

# **SUNNY ISLES BEACH 2016 EVALUATION AND APPRAISAL REPORT AND EAR-BASED AMENDMENTS**

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## I. INTRODUCTION

The City of Sunny Isles Beach, Florida's Riviera, is a vibrant oceanfront community located in northeastern Miami-Dade County. Initially planned as a tourist resort by investor Harvey B. Graves in 1920, early development in Sunny Isles Beach was characterized by low rise oceanfront motels along Collins Avenue to the east and single family development to the west. By the 1990s, many of the oceanfront motels and commercial development along Collins Avenue had become obsolete and/or in need of redevelopment. Since its incorporation on June 16, 1997, the City has experienced significant redevelopment, with new high-rise hotels and condominiums replacing most of the low-rise oceanfront motels.

The City of Sunny Isles Beach's Comprehensive Plan (the "Plan") is its blueprint for existing and future development. The Plan's goals, objectives and policies reflect the City's vision for its future, and for how it will meet the needs of existing and future residents, visitors and businesses. The City's original Comprehensive Plan provided the foundation for the dramatic growth and redevelopment that has occurred since incorporation. Moving forward, the Plan should be amended to reflect the redevelopment that has occurred, along with a current vision for moving forward.

The Evaluation and Appraisal Report (EAR) is a State-mandated assessment of the Comprehensive Plan to ensure that all current State statutory requirements are being met. Beyond this requirement, the EAR also provides an opportunity to ensure that the Plan and its goals, objectives and policies reflect the City's vision for its future, and the work accomplished in other planning efforts. In order to be effective, the Plan must be a living document, one with the flexibility to adapt to changing conditions and needs. Periodically, the City needs to step back and take a holistic look at how well the Plan is working, and how it might be refined to address community-specific issues and challenges. The EAR provides this opportunity.

In December 2014 the City of Sunny Isles Beach provided the State of Florida Department of Economic Opportunities with its Evaluation and Appraisal Letter and Statutory Changes Checklist identifying amendments necessary to address changes in State growth management requirements. Based on this review, the following potential amendments were identified:

- Update the Comprehensive Plan's planning horizons as per Chapter 163.3177(5)(a);
- Amend the Intergovernmental Coordination Element to include a mandatory dispute resolution process (Chapter 163.3177(6)(h)1.c.;
- Amend the Capital Improvements Element to provide an updated five-year schedule that complies with the provisions of Chapter 163.3177(3)(a)4, and;
- Amend the Transportation and Capital Improvements elements to comply with Chapter 163.3180(5)(h).

In order to identify additional potential amendments, the City conducted an extensive community visioning process. This process is outlined in the Public Participation

Summary section of this report. A series of additional recommendations for Comprehensive Plan amendments were made as a result of this process. These recommendations, along with the amendments identified to address new statutory requirements and updated baseline data and analysis, are the foundation for the City's 2015 EAR amendments.

DRAFT

## II. POPULATION AND DEMOGRAPHICS

Population projections are an important component of local comprehensive plans, and other planning efforts. They provide the statistical framework for the future development and redevelopment, and for projecting the ability to provide key infrastructure and services at adopted levels. The population of the City of Sunny Isles Beach is projected to increase slightly during the short, mid and long range planning periods, as documented in the following analysis.

It is important to note that the projections are not predictions of the future. Projections are simply an extrapolation of past trends coupled with knowledge of the residential capacity of the area. They assume that past trends provide some indication of the likely range of futures for the community. They assume that there will be no major disasters, such as hurricanes, floods, or prolonged droughts. They assume that government and other agencies will continue to maintain and expand urban infrastructure and services as needed. The planning process calls for ongoing monitoring of urban change and the projections may be amended as future conditions warrant.

In 2012, the Florida Legislature adopted Section 163.3177, Florida Statutes, which specifies that “absent physical limitations on population growth, population projections for each municipality, and the unincorporated area with a county, must, at a minimum be reflective of each area’s proportional share of the total county population and the total county population growth”. The Florida Office of Demographic and Economic Research’s published medium population projections for Miami-Dade County are detailed in Table II-1. below. In 2014, .83 percent of Miami-Dade County’s population resided in Sunny Isles Beach, a proportionate share expected to remain stable through the planning period.

Sunny Isles Beach’s 2014 population of 21,698 residents makes it the 15<sup>th</sup> largest City in Miami-Dade County. At only 1.4 square miles in land area, it is one of the most densely populated municipalities in the County.

**Table I. Projected Population Growth in Sunny Isles Beach, 2000 - 2040<sup>1</sup>**

	<b><u>2000</u></b>	<b><u>2010</u></b>	<b><u>2014</u></b>	<b><u>2020</u></b>	<b><u>2030</u></b>	<b><u>2040</u></b>
Sunny Isles Beach	15,315	20,832	21,698	23,141	25,362	27,059
Miami-Dade County	2,244,044	2,496,457	2,613,692	2,788,075	3,056,689	3,260,274

Table 2 below identifies key demographic information for the City of Sunny Isles Beach based on the 2013 American Community Survey.<sup>2</sup> The total population of the City was 21,167 persons in 2013. A total of 10,498 (50%) of these persons were male and 10,669 (50%) were female. In terms of age, 2,513 (12%) were under 18, while 6,166 (29%) were

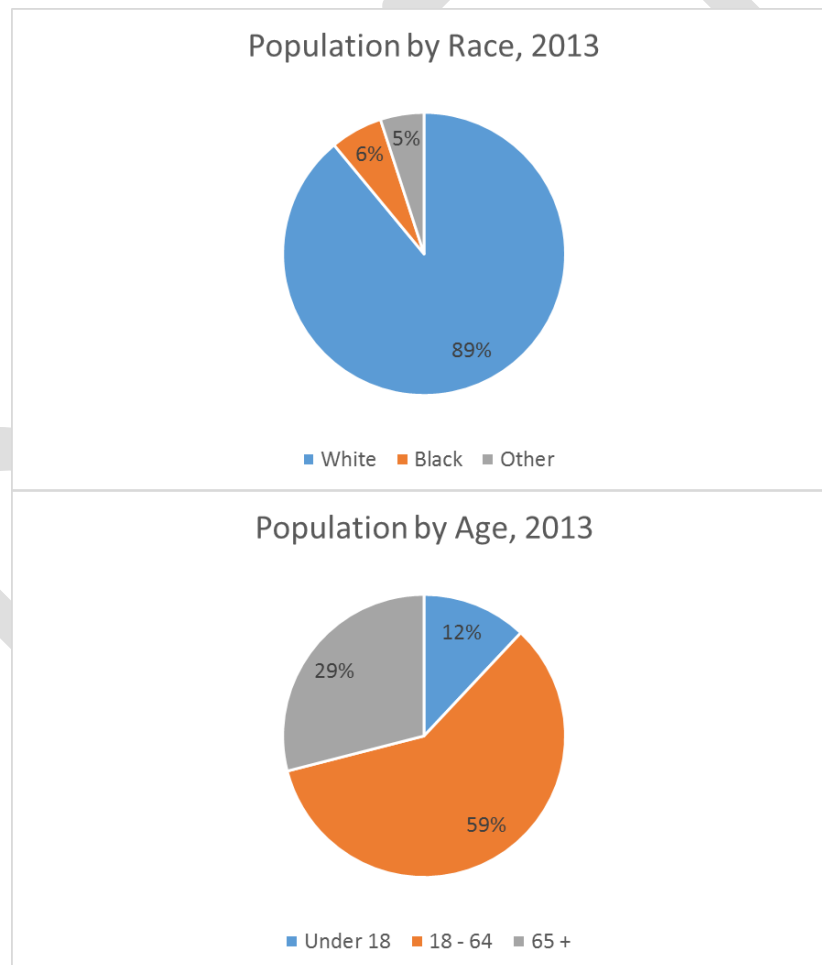
<sup>1</sup> Estimates of Population by County and City in Florida: April 1, 2014, Bureau of Economic and Business Research, University of Florida

<sup>2</sup> US Census Bureau, American Community Survey, 2013

over 65. The median age in the City in 2013 was 49.3. From a racial and ethnic standpoint, 18,804 (89%) were White, 1,407 (6%) were Black, 9,097 (43%) were Hispanic, and 956 (5%) identified as Asian, American Indian or Alaskan Native, Native Hawaiian or Pacific Islander, or Other. A total of 58.6% of the City's residents were foreign-born in 2013, and 69.9% spoke a language other than English at home. Notably, 9.4% of the population is of Russian descent, and 7.37% of the population speaks Russian as their first language.

**Table 2. City of Sunny Isles Beach Population and Demographic Data – 2013**

Pop. 2013	Male	Female	Under 18	Over 65	White	Black	Hispanic	Other
21,167	10,498 (50%)	10,669 (50%)	2,513 (12%)	6,166 (29%)	18,804 (89%)	1,407 (6%)	9,097 (43%)	956 (5%)



Data on charts from U.S. Census Bureau, American Community Survey, 2013

The 2010 Census<sup>3</sup> provides key information about households and housing. As can be seen in Table 3 below, there were a total of 18,984 residential units in the City in 2010.

<sup>3</sup> US Census Bureau, Census 2010

A total of 8,751 (46%) of these units were vacant; of the vacant units, 5,729 (65%) were used for seasonal, recreational or occasional use<sup>4</sup>. If the number of occupied units is compared to the total population, it can be estimated that the average household size in the City is 2.04 persons per household. A total of 5,016 of the occupied units were owner-occupied (49%), while 5,217 (51%) were renter-occupied.

**Table 3. City of Sunny Isles Beach Household and Housing Data - 2010**

Housing Units	Vacant	Seasonal	Owner Occupied	Renter Occupied
18,984	3,022 (15%)	5,729 (30%)	5,016 (26%)	5,217 (27%)

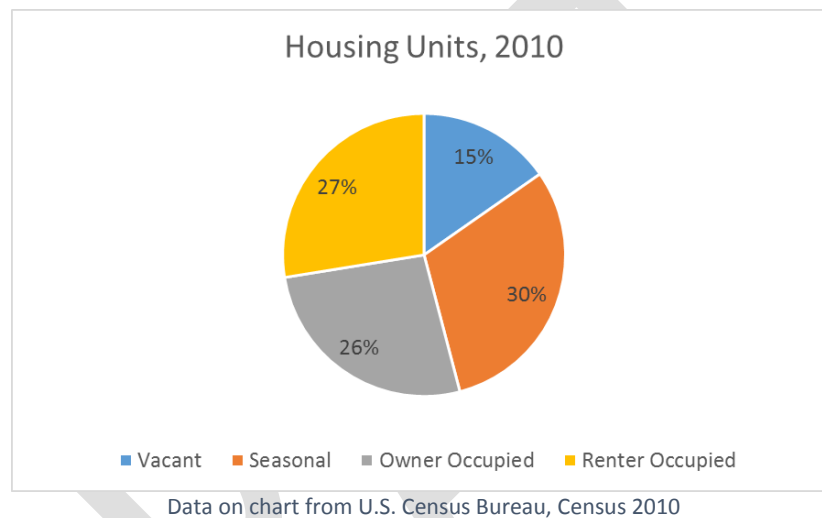
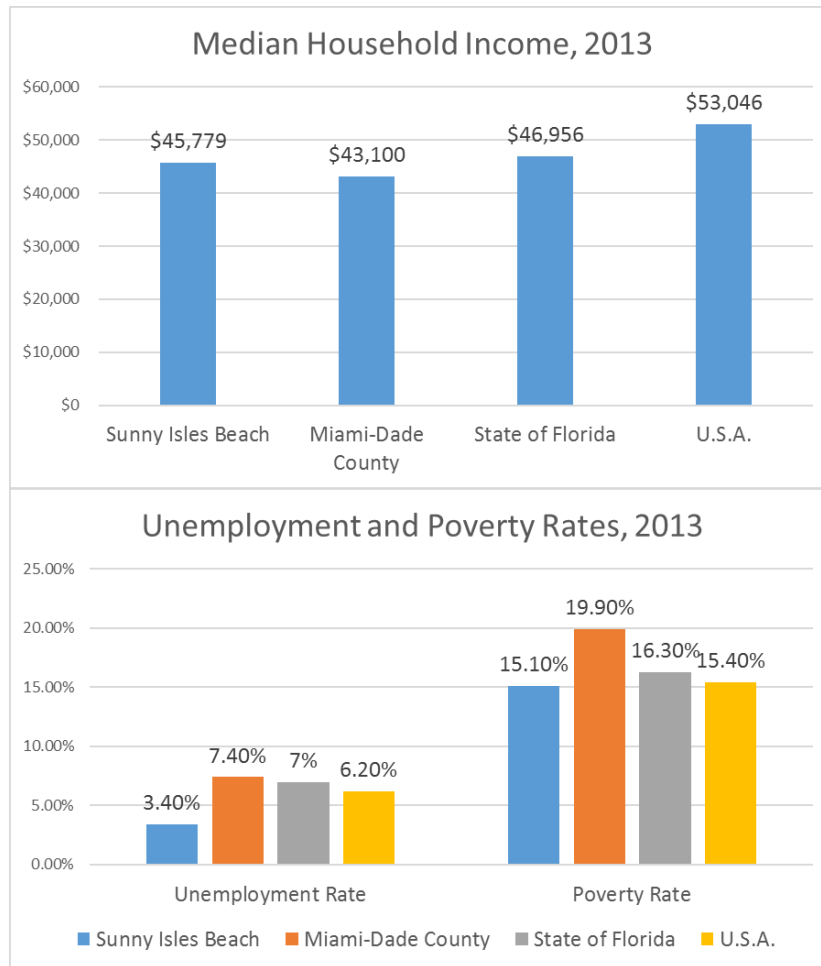


Table 4 also includes income and employment information for the City and at the County, State and national levels for 2013, based on the American Community Survey. As can be seen, the median household income is close to the median household income at the County, State and national levels. The unemployment rate in Sunny Isles Beach (4.7%) was also lower than the unemployment rates of the County, State and nation in 2010, while the poverty rate (15.1%) mirrored the national poverty level. The poverty level, as measured by the U.S. Census Bureau, identifies households with incomes that fall at or below a threshold established to identify the extremely poor for a variety of assistance programs.

**Table 4. Income and Employment Data - 2013**

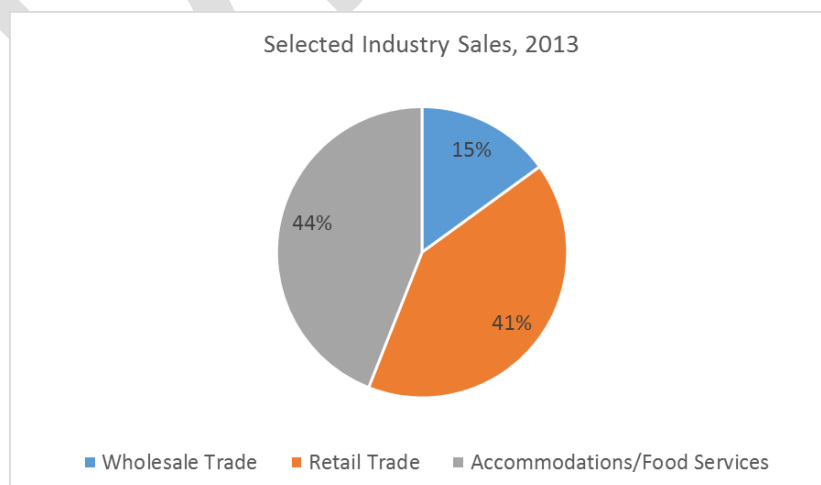
Geography	Median Household Income	Unemployment Rate	Poverty Rate
City of Sunny Isles Beach	\$45,779	3.4%	15.1%
Miami-Dade County	\$43,100	7.4%	19.9%
State of Florida	\$46,956	7%	16.3%
U.S.A.	\$53,046	6.2%	15.4%

<sup>4</sup> A unit that is not occupied full time, but that is owned and/or operated for part-time occupancy as a second home or vacation rental, not a primary residence.



Data on chart from U.S. Census Bureau, American Community Survey, 2013

The Census Bureau also publishes information about business patterns. In 2013, wholesale trade sales in the City totaled \$64,827,000, retail trade sales in the City totaled \$173,776,000, and accommodation and food service sales in the City totaled \$184,514,000.



Data on chart from U.S. Census Bureau, American Community Survey, 2013

### III. LAND USE ANALYSIS

The municipal boundaries of Sunny Isles Beach encompass 1.4 square miles of land and 1.2 square miles of water in northeastern Miami-Dade County. The City is bounded: by the Atlantic Ocean to the east; unincorporated Miami-Dade County (Haulover Park) to the south; Biscayne Bay, the City of North Miami Beach, and the City of Aventura to the west, and; the Town of Golden Beach to the north. North-South access to the City is provided via Collins Avenue, while east-west access is provided via the William Lehman Causeway and NW 163<sup>rd</sup> Street Causeway. Sunny Isles Beach is substantially built-out with a very limited supply of vacant/developable land and limited opportunities to expand through the annexation of additional lands contiguous to its boundaries.

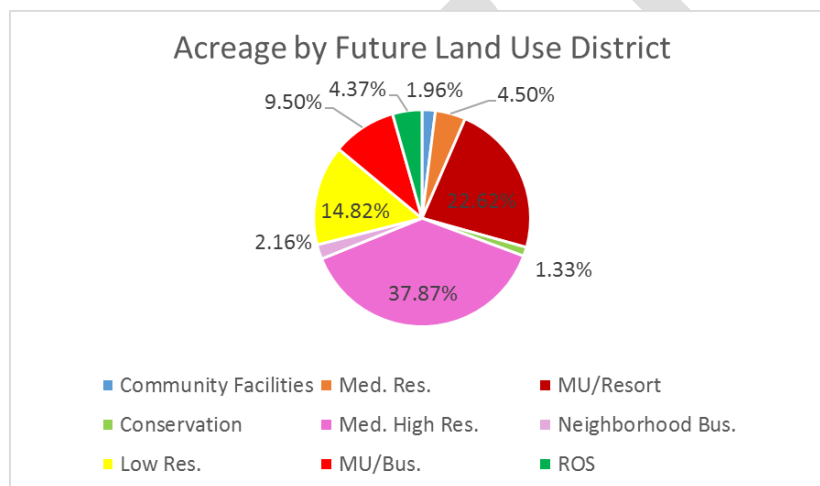
The City of Sunny Isles Beach's Future Land Use Map represents the City's vision for its development and redevelopment during the short- (5 years), mid- (10 years), and long-range (15+ years) planning periods. The Future Land Use Map and designations serve as the foundation for the more detailed Land Development Regulations. These regulations and plans must be consistent with and further the implementation of the Future Land Use Element and its goals, objectives and policies. The City's Future Land Use Map is shown on Map 1, and detailed by permitted use, density and intensity, and acreage on Table 5 below. Development and redevelopment in the City has occurred in conformance with the Future Land Use Plan Map, as it may be amended from time to time.

**Table 5. Sunny Isles Beach Land Use**

<b>Land Use</b>	<b>Maximum Permitted Density/Intensity</b>	<b>Acreage</b>	<b>Build-out Potential</b>
Community Facilities	25 units/acre (residential care facilities), 2.0 Floor Area Ratio (F.A.R.)	11.13 (1.96%)	278 units, 949,645 sq. ft.
Conservation	n/a	7.50 (1.33%)	n/a
Low Density Residential	6 units/acre	83.25 (14.82%)	499 units
Low to Medium Density Residential	13 units/acre	4.78 (.84%)	62 units
Medium Density Residential	24 units/acre	25.48 (4.5%)	611 units
Medium to High Density Residential	50 units/acre, or 60 units/acre on waterfront parcels in the Town Center	214.27 (37.87%)	10,963 units



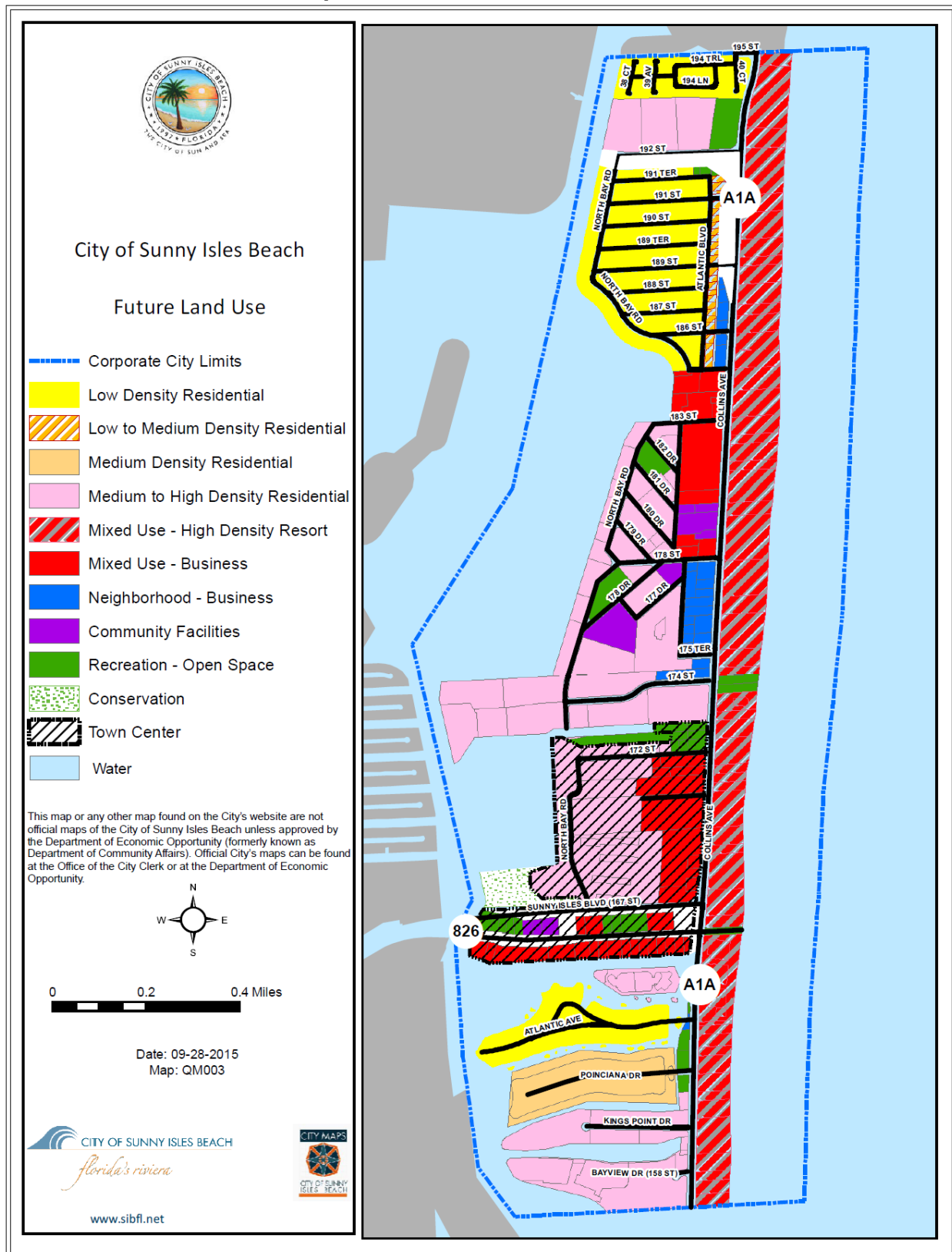
Mixed Use/Business	85 units/acre, 2.0 F.A.R.	53.84 acres (9.5%)	4,901 units, 4,690,540 sq. ft.
Mixed Use/High Density Resort	80 units/acre apartments, 125 units/acre hotel apartments, 2.5 F.A.R.	128 (22.62%)	10,240 apartment units or 16,000 hotel/apartments, 13,939,200 sq. ft.
Neighborhood Business	25 units/acre, 2.0 F.A.R.	12.23 (2.16%)	305 units., 1,065,477 sq. ft.
Recreation and Open Space	n/a	24.73 (4.37 acres)	n/a
<b>Total</b>		<b>565.79 (100%)</b>	<b>27,859 units, 20,663,882 sq. ft.</b>



As noted in Chapter II., the average household size in the City is 2.04 persons per household. At maximum buildout under the Future Land Use Map, the City could accommodate a total population of 48,921, more than enough to address the projected population through the planning period (23,141 in 2020, 25,362 in 2030, and 27,059 in 2040). There are currently 18,984 units in Sunny Isles Beach, indicating the potential to build up to 8,875 additional units.

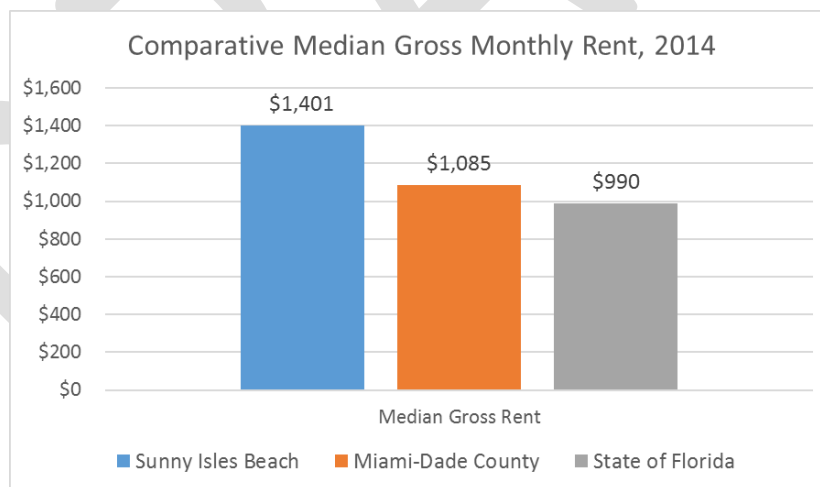
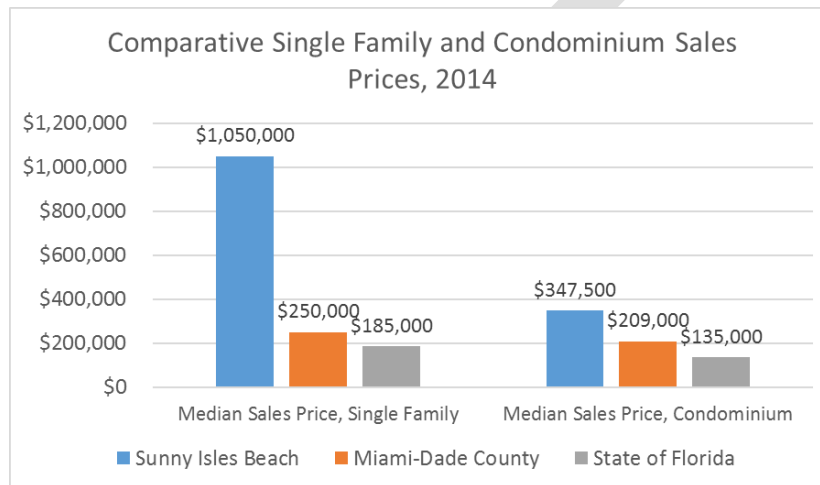
Table 5. indicates a potential non-residential space buildout of 20,663,882 sq. ft., or almost 1,000 sq. ft. per resident based on the current population. Excluding the Mixed Use/High Density Resort category, which is presumed to serve tourists, there are 69.89 acres of commercial or mixed use lands designated on the Future Land Use Map, comprising 12.35% of the City's total acreage, with a maximum buildout potential of 6,088,816 sq. ft. This translates to three acres per 1,000 residents, or approximately 300 sq. ft. per person based on the current population. Input received during the public involvement process indicates a need for additional commercial development targeted to residents, such as neighborhood retail. Redevelopment of the Town Center and neighborhood retail areas proximate to residential neighborhood present opportunities to expand the City's stock of neighborhood serving commercial uses.

## Map 1. FUTURE LAND USE MAP



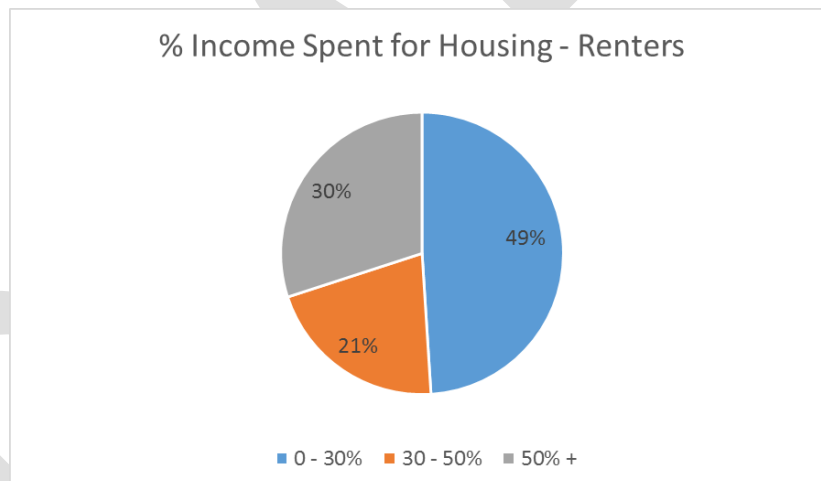
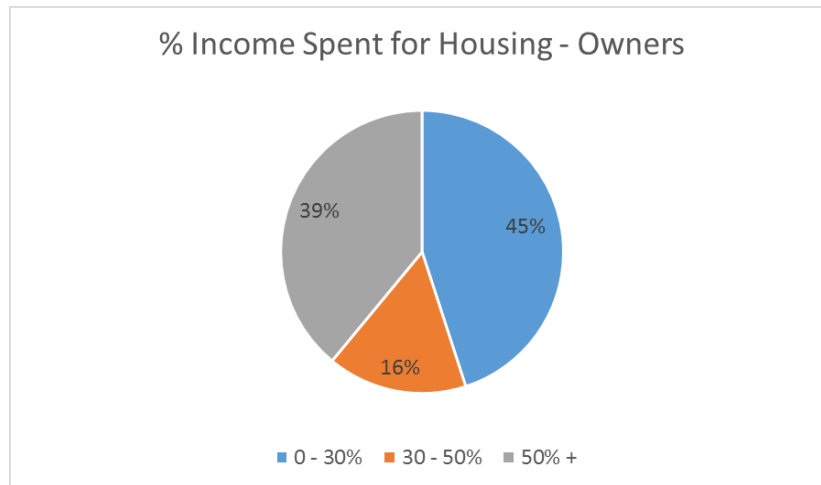
#### IV. HOUSING NEEDS ANALYSIS

Sunny Isles Beach, with its coastal location and resort-like ambiance, has housing costs that are considerably higher than those in the State and region. The median sales price for a single family home in Sunny Isles Beach was \$1,050,000 in 2014, compared to a median sales price of \$250,000 in Miami-Dade County and \$185,000 in the State of Florida. For condominium units, the median sales price in Sunny Isles Beach was \$347,500 in 2014, compared to \$209,000 in Miami-Dade County and \$135,000 in the State. The median gross rent in Sunny Isles Beach was \$1,401 in 2014, compared to the median gross rent of \$1,085 in Miami-Dade County and \$990 in the State.



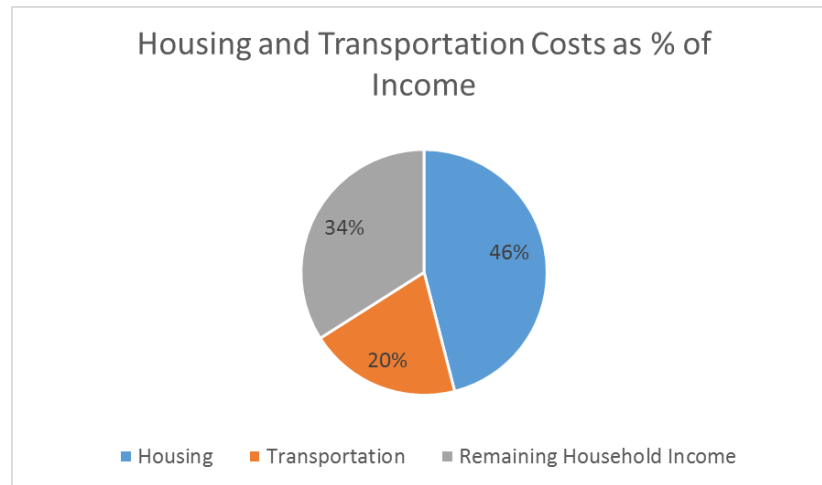
“Housing cost burden”, defined as the percent of a household’s income that is used to pay for housing costs, is frequently used as a measure for determining whether or not housing is affordable. According to federal housing program guidelines, housing costs should not exceed 30 percent of a household’s income in order to be considered affordable. The homeownership rate in Sunny Isles Beach is 48.5%, compared to 55.9% in Miami-Dade County and 67.6% in the State. Among the 5,089 homeowner households in the City, 851 (16%) pay between 30 and 50% of their income and 2,002 (39%) pay

over 50% of their income for housing costs. Among the 5,414 renter households in the City, 1,154 (21%) pay between 30 and 50% and 1,606 (30%) pay over 50% of their monthly income for rent. Therefore, 55% of the City's homeowner households and 51% of its renter households are cost burdened, indicating a continued need for more affordable housing options.



The two largest costs borne by American households are housing (32% of income), and transportation (19% of income). Providing increased affordable and workforce housing opportunities proximate to transit is therefore key to reducing cost burdens and increasing economic opportunities for all households. The Center for Neighborhood Technology has developed an index to gauge the linkage between housing and transportation affordability for communities throughout the U.S. According to this resource, the average household in Sunny Isles Beach spends 65% of their income on housing and transportation costs, and spends \$9,455 annually for transportation. Out of a scale of 1 to 10, in comparison to other neighborhoods in the U.S., Sunny Isles Beach received 4.6

for job access, 7.5 for transit access, and 8.9 for high density and walkable neighborhoods.<sup>5</sup>



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<sup>5</sup> [www.htaindex.cnt.org](http://www.htaindex.cnt.org) (Housing + Transportation Affordability Index)

## **V. INFRASTRUCTURE AND SERVICE CAPACITY**

Hard infrastructure is defined as an interconnected physical network or system for the provision and delivery of essential commodities or services. At the local level, hard infrastructure includes the: multi-modal transportation network; potable water treatment and collection system; sanitary sewer collection and treatment system; solid waste collection and disposal system, and; stormwater drainage system. Soft infrastructure refers to institutions and facilities necessary to maintain community standards, the economy, and quality of life. At the local level, soft infrastructure includes parks and schools.

This Chapter addresses the capacity of the City's hard infrastructure system, with the exception of the multimodal transportation system and potable water, which are respectively addressed in the concurrent Transportation Master Plan and Water Supply Plan efforts. It also addresses the capacity of parks and schools. In order to maintain the physical capacity of its infrastructure systems, the City of Sunny Isles Beach has adopted Level of Service Standards in the Comprehensive Plan and Land Development Code. The City ensures that these standards are met through: Concurrency Management, which requires that the infrastructure needed to serve new development and redevelopment is in place prior to or at the time development; capital improvement projects, and; coordination with other service providers, such as Miami-Dade County and Miami-Dade County Public Schools.

### **A. Sanitary Sewer**

The City's adopted Level of Service Standard for potable water is that the Regional Wastewater Treatment Plant shall operate with a physical capacity no less than the annual average daily flow. The City is served by Miami-Dade County's North Wastewater Treatment Plant, which has a capacity of 375.5 million gallons per day, and a current average daily flow of 343 million gallons per day. Based on an estimated daily flow of 200 gallons per day per unit, the Regional Wastewater Treatment Plant has the capacity to serve up to 162,500 additional units. The City therefore does not anticipate any issues with meeting its Sanitary Sewer Level of Service Standard due to projected population growth during the planning period.

### **B. Solid Waste**

The City's adopted Level of Service Standard for solid waste is that the County shall maintain a disposal capacity sufficient to accommodate waste for a minimum of five years. The City's solid waste is disposed at the North Dade Landfill. According to Miami-Dade County's Department of Solid Waste Management, the North Dade Landfill has adequate capacity through 2020.

### **C. Drainage**

The City's Level of Service Standard for stormwater drainage is protection from the degree of flooding that would result for a duration of one day from a ten-year storm event. The City maintains its stormwater drainage system through its Public Works Department, in accordance with Chapter 235, "Stormwater Management", of its Code of Ordinances. The City, through its development approval process and capital improvement program, requires and/or implements project to maintain the standard. The City also participates in the Federal Emergency Management Agency's (FEMA) Community Rating System, which allows residents to receive discounts on federal flood insurance. The City's current rating under this program is seven out of ten

### **D. Parks**

The City's adopted Level of Service Standard for parks is 2.75 acres of local parks and recreation areas per 1,000 residents. The City currently operates a system of 11 parks encompassing 21.8 acres, and has 98.07 acres of public beaches. In order to meet its Level of Service Standard based on the current population of 21,698, 59.67 acres are required. In order to accommodate the projected 2020 population of 23,141, 63.64 acres will be required. In order to accommodate the 2030 population of 25,362, 69.75 acres will be required. It is therefore anticipated that the City will continue to meet its Parks Level of Service Standard through the planning period.

The City is currently setting a standard calling for at least one City park within a ¼ mile radius (walking distance) of all residential areas by 2030. Map 2. depicts a ¼ mile radius around the 12 existing City parks in order to indicate the extent to which this standard is currently being met. As can be seen, several areas would not meet this standard at present, including a band roughly between 186 Street and 189 Street and extending from the Ocean to the Bay in the northern half of the City and the westernmost tips of some of the residential islands in the southern half of the City. The City is also considering a standard to call for beach access points at ¼ mile intervals along the beach. Map 3. indicates the extent to which this standard is currently being met. As can be seen, the City is currently meeting this standard.

### **E. Schools**

The City's adopted Level of Service Standard for Schools is enrollment not to exceed 110% of capacity in the Concurrency Service Area. The City is located in the Northeast Concurrency Service Area (NE CSA). According to Miami-Dade Public Schools, the projected 2017 capacity of elementary schools in the NE CSA is 75%; middle schools is 71%; and high schools is 99%. Based on population projections outlined in Chapter II., it is estimated that there will be 39 additional elementary school students, 14 additional middle school students, and 26 additional senior high students in the City in 2020. Based on this analysis, the City does not anticipate any issues in meeting the Level of Service Standard for public schools during the planning period.



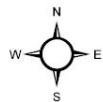
## Map 2. PARK RADIUS MAP



City of Sunny Isles Beach

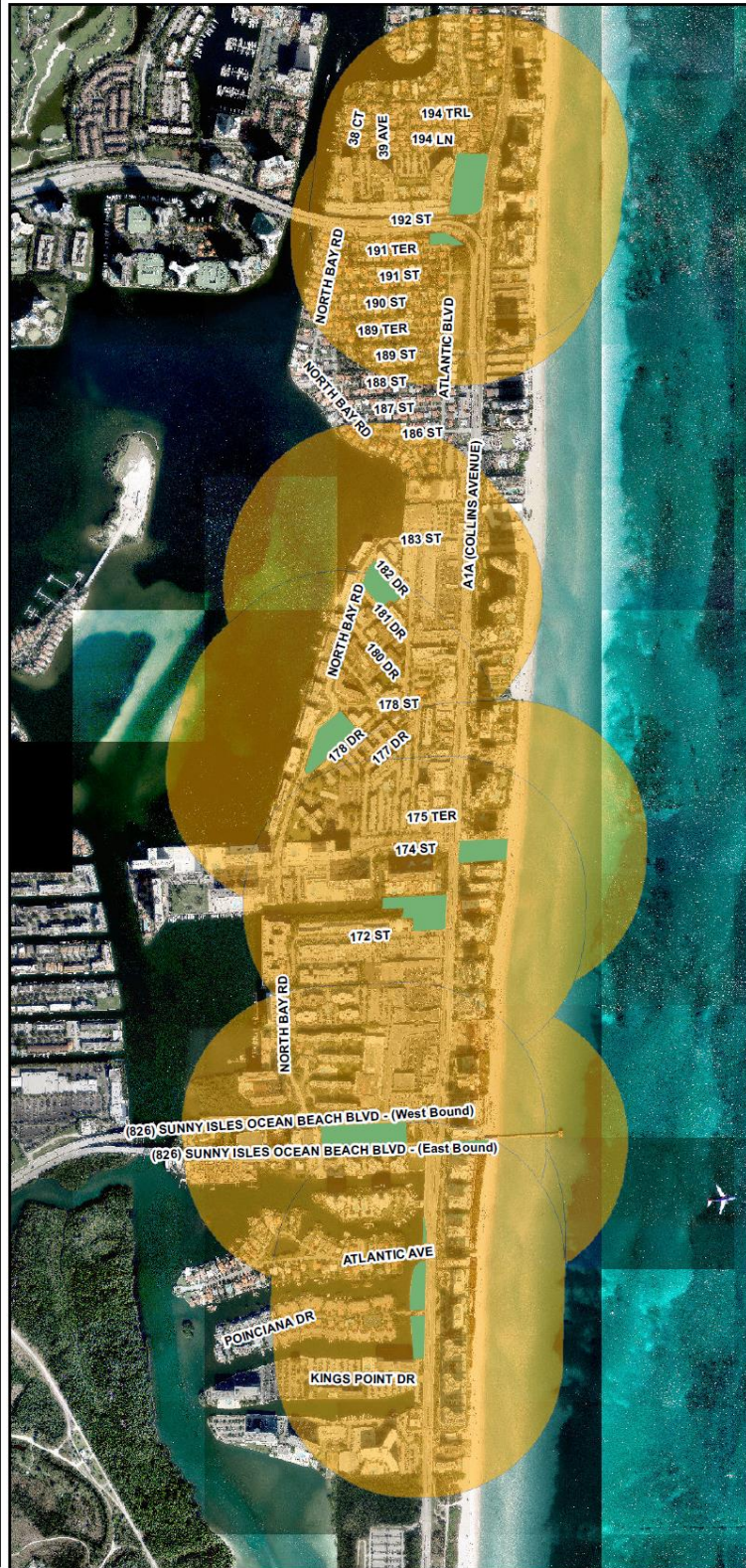
City Parks  
One-Quarter Mile Buffer

- Parks
- One-Quarter Mile Buffer



0 0.25 0.5 Miles

Map: PZ026  
Date: 11-30-2015







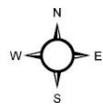
### Map 3. BEACH ACCESS MAP



City of Sunny Isles Beach

City Beach Access Paths  
One-Quarter Mile Buffer

-  Beach Access Point
-  One-Quarter Mile Buffer



0 0.25 0.5 Miles

Map: PZ027  
Date: 11-30-2015

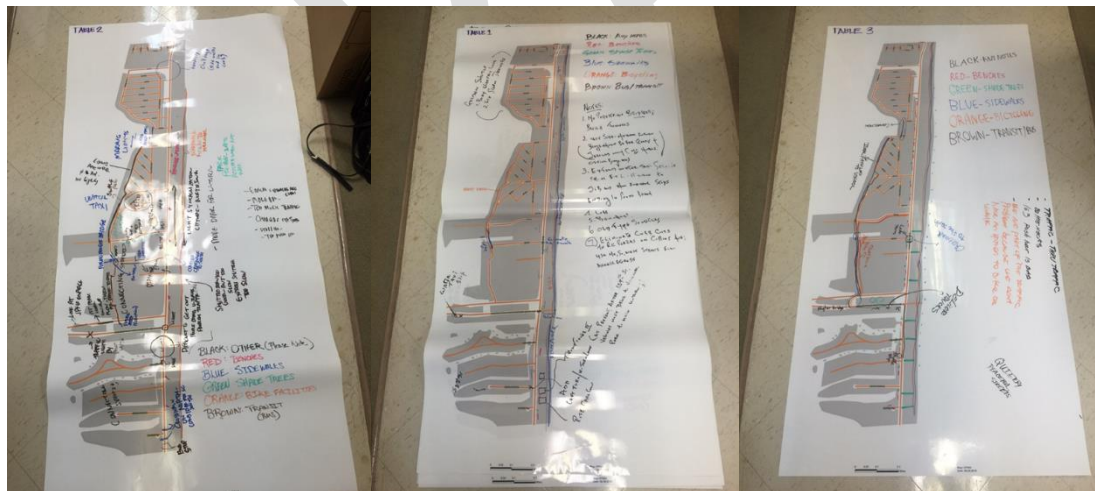


## VI. PUBLIC PARTICIPATION SUMMARY

### A. Visioning Process

The City of Sunny Isles Beach engaged in an extensive community visioning process in order to guide this Evaluation and Appraisal Report process and the proposed EAR amendments to the Comprehensive Plan. At the outset of the process, the City appointed a Manager's Informal Fact Finding Committee comprised of ten residents, business owners and community leaders in order to provide direction and feedback. The Fact Finding Committee met with City staff and consultants on June 19, August 27, and November 10, 2015, providing valuable feedback on the project scope, survey, public involvement process, and interim recommendations.

On June 8, 2015 the City conducted a Town Hall meeting that had over 100 attendees from the public. The attendees were split into seven breakout groups and led through a facilitated visioning exercise which yielded over 200 recorded comments. On September 1, 2015 the City conducted a charrette to focus on transportation issues for the concurrent Transportation Master Plan process. Charrette attendees were led through a facilitated Transportation Visioning Exercise during which they were challenged to graphically depict ideas for improvements to the City's multimodal transportation system. On October 5, 2015 a third Town Hall meeting was conducted in order to present the results of the previous Town Hall and charrette, and to receive feedback on the preliminary recommendations. The verbatim flip chart transcripts from the Town Hall meetings, graphic charrette results, presentations, and related materials are attached to this report as Appendix B.



*Above graphic – September 1, 2015 Charrette results*



## B. Survey

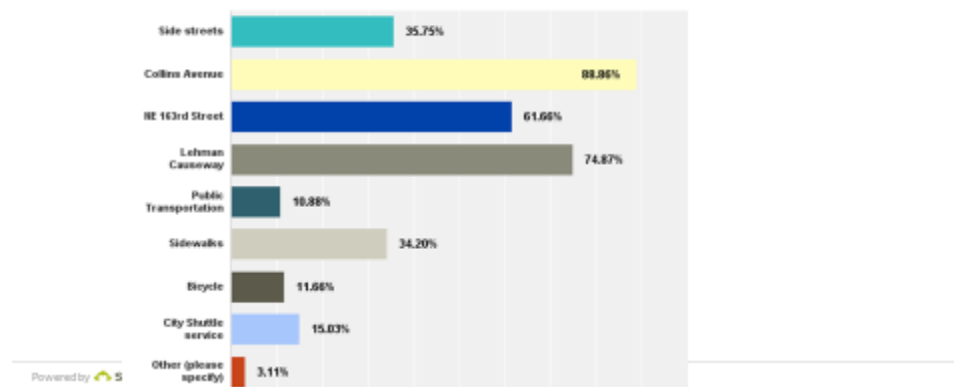
In addition to the public involvement process, the City also conducted a 20 question written and online survey. The survey was presented in Russian and Spanish as well as English in order to accommodate the City's diverse population and maximize participation. The City received a total of 480 responses to this survey between July 10 and October 9, 2015. The survey results are included as Appendix C.

The survey response was diverse, with approximately 20% of respondents between the ages of 18-40, 50% between the ages of 41-65, and 30% of respondents aged over 65. The feedback from the public indicated a high concern for resolving issues related to drainage (49%), street and sidewalk improvements (47%), and crosswalk improvements (42%). Concerning street improvements, congestion was a major concern noted by over 70% of respondents, with over 20% indicating an issue with parking. At the same time, there was cognizance from the community that bicycle, pedestrian, and "Complete Streets" improvements should be a City priority. These improvements were rated to be just as important as roadway improvements, indicating community support for multimodal/alternative mode transportation. There was also a noted need for more park and open space (30%), better urban design (30%), and more landscaping (21%). Increased access to the beach, currently serviced by Beach Access paths, was also a priority noted by 28% of respondents.

In addition to the questions, respondents were also provided with an opportunity to provide additional comments. These comments addressed a wide-range of issues, including: overdevelopment/building heights; congestion; traffic and transportation safety; needed infrastructure improvements; beach erosion; the maintenance of parks, beaches and public areas; public safety; homelessness; noise pollution; the need for greater retail variety; the need for additional recreational and library programming; the need for a senior center/additional programming for seniors; the provision of free public Wi-Fi in all areas, and; the need for a high school.

### Q5: Which of the following do you use to commute to work, shopping, or school (Please check all that apply)

Answered: 386 Skipped: 81



*Above graphic – sample survey results*

## **VII. RECOMMENDATIONS**

The following recommendations for Comprehensive Plan amendments are the result of the extensive feedback received in the Visioning process outlined in Chapter V. above. These recommendations, as well as the updated data and analysis and December 2014 Evaluation and Appraisal Letter, are the foundation for the proposed Comprehensive Plan amendments in Appendix A.

### **A. Future Land Use Element Recommendations**

- Update dates and references
- Promote compact mixed-use development as the preferred form of development and redevelopment in the Town Center
- Neighborhood protection and compatibility guidelines as part of the development review process
- Implement programs to promote environmentally-friendly design and low impact development techniques
- Replace or update calls for beachfront redevelopment with a focus on continued implementation of the Urban Village and Town Center strategies
- Improve climate change resiliency and energy efficiency of buildings and infrastructure
- Protect local natural systems (i.e. beach, shorelines) sensitive to climate change
- Defined gateways and neighborhood entrances
- Design and landscape treatments for new development and redevelopment
- Public art and beautification projects
- Maintain/enhance view corridors
- Active design guidelines to enhance the built environment to promote physical activity and health

### **B. Transportation Element Recommendations**

- Update dates and references
- Address Transportation Master Plan recommendations
- Adopt Level of Service Standards for transit, bicycles, pedestrians

- Advance transportation choices to reduce fuel consumption (i.e. walking, biking, alternative fuels, transit...)

#### **C. Housing Element Recommendations**

- Update dates and references
- Workforce housing in mixed use and multi-family developments and along transit
- Protect and enhance residential neighborhoods
- Compatibility guidelines as part of the development review process
- Introduction of green building standards and certification programs

#### **D. Recreation and Open Space Element Recommendations**

- Update dates and references
- Radius standard for parks (City park within  $\frac{1}{4}$  mile of all residential areas)
- Ensure, maintain and improve beach access
- Address recreation needs of all age groups in City parks
- Reconsider the feasibility of creating a boardwalk or other form of a linear pedestrian/bicycle path along the beach
- Consider the feasibility of extending the Baywalk

#### **E. Infrastructure and Capital Improvement Elements Recommendations**

- Update dates and references
- Address Transportation Master Plan recommendations
- Adapt City infrastructure to be resilient to climate change effects
- Adopt Level of Service Standards for transit, bicycles, pedestrians

#### **F. Coastal Management and Conservation Elements Recommendations**

- Update dates and references
- Protect local natural systems (i.e. beach, shorelines) sensitive to climate change

- Incorporate evaluation of climate change effects (i.e. increased flooding, frequency of storm events) into emergency management planning efforts

**G. Intergovernmental Coordination and Educational Facilities Elements Recommendations**

- Update dates and references
- Participate in regional climate change strategies
- Evaluate strategies for additional community use of the school facility

## APPENDIX A. EAR-BASED AMENDMENTS

### APPLICATION No. 1 CITY OF SUNNY ISLES BEACH COMPREHENSIVE PLAN COMMUNITY VISION STATEMENT AMENDMENTS

1. Amend the Comprehensive Plan Community Vision Statement as follows:

#### CITY OF SUNNY ISLES BEACH 2000~~15~~/2015~~30~~ COMPREHENSIVE PLAN

##### A COMMUNITY VISION:

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

**~~Strengthening~~ Enrich the a sense of Community** through ~~better integrated and enhanced services to its residents, visitors, property owners and businesses. By developing and maintaining improved public safety, increased opportunities to work, shop, learn and play in the City; accessible and attractive public open space and recreation facilities; improved linkages between and among residential areas and local services, including educational and cultural facilities and neighborhood-serving retail; venues and programs for diverse and enriching cultural experiences; improved local educational facilities and a high quality, and well designed physical environment 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 businesses, a sense of community identity and pride can~~ will be fostered and sustained.

**~~Protecting and Enhancing~~ 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.

**~~Promoting Economic Opportunity and Security~~** through ~~a strategic revitalization of the hospitality and service industries that form the core of the city's economic base. The City will seek to enhance the area's economic prosperity and accommodate a reasonable share of the region's economic growth as a means of assuring employment opportunities and livable wage jobs, raising personal incomes, increasing tax revenues and stimulating private investment in renewing the built environment of the City. By promoting a balanced range of resident income levels, increased year-round tenancy to support local businesses, enhancing education and skill-building opportunities to maintain~~

~~employability of residents, supporting the renewal and redevelopment of obsolete visitor accommodations and retail service facilities and expanding the range and appeal of visitor attractions and residents leisure services and facilities, the City can offer its citizens, their children and others living, working in and visiting Sunny Isles Beach the benefit of a healthy economy.~~

**Maintain and Enhance the Built Environment** in all areas of 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 that 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 Isle Beach can maintain and enhance the quality of life of existing and future residents, visitors, property owners, and businesses, and protect its unique assets and resources.

**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 emissions, and achieve numerous other benefits.



**APPLICATION No. 2**  
**CITY OF SUNNY ISLES BEACH COMPREHENSIVE PLAN**  
**FUTURE LAND USE ELEMENT AMENDMENTS**

1. Amend Objective 1 as follows:

Objective 1

The location and configuration of urban growth through the year 2023~~0~~ shall emphasize the improvement, protection and preservation of existing neighborhoods, infill development of the remaining scattered vacant lots, and the rehabilitation and/or redevelopment of underutilized or obsolete developments.

2. Amend Policy 1A. as follows:

The City of Sunny Isles Beach shall give priority to: 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 of vacant sites and the renewal, rehabilitation and; redevelopment of any remaining existing obsolete commercial and beachfront development.

3. Amend Policy 3C. as follows:

The City of Sunny Isles Beach shall not sponsor any growth subsidizing programs which promote future year-round population growth beyond that provided for by the Miami-Dade County Comprehensive Plan increase maximum densities and intensities in the Costa High Hazard Area beyond that which is currently permitted in the Comprehensive Plan and Land Development Regulations, including bonuses and transfer of development rights. 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.

4. Amend Policy 4A. as follows:

When evaluating compatibility among proximate land uses, the City shall consider the balance of 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 applicable. Large scale development along the oceanfront and within the town center shall not solely by virtue of scale or bulk differences with existing proximate uses, be construed as incompatible.

5. Amend Policy 4G. as follows:

Policy 4G. ~~By 2010, the City shall conduct an assessment of the need for government facilities, and sites that might be suitable for the location and development of these~~

~~facilities.~~ 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~~ Future Land Use Policy 8D.

6. Amend Policy 5B as follows:

Policy 5B. All development orders authorizing a new land use of development, or redevelopment, or significant expansion of an existing use shall be contingent upon an affirmative finding that the development of use conforms to, and is 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 Director of the Community Development Department~~ City Planner, or other designee of the City Manager, and the City Attorney shall be the principal administrative interpreters of the Comprehensive Plan.

7. Amend Policy 5C as follows:

Policy 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.

	20010	200514	20120	20125	20230	20235
City of Sunny Isles Beach	<del>15,315</del> <u>20,832</u>	<del>16,702</del> <u>21,698</u>	<del>18,691</del> <u>23,141</u>	<del>20,520</del> <u>24,841</u>	<del>22,282</del> <u>25,362</u>	<del>23,934</del> <u>26,737</u>
Miami-Dade County	<del>2,244,044</del> <u>2,496,457</u>	<del>2,393,697</del> <u>2,613,692</u>	<del>2,544,800</del> <u>2,788,075</u>	<del>2,696,998</del> <u>2,992,428</u>	<del>2,852,500</del> <u>3,056,689</u>	<del>3,002,402</del> <u>3,220,718</u>

Source: Florida Housing Data Clearinghouse, University of Florida Shimerberg Center for Affordable Housing Estimates of Population by City and County in Florida: April 1, 2014, Bureau of Economic and Business Research, University of Florida

8. Amend Policy 6C as follows:

Policy 6C. The City shall ~~coordinate as appropriate with Miami-Dade County to encourage and facilitate location of the northern terminus of the~~ support efforts to provide water taxi service at the ~~proposed site on Sunny Isles Beach Boulevard Loop Road~~ appropriate locations, and to ensure pedestrian, bicycle, automobile, and transit access to ~~and from this facility~~ service.

9. Amend Policy 7B as follows:

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 ~~in the City of Sunny Isles Beach~~.

10. Amend Policy 7C as follows:

The maintenance of internal consistency among all Elements of the Comprehensive Plan shall be a prime consideration in evaluation 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 ~~traffic circulation, mass transit~~ multi-modal transportation facilities, hurricane evacuation routes and evacuation times ~~as included within the South Florida Hurricane Evacuation Study, April 1996, or as amended from time to time~~, water, sewer, solid waste, drainage and park and recreation facilities necessary to serve existing and proposed development are included in the plan and associated funding programs are demonstrated to be viable.

11. Amend Policy 8C as follows:

The City of Sunny Isles Beach shall ~~adopt~~ maintain and enhance as necessary methods, standards and regulatory approaches to facilitate sound, compatible mixing of uses in projects and the community.

12. Amend Policy 8D as follows:

~~The City of Sunny Isles Beach shall establish and enforce standards for defining and encouraging compatibility among proximate uses, and requirements for buffering. The City will consider land use compatibility based on the criteria outlined in Future Land Use Objective 4 and policies 4A. – 4F., in accordance with the following, with one (1) being the most compatible and five (5) being the least compatible:~~

- ~~1) Identical to pre-existing land uses or totally compatible. Development should be designed in a manner consistent with good planning practice;~~
- ~~2) Basically compatible with the pre-existing adjacent use. Traffic from higher intensity uses should be directed away from lower intensity uses. Building elements and scale should be consistent with surrounding development;~~
- ~~3) May have potential conflicts with existing adjacent uses, which may be mitigated through project design;~~
- ~~4) Significant conflicts with the pre-existing adjacent use. Major effects must be strongly mitigated to prevent impact on adjacent uses;~~
- ~~5) Incompatible with adjacent land uses.~~

13. Amend Policy 8E as follows:

The City of Sunny Isles Beach shall ~~adopt~~ 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 overall densities for development in multi-family residential zoning districts.

14. Amend Policy 8F as follows:

The City of Sunny Isles Beach shall ~~adopt~~ 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.

15. Amend Policy 8G as follows:

The City of Sunny Isles Beach shall ~~establish~~ maintain, enhance as necessary and enforce provisions in its land development regulations to protect single family residential areas. Toward this end, the regulation shall carefully control such development and occupancy through the establishment of clear, enforceable standards governing ownership, dwelling size, lot area, setbacks, off street parking, and other characteristics.

16. Amend Policy 8H as follows:

The City of Sunny Isles Beach shall consider ~~establishing~~ maintain, enhance as necessary and enforce provisions in its land development regulations to authorize and regulate home occupations as a subordinate, accessory use in single-family residences. Primary objectives of this regulation shall be to provide residents with opportunities for employment in their homes, to reduce home-to-work automobile trips and to protect the single-family residential character of the neighborhood including its single family appearance and tranquility. Toward this end, the regulation shall carefully control such uses, and structures used for this purpose, through the establishment of clear enforceable standards providing for no non-resident employees; no outdoor activity; no noise, vibration, electric interference or other effect of the occupation to be detectable outside the residence; periodic inspections, annual operating permits, and building licenses; among other requirements as may be necessary to accomplish the purpose of this policy.

17. Delete Policy 8I. as follows: (Note: Addressed in new Objective 11)

~~Policy 8I. By 2011, the City of Sunny Isles Beach shall develop an urban design manual establishing design guidelines. This manual shall 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.~~

18. Delete Policy 8J. as follows:

~~Policy 8J. By 2012, the City of Sunny Isles Beach shall adopt land development regulations to facilitate well planned development and redevelopment and well designed buildings in accordance with the urban design manual referenced in Policy 8I., 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;~~
- ~~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; and~~
- ~~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.~~

19. Amend Objective 9 as follows:

#### Objective 9

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

20. Amend Policy 9A. as follows:

Policy 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.

21. Amend Policy 9B. as follows:

Policy 9B. ~~Solar~~ Updated ~~G~~green design guidelines for such items as street passageway alignments, landscaping, setbacks, building orientation, and relationship to ~~water bodies~~ and development standards shall be incorporated as appropriate in the land development regulations, as they will be revised by 2042~~17~~ in accordance with Policy 8J. of this Element.

22. Amend Policy 9C. as follows:

Policy 9C. The City of Sunny Isles Beach shall ~~require energy efficient design in new construction and redevelopment activities through administration and enforcement of the Florida Energy Code~~ promote energy conservation by encouraging 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.

23. Add a new Policy 9D. as follows:

Policy 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.

24. Add a new Policy 9E. as follows:

Policy 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.

25. Amend Objective 10 as follows:

Objective 10

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

26. Amend Policy 10D. as follows:

Policy 10D. Encourage development that maintains Sunny Isles Beach's support and accommodation of permanent and seasonal residents and tourists and seasonal residents east of Collins Avenue with expanded tourism facilities supportive retail and commercial development west of Collins and along Sunny Isles Boulevard.

27. Amend Policy 10E. as follows:

Policy 10E. Address erosion, 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, implement a beach renourishment and dune restoration program proximate coastal communities, and other agencies as appropriate.

28. Delete Objective 11 and policies 11A – 11D as follows. Renumber subsequent objectives and policies accordingly.

~~Objective 11~~

~~Encourage new commercial development and redevelopment in the area adjacent to Sunny Isles Boulevard.~~

~~Policy 11A. In conjunction with the Department of Transportation, identify and implement modifications to Sunny Isles Boulevard to discourage excessive speeds and to foster increased commercial and pedestrian activity with emphasis on establishing strong linkages to the Town Center area north of 167<sup>th</sup> Street.~~

~~Policy 11B. The City shall ensure that new land uses are compatible, interdependent and mutually reinforcing through shared market relationships.~~

~~Policy 11C. Identify and prioritize potential public improvements within the Sunny Isles Blvd. corridor for inclusion in the City's Capital Improvement Program.~~

~~Policy 11D. The City shall continue to implement economic development strategies for the Town Center, and land use and design guidelines for redevelopment of the waterfront properties along Sunny Isles Boulevard.~~

29. Delete Objective 12 and policies 12A. – 12d. as follows. Renumber subsequent objectives and policies accordingly.

#### ~~Objective 12~~

~~Develop and implement land use regulations and urban design programs to encourage quality redevelopment in the Sunny Isles Boulevard corridor.~~

~~Policy 12A. The City shall promote parking infrastructure improvements and coordinate as appropriate with the private sector to foster and encourage redevelopment of the commercial areas adjacent to Sunny Isles Boulevard.~~

~~Policy 12B. Develop and implement design guidelines for building facades, landscaping and signage in the Sunny Isles Boulevard area and throughout the City by 2012.~~

~~Policy 12C. Identify potential improvements to transform Sunny Isles Boulevard into an attractive gateway into the City.~~

~~Policy 12D. The City's design guidelines and/or their implementing regulations will require and address the design of on-site parking facilities and shared parking where practical, in conjunction with commercial developments.~~

30. Delete Objective 13 and policies 13A. – 13G. as follows. Renumber subsequent objectives and policies accordingly.

#### ~~Objective 13~~

~~The City shall encourage the redevelopment of the commercial areas on the western side of Collins Avenue to create a pedestrian-oriented shopping environment to support quality tourist and seasonal residential development east of Collins Avenue.~~

~~Policy 13A. By 2012, the City will develop and implement guidelines for the creation of a pedestrian-oriented shopping environment along the west side of Collins Avenue.~~

~~Policy 13B. By 2012, the City's design guidelines and/or their implementing regulations will require the use and address the design of parking structures, on-site parking facilities, and/or shared parking in conjunction with commercial development and redevelopment.~~

~~Policy 13C. Ensure that minimum parcels sizes for new commercial development and redevelopment in the land development regulations are consistent with the City's design guidelines.~~

~~Policy 13D. Identify and encourage the development of high-end retail uses which will provide increased shopping opportunities for residents and tourists.~~

~~Policy 13E. Provide improved pedestrian amenities such as sidewalks and landscaping to encourage activity on the western side of Collins Avenue.~~

~~Policy 13F. Through consolidation of commercial development, unification of retail parcels and elimination of front setback parking areas and driveways along the west side of Collins Avenue, support the reduction in vehicular left turn lane median space and its redesign as pedestrian crossing shelter islands and landscaping to reinforce the connection between populations of residents and visitors east of Collins Avenue and the commercial services available on the west side.~~

~~Policy 13G. Encourage the inclusion of professional office space in new commercial developments and redevelopment.~~

31. Add a new Objective 11 and policies thereunder as follows. Renumber subsequent objectives and policies accordingly.

#### Objective 11

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.

Policy 11A. By 2017, 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;



- 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.

Policy 11B. By 2020, the City of Sunny Isles Beach will consider the 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 8]

Policy 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.

Policy 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.

Policy 11E. In conjunction with the development of the Urban Design Guidelines addressed in Policy 11A., the City will consider the development of active design guidelines to promote physical activity and health through enhancements to the built environment by 2017, and to include these guidelines in the Land Development Regulations by 2020.

32. Amend renumbered Policy 12A (formerly Policy 14A) as follows:

142A. Through development incentives and other mechanisms, continue to increase and improve the number of public beach access facilities. The City shall coordinate with property owners to seek to provide and maintain environmentally compatible public beach access points at ¼ 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.

33. Add a new Policy 12E. as follows:

Policy 12E. The City shall evaluate the feasibility of providing a boardwalk or linear path parallel to the beach and/or shared use path along Collins Avenue in order to increase access and provide additional pedestrian and bicycle mobility options.

34. Amend Policy 15A. to revise the first paragraph of the interpretive text for the Medium-High Density designation as follows:

Policy 15A. The Future Land Use Map shall identify all residential land uses as one of the following Residential Land Use Categories:

\* \* \*

Medium-High Density – This residential use category allows a range in density and intensity from twenty-five (25) to a maximum of fifty (50) dwelling units per gross acre and a maximum floor area ratio of 2.0. Additional density and intensity may be allowed up to a maximum density of 60 units per acre and an F.A.R. of 2.5 only for waterfront developments that comply with bonus program requirements in compliance with the ~~Town Center Planned Development District, Community Design Element Policy 1 E, Recreation and Open Space Element 1 C, and Coastal Management Elements 3A and 3D~~ Land Development Regulations. Additional density up to 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 (apartments), ancillary convenience retail services serving the principal residential use, utilities, communications, community and recreational facilities and schools serving the surrounding residential area ~~are also allowed~~. 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 the location and availability of services, ability to provide sufficient off-street parking, and the compatibility with and impact of the development on surrounding areas.

35. Amend Policy 15B. to revise the interpretive text for the Mixed Use - Business designation as follows:

Policy 15B. The Future Land Use Map shall identify all non-residential land uses as one of the following non-residential or mixed use categories with the following characteristics and limitations as set forth in Policy 15C:

\* \* \*

Mixed Use – Business...

...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 Lbonuses in accordance with the Land Development Regulations 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 public purpose objectives identified in the economic study.~~

36. Delete Objective 16 and policies 16A. – 16G. as follows.

~~Objective 16~~

~~By 2010, the City shall evaluate the feasibility of developing a Community Strategic Plan that will be included in this Comprehensive Plan as a Visioning Element in order to further achievement of the Community Vision and Mission Statement, as it may be refined to reflect changing conditions and needs.~~

~~Policy 16A. The Community Strategic Plan shall include a Mission Statement that is reflective of the community vision.~~

~~Policy 16B. The Community Strategic Plan shall be consistent with this Comprehensive Plan, and adopted into this Comprehensive Plan as a Visioning Element.~~

~~Policy 16C. The Community Strategic Plan shall be developed based on a public involvement process designed to engage residents, property owners, businesses and community organizations in the formulation of a new or refinement of the existing Community Vision and Mission Statement.~~

~~Policy 16D. The Community Strategic Plan shall include milestones and benchmarks to gauge plan achievement, and processes for its periodic update to reflect changing conditions and needs.~~

~~Policy 16E. The Community Strategic Plan shall contain strategies to maintain and improve the quality of life of existing and future residents in light of existing and projected development and redevelopment, projected population growth, and economic development efforts.~~

~~Policy 16F. The Community Strategic Plan shall contain strategies to maintain and enhance the City's viability as a location for businesses, particularly businesses associated with the hospitality and service industries that form the City's economic base, or that provide key services and employment opportunities to residents and visitors.~~

~~Policy 16H. The Community Strategic Plan shall contain strategies to coordinate with other local governments, particularly those in the northeast Miami-Dade County area, in order to foster the achievement of mutually beneficial goals regarding quality of life, infrastructure, the transportation network, coastal area planning, economic development, and other areas of common interest.~~

~~Policy 16I. The Community Strategic Plan shall be developed in accordance with and address the issues prescribed in Florida statutes pertaining to the adoption of an optional Visioning Element.~~

37. Add a new Future Land Use Element Monitoring Measures Section as follows:

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 Future Land Use Element:

Monitoring Measure(s):

1. Development of at least three mixed use redevelopment projects 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 ¼ 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 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 ¼ mile (minimum) intervals by 2030.

11. Policy implementation status.

38. Amend the Future Land Use Map to include the text “Year 2030” and the Map Series to include the most recent update to the Coastal High Hazard Area.

DRAFT

**APPLICATION No. 3**  
**CITY OF SUNNY ISLES BEACH COMPREHENSIVE PLAN**  
**TRANSPORTATION ELEMENT AMENDMENTS**

1. Amend Policy 1A. as follows:

Policy 1A. ~~In conformity with the established Miami-Dade County Transportation Exception Area (TCEA), that area located within the boundaries of Sunny Isles Beach is designated as a Transportation Concurrency Exception Area as specified in Section 9J-5.0055(6) of the Florida Administrative Code, and Section 163.3180(5), Florida Statutes. The geographic location and extent of the City's TCEA shall be maintained on the Future Functional Classification map~~ 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.

- ~~1. The area within the City, designated as a TCEA is excepted from transportation concurrency requirements as a delineated area for urban infill development in conformity with Section 9J-5.0055(6)(a), of the Florida Administrative Code.~~
- ~~2. The area within the City designated as a TCEA, is excepted from transportation concurrency requirements of Rule 9J-5.0053(3)(c) 1.- 4., of the Florida Administrative Code.~~
- ~~3. The implementation of the TCEA, as designated, is compatible with and furthers this and other elements of the City's Comprehensive Plan.~~
- ~~4. The implementation of the TCEA, as designated, is supported by development guidelines and policies that specify programs to address the transportation needs of the area. These policies expressed within this Element include...~~

2. Delete Policy 1B. as follows:

Policy 1B. ~~The City of Sunny Isles Beach, in coordination with the Florida Department of Transportation (FDOT), shall evaluate the impact of the Transportation Concurrency Exception Area on its transportation system, the Strategic Intermodal Transportation System, and adopted level of service standards of roadways funded in accordance with Section 339.2819, F.S., and identify strategies to alleviate or mitigate such impacts. The City shall coordinate with FDOT, Miami-Dade County, and other jurisdictions in the~~

~~County in the development of common methodologies for measuring such impacts. If it is determined that the Transportation Concurrency Exception Area is no longer adequate, the City shall evaluate the establishment of a Transportation Concurrency Management Area, and/or other alternatives, as appropriate.~~

3. Amend Policy 1C. as follows:

Policy 1C. The City of Sunny Isles Beach shall continue to identify projects to support and fund mobility, enhance alternative modes of transportation, and ensure connectivity in its Capital Improvements Program in accordance with Section 163.3180, F.S. Florida Statutes and its adopted Transportation Master Plan.

4. Delete Policy 1E. as follows:

~~Policy 1E. In evaluating impacts on the transportation system, a project determined to have a de minimus impact (an impact that would not affect more than one percent of the maximum volume at the Level of Service Standard) may be exempted from mitigation requirements. The City shall maintain records to determine whether a cumulative 110% de minimus transportation impact threshold has been reached, and shall submit such documentation as part of its annual updates to the Capital Improvements Schedule, which shall be incorporated into the Comprehensive Plan by amendment.~~

5. Delete Policy 1F. as follows:

~~Policy 1F. 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.~~

6. Delete Policy 1G. as follows:

~~Policy 1G. By 2010, the City shall seek federal, State and local funds to conduct a Transportation Needs Study that will: provide updated traffic count information and a detailed analysis at roadway conditions, including origin/destination trips and travel forecasting based on Future Land Use categories; address intergovernmental coordination relating to transportation; address all modes of transportation, including transit, bicycle, boat and pedestrian connectivity and improvements; evaluate marketing and public outreach strategies for encouraging the use of transit and non-vehicular transportation options, establish targets for usage of transit and other transportation modes, as appropriate.~~

7. Amend Policy 4F. as follows:

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 a minimum of 4 3 ft. per second walking speed.

8. Add a new Policy 4K. as follows:

Policy 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 flowing 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.

9. Add a new Policy 5H. as follows:

Policy 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 flowing 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.

10. Add a new Objective 16 and policies 16A. – 16F. as follows:

Objective 16 – Complete Streets



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

Policy 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.

Policy 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.

Policy 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.

Policy 16D. The City shall require pedestrian and bicycle facility improvements whenever major roadway construction, street resurfacing or restriping occurs, or when shoulder or drainage improvements are made.

Policy 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.

Policy 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.

11. Add a new Objective 17 and policies 17A. – 17F. as follows:

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.

Policy 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.

Policy 17B. The City shall consider current science and predictions for sea level rise and other climate change issues in planning future roadway improvements.

Policy 17C. The City shall utilize best management practices 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.

12. Add a new Transportation Element Monitoring Measures Section as follows:

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 by 2030 as a result of increased multi-modal capture of local trips.
4. Maintenance or reduction in hurricane evacuation times
5. Policy implementation status.

**APPLICATION No. 4**  
**CITY OF SUNNY ISLES BEACH COMPREHENSIVE PLAN**  
**HOUSING ELEMENT AMENDMENTS**

1. Amend Policy 1F. as follows:

Policy 1F. ~~The City shall~~ may seek specific agreements with other local governments concerning the provision of affordable housing ~~as referenced in Rule (J-5.010 (3) (c) (10) F.A.C. which reads as follows~~ “The element shall contain one or more policies for each objective which address implementation activities for...confirming arrangements with other local governments concerning affordable housing. If it is not economically feasible to meet affordable housing needs within its jurisdiction because of unusually high property values within its jurisdiction, or if meeting that demand in its jurisdiction would require the direction of populations toward coastal high hazard areas, a local government may satisfy this criterion by having entered into an interlocal agreement with a nearby local government. [9J-5.010(3) (c) 1]

2. Add a new Policy 2I. as follows:

Policy 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.

3. Add a new Policy 2J. as follows:

Policy 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.

4. Add a new Policy 5D. as follows:

Policy 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.

5. Add a new Objective 9 and policies 9A. – 9B. as follows:

Objective 9 – “Green” Housing

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

Policy 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.

Policy 9B. The City shall encourage new, mixed use housing developments with served by public transit and non-motorized transportation options.

6. Add a new Housing Element Monitoring Measures Section as follows:

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 by 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.

**APPLICATION No. 5**  
**CITY OF SUNNY ISLES BEACH COMPREHENSIVE PLAN**  
**RECREATION AND OPEN SPACE ELEMENT AMENDMENTS**

1. Add a new Policy 1D. as follows:

The City shall coordinate with property owners to seek to provide and maintain environmentally compatible public beach access points at ¼ 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.

2. Add a new Policy 1E. as follows:

Policy 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.

3. Amend Policy 3F. as follows:

Policy 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 groups, such as community centers, senior centers, cultural facilities, museums, youth centers, amphitheaters and concert venues.

4. Add a new Policy 3J. as follows:

Policy 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.

5. Add a new Recreation and Open Space Element Monitoring Measures Section as follows:

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 ¼ mile (minimum) intervals by 2020.
5. Policy Implementation Status.

**APPLICATION No. 6**  
**CITY OF SUNNY ISLES BEACH COMPREHENSIVE PLAN**  
**CAPITAL IMPROVEMENTS ELEMENT AMENDMENTS**

1. Amend Policy 1B. as follows:

Policy 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.

2. Delete Policy 1F. as follows:

~~Policy 1F. The City shall review the available capital improvements plans of other agencies having jurisdiction over infrastructure and services which impacts its adopted Level of Service Standards in order to monitor its ability to meet its Level of Service Standards through the planning period, and ensure the financial feasibility of the Comprehensive Plan. Projects deemed necessary to maintain the Level of Service standard as a result of this review shall be referenced in the City's Capital Improvement Program and Schedule.~~

3. Delete Policy 1G. as follows:

~~Policy 1G. The City shall maintain records to determine whether a cumulative 110% de minimus transportation impact threshold has been reached, and shall submit such documentation as part of its annual updates to the Capital Improvements Schedule.~~

4. Amend Policy 1H. (misnumbered Policy 1G.) as follows:

Policy 1G~~H~~. The City of Sunny Isles Beach 2014~~6~~ – 2015~~20~~ Capital Improvements Plan, and the Capital Improvements Schedule included therein, contains the following schedule of 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 is as follows.

~~CITY OF SUNNY ISLES BEACH FIVE YEAR CAPITAL IMPROVEMENT SCHEDULE~~  
~~2011 – 2015~~

<b>Proj. Cat.</b>	<b>Project Name</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>Total</b>
2,4	Atlantic Isles	\$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	Intracoastal 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 and Emergency Vehicular 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
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 Fund Balance	\$8,608,140	\$8,259,640	\$3,740	\$1,070,740	\$1,637,740	\$19,580,000
	<b>TOTAL</b>	<b>\$22,733,590</b>	<b>\$12,238,640</b>	<b>\$14,161,740</b>	<b>\$1,145,740</b>	<b>\$2,137,740</b>	<b>\$52,417,450</b>

Project Category (Proj. Cat.) Codes

- 1— Project necessary to achieve Level of Service
- 2— Project will enhance ability to continue to meet Level of Service
- 3— Project will enhance ability to meet Level of Service for Optional Element
- 4— Project will further the achievement of Comprehensive Plan goals, objectives and policies.

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

<u>APPROPRIATIONS</u>	<u>FY 2016</u>	<u>FY 2017</u>	<u>FY 2018</u>	<u>FY 2019</u>	<u>FY 2020</u>
<u>172<sup>nd</sup> Streetscape and Drainage</u>	<u>\$400,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>174<sup>th</sup> Streetscape and Drainage</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Atlantic Isle Beach Rehab</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>\$1,050,000</u>	<u>0</u>
<u>Beach Erosion Mitigation Strategies</u>	<u>\$500,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Bella Vista Bay Park</u>	<u>\$200,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Citywide Security</u>	<u>\$150,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Collins Ave. Sidewalk Improvement – East</u>	<u>0</u>	<u>0</u>	<u>\$100,000</u>	<u>0</u>	<u>0</u>
<u>Collins Ave. Sidewalk Improvement – West</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>\$500,000</u>	<u>0</u>
<u>Collins Ave. Landscape Lighting</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>FPL – Undergrounding</u>	<u>\$5,500,000</u>	<u>\$1,000,000</u>	<u>0</u>	<u>\$3,500,000</u>	<u>0</u>



<u>Gateway Park</u>	<u>\$500,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Golden Shores Drainage</u>	<u>\$300,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Government Center Projects</u>	<u>\$250,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Government HVAC Replacements</u>	<u>\$500,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Government Center Annex</u>	<u>\$4,000,000</u>	<u>\$25,000,000</u>	<u>\$6,000,000</u>	<u>0</u>	<u>0</u>
<u>Gwen Margolis Park Upgrades</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Heritage Park Parking Garage Improvements</u>	<u>\$200,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Intracoastal Park Arlen House</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Intracoastal Park Observation Deck</u>	<u>\$500,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Intracoastal Park Playground</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>New City Parking Garage - Walgreens</u>	<u>0</u>	<u>0</u>	<u>\$300,000</u>	<u>\$3,400,000</u>	<u>0</u>
<u>Newport Pier Improvements</u>	<u>\$350,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>North Bay Road Drainage – Margolis Park</u>	<u>\$300,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Pedestrian and Emergency Bridge</u>	<u>\$2,000,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Pelican Community Park Upgrades</u>	<u>\$440,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Roadway Resurfacing Project</u>	<u>\$250,000</u>	<u>\$250,000</u>	<u>\$250,000</u>	<u>\$250,000</u>	<u>\$250,000</u>
<u>Samson Park Upgrades</u>	<u>\$1,000,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Sidewalk Repairs</u>	<u>\$100,000</u>	<u>\$100,000</u>	<u>\$100,000</u>	<u>\$100,000</u>	<u>\$100,000</u>
<u>Sunny Isles Boulevard Street Improvements</u>	<u>\$175,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Town Center Park Upgrades</u>	<u>\$100,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Town Center Skateboard Park Relocation</u>	<u>\$350,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Estimated Project Carryovers from Prior Year</u>	<u>\$17,240,055</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Transfer Out to Streets Maintenance</u>	<u>\$143,479</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Transfer Out to Stormwater Operations</u>	<u>\$261,380</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>

<u>Ending Fund Balance</u>	<u>\$25,846,216</u>	<u>\$13,706,406</u>	<u>\$43,171,683</u>	<u>\$50,606,944</u>	<u>\$73,610,46</u>
<b><u>Total Appropriations</u></b>	<b><u>\$61,556,130</u></b>	<b><u>\$40,056,406</u></b>	<b><u>\$50,821,683</u></b>	<b><u>\$59,406,944</u></b>	<b><u>\$73,960,486</u></b>

**CITY OF SUNNY ISLES BEACH PROJECTED REVENUES 2011 – 2015**

<b>Funding Source</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>
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 From General Fund	\$615,000	\$1,065,000	\$1,065,000	\$1,065,000	\$1,065,00
Transfers in From Stormwater Fund	\$123,000	\$120,000	\$120,000	\$75,000	0
Transfer of Development Rights Principal and Interest	\$648,580	0	0	0	0
Available Resources from 2010 Capital Projects Fund	\$2,193,550	0	0	0	0
Reappropriated Fund Balance	\$16,444,140	\$8,608,140	8,259,640	\$3,740	\$1,070,740
<b>Total</b>	<b>\$22,733,590</b>	<b>\$12,238,640</b>	<b>\$14,161,740</b>	<b>\$1,145,740</b>	<b>\$2,137,740</b>

**CITY OF SUNNY ISLES BEACH PROJECTED REVENUES**

**2016 – 2020**

<b>REVENUES</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
<u>First Local Option Gas Tax</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Second Local Option Gas Tax</u>	<u>0</u>	<u>\$80,000</u>	<u>\$80,000</u>	<u>\$80,000</u>	<u>\$80,000</u>
<u>Interest</u>	<u>\$5,000</u>	<u>\$907,511</u>	<u>\$601,883</u>	<u>\$762,087</u>	<u>\$889,581</u>
<u>Misc. Revenue Special Assessments Fund</u>	<u>\$295,000</u>	<u>\$100,000</u>	<u>\$100,000</u>	<u>\$100,000</u>	<u>\$100,000</u>
<u>Transfer Development Rights</u>	<u>\$22,030,381</u>	<u>\$7,355,479</u>	<u>\$25,205,938</u>	<u>\$1,777,162</u>	<u>\$16,568,591</u>
<u>Impact Fee/Bonuses</u>	<u>\$20,087,303</u>	<u>\$5,767,200</u>	<u>\$11,127,456</u>	<u>\$13,516,012</u>	<u>\$5,715,360</u>
<u>Beginning/Reappropriated Fund Balance</u>	<u>\$19,051,818</u>	<u>\$25,846,216</u>	<u>\$13,706,406</u>	<u>\$43,171,683</u>	<u>\$50,606,944</u>
<b>Total Revenue</b>	<b><u>\$61,556,130</u></b>	<b><u>40,056,406</u></b>	<b><u>\$50,821,683</u></b>	<b><u>\$59,406,944</u></b>	<b><u>\$73,960,486</u></b>

5. Add a new Policy 1F. as follows:

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.

6. Add a new Policy 1F. as follows:

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).

7. Add a new Policy 1G. as follows:

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).

8. Amend Policy 2A. as follows:

Policy 2A. The City shall ~~adopt~~ maintain a Level of Service Standard for public schools, ~~and include public schools, in accordance with State growth management requirements and in accordance with~~ the Educational Facilities Element.

9. Delete Policy 5F. as follows:

~~Policy 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.~~

10. Amend Policy 5A. as follows:

The City, through its Land Development Regulations and Comprehensive Plan, shall implement a concurrency management system that addresses 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 capabilities 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.~~

11. Amend Policy 5B. as follows:

Policy 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. 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 Transportation Master Plan and Land Development Regulations.

12. Add a new Capital Improvements Element Monitoring Measures Section as follows:

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.

**APPLICATION No.7**  
**CITY OF SUNNY ISLES BEACH COMPREHENSIVE PLAN**  
**COASTAL MANAGEMENT ELEMENT AMENDMENTS**

1. Amend Objective 2. as follows:

Objective 2

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

2. Amend Policy 2E. as follows:

Policy 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's ~~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.

3. Add a new Policy 2H. as follows:

Policy 2H. The City shall support the investigation of existing and future infrastructure techniques to mitigate beach erosion.

4. Amend Policy 4B. as follows:

Policy 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, with the exception of structures integrated into the water in order to address beach erosion.

5. Amend Policy 6I. as follows:

Policy 6I. The City shall coordinate with the ~~Metro~~Miami-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.

6. Add a new Coastal Management Element Monitoring Measures Section as follows:

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 Coastal Management Element:

Monitoring Measure(s):

1. Maintenance or reduction in hurricane evacuation times.
2. The ongoing measurement of beach erosion.
3. Policy Implementation Status.

**APPLICATION No. 8**  
**CITY OF SUNNY ISLES BEACH COMPREHENSIVE PLAN**  
**INFRASTRUCTURE ELEMENT AMENDMENTS**

1. Amend Policy 3A. as follows:

The City will coordinate with service providers to ensure that public facility improvements will be evaluated for funding in accordance with the following 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 climate change, including sea level rise, more frequent flooding, higher temperatures and more frequent storm events.

2. Add a new Infrastructure Element Monitoring Measures Section as follows:

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 Infrastructure Element:

Monitoring Measure(s):

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

**APPLICATION No. 9**  
**CITY OF SUNNY ISLES BEACH COMPREHENSIVE PLAN**  
**CONSERVATION ELEMENT AMENDMENTS**

1. Add a new Objective 6 and policies 6A – 6 as follows:

Objective 6. Protect and enhance local ecosystems, optimizing the co-benefits of coastal buffers, mangrove areas, urban reforestation and expanded green infrastructure in creating a healthy, enjoyable and climate change resilient environment.

Policy 6A. The City shall support local, County and regional environmental restoration, mitigation and adaptation management initiatives, and efforts to improve the resiliency of natural lands and systems to climate change.

Policy 6B. The City, in coordination with other agencies, shall consider and seek to accommodate the climate adaptation needs of native plant and animal species.

Policy 6C. The City, in coordination with other agencies, shall promote species diversity, the planting of native landscapes, and sustainable urban forest landscape practices to protect the health and resiliency of natural systems to climate change.

Policy 6D. The City, in coordination with other agencies, should seek to protect coastal ecosystems from contamination resulting from inundation, structural failure, or abandonment resulting from sea level rise, storm events, or other climate related impacts.

Policy 6E. The City will protect and enhance its coastal resources and shoreline through implementation of stabilization projects in accordance with the recommendations of the 2009 Shoreline Stabilization Study.

2. Add a new Conservation Element Monitoring Measures Section as follows:

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 Conservation Element:

Monitoring Measure(s):

1. Achievement of resource quality standards.
2. Achievement of resource conservation goals.
3. Policy Implementation Status.



**APPLICATION No. 10**  
**CITY OF SUNNY ISLES BEACH COMPREHENSIVE PLAN**  
**INTERGOVERNMENTAL COORDINATION ELEMENT AMENDMENTS**

1. Amend Policy 2B. as follows:

Policy 2B. The City may shall 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 use and the Goals, Objectives and Policies of the Comprehensive Plan.~~ The City may use alternative procedures whenever appropriate for the matter of imminent dispute, including agreements authorized by section 163.3171(4), F.S., or other non-judicial approaches.

2. Amend Objective 3 as follows:

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, climate change mitigation, resilience and adaptation, and problematic land uses.

3. Amend Policy 3A. as follows:

Policy 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.

	20010	200514	20420	20425	20230	20235
City of Sunny Isles Beach	<del>15,315</del> <u>20,832</u>	<del>16,702</del> <u>21,698</u>	<del>18,691</del> <u>23,141</u>	<del>20,520</del> <u>24,841</u>	<del>22,282</del> <u>25,362</u>	<del>23,934</del> <u>26,737</u>
Miami-Dade County	<del>2,244,044</del> <u>2,496,457</u>	<del>2,393,697</del> <u>2,613,692</u>	<del>2,544,800</del> <u>2,788,075</u>	<del>2,696,998</del> <u>2,992,428</u>	<del>2,852,500</del> <u>3,056,689</u>	<del>3,002,402</del> <u>3,220,718</u>

Source: Florida Housing Data Clearinghouse, University of Florida Shimberg Center for Affordable Housing Estimates of Population by City and County in Florida: April 1, 2014, Bureau of Economic and Business Research, University of Florida

4. Add a new Policy 3N. as follows:

Policy 3N. The City will coordinate with Miami-Dade County Public Schools to evaluate strategies to provide for additional community use of the Norman S. Edelcup K-8 school facility.

5. Add a new Policy 3O. as follows:

Policy 3O. The City will coordinate with Miami-Dade County Public Schools to ensure legal and priority admission for students who reside within the boundaries of the Norman Edelpcup K-8 school.

6. Add a new Policy 3P. as follows:

Policy 3P. The City will coordinate with other municipalities, the County, and regional agencies to create, develop and implement a suite of planning tools for climate change mitigation, resilience and adaptation.

7. Add a new Policy 3Q. as follows:

Policy 3Q. The City will participate in the Southeast Florida Regional Climate Change Compact and other intergovernmental and interagency efforts to address climate change and its impacts.

8. Add a new Intergovernmental Coordination Element Monitoring Measures Section as follows:

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 Intergovernmental Coordination Element:

Monitoring Measure(s):

1. Policy Implementation Status.

**APPLICATION No. 11**  
**CITY OF SUNNY ISLES BEACH COMPREHENSIVE PLAN**  
**EDUCATIONAL FACILITIES ELEMENT AMENDMENTS**

1. Add a new Educational Facilities Element Monitoring Measures Section as follows:

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 Educational Facilities Element:

Monitoring Measure(s):

1. Achievement of the adopted Level of Service Standard.
2. Policy Implementation Status.

**APPLICATION No. 12**  
**CITY OF SUNNY ISLES BEACH COMPREHENSIVE PLAN**  
**MONITORING & EVALUATION PROCEDURES SECTION AMENDMENTS**

1. Amend the Monitoring & Evaluations Procedures section as follows:

It is anticipated that the City will develop and issue the required Evaluation and Appraisal Report Letter every seven (7) years. ~~The written report will include but not be limited to~~ Letter will identify amendments needed to address changes in State Statutory requirements, if any. In addition, the City may elect to prepare an Evaluation and Appraisal Report that might include, but not be limited to, the following:

- Citizens participation in the planning process,
- ~~An analysis of the key issues facing the City at the time of the report, and of how these issues should be addressed in the Comprehensive Plan,~~
- The need and/or requirements for updating baseline data in supporting documentation,
- An update, if necessary, of short and long term objectives,
- A report of accomplishments and progress made on the goals, objectives and policies based on the Monitoring Measures identified for each Element, and
- ~~Any unanticipated problems or obstacles that have detracted from progress, and~~
- ~~Reformulated or modified goals, objectives and policies contained in the Comprehensive Plan~~ Recommendations for Plan amendments.

This Evaluation and Appraisal Report does not have to be approved by the State, but may serve as the data and analysis for Comprehensive Plan amendments.

## APPENDIX B. FLIP CHART SUMMARIES



### JULY 9, 2015 TOWN HALL MEETING

#### Winston Towers

#### BREAKOUT SESSION COMMENTS

##### **GROUP ONE** **Vision Statement**

Coastal Resources → Conservation  
In-Land Waterway

Security/Public Safety → Add Boardwalk at Beach for Bicycle Use/Pedestrians  
Add more shade trees along streets  
Add Bicycle lanes along Collins Ave.  
Synchronize Traffic Lights

City model at City Hall needs to be updated to show proposed/approved/existing projects

→ Color code it: Purple - proposed projects  
Green - Approved  
White - Existing

##### **City's Major Challenges**

Traffic Congestion → Majority of traffic pass through the City  
→ Elevated train/rail

Infrastructure → Flooding, sewers

Development → Encourage vertical mixed-use  
(Retail/offices/residential)

City catering only for tourists

Need more services for residents (better restaurants, movie theaters, super markets, dry cleaners, etc.)

### **City Key Assets**

Location - located between Downtown FLL and MIA

Walkability (need more cross walks, wider sidewalks)

Clean Environment

Beaches

### **Infrastructure & Svcs**

Needs Improvement → Flooding  
Sea Level Rise  
N Bay Rd & 177 south side of park

Sewer System → Capacity w/ all new development

School System

K-8<sup>th</sup> Grade → Good

Needs High Schools, Pre-K

\* Problem: Students coming from Broward County or other school districts

Allow residents to use school facilities after hours

Automated license plate detectors to see who is coming from different school district

### **Transportation System**

Community Shuttle → run more frequently to allow residents go to work & catch county buses  
Add extra step to buses for elderly  
Add better signs for stops & street

Elevated pedestrian crosswalks

Consider reconfiguring traffic (one-way streets)

Adding bus bays for buses to stop & not stop traffic

Add connections to express buses

Make it easy to go to downtown FLL/MIA

### **Built Environment**

Add more trees (shade)  
Beach renourishment (make beach wider/add more sand)  
Better businesses (more restaurants)  
Add exercising stations to parks or boardwalk/beach

### **Parks & Beach**

Add more water features/water parks/fountains  
Provide community activities (exercise/yoga, etc.)

## **GROUP TWO**

### **Vision Statement**

Better Meeting Place

Vision Statement

9 buildings along Collins Avenue  
Not affordable (eastside)

Poor Planning

Chaos  
Professional  
Meeting in a room that doesn't fit

Traffic, no solution

Over population, no solution

School, not needed

Waste of what we did over time with growth

City, old people city, **now** is a young city

The young people is good a lot of improvement

Not organized → the growth → all the buildings on the beaches shadow in the afternoon

Goods and services for

The school is bringing kids from other cities

Parking - cannot be solved - only solution is to decrease the rate

West side - only businesses that provides goods and services for the residents

23,000 - 30,000 population

9 billion

70% of the traffic thru

Curb cuts

Traffic, lights synchronize

Police dept. -

Lax in enforcing, buses don't go off to the road

Police don't

Collins Avenue **arches** should be built underneath not over

Create taxis → help traffic

Newport Beach, when they have an event traffic chokes up and blocks Collins Avenue

Traffic Overpass

From Bal Harbour to Golden Beach

163<sup>rd</sup> Street Bridge

Different ownerships and no one is on the same page

TDR's - moratorium

And building moratorium until everything is done

Best Assets

Cultural Programs, dances

Parks

New Pier

Services

Concerts

Kids Programs

Television

Code enforcement is very strict

Building boardwalk for bikes, segways, etc.

Packed/hard sand so people can

Bldgs., grass, everything looks good

174<sup>th</sup> Street

School is really good

Almost like a private school

Crowded, come down

Traffic, population to get there and back

Don't see the need of it

Why are we building things that will bring in more and more traffic to the area



No pick up for parents

North Bay Road - wider sidewalk a good thing

County buses - repetitive stop time, disturbing traffic

Buses - good on time

Building environment

Only give permits for businesses that offer services

Parks - great too many, enough, stop

Beach → erosion  
Lifeguards always there  
Cleanliness, good but could be better  
weekends

### **GROUP THREE**

High rises - no more permits for tall buildings

Code regulating building height

Control speed limit on Collins

What is going to happen with Monaco Hotel?

Police/fire, etc. sirens going on too often

24 floor building near Marshalls (too high) approved

Too many bicycles on sidewalks along Collins

Don't want 174<sup>th</sup> St/NB Rd. Bridge

Positives of SIB: location, beach

Would like better beach access

Homeless occupying public benches

Sun blocked on beach due to bldg. height

Would like community shuttle to access more places in Aventura (Whole Foods, Target, etc.)

All shuttles go in same direction so travel time from Arlen House to Aventura Mall is 1 hour plus

Flooding on private property at WT - far right & far left sides of Winston Towers

Improve sidewalk cleanliness

No bikes, rollerblading, scooters in parks so children don't have a place to do so

Lack of bike lanes on Collins

Easy to travel city via walking

Parks are good/meet needs of patrons

Satisfied with SIB school

Parks need exercise equipment for all age ranges (similar to Miami Beach)

Can results & comments of meeting be posted on City website so residents can see that their needs are being addressed?

Concerned that emergency bridge will eventually be opened to regular traffic

Crosswalks don't allow pedestrians enough time to cross Collins

Crosswalk 172<sup>nd</sup> - not ADA compliant

With all development - roads too small to handle emergency - i.e. hurricane - would like less development

#### **GROUP FOUR**

Streets - address traffic

Police - cameras/more police presence

No more bldgs.

Too many bldgs.

City is doing good w/ parks

Drainage - flooding

Views - access to the beach

Access to beach

Marina @ 200 bldg.

Littering o beach

Non-smoking area on beach

Non-alcohol area on beach

Elevated train to downtown

Over congestion in City

Good social life  
City events!  
More!

Senior center

Bicycle sidewalks - walking paths

Sport areas  
Volleyball  
Beach games - sports

Walking paths on beach for seniors

Accessibility

Police on streets

Traffic safety

Hard to get in/out of ocean - access/safety

Parking for beach

More parking areas

Garages

Not enough time on crosswalks to cross. More time

More signs for pedestrian crossing

More stops

Not enough accessible sand on beach

Boardwalk

Issue w/ homeless - Samson Park

Security - report suspicious behavior

Process of being Imp.

Drainage

Traffic -

163<sup>rd</sup> Street

174 - no left sign after 10 p.m.

163<sup>rd</sup> - higher so don't have to stop for drawbridge

Lehman Causeway

Bike Lanes

Too many bldgs.

Block view

Block sun - shadow

Make sure parks are open/operational at 7

Enough parks

Senior Center

City parks are good

Drawbridge very important

Condo boards change rules - more coordination w/ City

Skateboards on streets

Boards need to be more open w/ unit owners

## **GROUP FIVE**

Traffic/Parking

Development on west side

Challenges

Traffic not local

Park & Ride for visitors

## Shuttle

Traffic → Bus pull outs  
Jaywalking  
174<sup>th</sup> St Ped crossing

High bldgs. on west

## Assets

Clean beautiful  
Police no crime safety  
People care  
Good elected officials

## Infrastructure

Bad flooding  
Beautification of west side like the east side  
RK shopping centers flood  
Confused on the allowable height  
4 story limit - west side of Collins  
Could over develop  
No TDR on west side

## Trucking

Enforce  
Require off street deliveries

## Schools

Great - too many kids  
Out of district transfers

1 way streets

Down zone on west side

## Sidewalks

Most walkers on west side  
Bicycling  
On east side only  
Clean sidewalks

## Overpass

Good idea

## COMMENTS ON VISION STATEMENT

### Infrastructure

Better sewer system

Transportation

Enhance public transp

Bike paths on the main streets

Rating 5 (1-10)

Built environment

Better businesses (services restaurants)

Parks beach

No dogs on the beach



## SEPTEMBER 1, 2015 CHARRETTE MEETING

### Arlen House

#### TABLE BREAKOUT COMMENTS

##### **TABLE ONE**

No pedestrian bridges, build tunnels

West Side- Future bridge should be for crosswalk, goods and services only (no hotels)

Extend water taxi (service from Ft Lauderdale/Hollywood to Sunny Isles Beach, ending in South Beach)

Add more benches throughout the city

Old type scooters

Eliminate curb cuts to plazas on Collins Ave. Use north, south and west streets for access/egress

Golden Shores

Bury electric lines

Fix storm drainage

Add benches with shading trees throughout entire City, especially on Collins Ave.

Add Boardwalk with bike path along beach

Add bike path along N Bay Road extending through future pedestrian bridge

Relocate pedestrian crosswalk

Add left turn/ U-turn at Kings Point Drive and Collins Ave.

Build pedestrian tunnel at Sunny Isles Ocean Bch Blvd (SR 826) and Collins Ave.

Add water taxi stop at Sunny Isles Ocean Bch Blvd (SR 826) and Intracoastal.

Relocate new crosswalk at Collins Ave & 172 Street



## TABLE TWO

Ensure sidewalks are clean

Too much traffic

Charging stations

More opportunities for U-turns

Traffic lights synchronization Citywide (north to south)

Add more benches throughout city, especially on Collins Ave.

Handicap challenge (sidewalks end in curb) on northern side of Collins Ave.

Add marine lights along Intracoastal

Need pedestrian path on Atlantic Blvd between 183 Street and 185 Street

Provide water taxi along Intracoastal

Add boardwalk similar to Halouver

Lights are off on northern part of N Bay Road

Add bus stop on Collins Ave south of Bayview Drive

Opening to Walgreens at 174 Street

Connect streets- Kings Point Drive, Atlantic Ave.

Look at Stop and Go enforcement along westbound SR 826

SR 826: At peak hours constrain flow-thru traffic for pedestrians to cross

Drainage issues at 172 Street

Add street trees along 174 Street

City shuttle service good, but too slow.

Consider adding crosswalk south of 172 St at Collins Ave

Difficult to get out of Collins Ave between SR 826 and Atlantic Ave; people doing U-turns, problem traffic

Add bus stop on Collins Ave between 172 Street and 174 Street

### **TABLE THREE**

Traffic caused by thru-traffic

Bottle necks

163 Street push hour is bad

We are part of the traffic problem because we don't have an option to bike or walk

Want quieter peaceful streets

Add shading trees and benches along entire Collins Avenue

Add boardwalk, bike path and shading trees along beach throughout entire city

Connect Atlantic Ave between 183 Street and 185 Street

Add sidewalks all along N Bay Road

Create pathway to school along N Bay Road

Continue bike path on N Bay Road between SR 826 and 174 Street

Build higher bridge on SR 826 and Intracoastal

Add community shuttle stop on Collins Ave, north of Poinciana Drive

Delivery trucks on eastbound SR 826

Add left turn on Collins Ave and 172 Street

Add crosswalk at Collins Ave and 172 Street (to the south)



## OCTOBER 6, 2015 TOWN HALL MEETING

### Pelican Community Center

#### SESSION COMMENTS

Bay - look at beach

Emphasize Bike Paths

Drivers scared of bicycles, motorcycles

Where would bike paths go?

Aventura - resurfaced park - Margolis Park - resurface area to walk/look at  
(improving) walking around Margolis Park

N. Bay Road - bridge - how will that affect traffic on N. Bay Road?

Water Taxis - other cities did good on bay area

Concern about boardwalk. Beach is eroded - how will (it be) accommodated

Traffic blockages - concern about emergency access

Traffic notification (notify residents about traffic conditions)

SIB Police Dept. - good response to explosion - good response

Comp Plan - What do we do about traffic on Collins?

Suggest to police too how to address traffic backup - police to alleviate traffic

Walkway along Ocean - already looked at. Sea turtles, other concerns prohibited

Water taxi good idea but prohibitively expensive

Look into it again

Property values skyrocketing - affordable housing especially challenging in SIB

Crisis -What can do about getting in and out during emergency

How will we address traffic in SIB?

Traffic - what other options?

Cannot move in City - Collins can't move

Police coordination during emergencies - i.e. explosion

Consider the emergency bridge - excluded from presentation

Walkways on beach - fed. govt. turned down - not wide enough

Taxi-boat needed a large subsidy

Pedestrians do not have not enough time to cross - need at least 30 seconds

Adjust/increase timing on crosswalk

Bicycles - careless

Educate bicyclists who take risks

Demographics - younger community

#### Consider Projections

Enormous change in demographics

Samson Ocean Park - when will it be done?

174 Street - construction going too slow - 3 years' time

Traffic jams in morning due to construction vehicles

Construction suppliers blocking lanes

Construction vehicles blocking

Technology - encourage people to use (i.e. Uber, waze)

Technology i.e. public Uber system

City look at enforcing how commercial vehicles are blocking lanes

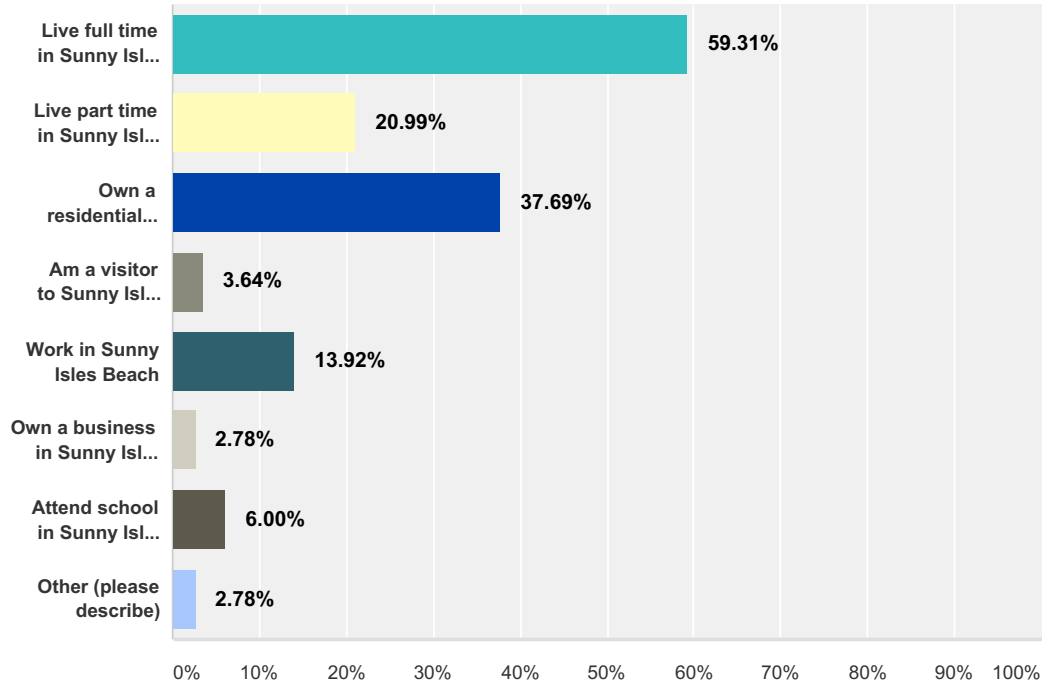
No space on the beach, overcrowding

No more building permits

Share powerpoints ahead of time/on website

**Q1 Please indicate which of the following best describes you (Please check all that apply)**

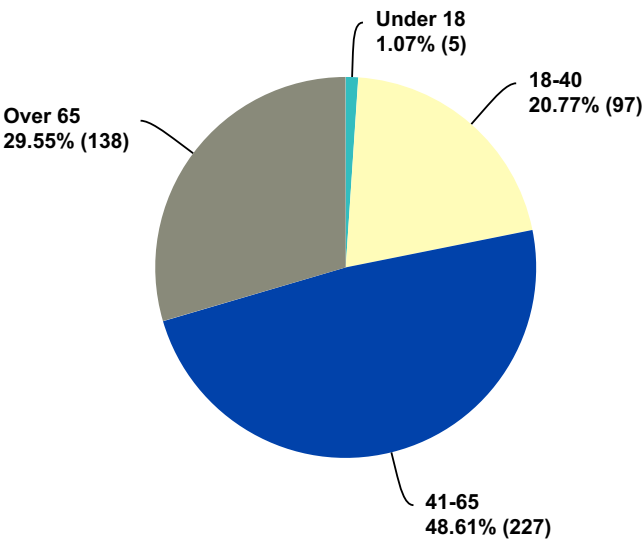
Answered: 467 Skipped: 0



Answer Choices	Responses	
Live full time in Sunny Isles Beach	59.31%	277
Live part time in Sunny Isles Beach	20.99%	98
Own a residential property in Sunny Isles Beach	37.69%	176
Am a visitor to Sunny Isles Beach	3.64%	17
Work in Sunny Isles Beach	13.92%	65
Own a business in Sunny Isles Beach	2.78%	13
Attend school in Sunny Isles Beach	6.00%	28
Other (please describe)	2.78%	13
Total Respondents: 467		

Q2 What is your age group?

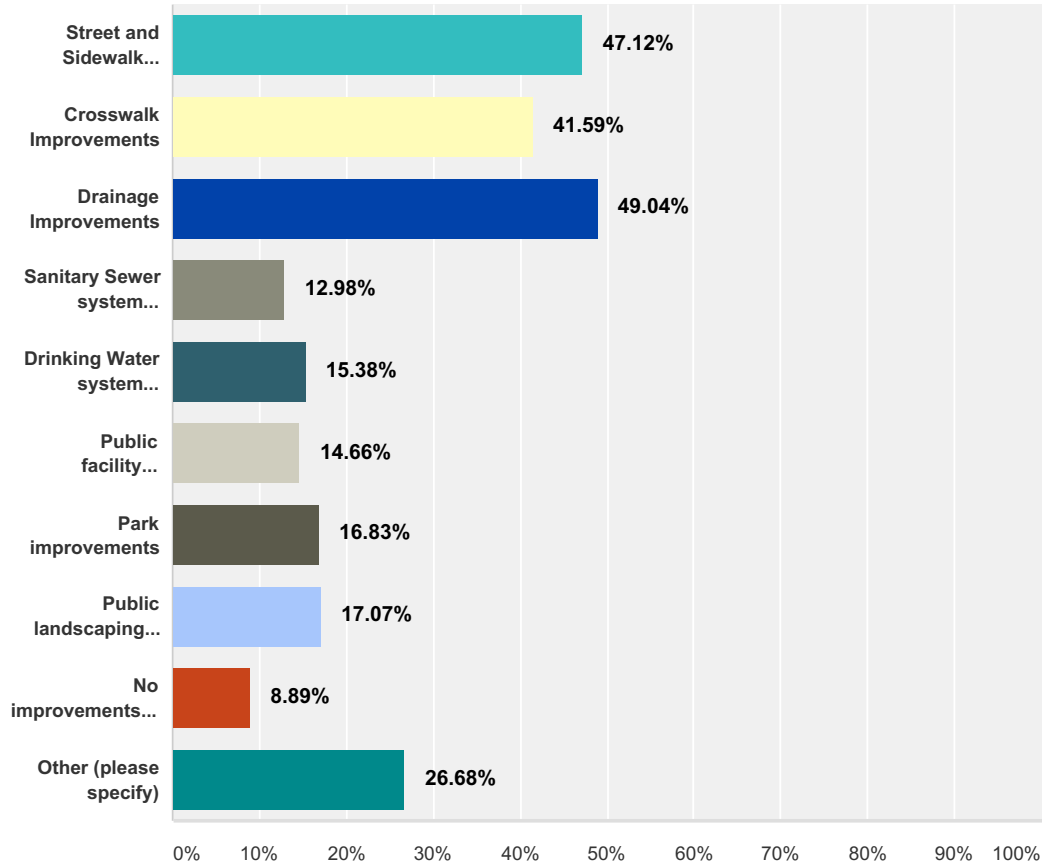
Answered: 467 Skipped: 0



Answer Choices	Responses	
Under 18	1.07%	5
18-40	20.77%	97
41-65	48.61%	227
Over 65	29.55%	138
Total		467

### Q3 What types of infrastructure improvements does the City need to make? (Please check all that apply)

Answered: 416 Skipped: 51

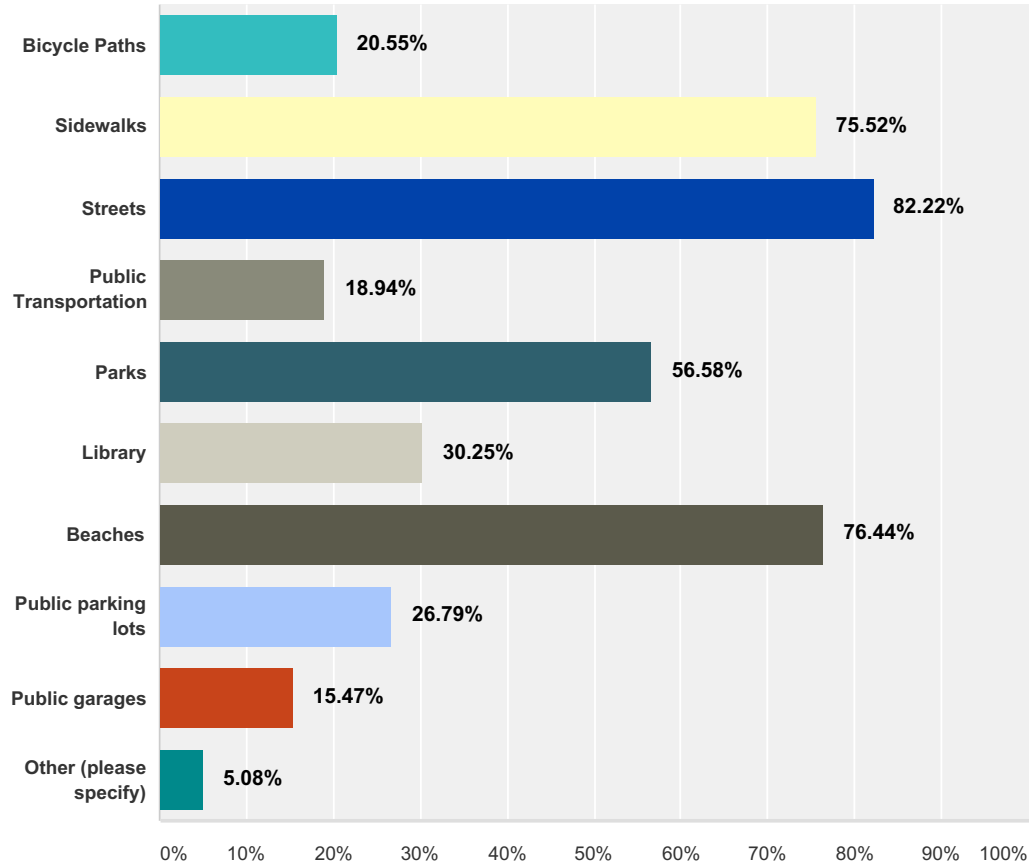


Answer Choices	Responses	
Street and Sidewalk Improvements	47.12%	196
Crosswalk Improvements	41.59%	173
Drainage Improvements	49.04%	204
Sanitary Sewer system improvements	12.98%	54
Drinking Water system improvements	15.38%	64
Public facility improvement	14.66%	61
Park improvements	16.83%	70
Public landscaping improvements	17.07%	71
No improvements needed	8.89%	37
Other (please specify)	26.68%	111
Total Respondents: 416		



**Q4 Please circle the types of infrastructure/services/facilities that you use frequently (Please check all that apply)**

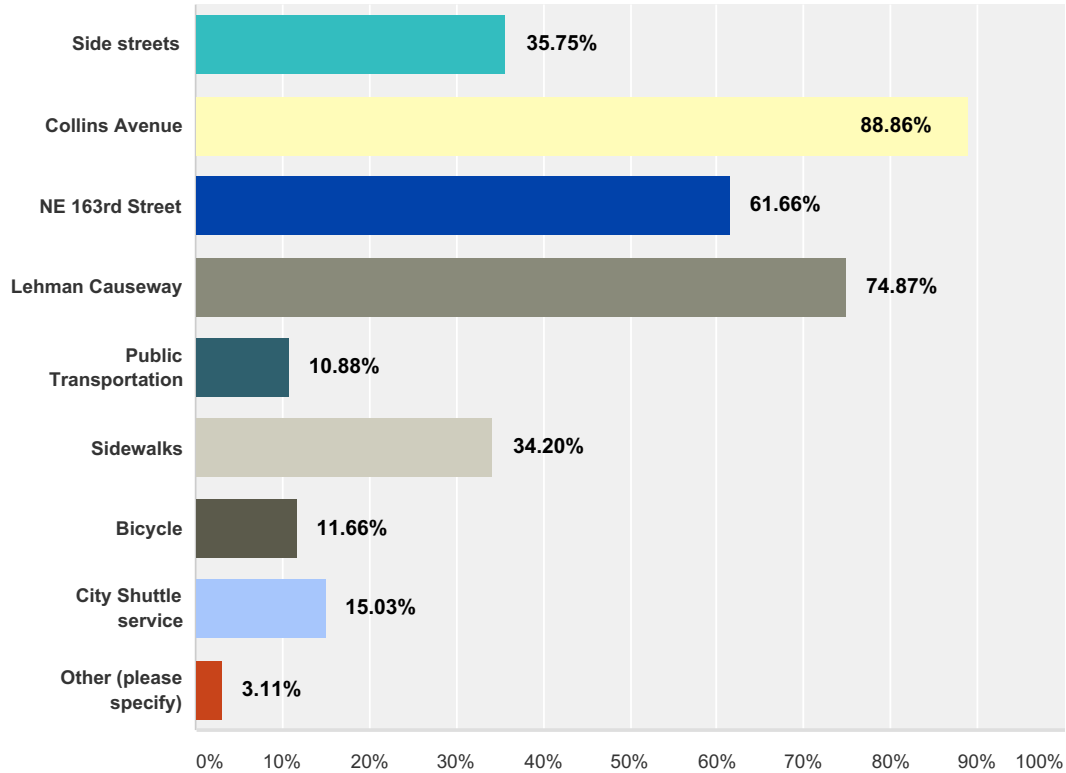
Answered: 433 Skipped: 34



Answer Choices	Responses	
Bicycle Paths	20.55%	89
Sidewalks	75.52%	327
Streets	82.22%	356
Public Transportation	18.94%	82
Parks	56.58%	245
Library	30.25%	131
Beaches	76.44%	331
Public parking lots	26.79%	116
Public garages	15.47%	67
Other (please specify)	5.08%	22
Total Respondents: 433		

**Q5 Which of the following do you use to commute to work, shopping, or school  
(Please check all that apply)**

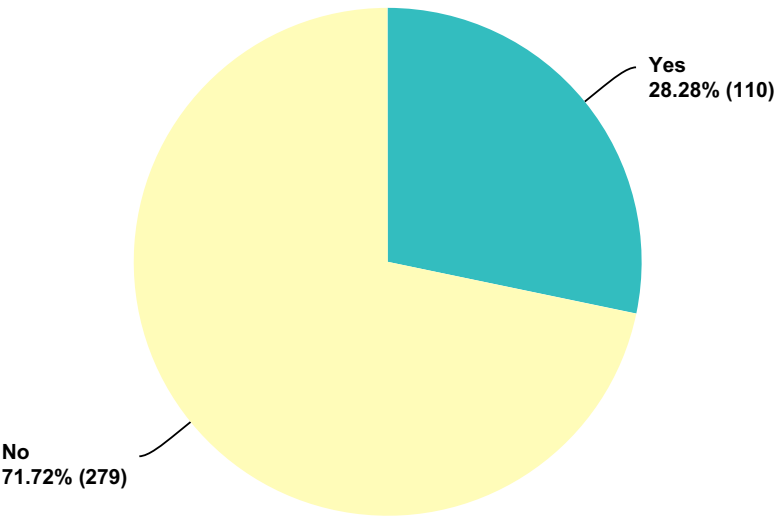
Answered: 386 Skipped: 81



Answer Choices	Responses	
Side streets	35.75%	138
Collins Avenue	88.86%	343
NE 163rd Street	61.66%	238
Lehman Causeway	74.87%	289
Public Transportation	10.88%	42
Sidewalks	34.20%	132
Bicycle	11.66%	45
City Shuttle service	15.03%	58
Other (please specify)	3.11%	12
Total Respondents: 386		

Q6 Do you use the shuttle's service?

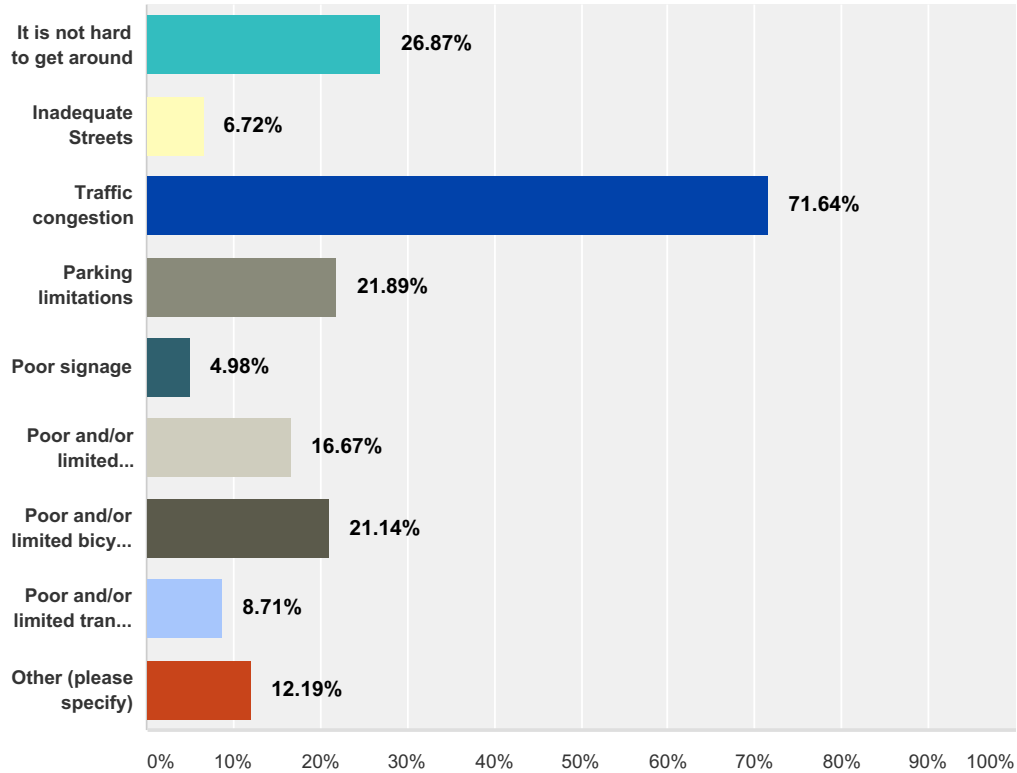
Answered: 389 Skipped: 78



Answer Choices	Responses	
Yes	28.28%	110
No	71.72%	279
Total		389

## Q7 Is it hard to get around Sunny Isles Beach and why? (Please check all that apply):

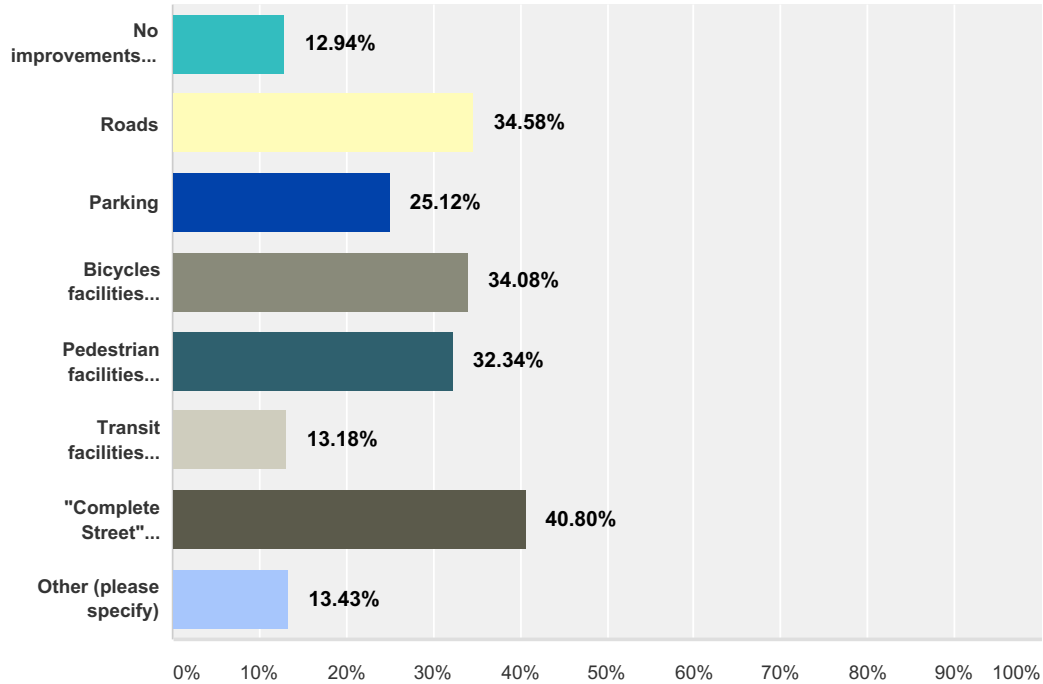
Answered: 402 Skipped: 65



Answer Choices	Responses	
It is not hard to get around	26.87%	108
Inadequate Streets	6.72%	27
Traffic congestion	71.64%	288
Parking limitations	21.89%	88
Poor signage	4.98%	20
Poor and/or limited sidewalks	16.67%	67
Poor and/or limited bicycle lanes	21.14%	85
Poor and/or limited transit options	8.71%	35
Other (please specify)	12.19%	49
Total Respondents: 402		

## Q8 What types of transportation improvements should the City make? (Please check all that apply)

Answered: 402 Skipped: 65



Answer Choices	Responses	
No improvements necessary	12.94%	52
Roads	34.58%	139
Parking	25.12%	101
Bicycles facilities (such as, bike lanes, bike-racks, signage)	34.08%	137
Pedestrian facilities (such as stops, shelters, signage, public furniture)	32.34%	130
Transit facilities (such as stops, shelters, signage, routes...)	13.18%	53
"Complete Street" improvements (streets that include automobile, bicycle, pedestrian and transit alternatives)	40.80%	164
Other (please specify)	13.43%	54
Total Respondents: 402		

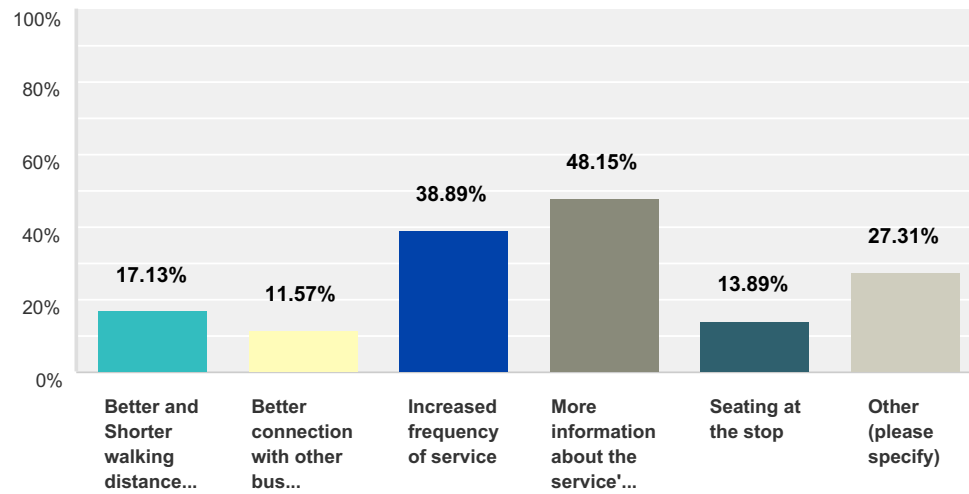
**Q9 Please list what would cause you to use the service more frequently, if anything:**

Answered: 121 Skipped: 346

See Appendix C-1 for list of specific answers

## Q10 What would cause you to use this service? (Please check all that apply)

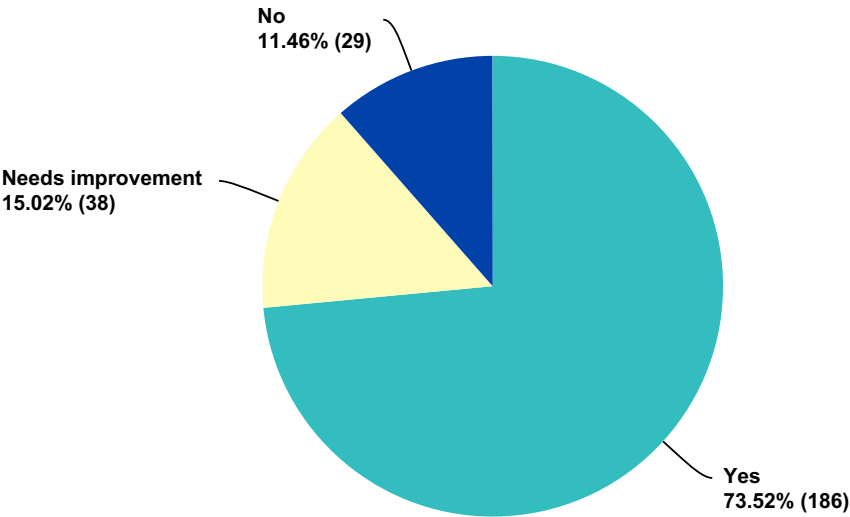
Answered: 216 Skipped: 251



Answer Choices	Responses	
Better and Shorter walking distance to the shuttle stop	17.13%	37
Better connection with other bus services	11.57%	25
Increased frequency of service	38.89%	84
More information about the service's run time, stop locations	48.15%	104
Seating at the stop	13.89%	30
Other (please specify)	27.31%	59
Total Respondents: 216		

Q11 Do you think that housing needs are currently being met in the City? (Please check all that apply)

Answered: 253 Skipped: 214



Answer Choices	Responses	
Yes	73.52%	186
Needs improvement	15.02%	38
No	11.46%	29
Total		253



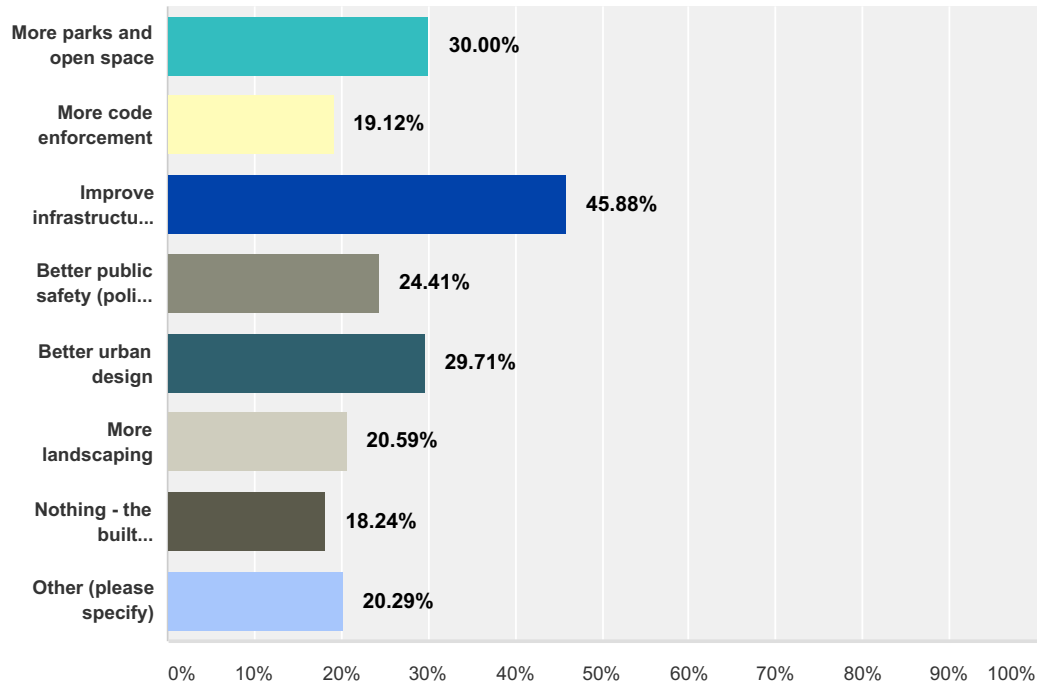
**Q12 Please explain what housing need(s)  
are not currently being met.**

Answered: 229 Skipped: 238

See Appendix C-1 for list of specific answers

**Q13 What would make the quality of the City's built environment (i.e. development, public spaces, parks, buildings, streets, sidewalks...) better? (Please check all that apply).**

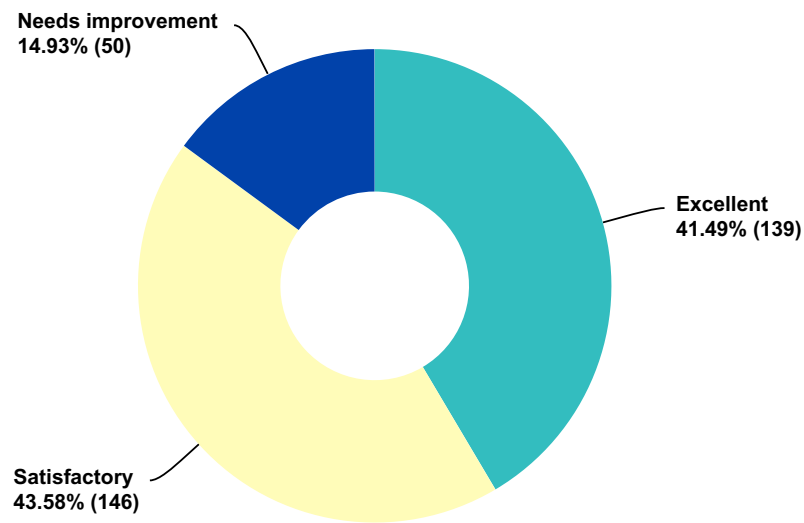
Answered: 340 Skipped: 127



Answer Choices	Responses	
More parks and open space	30.00%	102
More code enforcement	19.12%	65
Improve infrastructure (sidewalks, drainage, drinking water)	45.88%	156
Better public safety (police, traffic patrols, neighborhood police patrols, street lights...)	24.41%	83
Better urban design	29.71%	101
More landscaping	20.59%	70
Nothing - the built environment is fine	18.24%	62
Other (please specify)	20.29%	69
Total Respondents: 340		

Q14 How well do the City's parks meet your needs?

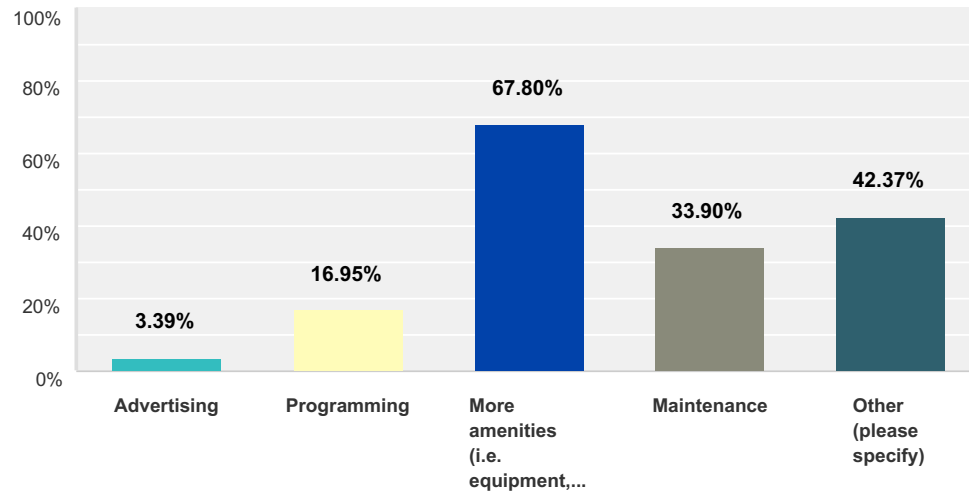
Answered: 335 Skipped: 132



Answer Choices	Responses	
Excellent	41.49%	139
Satisfactory	43.58%	146
Needs improvement	14.93%	50
Total		335

**Q15 If needs improvement, what would make the City's parks better? (Please check all that apply)**

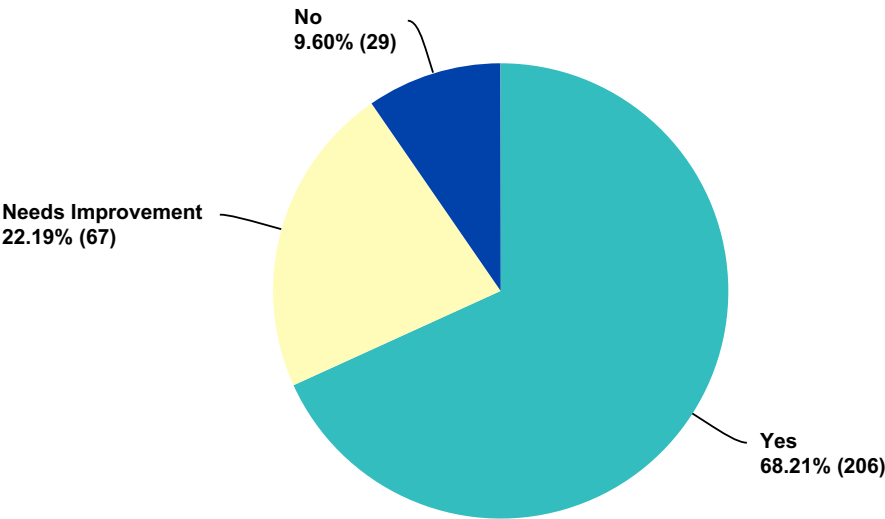
Answered: 59 Skipped: 408



Answer Choices	Responses	
Advertising	3.39%	2
Programming	16.95%	10
More amenities (i.e. equipment, benches...)	67.80%	40
Maintenance	33.90%	20
Other (please specify)	42.37%	25
Total Respondents: 59		

Q16 Are existing schools currently meeting the needs of the community?

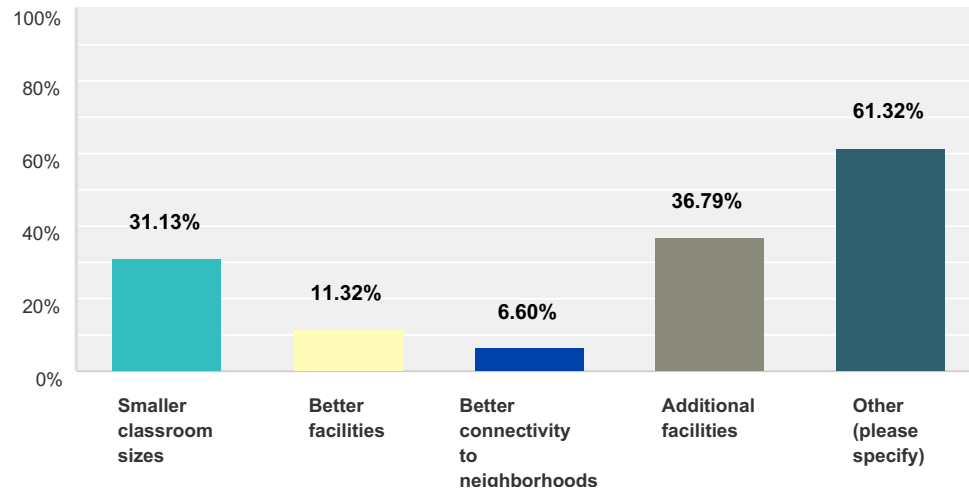
Answered: 302 Skipped: 165



Answer Choices	Responses	
Yes	68.21%	206
Needs Improvement	22.19%	67
No	9.60%	29
Total		302

**Q17 If needs improvement, what would make the schools serving the City better?  
(Please check all that apply)**

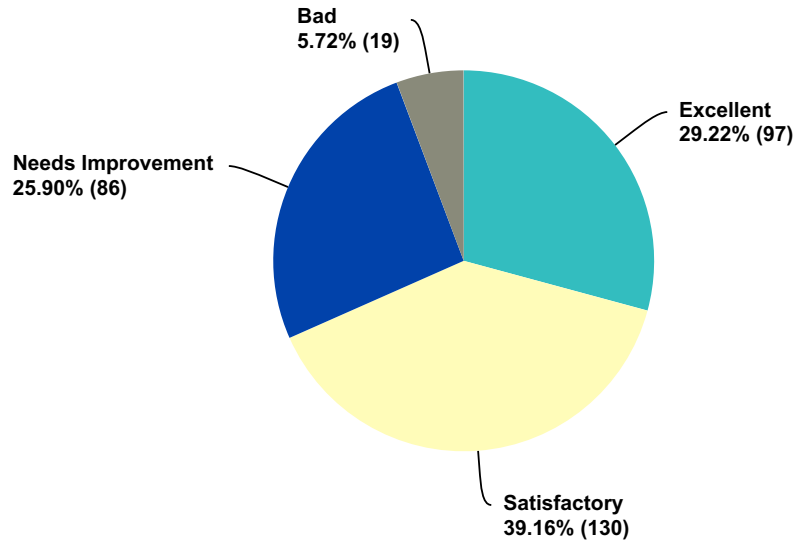
Answered: 106 Skipped: 361



Answer Choices	Responses	
Smaller classroom sizes	31.13%	33
Better facilities	11.32%	12
Better connectivity to neighborhoods	6.60%	7
Additional facilities	36.79%	39
Other (please specify)	61.32%	65
Total Respondents: 106		

**Q18 How would you rate the condition of the beach in Sunny Isles Beach (i.e. cleanliness, safety, access)?**

Answered: 332 Skipped: 135



Answer Choices	Responses	
Excellent	29.22%	97
Satisfactory	39.16%	130
Needs Improvement	25.90%	86
Bad	5.72%	19
<b>Total</b>		<b>332</b>

**Q19 In five words or less, what do you feel is the greatest challenge for our beach areas that the City should focus?**

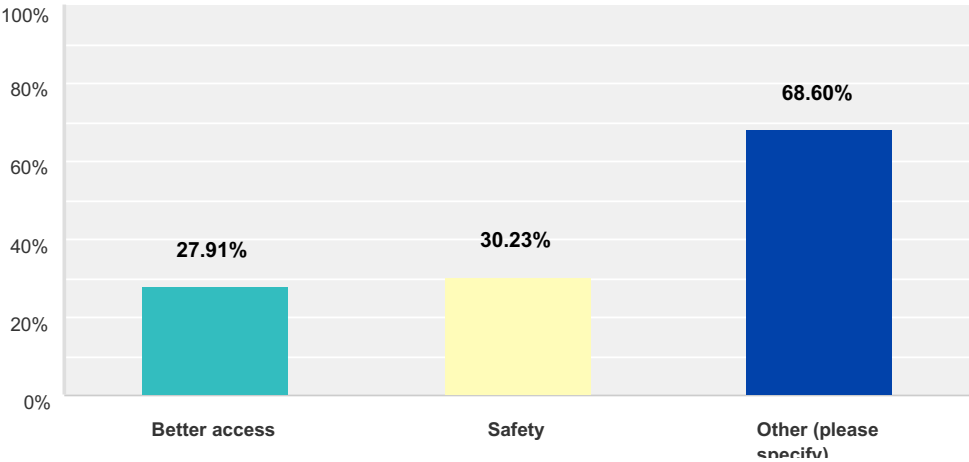
Answered: 278 Skipped: 189

See Appendix C-1 for list of specific answers



Q20 If needs improvement, what would make the beach area of the City better?  
(Please check all that apply)

Answered: 86 Skipped: 381



Answer Choices	Responses	
Better access	27.91%	24
Safety	30.23%	26
Other (please specify)	68.60%	59
Total Respondents: 86		

**Q21 In five words or less, what do you like  
best about Sunny Isles Beach?**

Answered: 280 Skipped: 187

See Appendix C-1 for list of specific answers

**Q22 In five words or less, what do you like  
least about Sunny Isles Beach?**

Answered: 285 Skipped: 182

See Appendix C-1 for list of specific answers

**Q23 What other issues not covered above  
should the City consider in its planning  
programs?**

Answered: 222 Skipped: 245

See Appendix C-1 for list of specific answers

Q24 Please provide your email address

Answered: 216 Skipped: 251

Answer Choices	Responses	
Name	0.00%	0
Company	0.00%	0
Address	0.00%	0
Address 2	0.00%	0
City/Town	0.00%	0
State/Province	0.00%	0
ZIP/Postal Code	0.00%	0
Country	0.00%	0
Email Address	100.00%	216
Phone Number	0.00%	0

Filed at City

# APPENDIX C-1. SURVEY OPEN QUESTION ANSWER DETAILS (Verbatim)

<b>Sunny Isles Beach - Moving Forward Together</b>
<b>Q9. Please list what would cause you to use the service more frequently, if anything:</b>
<b>Response Count</b>
84
<b>84</b>
<b>266</b>
<b>Response Text</b>
easy
shopping
Better timing. Posted times
If my car broke down I would use the shuttle....or if I didn't feel like driving I might hop on a shuttle to go somewhere....for me the shuttle is great for emergencies.
More stops. More. Info about times
Improve access by adding extra step on bus. Increase hours of service to match worker schedule (connect to express bus and max bus to get to work for 8 and 9 AM start time for jobs in Miami and Ft. Lauderdale. Also, match return time from work. Most people work until 4 or 5 PM downtown Miami then take express buses to Aventura mall.
The traffic
N/A
more shady benches
Nothing, I already use the City Shuttle frequently.
Expanding the routes of the shuttle. It would be great the shuttle go to Costco in Biscayne Blvd.
Less complicated, circuitous routes.
more weekend shuttles
n/a
NA
go to the beach or go to take a bus a the other side I live in golden shores this the point more convinien to cross the other one at 190 is imposibleto cross even is a lith there. with a lith at 185 the car have o reduce the speed at they left the bridge.
If I know the schedule better.
No
Congestion
Once I retired would use the shuttle service bu now I work
IESS EXPENSIVE. MORE FREQUENT
a stop at Porto Bellagio
none
not waiting so long for the bus to comme
don't know
none
GOING TO THE BEACH

## APPENDIX C-1. SURVEY OPEN QUESTION ANSWER DETAILS (Verbatim)

comfort and style of shuttle busses
more frequent and varied routes
none
Better crosswalks. Pedestrian Bridge across Collins. Bridge across canal at Winston Towers.
I would use the shuttle more but it runs poorly, not on time and the drivers are terrible, rude do not wait for you when they see you running one of them almost killed my husband.
More stops better routes another bus
If it worked on the weekends
None
Better schedule availability
to go to supermarket and mall
My wife already utilizes the shuttle
safe fast free
Easier to get around
only if I stop using my personal car.
Bicycle friendly with more bike racks and lanes.
More traffic
Nothing
More frequent times
Better awareness of times and destinations
Less traffic congestion
Crossing Collins and 163 St , going to Pier and beaches .
Increase pick up times.
convenience of not having to drive
More frequent service
not having my car at my disposal - maybe express routes
Schedule reliability. The shuttle is never on schedule (+- 15 min)
bus
More frequent buses
they shouldn't pull away from the stop too quickly. I was waiting to board at Aventura mall to get home and the driver pulled away too quickly causing me to miss the bus and I had to wait an hour for another one.
Knowing when its going to arrive and where, and not having to get some paper brochure to figure it out. Look at my phone, press a button, lists the locations and gps maps the closest one to me and when I click it, it says bus arriving in *** minutes.
If they followed true to schedule. Shuttle's are always very early or very late and it is hard to catch it.
better supplied on public beach at the Samson park: like ability to rent an umbrellas and chairs, It is hard for older SI residence and is difficult to carry beach supply across the Collins avenue. with membership/ resident card we could prepay the rent of the beach equipment at the center and used it as a debit card. thank you for taking good care of SIB.
better hours. run more frequently and til 10:30 pm
Signs showing specific route map at each shuttle stop
parking
If shuttle traveled to north miami
More stops

## APPENDIX C-1. SURVEY OPEN QUESTION ANSWER DETAILS (Verbatim)

Expanded hours for Mini-bus (start earlier, end later). People are forced to drive to Aventura mall to make connections that utilize county buses to Broward or Miami, because the mini-bus starts too late and often ends after buses return in evening. Also, special events, such as City Hall Meetings are held after hours of service for the mini-bus. Lastly, physical access to mini-bus is a problem for short people or elderly since the first step is too high.
Public transportation
when I don't want to drive
We use it to go to Aventura Mall and it is much easier than bringing the car.
Impronement
Nothing
Nothing
convenient stop
Nothing
NA
Aviavility
SIB has way too much traffic
An app that I can click on that tells me.when that bus will be in front of my body like Uber.
Nothing
It's too slow, too few shuttle buses on route, not reliable.
Nothing
additional benches on streets especially collins ave
N/A
N/A
Inaccurate wording for the question. At the moment, there isn't anything to cause me to use the service more frequently unless my car broke down.

<b>Sunny Isles Beach - Moving Forward Together</b>
<b>Q21. In five words or less, what do you like best about Sunny Isles Beach?</b>
<b>Response Count</b>
210
<b>210</b>
<b>140</b>
<b>Response Text</b>
parks
the beach and high rise
Environment
Beaches,
Walkable. Beaches. Good landscaping. Parks.
My co-workers.
The Basketball gym



# APPENDIX C-1. SURVEY OPEN QUESTION ANSWER DETAILS (Verbatim)

people
Beach convenience
The water
Beutiful city, great infrastructure, culture the best place to work
, security, landscape
Location, location, location, wealth and what it provides
The beaches with nice sand, great activities, safety, good sidewalks
It's beautiful
Beaches and people
I feel like I'm always on vacation. Also the convenience of stores and restaurants.
I like my apartamento , THE beach, near aventura and we have s beatificación área
the beach
Location between Miami and Lauderdale
Ok
The people, the beach, the security and safe city
I like that people can walk everywhere
Everything is walking distance.
it has it all
We have everything
Pretty, clean, safe, close to everything
Safe community offering all services.
It is near the ocean
beach
walkability, safety, beach, city services
Ocean, convenient shopping, mayor, police and cultural services.
Great town, beautiful
proximity to beaches
Location, Location, Location!
Location
Sense of security
is a clean is secure with exelent police department the city emploimens have and exelent service is
Family friendly city
Self sufficient city
clean, nice landscaping
SAFETY, PROXIMITY TO THE OCEAN, VERY PRO-ACTIVE CITY MANAGEMENT
The weather
Environment, family community
Security, clean and beautiful city
I have lived in sunny isles for 20 years and I love living here and the quality of life is good. As a dog owner I would like access to the local beach with my dog
Quality of life
BEACHES
all the wonderful cultural programs
The community
Everything is walking distance.
Good quality of life

# APPENDIX C-1. SURVEY OPEN QUESTION ANSWER DETAILS (Verbatim)

is rich looking
General ambience
City with great personality, that is, self-contained with most everything within walking distance.
beaches, amenities
everything
everything
SEASON CONCERTS
Different from my home base
Beach, climate, easy to get to, safety, good hotels and condos.
Safe, quiet, beautiful,
location
The beach
Clean beach and Bus service
Nice city but going down.
ocean
Walkable south florida living
Cosmolitan atmosphere, ability to access all areas walking.
Beach access
I love that my real estate value went up.
location and water views in all directions
weather
City invests in community, building parks and offering activities
beach, modern buildins and cleanliness
Being so close to the beach
The beach
Beautiful, nice people
It's a safe, clean, beautiful city
Safety for our children Police presence
environment, parks, and programs available
Family oriented
It's is safe and clean.
Is great place
Cleanliness
safe clean
lilhlnacv.n
Cleanliness
Great Beach community
THE BEACH
family atmosphere
Safe place to live
The image of this area improved somewhat but very much overdeveloped.
Beaches
Beauty, iversity, want to excell
No crime
On the beach, beautiful
beach & safe

# APPENDIX C-1. SURVEY OPEN QUESTION ANSWER DETAILS (Verbatim)

Location-weather
Everything.
good parks/events for younger kids.
When the tourists leave
the sun and the beaches
Beach, convenient businesses, low crime
the tall buildings and diversity
the proximity of the ocean
It has almost everything
International, safe, well maintained
Safe, clean and convenient
Climate, culture, ability to walk
Neighborhood with wonderful back streets
Isolate from commotion points
Walk ability
convenient, clean, activities
walkability and the beach
beautiful location
The proximity of services.
Safety and cleanliness
Best place in the world
Beach, shopping, restaurants and parks,
On the beach
Beach, parks, beautiful and clean.
A great beach side city!
beach, sun, warmth,
Clean and well maintained
Close to the beach and urban areas
Relaxing Sunny Isles Beach
diversity of the city
Police response.
the beach and cleanliness
The safety and environment
THE AVAILABILITY OF PUBLIC ACCESS
Walkability, parks, restaurants, cafes, beaches.
Friendly community
I have lived for 25 years in SIB and call it home.
safety
Location. Beach. Good public transportation & walkabili
Proximity to airports and cruise ships.
Cleanliness
Location to Haulover park, Miami & FLL airport, Beach, Open space Parks, free music & Culture activities.
beaches
Everything
atmosphere, friendly people

# APPENDIX C-1. SURVEY OPEN QUESTION ANSWER DETAILS (Verbatim)

Pier, beach, hotel skyline
beaches, parks
Beautiful City
Location, safe area.
Ocean view
conveniently located, activities
Location, location, location
The beaches, parks and library
high rises, cleanliness
It's on the water
Improve traffic. We are thinking in moving because is hard to drive. Imagine when all the new buildings will be ready????
the aqua blue of the ocean
the beach and location
walking and bicycles friendly changes
the beaches, shopping is adequate
The Beach and location to Miami and Ft. Lauderdale
How beautiful is getting
quiet
the beach and central location
Lifestyle, location, beach
Clean and safe
the people and diversity.
The weather and diverse people
Nice place
.
Community
access to grocery, gas, restaurants is easy and within walking distance
The beaches
location
The beach
access to sea
Beautiful but streets A1A potholes
Closeness to the mall
Walking distance to a lot of places
The beach, the ocean
The beaches, the scenery, the order
Casualness, family oriented , convenient
beaches, building architecture
Weather
Beaches
Beaches & parks
Location
beach
Clean and safe beaches
All

## APPENDIX C-1. SURVEY OPEN QUESTION ANSWER DETAILS (Verbatim)

the isles
Exclusivity
Cleanliness, beach growers mostly family oriented.
Good restaurants close to shopping
Everything!!!
Everything.
Security.is safe here
The beach
Overall quality of life
have restaurants, shops, pharmacy, supermarkets, library, post office close by.
Great size city with great natural beauty and potential for the future
Beach, parks, school, safety, cleanliness.
Combination of housing and stores
BEACH! Need a walking path, like other towns.
the people
I Did like the quiet peacefulness small community and beautiful beaches but this has changed and I am thinking unless their is improvement I need to leave.
its living in florida best
Beaches, convenience of shopping, dining
Small community
Safety, easy to get around
Comfortable, convenient, and fairly safe.
parks

<b>Sunny Isles Beach - Moving Forward Together</b>
<b>Q22. In five words or less, what do you like least about Sunny Isles Beach?</b>
<b>Response Count</b>
219
<b>219</b>
<b>131</b>
<b>Response Text</b>
Beach access
its closed in.
Traffic congestion
Traffic
A1A traffic congestion, overbuilding.
Park hours.
The homeless people
beach
Traffic

# APPENDIX C-1. SURVEY OPEN QUESTION ANSWER DETAILS (Verbatim)

Homeless,people living at the beach
Traffic, parking, people not concert with environmental health
traffic
Getting around during season.
traffic congestion in the future with all new buildings adding to it
no shades/protection at some bus stops
The traffic
The terribly poor drainage
Traffic congestion, power poles.
Traffic!
Traffic and to many Constructions No SECURITY
the traffic
Traffic flow during the day
Need more Police!!!
The amount of building and chairs and umbrellas of the private buildings in the beach
Traffic/congestion and overcrowded school
Traffic, too much construction and noise.
more upscale restaurants
Danger for kids to cross Collins Ave.
Traffic, shade on the beach in the afternoon
We need a bigger Publix.
Traffic. New residential construction
traffic
heavy traffic on Collins avenue
Traffic, speeding cars, influx of particular set of Europeans who are not friendly.
traffic, missing sport facilities
too many concrete towers affecting sunshine on beaches
Traffic congestion!
Too much high rise development
Traffic congestion
the building next to the beach are too close one to the othr than now the brezze for beach have a big wall west to the bech is like is you don't have any beach different is at hollywood or fort Lauderdale. and you are planning building large than 17 at the west side it would be god now for the persons involving in that plan but terrible for the city at planning ahead
traffic
Lack of commercial real estate for sale. Monopoly of RK
the traffic
TOO MUCH TRAFFIC, TOO MANY TALL BUILDINGS
non English speaking privileged mentality
Seaweed n slope getting in water
Traffic
Traffic,sidewalks r too narrow
The traffic
I like everything
TRAFFIC. SPEEDING CARS

# APPENDIX C-1. SURVEY OPEN QUESTION ANSWER DETAILS (Verbatim)

the traffic
Over building & congestion
Too many lights, traffic, noise.
construction, congestion, over-crowded
to much traffic
Traffic congestion
Police ticket traps. Police enforcement of stopping zones contrary to city/school notifications.
loud noise from clubs
don't know
don't know
FLOODING
Traffic.
Ugly strip malls and pedestrian-unfriendly Collins Ave. Upgrades in these areas would make the city more pedestrian-friendly via better quality sidewalks (e.g. pavers) and attractive landscaping.
Dirty beach, it used to be clean. No books for the kids in the school!!!
some people, specifically one Commissioner who is a crook. SHE, yes, SHE should be kick out of this city !!!
Constant traffic congestion
tall buildings blocking the sun from the beach
Influx of illegal residents using all services that we legal residents pay for.(schools etc etc)
they are not clean
Areas are difficult to walk
Traffic congestion on Collins Ave.
Surplus money being wasted
The traffic is getting worst by the minute, sometimes from I63rd to I74th takes 30 minutes.
Commercial mix has not kept pace with more upscale direction in which SIB is moving
traffic
Illegal Russians taking advantage of SS food stamps sec 8 its out of control they have taken over illegally. I know personally they take \$ that should go to U S citizen they falsifying documents are involved in criminal activities. I would report some of them but im scare for my life. My family has lived here since 1970s its disgraceful,they are rude and I was told sent them here to have babies and take \$\$from americans.
I want to move this is frightening
heavy traffic on Collins
The overbuilt and lack of public parking
Too much development
Very heavy traffic on Collins Ave
All the high rises that are being built.
traffic
Sidewalks too narrow
Streets need to be repaired and alfalted
Overdevelopment sewer drains limited access
The traffic and there are no shade trees. Also the lack of parking
More clean, close the nude beach
No hood food & drink concessions

# APPENDIX C-1. SURVEY OPEN QUESTION ANSWER DETAILS (Verbatim)

traffic
f.cm.mcM
Driving in traffic.
Publix
Traffic
HORRIBLE OVERCROWDING AND TRAFFIC
Oct thru April
Becoming too exclusive
Overdevelopment.
High population
Too crowded, traffic congestion
Congestion
Traffic on Collins Avenue
Lack of upscale shopping areas
comercial centers are not beautifully design need more green
Unfriendly people!!
Turn around at 172nd and Collins.
parking. no teen parks
Traffic
the traffic and flooding
Collins Ave traffic, sidewalks, crosswalks.
restaurants and lounges
traffic congestion and poor planning
Traffic and rude people
Traffic congestion, taxes
Traffic congestion, lack of parking, too many pedestrians
Traffic, traffic, traffic, apathy
Anything to do with biking north to south
Too much traffic, lights too long
None
traffic, drainage, buildings
traffic and dirty air from traffic
Narrow sidewalks on Collins Ave.
Nothing. I love my city.
heavy traffic
The facades of the new building on the East side of the street are out-of-scale (i.e Jade buildings) Too large - What were you guys thinking to allow this? Looks like the statue of Liberty at the end of Planets of the Apes
Traffic congestion.
Collins Avenue traffic and the rudeness and speeding drivers
Visitors who litter.
To much traffic on AIA.
traffic and unfriendly people
24 hour paid parking enforcement
Traffic
Ridiculous Traffic Flow Problems



# APPENDIX C-1. SURVEY OPEN QUESTION ANSWER DETAILS (Verbatim)

unruly teens
flooding of streets.
traffic, no night life
Congestion
Traffic
BEACH EROSION AND SEAWEED
Congestion, narrow sidewalks, babysitting rules(storm sirens)
Nothing.
The over building and density
no boardwalk
New high rise condos on East side of Collins Ave are not pedestrian friendly, and block sunlight on the beach in the afternoon. Traffic congestion irritating, also impacting pedestrians
skateboards, traffic, too many condo's.
Accessibility
Parking. Drainage. Traffic lights. Pedestrian crosswalks.
Traffic, City has no public Tennis courts, need more restaurants.
too many towers
Not much
not enough parking
Traffic, small/lack of dog parks
traffic, rude people
Streets, Parking
Traffic/Parking Problems
Traffic and side walks, bad..!
traffic, so many buildings
Excessive popularity and beach quality declining
Too many tourists, and the poor sidewalks.
traffic
Insufficient amenities & high-end upgrades
I love sunny isles but you must improve a lot of public thinks.
TRAFFIC
the noise & construction at beach
over development beach side
too many hi rises being built
The traffic and the ethnicity of the residents in the last 8 years
Traffic
congestion
a lot of garbage close to the water
traffic
Traffic
congestion
Lack of good restaurants that offer outside seating
Yes
.
Filthy beaches. Bad sidewalks.

# APPENDIX C-1. SURVEY OPEN QUESTION ANSWER DETAILS (Verbatim)

Crazy rich drivers
So much construction
congestion in traffic and buildings
Over building
far away from good restaurants and life with kids
Streets full of potholes,
crosswalks
Sidewalks
The weeds in the sand, the beach needs to be always clean
The congestion the poor infrastructure
Nothing
Over built buildings blocking the damn view and sun
traffic, overbuilding, no promenade
congestion
Traffic
Shopping & Restaurant choices, traffic
Location due to impossible traffic
sidewalk and boardwalk
Beach erosion
New development
more construction
Crowds
Again beach is not sunny by 2 pm due to inadequate space between buildings. Also the beach in front the Trump hotel the sand is full of stones and of different texture and color than rest of beach.
To congested
No complaints
Nothing.
163 draw bridge
Too crowded now
Traffic
traffic, too many big buildings, city is too congested.
Overcrowding , traffic and too many high rises
Traffic, not pedestrian friendly.
Traffic and beach erosion
Parks are closed most of the time.
to many building in a small city,it take me 30 min to get south of sunny isles
Traffic and destruction of beach
the traffic during rush hours
TRAFFIC & Skyscraper condos
Traffic
the coastline has too many high-rise buildings
Flooding and traffic.
beach

# APPENDIX C-1. SURVEY OPEN QUESTION ANSWER DETAILS (Verbatim)

<b>Sunny Isles Beach - Moving Forward Together</b>
<b>Q23.What other issues not covered above should the City consider in its planning programs?</b>
<b>Response Count</b>
174
<b>174</b>
<b>176</b>
<b>Response Text</b>
N/A
bike lane for bikers
Public
N/A
Building height limits! 60 stories is too high, blocks sunlight.
No response.
None
needs more places to eat
174th street "renovation" should ,beautify tge street, not create more of a concrete jungle
Taking care of the beach front line with in house employees and creating a beach recycling program and a beach marine and wild life & conservation program. Enjoy the movement of the tree city program.
Training more employees on emergency response courses.
Build a tourist center
Just drainage
Traffic!
Do not permit to construct moré BUILDINGS!,,
Alternate traffic routes
Work with DOT to improve traffic light timing. Need to also give time for people to cross intersections before traffic gets green light to turn (20 seconds) on Collins Ave.
City need more quality for pedestrian, more streets and not too much buildings city is crazy Traffic
We need space in the beach for those who living across the Collins! And please no more towing hide to collect money
Na
k
more senior programs
Enforce cars speed limit.
Install public garbage bins on side streets (too many people throw their junk on the ground)
Please build a high school.
loud music from hotels
Teen clubs or programs.
stop construction of new buildings period. city cannot handle more people

## APPENDIX C-1. SURVEY OPEN QUESTION ANSWER DETAILS (Verbatim)

too many permits for extremely high rise towers - not taking into consideration the value of properties around the developments
urban blight on the west side of Collins north of 163st
Better master Plan
bigger, better library programs
De-monopolize commercial areas
Pier Park parking egress and ingress
SENIOR EXERCISE AND ENTERTAINMENT AT REASONABLE PRICES. EVERYTHING IS GEARED TOWARDS THE KIDS BUT WHO IS PAYING THE TAXES??
allow a left turn on Collins at Arbor House
None
Limit hours for trucks
Wi fi everywhere in the city
Better enforced zoning laws
Careful with the number of buildings permitted on Collins Ave. Traffic will reach a point where it will become impassable.
PEDESTRIAN CROSSWALKS
Stop approving the over building of condos. It is more than enough. At what point will you realize that you are ruining the city?
More activities for young adults as we are many. No more parks! More shaded areas, pedestrian friendly plans.
Please consider a halt to the over crowding that appears to be in our future with all of the new construction. The congestion is bad enough now. I cannot imagine what it will be like when all these new buildings have occupants. How much longer do you want us to wait in line at Publix to buy our groceries?
stop big building on the west side
The city continues to encourage more high rise condos, yet Collins and Sunny Isles Blvd cannot hold more cars, especially from December to May
The city needs a community center targeting indoor/outdoor activities, such as multiple table tennis tables, chess areas, multiple pool tables, dominoes, card rooms, possibly two or more bowling alleys, meeting and activity rooms, multiple tennis courts, outdoor basketball courts, movie room/theater. Tall order - skating rink. I know some of this is provided by the buildings themselves, but this will serve to better unite the community and provide global social activities for young and older residents alike.
noise bylaws
WiFi should be in the complete area
More enforcement of traffic laws including crosswalk violation by drivers and texting while driving. The texting issue is a huge safety issue and it leads to traffic congestion because people do not go on green or they are driving under the speed limit (10 MPH or more) that the sequencing of the lights become ineffective.
none
It may be too late, but there should be a moratorium on the increasingly taller condos on both sides of Collins.
Free education workshops in art, robotics, engineering, special effects for kids and teens. Some cities support the public library for this.

## APPENDIX C-1. SURVEY OPEN QUESTION ANSWER DETAILS (Verbatim)

Improve traffic once and for all. This city is very tiny to try to find out more problems. It is traffic and in the meantime if you add a boardwalk you will reduce the number of pedestrians in Collins Ave. Less dangerous encounters with cars coming out/in to buildings. It is soooo, simple and easy...
The strangle hold by Katz
Pedestrian issues must be addressed
Less construction . Finish the beach side and be done with it. FYI this will become a concrete jungle in ten years...
You will see what you are doing ,even though you mean well!!!!
More thought to making the city more walking friendly.
Not Building a "Bridge" on North Bay Rd. at 172nd st
Reducing taxes, as it is obvious that the city has, and will continue to have, more money than it knows what to do with.
More shuttle service and more frequent also get rid of the shuttle drivers and hire new ones that appreciate a job.
Flyover at 163rd St, landscaping should be MUCH more lush, TRAFFIC congestion, construction and delivery vehicles blocking traffic lanes.
voting should be by sections,not citywide for board members
Teach Spanish classes
Recycling. Make it mandatory and free of charge to residents and building associations. Provide grants to older condo associations to upgrade trash collection system to allow for recycling. Have a public marina with intercoastal access for kayaks and SUPs (non motorized vessels).
none
Traffic Congestion
None
Stop all these constructions, our city is losing its beauty. More buildings don't mean more development!
School overcrowded community center offerings uninspired disengaged teachers
The commercial properties on the west side of Collins are dispicable. The commercial property owners should be held to a higher standard with the new Building on the east side of the street. Maybe the code needs to be modified to require better design with things like parking lots, signs, commercial landscaping, and hiding exposed mechanical equipment.
Traffic
Bring in more casual food places.
e;fl;mclmmls
Safety for our children and better driving conditions. Also no more construction please.
Safer crossing of Collins ave
A RATIONAL PLAN TO ADDRESS OVERCROWDING
NA
This is a dwarf city,it can fit only so much reasonably.
The buildings completely shade the beach in the afternoon
Bicycle racks and path
We need a gallery and a theater in the city
Landscaping improvements
great job with litter control

## APPENDIX C-1. SURVEY OPEN QUESTION ANSWER DETAILS (Verbatim)

Stop the west side development
Get rid of the school. It's a traffic nightmare. The kids are noisy,rude and have no manners. They don't share the sidewalk with the elderly. Their parents park in private lot. I have lived in sunny isles beach since 1999. It was much nicer before the school was built.
Beach parking; building height west of Collins (17-19 stories is too tall and aggravates Collins traffic issues). Plan for new modern town center shopping center between 163 and 172 Streets. Complete emergency bridge(s) west of Collins.
encourage dinning and outing to attract residences.
everything. hire a real urban planner and give him authority
SEWER AND DRAINAGE !!!!
Beautification of non conforming areas
NA
Seasonal increase in population that affects traffic, beach use, park use, public safety
Protect the west side. Protect the right of ways to the beach. The rich/poor balance is making me more and more nervous.
Public bathrooms
None
stop building more highrisers
Keeping library very active, not allowing tons of development on East side of Collins!!!!, cleaning up some of the RK shopping centers!
No one.
Need to have a review board on quality of ART that is allowed in front of buildings or other pubic spaces. Not leave it up to the developers etc....
Have a course on civility. It is totally lacking amongst the population in South Florida.
Ensure that any bridges you intend to build over Collins do not interfere with anyone's view of the beach from their residential unit on the West side.
Elevated pedestrian walk ways to and from beach.
the library has a very poor selection of books. You should consider ordering more
Not building more high buligings.
Bad behavior of some developers.
more communal activities.
how to alleviate traffic
None
BETTER STORE FRONTS AND FACADES, MORE PEDESTRIAN FRIENDLY AND SOME ADDITIONS OF KNOWN RESTAURANTS.
n/a
Bringing the sand sifter more often and implementing fines to beach goers who do not throw away their garbage. Also, there should be a limit on the size of the buildings and distance between them
increased traffic probems
Over-development of massive condos negatively impacts quality of life for residents. Developers seem to be given more consideration than the needs of long-time residents
Stop building more condo's! Collins Ave. is congested in the summer. Think what the winter brings with the snowbirds.
N/a
Keep & improve County-Haulover Tennis courts! Re-introduce tennis courts on county Master Plan (currently overflow parking)! Create a Bike & walking trail on beach to alleviate unsafe congested

## APPENDIX C-1. SURVEY OPEN QUESTION ANSWER DETAILS (Verbatim)

streets! private desalinization drinking water. Use clean energy alternatives, solar & wind back up system. Police walking units on streets! CIVIL UNREST TERRORIST PROCEDURE MANUAL, including poison gas, radiation and plans to protect city hall communications. Alternate police sub station..
more stores
Traffic control
beach erosion build a walk trail on the beach like the one in Bal Harbour
n/a
None
Need to start a storm water drainage inspection/maintenance program. Broward County requires inspections and repairs as needed.
Filling the beach with more sand
stop building highrisers
Reduce taxes if going to improve monster buildings 60+which will reduce our quality of life and property values
Need of school for kids between 2-4 and a VPK program at any of the schools in Sunny Isles.
traffic
Less building
widen Colins Ave and Biscayne Ave
speeding car in golden shores
severely limit any more construction
Limit the development density for the future or we will have gridlock in season.
Better and beautiful landscaping
would like to see more landscaping, i.e. lighted palm trees on the boulevard on Collins avenue, similar to bal harbor
Additional traffic light for U-turns
the new buildings going up to exaggerated hights
Lower property taxes
Services
.
Need SIB high school. Get bikers to stop using sidewalks. Very dangerous.
More tickets given to unsafe drivers, especially on causeway
parking facilities
density of traffic - definitely better access to shuttle and bike lanes!! to get people OFF the streets
Bad road surfaces of A1A
Lots of construccion, narrow streets
The city has to buy modern machines to realize an efficient clean to weeds and trash. This is the most important thing that has to be done
Control and Construction Planning
Maybe build a narrow concrete path on beach next to each building so residents can walk from bldg to bldg. They have it in Aruba where all the hotels are in a strip on the beach. I'd like that. Walking on sand is sometimes impossible for some people like me
alternative street development - offload Collins Ave traffic
overbuilding of new condos

# APPENDIX C-1. SURVEY OPEN QUESTION ANSWER DETAILS (Verbatim)

do not build high-rise condos on Intra-costal side of CollinsAve
Less taxation
Limit condo height!
More yoga classes
dog park
Beach erosion
fast public transportation like train
tap water tests and bikes lanes ( signed)
No public parking
Hopefully have an infrastructure that can support all the potential residents.
Evacuation plan
Anything I could think of
None
Add sand to the beaches
Commercial real estate and retail along the west side of Collins Avenue is not on par with the residents needs. The City should partner with Raanan Katz, the Owner of the west side of Collins Avenue, to redevelop that area of strip shopping centers so that it provides a more pleasing experience through better urban design and improved retailing/restaurants
Need a new Denny's restaurant.
More open spaces , underground utilities , bike paths , reduce speed limit . Limit high rise construction .
Please give us a beach path to walk on similar to Bal Harbour, surfside, miami beach etc. Everyone has this but us. Also, have the school start checking addresses as its overcrowded and doesn't add up.
Please do not build towers on west side of our town.
none
Spend money on traffic and beach
none
The need for a public pool for our children
None at the moment.
streets