and enhance the overall health, safety and welfare of residents.

## Policies

- 9A. The City shall encourage residential development and redevelopment projects to use Leadership in Energy and Environmental Design ( LEED), Florida Green Building Coalition' s Green Construction Standards, or other acceptable standards and through the incorporation of alternative energy technologies into weatherization programs.
- 9B. The City shall encourage new, mixed use housing developments with served by public transit and non- motorized transportation options.



## Housing Element Monitoring Measures

The following Monitoring Measures will be utilized by the City in its ongoing planning programs and Comprehensive Plan Evaluation and Appraisal process to measure progress in achieving the objectives of the Housing Element:

### Monitoring Measure(s)

1. At least a 50% reduction in the number of cost burdened households between 2016 and 2030.
2. The provision of affordable housing and "green housing" bonuses in the Land Development Regulations.
3. The number of new workforce units permitted in mixed use developments and/ or along Complete Streets and/ or transit corridors.
4. Development Compatibility Review procedures adopted into the Land Development Regulations by 2020.
5. Policy implementation status.

# Recreation & Open Space





## Recreation and Open Space Element

The Recreation and Open Space Element specifically addresses open spaces and facilities which provide recreational opportunities as their primary function. Sunny Isles Beach is responsible for the provision of local recreation, parks and open space to meet the close-to-home recreational needs of the City residents. Metropolitan Miami-Dade County provides area-wide recreation facilities serving regional and sub-regional populations. The City of Sunny Isles Beach enjoys a proximate relationship to two significant regional recreation open spaces, the Oleta River State Park and the County Haulover Beach Park as well as recreational benefits from Biscayne Bay and the Atlantic Ocean. The bay and ocean are addressed in the Coastal Management section.

Service areas for local recreation open spaces and park classifications are the primary criteria used to determine future park locations and conduct capacity evaluations. The City of Sunny Isles Beach adopts the County standard of 2.75 acres per 1000 permanent residents which is inclusive of, mini-parks serving sub- neighborhoods, neighborhood recreation open space, single purpose parks (i.e. tennis centers, swimming centers, etc.) community recreation open space serving multiple neighborhoods and district recreation open space, including the beachfront, that addresses community wide needs

### Recreation and Open Space Element Goal

SATISFY THE RECREATIONAL NEEDS OF THE CITY'S RESIDENTS THROUGH THE PROVISION OF VARIOUS RECREATION FACILITIES AND OPPORTUNITIES.

#### Objective 1

Provide for public access to and interaction with the City's beach area.

##### Policies

- 1A. Maintain and improve the City's existing beach access points and adjacent vehicular parking areas.
- 1B. Provide development incentives to secure additional beach access when reviewing and permitting oceanfront development parcels.
- 1C. Encourage oceanfront development designs which preserve view corridors and provide additional public access to the beach and inland waterways.
- 1D. The City shall coordinate with property owners to seek to provide and maintain environmentally compatible public beach access points at 1/ 4 mile (minimum) intervals by 2030, and to ensure that public access to or enjoyment of the public realm of the beach is not inhibited by existing or planned beachfront development.
- 1E. The City shall reevaluate the feasibility of providing a boardwalk or linear path parallel to the beach in order to increase access and provide additional pedestrian and bicycle mobility options to relieve traffic on Collins Avenue, and of



extending/expanding the Baywalk to provide a linkage to the beach.

## Objective 2

Provide for private sector participation in the development of quality recreational facilities.

### Policies

- 2A. Require residential developments to include on-site recreational amenities.
- 2B. Adopt a public park impact fee to ensure that new development contributes its pro-rata share of the cost of acquiring and developing park facilities at the adopted level of service.

## Objective 3

Provide enhanced recreational activities for the City's residents and visitors.

### Policies

- 3A. Conduct a survey of citizens' park and recreation needs in order to better serve the City's residents.
- 3B. Identify all available funding sources to improve and enhance the City's park facilities.
- 3C. Conduct an inventory of private recreation facilities within the City.
- 3D. Develop priority listing and capital improvement budget for park improvement projects.
- 3E. The City shall use its municipal powers to acquire land for park/open space and amenities in the western neighborhoods in order to meet and maintain compliance with the Level of Service Standard for parks and recreational facilities, and compensate for any loss of recreation and open space acreage that might result from coastal erosion and other factors.
- 3F. Provide for balanced system of municipal parks providing open space and recreational facilities at scales of community, neighborhood, block and small scale urban spaces that meet the following activity needs for the full range of age and needs groups:
  - a) Passive open space that provides for individual and group enjoyment of unstructured activities such as walking, sitting, contemplation, relaxation and observation;
  - b) Resource Based Open Space that provides access to and interaction with water bodies, shoreline environments, ecological and botanical



- environments, and interpretive facilities that educate users about natural systems;
- c) Active open space that provides facilities and space for structured play; sports; shared use paths for running, cycling and skating; playgrounds; group activities; community wide gatherings for events and performances, and special facilities for the disabled, and;
  - d) Special Facilities that support recreational activities for the full range of age and needs groups such as community centers, senior centers, cultural facilities, museums, youth centers, amphitheaters and concert venues.
- 3G. Provide geographic balance in the municipal system of parks and open space as described in Policy 3F. to better serve concentrations of population in the northern (north of 183<sup>rd</sup> Street), central ( 172<sup>nd</sup> to 183<sup>rd</sup> Streets) and southern ( south of 172<sup>nd</sup> Street) districts of the City as well as a balanced allocation of public space west of the Collins Avenue traffic corridor that impedes pedestrian access to oceanfront open space.
- 3H. Provide municipal public gathering space suitable for community scaled events proximate to the planned Town Center (Future Land Use - 15B.) that will reinforce the destination activity patterns of the Town Center and provide a more balanced distribution of municipally owned and managed public space to complement privately provided public plazas and courtyards in commercial environments ( Future Land Use - 15B.).
- 3I. Encourage greater use of existing and new public open space west of Collins Avenue to mitigate existing and future impacts of growing public use of sensitive oceanfront beach environments that historically constitute 85% of public open space in the City.
- 3J. The City shall seek to provide at least one City park within a five- minute walking radius (1/ 4 mile) of all residential and mixed use areas by 2020.

#### Objective 4

Provide local park and recreational facilities at the following Level of Service Standard: 2.75 acres per thousand population.

#### Policies

- 4A. Provide a Level of Service Standard for parks and recreation of 2.75 acres of public and private recreation and open space for each one thousand residents of the City.
- 4B. Implement a capital improvements plan to improve existing park facilities throughout the City.
- 4C. Adopt and implement provisions of the City's development regulations relative to beach and dune preservation.



- 4D. Support the efforts of Miami-Dade County and the State of Florida to develop and maintain a system of regional and state parks which benefit the City's residents.
- 4E. Enforce the local shoreline benchmark for potential future beach renourishment; coordinate with other jurisdictions and agencies on programs for periodic beach renourishment.
- 4F. Include in the City's land development regulations specific open space requirements.
- 4G. Adopt the standard of providing a public beachfront park within a two-thousand (2000) foot walk of any location on Collins Avenue.

### Objective 5

Continue to seek opportunities to develop new or expand existing municipal parks in the City.

#### Policies

- 5A. Prepare development and improvement plans for the City's parks.
- 5B. Fund improvements for the municipal park in the City's Capital Improvement Program.

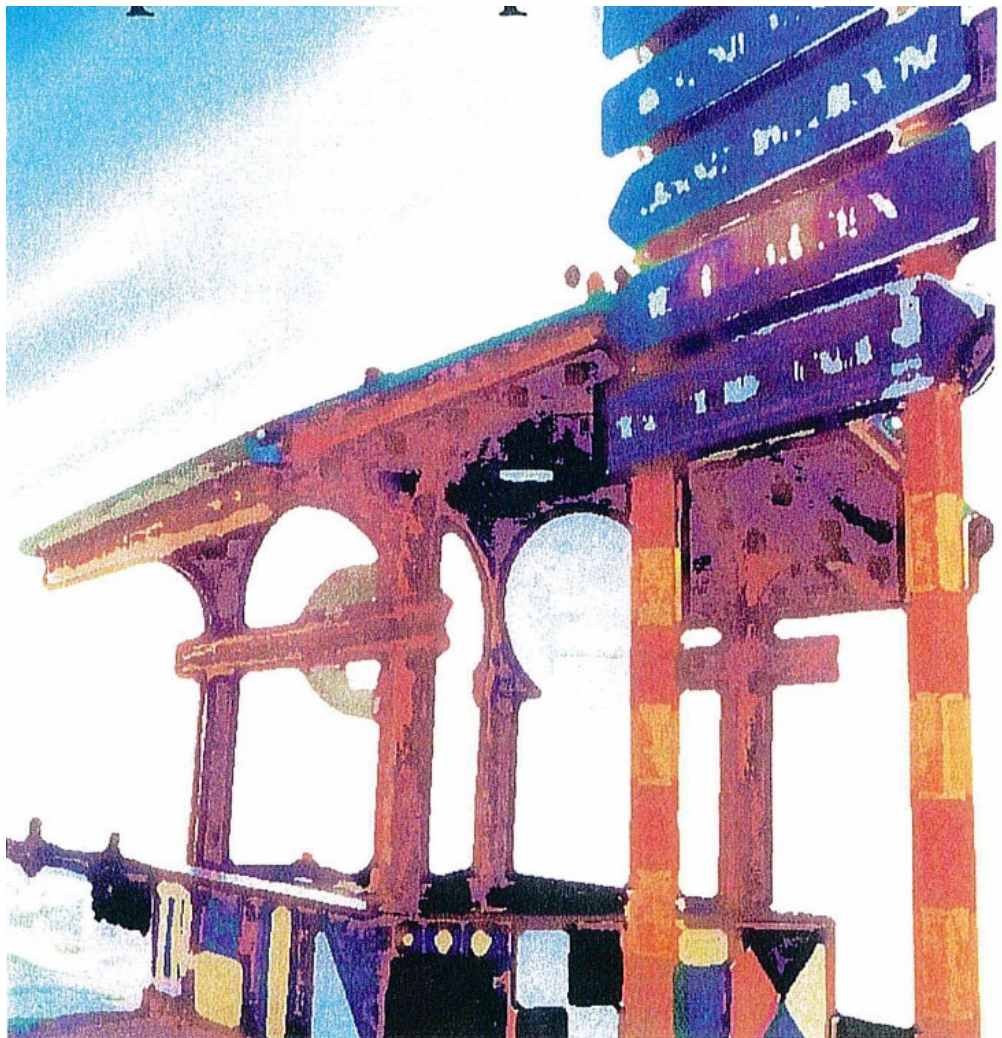
### Recreation and Open Space Element Monitoring Measures

The following Monitoring Measures will be utilized by the City in its ongoing planning programs and Comprehensive Plan Evaluation and Appraisal process to measure progress in achieving the objectives of the Recreation and Open Space Element:

#### Monitoring Measure(s):

1. Achievement of the Recreation and Open Space Level of Service Standard.
2. Achievement of the Radius Standard (Policy 3J.) by 2020.
3. Achievement of the beachfront park within a 2,000 foot walk of any location on Collins Avenue standard (Policy 4G.)
4. Provision of environmentally compatible and ADA compliant public access points to the beach at 1/4 mile (minimum) intervals by 2020.
5. Policy Implementation Status.

# Capital Improvement





## Capital Improvements Element

### Capital Improvement Goal

IT IS THE GOAL OF THE CITY OF SUNNY ISLES BEACH TO ENHANCE AND MAINTAIN ITS INFRASTRUCTURE TO SATISFY THE NEEDS OF THE RESIDENTS AND COMMERCIAL COMMUNITY AND IN CONCURRENCE WITH OTHER LEVELS OF GOVERNMENT AND JURISDICTIONS. THE CITY SHALL PLAN FOR AND MANAGE ITS FACILITIES AND INFRASTRUCTURE IN ORDER TO ADEQUATELY SERVE CURRENT AND FUTURE RESIDENTS AND BUSINESSES IN A FISCALLY PRUDENT MANNER THROUGH THE TIMELY PROVISION OF MAINTENANCE FOR EXISTING PUBLIC INVESTMENTS AS WELL AS NEW CAPITAL INVESTMENT. THE CITY SHALL WORK WITH AND IN SUPPORT OF INFRASTRUCTURE MAINTENANCE AND IMPROVEMENTS PROPOSED, FUNDED AND MADE BY ANY AND ALL OTHER LEVELS OF GOVERNMENT, UTILITIES, OR OTHERS THAT INVEST IN THE INFRASTRUCTURE.

#### Objective 1

The Capital Improvements Element (CIB) and Schedule shall provide for necessary replacement of existing facilities, upgrading of facilities to maintain the adopted level of service standards, and new facilities which are needed and affordable. The measurement of success will be based on the adoption of the CIE, and the replacement or upgrading that maintains the adopted level of service.

#### Policy

- 1A. The City will continue to adopt an annual budget that contains the projects from the Five year schedule.
- 1B. The City shall consider urban design, water and energy conservation climate change and its potential impacts, and wildlife habitat when designing sites and selecting landscape material for all public projects.
- 1C. The City shall seek to eliminate all septic systems within its boundaries. The elimination should be based on financial considerations, unless systems are shown to impinge on health factors of the residents.
- 1D. The City's on-going contractual arrangements provide for the delivery of services and the maintenance, expansion and improvements to utility facilities.
- 1E. The City continues to recognize street resurfacing as one of its priorities.
- 1F. The City in its capital improvements planning shall consider the potential impacts of climate change on infrastructure, and shall incorporate measures to ensure that new infrastructure is resilient to these effects, and to retrofit existing infrastructure to be more resilient. The City in its capital improvements planning shall seek to meet its Bicycle and Pedestrian Level of Service standards, and its



Complete Street Objective and policies (Objective 17 of the Transportation Element).

- 1G. The City in its capital improvements planning shall seek to meet its radius standard for parks (Policy 3J of the Recreation and Open Space Element).
- 1H. The City of Sunny Isles Beach 2020-2025 Capital Improvements Plan, and the Capital Improvements Schedule included therein, contains a schedule of needed projects that the City shall implement in order to maintain its adopted Level of Service standards or otherwise achieve the goals, objectives and policies and/or ensure the financial feasibility of the Comprehensive Plan. The 2020-2025 Capital Improvements Plan is hereby adopted as part of the Capital Improvements Element.

CITY OF SUNNY ISLES BEACH FIVE YEAR CAPITAL IMPROVEMENT SCHEDULE  
2016 – 2020

| #.<br>CAT | PROJ.<br>NAME               | 2016        | 2017        | 2018         | 2019 | 2020      | TOT.         |
|-----------|-----------------------------|-------------|-------------|--------------|------|-----------|--------------|
| 2.4       | Atlantic Is.                | \$250,000   | \$0         | \$0          | \$0  | \$0       | \$250,000    |
| 2.4       | Heritage Park and Garage    | \$5,350,000 | \$1,316,000 | \$0          | \$0  | \$0       | \$6,666,000  |
| 2.4       | Bella Vista Park            | \$375,000   | \$0         | \$0          | \$0  | \$0       | \$375,000    |
| 2.4       | Golden Shores Park          | \$222,900   | \$0         | \$0          | \$0  | \$0       | \$222,900    |
| 2.4       | Intracostal Park            | \$275,000   | \$525,000   | \$0          | \$0  | \$0       | \$800,000    |
| 2.4       | Town Center Skateboard Park | \$344,000   | \$0         | \$0          | \$0  | \$0       | \$344,000    |
| 4         | Newport Pier                | \$3,500,000 | \$0         | \$0          | \$0  | \$0       | \$3,500,000  |
| 4         | Pedestrian Emergency Bridge | \$0         | \$1,000,000 | \$2,700,000  | \$0  | \$0       | \$3,700,000  |
| 2.4       | Gateway Park                | \$125,000   | \$1,067,000 | \$11,283,000 | \$0  | \$0       | \$12,475,000 |
| 4         | Atlantic Isle Bridge        | \$0         | \$0         | \$0          | \$0  | \$500,000 | \$500,000    |
| #.<br>CAT | PROJ.<br>NAME               | 2016        | 2017        | 2018         | 2019 | 2020      | TOT.         |
| 2.4       | North Bay Drainage          | \$75,000    | \$0         | \$0          | \$0  | \$0       | \$75,000     |
| 4         | FP&L Poles                  | \$0         | \$41,000    | \$0          | \$0  | \$0       | \$41,000     |



|     |                                   |                            |                            |                            |                           |                           |                            |
|-----|-----------------------------------|----------------------------|----------------------------|----------------------------|---------------------------|---------------------------|----------------------------|
| 4   | South End Bike Path Design        | \$0                        | \$30,000                   | \$0                        | \$0                       | \$0                       | \$30,000                   |
| 2.4 | 174 <sup>th</sup> Street Drainage | \$0                        | \$0                        | \$175,000                  | \$75,000                  | \$0                       | \$250,000                  |
| 4   | Debt Service Payments             | \$1,415,000                | \$0                        | \$0                        | \$0                       | \$0                       | \$1,415,000                |
| 4   | Reserves for Capital Projects     | \$2,193,550                | \$0                        | \$0                        | \$0                       | \$0                       | \$2,193,550                |
| 4   | Reserves for Found Balance        | \$8,608,140                | \$8,259,640                | \$3,740                    | \$1,070,740               | \$1,637,740               | \$19,580,000               |
|     | <b><u>TOTAL</u></b>               | <b><u>\$22,733,590</u></b> | <b><u>\$12,238,640</u></b> | <b><u>\$14,161,740</u></b> | <b><u>\$1,145,740</u></b> | <b><u>\$2,137,740</u></b> | <b><u>\$52,417,450</u></b> |

CITY OF SUNNY ISLES BEACH PROJECTED REVENUES  
2016 – 2020

| FOUNDING SOURCE                                        | 2016         | 2017        | 2018        | 2019        | 2020        |
|--------------------------------------------------------|--------------|-------------|-------------|-------------|-------------|
| Interest                                               | \$137,870    | \$129,500   | \$102,100   | \$2,000     | \$2,000     |
| Grants                                                 | \$571,450    | \$1,000,000 | \$2,700,000 | \$0         | \$0         |
| Contributions                                          | \$2,000,000  | \$1,316,000 | \$1,915,000 | \$0         | \$0         |
| Transfers in Form General Found                        | \$615,000    | \$1,065,000 | \$1,065,000 | \$1,065,000 | \$1,065,000 |
| Transfers in Form Stormwater Found                     | \$123,000    | \$120,000   | \$120,000   | \$75,000    | \$0         |
| Transfers in Development Rights Principal and Interest | \$648,580    | \$0         | \$0         | \$0         | \$0         |
| Available Resource from 2010 Capital Projects Found    | \$2,193,550  | \$0         | \$0         | \$0         | \$0         |
| Reappropriated Found Balance                           | \$16,444,140 | \$8,608,140 | \$8,259,640 | \$3,740     | \$1,070,740 |



|                     |                            |                            |                            |                           |                           |
|---------------------|----------------------------|----------------------------|----------------------------|---------------------------|---------------------------|
| <b><u>TOTAL</u></b> | <b><u>\$22,733,590</u></b> | <b><u>\$12,238,640</u></b> | <b><u>\$14,161,740</u></b> | <b><u>\$1,145,740</u></b> | <b><u>\$2,137,740</u></b> |
|---------------------|----------------------------|----------------------------|----------------------------|---------------------------|---------------------------|

- 1I. Appropriate mechanisms will be developed and adopted with the City of North Miami Beach, South Florida Water Management District, and Miami-Dade County in order to assure that adequate water supplies are available to all water users. Prior to approval of a building permit or its functional equivalent, the City of Sunny Isles Beach shall consult with the North Miami Beach Utility to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance of a certificate of occupancy. Furthermore, the City will be responsible for monitoring the availability of water supplies for all water users and for implementing a system that links water supplies to the permitting of new development.
- 1J. The City shall provide monthly data to the City of North Miami Beach, as required by such entity, to track the amount of water to be allocated for new use.
- 1K. The City shall incorporate capital improvements affecting City levels of service by referencing the Capital Improvements Schedules of City of North Miami Beach, state agencies, regional water supply authorities and other units of government providing services but not having regulatory authority over the use of land into its 5-Year Schedule of Capital Improvements. The City Schedule shall be maintained and updated annually.

## Objective 2

Land use decisions will be made in the context of available fiscal resources such that scheduling and providing capital facilities for new development will not degrade adopted service levels.

### Policies

- 2A. The City shall maintain a Level of Service Standard for public schools in accordance with the Educational Facilities Element.
- 2B. The City will seek to encourage the expansion of health services for its residents by the private sector.
- 2C. Capital facility and infrastructure needs associated with development plans will be analyzed with attention paid to elimination of hazards or improvements to safety, elimination of below-standard conditions and capacity deficits, demonstrated linkage between growth and facility service area, capital and operating cost financial feasibility, contractual or mandated obligations, and coordination with capital improvement efforts of other public agencies and utilities.
- 2D. Service and facility impacts of new development must be identified and



quantified so that sufficient public facilities will be planned and programmed to be available when needed. All development orders authorizing new or significant expansion of existing urban land uses shall be contingent upon the provision of services at the levels of service that meet or exceed the adopted LOS standards cited in policy 2E, except as otherwise provided in the Concurrency Management System, Objective 5 of the CIE.

2E. The 5 year schedule of improvements will incorporate the identified capital investments for each of the following levels of service for each element defined:

- **Potable Water Supply** -The regional treatment system shall operate with a rated maximum daily capacity that at minimum is 144 gpcpd based on average annual flow. Water quality shall meet federal, State, and County primary standards for potable water. Water shall be delivered to users at a pressure no less than 20 pounds per square inch (p.s.i.) and no greater than 100 psi. Unless otherwise approved by the Miami-Dade Fire Department and based on the land use served, minimum fire flow shall be maintained as follows:

| LAND USE                            | MINIMUM<br>FLOW/MINUTE |
|-------------------------------------|------------------------|
| Single family residential/estate    | 500                    |
| Single family & Duplex with minimum | 750                    |
| Lots of 7,500 sq. ft.               | 1,500                  |
| Multi-family residential            | 1,500                  |
| Semi-professional offices           | 1,500                  |
| Hospital & Schools                  | 2,000                  |
| Business                            | 3,000                  |

- **Sanitary Sewer** - Regional wastewater treatment plants shall operate with a physical capacity no less than the annual average daily sewage flow. Effluent discharged from wastewater treatment plants shall meet all federal, State, and County standards. The system shall collectively maintain the capacity to collect and dispose of the average daily per capita sewage system demand for the preceding 5 years. The level of service standards for Sanitary Sewer service are established by Policy 2A.2 of the Infrastructure Element.
- **Schools** - The City of Sunny Isles Beach shall coordinate new residential development with the future availability of public school facilities<sup>1</sup> consistent with the adopted level of service standards for public school concurrency, to ensure the inclusion of those projects necessary to address existing deficiencies in the 5- year schedule of capital improvements, and meet future

<sup>1</sup> Level of Service standards for public school facilities apply to those traditional educational facilities, owned responsibility operated by Miami-Dade county Public School, that are required to serve the residential development within their establishment Concurrency Service Area. Level of Service standards do not apply to charter schools. However, the actual enrollment (October Full Time Equivalent (FTE)) of both charter and magnet schools as a percent of the total district enrollment will be credited against the impact of development.



needs based upon achieving and maintaining the adopted level of service standards throughout the planning period.

Beginning January 1, 2008, the adopted level of service (LOS) standard for all Miami-Dade County public school facilities is 100% utilization of Florida Inventory of School Houses (FISH) Capacity (With Relocatable Classrooms). This LOS standard except for Magnet Schools, shall be applicable in each public school concurrency service area (CSA), defined as the public school attendance boundary established by the Miami-Dade County Public Schools. Beginning January 1, 2013, the Miami-Dade County Public Schools will implement a schedule to eliminate all remaining: relocatable classrooms by January 1, 2018.

The adopted LOS standard for Magnet Schools is 100% of FISH (with relocatable classrooms), which shall be calculated on a districtwide basis.

- **Solid Waste** - The County Solid Waste Management System, which includes County-owned solid waste disposal facilities and those operated under contract with the City and County for disposal, shall collectively maintain a solid waste disposal capacity sufficient to accommodate waste flows committed to the system through for a minimum of 5 years through long-term interlocal agreements or contracts with municipalities and private water haulers, and anticipated no committed waste flows.
- **Traffic Circulation** - The level of service standards for Traffic Circulation are established by Policies 8A, 8B, 8C, and 8D of the Transportation element.
- **Mass Transit** - The level of service standards for Mass Transit Service are established by Policies 7B of the Transportation Element.
- **Park & Recreation** - The City's minimum level of service standard for the provision of recreational open space shall be 2.75 acres of public and private recreation space, including beachfront, per 1,000 permanent residents. Expansion and improvement of open space and recreational lands and facilities as provided in the Open Space and Recreational Element Objective 3 shall be provided to facilitate the geographic balance of future City Park and recreation facilities notwithstanding the satisfaction of the gross level of service standard.
- **Drainage** - The Storm Water Management Level of Service (LOS) Standards for the City contains both a Flood Protection (FP) and Water Quality (WQ) component. The minimum acceptable Flood Protection Level of Service (FPLOS) standards for the City shall be protection from the degree of flooding that would result for a duration of one day from a 10 year storm, with exceptions in previously developed canal basins as provided below, where additional development to this base standard would pose a risk to existing development. All structures shall be construed at, or above, the minimum floor elevation specified in the federal Flood Insurance Rate Maps as specified



in chapter 11-C of the Code, whichever is higher.

- i. The Water Quality Level of Service (WQLOS) component of the standard shall be met when the annual average for each of the following 12 priority NPDES pollutants does not exceed the following target criteria for each of those pollutants within a canal basin, or sub-basin, as determined in accordance with procedures established by Miami-Dade County DERM.

| POLLUTANT                                | TARGET CRITERION |
|------------------------------------------|------------------|
|                                          | (mg/l)           |
| Biological oxygen demand (BOD)           | 9                |
| Chemical oxygen demand (COD)             | 65               |
| Total suspended solids (TSS)             | 40               |
| Total dissolved solids (IDS)             | 1,000            |
| Total ammonia-nitrogen & Organic ammonia | 1.5              |
| Total nitrate                            | 0.68             |
| Total phosphate (TP04)                   | 0.33             |
| Dissolved phosphate (DP04)               | Not available    |
| Cadmium (Cd)                             | 0.0023           |
| Copper (Cu)                              | 0.0258           |
| Lead (Pb)                                | 0.0102           |
| Zinc (Zn)                                | 0.231            |

- ii. Applicants seeking development orders in canal basins or sub-basins that do not meet either the FPLOS or the WQLOS shall be required to conform to Best Management Practices (BMPs) as provided by Miami-Dade County Code. Owners of commercial properties, where BMPs are required, shall demonstrate that their on-site storm water system is inspected two times per year and maintained and cleaned as required. Private residential developments in areas where BMPs are required shall demonstrate that their on-site storm water systems are inspected two times per year and maintained and cleaned as required.
- 2F. The City shall review the water supply facility workplans of Miami-Dade County and North Miami Beach, as they are adopted and/or periodically updated, in order to identify alternative projects that will increase its water supply, and shall coordinate with Miami-Dade County and North Miami Beach, as appropriate, in the implementation of these projects. In addition, the City shall prepare a Ten-Year Water Supply Facilities Workplan in accordance with State requirements, and shall include projects listed in the Workplan in its Capital Improvements Schedule.
  - 2F. The Miami-Dade County Public Schools and Miami-Dade County have the responsibility for providing school concurrency related improvements and should continually seek to expand the funding sources available to meet those requirements.



- 2G. The Miami-Dade County Public Schools Facilities Work Program dated September 2007, will be evaluated on an annual basis to ensure that the level of service standards will continue to be achieved and maintained throughout the planning period.

### Objective 3

Planning for future development will be done such that the level of service standards for those services listed in the CIE will be upgraded and maintained at adopted levels by making reasonable, adequate fiscal resources available.

#### Policies

- 3A. To the extent possible, costs of improvements to public infrastructure directly attributed to the proposed developments should be borne by the development interests.
- 3B. Appropriate funding mechanisms will be adopted and applied by the City in order to assure the fiscal resources are available to maintain acceptable levels of service. Such funding mechanisms that may be considered include but are not necessarily limited to special taxing districts, municipal taxing service units, local option taxes, local gas tax, general obligation bonds, and special assessment districts for parks, police, under-grounding utilities and other such municipal purposes, and special purpose authorities.
- 3C. The City shall maintain and enhance, as necessary, impact fee and comparable programs and procedures to require all development, regardless of size, to contribute its proportionate share of costs for capital facilities, parks and recreation, emergency and/or public safety services, or funds or land therefor, or other such municipal purposes necessary to accommodate impact of the proposed development or increment of redevelopment over and above preexisting development on a site. The City shall periodically review and update fee schedules to ensure that all public marginal costs are appropriately recognized.
- 3D. In highway and transit planning activities of the County and the Metropolitan Planning Organization, the City will work with Miami-Dade County and others to give highest priority funding of necessary capacity improvements to roadways and transit services that would help to relieve congestion on Florida Intrastate Highway System facilities as defined in Section 338.001, F.S., that are operating below their adopted LOS standard.
- 3E. Where opportunities exist, consideration should be given to the application of unit charges for the use of public facilities, especially what is known as "peak load pricing."



- 3F. The City of Sunny Isles Beach shall include proportionate fair share mitigation options in its concurrency management program, consistent with the requirements of Chapter 163, Florida Statutes. The intent of these options is to provide for the mitigation of transportation impacts through mechanisms that might include, but are not limited to, private funds, public funds, contributions of land, and the construction or contribution of facilities. Transportation facilities or segments identified for improvement through the use of proportionate fair share mitigation options must be included in the CIE, or in the next regularly scheduled update of the CIE.

#### Objective 4

To underground utilities within the City limits to the extent that it is or becomes economically feasible.

##### Policies

- 4A. Work with Florida Power and Light and regional utility companies to reconstruct utility systems to minimize overhead impacts on public street environments.
- 4B. Establish policies and procedures for providing all new utility installations in underground configurations to the greatest extent feasible.

#### Objective 5

Pursuant to Ch. 163, F.S. and Rule 9J-5.0055 F.AC., the City shall ensure that facilities and services needed to support development are available concurrent with the impacts of such development.

##### Policies

- 5A. The City, through its Land Development Regulations and Comprehensive Plan, shall implement a concurrency management system that address all Florida statutory requirements. The Concurrency management system shall include methods and capabilities to monitor outstanding development commitments and service demands posed by such commitments, plus the existing, programmed and projected capacities of all pertinent urban service facilities or systems, including potable water, sanitary sewer, stormwater drainage, recreation and open space, and public schools. On or before the statutory deadline, the Comprehensive Plan shall be amended to include a financially feasible Five Year Capital Improvements Schedule that documents all projects necessary to achieve and/or maintain the Level of Service Standard or that otherwise implement the Comprehensive Plan. The schedule shall be updated annually through the Comprehensive Plan amendment process. In addition to City projects the Capital Improvements Schedule shall include projects to be implemented by other agencies that impact its ability to achieve or maintain the adopted Level of Service Standards including transportation projects that maybe implemented in whole or in part through proportionate fair share mitigation



options.

- 5B. No development order or permit shall be issued which would result in a reduction of adopted levels of service, unless projects necessary to achieve or maintain adopted levels of service are included in the Capital Improvements Schedule and in place prior to development, or within the timeframe prescribed by Florida Statutes. The City's adopted levels of service are cited in Policy 2E of the CIE.
  - a. Chapter 163.3164, F.S. defines 'development order' to include any zoning action, subdivision approval, certification, permit, or any other official action of local government having the effect of permitting the development of land. Local government actions include zoning district boundary changes, variances, unusual use, and site plan approval; environmental permits and certifications; tentative and final subdivision plan approval; building permits, and certificates of use and occupancy.
- 5C. The City of Sunny Isles Beach concurrency management system shall make appropriate concurrency determinations in conjunction with the following development approval activities.
  - a. at the time of zoning actions, site plan approvals and subdivision approvals;
  - b. prior to the issuance of building permits; and
  - c. prior to the issuance of certificates of use and occupancy.

In general, no zoning action authorizing a new use or the expansion of an existing use and no subdivision plan or site plan shall be approved unless the facilities necessary to maintain level of service standards exist or are projected to exist when necessary to serve the development. Zoning approvals shall be based on inclusion of necessary facilities in the applicable Element of the Plan, or in the plan or work program of the agency having jurisdictional responsibility for provision of the facilities. Such findings shall be included in staff recommendations to the City Commission, or other applicable board. If the foregoing plans and programs indicate a low probability that concurrency will be met, but the necessary facilities are technically feasible, such rezoning action should be preceded by an amendment to the appropriate plan or work program to add the necessary facilities. Alternatively, such zoning may be approved if the applicant executes a written agreement to provide the necessary facilities on a timely basis. All such development approvals prior to the 'Principal Concurrency Determination' will contain a notice reserving the right of the City to make its principal concurrency determination prior to the issuance of building permits.

A principal concurrency determination will be required prior to obtaining any subsequent development order. It is intended that at least one principal concurrency determination be made at an early stage in the development planning process, prior to the point at which major expenses are incurred in reliance on development approval. Principal concurrency determinations will be made prior to the approval of subdivision plats or, in instances where plat



approvals are not required or have predated the effective date of the concurrency requirement, a principal concurrency determination will be made prior to issuance of a building permit. A principal concurrency determination made at final plat approval will serve as the determination of requested building permits where said permits are issued within two (2) years after the date of final plat approval. Where the applicant demonstrates that development has commenced on a timely basis and is continuing in good faith, this period may be extended but in no case shall this period exceed five (5) years after final plat approval. Administrative procedures for demonstrating that development has commenced on a timely basis and is continuing in good faith shall be established in the land development regulations.

The Concurrency Management System is solely used to implement minimum level of service standards. In the review of applications for development orders, neither the satisfaction of these minimum standards, nor the exceptions from them, shall preempt the City of Sunny Isles Beach from considerations of any other standards or criterion set forth in the applicable development regulations.

- 5D. Except as provided below, in no instance shall a building permit be issued authorizing construction of a new building or expansion of an existing building unless facilities necessary to maintain LOS standard are existing and available or are assured to be existing and available within the following timeframes relative to the date of issuance of a certificate of occupancy (CO):
- a. Necessary water, sewer, solid waste and drainage facilities must be in place and available at the time of issuance of a CO;
  - b. Necessary park land must be dedicated to and accepted by the City no later than the date of issuance of the first CO for that development or funds in the amount of the developer's fair share shall be committed prior to the issuance of the first CO unless the developer has entered into a binding agreement to dedicate an improved park site within twelve months after issuance of the first CO; and
  - c. Necessary transportation facilities must be contracted for construction no later than 36 months after issuance of a CO.
  - d. Necessary public schools facilities must be in place or under actual construction within three years after issuance of final subdivision or site plan approval, or the functional equivalent.

It is anticipated that after building permits are issued, determinations of concurrency prior to the issuance of CO's may simply involve review and verification of compliance with terms and conditions set forth in Policies 5A through 5E.

- 5E. Assurance that the facilities (the term facilities shall mean or shall include land



and the phrase 'construction of facilities' shall mean acquisition of land when applicable to a Plan LOS standard) will be constructed or acquired and available, within the timeframes established in Policy 5D shall be provided by the following means:

- a. The necessary facilities are under construction at the time the building permit is issued;
- b. The necessary facilities and services are the subject of a binding executed contract for the construction of the facilities or the provision of the services at the time the building permit is issued;
- c. The necessary facilities are funded and programmed in the first year of the implementing agencies adopted capital budget or are programmed in the CIE for the construction or acquisition; the necessary facilities shall not be deferred or deleted from the CIE work program of adopted one-year capital budget unless the dependent building permit expires or is rescinded prior to the issuance of a certificate of use or occupancy;
- d. The necessary facilities are program in the five-year capital facility plan or work program of the Miami-Dade County Public Schools or State agency having operational responsibility for affected facilities, for construction or acquisition;
- e. The necessary facilities and services are guarantee in an enforceable development agreement, to be provided by the developer. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, F.S. or an agreement or development order issued pursuant to Chapter 380, F.S.; or
- f. Timely provision of the necessary facilities will be guaranteed by some other means or instrument providing substantially equivalent assurances.
- g. Where solid waste disposal facilities are to be available for years 3 through 5 pursuant to the adopted LOS standard are not in place and available prior to the issuance of a CO, a commitment for that capacity to be in place and available to accommodate projected demand in those future years shall be made through the means above, prior to the issuance of a CO.
- h. A proposed development will not be denied a concurrency approval for transportation facilities provided that the development is otherwise consistent with the adopted Comprehensive Plan and it meets the following criteria pursuant to section 63.3180 F.S.:

The proposed development is located within the Urban Infill Area (UIA), as adopted and described in the 1997 Miami-Dade County Comprehensive Development Master Plan Capital Improvements Element and the Transportation Element, Traffic Circulation Sub-element Policy 1B.



- 5F. The City in coordination with Miami-Dade County Public Schools shall by ordinance, include proportionate share mitigation methodologies and options for public school facilities in its concurrency management program and Interlocal Agreement for Public Facility Planning between Miami-Dade County Public Schools, Miami-Dade County and the Cities in Miami-Dade County, consistent with the requirements of Chapter 163, Florida Statutes. The intent of these options is to provide for the mitigation of residential development impacts on public school facilities through mechanisms that might include, but are not limited to, one or more of the following: contribution of land; the construction, expansion, or payment for land acquisition or construction of a permanent public school facility; or, the creation of a mitigation bank based on the construction of a permanent public school facility in exchange for the right to sell capacity credits.

### **Monitoring Measure(s)**

The following Monitoring Measures will be utilized by the City in its ongoing planning programs and Comprehensive Plan Evaluation and Appraisal process to measure progress in achieving the objectives of the Capital Improvements Element:

**Monitoring Measure(s):**

1. Achievement of Level of Service standards.
2. Policy Implementation Status.

# Coastal Management





## Coastal Management Element

### Definitions

*Building code* means the Florida Building Code with Miami-Dade County Amendments.

*Coastal high hazard area (CHHA)* means those lands that are below the elevation of the Category 1 storm surge line as established by a Sea, Lake and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.

*Floodplain management ordinance* means the regulations and procedures in Chapter 161, "Flood Damage Prevention," of the City of Sunny Isles Beach Code of Ordinances.

*Low-impact development (LID)* is defined as an ecologically-based stormwater management approach favoring soft engineering to manage rainfall on site through a vegetated treatment network (University of Arkansas Community Design Center, 2010).

*Repetitive loss property* means any insurable building for which two or more claims of more than \$1,000 were paid by the National Flood Insurance Program (NFIP) within any rolling 10-year period, since 1978, whether or not currently insured by the NFIP.

*Special flood hazard area (SFHA)* means an area in the floodplain subject to a one percent or greater chance of flooding in any given year. Special flood hazard areas are shown on Flood Insurance Rate Maps (FIRMs) as Zone A, AO, A1-A30, AE, A99, AH, V1-V30, VE or V.

### Coastal Management Goal

PROVIDE FOR THE CONSERVATION, ENVIRONMENTALLY SOUND USE AND PROTECTION OF ALL NATURAL AND HISTORIC RESOURCES; LIMIT PUBLIC EXPENDITURES IN AREAS SUBJECT TO DESTRUCTION BY NATURAL DISASTERS; AND PROTECT HUMAN LIFE AND PROPERTY IN THE CITY

#### Objective 1

Protect, conserve and enhance coastal wetlands and living marine resources in the City.

#### Policy

- 1A. Where shoreline access is to be provided through Mangrove Protection Areas or tidally connected coastal marshes, elevated boardwalks, designed to minimize the impact to wetland vegetation, shall be utilized.
- 1B. Mangrove forest, coastal hammock or other natural vegetative communities which remain in the City shall be maintained, protected, and incorporated into landscaping plans where development or redevelopment is to occur. To promote



re-vegetation of coastal band mangrove trees, pruning or alteration of propagate or seed bearing trees shall be conducted in such a manner to preserve as much of the seed source as possible. Limited removal and trimming of mangrove trees for the purpose of providing necessary maintenance and/or visual shoreline access may be permitted, pursuant to the provisions of Chapter 24.58 of the Code, as may be amended from time to time, if monitored and done under expert supervision and mitigation is performed, if required, by Miami-Dade County DERM.

- 1C. Wherever a coastal wetland is degraded or destroyed, a wetland with an equal or greater amount of habitat value shall be created or restored, maintained and monitored for three years or until such time as a Viable self-perpetuating wetland habitat is established. Created habitats shall be perpetually maintained free of invasive exotic vegetation. Habitats of endangered or threatened species shall not be degraded or destroyed.
- 1D. Replanting of mangroves and marsh grasses shall be used to enhance spoil islands, street ends, rights-of-way, parks and other public or semi-public shorelines. Mangroves and marsh grasses should be planted in riprap planters except in extremely protected areas with very limited public access.
- 1E. The City shall work with the County to ensure that no further dredging or filling that would result in the destruction of grass/algae flats, hard bottom or other viable benthic communities shall be permitted in Dumfoundling Bay, the tidal portions or their natural tributaries, except as provided for in Chapter 24.58 of the Code, as may be amended from time to time.
- 1F. Replanting of mangroves and marsh grasses shall be used to enhance spoil islands, street ends, rights-of-way, parks and other public or semi-public shorelines. Mangroves and marsh grasses should be planted in riprap planters except in extremely protected areas with very limited public access.
- 1G. City shall support the County's effort to use culverts and other large rubble to create permitted artificial reefs in deep dredged holes and troughs in Dumfoundling Bay that meet the following criteria:
  - a. they are too deep or turbid to support viable benthic communities;
  - b. reef material can be placed in a manner that will not interfere with traditional boating or fishing uses, and will not be harmful to existing or adjoining marine environments;
  - c. they are areas that are prone to accumulate fine bottom sediment that is re-suspended by tidal flow, minor wind stress or boat agitation;
  - d. they are preferentially accessible to shoreline fishermen.

## Objective 2



Protect, conserve or enhance beaches and dunes and offshore reef communities.

#### **Policies**

- 2A. Where beach restoration or renourishment is necessary, the project shall be designed and managed to minimize damage to the offshore grass flats and dune vegetation.
- 2B. Beaches shall be stabilized by planting, maintaining and monitoring appropriate dune vegetation, and by providing elevated footpaths or other means of traversing the dune without contributing to erosion. All subsequent activities or development actions on, or bordering the restored beach, shall be compatible with and contribute to beach maintenance.
- 2C. Areas that encompass offshore reefs or grass flats shall not be used as borrow areas for beach restoration or renourishment projects.
- 2D. Artificial reef sites located in offshore waters shall continue to be utilized for the placement of appropriate artificial reef materials including ships, barges, steel structures, limestone boulders, large concrete structures and prefabricated calcium carbonate modules.
- 2E. The City shall continue to coordinate its efforts with Miami-Dade County to protect its coastal area and shoreline from the establishment of invasive exotic pest plant species that degrade native coastal vegetation. The City shall support the County Parks Department and DERM's efforts relative to exotic pest plant control planning and programs that include public involvement to restore parkland and other natural areas by removing invasive exotic plants and reseeding or replanting native species, when appropriate.
- 2F. The City shall continue to work with Federal, State and County agencies to protect and enhance the City's existing shore lines along both the Atlantic Ocean and Intracoastal Waterway.
- 2G. The City shall plan for inland open space and recreational opportunities in consideration of on-going depletion of beach recreational areas due to erosion and the limitation on providing recreational improvements and facilities in shoreline areas exposed to storm surge and destruction by direct and unprotected exposure to hurricane wind damage.

### **Objective 3**

The City shall increase the amount of shoreline devoted to water-dependent, water-related, and publicly accessible uses.

#### **Policies**

- 3A. A wide range of public water-oriented opportunities shall be provided at the



water's edge within the City's Coastal Area.

- 3B. The City shall place a high priority on maintaining existing water- dependent uses (i.e., uses which cannot exist or occur without association with coastal or estuarine water masses), and water-related uses by identifying appropriate, environmentally compatible new areas for such activities.
- 3C. The City shall continue to place a high priority on the acquisition of coastal lands for use as parks and preserves.
- 3D. The use of access rights-of-way and easements, shall be provided wherever possible to facilitate public access

#### **Objective 4**

The City shall preserve traditional shoreline uses and minimize user conflicts and the impacts of man-made structures and activities on coastal resources.

##### **Policies**

- 4A. The City in cooperation with Miami-Dade County, Florida Department of Environmental Protection and other agencies shall maintain traditional recreational uses of the shoreline and beaches by enforcing public safety measures and not allowing user conflicts to increase to a point that precludes or poses serious hazard or conflict with these traditional uses.
- 4B. No filling, spoiling or placement of structures in or over coastal or estuarine waters shall be permitted to diminish water surface areas that have been traditionally and intensively used by the general public for activities such as fishing, swimming, and boating.
- 4C. Only those floating or fixed structures which are water dependent and are allowable under all State and local laws shall be permitted in, on, over or upon coastal or estuarine waters.
- 4D. No advertisements or signs except Florida Department of Environmental Protection, U.S. Department of the Interior, or U.S. Coast Guard approved signs shall be erected on, over, or upon estuarine or coastal waters.

#### **Objective 5**

Improve the public's awareness and appreciation of the City's coastal resources and water-dependent and water-related uses.

##### **Policies**

- 5A. Signage along major thoroughfares shall direct the public's attention to public



shoreline parks with water-dependent or related facilities.

- 5B. The City in cooperation with Miami-Dade County will continue its involvement in natural areas restoration including removing invasive exotic plant species, reseeding or replanting native vegetation, enhancing habitat, monitoring wildlife, and renourishing dunes in coastal parks.

## Objective 6

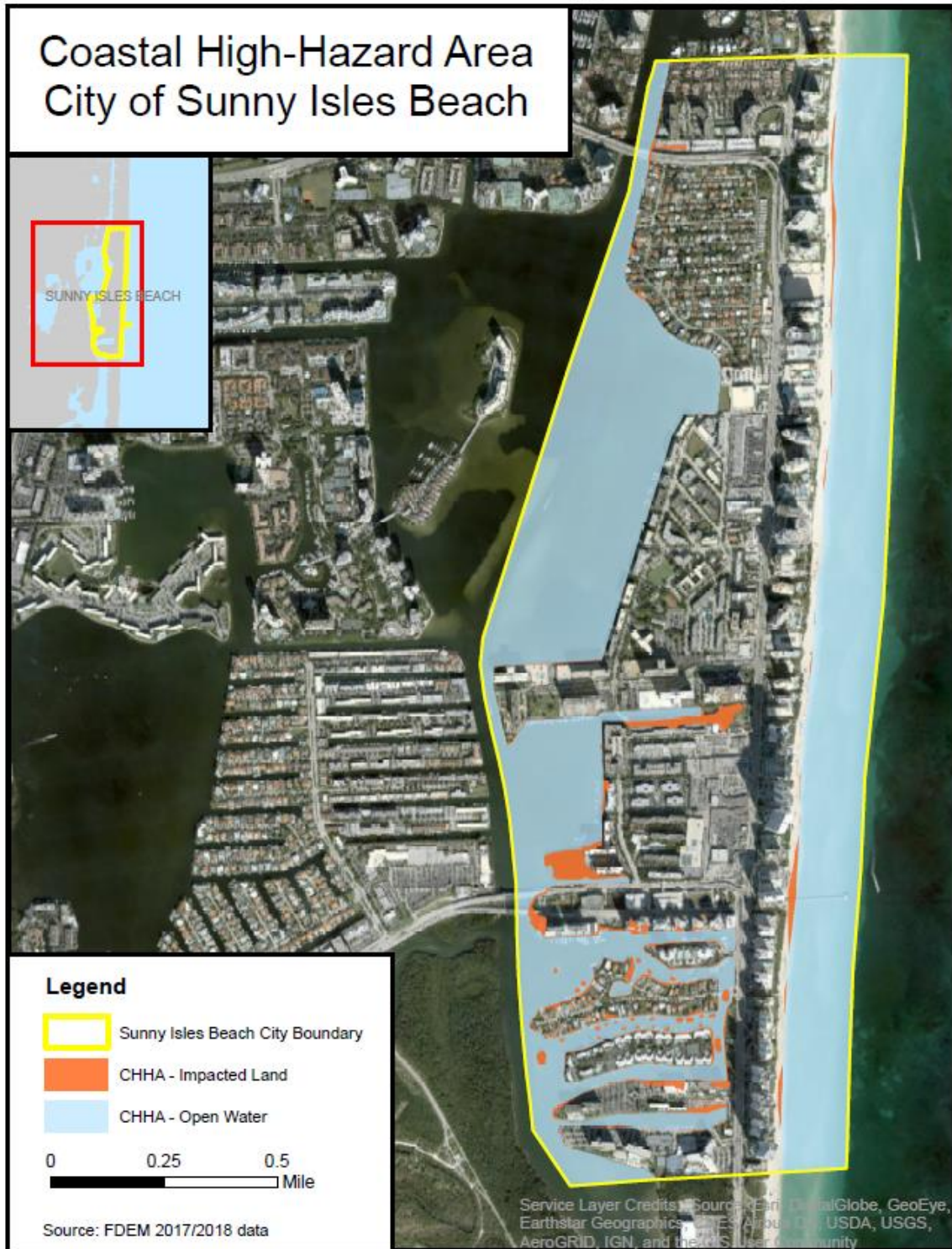
Assist the County to maintain or reduce the existing time period of 24 hours required to complete the evacuation of people from flood vulnerable Coastal Areas.

### Policies

- 6A. Coordinate with other adjacent municipal jurisdictions, including the Village of Bal Harbour, the Town of Golden Beach, the City of North Miami Beach, and the City of Aventura to maintain an updated, coordinated hurricane evacuation plan for the City of Sunny Isles Beach.
- 6B. Participate with Miami-Dade County to annually review and update the hurricane evacuation procedure section of its Emergency Operations Plan (E.O.P.). (see Policy 12C, Transportation Element)
- 6C. The City shall coordinate public education programs with Miami-Dade County to notify households and operators of hotels, apartment hotels, motels or time-share apartments in flood vulnerable Coastal Areas of their need to evacuate and seek safe shelter in the event of a hurricane. The public education program should also disseminate emergency preparedness information. Emergency information shall be printed in the community interest section of the telephone book.
- 6D. The City shall encourage its residents to be better prepared and more self-reliant in the event of a hurricane, including planning ahead for early evacuation and sheltering with family or friends living outside evacuation areas.
- 6E. The City shall establish and maintain mutual aid agreements and contracts that would facilitate and expedite post-disaster emergency response and recovery.
- 6F. If any update of the hurricane evacuation study shows an increase or projected expansion in the time required to safely clear the roadways in and from areas subject to coastal flooding, measures shall be undertaken to maintain the existing evacuation time period of 24 hours. To the extent that measures within the City will help maintain evacuation time, they may include:
  - a. programming transportation improvements to increase the capacity of evacuation routes;
  - b. eliminate congestion at critical links and intersections;



- c. adjust traffic signalization or use directional signage;
  - d. public information programs; or
  - e. amendments to the Future Land Use Plan Map to reduce evacuation volumes via permitted land uses and use intensities.
- 6G. Mobile homes parks, sites that provide hookup facilities to mobile homes, or the location of mobile homes as accessory dwelling units on private properties shall not be allowed within the City. This does not include the storage of an unoccupied mobile home on a private property consistent with all other City code and requirements.
- 6H. The City shall maintain and annually update a listing of people with special needs to plan for the mobilization required to safely evacuate and shelter those who may need assistance due to physical or medical limitations.
- 6I. New hospitals, nursing homes and assisted living facilities shall not be permitted within the coastal high hazard area.
- 6J. The City shall coordinate with the Metro-Dade Transit Agency, and any hotels that may use buses for evacuation to allocate sufficient transit capacity to safely evacuate the City's households that do not have autos, or persons otherwise unable to evacuate by private automobile.
- 6K. Trees susceptible to damage by sustained tropical storm force winds (39 knots) shall be removed from the rights-of-way of evacuation routes and replaced with suitable, preferably native, species. To strengthen trees planted along roadways and reduce future breakage and blow downs, the City shall implement an ongoing tree maintenance program of regular trimming and fertilizing. This Policy will be implemented in conjunction with Objective 9, Policy 9A, Policy 9D, and Policy 12F of the Transportation Element.





## Objective 7

Reduce the exposure of life and property in the City to hurricanes and flooding exacerbated by sea level rise through the planning and implementation of pre-disaster hazard mitigation measures. Pre-disaster planning for post-disaster redevelopment shall direct population concentrations away from the undeveloped designated Coastal High Hazard Areas and away from identified high-risk areas during post-disaster redevelopment.

### Policies

- 7A. The City shall prepare a Post-Disaster Redevelopment Plan for incorporation into the existing Miami Dade County Hazard Mitigation Plan to provide comprehensive pre-disaster planning for pre- and post-disaster activities, development, and redevelopment. The plan shall consider the projected impacts of sea level rise in both pre-disaster planning and post-disaster redevelopment strategies.
- 7B. The City shall continue to participate with the Miami-Dade County Local Mitigation Strategy (LMA). During pre-disaster planning, hazard mitigation information shall be provided to the County.
- 7C. Prior to post-disaster redevelopment, sources of funds to reconstruct, relocate, or construct new public buildings and infrastructure, consistent with Policy 9F, shall be identified by the County to support and expedite the demands generated by post-disaster reconstruction.

## Objective 8

During post-disaster recovery and redevelopment, the City shall cooperate with the County to implement the County's Hazard Mitigation and Post-Disaster Redevelopment Plan and applicable CDMP policies to assist with recovery and hazard mitigation measures that reduce the potential for future loss of life and property.

### Policies

- 8A. The current Miami-Dade County Hurricane Procedures Plan shall be modified to comply with the policies under this objective, and shall contain step-by-step details for post-disaster recovery operations.
- 8B. After a hurricane but prior to re-entry of the population into evacuated areas, the City Commission shall meet to hear preliminary damage assessments, appoint a Recovery Task Force and consider a temporary moratorium on building activities not necessary for the public health, safety and welfare.
- 8C. The Recovery Task Force shall include the City Manager, Building Official, Emergency Management Director (Police Dept.), Director of Community Planning



and Development, Public Works Director, and other City staff members as directed by the City Commission. The departments whose directors sit on the Task Force shall provide staff. The Task Force shall be terminated after implementing its Responsibility under Policy 8F.

- 8D. The Recovery Task Force shall review and decide upon emergency building permits; coordinate with Miami-Dade County, State and Federal Officials to prepare disaster assistance applications; analyze and recommend to the City Commission hazard mitigation options including reconstruction or relocation of damaged public facilities; develop a redevelopment plan consistent with the Comprehensive Plan, and recommend amendments to the Comprehensive Plan if needed, Hurricane Procedure Plan and other appropriate policies and procedures.
- 8E. Immediate repair and clean-up actions needed to protect the public health and safety include repairs to potable water, wastewater and power facilities; removal of building and or vegetative debris; stabilization or removal of structures about to collapse; and minimal repairs to make dwellings habitable such as minor roof repairs and other weatherproofing/security measures. These actions shall receive first priority in permitting decisions. Long-term redevelopment activities shall be postponed until the Recovery Task Force has completed its tasks.
- 8F. The Recovery Task Force shall propose comprehensive plan amendments that reflect the recommendations in any interagency hazard mitigation reports or other reports prepared pursuant to Section 406 of the Disaster Relief Act of 1974 (PL93-288).
- 8G. If rebuilt, structures, which suffer damage in excess of fifty (50) percent of their appraised value, shall be rebuilt to meet all current requirements, including but not limited to requirements in the building code, floodplain management ordinance and land development regulations enacted since construction of the structure.
- 8H. Structures which suffer recurring damage to pilings, foundations or load bearing walls shall be required to rebuild landward of the current location, to modify the structure, to structurally enhance the structure, institute other mitigation measures or delete the areas most prone to damage.
- 8I. Repair or reconstruction of the existing seawalls at Sunny Isles Beach must be accompanied by beach fill.
- 8J. Following a natural disaster and prior to the implementation of long-term redevelopment, the City shall do the following: Based upon the damage assessment report prepared by the Miami-Dade Public Works Department, the City shall consult its Public Works officials and consultant engineer to evaluate options for damaged public facilities including abandonment, repair in place, relocation, and repair with structural modification, to determine the most strategic approach to long term development. All long-term redevelopment of



damaged public facilities within the coastal high hazard area, and areas the City determines are most at risk from the impacts of projected sea level rise, shall include retrofitting or relocation out of such area. The evaluation shall include but not be limited to issues pertaining to damage caused by natural disaster, the impacts of projected sea level rise, cost to construct repairs, cost to relocate, cost to structurally modify, limitations of right-of-way, and maintenance costs.

- 8K. Structures existing within the Coastal High Hazard Area and special flood hazard area that suffer recurring damage (damage in excess of 50% of current replacement cost of construction), shall be modified in accordance with the most recent building code requirements. This may include, but is not limited to, retrofitting, elevating, storm-proofing and other structural upgrades to structures.
- 8L. The physical Post Disaster Redevelopment Plan is to cause redevelopment of the City in accordance with the Comprehensive Plan. The operational Post Disaster Plan will be reviewed and updated annually prior to each hurricane season.
- 8M. The City shall utilize the following criteria to distinguish between immediate repair and clean up actions and long-term redevelopment subsequent to a natural disaster:

- a. **Potable Water Facilities** - Immediate repair shall include implementation of necessary actions including but not limited to repairing or replacing water lines and pumping facilities to insure a closed system, proper disinfections, and sufficient pressure to meet demands for fire flow and domestic water for consumption purposes only, the utilization of auxiliary pumps and electrical generators.

Long-term redevelopment shall include the measures in Policy 9G. to increase resilience against flooding, and implementation of the necessary actions to return the City's water distribution system to at least its condition prior to the onset of natural disaster. This may include relocation of facilities, elevating, retrofitting, storm proofing and other structural upgrading.

- b. **Wastewater Facilities** - Immediate repair shall include implementation of necessary actions including but not limited to repairing or replacing wastewater lines and pumping facilities, utilization of auxiliary pumps and electrical generators, methods to remove and treat raw sewage to avoid discharge of raw sewage into adjacent water bodies and onto land.

Long term redevelopment shall include the measures in Policy 9G. to increase resilience against flooding, and implementation of necessary actions to return the City's sanitary sewer system to at least its condition prior to the onset of natural disaster. This may include relocation of facilities, elevating, retrofitting, storm proofing and other structural upgrading.

- c. **Drainage Facilities** - Immediate repair shall include implementation of



necessary actions, including but not limited to the removal of sand and debris from drainage structures, pumping of storm waters, utilization of temporary electrical generators to insure function of the system to address potential flooding.

Long-term redevelopment shall consider the impacts of projected sea level rise and shall include implementation of actions necessary to return the City's storm water system to at least its condition prior to the onset of natural disaster. This may include relocation of facilities, retrofitting, storm proofing and other structural upgrading.

- d. **Roadway Facilities** - Immediate repair shall include as primary actions, but not be limited to, removal of sand and debris from State Road A1A (Collins Avenue), 163 Street (Sunny Isles Boulevard) and 192nd Street (Lehman Causeway) and needed stabilization to allow access for emergency vehicles.

Secondary actions shall include removal of sand and debris from local roadways to facilitate access for emergency vehicles.

Long-term redevelopment shall include coordination with the Florida Department of Economic Development Community Affairs Division of Emergency Management, Department of Transportation (FDOT), Miami-Dade County, and private property owners to accomplish necessary actions to restore the City's roadway system (public and private) respectively to at least their condition prior to the onset of natural disaster, with due consideration given to the impacts of projected sea level rise. This may include relocation of facilities, elevating, retrofitting, storm proofing and other structural upgrading.

- e. **Bridges** – Immediate repair shall include coordination with the FDOT, federal government, and Miami-Dade County to ensure the operation of at least one bridge to facilitate access to the City.

Long-term redevelopment shall include coordination with FDOT to restore damaged bridges to at least their condition prior to the onset of natural disaster, with due consideration given to the impacts of projected sea level rise. This may include relocation of facilities, elevating, retrofitting, storm proofing, and other structural upgrading.

- f. **Habitable Structures** - Immediate repair shall include removal of debris and vegetation, stabilization or removal of structures about to collapse and minimal repairs to make dwellings and other structures habitable, such as minor roofing repairs and other weatherproofing/ security measures. In these instances, building permits shall not be necessary prior to performing the work but retroactive permits shall be required in accordance with the provisions set for the in Ordinance No. 92-99 of Miami-Dade County, Florida.

Long-term redevelopment activities shall include normal construction activities



for rebuilding and/or substantial structural repairs in accordance with the building code and other limitations contained with this comprehensive plan and City land development regulations. For reconstruction in the coastal high hazard area, repetitive loss properties and areas the City deems most vulnerable to the impacts of sea level rise, consideration shall be given to measures that reduce flooding potential, including relocation, acquisition, elevating, and retrofitting.

8N. The process for making long-term redevelopment decisions in post disaster periods shall be consistent with the following general guidelines and principles for the relocation, removal or modification of damaged structures.

a) The City adopts the following definitions for making decisions pertaining to redevelopment in the coastal high hazard area (CHHA), on repetitive loss properties and properties the City deem are most vulnerable to the impacts of projected sea level rise. Based upon the following definitions, all rebuilding activities shall be subject to Coastal Construction Code Standards and CHHA limitations:

1. "Repair" means the restoration of a portion of the structure, including the foundation of the structure, to its original design configuration or an equivalent structural standard. Repair of a structure assumes that a significant portion of the structure, including its foundations, remains intact. If the supported structure or its foundation has collapsed to the point that either the supported structure or the foundation requires substantial rebuilding, then such activity shall not constitute repair. If a structure, as a result of damage to either the supported structure or the foundation, is no longer habitable, such structure shall be presumed to require substantial rebuilding.

2. "Rebuilding" means any construction activity including alteration of an existing foundation, which would result in increased structural stability such that the survivability of the structure during a coastal storm is increased. Rebuilding shall also include any construction activity which, as noted above, involves the substantial rebuilding of either the supported structure or the foundation of the structure.

b) Rebuilding (as defined above) activities will be in accordance with DEP's requirements for development seaward of the coastal construction control line, and all structural requirements of the building code. Further, prior to approving such redevelopment activities, the City shall require the applicant to provide documentation that the structure being built is as landward as possible from the FEMA V-Zone and coastal construction control line.

8O. The City shall maintain a contingency fund equal to 25 percent of the value of public facilities in the CHHA in order to cover the local government's match for disaster assistance grants.



- 8P. The City shall identify land and structures in the CHHA, repetitive loss properties and properties the City deems to be most at risk from the impact of projected sea level rise, inventory their assessed value, judge the utility of the land for public use and make recommendations for acquisition when post-disaster opportunities arise. Because of the extremely high land and existing structure costs in the City, should the acquisition opportunities arise, the City will explore funding options such as grants and/or loans.
- 8Q. When undertaking post-disaster redevelopment activities, development permits may be waived for short term recovery measures such as: emergency repairs to streets, water, electricity or other utilities to restore service; removal of debris; and public assistance matters including temporary shelter or housing.
- 8R. Repair and Clean Up. In planning post-disaster redevelopment activities, factors to be considered in order to protect the public health and safety shall include:
- a. Repairs to potable water, wastewater and power facilities.
  - b. Removal of debris.
  - c. Stabilization or removal of structures in a perilous condition.
  - d. Minimal repairs to make structures habitable.

These considerations shall receive first priority in determining the appropriateness of emergency building permits. Long-term redevelopment activities shall be postponed until the Recovery Task Force has coordinated immediate repair and clean-up operations.

- 8S. Permitting Decision Priorities. Immediate recovery actions needed to protect the public health and safety shall take priority in permitting decisions following hurricane or other storm events or other natural disasters. Such priority actions will include, but not be limited to: debris removal; roadway and infrastructure repair; water use restrictions, if necessary; access restrictions, if required to protect lives or property, and other similar activities needed to assure the safe movement of people, goods, and supplies within the impacted area. Long term repair or recovery actions, such as relocating infrastructure, rebuilding of damaged structures and the like, will be distinguished from the short-term actions herein described.
- 8T. The applicable provisions of the building code, relating to hurricane precautions, inspections and permitting are hereby adopted by reference.
- 8U. The City adopts the following criteria relating to consideration of relocating public infrastructure, cognizant of the City's geographic limitations and development status:
- a) The land upon or under which the infrastructure existed is gone or reconfigured so that replacement is not possible, technically or financially, as determined by the City Commission.



- b) The cost of repairs or retrofitting versus relocation costs.
  - c) Opportunities arising out of acquisition of land by the City or other governmental entity.
- 8V. Notwithstanding the preceding policies, no regulation, permitting procedure or post disaster planning shall be approved or applied to property, as the case may be, so as to constitute a taking or inordinately burden an existing use of real property or a vested right to a specific use of real property with the meaning of the Bert J. Harris, Jr. Private Property Rights Protection Act, Chapter 95-181, Laws of Florida, codified as Section 70.001. Florida Statutes.
- 8V. The City recognizes the certain vested rights may exist for property within the City. The City will consider such claims after petition is made to the City and, after due public hearings, the City Commission may grant approval to the request. The documentation for a claim shall follow the procedures found in Section 2-114.1. Code of Miami-Dade County, Florida.

## Objective 9

Employ development and redevelopment principles and strategies, site development techniques, engineering solutions, and best practices to reduce flood damage risk, flood damage claims and losses resulting from high-tide events, storm surge, flash floods and the impacts of sea level rise.

### Policies

- 9A. Continue to maintain, protect and promote revegetation of coastal Mangrove forests, coastal hammocks and other natural coastal vegetative communities which remain in the City.
- 9B. Continue to protect, stabilize and enhance beaches and dunes through beach renourishment, restoration of the submerged breakwater structure, potential sand erosion barriers, planting and maintaining appropriate dune vegetation, directing beach access through designed crossings such as elevated walkways, and prohibiting uses and improvements that are incompatible with dunes.
- 9C. Promote the protection and enhancement of offshore reef communities consistent with the policies of this element.
- 9D. The City shall adopt minimum seawall elevation and design criteria for both public and private seawalls throughout the City in conformance with the most recently adopted Miami-Dade County Flood Criteria Map.
- 9E. The City shall develop strategies for requiring or causing the repair, enhancement, or replacement of seawalls located on both public and private properties, based upon existing conditions, year of projected impacts and economies of scale to reduce cost, ensure a comprehensive approach, and minimize disruption from



flooding. Strategies may include a combination of regulations (such as requiring repair or enhancement of seawalls as a condition of permits for other work on waterfront properties) and funding strategies (such as grants and assessments) for the City to undertake the work on a phased city-wide basis.

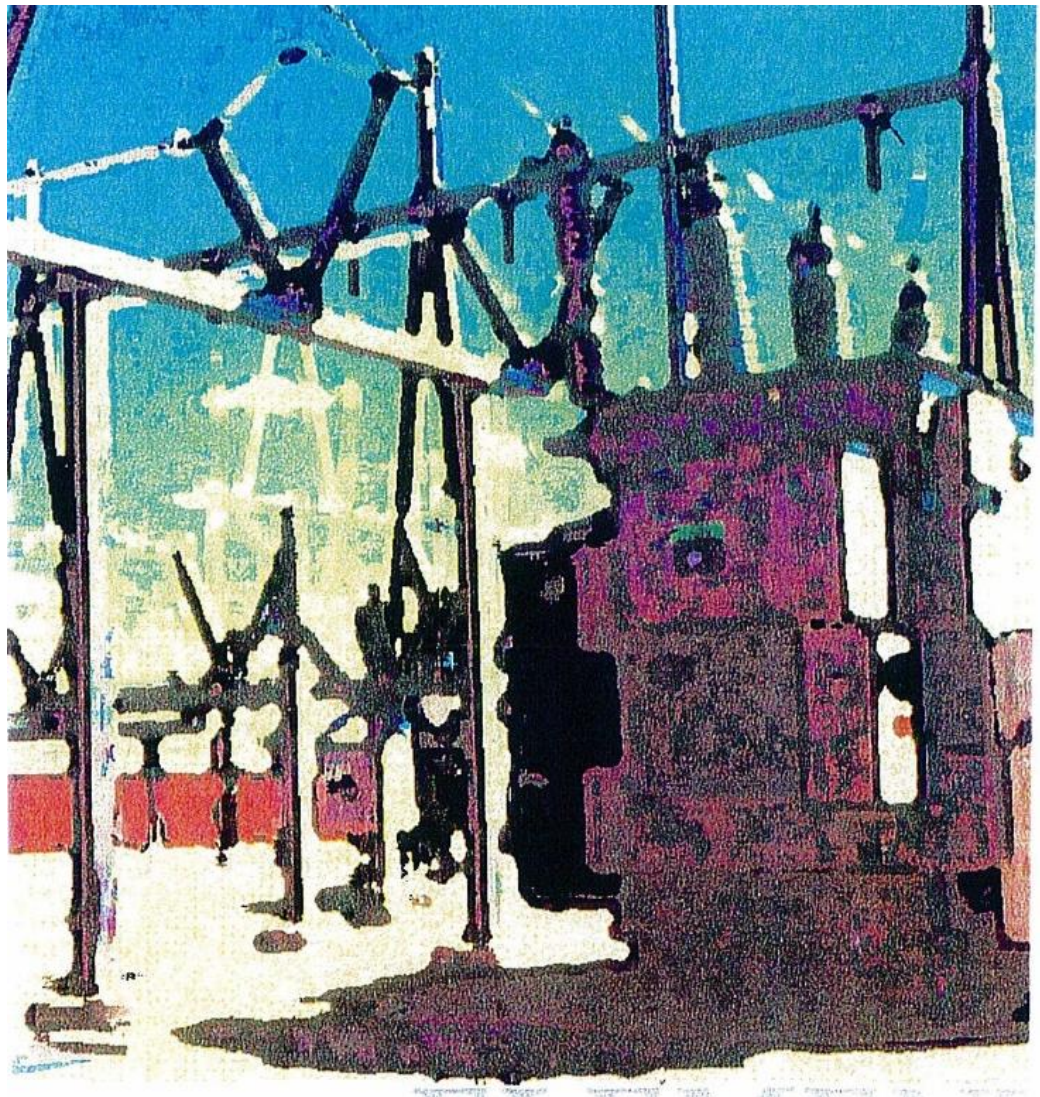
- 9F. The City shall continue to prioritize stormwater drainage improvements as funding allows.
- 9G. Pursuant to Miami-Dade DERM requirements, all public wastewater and potable water collection and transmission systems shall be protected from floodwaters and inflow by having all mechanical and electrical equipment and all system openings placed above the base flood elevation plus applicable freeboard and sea-level rise. Freeboard shall be no less than 24 inches for systems that serve essential facilities (e.g., hospitals) and facilities that are required to have an emergency generator by law, and 12 inches for all other systems. When the required minimum elevations cannot be attained for system openings (e.g., manholes, wet wells), openings shall be elevated to be protected from a 10-year storm and include water-tight and bolted covers/hatches. The entire assembly, structure, ring, frame, etc., shall be water-tight to sustain as a minimum, a water column pressure equivalent to the difference between opening elevation and minimum required elevation.
- 9H. Development within the special flood hazard area shall be designed and constructed using methods, practices and materials that minimize flood damage and that are in accordance with the floodplain management ordinance.
- 9I. The City will encourage use of best practices to address sea level rise in design and construction of development and infrastructure projects in the coastal high hazard area and portions of the City most vulnerable to inundation from rising sea level.
- 9J. The City shall promote the use of pervious pavement and Low-Impact Development techniques in order to reduce the deleterious effects of runoff on adjacent ecosystems and property owners through land development regulations and incentive programs. The City shall also consider incorporating use of such techniques into new public projects within the special flood hazard area.
- 9K. The City shall consider developing and adopting land development regulations specific to flood-vulnerable areas that include best practice development strategies for protection, accommodation, managed retreat, and avoidance of flooding impacts.
- 9L. The City shall mitigate hazards by continuing to enforce the building code, land development regulations, floodplain management ordinance, and stormwater drainage level of service standards.
- 9M. The City shall continue to require building construction and development



techniques consistent with, or more stringent than, the flood-resistant construction requirements in the building code and applicable flood plain management regulations set forth in Title 44 C.F.R. Part 60.

- 9N. Construction activities seaward of the coastal construction control line established pursuant to s. 161.053 must be consistent with Chapter 161, F.S.
- 9O. The City shall continue to participate in the Southeast Florida Regional Climate Change Compact.
- 9P. The City shall use the most recently updated Southeast Florida Regional Climate Change Compact's Unified Sea Level Rise Projection when determining the risks of coastal flooding due to sea level rise.
- 9Q. The City shall continue to participate in the National Flood Insurance Program Community Rating System (CRS) administered by the Federal Emergency Management Agency (FEMA) to achieve flood insurance premium discounts for residents. Participation in the CRS shall include the following actions that are both creditable CRS activities and sea level rise adaptation strategies:
  - 1) Public information activities such as providing a count of existing buildings in the special flood hazard area (SFHA), providing the number of new buildings constructed in the SFHA, providing information on substantial improvements to existing buildings in the SFHA; and providing information on issued elevation certificates.
  - 2) Public outreach activities such as informing the public of special flood-related hazards, having a public information and stakeholder delivery program, and having a flood protection section on the City's website.
  - 3) Public assistance activities such as providing flood protection advice after a site visit, and promotion of flood insurance.
  - 4) Mapping and regulation related items such as open space preservation regulations, development limitations, freeboard regulations, local drainage protection regulations, and stormwater management regulations.
  - 5) Flood damage reduction related items such as repetitive loss area analyses.
- 9R. The City shall continue its membership in, and support of, the Seawall Coalition to help advance national solutions to sea level rise and flooding.

# Infrastructure





## Infrastructure Element

### Infrastructure Goal:

PROVIDE FOR POTABLE WATER, SANITARY SEWER, SOLID WASTE, AND DRAINAGE FACILITIES THAT MEET THE CITY'S NEEDS IN A MANNER THAT PROMOTES THE PUBLIC HEALTH, ENVIRONMENTAL PROTECTION, OPERATIONAL EFFICIENCY AND ECONOMIC OPPORTUNITY.

#### Objective 1

The City shall work with the City of North Miami Beach to provide for potable water supply, and Miami-Dade County to provide sanitary sewage disposal in concert and in conformance with the future land use element of the comprehensive plan.

#### Policies

- 1A. The City shall continue to work with the appropriate service providers to increase the effectiveness and efficiency of existing public facilities to the maximum extent feasible.

#### Objective 2

The City will work with the appropriate service providers to ensure that deficiencies are corrected and that adequate facility capacity will be available to meet future needs.

#### Policies

- 2A. To assure an adequate level of service, potable water and sanitary sewer shall meet the following level of service standards:

##### 1) Potable Water Supply:

- a) The regional treatment system shall operate with a rated maximum daily capacity that at a minimum is 121 gpcpd based on average annual flow.
- b) Water shall be delivered to users at a pressure no less than 20 pounds per square inch (psi) and no greater than 100 psi. Unless otherwise approved by the Miami-Dade Fire Department, minimum fire flows based on the land use served shall be maintained as follows:



| Land Use                                                  | Minimum Flow/Minute |
|-----------------------------------------------------------|---------------------|
| Single-family residential/estate                          | 500                 |
| Single family and duplex with minimum lots of 7,500 sq ft | 750                 |
| Multi-family residential: semi-professional offices       | 1,500               |
| Hospitals and schools                                     | 2,000               |
| Businesses                                                | 3,000               |

- c) Water quality shall meet all Federal, State and County primary standards for water supply.

**2) Sanitary Sewer:**

- a) Regional wastewater treatment plants shall operate with a physical capacity of no less than the annual average daily sewage flow.
- b) Effluent discharged from wastewater treatment plants shall meet all federal, State and County standards.
- c) The system shall maintain the capacity to collect and dispose of 102-percent of the average daily per capita sewage system demand for the preceding five years

2B. Except as provided by Objective 1 and the supporting policies, no development order authorizing new development or a significant expansion of an existing use shall be issued for any area of the City which is served by a potable water or sanitary sewer facility which does not meet the standards in Policy 2A or will not meet these standards concurrent with the completion of the development. In any case where the federal, State, or County standards referenced in Policy 2A are revised, a reasonable time for compliance with the new standards shall be allowed.

2C. The City shall work with the City of North Miami Beach and the County to maintain procedures and programs to monitor levels of service of each facility for use by agencies that issue development orders or permits.

2D. All wastewater treatment operations will comply with federal and State regulations for overflows

**Objective 3**

The City will work with service providers to ensure an adequate level of service for public facilities to meet both existing and projected needs as identified in this plan through



implementation of those projects listed in the Capital Improvements Element. All improvements for replacement, expansion or increase in capacity of facilities shall conform with the adopted policies of this Plan including level of service standards for the facilities.

### **Policies**

3A. The City will coordinate with service providers to ensure that public facility improvements will be evaluated for funding in accordance with the following general criteria:

- 1) Improvements which are necessary to protect the health, safety and environmental integrity of the community, consistent with the policies of this Plan and applicable federal, State, and County regulatory requirements.
- 2) Improvements that are necessary to meet existing deficiencies in capacity or in performance. These include the retrofit of deteriorating facilities that fail or threaten to fail to meet health, safety or environmental standards.
- 3) Improvements that extend service to previously unserved developed areas.
- 4) Improvements that have been identified in adopted functional plans and address system details which are beyond the scope of the comprehensive plan for wastewater and potable water facilities, and are consistent with the goals, objectives and policies of the comprehensive plan.
- 5) Cost-effective improvements to expand capacity, maximize operational efficiency, and increase productivity.
- 6) Improvements to adapt existing infrastructure or provide new infrastructure that is resilient to the impacts of potential climate change, including sea level rise, more frequent floating, higher temperatures and more frequent storm events.

3B. All potable water supply and sanitary sewerage improvement projects will be undertaken in accordance with applicable State, federal, and County environmental regulations.

3C. Improve the administration of planning and development activities, and coordinate significant private and public planning activities with adjacent municipalities and the County. The City shall maintain procedures and requirements to assure that all development, regardless of size, contributes its proportionate share of the cost of providing water and sewer facilities necessary to accommodate the impact of the proposed development.

3D. The City shall review the water supply facility workplans of Miami-Dade County and North Miami Beach, as they are adopted and/or periodically updated, in order to identify alternative projects that will increase its water supply, and shall coordinate



with Miami-Dade County and North Miami Beach, as appropriate in the implementation of these projects Policy 2. 1.5. In addition the City shall prepare a Ten-Year Water Supply Facilities Workplan in accordance with State requirements.

#### Objective 4

Develop and implement a comprehensive water conservation program to ensure that a sufficient, economical supply of fresh water is available to meet current and future demand for potable water without degrading the environment.

##### Policies

- 4A. The City will cooperate with the City of North Miami Beach to ensure that all potable water distribution systems shall reduce unaccounted-for water loss to less than 15 percent of the water entering the system.
- 4B. The City shall support efforts to ensure that all potable water treatment plants and sewage treatment plants shall adopt methods that reuse water that would otherwise be consumed in the treatment process.
- 4C. The City shall seek to reduce potable water consumption through continued examination and implementation of incentives such as conservation.
- 4D. Promote an educational program which will discourage waste and conserve water.
- 4E. Enforce requirements, and establish new requirements and procedures as needed, to assure that low water usage plumbing fixtures are used in all new buildings or in conjunction with permitted renovations in accord with Florida's Water Conservation Act, Section 553.14, F.S. Improved procedures for plumbing inspections and mechanisms for approving products for installation shall be considered.
- 4F. The City shall implement landscape requirements as a component of its Land Development Regulations.
- 4G. The City shall coordinate, as appropriate, with Miami-Dade County to assist in efforts to achieve its Five Year Water Efficiency Plan goal of 155 gallons per capita per day.

#### Objective 5

The City of Sunny Isles Beach must adopt by reference into its Comprehensive Plan its 2020 10-year Water Supply Facilities Work Plan (Work Plan) adopted on September 14, 2021, as required by section 163.3177(6)(c), F.S. within 18 months after the governing board of the South Florida Water Management District approved its 2018 Lower East Coast Water Supply Plan Update on November 8, 2018. The Work Plan Update will be updated, at a



minimum, every 5 years. The City's Work Plan Update is designed to: assess current and projected potable water demands; evaluate the sources and capacities of available water supplies; and, identify those water supply projects, using all available technologies, necessary to meet the City's water demands for a 10-year period.

### **Policies**

- 5A. The City of Sunny Isles Beach Comply with the City of North Miami Beach 10-Year Water Supply Facilities Work Plan Update, adopted December 15, 2020 and incorporate such Work Plan Update by reference into the City of Sunny Isles Beach Comprehensive Plan 2016.
- 5B. Coordinate the City of Sunny Isles Beach 2016 Comprehensive Plan with the South Florida Water Management District's regional 2018 LEC Water Supply Plan Update approved on November 8, 2018 and with the Miami-Dade County 20-Year Water Supply Facilities Work Plan (2014-2033). The City shall amend its Comprehensive Plan and Work Plan as required to provide consistency with the District and County plans.

### **Monitoring Measure(s)**

The Work Plan Update shall remain consistent with the Miami-Dade County 20-Year Water Supply Facilities Work Plan Update and with the City of North Miami Beach 10-Year Water Supply Facilities Work Plan Update, which are compatible with their respective Water Use Permit renewals and with the projects listed in the South Florida Water Management District's 2018 Lower East Coast Regional Water Supply Plan Update. The Work Plan Update will be updated, at a minimum, every 5 years and within 18 months after the South Florida Water Management District's approval of an updated Lower East Coast Regional Water Supply Plan.

The following Monitoring Measures will be utilized by the City in its ongoing planning programs and Comprehensive Plan Evaluation and Appraisal process to measure progress in achieving the objectives of the Infrastructural Element:

- 2. Achievement of Level of Service Standards
- 3. Policy Implementation Status.

# Conservation





## Conservation Element

### Conservation Goal:

PROVIDE FOR THE CONSERVATION, ENVIRONMENTALLY SOUND USE, AND PROTECTION OF ALL AQUATIC AND UPLAND ECOSYSTEMS AND NATURAL RESOURCES, AND PROTECT THE FUNCTIONS OF AQUIFER RECHARGE AREA SAND NATURAL DRAINAGE FEATURES IN THE CITY.

#### Objective 1

The City shall cooperate with the County to improve air quality in the County to meet all national Ambient Air Quality Standards set by the Environmental Protection Agency (EPA) and their respective deadlines; and reduce human exposure to air pollution.

#### Policies

- 1A. Emissions of fumes and vapors from all hazardous waste facilities shall be controlled, and these facilities shall comply with Lowest Achievable Emission Rates. Bio-hazardous waste incinerators shall achieve toxic emission standards as specified in the South Florida Administrative Code; and vapor control systems shall be required to reduce hydrocarbon emissions from vehicles being filled at gas stations.
- 1B. Sunny Isles Beach shall support and encourage significant enhancement of public transit services and implementation of transportation system management (TSM) programs including such measures as ride-share incentives, employer- based transportation management and the use of flex-time that shall be implemented in Miami-Dade County to provide feasible and attractive alternatives to use of the private automobile.
- 1C. Residential and other high occupancy land uses shall not be located in an area that may be adversely impacted by stationary sources of air pollutant emissions.
- 1D. Miami-Dade County shall monitor inspection and enforcement activities required by the Florida Department of Agriculture and Consumer Services to determine whether pesticide application in Miami-Dade County is being conducted according to the label. In an attempt to reduce pesticide use, Miami- Dade County and the City shall encourage integrated pest management practices whenever practical.
- 1E. The City shall cooperate with the County to develop alternatives to the disposal of plastic mulch.
- 1F. Buildings with unacceptable levels of friable asbestos will be treated pursuant to State and federal regulations to prevent further exposure and threat to human health.
- 1G. Additional air quality and hazardous waste standards shall be developed to



minimize human exposure to carcinogens and radiation consistent with the result of pertinent research and the policies of State and federal agencies.

- 1H. The use of chlorofluorocarbons (CFCs) and hydrochlorofluorocarbons (HCFCs) as refrigerants shall be strictly regulated and controlled in Sunny Isles Beach by the County. The sale and purchase of CFCs or HCFCs shall be limited to permitted businesses and certified technicians only. All products that utilize or are manufactured using CFCs or HCFCs as a propellant or blowing agent are prohibited for sale within Miami-Dade County.
- 1I. The City shall work with the County to implement its CO2 Plan recommendations to reduce CO2 levels by the year 2005.
- 1J. The City shall work with the County to expand its air monitoring network in order to better evaluate air quality throughout the County.
- 1K. The City shall encourage the use of transit or non-motorized transportation options to the maximum extent feasible as strategy to conserve energy resources and improve air quality.

## Objective 2

Protect ground and surface water resources from degradation, provide for effective surveillance for pollution and clean up polluted area to meet all applicable federal, State and County ground and surface water quality standards.

### Policies

- 2A. The City shall implement a Storm-water Utility Program to fund the identification and retrofitting of deteriorated sanitary-storm sewer systems and positive outfalls and the proper maintenance of storm water systems.
- 2B. Industries and businesses which generate and/or handle more than 50 gallons of hazardous and industrial wastes per year shall be identified and monitored. Coordination among agencies that require reporting of hazardous wastes shall be improved.
- 2C. Best Management Practices for potential sources of water pollution shall include reduction in the use of hazardous materials and, wherever possible, the reuse and recycling of materials on site. Best Management Practices shall also be established to address those wastes that must be removed from site, including reusing and recycling of the waste in other operations. All practical, recycling and reuse alternatives shall be investigated before seeking permanent disposal of hazardous wastes.
- 2D. The City shall review the water supply facility workplans of Miami-Dade County and North Miami Beach as they are adopted and/or periodically updated in order to identify alternative projects that will increase its water supply, and shall coordinate



with Miami-Dade County and North Miami Beach, as appropriate, in the implementation of these projects. In addition, the City shall prepare a Ten-Year Water Supply Facilities Workplan in accordance with State requirements.

- 2E. The City shall coordinate through NMB Water, as appropriate, with Miami-Dade County to assist in efforts to achieve its Five Year Water Efficiency Plan goal of 121 gallons per capita per day.
- 2F. Implementation of the 2020 10-year Work Plan Update shall ensure that adequate water supplies and public facilities are available to serve the water supply demands of any population growth that the City may experience.
- 2G. The City shall coordinate the planning of potable water and sanitary sewer facilities, water supply sources, demands, other services and level-of- service standards with the City of North Miami Beach, South Florida Water Management District, and through the 2018 Lower East Coast Water Supply Plan Update, as necessary.
- 2H. If in the future there are issues associated with water supply, conservation or reuse the City will immediately contact City of North Miami Beach to address the corresponding issue(s). In addition, the City will follow adopted communication protocols with City of North Miami Beach to communicate and/or prepare an appropriate action plan to address any relevant issue(s) associated with water supply, conservation or reuse.
- 2I. The City will encourage the use of high efficiency toilets, showerheads, faucets, clothes washers and dishwashers that are Energy Star rated and WaterSense certified in all retrofitted residential and commercial projects.
- 2J. The City will require the use of high efficiency toilets, showerheads, faucets, clothes washers and dishwashers that are Energy Star rated and WaterSense certified in all new residential and commercial projects, as required by the Miami-Dade County Water Use Efficiency Standards.
- 2K. The City shall require the use of sub-metering for all multi-unit residential development which will include: separate meter and monthly records kept of all major water-using functions such as cooling towers and individual buildings in all new and redeveloped multi-family residential projects.
- 2L. The City will encourage the use of Florida Friendly Landscape guidelines and principals; gutter downspouts, roof runoff, and rain harvesting through the use of rain barrels and directing runoff to landscaped areas; drip irrigation or micro-sprinklers; and the use of porous surface materials (bricks, gravel, turf block, mulch, pervious concrete, etc.) on walkways, driveways and patios.
- 2M. The City will participate, when warranted, in the SFWMD's Water Savings Incentive Program (WaterSIP) for large-scale retrofits as recommended by the 2018 Lower East Coast Water Supply Plan Update.



- 2N. The City shall coordinate with the City of North Miami Beach to submit a water conservation plan to the County as required by the Miami-Dade County Code. Section 32-83.1. Said Plan shall be updated for the County's approval every five years following submittal and Conserve Florida Guide generated reports shall be filed annually at the close of the fiscal year.
- 2O. The City shall coordinate with Miami Resilient 305 Strategy, addressing resilience challenges prioritized through intergovernmental and community collaboration.
- 2P. The City shall coordinate with Building Efficiency 305 (BE305) countywide water and energy efficient strategies for existing large public and private sector buildings.
- 2Q. Through Ordinance No. 2020-557 the City has implemented Mandatory Year-Round Landscape Irrigation Conservation Measures.

### Objective 3

Soils and mineral resources in the City shall be conserved and appropriately utilized in keeping with their intrinsic values.

#### Policies

- 3A. All sites having soils which cannot properly support proposed structures shall have their soils excavated and replaced with suitable fill material or they shall be otherwise stabilized as necessary to ensure the structural integrity of the proposed development for the expected life of the development and structures under normal use.

### Objective 4

The City shall protect and preserve the biological and hydrological functions of the Coastal Wetlands identified in the Land Use Element. Future impacts to the biological functions of publicly and privately owned wetlands shall be mitigated. All privately owned wetlands identified by the South Florida Regional Planning Council as Natural Resources of Regional Significance and wetlands on Federal, State, or County land acquisition lists shall be supported as a high priority for public acquisition. Publicly acquired wetlands shall be restored and managed for their natural resource, habitat and hydrologic values.

#### Policies

- 4A. The degradation or destruction of wetlands shall be limited to activities that 1) are necessary to prevent or eliminate a threat to public health, safety or welfare; or 2) are water dependent, clearly in the public interest and no other reasonable alternative exists or; 3) are carried out in accordance with an approved basin management plan or; 4) are in areas that have been highly disturbed or degraded and where restoration of a wetland with an equal or greater value in accordance



with federal, State and local regulations is feasible. Habitats critical to endangered or threatened species shall not be destroyed.

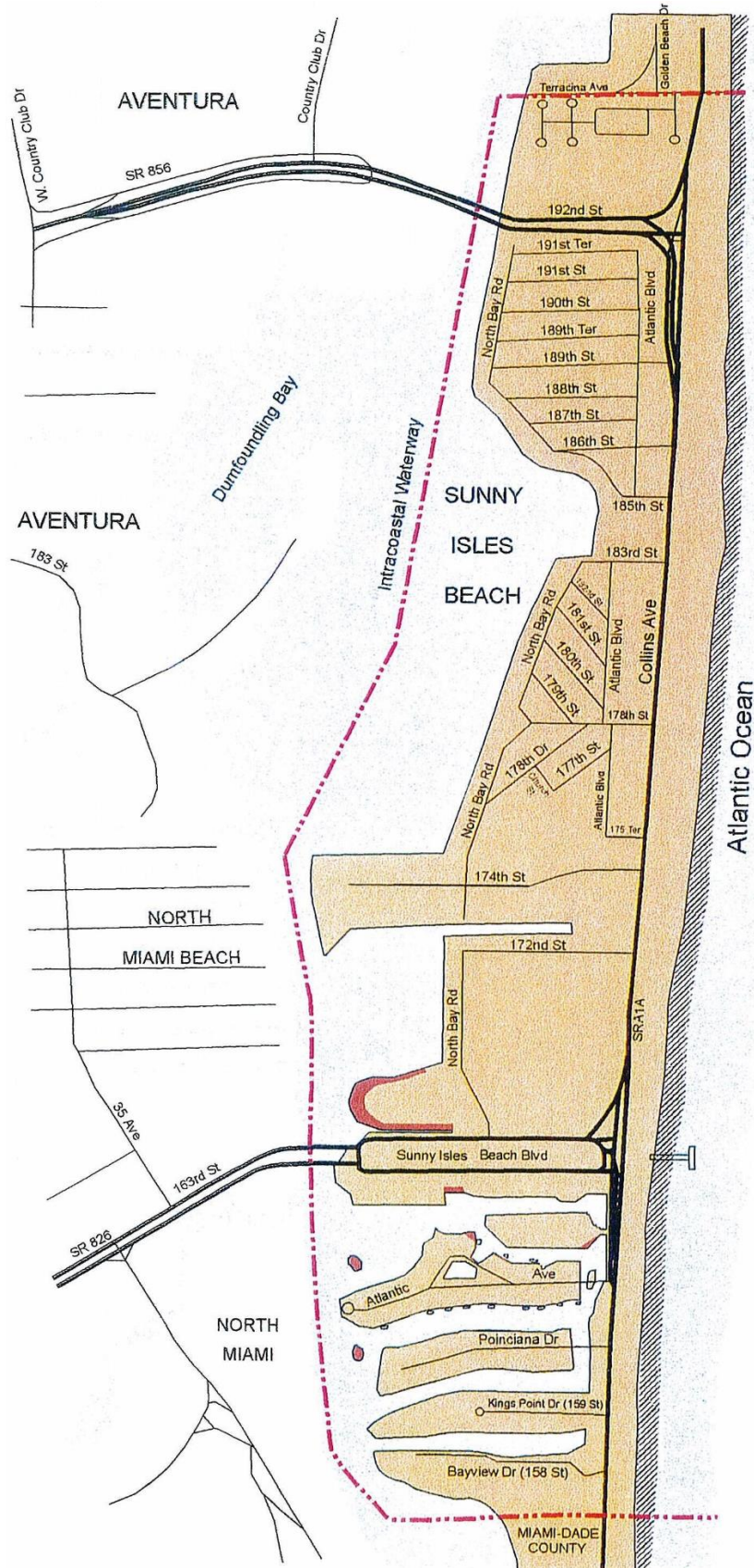
- 4B. Wetland mitigation areas shall be preferentially located adjacent to canals or in biologically degraded wetland that are adjacent to, or that could serve as corridors between Resources of Regional Significance.
- 4C. The City shall cooperate with the County in efforts to work with the appropriate federal, State, regional and local agencies to develop wetland basin management plans for all the planned future wetlands areas in Miami-Dade County.
- 4D. The City shall enforce the removal of non-native vegetation in order to restore or enhance degraded natural areas.

### **Objective 5**

The City shall deflect increasing regional and community public demands for use of shoreline environments that impact biological and hydrological functions including wetlands and dune systems by providing additional active and passive open space and recreational uses within the upland areas of the City west of Collins Avenue and east of North Bay Road.

#### **Policies**

- 5A. Acquire additional lands and budget funds for improvements of public open space and recreational facilities west of Collins Avenue that will provide passive and active recreation opportunities for residents comparable to leisure use of shoreline environments such as gardens, recreational pathways, picnic areas, open play space and shaded sitting areas.



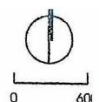
| LEGEND |                                        |
|--------|----------------------------------------|
|        | - Filled, Man-made & Alterd Urban Land |
|        | - Sand                                 |
|        | - Marl, Mangrove Areas                 |

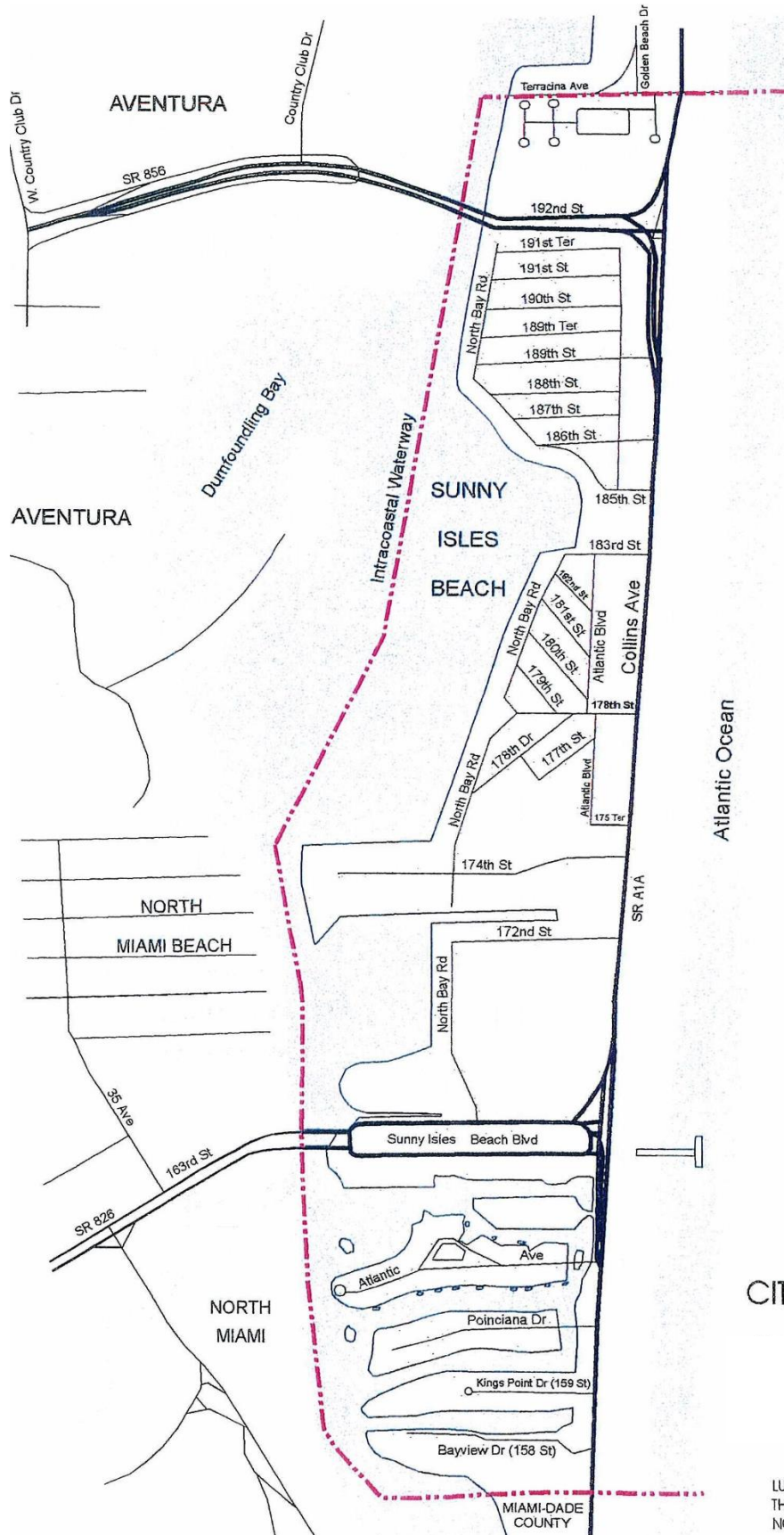
Source: Adopted 2000 and 2010 Land Use Plan for Metro Dade County, Florida

# Soil Type Conservation

CITY OF SUNNY ISLES BEACH

LUT CONSULTING, INC.  
THE CHESAPEAKE GROUP, INC.  
NORTH MERIDIAN





| LEGEND |                   |
|--------|-------------------|
|        | - Miami Limestone |
|        | - Sand            |

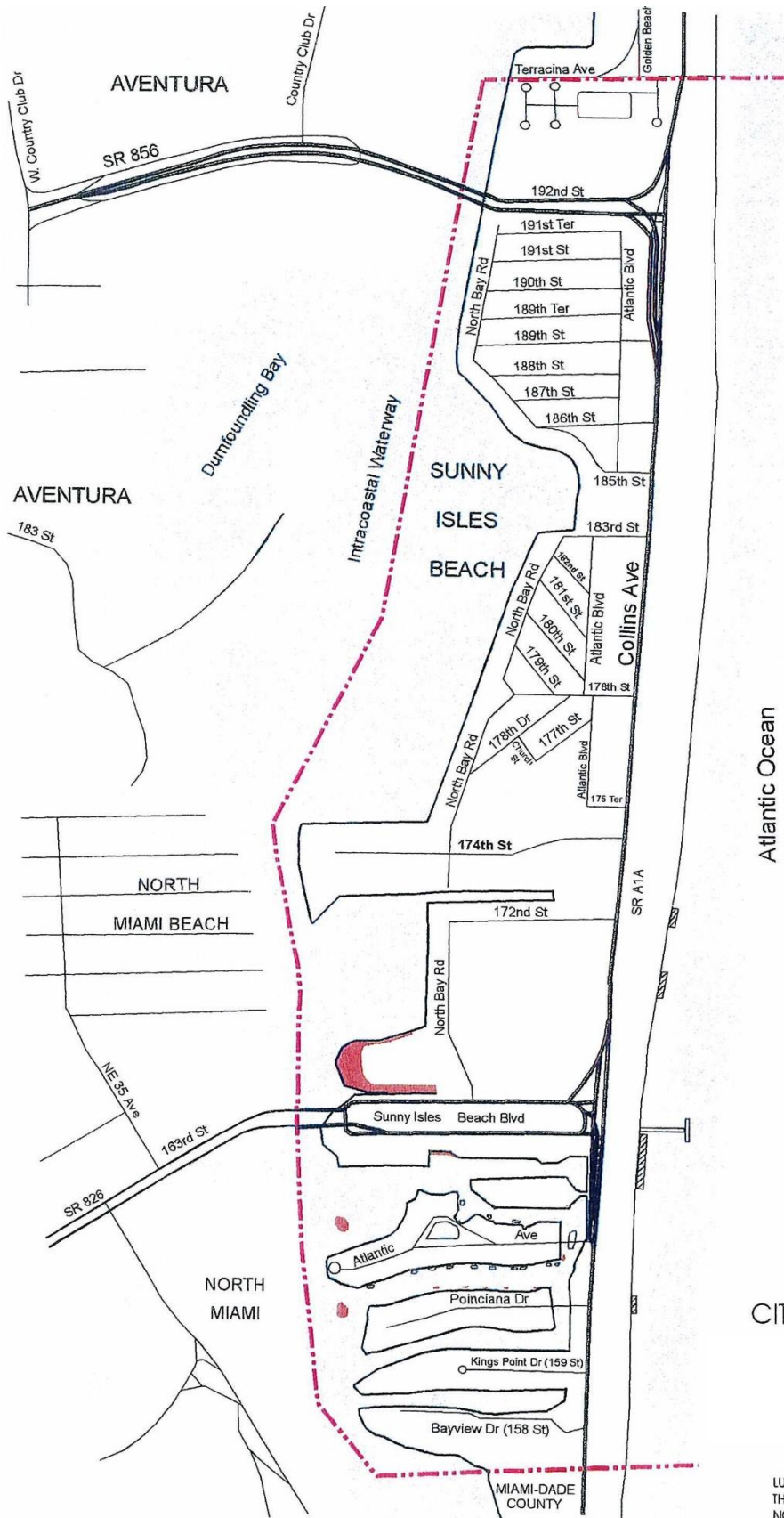
Source: Comprehensive Development Master Plan  
Metro-Dade County, Florida, 1997

# Mineral Resources Conservation

CITY OF SUNNY ISLES BEACH

LUFT CONSULTING, INC.  
THE CHESAPEAKE GROUP, INC.  
NORTH MERIDIAN



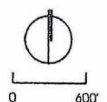


| LEGEND |                             |
|--------|-----------------------------|
|        | - Mangroves                 |
|        | - Restored Dunes Vegetation |

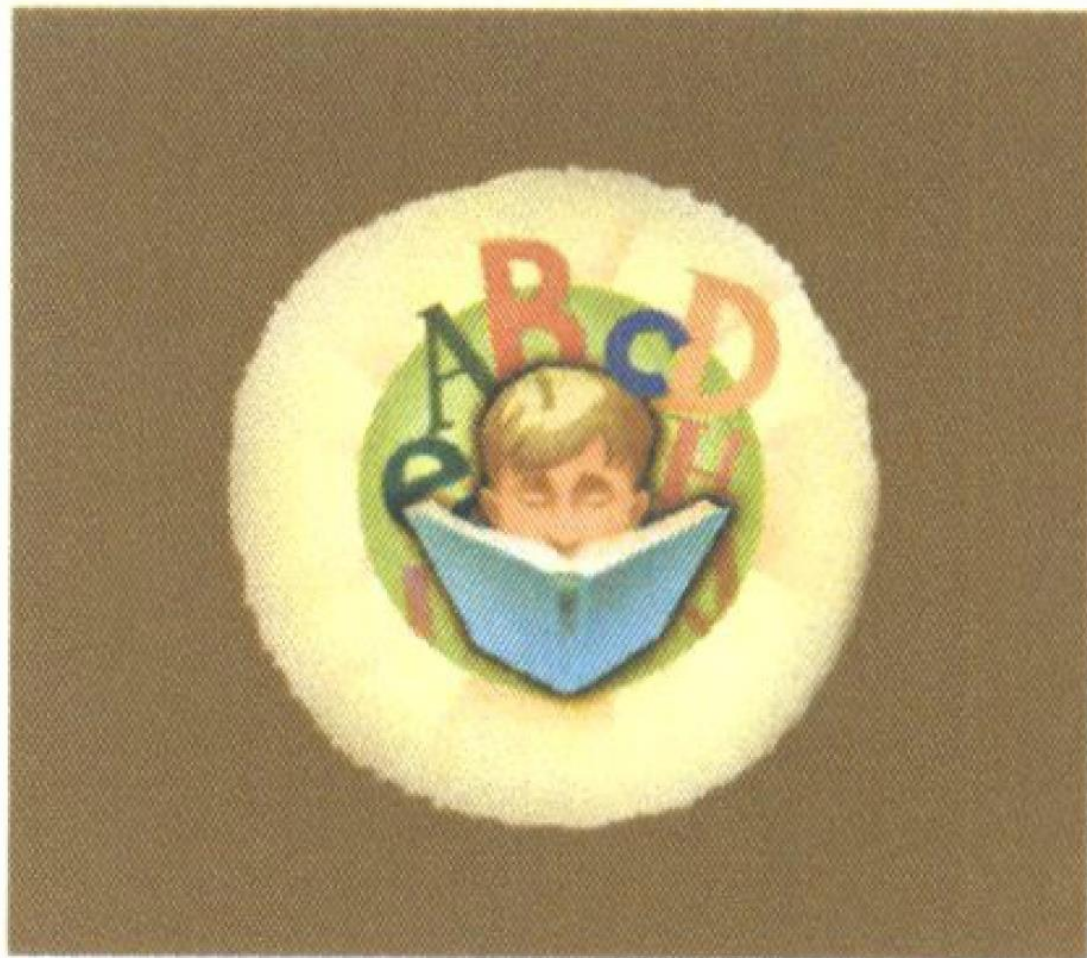
# Significant Vegetation Conservation

CITY OF SUNNY ISLES BEACH

LUFT CONSULTING, INC.  
THE CHESAPEAKE GROUP, INC.  
NORTH MERIDIAN



# Educational Facilities





## Educational Facilities Element Introduction

The Growth Management Law of 2005, made significant changes to the Growth Management Act. A key requirement of the Growth Management Law of 2005 is that all local governments adopt a public school facility element in their comprehensive growth management plan and adopt required updates to its public schools inter-local agreement.

This Element contains policies and provisions consistent with the City's Comprehensive Plan. The Miami-Dade County Comprehensive Development Master Plan. Strategic Regional Policy Plan for South Florida and State Comprehensive Plan. The data and analysis necessary to support the proposed level of service standard is attached in separate volumes and labeled Support Data and Analysis.

### Florida Statutory Requirements

As stated above, the state legislature passed the Growth Management Law of 2005, which made significant changes to the Growth Management Act.

Through this Element the City shall further implement and support the "Inter-local Agreement for Public School Facility Planning in Miami-Dade County."

### Educational Facilities Element Goal:

DEVELOP, OPERATE, AND MAINTAIN A SYSTEM OF PUBLIC EDUCATION BY MIAMI-DADE COUNTY PUBLIC SCHOOLS, IN COOPERATION WITH THE COUNTY AND OTHER APPROPRIATE GOVERNMENTAL AGENCIES. WHICH WILL STRIVE TO IMPROVE THE QUALITY AND QUANTITY OF PUBLIC EDUCATIONAL FACILITIES AVAILABLE TO THE CITIZENRY OF MIAMI-DADE COUNTY, FLORIDA.

### Objective 1

Work with Miami-Dade County Public Schools towards the reduction of the overcrowding which currently exists in Miami-Dade County Public Schools, while striving to attain an optimum level of service pursuant to Objective 2. Provide additional solutions to overcrowding so that countywide enrollment in Miami-Dade County's public schools will meet state requirements for class size by September 1, 2010

### Monitoring Measure 1

Policies relating to the maintenance and improvement of specific level of service for public educational facilities, as specified in the Educational Facilities Impact Fee Ordinance, shall be reviewed annually. Each year, Miami-Dade County Public Schools will compare the official enrollment of the school system with the number of student stations available to determine the current operating LOS.

### Policies

1A. Cooperate with Miami-Dade County Public Schools in their efforts to continue to



provide new student stations through the Capital Outlay program, in so far as funding is available.

- 1B. Miami-Dade County shall collect impact fees from new development, with proof given to the City prior to issuance of building permits, for transfer to Miami-Dade County Public Schools to offset the impacts of these additional students on the capital facilities of the school system.
- 1C. Cooperate with Miami-Dade County Public Schools in their efforts to develop and implement alternative educational facilities, such as primary learning centers, which can be constructed on small parcels of land and relieve overcrowding at elementary schools. In so far as funding and rules permit.
- 1D. Cooperate with Miami-Dade County Public Schools in their efforts to provide public school facilities to the students of Sunny Isles Beach, which operate at optimum capacity, in so far as funding available. Operational alternatives may be developed and implemented, where appropriate. Which mitigate the impacts of overcrowding while maintaining the instructional integrity of the educational program.
- 1E. Cooperate with Miami-Dade County Public Schools in their efforts to maintain and/or improve the established level of service (LOS), for Public Educational Facilities, as established for the purposes of school concurrency.
- 1F. Miami-Dade County Public Schools comments shall be sought and considered on comprehensive growth management plan amendments and other land use and zoning decisions, or Development of Regional Impact which could impact the school district, in order to be consistent with the terms of the state mandated Interlocal Agreement pursuant to Sections 1013, 33 and 163, 31777, Florida Statutes.
- 1G. In accordance with Section 163.3174(1), Florida Statutes, the School Board of Miami-Dade County shall be invited to appoint a non-voting member to the City's Local Planning Agency in order to receive comment on applications which could impact the school district.
- 1H. Capital improvement programming by Miami-Dade Public Schools should be based on future enrollment projections and demographic shifts and targeted to enhance the effectiveness of the learning environment. The future enrollment projections should utilize student population projections based on information produced by the demographic, revenue, and education estimating conferences pursuant to Section 216. 136. Florida Statutes. Where available, as modified by the School Board based on development data and agreement with the local governments, the State Office of Educational Facilities and the State SMART Schools Clearinghouse. The School Board may request adjustment to the estimating conferences' projections to reflect actual enrollment and development trends. In formulating such a request, the School Board will coordinate with the Cities and County regarding development trends and future population projections.



- 1I. It is the policy of Sunny Isles Beach that Miami-Dade Public Schools should give priority to the Urban Infill Area (UIA) identified in the Growth Management Plan when allocating resources toward the attainment of the level of service objective for public educational facilities (Objective 1), followed by more recently developed and newly developing areas outside the UIA and within the Urban Development Boundary (UDB).
- 1J. The City of Sunny Isles Beach will, through the Staff Working Group of the Interlocal Agreement for Public School Facilities, coordinate with Miami-Dade County Public Schools, Miami-Dade County, and other applicable cities to review annually the Educational Facilities Element and School enrollment projections.

## Objective 2

The City of Sunny Isles Beach shall coordinate new residential development with the future availability of public school facilities consistent with the adopted level of service standards for public school concurrency, to ensure the inclusion of those projects necessary to address existing deficiencies in the 5-year schedule of capital improvements, and meet future needs based upon achieving and maintaining the adopted level of service standards throughout the planning period.

### Monitoring Measure 2

An annual review of the latest adopted Miami-Dade County Public Schools Facility Work Program will be conducted pursuant to the Interlocal Agreement in order to determine if the adopted concurrency level of service standard (including the Interim LOS standards) is being achieved. The number of development orders approved, those disapproved and those that have achieved LOS standards through mitigation options will also be reviewed. The City may also request the Work Program in order to monitor progress.

### Policies

- 2A. Beginning January 1, 2008, the adopted level of service (LOS) standard for all Miami-Dade County public school facilities is 100% utilization of Florida Inventory of School Houses (FISH) Capacity (With Relocatable Classrooms). This LOS standard, except for Magnet Schools, shall be applicable in each public school concurrency service area (CSA), defined as the public school attendance boundary established by the Miami-Dade County Public Schools.

The adopted LOS standard for Magnet Schools is 100% of FISH (with relocatable classrooms), which shall be calculated on a districtwide basis.

- 2B. It is the goal of the City of Sunny Isles Beach, Miami-Dade County Public Schools, Miami-Dade County and the other signatories to the Interlocal Agreement for all public school facilities to achieve 100% utilization of Permanent FISH (No Relocatable Classrooms) capacity by January 1, 2018. To help achieve the desired 100% utilization of Permanent FISH by 2018, Miami-Dade County Public Schools should continue to decrease the number of relocatable classrooms over time.



Public school facilities that achieve 100% utilization of Permanent FISH capacity should, to the extent possible, no longer utilize relocatable classrooms, except as an operational solution. Beginning January 1, 2013, the Miami-Dade County Public Schools will implement a schedule to eliminate all remaining relocatable classrooms by January 1, 2018.

By December 2010, the City in cooperation with Miami-Dade County Public Schools, Miami-Dade County and the other signatories to the Interlocal Agreement will assess the viability of modifying the adopted LOS standard to 100% utilization of Permanent FISH for all CSAs.

- 2C. In the event the adopted LOS standard of a CSA cannot be met as a result of a proposed development's impact, the development may proceed provided at least one of the following conditions is met:
- a) The development's impact can be shifted to one or more contiguous CSAs that have available capacity and is located, either in whole or in part, within the same Geographic Areas Northwest, Northeast, Southeast, or Southwest ( See Figures 1 and 1A through 1D ) as the proposed development; or
  - b) The development's impact is mitigated, proportionate to the demand for public schools it created, through a combination of one or more appropriate proportionate share mitigation options, as defined in Section 163. 3180 (13)(e) 1, Florida Statutes. The intent of these options is to provide for the mitigation of residential development impacts on public school facilities, guaranteed by a legal binding agreement, through mechanisms that include, one or more of the following: contribution of land; the construction, expansion, or payment for land acquisition or construction of a permanent public school facility; or, the creation of a mitigation bank based on the construction of a permanent public school facility in exchange for the right to sell capacity credits. The proportionate share mitigation agreement, is subject to approval by Miami-Dade County School Board and Miami-Dade County Board of County Commissioners and must be identified in the Miami-Dade County Public Schools Facilities Work Program.
  - c) The development's impacts are phased to occur when sufficient capacity will be available.

If none of the above conditions is met, the development shall not be approved.

- 2D. Cooperate Concurrency Service Areas (CSA) shall be delineated to: 1) maximize capacity utilization of the facility, 2) limit maximum travel times and reduce transportation costs, 3) acknowledge the effect of court-approved desegregation plans, 4) achieve socio-economic, racial, cultural and diversity objectives, and 5) achieve other relevant objectives as determined by the School Board's policy on

---

<sup>1</sup> Relocatable classrooms may be used by the Miami- Dade County Public Schools as an operational solution to achieve the level of service standard during replacement, renovation or expansion of a public school facility.



maximization of capacity. Periodic adjustments to the boundary or area of a CSA may be made by the School Board to achieve the above stated factors. Other potential amendments or updates to the CSAs shall be considered annually at the Staff Working Group meeting to take place each year no later than April 30 or October 31, consistent with Section 9 of the Interlocal Agreement for Public School Facility Planning.

- 2E. The County through the implementation of the concurrency management system and Miami-Dade County Public School Facilities Work Program for educational facilities, shall ensure that existing deficiencies are addressed and the capacity of schools is sufficient to support residential development at the adopted level of service (LOS) standards throughout the planning period in the 5- year schedule of capital improvements.
- 2F. The Miami-Dade County Public Schools Facilities Work Program dated September 2007 will be evaluated on an annual basis to ensure that the level of service standards will continue to be achieved and maintained throughout the planning period.
- 2G. At a minimum, the City in conjunction with Miami-Dade County Public Schools shall adopt the annual updates, adding a fifth year to the Miami-Dade County Public Schools Facilities Work Program, update the financially feasible schools capital facilities work program, and coordinate capital facilities with the Work Program. Additionally, the City shall coordinate its Comprehensive Plan with the Plans of other local governments.
- 2H. The City shall adopt as an annual update to the Comprehensive Plan updates to the Miami-Dade County Public Schools Facilities Work Program.

### Objective 3

Obtain suitable sites for the development and expansion of public education facilities.

#### Monitoring Measure 3

Objective 3 will be monitored through the annual inventory and assessment by Miami-Dade County Public Schools of School Board owned property. The number of new sites shall be reported annually and in the full review period reported in the EAR.

#### Policies

- 3A. Is the policy of the City that Miami -Dade County Public Schools shall not purchase sites for schools nor build new schools outside of the Urban Development Boundary (UDB), and that new elementary schools constructed should be located at least 1/4 mile inside the UDB; new middle schools should be located at least 1/2 mile inside the UDB, and; new senior high schools should be located at least one mile inside the UDB. In substantially developed areas of the County where suitable sites in full conformance



with the foregoing are not available and a site or portion of a site for a new school must encroach closer to the UDB, the majority of the site should conform with the foregoing location criteria and the principal school buildings and entrances should be placed as far as functionally practical from the UDB. The same criteria of this paragraph that apply to public schools also pertain to private schools.

- 3B. In the selection of sites for future educational facility development, the City encourages Miami-Dade County Public Schools to consider whether a school is in close proximity to residential areas and is in a location that would provide a logical focal point for community activities.
- 3C. Where possible Miami-Dade County Public Schools should seek sites which are adjacent to existing or planned public recreation areas, community centers, libraries, or other compatible civic uses for the purpose of encouraging joint use facilities or the creation of logical focal points for community activity.
- 3D. The City acknowledges and concurs that, when selecting a site Miami-Dade County Public Schools will consider if the site meets the minimum size criteria as recommended by the State Department of Education or as determined to be necessary for an effective educational environment.
- 3E. When considering a site for possible use as an educational facility, Miami-Dade County Public Schools should review the adequacy and proximity of other public facilities and services necessary to the site such as roadway access, transportation, fire flow and portable water, sanitary sewers, drainage, solid waste, police and fire services, and means by which to assure safe access to schools, including sidewalks, bicycle paths, turn lanes, and signalization
- 3F. When considering a site for possible use as an educational facility Miami-Dade County Public Schools should consider whether the present and projected surrounding land uses are compatible with the operation of an educational facility.
- 3G. The City shall encourage and cooperate with Miami-Dade County Public Schools in their effort for public school siting reviews to help accomplish the objectives and policies of this element and other elements of the Comprehensive Plan. The City shall cooperate with Miami-Dade County Public Schools to establish provisions for a scoping or pre-application meeting as part of the educational facilities review process, if determined to be warranted.
- 3H. Permitting of school facilities for Miami-Dade County Public Schools requires that a building permit application be made to the Miami-Dade County Public School Building Official prior to commencing any work, regardless of cost.
- 3I. The City will continue to cooperate with Miami-Dade County Public Schools in utilizing Miami-Dade County Public Schools as emergency shelters during county emergencies.



## Objective 4

Miami-Dade County Public Schools, in conjunction with the City, Miami-Dade County and other appropriate agencies, will strive to improve security and safety for students and staff.

### Monitoring Measure 4

Objective 4 will be monitored through the review and analysis of the statistics relating to school safety, as compiled annually, by the MDCPS Division of Police. A review and analysis of new and existing reactive and proactive safety and crime prevention programs will also be conducted on an annual basis.

### Policies

- 4A. Continue to cooperate with Miami-Dade County Public Schools to develop and /or implement programs and policies designed to reduce the incidence of violence, weapons and vandalism on school campuses. Encourage the design of facilities, which do not encourage criminal behavior and provide clear sight lines from the street.
- 4B. Continue to cooperate with Miami -Dade County Public Schools to develop and /or implement programs and policies designed to reduce the number of incidents related to hazardous conditions as reported by the Environmental Protection Agency (EPA), the fire marshal, the State Department of Education (DOE), and other appropriate sources.
- 4C. Coordinate to cooperate with Miami-Dade County Public Schools to provide for the availability of alternative programs for at-risk students at appropriate public educational facilities
- 4D. Coordinate with Miami-Dade County Public Schools and municipalities to provide for pedestrian and traffic safety in the area of schools, and signalization for educational facilities.
- 4E. Coordinate with Miami-Dade County Public Schools Division of School Police and other law enforcement agencies, where appropriate, to improve and provide for a secure learning environment in the public schools and their vicinity.
- 4F. Cooperate with Miami-Dade County Schools Division of School Police and other law enforcement agencies to provide additional support or security, when appropriate.



## Objective 5

Continue to develop programs and opportunities to bring the schools and community closer together.

### Monitoring Measure 5

Objective shall be monitored by Miami-Dade County Public Schools by reporting and reviewing the progress and number of new and existing community oriented programs, including an enrollment analysis, by age and ethnicity, of adult, community and vocational.

### Policies

- 5A. Cooperate with Miami-Dade County Public Schools in their efforts to provide "full service" schools, parent resource centers, adult and community schools and programs as appropriate.
- 5B. Cooperate with Miami-Dade County Public Schools in their efforts to continue to provide opportunities for community and business leaders to serve on committees and task forces, which relate to the development of improved provision of public educational facilities.
- 5C. Cooperate with Miami-Dade County Public Schools to continue to work with the development industry to encourage partnerships in the provision of sites and educational facilities including early childhood centers.
- 5D. Cooperate with Miami-Dade County Public Schools through agreement with appropriate agencies to increase medical, psychological, and social services for children and their families as appropriate.

## Objective 6

Miami-Dade County Public Schools will continue to enhance effectiveness of the learning environment.

### Monitoring Measure 6

Objective 6 shall be monitored by Miami-Dade County Public Schools by reporting the number of educational facility enhancements such as media centers, art/ music suite, and science laboratories.

### Policies

- 6A. Miami-Dade County Public Schools is encouraged to continue the design and



construction of educational facilities which create the perception of feeling welcome, secure and positive about the students' school environment and experiences.

- 6B. Miami-Dade County Public Schools is encouraged to continue to design and construct facilities which better provide student access to technology designed to improve learning, such as updated media centers and science laboratories.
- 6C. Miami-Dade County Public Schools is encouraged to continue to improve existing educational facilities, in so far as funding is available, through renovation and expansion to better accommodate increasing enrollment, new educational programs and other activities, both curricular and extracurricular.

## Objective 7

The City of Sunny Isles Beach, Miami-Dade County Public Schools, Miami-Dade County and the other signatories to the Interlocal Agreement shall establish and implement mechanisms for on-going coordination and communication, to ensure the adequate provision of public educational facilities.

### Monitoring Measure 7

Objective 7 will be addressed by implementing and tracking the development of appropriate mechanisms, including interlocal agreements and coordination efforts, which serve to expedite the provision or enhancement of public educational facilities.

### Policies

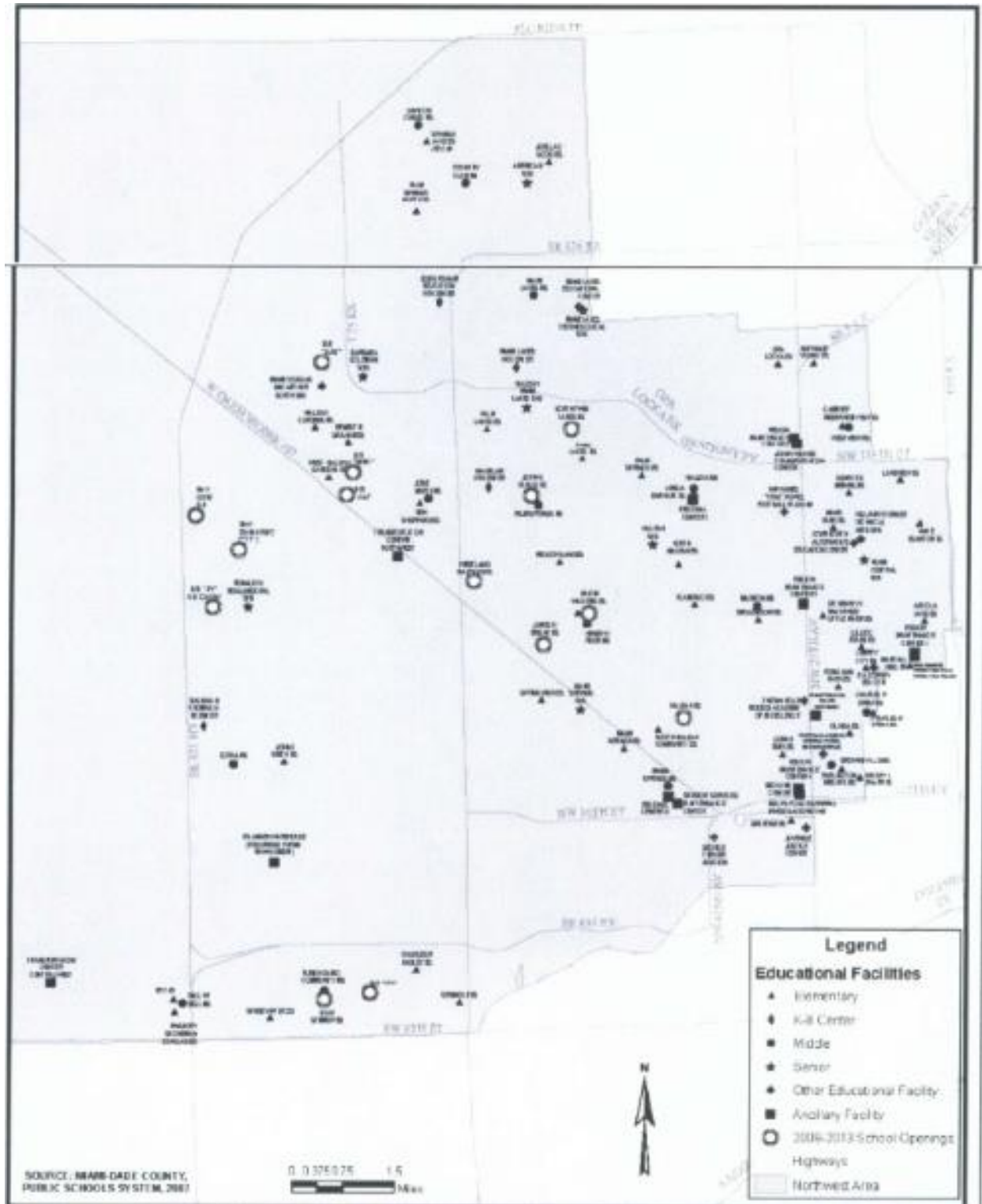
- 7A. The City shall coordinate and cooperate with Miami-Dade County Public Schools, the State of Florida, Miami-Dade County and other municipalities and other appropriate agencies to develop or modify rules and regulations in order to simplify and expedite proposed new educational facility developments and renovations.
- 7B. The location of future educational facilities should occur where capacity of other public facilities and services is available to accommodate the infrastructure needs of the educational facility.
- 7C. Miami-Dade County Public Schools should coordinate school capital improvement plans with the planned capital improvement projects of the City and other County and municipal agencies.
- 7D. The City shall cooperate with Miami-Dade County Public Schools in their efforts to ensure that they are not obligated to pay for off-site infrastructure in excess of their fair share of the costs.



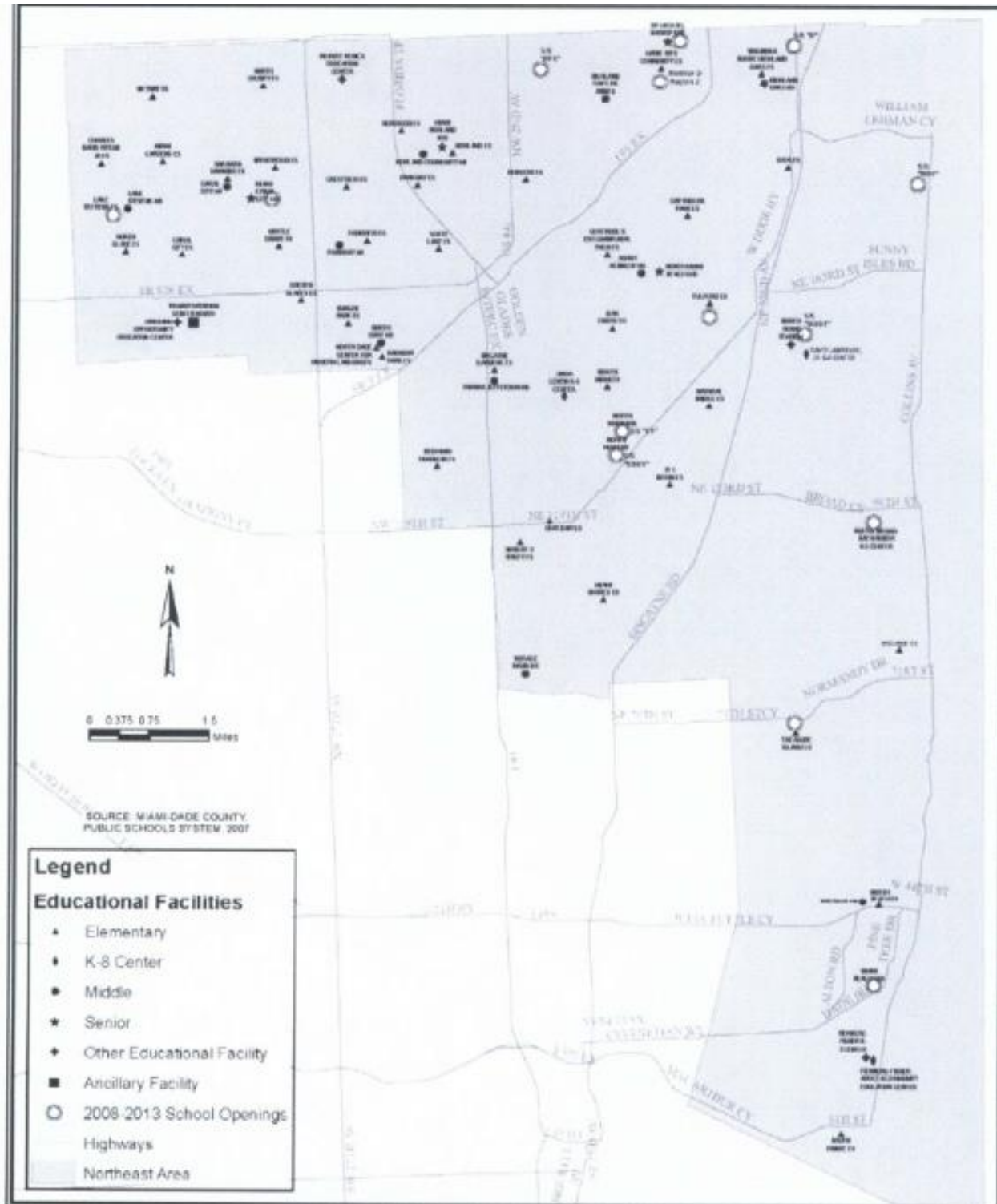
- 7E. The City, the County, other municipalities and Miami-Dade Public Schools shall periodically review the Educational Facilities Impact Fee Ordinance to strive to ensure that the full eligible capital costs associated with the development of public school capacity (new schools and expansion of existing ones) are identified when updating the impact fee structure. Pursuant to the terms of the state mandated Interlocal Agreement, the City, other municipalities, the County and School Board shall annually review the Ordinance, its formula, the Educational Facilities Impact Fee methodology and technical report, in order to make recommendations for revisions to the Board of County Commissioners and the Miami-Dade County School Board.
- 7F. The City and Miami-Dade County Public Schools will annually review the Educational Element and make amendments, if necessary, through the process of updating the Comprehensive Plan in accordance with the Interlocal Agreement for Public School Facility Planning.
- 7G. The City shall seek to coordinate with Miami-Dade County Public Schools in formalizing criteria for appropriate sharing of responsibility for required offsite facility improvements attributable to construction of new public schools or expansion of existing ones. The criteria should be prepared prior to the next full review of the School Impact Fee Ordinance.
- 7H. The City shall coordinate with Miami-Dade County Public Schools, the County and other local governments to eliminate infrastructure deficiencies surrounding existing school sites.
- 7I. The City and Miami-Dade County Public Schools shall coordinate efforts to ensure the availability of adequate sites for the required educational facilities.
- 7J. The City and Miami-Dade County Public Schools shall coordinate the appropriate roles and responsibilities of affected governmental jurisdictions in ensuring the timely, orderly and efficient provision of adequate educational facilities.
- 7K. The City, where appropriate, will account for the infrastructure needs of new, planned or expanded educational facilities when formulating and implementing its own capital improvement plans.



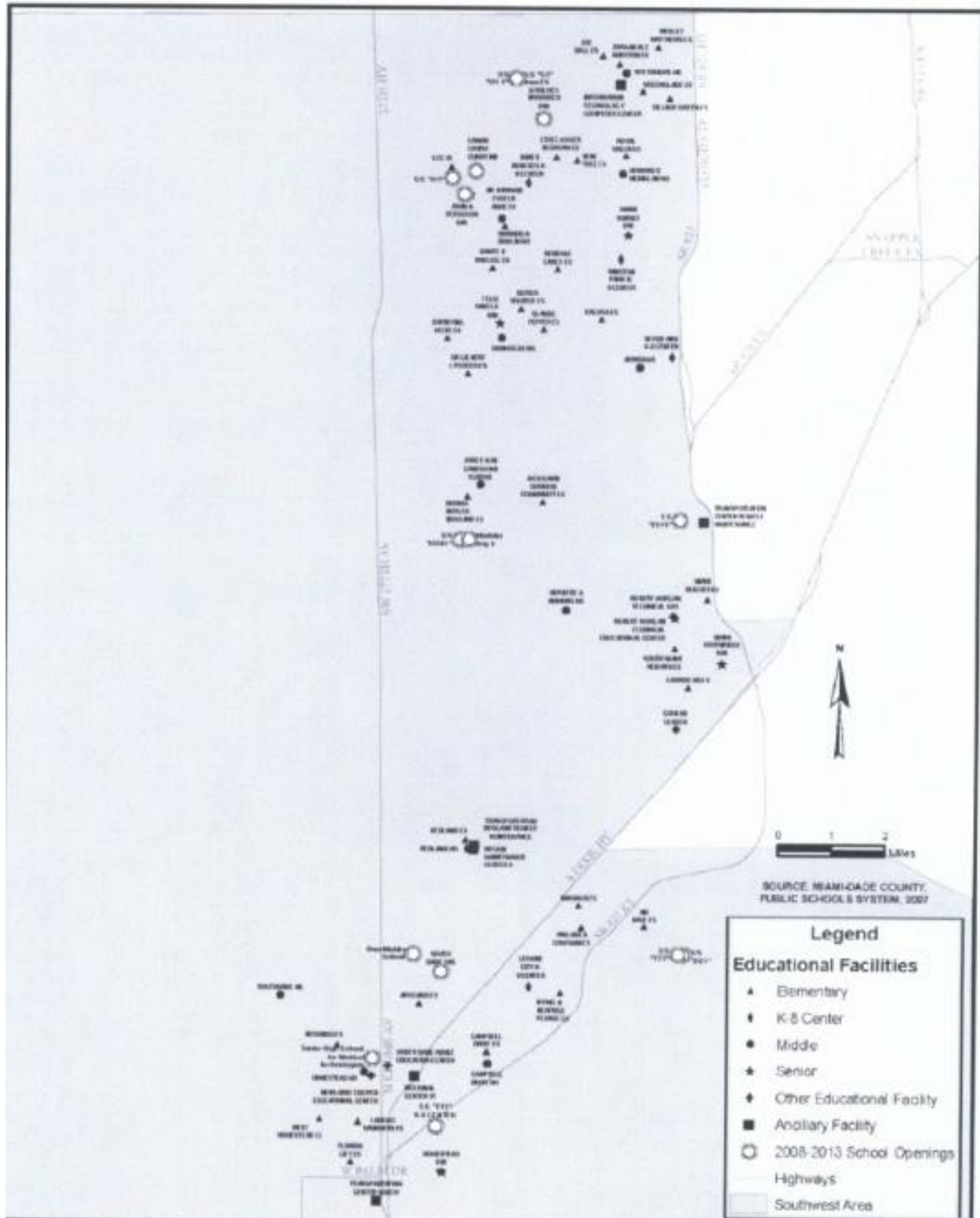
**NEW MAP: "GEOGRAPHIC" AREAS TO BE ADDED TO SERIES**



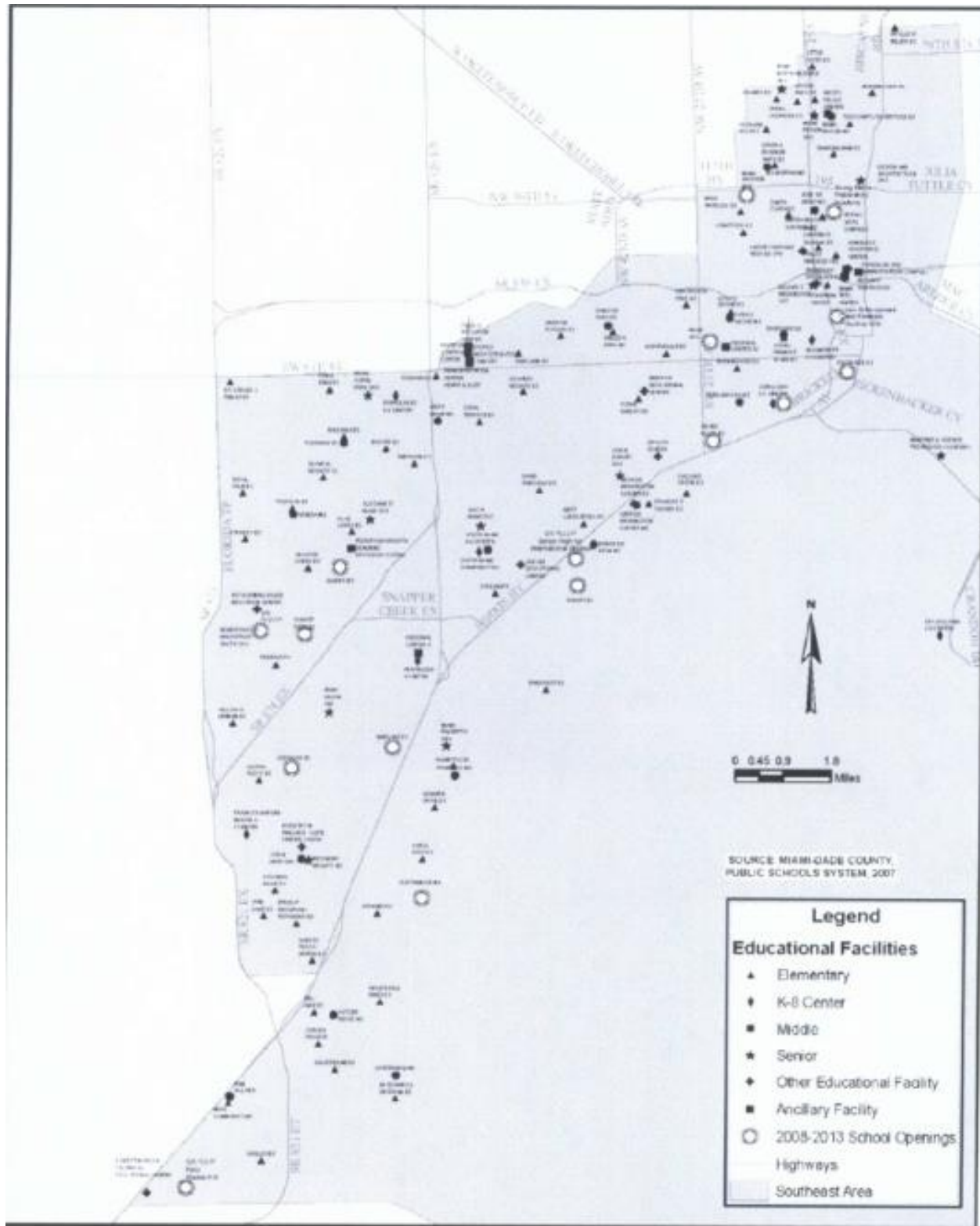
**Figure 1A - Proposed, Existing, and Ancillary Educational Facilities  
Located in the Northwest Area - 2008-2013**



**Figure 1 B - Proposed, Existing, and Ancillary Educational Facilities Located in the Northeast Area - 2008-2013**



**Figure 1C - Proposed, Existing, and Ancillary Educational Facilities  
Located in the Southwest Area - 2008-2013**



**Figure 1D - Proposed, Existing, and Ancillary Educational Facilities  
Located in the Southeast Area - 2008-2013**

# Intergovernmental Coordination





## Intergovernmental Coordination Element

It is the purpose of the intergovernmental coordination element to identify and resolve incompatible goals, objectives, policies and development proposed in local government comprehensive plans and to determine and respond to the needs for coordination processes and procedures with adjacent local governments, and regional and state agencies. Intergovernmental coordination shall be utilized to the extent required to carry out the provisions of this plan.

### Intergovernmental Coordination Goal

USE INTERGOVERNMENTAL COORDINATION AS A MAJOR MEANS OF ENSURING CONSISTENCY AMONG LOCAL, COUNTY AND REGIONAL GOVERNMENTAL PLANS AND POLICIES AND OF IMPLEMENTING THE CITY'S COMPREHENSIVE PLAN.

#### Objective 1

To maintain or establish processes to assure coordination and communication with other governmental entities for the purpose of addressing and resolving issues of mutual interest that arise from the City of Sunny Isles Beach's Comprehensive Plan and plans of other entities.

#### Policies

- 1A. The City shall coordinate the impacts of development and of planning policies proposed in this plan upon adjacent areas and their comprehensive plans by maintaining a formal project plan notice and/or referral mechanism to Golden Beach, North Miami Beach, Aventura, Bal Harbour, The State of Florida Department of Environmental Protection (Oleta River State Park) and the Miami-Dade County Planning Department and Parks Department (Haulover Beach).
- 1B. The City shall annually review the comprehensive plans of Miami-Dade County, Aventura, Golden Beach, North Miami Beach, and Bal Harbour and other jurisdictions as needed, in order to identify and resolve conflicts with the City's Comprehensive Plan, including concurrency related issues.
- 1C. The City will annually review and comment if appropriate on the plans and reports of special district service providers including but not limited to: Miami Dade Water and Sewer Authority; the South Florida Water Management District and the South Florida Regional Planning Council.
- 1D. The City will coordinate with the above listed service providers that have no regulatory authority over the use of land to develop and make recommendations that improve coordination of the City's concurrency management methodologies, systems, and levels of service.
- 1E. The City will coordinate with staffs of the independent special district authorities in order to resolve conflicts and to identify appropriate amendments to the City's Comprehensive Plan.



## Objective 2

The City will identify and implement procedures to allow for joint planning areas and the resolution of issues generated in joint planning areas.

### Policies

- 2A. The City shall coordinate with officials of Miami-Dade County, the Cities of Aventura, Golden Beach, North Miami Beach, Bal Harbour, the Florida Department of Transportation, the South -Florida Water Management District, and the South Florida Regional Planning Council in order to establish a planning process to identify, review, and address issues of mutual interest relating to abutting boundaries and to enter into agreements with these jurisdictions in regards to appearance, compatibility, service delivery, disaster response planning and mutual aid.
- 2B. The City may use the South Florida Regional Planning Council's dispute resolution process when necessary to mediate the resolution of conflicts with other local governments and regional agencies as it pertains to land uses and the Goals, Objectives and Policies of the Comprehensive Plan.
- 2C. The City will participate as a member of the Miami-Dade Planners Technical Committee and will encourage implementation of cooperative policies and procedures as may be developed by the Committee.

## Objective 3

The City will identify and establish joint processes with other local agencies for collaborative planning on population projections, school siting, facilities subject to concurrency, facilities with countywide significance and problematic land uses.

### Policies

- 3A. All planning activities pertaining to development and redevelopment and the provision of public services and facilities in the City of Sunny Isles Beach shall be consistent with the " Population Estimates and Projections" outlined below as they are periodically amended and updated.

|                           | 2000      | 2005      | 2010      | 2015      | 2020      | 2025      |
|---------------------------|-----------|-----------|-----------|-----------|-----------|-----------|
| City of Sunny Isles Beach | 15,315    | 16,702    | 18,691    | 20,520    | 22,282    | 23,934    |
| Miami-Dade County         | 2,244,044 | 2,393,697 | 2,544,800 | 2,696,998 | 2,852,500 | 3,002,402 |

- 3B. The City will advise the Miami-Dade Public School System of population projections used in its Comprehensive Plan as it relates to the future needs for



school improvements and school expansions in or serving the City of Sunny Isles Beach.

- 3C. The City will annually review the Miami-Dade Public School's 5, 10, and 15-year facility plans for siting of new schools, if any, within the City's jurisdiction for consistency with the City's Comprehensive Plan. This review will be done at the staff level and by attendance at public hearings conducted by the Miami-Dade Public School System for specific site plans.
- 3D. The City will notify the School Board of any proposed land use amendments to the comprehensive plan which could impact the Board's long range facility plans.
- 3E. The City will, in consideration of the limited vacant and underdeveloped lands available and the high cost of land generally in an ocean front resort community, explore and promote through its land development regulations opportunities to provide innovative solutions to new facility needs through charter schools within mixed use developments, K-3 facilities jointly developed within private high density residential and mixed use projects, the use of air-rights development for future facility expansions, integration of remedial, continuing education and adult education classroom space within municipal facilities, and such measures as may be appropriate within such a redeveloping urban center.
- 3F. Continue to coordinate with Miami-Dade County Public Schools in accordance with the *Interlocal Agreement or Public School Facility Planning* in Miami-Dade County, as it may be periodically updated.

The City of Sunny Isles Beach, other cities, Miami-Dade County and Miami-Dade County Public Schools shall execute and follow the procedures established in the adopted "Amended and Restated Interlocal Agreement for Public School Facilities Planning in Miami-Dade County" for coordination and collaborative planning and decision making of land uses, public school facilities, siting, decision making on population projections, location and extension of public facilities subject to concurrency, and siting of facilities with a countywide significance. The City shall execute the Interlocal Agreement with Miami-Dade County Public Schools. Miami-Dade County, and other nonexempt municipalities pursuant to Section 163. 3177. Florida Statutes, and shall abide by all of its obligations as set forth in the adopted agreement. Florida Statutes, and the Comprehensive Land Use Plan's Educational Element. Intergovernmental Coordination Element, and Capital Improvements Element. Coordination of the Interlocal Agreement, and the City's obligations therein, shall be achieved via participation.

- 3G. The City will coordinate with the appropriate agencies in order to assure adequate provision of countywide facilities. These agencies shall include, but not be limited to, Miami-Dade Waste Collection-for waste disposal; Miami-Dade Transit Department and the Metropolitan Planning Organization for mass transit; the Miami Dade Fire Department and the Miami Dade County Emergency Operations Center for emergency management; and the Miami-Dade Public Works Department and the Florida Department of Transportation for maintenance of



roads and bridges.

- 3H. The City will coordinate with the emergency management program of Miami-Dade County by notifying the County of any current or future land use policies or population changes which would affect hurricane shelters or emergency evacuation routes.
- 3I. The City will coordinate with the emergency management program of Miami-Dade County by notifying the County of any current or future land use policies or population changes which would affect hurricane shelters or emergency evacuation routes.
- 3J. The City shall coordinate with the following agencies to assure that its concurrency data and level of services (LOS) for roadways, drainage, and potable water supply are appropriate: Florida Department of Transportation, Miami-Dade County Water and Sewer Department, South Florida Water Management District and the South Florida Regional Planning Council.
- 3K. The City shall coordinate with Miami-Dade County Public Schools and other parties to the Amended and Restated Interlocal Agreement for Public School Facility Planning to establish Level of Service Standards (including Interim LOS standards) for public school facilities and any amendments affecting public school concurrency.
- 3L. The City will review its locational standards on problematic (unwanted) land uses in order to determine if conflicts exist between its regulations and neighboring jurisdiction regulations, and to consider how to resolve any conflicts found.
- 3M. The City may participate with Miami-Dade County, the South Florida Regional Planning Council or other appropriate committees, in order to promote a more efficient regional approach to the location of problematic or unwanted land uses.
- 3N. The City will participate with Miami-Dade County in the planning and implementation of the County's hazard mitigation Plan, as it impacts the City of Sunny Isles Beach.
- 3N. The City shall review the water supply facility workplans of Miami-Dade County and North Miami Beach, as they are adopted and/or periodically updated, in order to identify alternative projects that will increase its water supply, and shall coordinate with Miami-Dade County and North Miami Beach, as appropriate, in the implementation of these projects. In addition, the City shall prepare a Ten-Year Water Supply Facilities Workplan in accordance with State requirements.
- 3O. The City shall coordinate with Miami-Dade County, as appropriate, in efforts to achieve its Five Year Water Efficiency Plan goal of 155 gallons per capita per day.
- 3P. The City shall coordinate with the Florida Department of Transportation, the Miami-Dade Metropolitan Planning Organization, adjacent local governments,



and other agencies as appropriate to coordinate planning and ensure consistent methodologies for evaluating and addressing impacts of development and redevelopment on shared road corridors.

- 3Q. The City shall coordinate as appropriate with Miami-Dade County to encourage and facilitate location of the northern terminus of the water taxi service at the proposed site on Sunny Isles Beach Boulevard Loop Road, and to ensure pedestrian, bicycle, automobile, and transit access to and from this facility.
- 3R. The City shall coordinate with the South Florida Water Management District in order to ensure that the Comprehensive Plan and 10-Year Water Supply Plan are consistent with and assist in the implementation of the Lower East Coast Water Supply Plan.
- 3S. The City shall coordinate with the South Florida Water Management District on an on-going basis in order to support the achievement of regional water supply goals and ensure the availability of potable water to meet the needs of existing and future residents and businesses.
- 3T. The City shall coordinate the adopted Comprehensive Plan with the plans of the school board, regional water supply authorities, and other units of local government providing services but not having regulatory authority over the use of land, and with the comprehensive plans of adjacent municipalities, with the state comprehensive plan and with the South Florida Water Management District's regional water supply plan.
- 3U. The City shall coordinate the planning of potable water and sanitary sewer facilities, water supply sources, demands, other services and level-of-service standards with North Miami Beach Water, Miami-Dade County WASD, Miami-Dade County Department of Regulatory and Economic Resources, South Florida Water Management District, and through the 2018 Lower East Coast Water Supply Plan Update, as necessary. This includes sharing of information on population growth and development activities in the City.
- 3V. Identify and ensure the consistency of local level of service standards by annually contacting all water service providers to obtain current information, including: populations, level of services, service areas, and water supply facilities, and evaluate if future modification to either the service agreement or level of service standards should be included in subsequent Comprehensive Plan Amendments.
- 3W. Negotiate or renew interlocal agreements with water supply providers ensuring contractual agreement of the adopted level of service standards, service area, populations and time periods for services provided.
- 3X. The City of Sunny Isles Beach shall participate in the City of North Miami Beach Public Services Department annual workshop during June of each calendar year with other governmental jurisdictions located within the North Miami Beach water service area. Miami-Dade County Water and Sewer Department, Miami-



Dade County Department of Environmental Resources Management, and South Florida Water Management District. The workshop will focus on water supply needs, implementation of alternative water supply projects (including reuse and other conservation measures), and the establishment of level of service standards.

- 3Y. The City will coordinate any activities and information website linkages with the South Florida Water Management District concerning its jurisdictional authority as necessary and support its efforts concerning the 2018 Lower East Coast Water Supply Plan Update, ACCELER8 Everglades and CERP and the Biscayne Bay Coastal Wetlands Project to protect an Outstanding Florida Water-Biscayne Bay.
- 3Z. The City shall continue to support through participation in events of the Miami-Dade County's Office of Resilience.
- 3AA. The City will support NMB Water, County and SFWMD outreach and education events providing information to residents through City website linkages to publications and events about the region's water resources and the importance of conserving it.

#### **Objective 4**

The City will implement a program to identify and resolve conflicts between its regulations and the land use of neighboring jurisdictions.

#### **Policies**

- 4A. The City will notify and solicit comments from adjacent jurisdictions and the School Board of any requests for land use amendments, variances, conditional uses or site plan approvals which impact property within 500 feet of a public school or within 500 feet of the boundaries of an adjacent jurisdiction.
- 4B. The City will notify neighboring jurisdictions and the School Board of any proposals to expand or create a Community Redevelopment Area, CDBG target area or an historic district if it impacts property within 500 feet of a public school (future) or adjacent jurisdiction.
- 4C. The City will notify and solicit comments from adjacent jurisdictions and the School Board of its existing standards or proposed regulations being considered for problematic or incompatible land uses.

**Objective 5**

Support climate change and sea level rise initiatives.

**Policies**

- 5A. Support the M-D Water and Sewer Department and South Florida Water Management District in any efforts to evaluate the consequences of sea level rise, changing rainfall and storm patterns, temperature effects, and cumulative impacts to existing structures and existing legal uses.
- 5B. Participate in the Southeast Florida Regional Climate Change Compact to support regional planning efforts and initiatives to adapt to rising sea level in the LEC Planning Area.
- 5C. Work collaboratively with NMB Water, M-D Water and Sewer Department, other utilities and South Florida Water Management District to identify the utility well fields and other users at potential risk of saltwater intrusion within the LEC Planning Area.

**Monitoring Measure(s)**

The City may enact legislation supporting the efforts of the MDWASD and SFWMD to evaluate climate change and its impacts.



| Intergovernmental Coordination Matrix |                                        | Zoning | Short Range Planning | DRB Review | Highway Construction | Right of Way | Alignments | Long Range Planning | Access Control Transit | Transit | Housing assistance | Redevelopment | Area Wide Plans | Equal Opportunity | Water Management | Water Quality | Air Quality | Noise Impact | Historical | Beaches/Land | Schools | Health Care | Parks | Open Space Areas | Public Franchises | Solid Waste | Septics Tanks | Water Facility Development | Wastewater Treatment | Water Use Permits | Wastewater Management | SI-5 Review | Interagency | Regional Plans |
|---------------------------------------|----------------------------------------|--------|----------------------|------------|----------------------|--------------|------------|---------------------|------------------------|---------|--------------------|---------------|-----------------|-------------------|------------------|---------------|-------------|--------------|------------|--------------|---------|-------------|-------|------------------|-------------------|-------------|---------------|----------------------------|----------------------|-------------------|-----------------------|-------------|-------------|----------------|
| Miami Dade County                     | Department Enviromental Resource Mgmt. | *      |                      |            |                      |              |            | *                   |                        | *       |                    |               |                 |                   |                  | *             | *           | *            |            |              |         |             |       |                  |                   |             | *             |                            |                      | *                 | *                     |             |             |                |
|                                       | Miami Dade Transit Authority           |        |                      |            |                      |              |            |                     |                        | *       |                    |               |                 |                   |                  | *             |             |              |            |              |         |             |       |                  |                   |             |               |                            | *                    |                   | *                     |             |             |                |
|                                       | Water & Sawer Authority                |        |                      |            |                      |              |            |                     |                        |         |                    |               |                 |                   |                  | *             |             |              |            |              |         |             |       |                  |                   |             |               | *                          |                      | *                 |                       |             |             |                |
|                                       | Public Works Dep.                      |        |                      |            | *                    | *            | *          |                     | *                      |         |                    |               |                 |                   |                  |               |             |              |            |              |         |             |       |                  |                   |             |               |                            | *                    |                   | *                     |             |             |                |
|                                       | Miami Dade Fire Dep.                   |        |                      |            |                      |              |            |                     |                        |         |                    |               |                 |                   |                  |               |             |              |            |              |         |             |       |                  |                   |             |               |                            |                      |                   |                       | *           |             |                |
|                                       | Park & Recreation                      |        |                      |            |                      |              |            | *                   |                        |         |                    |               |                 |                   |                  |               |             |              |            |              |         |             | *     | *                |                   |             |               |                            |                      |                   |                       |             |             |                |
| State                                 | Miami Dade County School Board         |        |                      |            |                      |              |            |                     |                        |         |                    |               |                 |                   |                  |               |             |              |            |              | *       |             |       |                  |                   |             |               |                            |                      |                   |                       |             | *           |                |
|                                       | Dep. Of Community Affairs              | *      |                      | *          |                      |              |            | *                   |                        | *       | *                  | *             |                 |                   |                  | *             | *           | *            | *          |              |         | *           |       |                  |                   |             |               | *                          | *                    |                   | *                     | *           | *           | *              |
|                                       | Dep. Of Health                         |        |                      |            |                      |              |            |                     |                        |         |                    |               |                 |                   |                  | *             | *           | *            | *          | *            | *       | *           |       |                  |                   |             | *             | *                          |                      | *                 | *                     | *           | *           | *              |
|                                       | Dep. Of Enviromental Protection        |        |                      |            | *                    | *            | *          | *                   | *                      | *       |                    |               |                 |                   | *                | *             | *           | *            | *          | *            | *       | *           |       |                  |                   | *           | *             | *                          | *                    | *                 | *                     | *           | *           | *              |
|                                       | Dep. Of Transportation                 |        |                      |            |                      |              | *          | *                   | *                      | *       |                    |               |                 |                   |                  | *             | *           | *            | *          | *            | *       | *           |       |                  |                   | *           | *             | *                          | *                    | *                 | *                     | *           | *           | *              |
| Other Agencies                        | State Division of Historic Resources   |        |                      | *          |                      |              |            |                     |                        |         |                    |               |                 |                   |                  |               |             |              | *          | *            |         |             |       |                  |                   |             | *             | *                          | *                    | *                 | *                     | *           | *           | *              |
|                                       | So. Florida Regional Planning Council  |        |                      | *          |                      |              |            | *                   |                        | *       |                    |               |                 |                   |                  | *             | *           |              | *          | *            |         |             |       |                  |                   |             |               | *                          | *                    | *                 | *                     | *           | *           | *              |
|                                       | So. Florida Water Mgmt. District       |        |                      |            |                      |              |            |                     |                        |         |                    |               |                 |                   | *                | *             |             |              | *          | *            |         |             |       |                  |                   |             | *             | *                          | *                    | *                 | *                     | *           | *           | *              |
|                                       | Bell South Telephone                   | *      |                      |            |                      |              |            |                     |                        |         |                    |               |                 |                   |                  |               |             |              | *          | *            |         |             |       |                  |                   |             |               |                            |                      |                   |                       | *           |             |                |
|                                       | Peoples Gas System                     | *      |                      |            |                      |              |            |                     |                        |         |                    |               |                 |                   |                  |               |             |              | *          | *            |         |             |       |                  |                   |             |               |                            |                      |                   |                       | *           |             |                |
|                                       | Cablevision Communications             | *      |                      |            |                      |              |            |                     |                        |         |                    |               |                 |                   |                  |               |             |              | *          | *            |         |             |       |                  |                   |             |               |                            |                      |                   |                       | *           |             |                |
|                                       | Florida Power & Light                  | *      |                      |            |                      |              |            |                     |                        |         |                    |               |                 |                   |                  |               |             |              | *          | *            |         |             |       |                  | *                 | *           | *             | *                          | *                    | *                 | *                     | *           | *           | *              |
|                                       | Solid Waste, Miami Dade County         |        |                      |            |                      |              |            |                     |                        |         |                    |               |                 |                   |                  | *             | *           | *            | *          | *            |         |             |       |                  |                   | *           | *             | *                          | *                    | *                 | *                     | *           | *           | *              |
|                                       | Water, City of North Miami Beach       |        |                      |            |                      |              |            |                     |                        |         |                    |               |                 |                   |                  | *             | *           | *            | *          | *            |         |             |       |                  |                   | *           | *             | *                          | *                    | *                 | *                     | *           | *           | *              |
|                                       | Sewer Waste, Miami dade County         |        |                      |            |                      |              |            |                     |                        |         |                    |               |                 |                   |                  |               | *           | *            | *          | *            |         |             |       |                  |                   | *           | *             | *                          | *                    | *                 | *                     | *           | *           | *              |
|                                       | Town of Golden shores                  | *      | *                    | *          |                      |              |            | *                   |                        |         |                    |               |                 |                   |                  |               |             |              | *          | *            |         |             |       |                  |                   |             | *             | *                          | *                    | *                 | *                     | *           | *           | *              |
|                                       | City of Aventura                       | *      | *                    | *          |                      |              |            | *                   |                        |         |                    |               |                 |                   |                  |               |             |              | *          | *            |         |             |       |                  |                   |             | *             | *                          | *                    | *                 | *                     | *           | *           | *              |
| City of North Miami Beach             | *                                      | *      | *                    |            |                      |              | *          |                     |                        |         |                    |               |                 |                   |                  |               |             | *            | *          |              |         |             |       |                  |                   | *           | *             | *                          | *                    | *                 | *                     | *           | *           |                |

# **Property Rights**



## Property Rights Element

### Property Rights Goal

THE CITY WILL RESPECT JUDICIALLY ACKNOWLEDGED AND CONSTITUTIONALLY PROTECTED PRIVATE PROPERTY RIGHTS.

#### Objective 1

The City will consider judicially acknowledged and constitutionally protected private property rights in its decision-making.

#### Policy

- 1A. The City will consider in its decision-making the right of a property owner to physically possess and control their interests in the property, including easements, leases or mineral rights.
- 1B. The City will consider in its decision-making the right of a property owner to use, maintain, develop, and improve their property for personal use or for the use of any person, subject to state law and local ordinances.
- 1C. The City will consider in its decision-making the right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
- 1D. The City will consider in its decision-making the right of a property owner to dispose of their property through sale or gift.