

City of Opa-locka

*Commission Chambers
215 Perviz Avenue
Opa-locka, FL 33054*



Virtual Regular Commission Meeting Agenda

Wednesday, October 14, 2020

7:00 PM

City Commission

Mayor Matthew A. Pigatt

Vice Mayor Chris Davis

Commissioner Sherelean Bass

Commissioner Alvin Burke

Commissioner Joseph L. Kelley

Appointed Officials

City Manager John E. Pate

City Attorney Burnadette Norris-Weeks

City Clerk Joanna Flores, CMC

SPEAKING BEFORE THE CITY COMMISSION

NOTE: All persons speaking shall come forward and give your full name and address, and the name and address of the organization you are representing.

There is a three (3) minute time limit for speaker/citizens forum and participation at all city commission meetings and public hearings. Your cooperation is appreciated in observing the three (3) minute time limit policy. If your matter requires more than three (3) minutes, please arrange a meeting or an appointment with the City Clerk prior to the commission meeting. *City of Opa-locka Code of Ordinances Section 2-57*

DECORUM POLICY

Any person making impertinent or slanderous remarks or who become boisterous while addressing the commission, shall be declared to be out of order by the presiding officer, and shall be barred from further audience before the Commission by the presiding officer, unless permission to continue or again address the commission be granted by the majority vote of the commission members. *City of Opa-locka Code of Ordinances Section 2-58*

NOTICE TO ALL LOBBYISTS

Any person appearing in a paid or remunerated representative capacity before the city staff, boards, committees and the City Commission is required to register with the City Clerk before engaging in lobbying activities. *City of Opa-locka Code of Ordinances Section 2-18*

FLORIDA STATUTES, CHAPTER 285.0105:

“If a person decides to appeal any decision made by the Board, Agency or Commission with respect to the proceedings, and that, for such purpose, that person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.”



CITY OF OPA-LOCKA VIRTUAL COMMISSION MEETING PROCEDURES

Pursuant to Governor Ron DeSantis Executive Order Number 20-69, the following rules will ensure that the City Commission Meetings and any other necessary city public meetings, governed by Florida's public meeting laws will provide for necessary public notice, allow for public participation and are conducted in the Sunshine. The following rules shall govern all City of Opa-locka public virtual meetings during the duration of Executive Order Number 20-69.

The City of Opa-locka virtual public meetings will be aired through Livestream, accessible at: <https://www.youtube.com/user/CityofOpaLocka>.

All residents will be able to view the meeting by tuning in to the link mentioned above. If you have comments you must submit those using the email address below or by requesting a link for the Zoom Webinar application provided under the Public Comment section below.

Platform

All City of Opa-locka public meetings shall be conducted via Zoom or other similar platform.

Please note that Governor DeSantis Executive Order 20-69, suspended the requirement of a quorum to be present in person or requires a local government to meet at a specific public place.

Meeting Notice

The City of Opa-locka will send notice of virtual meetings in the same manner as all other commission meetings. Additionally, the notice will include an email address and telephone number with instructions on providing comments for the meeting.

Public Comments

The public may comment by submitting their comment ahead of the meeting by sending an email to PublicComments@opalockafl.gov. Please be sure to state your full name and address in your email for your comment to be read.

Comments submitted by members of the public by email will be read into the record during the meeting as long as they provide the comments by the deadline, 2 hours prior to the scheduled meeting time. Comments received after the deadline will be kept for the record, but will not be read during the meeting. If you have comments for more than one agenda item, please state which item you are commenting on.

The public may also provide comments through Zoom Webinar (Virtual Commission Meeting) by registering via email to PublicComments@opalockafl.gov and requesting the virtual meeting link. All requests must be received up to 2 hours prior to the scheduled meeting time. You will join the meeting in listen-mode only. If you have comments, you can raise your hand on the application to be allowed to speak.

During the public comment section of the agenda, the Mayor will allow for public comments to be read by the City Clerk from those submitted ahead of time. For real-time comments after you raise your hand using the application you will be acknowledged by staff and audio will become available for you to state your comment. Please make sure to state your name

and address for the record. There is a three (3) minute time limit for public comments. The Mayor may preserve decorum and order in accordance with the City's Charter, Code and Robert's Rules of Order.

For questions and/or additional information, please contact the Office of the City Clerk at (305) 953-2800 or (786) 877-4038.

CITY OF OPA-LOCKA
"The Great City"

AGENDA
VIRTUAL REGULAR COMMISSION MEETING
October 14, 2020
7:00 P.M.

1. CALL TO ORDER:
2. ROLL CALL:
3. INVOCATION:
4. PLEDGE OF ALLEGIANCE:
5. AWARDS/PROCLAMATIONS/ACKNOWLEDGMENTS:
6. APPROVAL OF CONSENT AGENDA AND PULL LIST (deferrals and deletions):
7. APPROVAL OF AGENDA:
8. APPROVAL OF MINUTES:

Virtual Second Budget Hearing Minutes – September 23, 2020
Virtual Regular Commission Meeting Minutes – September 23, 2020
Virtual Special Commission Meeting Minutes – September 30, 2020
9. DISTRICT ONE / DISTRICT TWO - COUNTY COMMISSIONER REPORT:
10. PUBLIC PRESENTATIONS:
11. CITIZENS' FORUM:
(Opportunity for discussion of any concerns – please limit to 3 minutes)
12. ACTION ITEMS (items from consent agenda pull list):
13. ADMINISTRATION:

CONSENT AGENDA:

1. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE CITY MANAGER TO EXECUTE AN INTERLOCAL AGREEMENT BETWEEN MIAMI-DADE COUNTY, FLORIDA, AND THE CITY OF OPA-LOCKA, FLORIDA, TO AUTHORIZE THE MIAMI-DADE COUNTY OFFICE OF FILM AND ENTERTAINMENT TO ISSUE PERMITS TO FILM

AND STILL PHOTOGRAPHY PRODUCTION COMPANIES FOR THE UTILIZATION OF CITY FACILITIES AND SERVICES, AS AUTHORIZED BY THE CITY; PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE. Sponsored by City Manager

2. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, ADOPTING THE CURRENT MIAMI-DADE COUNTY LOCAL MITIGATION STRATEGY, AS AMENDED, IN ACCORDANCE WITH THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY RATING SYSTEM REQUIREMENTS; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE. Sponsored by City Manager

14. NEW ITEMS:

15. PLANNING & ZONING:

A. PUBLIC HEARINGS:

1. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING AN AMENDMENT OF THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF OPA-LOCKA AND CENTERPOINT PROPERTIES TRUST, TO CONSTRUCT A TRACTOR TRAILER TRUCK PARKING FACILITY ON THE VACANT LOT IDENTIFIED BY FOLIO 08-2129-018-0010 AND 30-2129-018-0010 IN THE I-3 ZONING DISTRICT AND ATTACHED AS EXHIBIT "A" HERETO; PROVIDING FOR APPROVAL; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR AN EFFECTIVE DATE. Sponsored by City Manager

B. APPEALS:

16. ORDINANCES/RESOLUTIONS/PUBLIC HEARINGS:

A. FIRST READING ORDINANCE(S)/PUBLIC HEARING(S):

1. AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING THE ANNUAL ADOPTED GENERAL, PROPRIETARY AND SPECIAL REVENUE FUNDS BUDGETS FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2019 AND ENDING SEPTEMBER 30, 2020, ADJUSTING REVENUES AND EXPENDITURES AS REFLECTED IN EXHIBIT "A"; PROVIDING FOR THE EXPENDITURE OF FUNDS ESTABLISHED BY THE BUDGET; AUTHORIZING THE CITY MANAGER TO TAKE CERTAIN ACTIONS; PROVIDING FOR APPROPRIATION OF ALL BUDGETS AND EXPENDITURES; PROVIDING FOR FEES CONSISTENT WITH APPROPRIATIONS AND AMENDMENT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE. Sponsored by City Manager

2. AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA AMENDING CHAPTER 13 OF THE CITY OF OPA-LOCKA'S CODE OF ORDINANCES, ENTITLED "LICENSES AND BUSINESS REGULATIONS", ARTICLE XIV ENTITLED "LANDLORD PERMIT", SPECIFICALLY AMENDING SECTION, 13-274(3) TO REQUIRE THAT ALL APARTMENT BUILDINGS WITH ONE HUNDRED FIFTY (150) UNITS OR MORE TO BE REQUIRED TO HAVE ONSITE 24-HOUR ARMED OFF-DUTY POLICE OFFICER SECURITY; AMENDING SECTION 13-278(5)(b) TO REQUIRE PERMIT APPLICANTS WITH ONE HUNDRED FIFTY (150) OR MORE APARTMENT UNITS TO COMPLETE A SEPARATE FORM TO BE CREATED BY CITY CONTAINING AN ACKNOWLEDGMENT THAT A DAILY LOG WILL BE KEPT CONTAINING THE NAME OF THE ON-SITE ARMED OFF-DUTY POLICE OFFICER BEFORE A PERMIT SHALL BE ISSUED; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN CODE; PROVIDING FOR AN EFFECTIVE DATE. Sponsored by City Manager, Commissioner Kelley and Vice Mayor Davis

B. SECOND READING ORDINANCE(S)/PUBLIC HEARING(S):

C. RESOLUTIONS:

17. CITY MANAGER'S REPORT:

18. OFFICIAL BOARD REPORTS:

19. FUTURE AGENDA ITEMS:

1. Beautification Project where each member of the Commission adopts a particular area in the city to improve – Sponsored by Commissioner Bass
2. Protection for Independent Contractors from sexual harassment and other forms of discrimination – Sponsored by Vice Mayor Davis
3. Orientation for Newly Elected Officials after each municipal election to include: strategic planning and accountability plan for the manager in the upcoming year outlining the goals of the city moving forward; all departments to present their goals, objectives, and challenges in a workshop setting Sponsored by Mayor Pigatt
4. Develop a standard beautification / detailed maintenance plan for the city– Sponsored by Mayor Pigatt

20. MAYOR/COMMISSION REPORTS:

21. OFFICIAL BOARD APPOINTMENTS:

Historic Environmental Preservation Board
5 At-Large Appointments

Fair Housing and Nuisance Abatement Board
1 Individual appointment (Mayor Pigatt)
1 Individual appointment (Commissioner Kelley)

Community Relations, Recreation and Activities Board
1 Individual appointment (Vice Mayor Davis)
1 At-large appointment

Planning & Zoning Board
1 At-Large Appointment

22. ADJOURNMENT:

SCHEDULE OF FUTURE WORKSHOPS/OFFICIAL ACTIVITIES

- A. Feeding South Florida Drive-Thru Food Distribution, Tuesday, **October 13, 2020** at 9:00 a.m. – 11:00 a.m., Sherbondy Park, 215 Perviz Avenue, Opa-locka, Florida.
- B. City of Opa-locka Virtual Planning & Zoning Board Meeting, Tuesday, **October 20, 2020** at 7:00 p.m.
- C. **VOTE! VOTE! VOTE!** Early voting for the November 3, 2020 General Election and the Opa-locka Municipal Election starts October 19, 2020 – November 1, 2020 from 7:00 a.m. – 7:00 p.m. at 33 locations conveniently located throughout Miami-Dade County. Deadline to request a Vote-By-Mail ballot for the November 3, 2020 election is 5:00 p.m. on October 24, 2020. Vote by Mail ballots are accepted at early voting sites and may be dropped off in a secure Ballot Drop Box. For further information, please visit www.miamidade.gov/elections For questions concerning the Opa-locka General Election, please contact the Office of the City Clerk at (305) 953-2800 or visit the city's website at www.opalockafl.gov

CITY OF OPA-LOCKA

“The Great City”

CLERK’S ACTION SUMMARY MINUTES

VIRTUAL SECOND BUDGET HEARING

Wednesday, September 23, 2020

5:01 P.M.

1. CALL TO ORDER:

Mayor Matthew Pigatt called the virtual Second Budget Hearing to order at 5:01 p.m. on Wednesday, September 23, 2020.

Pursuant to Executive Order No. 20-69, issued by the office of the Governor Ron DeSantis on March 20, 2020, municipalities may conduct meetings of their governing boards without having a quorum of its members present physically or at any specific location, and utilizing communications media technology such as telephonic or video conferencing, as provided by Section 120.54(5)(b)2, Florida Statutes.

An opportunity was given to the public to email the City Clerk prior to the Commission Meeting with any questions/comments/concerns on items we will hear on this evening’s Special Commission Meeting agenda. This meeting is being streamed live at <https://www.youtube.com/user/CityofOpalocka>.

Since this is a virtual meeting as authorized by the Governor of the State of Florida, again, members of the public wishing to address the commission have been offered the opportunity to do so. Public comments will be included as part of the public record for this virtual meeting and will be considered by the City Commission prior to any action taken.

2. ROLL CALL:

The members of the City Commission appearing remotely were: Mayor Matthew Pigatt, Vice Mayor Chris Davis, Commissioner Alvin Burke and Commissioner Joseph L. Kelley. Also appearing remotely were: City Manager John E. Pate, City Attorney Burnadette Norris-Weeks, and City Clerk Joanna Flores. Commissioner Sherelean Bass joined the meeting at 5:35 p.m.

3. INVOCATION:

The invocation was delivered by Commissioner Joseph L. Kelley.

4. PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was recited in unison.

5. SECOND READING ORDINANCES/PUBLIC HEARINGS:

a) AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, ADOPTING A FINAL MILLAGE RATE PURSUANT TO SECTION 200.065, FLORIDA STATUTES, FOR FISCAL YEAR 2019-2020, COMMENCING OCTOBER 1, 2020 THROUGH SEPTEMBER 30, 2021; SETTING FORTH PUBLIC HEARING DATES; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR REPEAL OF

ALL PRIOR ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE (first reading/public hearing held on September 8, 2020). Sponsored by City Manager

The above ordinance was read by Assistant Attorney Cobb.

Mayor Pigatt opened the floor for a public hearing. There being no persons to speak on the public hearing, the public hearing was closed.

It was moved by Commissioner Burke, seconded by Vice Mayor Davis for discussion.

City Manager Pate read the following into the record regarding the item:

The taxing authority is the City of Opa-locka, Florida, the current year rollback rate is 9.6439 mills. The tentative millage rate to be considered at this meeting is 9.8000 mills. The millage rate is a 1.62 percent increase over the current year rollback rate.

He went on to ask the budget administrator if he had anything to present to the commission.

Budget Administrator Robert Anathan said he had a one pager, but it is not central to the discussion, it is background information. He explained that the 9.8 mills is split in two accounts. One being the general fund and the other is the Tax Increment Financing (TIF) Revenue for the Community Redevelopment Agency (CRA). He said he is open for discussion regarding the millage rate.

Mayor Pigatt said he understands that the millage rate is high, however the City is working with the state to lower it and so he encouraged the citizens to have patience while the finances are being out of order.

There being no further discussion, the motion on the ordinance passed by a 4-0 vote.

Vice Mayor Davis	Yes
Commissioner Burke	Yes
Commissioner Bass	Not Present
Commissioner Kelley	Yes
Mayor Pigatt	Yes

b) AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING AND ADOPTING THE CITY'S GENERAL FUND, PROPRIETARY AND SPECIAL FUNDS BUDGET FOR THE FISCAL YEAR 2020-2021, COMMENCING OCTOBER 1, 2020 THROUGH SEPTEMBER 30, 2021; PROVIDING FOR THE EXPENDITURE OF FUNDS ESTABLISHED BY THE BUDGET; AUTHORIZING THE CITY MANAGER TO TAKE CERTAIN ACTIONS; PROVIDING FOR APPROPRIATION OF ALL BUDGET EXPENDITURES; PROVIDING FOR FEES CONSISTENT WITH APPROPRIATION AND AMENDMENT; PROVIDING FOR ADOPTION OF REPRESENTATIONS; ; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE first reading/public hearing held on September 8, 2020). Sponsored by City Manager

The above ordinance was read by Assistant City Attorney Cobb.

Mayor Pigatt opened the floor for a public hearing. There being no persons to speak on the public hearing, the public hearing was closed.

It was moved by Commissioner Burke, seconded by Vice Mayor Davis for discussion.

Mr. Anathan explained that the budget schedule is moving forward with the initial millage rate and first budget hearing being held on September 8, 2020, the state approved advertisements that were placed in the Miami Herald on September 20, 2020, and the final millage rate and second budget hearing tonight. Upon approval from the city commission, the millage ordinance will be sent to the Tax Collector's and the Property Appraisers Office, and the state on tomorrow September 24, 2020. Then on October 23, 2020 the TRIM Compliance Package will be sent to the state. He said the state has reviewed the FY 21 Budget and approved it and he is prepared to answer any questions from any attendees of the budget hearing.

Mayor Pigatt asked Mr. Anathan to give the viewers information on where they can find the information and provide a brief summary of the budget.

Mr. Anathan gave funding highlights that include the City having a Tax Base Growth being one of the highest in the county. The Police Department along with the PBA is making it possible for every employee to have a minimum starting salary of thirty thousand dollars (\$30,000.00). He went on to give a very brief summary of the funding accounts and line items and stated that he is available for questions from the commission.

Commissioner Kelley asked when the cost of living adjustments would be available to all employees. He also asked about the approval from the state wanted to know what changes can be made as discussed.

City Manager Pate said they will look into the increases for staff in the first quarter of the budget year and see where the reserves are and the state made the approvals while knowing the water and sewer rates have not been increased and the reserves for that has not been touched.

Mayor Pigatt asked the manager how the budget will affect the City's debt, and how is the City handling the debt issue. He also asked how the City is addressing the flooding, roads and streets, and the capital infrastructure projects moving forward.

City Manager Pate said staff is prepared to present all of that information to the City, but he was reserving that presentation until the regular meeting at 7:00 p.m.

Mayor Pigatt asked for a brief summary of the questions he asked for the residents to have the information.

City Manager Pate said the City thoroughly paid close attention to the budget and the budget process dealing with all of the major issues the mayor mentioned. If the residents have tuned in they saw that the City has been taking strides to getting the flooding emergency addressed through an independent engineer. The third party property owners are also being held accountable for their part in resolving the issues. The state has been involved with the Five Year Recovery Plan which also addresses many of the issues and he looks forward to continue to address the budget process and keep the residents informed as he works to move the City forward.

There being no further discussion, the motion on the ordinance passed by a 5-0 vote.

Vice Mayor Davis	Yes
Commissioner Burke	Yes
Commissioner Bass	Yes
Commissioner Kelley	Yes
Mayor Pigatt	Yes

Mayor Pigatt informed the residents that the residents that the City is working on their behalf to address all of the major issues that have been going on. He encouraged them to remain vigilant while all of their concerns are being resolved.

7. ADJOURNMENT:

There being no further business to come before the Commission, it was moved by Commissioner Burke, seconded by Commissioner Bass to adjourn the meeting at 5:42 p.m.

MAYOR

ATTEST:

CITY CLERK

CITY OF OPA-LOCKA
“The Great City”

CLERK’S ACTION SUMMARY MINUTES
VIRTUAL REGULAR COMMISSION MEETING
Wednesday, September 23, 2020
7:00 P.M.

1. CALL TO ORDER:

Mayor Matthew Pigatt called the virtual Regular Commission Meeting to order at 7:00 p.m. on Wednesday, September 23, 2020.

Pursuant to Executive Order No. 20-69, issued by the office of the Governor Ron DeSantis on March 20, 2020, municipalities may conduct meetings of their governing boards without having a quorum of its members present physically or at any specific location, and utilizing communications media technology such as telephonic or video conferencing, as provided by Section 120.54(5)(b)2, Florida Statutes.

An opportunity was given to the public to email the City Clerk prior to the Commission Meeting with any questions/comments/concerns on items we will hear on this evening’s Regular Commission Meeting agenda. This meeting is being streamed live at <https://www.youtube.com/user/CityofOpalocka>.

Since this is a virtual meeting as authorized by the Governor of the state of Florida, again, members of the public wishing to address the commission have been offered the opportunity to do so. Public comments will be included as part of the public record for this virtual meeting and will be considered by the City commission prior to any action taken.

2. ROLL CALL:

The members of the City Commission appearing remotely were: Mayor Matthew Pigatt, Vice Mayor Chris Davis, Commissioner Sherelean Bass, Commissioner Alvin Burke, and Commissioner Joseph L. Kelley. Also in attendance were: City Manager John E. Pate, City Attorney Burnadette Norris-Weeks, and City Clerk Joanna Flores.

3. INVOCATION:

The invocation was delivered by Commissioner Sherelean Bass.

4. PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was recited in unison.

5. AWARDS/PROCLAMATIONS/ACKNOWLEDGEMENTS:

6. APPROVAL OF CONSENT AGENDA AND PULL LIST (deferrals and deletions):

The following items were pulled from the Consent Agenda to be discussed separately under Action Items: Pulled 13-2 and 13-5 (Commissioner Kelley).

7. APPROVAL OF AGENDA:

It was moved by Commissioner Bass, seconded by Vice Mayor Davis to approve the agenda, consent agenda, and pull list.

There being no discussion, the motion passed by a 5-0 vote.

Commissioner Burke	Yes
Vice Mayor Davis	Yes
Commissioner Kelley	Yes
Commissioner Bass	Yes
Mayor Pigatt	Yes

8. APPROVAL OF MINUTES:

Virtual Special Commission Meeting Minutes – May 21, 2020

It was moved by Commissioner Kelley, seconded by Commissioner Burke to approve the minutes from the Virtual Special Commission Meeting of May 21, 2020.

There being no discussion, the motion passed by a 5-0 vote.

Commissioner Burke	Yes
Vice Mayor Davis	Yes
Commissioner Kelley	Yes
Commissioner Bass	Yes
Mayor Pigatt	Yes

Virtual Special Commission Meeting Minutes – July 2, 2020

It was moved by Commissioner Kelley, seconded by Commissioner Bass to approve the minutes from the Virtual Special Commission Meeting of July 2, 2020.

There being no discussion, the motion passed by a 5-0 vote.

Commissioner Burke	Yes
Vice Mayor Davis	Yes
Commissioner Kelley	Yes
Commissioner Bass	Yes

Mayor Pigatt	Yes
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Virtual Regular Commission Meeting Minutes – July 8, 2020

It was moved by Commissioner Kelley, seconded by Commissioner Burke to approve the minutes from the Virtual Regular Commission Meeting of July 8, 2020.

There being no discussion, the motion passed by a 5-0 vote.

Commissioner Burke	Yes
Vice Mayor Davis	Yes
Commissioner Kelley	Yes
Commissioner Bass	Yes
Mayor Pigatt	Yes

Virtual Special Commission Meeting Minutes – August 20, 2020

It was moved by Commissioner Bass, seconded by Commissioner Kelley to approve the minutes from the Virtual Special Commission Meeting of August 20, 2020.

There being no discussion, the motion passed by a 5-0 vote.

Commissioner Burke	Yes
Vice Mayor Davis	Yes
Commissioner Kelley	Yes
Commissioner Bass	Yes
Mayor Pigatt	Yes

Virtual Special Commission Meeting Minutes – August 27, 2020

It was moved by Commissioner Kelley, seconded by Commissioner Burke to approve the minutes from the Virtual Special Commission Meeting of August 27, 2020.

There being no discussion, the motion passed by a 5-0 vote.

Commissioner Burke	Yes
Vice Mayor Davis	Yes
Commissioner Kelley	Yes
Commissioner Bass	Yes
Mayor Pigatt	Yes

Virtual First Budget Hearing Minutes – September 8, 2020

It was moved by Commissioner Bass, seconded by Commissioner Burke to approve the minutes from the Virtual First Budget Hearing of September 8, 2020.

There being no discussion, the motion passed by a 5-0 vote.

Commissioner Burke	Yes
Vice Mayor Davis	Yes
Commissioner Kelley	Yes
Commissioner Bass	Yes
Mayor Pigatt	Yes

Virtual Regular Commission Meeting Minutes – September 9, 2020

It was moved by Commissioner Kelley, seconded by Vice Mayor Burke to approve the minutes from the Virtual Regular Commission Meeting of September 9, 2020.

There being no discussion, the motion passed by a 5-0 vote.

Commissioner Burke	Yes
Vice Mayor Davis	Yes
Commissioner Kelley	Yes
Commissioner Bass	Yes
Mayor Pigatt	Yes

9. DISTRICT ONE/DISTRICT TWO – COUNTY COMMISSIONER REPORT:

10. PUBLIC PRESENTATIONS:

11. CITIZENS' INPUT:

Michele Henney, 10640 Paris Street, Cooper City, FL, said the City Commission complained about twenty four thousand dollars (\$24,000.00) for a recruitment fee for the hiring of a police chief, but Gerri Lazzarre has been paid close to one million dollars (\$1,000,000.00) for accounting services and no one from the City has been tasked with vetting the amount to ensure that tax payer dollars are efficiently spent. When will a Finance Director be hired so unnecessary are not spent.

12. ACTION ITEMS:

13-2. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE CITY MANAGER TO PIGGYBACK THE TOWN OF MIAMI LAKES CONTRACT NO. 2018-40 WITH FLORIDA SIDEWALK

SOLUTIONS, LLC FOR QUALIFIED PROFESSIONAL SERVICES TO PERFORM SIDEWALK REPAIRS TO THE AREA OF ALI-BABA AVENUE TO NW 151ST STREET AND PERVIZ AVENUE TO NW 27TH AVENUE; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager*

The above resolution was read by Assistant City Attorney Cobb.

It was moved by Commissioner Kelley, seconded by Commissioner Burke for discussion.

Public Works Director Airia Austin said this item relates to risk managements concerns between Sharazad Blvd and Ali-Baba Avenue. He said by piggybacking off of the town, it will alleviate common injuries resulting from uneven pavement.

Commissioner Kelley asked how this will prevent vehicles from parking on the sidewalks and damaging the pavement.

Mr. Austin said they are looking into the matter.

Commissioner Bass said she had an issue with this a few years ago and she is glad that it is being addressed.

Vice Mayor Davis said he is also pleased that the City is dealing with the sidewalk issue.

Mayor Pigatt said he hopes the City will prohibit people from parking on the sidewalks and asked that the Police Department and Code Enforcement ensure that the rules are being followed.

There being no further discussion, the motion on the resolution passed by a 5-0 vote.

Commissioner Burke	Yes
Vice Mayor Davis	Yes
Commissioner Kelley	Yes
Commissioner Bass	Yes
Mayor Pigatt	Yes

13-5. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE CITY MANAGER TO ACCEPT GRANT FUNDING FROM MIAMI-DADE COUNTY PUBLIC HOUSING AND COMMUNITY DEVELOPMENT (PHCD) IN THE AMOUNT OF ONE HUNDRED SEVENTY EIGHT THOUSAND THREE HUNDRED THIRTY-FOUR DOLLARS AND SIXTY-FIVE CENTS (\$179,334.65) FOR THE INGRAM PARK LIGHTING PROJECT; FURTHER AUTHORIZING THE CITY MANAGER TO EXECUTE THE FY 2019 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) BETWEEN MIAMI-DADE COUNTY AND THE CITY OF OPA-LOCKA; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager*

The above resolution was read by Assistant City Attorney Cobb.

It was moved by Commissioner Kelley, seconded by Vice Mayor Davis for discussion.

City Manager Pate said the item is a CIP related project and asked Public Works Director Airia Austin to provide information on the item.

Mr. Austin said the CDBG Grant allows for the installment of the lighting at Ingram Park.

Commissioner Kelley asked if the Senior Citizens Building will be a part of any renovations going on at the park.

Mr. Austin said no, but the facility will be included in the park improvement plan in the future.

There being no further discussion, the motion on the resolution passed by a 5-0 vote.

Commissioner Burke	Yes
Vice Mayor Davis	Yes
Commissioner Kelley	Yes
Commissioner Bass	Yes
Mayor Pigatt	Yes

13. ADMINISTRATION:

CONSENT AGENDA:

13-1. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE CITY MANAGER TO ACCEPT AN AWARD FROM THE OFFICE OF JUSTICE PROGRAMS (OJP) U.S. DEPARTMENT OF JUSTICE (DOJ) AWARDED TO THE CITY OF OPA-LOCKA FOR EIGHTY FOUR THOUSAND SEVEN HUNDRED FORTY-ONE DOLLARS (\$84,741.00) FOR THE BUREAU OF JUSTICE ASSISTANCE FISCAL YEAR (FY) 2020 CORONAVIRUS EMERGENCY SUPPLEMENTAL FUNDING PROGRAM; FURTHER AUTHORIZING THE CITY MANAGER TO EXECUTE THE BUREAU OF JUSTICE ASSISTANCE GRANT FORM FOR SAME; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager*

13-3. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH EAC CONSULTING, INC. FOR CONTINUING PROFESSIONAL ARCHITECTURAL AND ENGINEERING CONSULTING SERVICES TO COMPLETE PHASE II OF THE DEVELOPMENT OF A CITYWIDE STORMWATER MASTER PLAN AND CAPITAL IMPROVEMENT PLAN (SWMP); PROVIDING FOR

INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

Sponsored by City Manager

13-4. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE CITY MANAGER TO PIGGYBACK MIAMI-DADE COUNTY PUBLIC SCHOOLS CONTRACT NO. ITB-15-057-HR WITH CLARK CONTRACING SOLUTIONS, LLC FOR QUALIFIED PROFESSIONAL SERVICES TO REPLACE THE EXISTING (8) DOWNFLOW ROOFTOP PACKAGE AIR CONDITIONING SYSTEMS, THREE (3) ENERGY RECOVERY VENTILATORS, AND THREE (3) DIRECT EXPANSION SYSTEMS FOR THE SHERBONDY VILLAGE COMMUNITY CENTER, IN AN AMOUNT NOT TO EXCEED ONE HUNDRED AND NINETY-TWO THOUDAND DOLLARS (\$192,000.00); PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

Sponsored by City Manager

It was moved by Commissioner Kelley, seconded by Vice Mayor Davis to pass the consent agenda.

The motion passed by a 4-0 vote.

Commissioner Burke	Not Present
Vice Mayor Davis	Yes
Commissioner Kelley	Yes
Commissioner Bass	Yes
Mayor Pigatt	Yes

14. NEW ITEMS:

15. PLANNING & ZONING:

A. PUBLIC HEARINGS:

B. APPEALS

16. ORDINANCES/RESOLUTIONS/PUBLIC HEARINGS:

A. FIRST READING ORDINANCES(S)/PUBLIC HEARING(S):

B. SECOND READING ORDINANCE(S)/ PUBLIC HEARING(S):

C. RESOLUTION(S):

17. CITY MANAGER'S REPORT:

City Manager Pate explained to the commission that the Police Department will be providing a report on the status of the Police Department.

Lieutenant Sergio Perez acknowledged everyone in attendance and went on to explain that since August 14, 2020, he along with Lieutenant Jenkins have re-established faith in the Police Department. They have assigned additional staff and have taken to the streets to show police presence in the public and enforce the laws of the City. He also provided statistics on what has been accomplished in the last month.

Commissioner Bass said she is thoroughly impressed with the accomplishments and asked for a report of what was presented.

Vice Mayor Davis agreed with Commissioner Bass and encouraged the department to keep up the good work.

Commissioner Burke echoed the same sentiments and also asked that the department continue to improve.

Mayor Pigatt said he looks forward to seeing many more steps of progress and receiving reports in advance of the accomplishments of the department.

Mr. Austin presented a document to the commission regarding the weekly maintenance schedule for the City and stated that there is a need for seven (7) additional employees to complete the work that needs to be done to maintain the City consistently. This will include debris and illegal dumping in and around the City, ensuring business owners are in compliance with their properties, beautification of trees, mulch, and maintaining the landscaping.

Commissioner Bass said she has been observing the pump stations near 151st Street and the enclosures are overgrown. She asked that it be maintained by the City.

Commissioner Kelley asked if this was the beautification initiative that was discussed in a previous meeting because he was looking to see a report on what the plan was for beautification and in what areas of the City.

City Manager Pate said there are several reports with everything attached to it that will be sent to the commission today.

Commissioner Kelley said he hopes the residents from the City will fill those positions.

Finance Department Gerri Lazarre presented a document to the commission which highlighted the current achievements of the department and its employees including employee evaluations, the audits, the payments due for the Red Light Camera Program, the pending award from Miami-Dade County for Coronavirus Residential Rental and utility relief aide.

Vice Mayor Davis thanked everyone involved for the role they have played in moving the City forward and getting a handle on its finances.

18. OFFICIAL BOARD REPORTS:

19. FUTURE AGENDA ITEMS:

Commissioner Bass requested that each member of the Commission adopt an area in the City that they will be responsible for maintaining that specific area.

Mayor Pigatt asked if a motion was being made.

City Attorney Norris-Weeks said this section is not for making motions. It is for suggesting “FUTURE AGENDA ITEMS” and then it will be discussed at the following meeting and the legislation and documents can be prepared by staff.

Mayor Pigatt said it sounds as though there will be multiple meetings to address one item.

City Attorney Norris-Weeks said it seems that way tonight because this is the first time it is on the agenda, but it will not be that way moving forward.

Mayor Pigatt asked that the information regarding this process be placed in writing so that the commission can be clear on how it works.

Commissioner Kelley agreed and said it looks like there are too many meetings to discuss one item.

City Attorney Norris-Weeks said she will provide the information.

A motion was made by Commissioner Bass to place a beautification item on the agenda for the next commission meeting in the form of each member of the commission adopting an area that they will be responsible for in the City whether it be a street, lake, etc...

It was moved by Commissioner Bass, seconded by Commissioner Kelley to discuss the item at the next meeting.

There being no further discussion, the motion passed by a 5-0 vote.

Commissioner Burke	Yes
Vice Mayor Davis	Yes
Commissioner Kelley	Yes
Commissioner Bass	Yes
Mayor Pigatt	Yes

A motion was made by Vice Mayor Davis after the presentation from Ms. Fuchs at the last meeting regarding putting measures in place to protect independent contractors, he would like to ensure that the City is in line with neighboring cities.

It was moved by Vice Mayor Davis, seconded by Commissioner Kelley to discuss the item at the next meeting.

There being no further discussion, the motion to add the item to the agenda for the next meeting passed by a 5-0 vote.

Commissioner Burke	Yes
Vice Mayor Davis	Yes
Commissioner Kelley	Yes
Commissioner Bass	Yes
Mayor Pigatt	Yes

A motion was made by Mayor Pigatt to implement orientation for newly elected officials which will include annual strategic planning for the City in the form of a workshop where the departments will discuss the goals for the city.

It was moved by Mayor Pigatt, seconded by Vice Mayor Davis to discuss the item at the next meeting.

There being no further discussion, the motion to add the item to the agenda for the next meeting passed by a 5-0 vote.

Commissioner Burke	Yes
Vice Mayor Davis	Yes
Commissioner Kelley	Yes
Commissioner Bass	Yes
Mayor Pigatt	Yes

A motion was made by Mayor Pigatt to create a maintenance plan to show clear guidelines for the standard of beautification within the City that can be enforced by Code Enforcement if need be.

It was moved by Mayor Pigatt, seconded by Vice Mayor Davis to discuss the item at the next meeting.

There being no further discussion, the motion to add the item to the agenda for the next meeting passed by a 5-0 vote.

Commissioner Burke	Yes
Vice Mayor Davis	Yes
Commissioner Kelley	Yes
Commissioner Bass	Yes
Mayor Pigatt	Yes

20. MAYOR /COMMISSION REPORT:

1. Commissioner Joseph L. Kelley Drive-thru Book bag Giveaway

Commissioner Kelley said the virtual Meet Me Monday was a success and he forwarded the resident's concerns to the manager. He then announced that the Drive Thru Book Bag Giveaway will be held on this coming Saturday from 10:00 a.m. – 12:00 p.m. while supplies last. He thanked all of the departments and volunteers for coming out and assisting with the food distribution program that is held every Tuesday at 10:00 a.m.

21. OFFICIAL BOARD APPOINTMENTS:

Mayor Pigatt encouraged the residents to apply to serve on the City's advisory boards.

City Attorney Norris-Weeks announced two (2) close door Executive Sessions pursuant to Florida Statutes Section 286.011 to be held virtually at 5:30 p.m. on October 14, 2020 to discuss A Florida League of Cities lawsuit and a water and sewer lawsuit. The first one being George Suarez v. City of Opa-locka, Case No. 2017-008285CA-01 and the second suit involves B&G Opa Holdings, Inc. et al v. City of Opa-locka, Case No. 18-23269CIV. The length of this Attorney-Client Session is estimated to be one hour.

22. ADJOURNMENT:

There being no further business to come before the Commission, it was moved by Commissioner Kelley, seconded by Vice Mayor Davis to adjourn the virtual meeting at 9:23 p.m.

MAYOR

ATTEST:

CITY CLERK

CITY OF OPA-LOCKA
“The Great City”

CLERK’S ACTION SUMMARY MINUTES
VIRTUAL SPECIAL COMMISSION MEETING
Wednesday, September 30, 2020
5:30 P.M.

1. CALL TO ORDER:

Mayor Matthew Pigatt called the virtual Special Commission Meeting to order at 5:30 p.m. on Wednesday, September 30, 2020.

Pursuant to Executive Order No. 20-69, issued by the office of the Governor Ron DeSantis on March 20, 2020, municipalities may conduct meetings of their governing boards without having a quorum of its members present physically or at any specific location, and utilizing communications media technology such as telephonic or video conferencing, as provided by Section 120.54(5)(b)2, Florida Statutes.

An opportunity was given to the public to email the City Clerk prior to the Commission Meeting with any questions/comments/concerns on items we will hear on this evening’s Special Commission Meeting agenda. This meeting is being streamed live at <https://www.youtube.com/user/CityofOpalocka>.

Since this is a virtual meeting as authorized by the Governor of the state of Florida, again, members of the public wishing to address the commission have been offered the opportunity to do so. Public comments will be included as part of the public record for this virtual meeting and will be considered by the City commission prior to any action taken.

2. ROLL CALL:

The members of the City Commission appearing remotely were: Mayor Matthew Pigatt, Vice Mayor Chris Davis, Commissioner Sherelean Bass, Commissioner Alvin Burke, and Commissioner Joseph L. Kelley. Also appearing remotely were: City Manager John E. Pate, City Attorney Burnadette Norris-Weeks, and City Clerk Joanna Flores.

3. INVOCATION:

The invocation was delivered by Commissioner Sherelean Bass.

4. PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was recited in unison.

City Clerk Flores read the following public comments into the record:

Jefferey Sanders, (No address), asked have the parks been closed and privatized when he knows the youth have nothing else to do. He feels as though the parks department should remain open so the youth can keep out of trouble. He disagrees with what is going on.

Natasha Ervin, 670 Dunad Avenue, Opa-locka, FL, said that as a resident, home and business owner, she is appalled by the state in which the City is moving and that is a shame on the commission. She is on social media all of the time and has never seen where Hip Rock Star has done anything with the City. She hopes the moved does not come from the relationship the mayor has with the company because it is a conflict of interest and the commission knows it. She is disappointed that it looks like the reigns have changed from the prior commission. She then inquired as to why Trimerge is being extended when the City does not have the money to pay the company. If the City does have the funds to pay them, then why are the property taxes being increased? It is a shame on the City because of all of the lawsuits that are currently being placed on the City. She concluded by telling the commission to do unto others as they would have them do unto them.

Audrey Dominguez, 1147 Jann Avenue, Opa-locka, FL, asked why Hip Hop Rock Star has an item on the agenda for a special meeting. She mentioned several media, marketing, and management positions who are at the average marketing level for the positions in which they are doing their jobs and it is less than the City; an employee could have been hired permanently for this amount.

Dorothy Johnson, 13724 NW 24th Place, Opa-locka, FL, said she has an issue with item 6-C and urged the commission should reconsider this as money has been spent for this in the past. She said she does not see the line item where the \$30,000.00 will be coming from. Item 6-D does not show where it is documented that these services have been delivered. She asked at what point does the City intend to hire a professional Finance Director to run the department and watch the money. The City will never get out of the financial problem it is experiencing if it does not monitor the finances.

City Manager Pate said there are provisions in place to get the parks back up and running. There is currently active recruiting in place and he will be making a final selection after reviewing all of the finalist's applications. He feels as though Hip Hop Rock Star is doing their job and he is confident in the fact that a Request for Proposal (RFP) was put out and the company was selected so they are here to do the advertising the City is unable to do. The company has done a lot of work on behalf of the City and he supports them. He addressed the finance director position by stating that while Trimerge is here, they have agreed to the extension to get the audits done and he is pleased with the services they are providing. He is confident in the decisions he has made and is standing behind his choices to work with the companies on the agenda.

Mayor Pigatt agreed with the manger and said that Trimerge is instrumental with the finances of the city within the last year and that is a huge accomplishment. He commended everyone involved in the process for their contribution towards the initiative to get the City's finances in order.

5. SECOND READING ORDINANCES/PUBLIC HEARINGS:

A. AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA FLORIDA, DUAL-DESIGNATING 37TH AVENUE FROM 135TH STREET TO 151ST STREET AS "COMMISSIONER BARBARA JORDAN WAY"; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR

SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE (first reading/public hearing held on September 9, 2020).
Sponsored by Commissioner Kelley

The above ordinance was read by City Attorney Norris-Weeks.

Mayor Pigatt opened the floor for a public hearing. There being no persons to speak on the public hearing, the public hearing was closed.

It was moved by Commissioner Burke, seconded by Commissioner Bass for discussion.

Commissioner Kelley acknowledged that Commissioner Jordan has worked on behalf of the City for many years and is worthy of this award. He expressed his appreciation for his colleagues for supporting the item.

There being no further discussion, the motion on the ordinance passed by a 5-0 vote.

Commissioner Burke	Yes
Vice Mayor Davis	Yes
Commissioner Kelley	Yes
Commissioner Bass	Yes
Mayor Pigatt	Yes

B. AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, REPEALING SAME BUDGET ORDINANCE NUMBERS 17-19 AND 13-33 WHICH IMPLEMENTED A BAN ON WEARING SAGGY PANTS AND SHIRTS IN CITY BUILDINGS AND PARKS; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR SEVERABILITY AND CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE (first reading/public hearing held on September 9, 2020). *Sponsored by Vice Mayor Davis, Mayor Pigatt, Vice, Commissioner Bass and Commissioner Kelley*

The above ordinance was read by City Attorney Norris-Weeks.

Mayor Pigatt opened the floor for a public hearing. There being no persons to speak on the public hearing, the public hearing was closed.

It was moved by Vice Mayor Davis, seconded by Commissioner Bass for discussion.

Vice Mayor Davis said he is happy that this has become a national conversation. He is glad that the City can move forward and teach the youth how to dress properly in a different manner.

Commissioner Bass agreed and said this is a different time and things have to be done differently when dealing with the youth.

Commissioner Kelley also agreed and said one of the reasons he supports the item at this time is because there was no follow up and no tracking of the statistics in which it was supposed to follow.

Mayor Pigatt thanked the vice mayor for bringing forth the item and stated that it is the responsibility of the adults to lead the youth and make sure the City shines.

There being no further discussion, the motion on the ordinance passed by a 4-1 vote.

Commissioner Burke	No
Vice Mayor Davis	Yes
Commissioner Kelley	Yes
Commissioner Bass	Yes
Mayor Pigatt	Yes

6. RESOLUTIONS:

A. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PALM BEACH, FLORIDA, ACCEPTING AUTHORIZING THE CITY MANAGER TO ACCEPT THE FEE PROPOSAL OF M.C. HARRY AND ASSOCIATES, INC. TO CONDUCT A CONDITION ASSESSMENT OF HISTORIC CITY HALL AND ENTER INTO AN AGREEMENT FOR SAME, IN AN AMOUNT NOT EXCEED FORTY-THREE THOUSAND, THREE HUNDRED FIFTY DOLLARS (\$43,350.00); PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

Sponsored by City Manager

The above item was read by Assistant City Attorney Cobb.

It was moved by Commissioner Burke, seconded by Vice Mayor Davis for discussion.

Public Works Director Airia Austin said the building sat vacant for about twenty four months and they want to ensure that the structure is still sound before expending any additional funds.

Commissioner Bass asked if the previous assessment was available.

Mr. Austin said that the previous assessment is available and was completed in 2014.

Commissioner Burke said he has been in the building and it has substantial issues. He agreed with the director that it needs to be assessed again.

Vice Mayor Davis asked if the original contractors could not remobilize to continue the work.

Mr. Austin said they have been working with the company to come to a resolve with the completion of the project.

There being no further discussion, the motion on the resolution passed by a 5-0 vote.

Commissioner Burke	Yes
Vice Mayor Davis	Yes
Commissioner Kelley	Yes
Commissioner Bass	Yes
Mayor Pigatt	Yes

B. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING EMERGENCY ORDER NO. 20-05 IMPLEMENTED BY THE CITY MANAGER JOHN E. PATE OF THE CITY OF OPA-LOCKA, FLORIDA IMPOSED ON APRIL 28, 2020 DUE TO NOVEL CORONAVIRUS DISEASE 2019 (COVID-19); PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE. *Sponsored by City Manager*

The above item was read by Assistant City Attorney Cobb.

It was moved by Commissioner Kelley, seconded by Commissioner Burke for discussion.

City Manager Pate informed the commission that it is prudent to have this item on the agenda for approval as it will loosen the restrictions that are currently in place by Miami-Dade County.

Commissioner Kelley said he is glad to see the item on the agenda, but he does not see where the wording shows that it will be external only; he asked for clarity.

City Manager Pate said he understands how it can be open to interpretation and is willing to amend the item.

Commissioner Kelley said he would like the wording to reflect exactly what the item is trying to relay. He made a suggestion to amend Section 2 to allow for the reopening of parks socially and still requiring the use of masks.

A motion was made to amend Section 2 to allow for the reopening of the parks socially and still require the use of masks.

A brief debate was held amongst the dais and it was ultimately decided to vote on the item in its original form.

City Manager Pate informed the commission that he can defer the item until the next commission meeting and the commission can then decide what they desire at that time.

Commissioner Kelley asked for clarity that the building will be utilized for external business only.

Commissioner Burke asked if these decision will affect the order that the state already has in place.

City Attorney Norris-Weeks said that the state already granted Cities the opportunity to make their decisions based on what is needed for their individual situations.

A motion was made to amend the resolution to include the external opening of parks facilities (internal facilities for City business only) for outdoor activities of less than ten (10) people while abiding by the mask rules and regulations stated by Miami-Dade County.

It was moved by Mayor Pigatt, seconded by Commissioner Bass to pass the amendment.

There being no further discussion, the motion on the amendment passed by a 5-0 vote.

Commissioner Burke	Yes
Vice Mayor Davis	Yes
Commissioner Kelley	Yes
Commissioner Bass	Yes
Mayor Pigatt	Yes

There being no discussion, the motion on the resolution passed by a 5-0 vote.

Commissioner Burke	Yes
Vice Mayor Davis	Yes
Commissioner Kelley	Yes
Commissioner Bass	Yes
Mayor Pigatt	Yes

C. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH HIP ROCK STAR, LLC FOR PUBLIC RELATIONS AND MARKETING SERVICES IN AN AMOUNT NOT TO EXCEED SIXTY FIVE THOUSAND DOLLARS (\$65,000.00) FOR PROFESSIONAL SERVICES AND THIRTY THOUSAND (\$30,000.00) FOR REIMBURSABLE EXPENSES, AND AS SET FORTH IN EXHIBIT "A"; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE. *Sponsored by City Manager*

The above item was read by Assistant City Attorney Cobb.

It was moved by Vice Mayor Davis, seconded by Commissioner Bass for discussion.

City Manager Pate reiterated that he supports the item that is connected to the RFP and that the commission has already approved it; he said he stands by the item.

Commissioner Kelley said he was challenged by the thirty thousand dollars (\$30,000.00) in addition to the contract amount and he wants to put it on the record that it is too much.

Mayor Pigatt stated that Ms. Modkins has been doing a great job and he is sure that the company will continue to provide services on behalf of the City. He understands the concerns, but the City is being fiscally responsible when it comes to the finances and he hopes it will continue.

Both Vice Mayor Davis and Commissioner Bass agreed with the mayor.

There being no further discussion, the motion on the amendment passed by a 4-1 vote.

Commissioner Burke	Yes
Vice Mayor Davis	Yes
Commissioner Kelley	No
Commissioner Bass	Yes
Mayor Pigatt	Yes

There being no discussion, the motion on the resolution passed by a 4-1 vote.

Commissioner Burke	Yes
Vice Mayor Davis	Yes
Commissioner Kelley	No
Commissioner Bass	Yes
Mayor Pigatt	Yes

D. A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, EXTENDING AN AGREEMENT WITH TRIMERGE CONSULTING GROUP, P.A., FOR A SIX MONTH PERIOD; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.
Sponsored by City Manager

The above item was read by Assistant City Attorney Cobb.

It was moved by Vice Mayor Davis, seconded by Commissioner Bass for discussion.

City Manager Pate said in an attempt to fill vacant positions in the Finance Department, the City has recruited one accountant and an accounts payable employee. He said he has all confidence in the company and he stands by their work.

Commissioner Kelley asked what is the breakdown of the payments remitted to Trimerge for their services for six (6) months.

Budget Administrator Robert Anathan said the agreement was for two hundred and fifty thousand dollars (\$250,000.00) for the year, but it is an hourly contract so the amount will vary.

Mayor Pigatt thanked everyone for assisting with getting the City's finances in order and was grateful that the City was moving in the right direction.

There being no further discussion, the motion on the resolution passed by a 5-0 vote.

Commissioner Burke	Yes
Vice Mayor Davis	Yes
Commissioner Kelley	Yes
Commissioner Bass	Yes
Mayor Pigatt	Yes

6. ADJOURNMENT:

There being no further business to come before the Commission, it was moved by Commissioner Bass, seconded by Vice Mayor Davis to adjourn the virtual meeting at 7:27 p.m.

MAYOR

ATTEST:

CITY CLERK

RESOLUTION NO. 20-XXXX

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AUTHORIZING THE CITY MANAGER TO EXECUTE AN INTERLOCAL AGREEMENT BETWEEN MIAMI-DADE COUNTY, FLORIDA AND THE CITY OF OPA-LOCKA, FLORIDA TO AUTHORIZE THE MIAMI-DADE COUNTY OFFICE OF FILM AND ENTERTAINMENT TO ISSUE PERMITS TO FILM AND STILL PHOTOGRAPHY PRODUCTION COMPANIES FOR THE UTILIZATION OF CITY FACILITIES AND SERVICES, AS AUTHORIZED BY THE CITY; PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Board of County Commissioners passed Ordinance 91-50, in order to effect a one stop permitting process within the Miami-Dade Office of Film and Entertainment ("Film Office"); and

WHEREAS, the Ordinance allows for Miami-Dade County ("County") to enter into interlocal agreements with the various municipalities within Miami-Dade County in order for the Miami-Dade Film Office to permit for use of municipal property and services; and

WHEREAS, the various municipalities have expressed willingness to enter into agreement with Miami-Dade County to perform this function on their behalf; and

WHEREAS, the City of Opa-locka City Commission ("City Commission") hereby authorizes the County, through its Film Office, to issue permits to film and still photography production companies allowing them to utilize City facilities and services as authorized by the City.

WHEREAS, the City of Opa-locka ("City") and Miami-Dade County wish to enter into an Interlocal Agreement, (attached as Exhibit "A"), providing for the authorization of the County, through its Film Office, to issue permits to film and still photography production companies allowing them to utilize City facilities and services, as authorized by the City.

WHEREAS, the City Commission finds it to be in the best interests of the City and its residents to authorize the Miami-Dade County Film Office to permit for use of City property and services, as authorized by the City, as provided for in the Interlocal Agreement (attached as Exhibit "A").

NOW THEREFORE, BE IT RESOLVED THAT THE CITY COMMISSION OF THE CITY OF OPA LOCKA, FLORIDA:

Section 1. Adoptions of Representations. The foregoing "Whereas" clauses are hereby ratified and confirmed as being true, and the same are hereby made a specific part of this Resolution.

Section 2. Authorizing Execution of Interlocal Agreement. The City Commission of the City of Opa-Locka, Florida hereby authorizes the execution of the Interlocal Agreement between the City of Opa-locka and Miami-Dade County, attached as Exhibit "A".

Section 3. Effective Date. This Resolution shall take effect immediately upon adoption, and is subject to the approval of the Governor of the State of Florida or his designee.

PASSED AND ADOPTED this 14th day of October, 2020.

Matthew A. Pigatt, Mayor

ATTEST:

Joanna Flores, City Clerk

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:**

Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: _____

Seconded by: _____

VOTE:

Commissioner Bass
Commissioner Burke
Commissioner Kelley
Vice-Mayor Davis
Mayor Pigatt

_____ (Yes)	_____ (No)
_____ (Yes)	_____ (No)
_____ (Yes)	_____ (No)
_____ (Yes)	_____ (No)
_____ (Yes)	_____ (No)



City of Opa-locka Agenda Cover Memo

Department Director:			Department Director Signature:		
City Manager:	John E. Pate		CM Signature:		
Commission Meeting Date:	10.14.2020	Item Type: (Enter X in box)	Resolution X	Ordinance	Other
Fiscal Impact: (Enter X in box)	Yes	No	Ordinance Reading: (Enter X in box)	1st Reading	
	X			2nd Reading	
			Public Hearing: (Enter X in box)	Yes	No
				X	X
Funding Source: Account# :	(Enter Fund & Dept) Ex:		Advertising Requirement: (Enter X in box)	Yes	
				No	
				X	
Contract/P.O. Required: (Enter X in box)	Yes	No	RFP/RFQ/Bid#:		
		X			
Strategic Plan Related (Enter X in box)	Yes	No	Strategic Plan Priority Area: Enhance Organizational ☐ Bus. & Economic Dev ☐ Public Safety ☐ Quality of Education ☐ Qual. of Life & City Image ☐ Communcation ☐	Strategic Plan Obj./Strategy: (list the specific objective/strategy this item will address)	
		X			
Sponsor Name	City Manager John Pate		Department:	City Manager	

Short Title:

A resolution of the City Commission of the City of Opa-locka authorizing the City Manager to enter into a local agreement with Miami-Dade County to permit for use of municipal property and services in order to effect a one stop permitting process within the Miami-Dade Office of Film and Entertainment.

Staff Summary:

Staff finds it appropriate for Miami-Dade County to issue permits to film and still photography production companies allowing them to utilize City facilities and services as authorized by the City.

Proposed Action:

Approve legislation and forward a copy to Miami-Dade County Board of County Commissioners.

Attachment:

Interlocal Agreement.

**INTERLOCAL AGREEMENT
FILM PERMITTING
MIAMI-DADE COUNTY – CITY OF OPA-LOCKA**

THIS AGREEMENT (“Agreement”) is made and entered into this _____ day of _____, 2019, by and between Miami-Dade County, Florida (“County”) and the City of Opa-locka (“City”).

WHEREAS, the Board of County Commissioners passed Ordinance 91-50, in order to effect a one stop permitting process within the Miami-Dade Office of Film and Entertainment ("Film Office"); and

WHEREAS, the Ordinance allows for the County to enter into interlocal agreements with the various municipalities within Miami-Dade County in order for the Miami-Dade Film Office to permit for use of municipal property and services; and

WHEREAS, the various municipalities have expressed willingness to enter into agreement with Miami-Dade County to perform this function on their behalf:

NOW THEREFORE, for and in consideration of the terms, conditions and covenants contained herein, Miami-Dade County and the City of Opa-locka hereto agree as follows:

1. Purpose: The City of Opa-locka hereby authorizes the County, through its Film Office, to issue permits to film and still photography production companies allowing them to utilize City facilities and services as authorized by the City.
2. Term: The City grants authorization to the County, through its Film Office, to issue permits for the period of five years, commencing ten (10) days from the date of approval of this agreement by both parties.
3. Option to Renew: The County or the City may, upon written notice to the other, thirty (30) days prior to the expiration of this agreement, renew this agreement for a period of five years.
4. Cancellation: This agreement may be canceled by either party by providing written notice of intention to terminate, with 30 days prior notice, with or without cause. Any permits which may have been issued prior to termination, but covering dates after the termination date will be honored.
5. Liaison: The City of Opa-locka will appoint a representative to act as liaison to the Film Office, and who will coordinate City facilities and services, and who shall have the authority to authorize the issuance of permits by the County on behalf of the City.
6. Advance Notice: The County agrees to provide written notice to the City of Opa-locka, via email and U.S. mail, of requests for City facilities or services within one working day of receipt of the request from a production company for such service. The City retains the right

to deny issuance of a permit based on insufficient advance notice.

7. Insurance: The County, through its Film Office agrees to obtain from any production company issued a permit for the City, an insurance certificate, naming the City as additionally insured, in the amount of one million dollars (\$1,000,000.00) for film production and for still photography, providing for comprehensive general liability coverage. In the event that the County fails to verify required insurance, and the City has not waived said requirement, the County shall assume liability under state tort law, within limitations described by 768.28 of Florida Statutes. Verifying insurance means that the County obtains a copy of the production company's liability insurance policy naming the City as an additional insured in the amounts described above.

8. Refusal: The City Mayor, Manager or designated employee in his/her discretion maintains the right to reject any permit application if the City determines that it would not be in the best interest of the City to approve the permit application and the granting of the permit would not serve to promote the general welfare of the community.

9. Guidelines: The City of Opa-locka agrees to provide in writing, Guidelines to govern the issuance of permits issued on the City behalf. These Guidelines are subject to revision at any time, subject to ten (10) days written notice to the Film Office. All Guidelines must conform to law.

10. Facilities: The City of Opa-locka agrees to provide in writing, a schedule of facilities, services and associated fees and required deposits, which it wishes to make available for use. Further, the County agrees to forward any requests for special facilities which the City may own or control and may be requested by a production company.

11. Collections: The City of Opa-locka agrees that they will be responsible for the billing and collection of any fees or charges assessed to a production company for use of facilities and/or services and the County will in no way be liable for such charges, if unpaid. The County shall not issue permits to film and still photography production companies that have unpaid fees or charges assessed by the City under this section, provided the City has notified the County of such unpaid fees or charges.

12. Hold Harmless: The City of Opa-locka agrees that they will hold the County harmless and that the County will be in no way be liable for any damages caused by a production company permitted to film in the City, where the permit was issued with the appropriate authorization of the City's Liaison.

13. Facility Photo File: The City agrees to provide the County with photographs of available areas or facilities which the City wishes to promote for the use of film production and the County agrees to make this material available to production companies, in an effort to market the City, County and South Florida to the film industry.

14. Notice: All legal notices regarding this agreement must be sent to the following address:

Miami - Dade County
Deputy Mayor Jack Osterholt
Attn: Office of Film & Entertainment
111 NW 1st Street, 12th Floor
Miami, FL 33128

City of Opa-locka
City Manager, John Pate
780 Fisherman Street, 4th Floor
Opa-locka, FL 33054

15. Amendment: This agreement may be amended only by the mutual written consent of both parties.

16. Entire Agreement: This Interlocal Agreement, and any Exhibits to this Interlocal Agreement, contain the sole and entire agreement entered into by the parties with respect to the subject matter of the Interlocal Agreement, and supersede any and all other prior written or oral agreements.

17: Severability and Savings Clause: If any term or provisions of this Interlocal Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Interlocal Agreement or the application of such term or provision to the persons or circumstance other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Interlocal Agreement shall be valid and be enforced to the fullest extent permitted by law.

18. Governing Laws: The laws of the State of Florida shall govern this Interlocal Agreement. This Interlocal Agreement is subject to and shall be interpreted to effectuate its compliance with the Miami-Dade County Charter and the City Charter.

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed by their appropriate officials, as of the date first above written.

ATTEST:

Harvey Ruvin, Clerk
MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS

BY _____
Clerk

BY _____
Mayor Carlos A. Gimenez

Approved as to form _____
County Attorney

ATTEST: _____
City of _____
Pursuant to
Resolution _____

BY _____
City Clerk

BY _____
City Mayor

Approved as to form _____
City Attorney

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, ADOPTING THE CURRENT MIAMI-DADE COUNTY LOCAL MITIGATION STRATEGY, AS AMENDED, IN ACCORDANCE WITH THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY RATING SYSTEM REQUIREMENTS; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Federal Emergency Management Agency (FEMA) funded a national initiative to help communities develop local mitigation strategies that identify projects to mitigate the effects of natural disasters and to identify sources of funds to address those problems; and

WHEREAS, the State of Florida Department of Economic Opportunity entered into a contract with Miami-Dade County ("County") to provide the funding for the County and municipalities to jointly develop a Local Mitigation Strategy to become a component of the Statewide Mitigation Strategy. The Local Mitigation Strategy (LMS) is a whole community initiative designed to reduce or eliminate the long-term risk to human life and property from hazards. The LMS Plan is a multi-volume Plan that documents the planning process and addresses mitigation measures in relation to the hazard risk and vulnerability assessment of Miami-Dade County; and

WHEREAS, the County entered into agreements with local municipalities to establish a unified process for developing the Local Mitigation Strategy and convey funds for participation in the plan development; and

WHEREAS, the Local Mitigation Strategy meets the State contract requirements and was accomplished with the participation of local governments, the Miami-Dade School Board, and a broad range of private not-for-profit agencies, businesses and universities coordinated by the Miami-Dade Office of Emergency Management; and

WHEREAS, the City of Opa-Locka ("City") wishes to participate and adopt the County's current adopted Local Mitigation Strategy, attached hereto as Exhibit "A"; and

WHEREAS, the City Commission of the City of Opa-Locka finds it in the best interest and welfare of the residents to adopt the County's current adopted Local Mitigation Strategy, as attached in Exhibit "A".

NOW THEREFORE, BE RESOLVED BY THE COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA:

Section 1. The recitals to the preamble herein are incorporated by reference.

Section 2. The City Commission hereby adopts the Miami-Dade County current Local Mitigation Strategy, attached hereto as Exhibit "A".

Section 3. The City Manager and Proper City Officials are hereby authorized to execute any required documents in order to implement the intent of this resolution.

Section 4. Sections of this Resolution may be renumbered or re-lettered and corrections of typographical errors which do not affect the intent may be authorized by the City Manager or the City Manager's designee, without the need of a public hearing, by filing a corrected copy of same with the City Clerk.

PASSED AND ADOPTED this ____ day of _____, 2020.

Matthew A. Pigatt, Mayor

ATTEST:

Joanna Flores, City Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: _____

Seconded by: _____

VOTE:

Commissioner Bass	_____ (Yes)	_____ (No)
Commissioner Burke	_____ (Yes)	_____ (No)
Commissioner Kelley	_____ (Yes)	_____ (No)
Vice-Mayor Davis	_____ (Yes)	_____ (No)
Mayor Pigatt	_____ (Yes)	_____ (No)



City of Opa-Locka Agenda Cover Memo

Department Director:			Department Director Signature:		
City Manager:	John E. Pate		CM Signature:		
Commission Meeting Date:	10.14.2020	Item Type: (Enter X in box)	Resolution X	Ordinance	Other
Fiscal Impact: (Enter X in box)	Yes	No	Ordinance Reading: (Enter X in box)	1st Reading	
		X		2nd Reading	
			Public Hearing: (Enter X in box)	Yes	No
				X	X
Funding Source: Account# :	(Enter Fund & Dept) Ex:		Advertising Requirement: (Enter X in box)	Yes	No
					X
Contract/P.O. Required: (Enter X in box)	Yes	No	RFP/RFQ/Bid#:		
		X			
Strategic Plan Related (Enter X in box)	Yes	No	Strategic Plan Priority Area:	Strategic Plan Obj./Strategy: (list the specific objective/strategy this item will address)	
	X		Enhance Organizational ☒ Bus. & Economic Dev ☐ Public Safety ☒ Quality of Education ☐ Qual. of Life & City Image ☒ Communication ☐		
Sponsor Name	City Manager		Department:	City Manager	

Short Title:

A RESOLUTION ADOPTING THE CURRENT MIAMI-DADE COUNTY LOCAL MITIGATION STRATEGY, AS AMENDED, IN ACCORDANCE WITH THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY RATING SYSTEM REQUIREMENTS.

Staff Summary:

IT IS RECOMMENDED THAT THE CITY COMMISSION APPROVE THE ATTACHED RESOLUTION WHICH WILL BE IN THE BEST INTEREST AND WELFARE OF THE RESIDENTS.

Proposed Action:

UPON THE ADOPTION OF LEGISLATION A COPY WILL BE TRANSMITTED TO MIAMI-DADE COUNTY.

Attachment:

MIAMI-DADE COUNTY LOCAL MITIGATION STRATEGY.



STATE OF FLORIDA

DIVISION OF EMERGENCY MANAGEMENT

Ron DeSantis
Governor

Jared Moskowitz
Director

August 26, 2020

Frank Rollason, Director
Miami-Dade County Emergency Management
9300 Northwest 41st Street
Doral, Florida 33178

Re: Miami-Dade County Local Hazard Mitigation Plan Approved Pending Adoption

Dear Director Rollason,

This is to confirm that we have completed a State review of the Miami-Dade County Local Mitigation Strategy (LMS) update for compliance with the federal hazard mitigation planning standards contained in 44 CFR 201.6(b)-(d). Based on our review and comments, Miami-Dade County developed and submitted all the necessary plan revisions and our staff has reviewed and approved these revisions. We have determined that the Miami-Dade County LMS plan is compliant with federal standards, subject to formal community adoption, for the jurisdictions below:

Miami-Dade County, Unincorporated	City of Sweetwater
City of Aventura	City of West Miami
City of Coral Gables	Town of Bay Harbor Islands
City of Doral	Town of Cutler Bay
City of Florida City	Town of Golden Beach
City of Hialeah Gardens	Town of Key Biscayne
City of Hialeah	Town of Medley
City of Homestead	Town of Miami Lakes
City of Miami	Town of Surfside
City of Miami Beach	Village of Bal Harbour
City of Miami Gardens	Village of Biscayne Park
City of Miami Springs	Village of El Portal
City of North Miami	Village of Indian Creek
City of North Bay Village	Village of Miami Shores
City of North Miami Beach	Village of Palmetto Bay
City Opa Locka	Village of Pinecrest
City of South Miami	Village of Virginia Gardens
City of Sunny Isles Beach	

Upon submittal of a copy of all participating jurisdictions' documentation of their adoption resolutions to our office, we will send all necessary documentation to the Federal Emergency Management Agency (FEMA) who will issue formal approval of the Miami-Dade County LMS.

If you have any questions regarding this matter, please contact your LMS Liaison Laura Waterman at Laura.Waterman@em.myflorida.com or 850-815-4512.

Respectfully,

A handwritten signature in blue ink, appearing to read 'ME Anderson'.

Miles E. Anderson,
Bureau Chief, Mitigation
State Hazard Mitigation Officer

MEA/lw

Attachments: MEMORADUM: State approval of LMS plans under Program Administration by States (PAS)

cc: FEMA Region IV, Mitigation Division – Risk Analysis Branch

MIAMI-DADE COUNTY
LMS
LOCAL MITIGATION STRATEGY



**Whole Community
Hazard Mitigation
Part I: The Strategy**



July 2020

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INTRODUCTION

The Local Mitigation Strategy (LMS) is a whole community initiative designed to reduce or eliminate the long-term risk to human life and property from hazards. The LMS Plan is a multi-volume Plan that documents the planning process and addresses mitigation measures in relation to the hazard risk and vulnerability assessment of Miami-Dade County. This is a living document which is revised in order to integrate and reflect current and projected issues, as identified and to track mitigation measures and actions that have occurred, are presently occurring, are planned for and/or are desired. This Plan is a compendium of efforts of the whole community, integrating governmental and non-governmental agencies such as non-profits, private sector, educational and faith-based organizations, as well as communities, families and individuals. As of 2019, the National Institute of Building Sciences estimates that their national benefit of \$11 saved for every \$1 invested.¹

This version of the Plan is the five-year update that was last approved in 2015. The 2015 version included initiatives that integrate climate change, sea level rise, and additional measures to address floodplain management through the Community Rating System (CRS). This Plan was open for public review and the comments received were integrated in the Plan prior to submission to the Florida Division of Emergency Management (FDEM) and Federal Emergency Management Agency (FEMA) for review and approval. Upon receiving Federal approval, the LMS Plan will be presented to the Miami-Dade Board of County Commissioners (BCC) for adoption in 2020.

A review of the changes that have been made to the LMS since its last adoption in 2015 is provided in LMS-Part 1 under Section “LMS Revisions since Last Adoption” and LMS-Part 4: Appendix A.

Purpose

The purpose of the LMS is to develop a comprehensive approach to effectively reduce the impact of current and future hazards and risk faced by local communities within Miami-Dade County.²

The LMS accomplishes this through the following measures:

- A planning process that encourages whole community participation and input;
- Review and incorporation of community plans, local, state and federal regulations and guidance, studies, reports and technical information;
- Overview of past and present occurrences and projected future hazard events;
- Linkage of mitigation measures and actions to the Threat and Hazard Identification and Risk Assessment (THIRA);

¹ National Institute of Building Sciences Natural Hazard Mitigation Saves Study:
<https://www.nibs.org/page/mitigationsaves>

² EMAP 2016 Standard 4.2.1

- Identification of measures and actions as LMS Projects are accomplished, are planned for implementation, or identified as potential or future initiatives;
- Identification of potential or actual funding sources;
- Integration of GIS to provide maps to illustrate hazard and risk areas, consequence analysis and mitigation measures;
- Semi-annual reviews and updates of all strategy components;
- Regular meetings, informational bulletins, trainings and workshops to engage the mitigation participants;
- An identified process for monitoring the overall progress of mitigation strategies and documentation of completed initiatives.

This strategy will continuously evolve to address current and future risk and vulnerability.

How to use this Plan

The LMS is divided into seven (7) parts:

Part 1 – The Strategy (LMS-Part 1) – Provides an overview of the LMS and identifies how the program is implemented, the integration and update of plans, identifies authorities and references that guide the program, and sets forth the goals and objectives for specific measures and actions to address the threats and hazards faced by our communities.

Part 2 – The Projects (LMS-Part 2) – Contains the list of projects identified by the LMS Working Group members for mitigation measures/actions they have completed, are pursuing or one-day hope to implement, and the methodology for how projects are initially prioritized.³

Part 3 – Funding (LMS-Part 3) – Identifies potential funding sources for mitigation projects.

Part 4 – Appendices (LMS-Part 4) – This section contains a number of supportive documents including:

- List of Updates made to the plan since the last adoption
- List of LMS members including Steering Committee, Working Group and Sub-Committees
- Miami-Dade Resolution Adopting the LMS
- State Letter approving the LMS
- FEMA Letter approving the LMS
- Local Charter information for Metropolitan form of Government
- Integration Document
- THIRA – Demographic

³ EMAP 2016 Standard 4.2.3

- Economic Assessment
- Maps

Part 5 – Meeting Notes (LMS-Part 5) – Contains meeting notes and attendance since the beginning of the program.

Part 6 – Completed Projects (LMS-Part 6) – Contains a description of some of the completed projects.

Part 7 – Flooding: The National Flood Insurance Program and CRS (LMS-Part 7) – Contains information specific to flood management plans and identifies activities in support of the CRS program.

All parts of the LMS are published separately to allow for intermittent updates.

All of these sections are published on the LMS website and are open for public comment at any time, the plan is at: <http://www.miamidade.gov/fire/mitigation.asp> and comments can be sent to: mdlms@miamidade.gov.

LMS ORGANIZATIONAL STRUCTURE

The LMS is a compilation of initiatives that are identified and supported by the LMS Coordinator, LMS Co-Chair, the LMS Steering Committee, the LMS Working Group (LMSWG) and LMS Sub-Committees (LMSSC) and ultimately adopted by local elected officials. A complete list of the participants of the LMS are listed in LMS-Part 4 Appendices B and C.

LMS Coordinator/Chair

The Whole Community Mitigation Planner of the Miami-Dade Office of Emergency Management (OEM), serves as the LMS Coordinator. The LMS Coordinator is responsible for the monitoring, updating and maintenance of the LMS Plan, as well as the coordination of meetings, trainings, review and archiving of LMS Projects, and dissemination of information pertinent to the mitigation goals and objectives set forth in the LMS.

The LMS Coordinator serves as the Steering Committee Chair. This involves scheduling the LMS meetings and presiding over the meetings. The LMS Coordinator participates in workshops, trainings and conferences throughout the year to benefit the LMS. Additionally, the LMS Coordinator maintains a distribution list of individuals interested in mitigation and is responsible for the website updates.

LMS Co-Chair

The LMS Co-Chair is an appointed position by the LMS Steering Committee and assists the Chair with review and development of documents, provides consultation to the Chair and is responsible to stand in for the Chair in case of any unforeseen absences.

LMS Steering Committee

The LMS Steering Committee acts as a “Board-of-Directors” and is responsible for the development of policy guidance. Members of the Steering Committee are representative of the organizations found within the larger Working Group (i.e. municipal, county, educational, not-for-profits, private sectors and individuals). The Steering Committee acts as a review committee for the establishment of this LMS and the prioritization of the projects therein when a limited funding source is available. Membership on any committee shall be voluntary and subject to the review and approval of the LMSWG. A committee member who fails to attend a reasonable number of committee meetings may be dropped from participation in the committee by a majority vote of the other members of that committee.

Currently, any planning and program development issues are addressed through as-needed Steering Committee meetings and in an open forum through the quarterly meetings.

LMS Working Group

The LMSWG is composed of representatives from eight main groups:

- Municipalities
- County Departments
- Colleges and Universities
- Hospitals and Health Care
- Private Non-Profit
- Private Sector/Businesses
- Regional, State and Federal Partners
- Other Stakeholders, including private citizens

The makeup of the LMSWG is not limited to any particular organization or jurisdiction. Numerous others have expressed the desire to participate in the LMS and are welcome to do so. Each organization is encouraged to solicit participation and commentary from its citizens, employees and members.⁴

To be considered a participant of the LMS and receive the benefits thereof, a municipality, County Department or any other organization must attend at least two (2) of the four (4) quarterly meetings held each year. The LMSWG endorsed this policy unanimously on September 20, 2001. However, any organization may substitute regular participation and attendance on an active LMS committee or subcommittee in lieu of attendance at the quarterly meetings. The agencies that are participating in the LMSWG are identified in LMS-Part 4 Appendix B.

⁴ EMAP 2016 Standard 4.4.1(2)

Municipal Participation

Within Miami-Dade County the following municipalities are active participants of the LMS.

City of Aventura	City of Homestead	City of Opa-locka
Bal Harbour Village	Village of Key Biscayne	Village of Palmetto Bay
Town of Bay Harbor Islands	Town of Medley	Village of Pinecrest
Village of Biscayne Park	City of Miami	City of South Miami
City of Coral Gables	City of Miami Beach	City of Sunny Isles Beach
Town of Cutler Bay	City of Miami Gardens	Town of Surfside
City of Doral	Town of Miami Lakes	City of Sweetwater
Village of El Portal	Miami Shores Village	Village of Virginia Gardens
Florida City	City of Miami Springs	City of West Miami
Town of Golden Beach	City of North Miami	Indian Creek Village
City of Hialeah Gardens	North Bay Village	Miami-Dade County (unincorporated areas)
City of Hialeah	City of North Miami Beach	

For the sake of this document, municipalities will be referred to by only the name and not the full title (e.g. City of Coral Gables will be referred to as Coral Gables).

LMS Sub-Committees

In order to streamline the LMSWG's activities, various sub-committees may be formed, each addressing an area of concern, as needed. Initially, committees were formed to deal with flooding, evacuations, funding, community education, external policy, agriculture and wildfires. The formation and disbandment of sub-committees is done in correlation with the trending issues that should be addressed by the LMSWG members. A current list of sub-committees can be found in LMS-Part 4 Appendix C.

Meetings

The Steering Committee and LMS Sub Committee meet as needed and the LMSWG meets once each calendar quarter. Meeting announcements are posted on the LMS webpage, announced in the LMS Information Bulletins (quarterly) and emails are sent to the LMS Distribution List which is maintained by the LMS Coordinator.

The representatives are encouraged to post meeting notifications prominently, on community bulletin boards or in some other way, to notify the public or other interested parties at least 30-days prior to each meeting. Meeting times, dates and locations will also be posted on the LMS website: <https://www.miamidade.gov/global/emergency/projects-that-protect.page>.

A listing of meeting notes and attendance records are kept in LMS-Part 5.

PLANNING PROCESS⁵

In the spring of 1998, the State of Florida contracted with and provided funding to each of the counties within the State to develop an LMS. Community members embraced the LMS as the devastation of Hurricane Andrew was still fresh in their memories. The first meetings were set and development of the original LMS began. The Plan has evolved over the years to encompass the changes in our communities and the progression of hazards and risks.

The LMS Coordinator with the assistance of the LMS Steering Committee, and input from the LMSWG, LMSSC, and the general public incorporates updates and maintains the Plan. Updates will be based on factors such as recent disaster events, changes in Local, State, and Federal policies and legislation, changes in development and comments and input provided on the Plan. The LMS takes into consideration emerging issues such as aging infrastructure and new development (residences and businesses) projects impact Miami-Dade County communities.

The LMS Coordinator includes a listing of the revisions made to the Plan in relation to these factors, which is documented in the section titled “LMS Revisions since Last Adoption”.

Annual Updates

The LMS is updated on an annual basis. Any proposed changes will be reviewed and compared against LMS and Comprehensive Emergency Management Plan (CEMP) crosswalks provided by FDEM, the Emergency Management Accreditation Program (EMAP) Standards, the Community Rating System (CRS) Coordinator’s Manual, and the Threat Hazard Identification and Risk Assessment (THIRA). An annual update to the LMS is provided to the State by January 31st, every year and the documents are subsequently posted on the Miami-Dade County website.

As of March 2015, the LMSWG voted to have the LMS Projects updated annually by October 31st through the WebEOC LMS Board. LMS Members that have not updated their Projects will be notified that their Projects will be made “Inactive”. See LMS-Part 2 for more information on Project updates and maintenance.

Monthly Updates

LMS-Part 7 may be utilized by CRS Communities to post their Annual Activity 510 Progress Reports. CRS Communities are responsible for sending this information to the LMS Coordinator for inclusion, as needed. An update to LMS-Part 7 will be posted online by the last calendar day of any month during which time a 510 report was received. It is the responsibility of the CRS community to provide their reports to the LMS Coordinator at

⁵ EMAP 2016 Standard 4.2.1.(2)

least 10 working days, in advance of the end of the month, to allow for incorporation and posting on the website.

Public Review and Comment

The latest published version of the LMS is posted on the Miami-Dade County website: <https://www.miamidade.gov/global/emergency/projects-that-protect.page>– for public review and commentary. Any comments received through this medium will be incorporated through the revision process identified above. Comments can be sent to the following email address mdlms@miamidade.gov.

www.miamidade.gov/fire/mitigation.asp

OEM will post messages via the different social media platforms and the Miami-Dade County website to encourage Miami-Dade community members to review and comment on the LMS draft.

Five-Year Update

A complete State and Federal review and approval of this Plan is conducted on a five-year cycle. The Plan has undergone review and approval from FDEM and FEMA every five (5) years since the year 2000. The five-year review process incorporates the annual updates and a review of the FDEM LMS Crosswalk. FDEM notifies the LMS Coordinator 12-months in advance of the Plan expiration date. The LMS is updated and prepared for the third quarterly meeting of the fourth year for public review and comments on the Plan. Once all comments are reviewed and incorporated, the updated LMS will be submitted to FDEM, by the LMS Coordinator for review approximately six (6) months prior to its expiration date.

FDEM will review the LMS Plan and provide comments, and if needed, the LMS Coordinator will make revisions to satisfy any State LMS Crosswalk deficiencies. Once the Plan has been approved by the State, it is then sent to FEMA for their review and approval.

LMS Implementation

The LMS Coordinator will be responsible for the annual monitoring of how the LMS plan is implemented. This effort is a coordinated effort led by the LMS coordinator with the LMS partners. This includes evaluation of LMS projects (completed, started, etc.) and the review of the LMS goals and objectives to ensure they are addressing the present and future needs of the LMS.

LMS Effectiveness Review

On an annual basis the LMS Coordinator will review how effective the plan has been in reducing the County's vulnerability to the hazards listed in the plan. This review will include reviewing new and existing projects and when they were completed. It will also evaluate how many projects were completed and what funding sources were utilized. Finally this review will involve discussions with the LMS partners on their opinions of whether or not the LMS purpose and goals were achieved or not.

Partner Participation in Planning Process

Updating the LMS annually and for the five-year update includes the LMS working group members and partner agencies. Multiple efforts are made to involve a diverse groups of partners in updating the LMS. Below are some of the annual efforts that are used:

2020 LMS Kick-Off

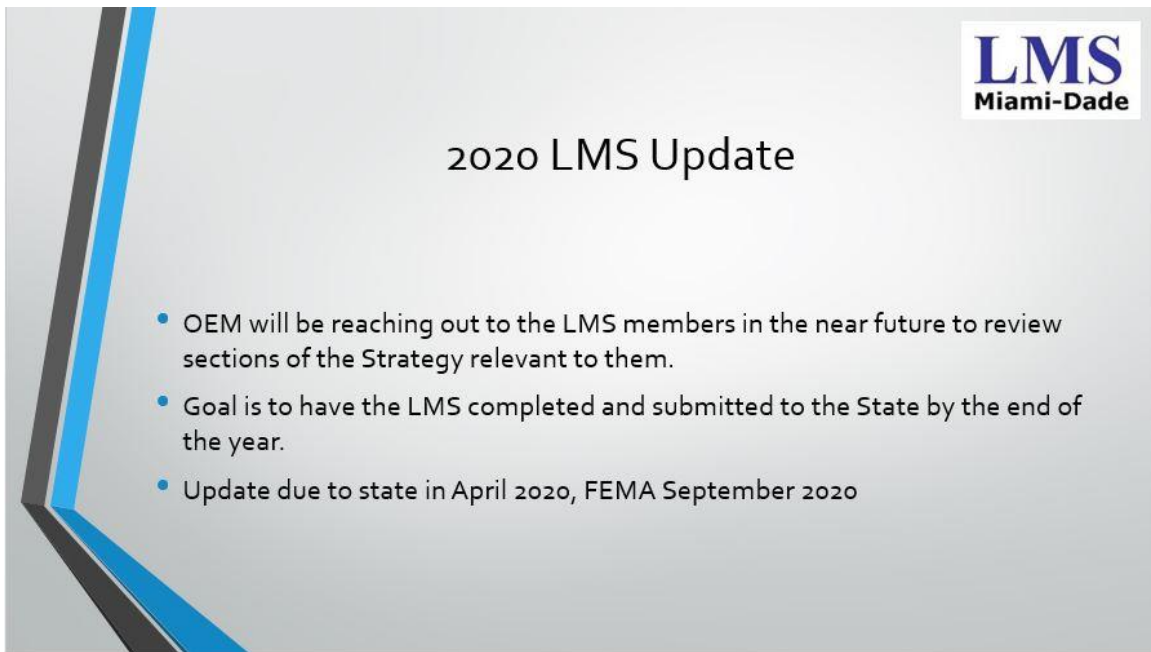
The planning process for the 5-year update for the LMS began at the March 14, 2019 Quarterly Meeting. At this meeting the LMS Coordinator discussed with the LMS partners the schedule of updating the LMS and the information that would likely be requested from them. Appendix 5 includes the March 14th meeting minutes.

2020 LMS Update Discussion

Miami-Dade County Local Mitigation Strategy
Working Group Quarterly Meeting
Thursday, March 14th, 2019 10:00am – 11:30am

AGENDA

1. Welcome and Announcements
2. Steering Committee Updates
 - o HMGP Updates for Hurricane Irma and Michael
3. Vizcaya Museum and Gardens HMGP Project Updates – *Ana Rico*
4. Sea Level Rise Project Update – *Katherine Hagemann*
5. 2020 Update of the LMS – *Steve Detviler*
6. Discussion and Questions



The slide features a light gray background with a decorative blue and black diagonal stripe on the left side. In the top right corner is the LMS Miami-Dade logo. The title "2020 LMS Update" is centered in a large, black, sans-serif font. Below the title is a bulleted list of three items.

LMS
Miami-Dade

2020 LMS Update

- OEM will be reaching out to the LMS members in the near future to review sections of the Strategy relevant to them.
- Goal is to have the LMS completed and submitted to the State by the end of the year.
- Update due to state in April 2020, FEMA September 2020

Quarterly LMS Working Group Meetings

These meetings are held once a quarter and during the annual and five-year update planning cycles the LMS Coordinator frequently provides updates on the planning process. LMS members are also requested to provide comments on portions of the Plan that pertain to their agency and/or organization.

One of the sections of the Plan that is regularly updated by the LMS Municipal partners is the Part 1 Analysis of Existing Policies, Ordinances and Programs. This section includes the Municipal policies and plans that are integrated in the LMS.

Whole Community Quarterly Meetings

This meeting is also held once a quarter by the Miami-Dade County Office of Emergency Management. This meeting includes partners from OEMs diverse programmatic areas and offer an opportunity to share information and collaborate with one another across disciplines and jurisdictions. The LMS Coordinator is regularly asked to provide an update at these meetings on the planning process, new funding opportunities or new programs this position is leading.

Incorporation of Existing Plans and Strategies

The LMS was not created and maintained in a vacuum. The LMS Coordinator reviewed and incorporated numerous plans, ordinances and studies into the annual and 5-year update of the LMS. Below are examples of the plans and strategies incorporated into the LMS:

Miami-Dade Comprehensive Development Master Plan (CDMP), Evaluation and Appraisal Report

This report evaluates the progress in implementing the goals, objectives, policies, maps and text of the CDMP and recommends changes through plan amendments. When preparing the 2020 LMS this report was reviewed and certain aspects of it including sea level rise, coastal high hazard areas and evacuation clearance times were incorporated in the appropriate parts of the LMS.

The LMS Coordinator also regularly participates in reviewing and providing amendments to the Miami-Dade County CDMP. This includes participating in regular meetings with other County Departments facilitated by the RER CDMP Planning Unit. The LMS Coordinator also provides comments to amendments to the Municipal CDMPs, when requested. Any significant changes to the municipal CDMP are also incorporated and added to the LMS.

Miami-Dade County Recovery Plan

In 2018-19 the Recovery Plan was revised based on lessons learned from Hurricane Irma and other disasters around the country. The Recovery Plan is composed of several parts. Part 2 contains 12 Recovery Support Function (RSF) annexes, which include RSF Mitigation Annex.

RSF Mitigation's purpose is to initiate and encourage meaningful actions to incorporate mitigation measures to reduce or eliminate the long-term risk to human life and property from natural hazards throughout the post-disaster recovery and reconstruction process. During Hurricane Irma there was several lessons learned regarding the interaction between recovery and mitigation. These lessons learned were incorporated into RSF Mitigation Annex and the LMS.

Resilient 305 Strategy

This climate strategy has been adopted and implemented by Miami-Dade County, the City of Miami and the City of Miami Beach. This strategy was created to address resilience challenges prioritized through intergovernmental and community collaboration. This strategy contains several projects that have been completed, are in process or are planned. The projects in process or planned have been added into the LMS as potential projects.

Southeast Florida Regional Climate Action Plan (RCAP)

This plan is the guiding document for the Southeast Florida Regional Climate Compact. Its purpose is to coordinate climate action, reduce greenhouse gas emissions and strengthen climate resilience in Broward, Miami-Dade, Monroe, and Palm Beach counties.

The RCAP is regularly reviewed and changes are incorporated into the Miami-Dade LMS. The LMS Coordinator also provides feedback to the Compact on the incorporation of any lessons learned or new projects that should be included in future updates to the RCAP.

State of Florida Hazard Mitigation Plan

This plan was also reviewed to incorporate statewide hazard and risk assessment data into the Miami-Dade LMS.

Plan Adoption

Once the Plan has been approved by FEMA, the Plan will be submitted to the Miami-Dade County Board of County Commissioners (BCC) for adoption. Miami-Dade County has a metropolitan form of government with its own Home Rule Charter (LMS-Part 4 – Appendix G). Once the BCC passes a Resolution, that action automatically includes all the Municipalities within the County. In the event a Municipality does not wish to participate in the action, that Municipality must, through their own Resolution, opt out.

Miami-Dade County communities that wish to utilize the LMS as their Floodplain Management Plan for credit under the CRS Program, must also adopt the LMS. Copies of the local adoption should be sent to the LMS Coordinator to be incorporated into LMS-Part 4.

Review and Revision Criteria

The LMS will be updated by the LMS Coordinator with the assistance of the Steering Committee and input from the LMSWG. The majority of revisions made to each section of this document are based upon LMSWG meetings where comments are sought from participants. The public is also given an opportunity to review this document and provide comments through the Miami-Dade County website. Revisions will be incorporated based on recent significant events such as hurricanes, tornadoes or any other occurrence where mitigation could benefit the community. Changes in Federal, State, and Local laws will also be reflected in the updated version of the LMS. The revisions will then be documented and posted online and/or sent out via LMS Information Bulletins by the LMS Coordinator to all relevant partners.

The evaluation criteria includes:

1. Have there been any new mandates from Federal, State or Local agencies that require changes to the LMS? Any new or changing laws, policies or regulations?
2. Are there any societal developments or significant changes in the community that must be added to the current LMS? Does the LMS still reflect the concerns of the community? Are the demographics the same? Has there been any growth or development in hazard areas?
3. Have there been any changes in funding sources or requirements?
4. Are there any recent technological developments that should be reviewed for inclusion in the LMS document?
5. Should the LMS be updated to include any new forms of hazards or areas of vulnerability within Miami-Dade County communities?
6. Have there been any changes in the Comprehensive Development Master Plan (CDMP) or any other form of Standard Operating Procedures (SOPs)?
7. Have any of the mitigation opportunities been implemented? Are the priorities for implementation the same?
8. What are the recommendations or lessons learned from any major incidents that have occurred during the past year?

During the revision process, each criteria is addressed to determine if they are still valid and adjustments are made, as necessary. When satisfied that the criteria are appropriate, each of the outstanding mitigation opportunities is then compared against the criteria. All existing mitigation opportunities that are determined to still be viable projects will remain on the project list. All those that are determined to be no longer workable, will be set aside for further revision or dropped as no longer feasible.

Changes in Program Priorities

Over the last five years there has been numerous hazards that have had an impact on Miami-Dade County. These hazards have challenged the County and required a specialized response and the use of new approaches and technology. However, these hazards have not required any changes in the LMS goals, objectives and priorities.

PROGRAM BENCHMARKS

This section provides an overview of the highlights of the Plan as well as recent updates to the Plan in relation to risk analysis and changes in development. A complete listing of all the meeting minutes from over the past five (5) years can be found in the LMS-Part 5.

1998 – Miami-Dade County began developing a LMS program through funding from the State of Florida.

September 1999 – The Miami-Dade County LMSWG voted to continue the LMS program with or without State funding.

March 2000 – The LMSWG determined that the LMS should be updated two (2) to three (3) times each year and the updates, including the project list for new, updated, completed and deferred projects would be updated twice a year.

June 6, 2000 – The BCC passed Resolution R-572-00 formally adopting the LMS as the official County policy thus further promoting program continuity.

September 13, 2000 – Miami-Dade County, along with its Municipalities and other organizations, were designated by FEMA and the Florida Department of Community Affairs to be a “Project Impact Community.”

December 6, 2000 – The LMSWG agreed that they would become the Project Impact Working Group and that the LMS would continue under the auspices of Project Impact. Henceforth, Project Impact and the LMS became synonymous.

December 2000 – The LMSWG determined that the LMS Project List would be updated by June 30th and December 31st of each year.

May 30, 2001 – A formal “signing ceremony” took place at Vizcaya Museum and Gardens for LMSWG members to sign a proclamation to become a “Project Impact Partner.” Although FEMA no longer endorses Project Impact, the LMSWG agreed that the Project Impact concept would continue in Miami-Dade County regardless of what it is called.

June 7, 2005 – The BCC passed Resolution R-710-05, which states that grant applications filed under the auspices of the LMS no longer have to be approved by the BCC but, instead authorizes the County Manager to “*Apply for, receive, expend and amend applications for grant funds for projects listed in the LMS.*”

June 2008 – The LMSWG celebrated its 10th anniversary with over 300 completed mitigation projects at a value exceeding \$250 Million. A listing of completed mitigation projects that have been tracked may be found in LMS-Part 6.

November 2009 – The County Mayor delegated signature authority to the Director of Emergency Management for contract and grant-related documents under the purview of the LMS Program. This was renewed in 2012.

April 10, 2010 – Adoption of the five (5) year update of the LMS by the BCC.

May 5, 2010 – FEMA approved the five (5) year update of the LMS.

September 1, 2015 – Adoption of the five (5) year update of the LMS by the BCC.

September 15, 2015 – FEMA approved the five (5) year update of the LMS.

LMS Revisions since Last Adoption

This section provides an overview of the achievements of the LMSWG to continue to promote and incorporate mitigation measures across the whole community concept and address changes to our risk profile and development as well as re-development.

September 2015

- September 15: Received FEMA and State Approval of the LMS.
- September 16: Quarterly meeting open to the public.

October 2015

- Annual update of LMS Projects due by October 31st.

December 2015

- December 9: Quarterly LMS Meeting open to the public.

January 2016

- January 6: Annual Update submitted to the State.
- Updates to hazards to include events that occurred in 2015.

March 2016

- March 16: Quarterly LMS Meeting open to the public.

May 2016

- Activity 510 and 610 submitted to ISO to obtain CRS credits for communities under the LMS.
- May 18: Statewide Hurricane Exercise with flood component for CRS communities.

June 2016

- June 15: Quarterly Meeting open to the public.

August 2016

- August 8: Mosquito Abatement Training.

September 2016

- September 21: Quarterly meeting open to the public.
- September 27: Mosquito Abatement Training.

October 2016

- Annual update of LMS Projects due by October 31st.

December 2016

- December 14: Quarterly LMS Meeting open to the public
- Part 4 Meeting Notes updated.

- Mapped completed projects in WebEOC.

January 2017

- January 31: Annual Update submitted to the State.
- Updates to hazards to include events that occurred in 2016.
- Part 2 Project lists updated.

March 2017

- March 7: Adaptation Measures C-7 basin meeting.
- March 15: Quarterly LMS Meeting open to the public.
- March 28: FEMA Coastal Flood Study Update.

April 2017

- April 3: Mosquito Abatement Training.
- Miami-Dade Cyber Security Plan created.

May 2017

- May 3: Statewide Hurricane Exercise with flood component for CRS communities.
- May 5: Discussion with RER regarding the update of the Miami-Dade Comprehensive Development Master Plan.

June 2017

- June 13: State Hazard Mitigation Assistance Team meeting.
- June 20: CRS Manual Changes meeting.
- June 21: Quarterly Meeting open to the public.
- June 27: FEMA Mitigation Webinar – Yellow Jackets

July 2017

- Mapped LMS Projects.

August 2017

- August 1: Meeting with County Departments and Regulatory and Economic Resource (RER) Office of Resilience regarding vulnerabilities to flooding, storm surge and sea level rise.
- August 31: Adaptation Action Area for C-7 Basin.

September 2017

- Hurricane Irma impacts Miami-Dade County - EOC activation September 5-17.
- September 27: Mosquito Abatement Training.

October 2017

- Annual update of LMS Projects due by October 31st.

November 2017

- November 15: LMS Quarterly meeting (make up for September) discussion on Public Assistance and Hazard Mitigation Grant Program (HMGP).
- November 30: deadline for update of projects for Hurricane Irma HMGP.

December 2017

- December 7: Meeting with FEMA, U.S. Army Corps of Engineers (USACE), U.S. Department of Homeland Security (DHS) and the State to discuss infrastructure recovery and identified needs from Hurricane Irma.
- December 14: LMS Quarterly Meeting
- LMS-Part 2 and Part 4 updated

January 2018

- January 12: Intent to Apply forms for Hurricane Irma HMGP due.
- January 31: Annual Update submitted to the State.

March 2018

- LMS Quarterly Meeting

May 2018

- Submitted the Miami-Dade LMS projects for HMGP for Hurricane Irma to the State.

June 2018

- LMS Quarterly Meeting

August 2018

- Submitted updated ranking of projects for HMGP for Hurricane Irma to the State.

September 2018

- LMS Quarterly Meeting
- Announcement of Flood Mitigation Assistance (FMA) and Pre-Disaster Mitigation (PDM) grant programs.
- September 14: Request for Infrastructure projects for consideration for CDBG-DR for Hurricane Irma.
- Submitted updated ranking of projects for HMGP for Hurricane Irma to the State.

October 2018

- Annual update of LMS Projects due by October 31st.

December 2018

- LMS Quarterly Meeting

January 2019

- Updates to hazards to include events that occurred in 2017.

February 2019

- Steering Committee meeting that discussed Hurricane Michael HMGP.

March 2019

- LMS Quarterly Meeting

June 2019

- LMS Quarterly Meeting

August 2019

- The new Whole Community Mitigation Planner started on August 26.

October 2019

- LMS Quarterly Meeting
- Steering Committee meeting that discussed Hurricane Michael HMGP.
- Annual update of LMS Projects due by October 31st.

December 2019

- LMS Quarterly Meeting
- LMS Steering Committee meeting

February 2020

- LMS Steering Committee Meeting

March 2020

- LMS Quarterly Meeting

Recent Development/Redevelopment

Miami-Dade County Regulatory and Environmental Resources Department (RER) maintains the CDMP to guide future development in unincorporated Miami-Dade County. A copy of the elements of the CDMP may be found in LMS-Part 4, Appendix H with a review of how these elements support mitigation measures and areas for consideration. In 2017, RER implemented the Evaluation and Appraisal Report for the CDMP, which occurs every seven (7) years to ensure that the County is in compliance with State law and it provides a comprehensive review and assessment of major issues and reviews the progress towards meeting goals, objectives and policies and identified needed changes. It is estimated that by 2040, Miami-Dade's population will grow from 2.7 million to 3.4 million people.⁶

As identified in Land Use (LU) Element, Miami-Dade is looking to emphasize development around centers of activities, development of well-designed communities containing variety of uses, renewal and rehabilitation of blighted areas and contiguous urban expansion when warranted, rather than sprawl.

- LU-3D identified that the County shall coordinate with Municipalities in Coastal High Hazard Areas and areas with repetitive losses to minimize demand for facilities and services in areas that result in redevelopment and increases in residential densities.
- LU-3E addresses an analysis on climate change and the impacts on the built environment addressing development standards and regulations related to investments of infrastructure, development/redevelopment and public facilities in hazard prone areas.
- LU-3K identifies an initiative to determine the feasibility of designating Adaptation Action Areas, areas that may be vulnerable to storm surge and sea level rise impacts.
- LU-3L identifies that the County will work with the local municipalities to do the same.

Per Resolution R-451-14 and Ordinance No. 14-79 all County infrastructure projects must consider sea level rise in the planning, design, and construction of those projects. All agenda items before the BCC that relate to planning, design, or construction of County infrastructure must include information on how the impact of sea level rise has been considered in the project. As of November 2019, there are 322 projects identified in *Part 2* of the LMS that specifically address sea level rise.

⁶ State of Florida Office of Economic and Demographic Research: http://edr.state.fl.us/Content/population-demographics/data/Medium_Projections.pdf

Recent years have also shown increased vulnerabilities as the modeling and mapping capabilities improve and as more information is gathered on the potential impacts of climate change and sea level rise. This version of the Plan integrates updated information on storm surge, sea level rise, and climate change into our hazards, mitigation measures, mapping, and project list. LMSWG members continue to identify LMS Projects to address aging infrastructure to deal with current and emerging threats. There are currently 2,081 projects identified for infrastructure improvements identified in *Part 2*. As an example, Miami Beach has been very proactive in installing new drainage infrastructure and pump systems to mitigate seasonal king tides, which are perhaps a preview of what sea level rise may bring to some of our coastal communities. In October 2014, the elements of the mitigation projects that had been installed were tested by the seasonal high tides and were very successful in limiting sea water from coming up through the storm drains. Our communities continue to include mitigation in their development and redevelopment projects through inclusion in their Master Plans and Capital Improvement Plans. Agencies are proactively including mitigation projects into their internal funding and capital improvement budgets, over 535 projects have been identified with these funding sources identified.

A 2014 analysis of our housing stock shows that 48% of our housing stock was built before the first Flood Insurance Rate (FIRM) maps were developed and 22% of our housing stock was built before there were any special elevation requirements implemented by Miami-Dade County. The continued efforts to identify flood mitigation projects is reflected by the 2,074 identified flood and storm surge projects in *Part 2* of the LMS as of July 2020. The LMS Project Board allows us to track mitigation measures by flood basins with the intent that we can coordinate efforts in areas of Repetitive Loss (RL) and Severe Repetitive Loss (SRL). As the FEMA FIRM maps were updated in September 2009 and new Coastal Flood maps are currently being studied and developed, and with the proposals of changes to flood policy rates, the LMS has embraced additional measures to help integrate CRS initiatives to assist communities with maintaining or improving their rating.

As many of the areas of our County are already developed, new development and redevelopment provide opportunities for structures to be built to or retrofitted to higher building code standards which includes wind and flood mitigation considerations. In 2018, the Beacon Council reported that the business sector invested \$402.6 million in new capital investment and added 2,000 direct jobs.⁷ According to the U.S. Bureau of Labor Statistics the Education and Health Services industry has grown the most in 2019, adding 17,200 jobs with a 4.2% rate of job growth.⁸

⁷ Miami-Dade Beacon Council Highlights Miami's Business Accomplishments at the 2018 Annual Meeting & Key Ceremony <https://www.beaconcouncil.com/miami-dade-beacon-council-highlights-miamis-business-accomplishments-at-the-2018-annual-meeting-key-ceremony/>

⁸ U.S. Bureau of Labor Statistics, Miami Area Employment November 2019: https://www.bls.gov/re-gions/southeast/news-release/areaemployment_miami.htm

Miami-Dade County launched the Strategic Miami Area Rapid Transit (SMART) plan in 2019⁹. This project's goal is to improve transportation mobility by leveraging and expanding existing transit systems to promote economic growth and job creation

The SMART Plan will expand transit options in Miami-Dade County along six critical corridors that are linked to regional, State, National, and global economic markets. These corridors are:

- Beach Corridor: Highest tourist demand in region with major employment centers
- East-West Corridor: Heaviest commuter travel for international, state and local businesses
- Kendall Corridor: One of the most congested arterial roadways with the highest demand
- North Corridor: Key regional mobility linkage for access to jobs, stadium and educational facilities
- Northeast Corridor: High transit demand and part of a critical regional corridor stretching to Palm Beach County
- South Corridor: Experiencing the fastest population growth in Miami-Dade County

Another critical component of the SMART Plan is a network of Express Buses, known as Bus Express Rapid Transit (BERT), which will connect the SMART rapid transit corridors on limited access facilities, promoting the active expansion of South Florida's Express Lanes network.

An estimated 1.7 million people live within a 2 mile radius of the SMART Plan alignments, representing approximately 63% of the most populous county in Florida.

Development Vulnerability

As the County continues to grow both economically and in population the vulnerability against numerous hazards also increases. However, to mitigate the growth in development the County has taken measures to lessen the impact of hazards on the infrastructure. In developing the SMART plan the Office of Emergency Management (OEM) provided comments on the likely impact on issues involving evacuation clearance times and emergency shelter capacity. OEM and the Office of Resilience provided comments on methods and projects to enhance the County resilience to certain hazards.

While the vulnerability of the County has increased the efforts taken by the County and its LMS partners has sought to balance this growth to lessen the impact of future disasters.

⁹ Miami-Dade Transportation Planning Organization, SMART Plan Brochure: <http://www.miamidadetpo.org/library/smartplan-brochure-2019.pdf>

Measuring the Overall Effectiveness of the LMS Program

The Miami-Dade LMS strives to continue to evolve and address the issues, concerns and challenges identified and encountered by our participants. Changes in personnel, shifting and diminishing funding sources, emerging and increasing threats and risk, aging infrastructure and housing stock and an increasing, diverse and transient population base necessitate the LMS to continuously take stock, re-evaluate and update the strategy.

Table 1 shows an overview of how we have increased our effectiveness.

TABLE 1. LMS PROGRAM EFFECTIVENESS

Hazard Assessment	• Incorporation of the Miami-Dade Threat Hazard Identification and Risk Assessment (THIRA) provides one source for hazard assessment for the Miami-Dade CEMP, LMS and stakeholder agencies to utilize in planning and coordination efforts.¹⁰ • Research and incorporation of climate change and sea level rise identifies potential future risk into THIRA. • Incorporation of new and updated maps. • Added an Economic Analysis (<i>Part 4 Appendix J</i>) to better understand the employment sectors and potential impacts. • Analysis of housing stock to look at structures built before flood plain mapping and regulations. • Identification of tools and software to help stakeholders assess and understand risk. Precipitation Frequency estimates from the U.S. National Oceanic and Atmospheric Administration (NOAA) (<i>Part 7</i>). • New impact assessment tool, ARM360, provided through OEM to local stakeholders to assist with damage assessment after an event to better track and document at risk hazard areas and impacts (<i>Part 7</i>).
Collaboration	• Collaboration with the Miami-Dade Department of Transportation and Public Works (DTPW) to access rain gauges and linkage with local National Weather Service to be able to better tie forecasting with real time monitoring for flooding. • Collaboration with the Office of Sustainability and participation in the Southeast Florida Regional Climate Change Compact has increased the number of planning agencies we are working with. • Collaboration with Miami-Dade Water and Sewer Department (WASD) to utilize the ground and surface water model, developed

¹⁰ EMAP 2016 Standard 4.2.1 (1)

	with the U.S. Geological Survey (USGS). Stakeholders were offered training on the software so, they can run analyses to better identify the potential impacts of sea level rise at a local level. • Engagement of Alliance for Response (cultural community) including workshops and exercise. • Statewide Hurricane Exercise with flood components for CRS communities on May 18, 2016. • FEMA Coastal Flood Study Update on March 28, 2017. • Statewide Hurricane Exercise with flood components for CRS communities on May 3, 2017. • Discussion with RER regarding the update of the Miami-Dade Comprehensive Development Master Plan on May 5, 2017. • Collaboration with County Departments and Miami-Dade Office of Resilience regarding vulnerabilities to flooding, storm surge and sea level rise.
Integration	• Identification of the LMS as a Whole Community initiative. • Review of community planning documents and identifying areas to better integrate mitigation into comprehensive planning and capital improvement (<i>Part 4 Appendix H</i> and added Municipal Integration to <i>Part 1</i>). • The State of Florida hired a contractor who provided suggested language for the incorporation of climate change and sea level rise into the State Enhanced Mitigation Plan. Miami-Dade used this as a guide in updating the THIRA. • A review of the action items in the Regional Climate Action Plan Implementation Guide was performed and supported. (<i>Part 4 Appendix H</i>). • Hosted L-278 class to assist local communities with the changes in the CRS manual and to identify opportunities to include elements into the LMS, included ISO personnel and newly appointed state CRS Coordinator. • LMS Coordinator active in 2015 update of THIRA including new maps and identification of vulnerable areas in alignment with Comprehensive Preparedness Guide 201. • Activity 510 (Developing a floodplain management plan for your community) and Activity 610 (Flood warning and response planning) were submitted to ISO to obtain CRS credits for communities under the LMS in May 2016. • Community Rating System (CRS) Manual Changes meeting on June 20, 2017. • Hosted Local Mitigation Strategy (LMS) Workshop on November 13, 2019 to assist in helping local communities gain a better understand of how the LMS “works” as hosted by the State of Florida.

Project Identification and Tracking¹¹	• Improved project tracking system through creation of internet-based board and encouraged participants to also track any projects that they are doing mitigation on to illustrate all of the mitigation work being done locally (<i>Part 2</i>). • Updated the project prioritization process, Benefit Cost Review, and built it into the project submittal process to help identify benefit of projects based on Suitability, Risk Reduction and Cost and Time. (<i>Part 2</i>). • Began adding previously completed projects to the archive list to build history of mitigation measures. (<i>Part 5</i>). • Added Appendix 2 to <i>Part 2</i> to track Deleted/Deferred Projects.
Public Awareness	• 2017 City of North Miami Hurricane Preparedness Fair • 2017 CLEO Institute Preparedness Event • 2018 Miami-Dade Public Schools Youth Fair • 2019 Florida International University (FIU) Weather Day • 2020 FIU, Science, Technology, Engineering & Math Weather Day

¹¹ EMAP 2016 Standard 4.2.2

POLICIES, ORDINANCES AND PROGRAMS AFFECTING MITIGATION

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There are many federal, state and county laws and policies that affect hazard mitigation and all the members of the LMSWG. Some of those are:

Federal

1. The Robert T. Stafford Disaster Relief and Emergency Assistance Act, P.L. 93-288 as amended (The Stafford Act) is interpreted by Title 44 of the Code of Federal Regulation (44 CFR) and governs FEMA and emergency management and sets forth the federal concepts for hazard mitigation. It also defines the Coastal Barriers Resources Act (44 CFR 206 subpart J) and describes floodplain and environmental management (Parts 9 and 10).
2. The Disaster Mitigation Act of 2000 (DMA-2K) has also redefined parts of The Stafford Act and those changes have been incorporated into this document. Much of FEMA has been further redefined by the “Post-Katrina Emergency Management Reform Act of 2006,” which was enacted by Congress and signed into law by the President in the fall of 2006.
3. The National Flood Insurance Program (NFIP) and the Community Rating System (CRS) FLA-15, July 1996, sets up a community rating system for flood insurance offering incentives for communities and credits for identified floodplain management activities.
4. National Fire Code, 1993 and NFPA 101 Life Safety Code define uniform fire safety standards adopted by rule by the State Fire Marshal.
5. Title 15 of the Code of Federal Regulations, which defines the Coastal Zone Management Act (15 CFR Parts 923 and 930).
6. Title 40 of the Code of Federal Regulation which defines the National Environmental Policy Act including such mitigation measures as included in the National Emission Standards for Hazardous Air Pollutants (Part 61), Toxic Substances Control Act (Part 763), the Resource Conservation and Recovery Act and CERCLA (the Superfund).
7. Title 29 of the Code of Federal Regulations that defines the Occupational Safety and Health Act containing many hazard mitigation measures.

¹² EMAP 2016 Standard 4.2.4 (1)

8. Presidential Decision Directives 39 and 62 are the authorities directing the development of terrorism response.
9. Presidential Policy Directive (PPD) 8: National Preparedness was released in March 2011. The goal of PPD 8 is to strengthen the security and resilience of the U.S. through five (5) preparedness mission areas – Prevention, Protection, Mitigation, Response and Recovery.
 - a. National Protection Framework follows the guiding principles of resilience and scalability, a risk informed culture and shared responsibility.
 - b. National Mitigation Framework establishes a common platform for coordinating and addressing how the Nation manages risk through mitigation capabilities.
 - c. National Response Framework includes establishing a safe and secure environment moving towards recovery.
 - d. National Disaster Recovery Framework focuses on how to best restore, redevelop and revitalize the community and build a more resilient Nation.
10. National Infrastructure Protection Plan (NIPP): provides a framework for programs and initiatives for the protection of Critical Infrastructure and Key Resources (CI/KR) and ensures that resources are applied where they offer the most benefit for mitigating risk.
11. PPD – 21 Critical Infrastructure and Resilience establishes a national policy on critical infrastructure security and resilience

State

1. State of Florida Statutes which are pertinent to hazard mitigation include:
 - a. Chapter 161 – Beach and Shore Preservation
 - b. Chapter 163 – Conservation, Aquifer Recharge and Drainage Element
 - c. Chapter 255 – Public Property and Public Buildings
 - d. Chapter 373 – Water Resources
 - e. Chapter 403 – Environment Controls
2. The South Florida Water Management District is a regional government agency that oversees the water resources in the southern half of the state through managing and

protecting water resources including balancing and improving water quality, flood control, natural systems and water supply.

3. South Florida Fire Prevention Code 1992-93 (adopted by the County Commission) defines standards for fire prevention and allows controlled burns as mitigation.

Federal, State and Regional Governmental Entities

The Federal, State and Local entities that perform hazard mitigation functions are almost too numerous to name. However, some of the more prominent ones are: FEMA, the Environmental Protection Agency (EPA), the Occupational Safety and Health Administration (OSHA), U.S. Army Corps of Engineers (USACE), Natural Resources Conservation Service (NRCS), FDEM, Florida Department Economic Opportunities, Florida Department of Transportation (FDOT), South Florida Water Management District (SFWMD) and many more.

The government entities that are located within Miami-Dade County and its Municipalities that perform hazard mitigation functions are varied and represent all levels of government: Federal, State, County and Local. FEMA has funded hundreds of hazard mitigation projects following Hurricane Andrew and to a lesser extent following the 1993 March wind-storm or “Storm of the Century,” the February 1998 “Groundhog Day” storm, and more projects have been implemented following Hurricane Irene in 1999 and the October 3, 2000 floods (pre-Tropical Storm Leslie), the tornadoes of March 27, 2003, the hurricanes of 2004 (Charley, Frances, Ivan and Jeanne), the hurricanes of 2005 (Katrina, Rita and Wilma), Tropical Storm Fay in 2008; Hurricane Irma in 2017 and Hurricane Michael in 2018 . FEMA acts as the administrative agency of the National Flood Insurance Program (NFIP), currently all Miami-Dade municipalities participate in this program.

The USACE is responsible for restoration and re-nourishment of most of the County’s beaches, maintenance of the Intracoastal Waterway, maintenance of Government Cut and the Miami Harbor entrance, and some shared responsibility with the South Florida Water Management District (SFWMD) for the canal and levee systems throughout the county. Mitigation functions in these areas by the Corps are multiple and varied.

The SFWMD is responsible for the operations and maintenance of the primary canals system, on behalf of the USACE, performing flood control operations, throughout the County, based on a schedule of operations, which determined when control structures are opened and closed. Flood control mitigation opportunities exist to benefit all of South Florida through the placement of new and maintenance of existing structures. These structures, located throughout the County, mitigate against saltwater intrusion into the Biscayne Aquifer from which Miami-Dade County’s drinking water is supplied.

The United States National Park Service (NPS) controls Everglades National Park that covers one third of the land area of Miami-Dade County and Biscayne National Park that covers over half of Biscayne Bay.

The United States Department of Agriculture's Farm Service Agency provides assistance to the farming community similar to that which FEMA provides to counties and municipalities. Additionally, the Natural Resources Conservation Service (formerly Soil Conservation Service) helps with mitigation measures such as, canal bank restoration and stabilization.

The United States Forestry Service and the Florida Division of Forestry both keep fire trails and fire breaks open, conduct controlled or prescribed burns and assist with debris clearance, all of which mitigate and facilitate fire control by keeping fuel levels low.

The Florida Department of Transportation (FDOT) must be a major participant in any mitigation endeavors undertaken throughout the county. They, along with the Miami-Dade Expressway Authority, maintain and control our major thoroughfares including the expressway system. They also control, along with Miami-Dade County DTPW, Florida East Coast and CSX railroads and the Town of Bay Harbor Islands, the twenty-three movable bridges that cross the Miami River and the Intracoastal Waterway.

County

1. Board of County Commission Resolutions
 - a. R-572-00, which establishes the Miami-Dade Local Mitigation Strategy as official county policy.
 - b. R-710-05, which authorizes the County Manager to apply for, receive, expend and amend applications for projects listed in the Miami-Dade Local Mitigation Strategy.
 - c. R-451-14, which requires all County infrastructure projects to consider potential impacts of sea level rise during all project phases.
2. Pertinent Miami-Dade County laws include codes and ordinances that govern the unincorporated and municipal activities, as follows:
 - a. Chapter 8(b) of the county code, which deals with emergency management.
 - b. Chapter 11(c), covering Development within Flood Hazard Districts.
 - c. Chapter 17, i.e. the Housing Code, focused on maintaining the housing stock in decent safe and sanitary conditions.
 - d. Chapter 18b covering right-of-way landscaping.
 - e. Chapter 24 covering the activities of the Miami-Dade Division Environmental Resources Management (DERM) for permitting hazardous materials.

- f. Chapter 28 of the county code which deals with subdivision regulations.
 - g. Chapter 33, covering zoning activities for approval of a development of regional impact.
 - h. Floodplain Management Program sets the criteria for elevations and assesses the risks for flooding for different areas of the County.
 - i. Miami-Dade County Comprehensive Emergency Management Plan (CEMP) mandates that municipalities have emergency management plans, as well as recommends the performance of hazard mitigation activities.
 - j. Miami-Dade County Comprehensive Land Use Plan dictates current land use and controls future land use and growth throughout the county.
 - k. The Public Works Manual, especially Section D5, concerning coastal construction.
 - l. Dade County Environmental Protection Ordinance, Coastal and Freshwater Wetlands Regulations, Sections 24-58 and 24-59.
- 3. Miami-Dade County Landscape Maintenance Special Taxing Districts provide tree-trimming programs that prevent more severe damage during windstorms.
 - 4. On March 1, 2002, the Florida Building Code (FBC), was adopted by Miami-Dade County and all the Municipalities, consequently replacing the South Florida Building Code. The High Velocity Hurricane Zone (HVHZ) portions of the code are applicable to Miami-Dade and Broward Counties only, the HVHZ sections of the FBC in addition to the most current ASCE- 7 standard contains a stricter design and construction measures, especially to protect windows, walls, and roof from wind-born debris. In 2012, the FBC was amended to include flood protection measures and use of ASCE-24.
 - 5. The Local Law Enforcement Mutual Aid Agreement with Miami-Dade County designed to coordinate and supplement local resources.
 - 6. The Statewide Mutual Aid Agreement for Catastrophic Disaster Response and Recovery establishes a local resource for all Working Group members that are presently signatories.
 - 7. The Southeast Florida Regional Climate Change Compact set forth an agreement between Miami-Dade, Broward, Palm Beach and Monroe Counties to work in collaboration to address the impacts of climate change on Southeast Florida. The Climate Change Action Plan was subsequently developed to identify and pursue reduction and resiliency measures in the region.

County Programs

Stormwater Management Masterplan

This program has the responsibility of the evaluation of flood protection levels of service. The Stormwater Management (Drainage) Level of Service (LOS) Standards for Miami-Dade County contains both a Flood Protection (FPLOS) and Water Quality (WQLOS) component. The minimum acceptable Flood Protection Level of Service (FPLOS) standards for Miami-Dade County shall be protection from the degree of flooding that would result for a duration of one day from a ten-year storm, with exceptions in previously developed canal basins, where additional development to this base standard would pose a risk to existing development. All structures shall be constructed at, or above, the minimum floor elevation following the latest version of the Florida Building Code or as specified in Chapter 11-C of the Miami-Dade County Code, whichever is higher. The incorporated areas of the county (municipalities) may have adopted stricter elevation standards.

Subdivision and Other Regulations.

Miami-Dade County Code imposes certain developmental requirements before land is platted. These relate to the provision of water and sewer facilities, local streets, sidewalks, drainage, and open space. Before use permits or certificates of occupancy can be issued, Section 33-275 of the Miami-Dade County Code requires that adequate water, sewage and waste disposal facilities be provided.

Shoreline Review.

The Shoreline Development Review Ordinance was adopted in 1985 and prescribes minimum standards for setbacks, visual corridors and, with its' accompanying resolutions, sets out a flexible review process through which architectural interest, building orientation, landscaping, shoreline use compatibility, access, and other design related elements can be negotiated with the developers and enforced by the local governing jurisdiction.

Area Plan Report

Since 1998, Area Plan Reports have emerged as a preferred planning technique for community visioning and helping to find answers to fundamental planning questions. An Area Plan Report is a practical planning technique, which blends public participation, detailed planning, and the development of implementation tools. Its principal focus is the creation of planning products (instead of processes). Public participation is indispensable for a successful Area Plan Report. The overriding objective is the creation of a detailed plan, which resolves areas of concern identified in the Area Plan Report study area; often these concerns involve capital improvements such as roads, sewers, sidewalks, parks and other community improvements. The Planning and Zoning Divisions of the Department of Regulatory and Economic Resources implements the Area Plan Report process as a collective planning effort that develops a small area plan which incorporates the priorities of a community.

Coastal Management

The Beach Restoration and Preservation Program is Miami-Dade County's mechanism for initiating and coordinating federal and/or State projects essential to the protection and recreational viability of Miami-Dade's ocean shoreline. Local participation in the determination of activities pertaining to beach restoration and preservation is included in the program. The County has benefited from large federal and State funding contributions and the expertise obtained as a result of the program. Most notably, the Miami-Dade County Beach Restoration Project now provides hurricane and erosion control protection for upland property and a vast recreational resource for public use. This project replaced a seriously eroded shoreline sustained only by bulkheads and seawalls, which offered little protective or recreational value. Implementation of erosion control projects is based on the following criteria:

1. Need for protection of public safety and property in areas threatened by coastal erosion.
2. To provide enhanced beach-related recreational opportunities for both visitors and Miami-Dade County residents.
3. To provide more effective and efficient long-term management of our natural and restored beach systems.

The Biscayne Bay Restoration and Enhancement Program objectives are to maintain or improve ecological, recreational, and aesthetic values of Biscayne Bay, its shoreline, and coastal wetlands. Projects include shoreline stabilization, mangrove and wetland habitat restoration, and bay bottom community enhancement at parks and other public lands. These contribute to erosion control, water quality, and fisheries and wildlife resources.

Future capital expenditures will be directed primarily towards maintaining and enhancing durability of restored beaches and to environmental improvement of the Biscayne Bay ecosystem. All of these projects are developed and carried out based on the best scientific and technical information available to the agencies involved.

Municipalities

Each of the municipal partners has a designated point of contact which is updated annually utilizing LMS Working Group Contact Update Form. These individuals have the responsibility to coordinate mitigation activities with the relevant municipal agencies.

The municipal partners either through their designated point of contact or agencies have the responsibility for integrating mitigation data into their respective plans and procedures. Common examples include of these plans and procedures are:

- Municipal Flood Warning and Response Plans and Procedures
- Municipal Comprehensive Development Master Plans
- Protective Actions Plans and Procedures

Municipal Agencies and Their Mitigation Functions

The municipalities of Miami-Dade County each have within their structure certain departments and agencies which affect and promote mitigation. While these agencies may have slightly different names from city to city, the role they perform in the mitigation function remains the same (e.g. public works or public services or community services, etc.).

Municipal Floodplain Manager: Some of the municipalities have a designated floodplain manager. They are responsible for coordinating and directing compliance with the Community Rating System (CRS) and maintaining their municipality's flood warning and response plan.

Miami-Dade DTPW operates and maintains and operates drainage systems and the secondary canals throughout the County, working with the SFWMD to implement flood control operations, when required.

Police and fire rescue departments: Each of the municipalities except Miami Lakes, Palmetto Bay and Cutler Bay maintains its own Police Department while the cities of Coral Gables, Hialeah, Key Biscayne, Miami and Miami Beach maintain their own fire departments, with the balance of the cities using Miami-Dade Fire Rescue for this service. Emergency responders are essential for alert and notification, lifesaving response, prevention and protection activities that all contribute to lessening the impact of disasters. The police and fire departments also conduct educational seminars to residents to spread awareness on emergency preparedness.

The Miami-Dade County RER, Permitting and Inspections Center: The functions of this department relate extensively to a wide range of mitigation projects and on-going mitigation activities. In most of our cities, the Building Official is responsible for interpreting and enforcing all laws, codes, ordinances, regulations and municipal policies related to the construction, improvement, expansion, repair or rehabilitation of buildings within the city. This department ensures that all new construction complies with the Florida Building Code which in itself is a major contribution to hazard mitigation. The department usually is responsible for the management of development in Special Hazard Areas; preservation

of open space; general control of land use intensities; and coordination between the capacity of public infrastructure in relation to proposals of private development. The Building Department also ensures all proposed development in the City conforms to the City's comprehensive plan as it relates to urban design of public areas and buildings, infrastructure planning and maintenance of flood data and other statistical information.

Planning and Development Department: Often is a part of the building department and even, at times, a part of public works. However, a number of our municipalities maintain planning and development as a separate entity which interacts within the mitigation strategy in many ways and must be part of the overall strategy especially in the area of urban land use.

Public Works Department: In most of our cities this department is responsible for construction and maintenance of roads, bridges and waterways and storm water management including drainage system development, inspection and maintenance, all functions that relate in various ways to hazard mitigation. Public works activities are a major component of any mitigation strategy.

Analysis of Existing Policies, Ordinances and Programs

The LMS Coordinator performed a review of a number of local policies and plans to create an Integration Document (*Part 4 Appendix H*). Additional LMSWG members were invited to participate and assist by reviewing the Integration Document and identifying and reviewing other local policies, ordinance and programs so we may better identify areas where we are in alignment or areas for consideration where mitigation may be better aligned.

As can be imagined, in a county as large and diverse as Miami-Dade, there are numerous planning agencies and documents that are developed. Each many times addresses the needs of their focus (e.g. transportation, emergency management) and each seems to have a different threshold for how often the plan is to be updated and the planning horizon to which it assesses the consideration of hazards and risks.

The Integration Document included in this version should be viewed as a starting point for the LMSWG to discuss, review and identify areas where we as a whole community can be more effective in our approach to mitigation and resiliency.

The Integration Document includes reviews of the following:

- Resilient 305 Strategy
- Southeast Florida Regional Climate Action Plan
- Miami-Dade Comprehensive Development Master Plan (CDMP)
- Miami-Dade Emergency Management Recovery Plan
- Miami-Dade 2035 Long Range Transportation Plan
- Florida Administrative Code 9J-2.0256

As the population grows in Miami-Dade County, hazard mitigation laws must address new structures being built in areas susceptible to unusual occurrences either through prohibition, limitation or tougher code to reduce potential losses. For example, new building construction in low lying flood areas must be limited or built in such a manner to minimize impacts from flooding. Similarly, future construction sites of natural gas, electrical and nuclear power plants must have mechanisms in place that will self-contain, or significantly limit, effects of potential catastrophic incidents. As identified in the Integration Document the Miami-Dade CDMP addresses a number of planning and zoning issues and the prevention or limitation of development in risk areas. Adaptation Action Areas are being incorporated into the CDMP and they should also be considered in relation to recovery and post-disaster redevelopment.

Local government and the private sector must provide ongoing training and information sessions for the public. Clear, unbiased knowledge is a key ingredient for safety enhancement for the public. Ongoing training could include public information notices and continuous training sessions at local libraries, hospitals and schools. Part of the cost for this training should be borne by those private parties who ask or have businesses that may contribute to an unusual occurrence. For example, construction of a new electrical substation, a natural gas company building a new facility, a professional dry cleaner establishment, a new gas station, etc. would have impact fees assessed to offset the mitigation training costs.

Training and equipment to prepare for and subsequently resolve hazard situations are necessary and vital. Alternative financial resources must be assessed and located in addition to including these costs in all respective governmental budgets.

Periodic review and revision of the local government ordinances, policies and programs must occur no less than once every other year.

Each municipality that has not yet done so should adopt a floodplain management ordinance and participate in the community rating system program. At the present time, the Miami-Dade Local Mitigation Strategy will serve as a floodplain management plan if adopted by a municipality.

Municipal Integration of Mitigation Measures

The following section identifies how the participating municipalities have incorporated mitigation into their planning processes, policies and/or ordinances. The municipalities continuously strive to expand and improve upon their mitigation measures as is illustrated below and with the extensive listing of mitigation projects identified in Part 2.

Aventura

The City of Aventura reported the last update on Municipal Integration occurred on July 7, 2015, when Resolution No. 2015-40 was approved as the city's Floodplain Management Plan.

City of Aventura Comprehensive Plan¹³
Transportation Element
Policy 1.9: The City of Aventura, in consultation with the Florida Department of Transportation, shall evaluate the impacts of proposed development and redevelopment on its transportation system, Strategic Intermodal System facilities, and the adopted level of service standards of transportation facilities, and identify strategies to alleviate or mitigate such impacts in coordination with the developer and other agencies as appropriate. The City shall coordinate with FDOT, Miami- Dade County, and 28 other jurisdictions in the county in the development of common methodologies for measuring such impacts.
Infrastructure Element
Objective 4: Aventura shall protect and preserve the biological and hydrological functions of the wetlands identified in the Land Use Element. Future impacts to the biological functions of publicly and privately-owned wetlands shall be mitigated. Publicly acquired wetlands shall be restored and managed for their natural resource, habitat and hydrologic values.
Capital Improvements Element
Objective 3: Future development will be permitted only when the adopted level of service standards for those services listed in the CIE will be upgraded or maintained at adopted levels of service, or when demonstrated negative impacts on hurricane evacuation clearance times will be mitigated, by ensuring that adequate fiscal resources are made available including, the proportionate cost of improvements necessitated by the development.
Conservation & Coastal Management Element
Policy 10.2: Structures which suffer recurring damage to pilings, foundations or load-bearing walls shall be required to rebuild landward of their current location to modify the structure to structurally enhance the structure, institute or mitigation measures or delete the area's most prone to damage.

¹³ <https://www.cityofaventura.com/DocumentCenter/View/184/Comprehensive-Plan-PDF?bidId=>

City of Aventura Comprehensive Plan¹³

Policy 10.14: The City shall implement its local mitigation strategy in accordance with the guidelines provided in the Local Mitigation Strategy: A Guidebook for Florida Cities and Counties in order to fulfill the State requirements relating to post-disaster planning, repair, and reconstruction.

Bal Harbour

Below is the section of this Village's Comprehensive Plan that integrates with the Miami-Dade County LMS.

Comprehensive Plan for Village of Bal Harbour	June 1988
Future Land Use Element	
Objective 9J-5.006(3)(b)4: Protect natural and historical resources. Policy: Developments and construction that adversely impact on the quality of the natural environment shall not be allowed.	
Coastal Management Element	
Objective 2.2 Hazard Mitigation and Coastal High-Hazard Areas: the Village of Bal Harbour shall ensure that building, development and redevelopment activities are carried out in a manner which minimizes the danger to life and property from hurricanes. Development within coastal high-hazard areas shall be restricted and public funding for facilities with coast high-hazard areas shall be curtailed.	
• Policy 2.2.01: The hazard mitigation section of the Dade County Hurricane Procedure Plan shall be reviewed and updated on a 5-year basis. In the rewrites, the Emergency Management Director shall identify specific actions that could be implemented to reduce exposure to natural hazards. • Policy 2.3.06: The Recovery Task Force shall propose comprehensive plan amendments which reflect the recommendations in any interagency hazard mitigation reports or other reports prepared pursuant to Section 406 of the Disaster Relief Act of 1974 (PL 93-288). • Policy 2.3.07: If rebuilt, structures which suffer damage in excess of fifty (50) percent of their appraised value shall be rebuilt to meet all current requirements, including those enacted since construction of the structure. • Policy 2.3.08: Structures which suffer recurring damage to pilings, foundations, or loadbearing walls shall be required to rebuild landward of their current location, to modify the structure to structurally enhance the structure, institute other mitigation measures or delete the areas most prone to damage.	

Bay Harbor Islands

Below is the section of this Village's Comprehensive Plan that integrates with the Miami-Dade County LMS.

The most recent actions taken by the town were:

- On June 10, 2015 the Town of Bay Harbor Islands passed Resolution No. 2054 for adoption of the 2015 Miami-Dade County Local Mitigation Strategy as the city's Floodplain Management Plan.
- On August 8, 2016 the Town of Bay Harbor Islands passed Ordinance No. 991 amending Chapter 23 of the Town's adopted Code of Ordinances entitled Zoning and Planning relating to the allowable height of docks.
- On May 13, 2019 the Town of Bay Harbor Islands passed Ordinance No. 1032 amending the Code of Ordinance that repeals the town's existing Chapter 7 ½ entitled Flood Damage Prevention. This updated ordinance updated the flood plain maps, designated a flood plain administrator, and adopted procedures and criteria for development in flood hazard areas, etc.

Town of Bay Harbor Islands Code of Ordinances	December 2013
Article 1 General Provisions	
Sec. 11-5. - Seasonal and periodic flooding; protection of lives.	
(a)The regulation of areas subject to seasonal and periodic flooding as provided in the comprehensive plan, policies 1.1(4) (page 35), 3.2 (page 36), 5.2 (page 37), and objectives 3 (page 36) and 5 (page 37) shall be implemented by the Code of Ordinances, including sections 5-17, 5-23.1(A)(3), (4) and sections 23-11(A)(5) and 23-12(12).	
(b)While it is hereby declared that Dade County has retained the primary responsibility for seasonal and periodic flooding throughout the county as provided in county Ordinance Nos. 57-22 and 57-30, as amended, the town's Code of Ordinances shall further implement the goals and objectives of the county ordinances by requiring compliance with all minimum federal flood insurance elevations for all new construction and for which land use densities and intensities have been adopted in further support thereof.	
(c)The protection of lives as provided in the comprehensive plan, policy 5.2 (page 37), shall be implemented by the Code of Ordinances, including section 5-1, and by virtue of the Miami-Dade County retention of primary responsibility for hurricane evacuation, including responses to lifesaving and other types of emergency evacuation. The town shall continue to coordinate and assist the county by providing minibus mass transportation to designated areas, information dissemination, and such other acts as shall complement the overall mass transit/public notice and evacuation procedures implemented by Miami-Dade County, Florida. While the county has retained the right to regulate land subdividing through the subdivision regulations, nevertheless the town shall continue to coordinate its efforts with the appropriate county agencies.	
(d)The town has adopted and shall maintain in full force and effect written hurricane procedures, as amended from time to time.	

Town of Bay Harbor Islands Code of Ordinances	December 2013
(e) Drainage facilities for flooding and a nonpoint pollution, as provided in the town's comprehensive plan, policies 1.1.1, 1.1.2 (page 58); 1.3.1 (page 59); 2.1.1 and objective 2 (page 60); capital improvements policies 1.2, 1.3, 1.4 (page 19); and land use policy 1.3 (page 37) shall be implemented by the Code of Ordinances, including sections 5-1 and 5-17, in that the town collects and discharges storm water runoff through inlets for the residential districts and into two drainage wells for the commercial districts. The town shall continue to coordinate its efforts with Dade County, particularly with reference to protecting and preserving Biscayne Bay. The town shall continue to review its land development regulations to ensure the standards as indicated in the town's comprehensive plan. (Ord. No. 488, § 5, 5-29-90; Ord. No. 733, § 4, 12-8-03)	
Article III Provisions for Flood Hazard Reduction	
Sec. 7½-26. - General standards. In all areas of special flood hazard, all development sites including new construction and substantial improvements shall be reasonably safe from flooding, and meet the following provisions: (1) New construction and substantial improvements shall be designed or modified and adequately anchored to prevent flotation, collapse, and lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy. (2) New construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage. (3) New construction and substantial improvements shall be constructed by methods and practices that minimize flood damage. (4) Electrical, heating, ventilation, plumbing, air conditioning equipment and other service facilities, including duct work, shall be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding. (5) New and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems. (6) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharges from the systems into floodwaters. (7) On-site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during flooding. (8) Any alteration, repair, reconstruction or improvements to a building that is in compliance with the provisions of this chapter shall meet the requirements of "new construction" as contained in this chapter. (9) Any alteration, repair, reconstruction or improvements to a building that is not in compliance with the provisions of this chapter, shall be undertaken only if said nonconformity is not furthered, extended, or replaced.	

Town of Bay Harbor Islands Code of Ordinances	December 2013
(10) All applicable additional federal, state, and local permits shall be obtained and submitted to the floodplain administrator along with the application for development permit. Copies of such permits shall be maintained on file with the development permit. State permits may include, but not be limited to, the following: (a) <i>South Florida Water Management District</i>: in accordance with F.S. § 373.036(2)(a)—Flood protection and floodplain management. (b) <i>Department of Community Affairs</i>: in accordance with F.S. § 380.05— Areas of critical state concern, and F.S. Chapter 553, part IV—Florida Building Code. (c) <i>Department of Health</i>: in accordance with F.S. § 381.0065—On-Site Sewage Treatment and Disposal Systems. (d) <i>Department of Environmental Protection, Coastal Construction Control Line</i>: in accordance with F.S. § 161.053—Coastal Construction and Excavation. (11) Standards for subdivision proposals and other new proposed development (including manufactured homes): (a) Such proposals shall be consistent with the need to minimize flood damage. (b) Such shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize or eliminate flood damage. (c) Such proposals shall have adequate drainage provided to reduce exposure to flood hazards. (12) When proposed new construction and substantial improvements are partially located in an area of special flood hazard, the entire structure shall meet the standards for new construction. (13) When proposed new construction and substantial improvements are located in multiple flood hazard risk zones or in a flood hazard risk zone with multiple base flood elevations, the entire structure shall meet the standards for the most hazardous flood hazard risk zone and the highest base flood elevation.	

Biscayne Park

Below is the section of this Village's Comprehensive Plan that integrates with the Miami-Dade County LMS.

2025 Comprehensive Plan Adopted Component	October 2010
Conservation Element	
Policy 4.2 The Village shall encourage the implementation of low impact development techniques and green building standards that reduce the negative environmental impacts of development and redevelopment by: reducing building footprints to the maximum extent feasible, and locating building sites away from environmentally sensitive areas; promoting the preservation of natural resources; providing for on-site mitigation of impacts (i.e. retention and treatment of stormwater runoff, water reuse, Master Stormwater Management Systems); promoting energy conservation through design, landscaping and building techniques (i.e. solar power, increased tree canopies); promoting water conservation through landscaping and building design; ensuring environmentally friendly building practices (i.e. use of environmentally friendly building materials, recycled materials), and; considering the development of a and implementation of a green building certification program, with associated regulations, incentives and standards.	
Public Facilities Element	
GOAL- DRAINAGE: The goal for the drainage is for the Village of Biscayne Park to continue maintenance of the local drainage system to afford reasonable protection from predictable flooding. The drainage objectives to achieve the goals and which address the requirements of paragraphs 163.3177 (6) (c), F.S., and 9J-5.011 (2) F.A.C. are as follows: OBJECTIVES AND POLICIES Objective 1 To review on an annual basis information on the performance of stormwater drainage facilities. Policy 1.1 The Village will continue to comply with the 1 0 year design storm level of 10 year design storm level of service standard for stormwater drainage. Policy 1.2 The Village will continue to maintain and monitor local drainage.	

Coral Gables

Below is the section of this City's Comprehensive Plan that integrates with the Miami-Dade County LMS.

City of Coral Gables Comprehensive Emergency Management Plan, Annex I, Mitigation	October 2009
Annex I, Mitigation	
Section B: Coral Gables Mitigation Programs and Department Responsibilities Note: Details and further information is contained in the Miami-Dade County Local Mitigation Strategy. (Page 3.) Section B: Coral Gables Mitigation Programs and Department Responsibilities Mitigation Projects Completed. The City's Local Mitigation Strategy identifies mitigation projects that have been completed and provides a list of future projects to be implemented as funding becomes available. (Page 6.)	
Public Safety Element	
Objective SAF-2.2: Assure that future development or redevelopment maintains or reduces hurricane evacuation times. The City establishes an out-of-county hurricane evacuation time for a category 5 hurricane of 16 hours. Mitigation is permitted to achieve and maintain these standards. Policy SAF-2.3.2: Annually incorporate recommendations of interagency hazard mitigation into the Comprehensive Plan and Post-Disaster Redevelopment Plan. The redevelopment plan shall identify areas which may warrant post-disaster redevelopment, including elimination of unsafe conditions and inappropriate land uses, and limitation of redevelopment in areas of likely repeated damage.	

Cutler Bay

On June 17, 2015 the Town of Cutler Bay passed Resolution No. 15-40 for adoption of the 2015 Miami-Dade County Local Mitigation Strategy; authorizing the Town Manager to identify and prioritize hazard mitigation grant program projects to become a part of the Local and Statewide hazard mitigation strategy. The Town also adopted a Climate Change Element in June 2016.

Town of Cutler Bay Growth Management Plan
Future Land Use Element
Policy FLU-8C: New schools will minimize negative impacts on surrounding areas through site location, configuration, access and development. Conversely, new development and redevelopment shall minimize and/or mitigate negative impacts on existing school facilities. Policy FLU-9M: The Town shall require developers to identify and mitigate constraints based on soils, topography, and floodplains. Policy FLU-11E: as appropriate and feasible, shall encourage the elimination or reduction of uses that are incompatible with hazard mitigation goals and interagency hazard mitigation report recommendations.
Housing Element
Monitoring Measures H2-1: 1. Land Development Regulations that mitigate regulatory barriers or provide incentives for the provision of a variety of housing types. 2. Number of cost burdened households by income, age, and special needs group and tenure 3. Housing costs
Coastal Management Element
Policy CM-3C: The Town will establish development standards in the Land Development Regulations for siting future water-related uses that address land use compatibility, availability of upland support services, existing protective status of ownership, hurricane contingency planning, protection of water quality, water depth, environmental disruptions, mitigation actions, availability for public use, economic need, and feasibility Objective CM-4: Through compliance with Federal Emergency Management Agency (FEMA) regulations and by targeting repetitive flood loss and vulnerable properties for mitigation, the Town will reduce natural hazard impacts. Objective CM-7: The Town will coordinate with the Miami-Dade County Office of Emergency Management (OEM) to develop and implement post-disaster redevelopment and hazard mitigation plans that reduce or eliminate exposure of life and property to natural hazards towards the protection of health, safety, and welfare. Policy CM-7A: Inconsistencies are found with the policies under this objective and the post disaster redevelopment and hazard mitigation plans of the Miami-Dade County Office of Emergency Management (OEM), the Town will notify and coordinate with OEM.

Town of Cutler Bay Growth Management Plan

Policy CM-7D: Recovery Task Force shall review and decide upon emergency building permits; coordinate with Miami-Dade County, state and federal officials to prepare disaster assistance applications; analyze and recommend to the Town Council hazard mitigation options including reconstruction or relocation of damaged public facilities; develop a redevelopment plan; and recommend amendments to the Growth Management Plan and other appropriate policies and procedures.

Objective CM-8: The Town will reduce the exposure of life and property to hurricanes through the planning and implementation of pre-disaster hazard mitigation measures. Pre-disaster planning for post-disaster redevelopment shall direct population concentrations away from the undeveloped identified high-risk areas during post-disaster redevelopment.

Policy CM-8C: During pre-disaster planning, hazard mitigation proposals shall be developed by the Town in conjunction with other agencies and, where appropriate, included in the Town's Emergency Response Plan or the Growth Management Plan.

Policy CM-8D: Town locates facilities, the Town shall determine the feasibility and necessity of relocating public buildings away from high-risk areas. The Town shall develop a formal process and guidelines for evaluation alternative to the replacement or repair of public facilities damaged by hurricanes such as abandonment, relocation, or repair and reconstruction with structural modifications. The costs; environmental impacts; mitigation activities; community impacts; economic development issues; employment effects; legal issues; consistency with local, regional and state plans; time period for implementation; and availability of funds should be evaluated for each alternative.

Objective CM-9: During post-disaster recovery and redevelopment, the Town shall implement its Emergency Response Plan (ERP) and applicable Growth Management Plan policies and assist hurricane damaged areas with recovery and hazard mitigation measures that reduce the potential for future loss of life and property.

Policy CM-9D: The Town will Policy CM-9D: enforce applicable recommendations of post-disaster hazard mitigation plans required under Section 406 of the Disaster Relief Act of 1974.

Conservation Element

Policy C-6A: Wetlands that are to be Policy C-6A: protected will be identified based on the type of wetland, function, size, conditions, location, and overall resource value. The wetlands shall be used for purpose that are compatible with their natural values and functions, and Land Development Regulations shall be adopted to provide these areas with the maximum feasible protection, by using such tools as compensatory wetland mitigation and dedication of conservation easements for preserving open space. All development with the potential to impact wetland areas shall be consistent with South Florida Water Management District (SFWMD) regulations. Activities in wetland areas may be permitted provided all applicable local, regional, state and federal external environmental agency permits have been obtained and one of the following standards is satisfied:

Town of Cutler Bay Growth Management Plan

1. Such an activity is necessary to prevent or eliminate a public hazard.
2. Such an activity would provide direct public benefit, which would exceed those lost as a result of the modification.
3. Such an activity is proposed for habitats in which the functions and values currently provided are significantly less than those typically associated with such habitats and cannot be reasonably restored.
4. Because of the unique geometry of the site, it is the unavoidable consequence of development for uses that are appropriate given site characteristics.

Town of Cutler Bay Climate Change Element

June 2016

The Town of Cutler Bay has already taken a number of steps to reduce greenhouse gas emissions and encourage environmental responsibility at the local level. The Town, along with neighboring communities, participates in the Property Assessed Clean Energy (PACE) Program, which provides loans to property owners for solar panels, wind generators, insulation and shutters. The Town also recently gained the legislative authority to allow residents of certain areas to receive loans, which can be paid off over time, to finance the initial costs of installing an alternate energy producing device (Financing Initiative for Renewable and Solar Energy). In addition, the Town is the only municipality in the County to have achieved the Florida Green Building Council's Silver Certification, and has adopted green building and development standards as part of its Land Development Regulations.

"Climate change resilience" means the ability of the built and natural environment (including infrastructure) to adjust to and absorb climate change impacts to the maximum extent feasible. Examples of management and development practices that can increase climate change resilience include: requiring increased minimum floor elevations for new development and redevelopment; retrofitting buildings for increased flood risk; designing infrastructure that can withstand higher water levels such as raising seawalls and installing tidal valves; implementing natural drainage features such as bios wales and stormwater buffers; reducing the heat island effect through increased landscaping, shading, and green building practices, and; adopting building practices that reduce vulnerability to increased storm events.

Doral

On January 13, 2015, the City of Doral adopted Resolution 15-06 which adopts the current Miami-Dade County Local Mitigation Strategy in accordance with the National Flood Insurance Program Community Rating System Requirements as the city's Floodplain Management Plan.

City of Doral Comprehensive Master Plan¹⁴
Future Land Use Element
Policy 2.6.1: Coordinate with Miami-Dade County in implementing the approved Local Mitigation Strategy, by assessing the vulnerability of governmental, medical and public safety sites and structures in the City to storm damage, and in developing an action plan, if necessary, to address wind stability and flood protection for key buildings. Policy 2.6.4: Following the National Response Framework principles, respond to all types of disasters and emergencies with the primary mission of saving lives, and protecting property and the environment. Activate procedures under mutual aid agreements with Miami-Dade County and other area cities when necessary based on event severity. In the case of hurricanes, the City will also immediately implement the recovery policies contained in its adopted Hurricane Preparedness and Recovery Plan. Policy 2.6.5: All proposed large-scale amendments to this Comprehensive Plan and/or zoning applications shall be evaluated for their impact on hurricane evacuation routes and times, and effect on currently available off-site shelter capacities. Roadway improvements and shelter improvements shall be required, if deemed necessary, to mitigate negative impacts and phased with new residential development.
Infrastructure Element
Policy 5E.2.5: Appropriate local planning, development design standards, and special construction practices shall be required to ensure both short and long-term mitigation of impacts on groundwater created by activities occurring in stream-to-sink basins and in areas where the Floridan Aquifer is unconfined or semi confined. The following provisions shall apply: a) All new development or modifications to existing development shall provide storm-water treatment. b) Corrective action to retrofit or upgrade existing hazardous material facilities consistent with standards applicable to new facilities shall be required by the City. The Hazardous Materials Management Code and development regulations establish guidelines and minimum compliance standards for existing facilities. c) New development activities that involve handling or storing of hazardous materials may be prohibited in areas and shall be subject to the general requirements, siting prohibitions, storage facility standards, secondary containment requirements, and monitoring provisions of the Hazardous Materials Management Code. Where such facilities

¹⁴ <https://www.cityofdoral.com/all-departments/planning-and-zoning/2016-city-of-doral-comprehensive-plan.pdf>

City of Doral Comprehensive Master Plan¹⁴
exist and are proposed to be modified, development review and permitting activities shall include careful evaluation and implementation of engineering and management controls, setbacks and buffers, and monitoring. Existing facilities shall meet the requirements of the Hazardous Materials Management Code pertaining to such facilities.
Conservation Element
Policy 6.4.12: Provide for regular updates to the City’s adopted Stormwater Master Plan. Policy 6.4.13: Protect and enhance the stormwater management systems that recharge the Northwest Wellfield Area. Policy 6.5.2: Identify future wetlands to be protected based on the type of wetland, function, size, conditions/location, and overall resource value. These wetlands shall be used for purposes that are compatible with their natural values and functions, and land development regulations shall be adopted to provide these areas with the maximum feasible protection, by using such tools as upland buffers, exotic vegetation removal, hydro period restoration, compensatory wetland mitigation and dedication of conservation easements. Activities in wetland areas may be permitted provided all applicable federal, state, regional and local external environmental agency permits have been obtained.
Intergovernmental Coordination Element
Policy 9.1.19: Coordinate all disaster preparedness programs with the Miami-Dade County OEM to ensure consistency with the County’s Comprehensive Emergency Management Plan and the Miami-Dade Local Mitigation Strategy (LMS) and in updating hurricane evacuation shelter assignments.
City’s Land Development Code
Section 71-112 – “Required to withstand extreme wind conditions”: No more than 15 percent of the required tree planting requirement pursuant to Chapter 71 “Landscaping and Buffers” of the City’s Land Development Code, can be trees and palm trees which do not fare well in extreme wind conditions such as hurricanes and tropical storms. Examples are, avocado, black olive, carrot-wood, citrus tree, among other trees specified in Section 71-112.
Low Impact Development Master Plan
City of Doral Low Impact Development (LID) Master Plan: Provides the City with guidelines, recommendations and Best Management Practices (BMPs) to promote the implementation of green infrastructure in new development and re-development projects to maintain natural infiltration of Stormwater, reduce the discharge of specific pollutants into local waterways, provide more aesthetically pleasing developments and reduce the flood impacts in the City Stormwater system. The Planning Department is currently working on an update to the LID Master Plan which will add new LID techniques.
Low Impact Development
Section 74-881 - “Low Impact Development (LID) Practices”: The City’s Planning and Zoning Department is responsible for implementing the LID Master Plan

City of Doral Comprehensive Master Plan¹⁴

through the incorporation of the LID BMPs in Section 74-881 of the Land Development Code. The LID's BMPs apply to all new development and re-development projects within the City of Doral. Concurrent with the update to the City's LID Master Plan, the Planning Department is revising Section 74-881 of the LDC which will clarify the goals, provide a list of non-structural and structural LID practices (derived from the Master Plan) and provide for maintenance of LID practices.

El Portal

Below is the section of this village's comprehensive plan that integrates with the Miami-Dade County LMS.

Village of El Portal Comprehensive Plan

May 2002

Coastal Management Element

Policy 1.1.1. In conjunction with any redevelopment of the mobile home park Little Farm Trailer Park site, preserve (and mitigate where possible) the natural canal banks to further marine and wildlife habitat.

Policy 9.1.20 Work with Miami-Dade County in implementing the approved Local Mitigation Strategy for hazard mitigation, and by January 2007, the City shall develop a City Emergency Plan to increase public safety and reduce damages and public expenditures.

Florida City

Below is the section of this town's comprehensive plan that integrates with the Miami-Dade County LMS.

Florida City Community Redevelopment Plan

February 2009

Policy 1.1: Acquire and demolish dilapidated and unsafe structures while providing relocation programs for displaced families if necessary.

Policy 7.1: Work with appropriate government agencies and utility companies to ensure provision of adequate services including potable water, stormwater, sewer, gas, solid waste, television, and electricity.

Golden Beach

Below is the section of this village’s comprehensive plan that integrates with the Miami-Dade County LMS.

Town of Golden Beach Hurricane and Severe Weather Response Plan	2007
Severe Weather Response Element	
Policy: The Town will have an organized response to hurricanes and other severe weather related emergencies in order to mitigate the effects of severe weather and to return Town services and normal living conditions as soon as possible. Wherever practical; the Town’s plan will use the same terminology and references as Miami-Dade County’s (MDC) plan. The Town Mayor and Manager or their designees are responsible for determining when this plan will be implemented. The determination to mobilize will be based upon information provided by the National Hurricane Center (NHC) and the Miami-Dade Emergency Operations Center (MDEOC). Additionally, it is the policy of the Town of Golden Beach Police Department is to protect life, property, and maintain order within the community during a weather related emergency. Appropriate levels of police services will be maintained before, during and after a hurricane or severe weather incident.	

Hialeah

Below is the section of this city’s Comprehensive Plan that integrates with the Miami-Dade County LMS.

City of Hialeah Comprehensive Plan	2015
Future Land Use Element	
Policy 1.2.14: Wetland impacts on the Annexation area: The city will develop a wetland mitigation projection based on the on-site wetlands analysis and consistent with environmental requirements and development projections	
Conservation Element	
The 100-year floodplain needs to be protected to help mitigate the damaging effects of flooding. Protection of these areas is assisted through the National Flood Insurance Program and local Code of Ordinances. Flood criteria must be met before the City will issue any building permits.	
Capital Improvements Element	
Policy 1.4.2: The City shall continue to maintain an inventory of any existing hazards within the City by using the hazards analysis and hazards mitigation criteria established within the Miami-Dade County Comprehensive Emergency Management Plan and shall also identify any grant sources available to mitigate the hazards listed on the hazard inventory.	

Hialeah Gardens

The City of Hialeah Gardens incorporates mitigation into its planning process as follows:

City of Hialeah Gardens 2025 Comprehensive Plan	October 2012
Intergovernmental Coordination Element	
• Policy 1.1.10 The City shall implement the provisions of the Local Mitigation Strategy (LMS) Guidelines in accordance with the Interlocal Agreement with Miami-Dade County. • Objective 1.3 Coordinate the impact of development with other jurisdictions to define and implement mutually beneficial goals, ensure consistency among adjacent land uses, and mitigate negative development impacts. This objective shall be made measurable by implementation of its policies.	

The City of Hialeah Gardens has a Division of Emergency Management which is responsible for coordinating disaster preparedness, response, recovery, and mitigation concerns for all City departments.

Homestead

Below is the section of this city's comprehensive plan that integrates with the Miami-Dade County LMS.

City of Homestead Comprehensive Plan	June 2011
Future Land Use Element	
Objective 10: Hurricane Evacuation and Mitigation Ensure that development and redevelopment are consistent with hurricane evacuation plans. Measure 2: Maintain hurricane mitigation measures that are consistent with the Miami-Dade County Local Mitigation Strategy (LMS) and facilitate the approved evacuation plans. Policy 10.1: Development orders for new development and redevelopment shall be consistent with local and regional hurricane evacuation plans where applicable. Policy 10.2: Mitigate any identified deficiencies in storm damage resistance of critical public facilities and construct new facilities, if needed, to assist in the City's evacuation plans.	
Objective 11: Hazard Mitigation and Post-Disaster Redevelopment To the extent financially feasible, incorporate all prudent hazard mitigation needs and post-disaster redevelopment procedures into the City's capital improvement planning and Land Development Code. Measure: Number of capital improvement projects and/or amendments to the land development code successfully implemented to address hazardous mitigation needs and post disaster redevelopment procedures.	
Hazard Mitigation/ Post-Disaster Redevelopment Element	
Policy 4.3: Participate in the preparation/modification of the 409 Hazard Mitigation Plan.	
Objective 6: Implementation of the Local Mitigation Strategy (LMS) The City continues to work with the Miami-Dade EOC and other government agencies to implement the policies, ordinances and programs outlined in the LMS. Measure: Coordinate efforts with state and county agencies to bring the community together as a single mitigating entity. Policy 6.1: Participate in the improvements in the City's standing and classification in the Community Rating System (CRS), with the related consequences of making flood insurance under the National Flood Insurance Program (NFIP) more affordable and reachable, while improving the effectiveness in coping with flood hazards, problems and emergencies. Policy 6.2: Disseminate information on a repetitive basis with respect to the existence of flood hazards and the availability of measures to mitigate the problems presented by such hazards. Policy 6.3: Increase the level of coordination of mitigation management concerns, plans and activities at all levels of government. Policy 6.4: Improve and maintain cutting edge, state-of-the-art, and effectiveness of the City's emergency preparedness and disaster response capacity. Policy 6.5: Continue	

City of Homestead Comprehensive Plan	June 2011
our commitment to the review, update and implementation of the local hazard mitigation strategy.	

Key Biscayne

On August 25, 2015, the Village of Key Biscayne passed Resolution No. 2015-38 for adoption of the 2015 Miami-Dade County Local Mitigation Strategy; authorizing the Village Manager to identify and prioritize hazard mitigation grant program projects to become a part of the Local and Statewide hazard mitigation strategy.

The Village has a full time Certified Flood Plain Manager who is responsible for the implementation of the Community Rating System (CRS) and NFIP compliance with assistance from a CRS Coordinator and a Consultant. The Village of Key Biscayne has incorporated mitigation into their planning processes to include the following plans:

Village of Key Biscayne Code of Ordinances Plan	December 2010
Resolution No. 2010-53: Resolution of the Village Council Adopting the Miami-Dade County Local Mitigation Strategy	
Village of Key Biscayne Code of Ordinances Plan	February 2014
Section 30-73-Site Plan Review Procedures Item (f)(6)g: Description of methods to be implemented during construction to mitigate adverse quantity or quality impacts off-site.	
Village of Key Biscayne Comprehensive Emergency Management Plan	September 2006
Annex-IV: Recovery H. Hazard Mitigation Plan/Program	
The Village of Key Biscayne has adopted the Miami-Dade County Comprehensive Emergency Management Plan by reference.	
Village of Key Biscayne FMP Annual Progress Report for CRS Annual Recertification	October 2014
Progress on FMP implementation, as required in Section X of the FMP, falls within the context of CRS compliance Action Plans followed by the Village. The Action Plan Items are included and tracked through the Miami-Dade County Local Mitigation Strategy (LMS)	
Village of Key Biscayne Stormwater Master Plan Update	June 2011
2.3.3: Repetitive Loss Properties One of the activities involved with the Annual NFIP CRS Re-Certification process is the analysis of Repetitive Loss Areas (RLAs). The purpose of the analysis is to determine possible mitigation solutions to minimize the flood claims.	
Village of Key Biscayne Master Plan	December 2008
Future Land Use Element	
Objective 2.4 Hurricane Evacuation 9J-5.006 (3) (b) 5	

Village of Key Biscayne Code of Ordinances Plan	December 2010
Eliminate or reduce land uses which are inconsistent with applicable interagency hazard mitigation report recommendations and enhance the efforts of the Metro-Dade Office of Emergency Management by providing it with all relevant information. Policy 2.4.1: The Village shall regulate all future development within its jurisdiction in accordance with the Future Land Use Map which is consistent with the Interagency Hazard Mitigation Team Report, FEMA 955-DR-FL, August 1992. The Village shall periodically review and revise the Future Land Use Map in light of future interagency hazard mitigation reports in order to reduce or eliminate uses which are inconsistent therewith.	
Infrastructure Element	
Policy 1.1.2 9J-5.011 (2) (c) 1: During the first phase of drainage master plan implementation (to be initiated in 1994), the Village shall begin to mitigate to the extent technically and economically feasible direct stormwater outfalls into the canals and Biscayne Bay. Anticipated improvements include a series of catch basins, manholes and pipes for the collection of the stormwater and routing to pollution control structures and drainage wells with emergency overflows. The pollution control devices (grease and oil separator) are to be provided before each drainage well to prevent contamination from entering. Emergency overflow structures are to be constructed at the existing outfalls and would discharge only when the storm events generate more than one inch of runoff. These improvements shall be designed to fully meet the specific standards set forth in Objective 1.1 above.	
Conservation and Coastal Management Element	
Policy 1.3.1: By the date required by state statute or sooner, the Village shall enact and enforce estuarine waterfront protection provisions in the land development code. The provisions will be drafted to assure that all applicable development permit applications are reviewed in the context of the mangrove protection policies of the State DEP and the waterfront policies of DERM. In particular, DERM Class 1 Permits pursuant to Section 24-58 of the Dade County Code shall be required for all construction seaward of the mean high water line. Such construction shall be designed to minimize environmental impacts and mitigate unavoidable impacts. This provision shall be interpreted to protect sensitive lands from sea wall and other related construction, but it shall not be interpreted as permitting construction seaward of the State Coastal Construction Control Line in violation of other policies of this Comprehensive Plan. Policy 1.7.14: The Village hereby designates DERM mangrove jurisdictional areas in the Village as environmentally sensitive lands which shall be protected from development unless their ecological value is replaced via mitigation. These DERM areas are mapped in Figure V-1 of the Data and Analysis of this Plan. Policy 3.3.3: During post-disaster recovery periods, after damaged areas and infrastructure requiring rehabilitation or redevelopment have been identified, appropriate Village departments shall use the post-disaster redevelopment plan to reduce or eliminate the future exposure of life and property to hurricanes; incorporate recommendations of interagency hazard mitigation reports; analyze and recommended to the Village Council hazard mitigation options for damaged public facilities; and recommend amendments, if required, to the Village Master Plan.	

Medley

Below is the section of this town's comprehensive plan that integrates with the Miami-Dade County LMS.

Town of Medley Municipal Code of Ordinances	May 2014
Article V. Provisions for Flood Hazard Reduction	
Sec. 30-71. - General standards. In all areas of special flood hazard, all development sites including new construction and substantial improvements shall be reasonably safe from flooding, and meet the following provisions: (1) New construction and substantial improvements shall be designed or modified and adequately anchored to prevent flotation, collapse, and lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy. (2) Manufactured homes shall be anchored to prevent flotation, collapse, and lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This standard shall be in addition to and consistent with applicable State of Florida requirements for resisting wind forces. (3) New construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage. (4) New construction and substantial improvements shall be constructed by methods and practices that minimize flood damage. (5) Electrical, heating, ventilation, plumbing, air conditioning equipment and other service facilities, including duct work, shall be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding. (6) New and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the systems. (7) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters. (8) On-site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during flooding.	

Town of Medley Municipal Code of Ordinances	May 2014
(9) Any alteration, repair, reconstruction or improvements to a building that is in compliance with the provisions of this chapter shall meet the requirements of "new construction" as contained in this chapter. (10) Any alteration, repair, reconstruction or improvements to a building that is not in compliance with the provisions of this chapter, shall be undertaken only if said non-conformity is not furthered, extended, or replaced. (11) All applicable additional federal, State of Florida, and local permits shall be obtained and submitted to the Floodplain Administrator along with the application for development permit. Copies of such permits shall be maintained on file with the development permit. State of Florida permits may include, but not be limited to, the following: a. South Florida Water Management District: in accordance with Chapter 373.036 Florida Statutes, Section (2)(a)—Flood Protection and Floodplain Management. b. Department of Community Affairs: in accordance with Chapter 380.05 F.S. Areas of Critical State Concern, and Chapter 553, Part IV F.S., Florida Building Code. c. Department of Health: in accordance with Chapter 381.0065 F.S. Onsite Sewage Treatment and Disposal Systems. (12) Standards for subdivision proposals and other new proposed development (including manufactured homes): a. Such proposals shall be consistent with the need to minimize flood damage. b. Such shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize or eliminate flood damage. c. Such proposals shall have adequate drainage provided to reduce exposure to flood hazards. (13) When proposed new construction and substantial improvements are partially located in an area of special flood hazard, the entire structure shall meet the standards for new construction. (14) When proposed new construction and substantial improvements are located in multiple flood hazard risk zones or in a flood hazard risk zone with multiple base flood elevations, the entire structure shall meet the standards for the most hazardous flood hazard risk zone and the highest base flood elevation.	

Miami

The City has a full time Flood Plain Manager who is responsible for the implementation of the Community Rating System compliance and NFIP compliance. The City also has an Office of Resilience and Sustainability that is responsible for environmentally-focused projects, including but not limited to the creation of the City's Climate Action Plan, energy efficiency partnerships, and the adoption of green building initiatives.

The City of Miami has incorporated mitigation into their planning processes to include the following plans:

City of Miami Comprehensive Emergency Management Plan	November 2019
Policy III.B.1: City departments will enforce all public safety mandates of the Miami City Code to include land use management and building codes; and recommend to the Mayor and City Commission, legislation required to improve the "disaster resistance" of the community. Policy III.M.2: When an emergency/disaster has occurred or is imminent, the Mayor may declare a state of emergency, activating the emergency response, recovery, and mitigation aspects of the Miami CEMP that apply to the affected area. Policy III.P.2: Immediately after an incident, local jurisdictions respond using available resources and notify State response elements. As information emerges, they also assess the situation and the need for State assistance...At this point, an initial assessment is also conducted of losses avoided based on previous mitigation efforts. Policy III.P.9: As immediate response priorities are met, recovery activities begin. Federal and State agencies assisting with recovery and mitigation activities convene to discuss State needs. Policy III.P.11: Throughout response and recovery, mitigation staff at the JFO will examine ways to maximize mitigation measures in accordance with State hazard mitigation administrative plans.	
City of Miami Hurricane Plan	November 2019
Policy I.G.7: The responsibilities of the [Recovery Action Team (RAT)] are: • Oversee the recovery and reconstruction process and to serve as an advisory body to the City Manager. • Identify mitigation opportunities and identify recovery resources. • Ensure coordination of the recovery process. Attachment E.G.1: Receive and review damage reports and other analyses of post-disaster circumstances and to compare these circumstances with mitigation opportunities identified prior to the disaster in order to identify areas for post-disaster change and innovation. Where needed, the RAT may review alternative mechanisms for achieving these changes and recommend the coordination of internal and external resources for achieving these ends. Attachment E.G.3: Review damage reports and other analyses of post disaster circumstances and to compare these circumstances with mitigation opportunities and identify areas for post disaster development changes.	

City of Miami Comprehensive Emergency Management Plan	November 2019
Attachment E.I.2: Identify funding sources for mitigation and recovery projects including state and federal assistance programs, private-sector funding and public donations. Attachment E.J.RF [Recovery Function] #19 Mitigation: To prepare a post-disaster hazard mitigation plan that will define actions during the recovery period that help prevent repeated future losses and reduce the City's vulnerability to natural hazards.	
Miami-Fort Lauderdale UASI THIRA	November 2019
The Miami-Fort Lauderdale UASI THIRA addresses mitigation needs through the recovery and protection core capabilities.	
Miami-Fort Lauderdale Urban Area Security Strategy	November 2019
1. Mission: Increase preparedness, prevention, protection, mitigation, response, and recovery capabilities within the Urban Areas and the Southeast Florida Region for all hazards, including terrorism. 1. Effort: Based on the capability assessment and strategy review, implementation steps are included and updated under each core capability and linked to regional initiatives and activities intended to enhance the preparedness, prevention, protection, mitigation, response, and recovery capabilities of the South Florida metropolitan areas either by: • Current, proposed, or future funding to enhance or sustain a capability or capacity needed within the jurisdictions or the region; or, • By reference to existing capabilities where no enhancement is required or currently planned, but access to those capabilities is needed to fulfill the full range of preparedness, prevention, protection, mitigation, response and recovery actions for incidents of all types.	
Goal: Protect Critical Infrastructure & Key Resources, Objective: Physical Protective Measures, Step: Establish a joint CIP workgroup to include the private sector to set security goals, identify assets, systems and networks; assess risks and threats annually; implement protective programs; and measure the effectiveness of risk-mitigation efforts.	
Goal: Protect Critical Infrastructure & Key Resources, Objective: Risk Management for Protection Programs & Activities- State, regional, local, tribal and private sector entities, in coordination with Federal participation, identify and assess risks, prioritize and select appropriate protection, prevention, and mitigation solutions based on reduction of risk, monitor the outcomes of allocation decisions, and undertake corrective actions. Step: Implement and assess the risk management model within the region and develop a plan to implement appropriate risk mitigation strategies using UASI funds.	
Goal: Respond to Disasters- CBRNE, Objective: Infrastructure Systems, Step: Encourage and assist jurisdictions in developing or enhancing recovery and mitigation efforts and plans. Step: Maintain liaison with county Local Mitigation Strategy (LMS) coordinators. Step: Ensure that lifeline facilities are incorporated into mitigation and recovery planning.	
Goal: Recover from Terrorism & Other Disasters, Objective: Natural and Cultural Resources- Protect natural and cultural resources and historic properties through appropriate planning, mitigation, response, and recovery actions to preserve, conserve,	

City of Miami Comprehensive Emergency Management Plan	November 2019
rehabilitate, and restore them consistent with post-disaster community priorities and best practices and in compliance with appropriate environmental and historical preservation laws and executive orders.	

Miami Beach

Below is the section of this city's comprehensive plan that integrates with the Miami-Dade County LMS.

City of Miami Beach Stormwater Management Master Plan – Executive Summary	June 2010
ES.2 Program Goals and Objectives	
Objective No. 8: Provide recommendations for seawalls to mitigate the effects of sea level increases over the next 50 years. As a complement to the engineering evaluation, CDM Smith utilized the FEMA's Hazards United States (HAZUS) tool designed to estimate hazard-induced losses for use by federal, state, regional and local governments, and private enterprises in planning for risk mitigation, emergency preparedness, response and recovery. By using a standard FEMA tool, the City will benefit in the coordination of future activities related to flood proofing, grant assistance, and management of repetitive loss properties. The analysis, which was performed for South Beach, incorporated existing elevations, structure and land use data along with information from the detailed flood model (SWMM). The HAZUS model generates an output that consists of a damage amount in dollars that is based on the percentage of total value loss a structure incurs during a flood event, like the statistically calculated once-in-5-year storm (5.9 inches of rainfall in 24 hours).	
Objective Number 8: Provide recommendations for seawalls to mitigate the effects of sea level increases over the 50 years; SWMMP Solution: Preliminary inspection and elevation standards for seawalls have been made with consideration of SLC, based on USACE guidance documents. A recommendation of a minimum seawall height of 3.2 ft NAVD provides a means to protect against projected spring tidal conditions over the next 50 years, based on intermediate SLC projections.	

Miami Gardens

The City of Miami Gardens incorporates mitigation actively through Drainage Improvement Projects. The City of Miami Gardens budgets \$2,000,000+ per year for drainage improvement projects. This is shown in the Comprehensive Development Master Plan. The projects funded through this appropriation are tracked continually during the year. The City also continually seeks grant funds to assist in constructing drainage improvements, and leverages budgeted money as matches to increase the number of projects funded.

Drainage improvement projects are also tracked through the City's Stormwater Management Master Plan. This FY 2020, the City will be updating the Stormwater Master Plan. This plan prioritizes projects based on need in the City, and their degree of flood protection and water quality improvement. In addition, the plan will address the FEMA repetitive loss properties to mitigate flooding issues. The City tracks the projects by coordinating the yearly budget, the Stormwater Management Master Plan, and projects listed in the Local Mitigation Strategy working group.

A future goal of the City is to address the flooding issues through the Stormwater Management Master Plan to update the priority projects, delete those projects completed, add projects as needed, and model the City again with the completed projects to determine future flood protection and stormwater quality needs. Another item in the City budget is drainage maintenance. This includes street sweeping, canal bank maintenance, litter control on land and in the surface waters, and mechanical and biological controls in the canals. These activities are considered mitigation in that they reduce potential obstructions in the event of a storm, and ensure capacity is present if a storm occurs.

City of Miami Gardens' Comprehensive Development Master Plan	November 2019
Future Land Use Element	
Objective 2.6: Land Use Compatibility The City shall ensure that the land development regulations contain criteria to mitigate negative impacts that incompatible land uses may have on the neighboring areas.	
Objective 2.12: Hazard Mitigation and Disaster-Preparedness Coordinate the City's Emergency Response Plan with Miami-Dade County and State of Florida to address hazard mitigation and disaster-preparedness for the safety of residents and property in Miami Gardens. Policy 2.12.1: The City Public Works Department and City Manager's office shall coordinate with the Miami-Dade County Emergency Management Operations Center for the safety of its citizens. Policy 2.12.2: The Public Works Department shall prepare a City Emergency Response Plan to appropriately address emergency/hazard/disaster mitigation program for the safety of Miami Gardens' residents.	

City of Miami Gardens' Comprehensive Development Master Plan	November 2019
Policy 2.12.3: Coordinate with Miami-Dade County in developing and implementing an Action Plan if necessary, to address flood protection, storm damage precautions. Policy 2.12.4: The City's Emergency Response Plan shall include but not be limited to an incident command system structure, delegation of responsibilities for incidents, a medical procedure and materials plan, outreach to the community through identified forums and public information systems, and post disaster mitigation plans that includes designated debris sites and personnel needs.	

Miami Lakes

Below is the section of this village's comprehensive plan that integrates with the Miami-Dade County LMS.

Town of Miami Lakes Comprehensive Plan	November 2019
Land Development Element	
Policy 1.2.4: Develop a code enforcement system in the new Code that is proactive in ensuring that the high standards, which are the hallmark of Miami Lakes, are maintained, and the personnel are very responsive to resident and business owner inquiries. In addition, ensure that the system allows for the mitigation and/or correction of adverse nuisance impacts, such as noise, odor and/or dust, on residential neighborhoods caused by any existing commercial and industrial operations.	
Future Land Use Element	
Objective 1.6: Hazard Mitigation and Disaster Preparedness Coordinate with Miami-Dade County and the State of Florida in addressing the hazard mitigation and disaster-preparedness needs of Miami Lakes, and encouraging the elimination and/or reduction of land uses inconsistent with the recommendations of any public agencies charged with managing hazard mitigation and disaster-preparedness. Policy 1.6.1: Coordinate with Miami-Dade County in implementing the approved Local Mitigation Strategy, in assessing the vulnerability of governmental, medical and public safety sites and structures in the Town to storm damage, and develop an action plan, if necessary, to address wind stability and flood protection for key buildings.	
Conservation Element	
Policy 6.7.1: Wetlands that are to be protected will be identified based on the type of wetland, function, size, conditions/location, and overall resource value. These wetlands shall be used for purposes that are compatible with their natural values and functions, and land development regulations shall be adopted to provide these areas with the maximum feasible protection, by using such tools as compensatory wetland mitigation and dedication of conservation easements for preserving open space. All development with the potential to impact wetland areas shall be consistent with South Florida Water Management District regulations.	

Miami Shores

Hazard mitigation and disaster recovery is incorporated throughout the Miami Shores Coastal Management Element. The Miami Shores Village Hurricane Plan, 2014 outlines in detail the city and employee activities, duties and responsibilities to be conducted prior and after a hurricane event. The focus is on preparedness prior to a hurricane event and detailed recovery plan post hurricane event.

Miami Shores Coastal Management Element	November 2013
Objective 4: Direct population concentrations away from the coastal high hazard areas, hurricane vulnerability zone and limit coastal high hazard area, hurricane vulnerability zone infrastructure expenditures. Direct population concentrations away from the coastal high hazard areas, hurricane vulnerability zone and limit the expenditure of Village funds on infrastructure within the Coastal High Hazard Area, hurricane vulnerability zone if such infrastructure would have the effect of directly subsidizing development which is significantly more intensive than authorized by this Plan. [9J-5.012 (3) (b) 5 and 6] The Coastal High Hazard Area is defined as the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model. Monitoring and Evaluation: Annual record of Village actions to direct away or reduce the population of the hurricane vulnerability zone.	
Policy 4.1: The Village shall restrict development in accordance with the Future Land Use Map of the plan. It is the legislative judgment of the Village that the Future Land Use Map provides the most appropriate way to limit development in the coastal high hazard areas, hurricane vulnerability zone consistent with reasonable property rights and long-established land use patterns. [9J-5.012 (3) (c) 9]	
Policy 7.2: The Village shall monitor the need for drainage system improvements.	
Policy 7.3: The Village shall design infrastructure with consideration to the potential rise in sea level.	
Policy 7.4: The Village shall deny any Future Land Use Map density increases in the hurricane vulnerability zone.	
Objective 8: Hazard mitigation. In general, the Village shall regulate development so as to minimize and mitigate hazards resulting from hurricanes. In particular, the Village shall ensure that all construction and reconstruction complies with applicable regulations designed to minimize hurricane impact on buildings and their occupants. Monitoring and Evaluation: Record of participation in Miami-Dade County Emergency Preparedness meetings, activities and programs. Annual record of development permits issued in the hurricane vulnerability zone, demonstrating the application of specific standards that result in a reduction in the exposure of human life and property to natural disasters	

Coastal Management Element	November 2013
Policy 11.2: The Land Development Code shall be amended to require Special Approval for the repair or replacement of hurricane damaged buildings in the FEMA VE Velocity Zone. The criteria for granting such approval shall be as follows: 1) repair or replacement shall be authorized for principal buildings and their associated accessory buildings and structures when the principal building suffers minor or major damage; and 2) repair or replacement shall be authorized for principal buildings and their associated accessory buildings and structures when the principal building is destroyed provided that the setback from the FEMA VE Zone is the maximum possible consistent with the authorized floor area, other setback requirements and reasonable design standards, but in no case less than 15 feet from the seawall, and provided further that the applicable requirements of Policy 11.3 are also met.	
Policy 11.3: The Land Development Code shall be amended to require Special Approval for the repair or replacement of hurricane damaged buildings in the Hurricane Vulnerability Zone (east of Biscayne Boulevard). The criteria for granting such approval shall be as follows: 1) repair shall be authorized for principal buildings and their associated accessory buildings and structures when the principal building suffers only minor damage; 2) repair or replacement shall be authorized for principal buildings and their associated accessory buildings and structures when the principal building suffers major damage or is destroyed, provided that the resulting buildings fully meet the Florida Building Code and all requirements of the Miami Shores Village land development code and provided further than ground floor elevations conform with the FEMA map. Historic buildings shall be exempt from this policy.	

Miami Springs

Below is the section of this village's comprehensive plan that integrates with the Miami-Dade County LMS.

City of Miami Springs Comprehensive Plan	March 2012
Future Land Use Element	
Objective 1.6: Hurricane Evacuation Coordinate future land uses by encouraging the elimination or reduction of land uses which are inconsistent with applicable interagency hazard mitigation report recommendations and enhance the efforts of the Miami-Dade Office of Emergency Management by providing it with all relevant information. This objective shall be measured by implementation of its supporting policies.	
Policy 1.6.1: The City shall regulate all future development within its jurisdiction in accordance with the Future Land Use Map. It shall also consider the most current Inter-agency Hazard Mitigation Team Report as part of the development regulations. The	

City of Miami Springs Comprehensive Plan	March 2012
City shall periodically review and revise the Future Land Use Map in light of future interagency hazard mitigation reports in order to reduce or eliminate uses which are inconsistent therewith.	

North Bay Village

Below is the section of this village's comprehensive plan that integrates with the Miami-Dade County LMS.

City of North Bay Village Comprehensive Plan	March 2009
Future Land Use Element	
Policy 2.2.9: Require property owners who lease berths to houseboat owners to provide a storm emergency plan to mitigate damage to public waterways during and after storm events and require such owners to demonstrate the financial capability to remove sunken or damaged houseboats and houseboat debris from the public waterways subsequent to storm events in which such damage may occur.	
Transportation Element	
Policy 3.2.5: Require that new development and redevelopment plans identify, by means of a traffic-way impact study, and mitigate any negative impacts the plans may have upon streets and walkways to ensure the maintenance of levels of service and safety within the City. Mitigation shall be mandatory to the extent that a development or redevelopment contributes to the identified impact. No development or redevelopment plan shall be permitted without an approved traffic-way impact study and mitigation plan.	
Policy 3.3.2: The City shall require all potential development on the Kennedy Causeway to demonstrate that the anticipated traffic impact will not cause the Causeway to fall below the required Level of Service, or to mitigate any impacts to maintain or improve the required Level of Service.	
Coastal Management Element	
GOAL: Protect human life and the environment and limit destruction in areas subject to natural disaster through implementation of hazard mitigation strategies.	
Policy 8.5.2: The City shall inventory and identify all reimbursable improvements in the coastal area eligible for funding under provisions of the Federal Disaster Assistance Plan and include this information in the City's local mitigation strategy plan.	
Policy 8.8.3: The Recovery Task Force shall review and decide upon emergency building permits; coordinate with Miami-Dade County, State and Federal Officials to prepare disaster assistance applications; analyze and recommend to the City Commission hazard mitigation options including reconstruction or relocation of damaged public facilities; develop are development plan; and recommend amendments to the City's Comprehensive Plan, Miami-Dade County Hurricane Procedure Plan, and other appropriate policies and procedures.	

City of North Bay Village Comprehensive Plan	March 2009
Policy 8.8.5: The Recovery Task Force shall propose Comprehensive Plan amendments which reflect the recommendations in any interagency hazard mitigation reports or other reports prepared pursuant to Section 406 of the Disaster Relief Act of 1974 (PL93-288). Policy 8.8.7: Structures which suffer recurring damage to pilings, foundations, or load-bearing walls shall be required to rebuild landward of their current location to modify the structure to structurally enhance the structure, institute other mitigation measures, or delete the areas most prone to damage.	

North Miami

Below is the section of this village's comprehensive plan that integrates with the Miami-Dade County LMS.

City of North Miami 2036 Comprehensive Plan	November 2019
Future Land Use Element	
Objective 1.11: The City shall coordinate with Miami-Dade County, the South Florida Regional Planning Council and the State of Florida in addressing the evacuation, structural integrity and disaster-preparedness needs of North Miami. Objective Policy 1.11: The City shall coordinate with the Miami-Dade County and the South Florida Regional Planning Council in implementing the approved Local Mitigation Strategy, by assessing the vulnerability of governmental, medical and public safety sites and structures in the City to storm damage, and in developing an action plan, if necessary, to address wind stability and flood protection for key buildings. Policy 1.11.1: The City shall continue to coordinate with the State of Florida, Miami-Dade County and the South Florida Regional Planning Council in implementing the approved Local Mitigation Strategy, by assessing the vulnerability of governmental, medical and public safety sites and structures in the City to storm damage, and in developing an action plan, if necessary, to address wind stability and flood protection for key buildings. Policy 1.11.2: The City shall continue to work with the South Florida Regional Planning Council's Local Emergency Planning Committee and Miami-Dade County's Emergency Management Department to ensure that City employees are well-trained in the programs, procedures and policies required during a disaster emergency and the longer-term post-disaster redevelopment process. Policy 1.11.5: All proposed large-scale amendments to this Comprehensive Plan and/or zoning applications shall be evaluated for their impact on hurricane evacuation routes and times, and effect on currently available off-site shelter capacities. Roadway improvements and shelter improvements shall be required, if deemed necessary, to mitigate negative impacts and phased with new residential development.	

Housing Element
Policy 3A.4.5: The City shall continue to pursue and maintain funding for the Disaster Mitigation/Recovery Strategy Program to assist with post-disaster repairs and encourage the timely repair of homes damaged as a result of disaster activity. Policy 3B.3.7: The City shall continue to coordinate with Miami-Dade County Emergency Management to provide short-term emergency shelter opportunities to meet expected demands.
Transportation Element
Objective 2B.3: Coordinate with Miami-Dade Transit and the Miami-Dade Emergency Management Department to help ensure development of an emergency transit plan that provides timely evacuation of the Coastal High Hazard Area during tropical storms and hurricanes. Policy 2B.3.1: The City Manager shall appoint a City employee to meet with the Miami-Dade Emergency Management Department to coordinate evacuation plans and related issues and report back to the City Manager. Policy 2B.3.2: Timely evacuation operations shall be established to commence four hours after an evacuation order is issued by the County Administrator.
Coastal Management Element
Objective 5A.2: The City shall implement programs and policies in conjunction with Miami-Dade County to protect residents and business from disasters and mitigate hazards. Policy 5A.2.2: As part of on-going monitoring and updating procedures, the City shall ensure that all applicable provisions of the hazard mitigation annex of the Miami-Dade County Emergency Operations Plan, and the Miami-Dade County Local Mitigation Strategy (LMS) are incorporated and/or addressed in local hazard mitigation procedures. Policy 5A.2.4: The City shall implement the provisions included in the Local Mitigation Strategy to provide for debris clearance as well as immediate repair and replacement of public infrastructure required to protect public health and safety. Policy 5A.2.5: The City shall make every effort to support and implement the initiatives and projects listed in the Local Mitigation Strategy, including both countywide initiatives and the following proposed hazard mitigation projects located in North Miami: 1. Flood Prevention and Mitigation: Basin 13 2. Non-critical Facilities Hazard Mitigation 3. Surge Resistance and Flood Mitigation at Keystone Point and Sans Souci 4. Sanitary Sewer Backup 5. Safeguarding Availability of Potable Water 6. Emergency Portable Stormwater Pumps 7. Gravity Sewer Systems Improvements: Groundwater Infiltration Reduction 8. Emergency Power: Water and Sewer Utility Operations Center 9. Utility Operation Center 10. Replacement Generator for Police Station

11. Correct Water Infiltration at City Hall (EOC) Basement
12. Replacement of U.P.S. for Police Station

Policy 5A.2.10: The City shall promote and educate the public on strengthening their structures against natural disasters by promoting the hardening of structures in accordance with the Florida Comprehensive Hurricane Damage Mitigation Program (My Safe Florida Home).

Policy 5A.3.3: The City shall relieve deficiencies identified in the hurricane evacuation analysis and endeavor to integrate regional and local preparation and evacuation procedures into the City’s hazard mitigation measures.

Policy 5A.4.2: Incorporate recommendations found in interagency hazard mitigation reports into the comprehensive plan and post-disaster redevelopment plan.

Policy 5B.2.4: Institute marina siting criteria that address existing protective status of ownership, hurricane contingency planning, protection of water quality, water depth, availability of upland support services, land use compatibility, environmental disruptions and mitigation actions, availability for public use, and economic need and feasibility.

Conservation Element

Objective 6B.1: Through the permitting process continue to preserve and maintain identified wetlands and water quality from the impacts of new development or redevelopment.

Policy 6B.1.1: The City shall deny permit applications for new development or redevelopment projects which may adversely impact existing wetlands and water quality or quantity until satisfactory mitigation and protection measures are performance bonded by the developer.

Policy 6B.2.4: The City shall continue to provide education programs to educate residents about the polluting effect on the Bay and other natural bodies of water in the City, of run-off containing grass clippings, lawn fertilizers, and other similar type material, and present techniques that can be implemented by residents to mitigate this problem. In addition, the City shall continue to coordinate with the SFRPC’s Strategic Regional Policy Plan (Policy 14.14 and 14.17) to educate the public.

Climate Change Element

Objective 12.7: Ensure adequate planning and coordinated response for emergency preparedness and post-disaster management in the context of climate change.

Policy 12.7.1: The City of North Miami shall ensure adequate planning and response for emergency management in the context of climate change by maximizing the resilience and self-sufficiency of, and providing access to, public structures, schools, hospitals and other shelters and critical facilities.

Policy 12.7.2: The City of North Miami shall develop plans and monitoring programs to address the impacts of climate change on households and individuals especially vulnerable to health risks attributable to or exacerbated by rising temperatures, to include low income households and the elderly.

Policy 12.7.3: The City of North Miami shall continue to communicate and collaboratively plan with other local, regional, state and federal agencies on emergency preparedness and disaster management strategies. This includes incorporating climate change impacts into updates of local mitigation plans, water management plans, shelter

placement and capacity, review of major traffic-ways and evacuation routes, and cost analysis of post disaster redevelopment strategies.

Policy 12.7.4: The City of North Miami shall work to encourage dialogue between residents, businesses, insurance companies and other stakeholders, through public education campaigns and workshops, in order to increase understanding regarding the potential impacts of climate change on our coastal communities and evaluate the shared costs of action or inaction in human, ecological and financial terms.

Policy 12.7.5: The City of North Miami shall work with the Florida Division of Emergency Management and other agencies to incorporate sea level rise and increasing storm surge impacts into the remapping of potential hazard areas in coastal zones by 2018. Revised hazard area designations should better reflect the risks to communities associated with climate change and allow reevaluation of suitability for development or redevelopment in these areas, policies and programs.

North Miami Beach

On August 4, 2015, the City of North Miami Beach passed Resolution No. R2015-68 for adoption of the 2015 Miami-Dade County Local Mitigation Strategy; authorizing the Town Manager to identify and prioritize hazard mitigation grant program projects to become a part of the Local and Statewide hazard mitigation strategy.

The City of North Miami Beach is responsible for natural disaster preparedness and emergency management that is addressed in the Comprehensive Plan. This includes response, recovery, and mitigation procedures that are acknowledge throughout all City departments. The City has a Certified Floodplain Manager that administers the Community Rating System (CRS) to reduce flood damage to insurable property, strengthen and support the insurance aspects of the NFIP, and encourage a comprehensive approach to floodplain management.

The primary duties of the Building Official shall be to intake and process permit applications and associated fees; ensure permits are routed for flood elevation review; conduct the review of building permit applications for compliance with structural and technical code requirements for flood-proofing and resistance of combined dynamic, hydrostatic and wind loads; and provide backup certified personnel as needed to assist in the flood elevation review. These duties may be clarified, and other duties may be assigned in memoranda of understanding or in interdepartmental procedures for the administration of the National Flood Insurance Program and Article X of the City North Miami Beach Ordinance (Subdivision and Floodplain Standards). The Building Official ensures that of record of the actual elevation, in relation to mean sea level, of the lowest floor, including basement, of all new or substantially improved structures, flood proof from a registered professional engineer or architect, helps maintain all records pertaining to the provisions of this section and keep them open for public inspection and keeps a file of as-built drawings.

Interagency Coordination: The City Building Official and Director of Public Works are hereby appointed to assist and cooperate with the Director of Community Development Department or designee in carrying out the requirements of the National Flood Insurance Program, and in the administration of this article. The Director of Community Development Department shall develop interagency memoranda of understanding and procedures which shall describe the duties and responsibilities of each agency involved in the administration of this article. The Director of Public Works, the Building Official, and the Chief Code Enforcement Officer of the City shall cooperate with the Director of Community Development Department in the creation of memoranda of understanding and interdepartmental procedures which shall be approved by the City Manager. Each agency shall properly execute its duties and responsibilities as set forth in this article and in the memoranda of understanding and published procedures. In the absence of any interdepartmental guidance regarding any particular incident or program action, the Director of Community Development Department shall direct immediate or interim action to be taken when time is of the essence, which direction may be reviewed and amended by the City Manager.

The Police Department's Crime Prevention Division has a Community Emergency Response Team (CERT) that receives special training for the purpose of enhancing their ability to recognize, respond to, and recover from a major emergency or disaster situation. The CERT basic training that is offered at the City of North Miami Beach's Police Department, issues a training course that helps residents identify hazards that affects the home, workplace, and neighborhood. The program helps to understand the function of CERTs and their roles in immediate disaster response. For example, the course utilizes prevention techniques such as basic fire suppression strategies and fire safety measures in order to eliminate natural and man-made disasters.

The City of North Miami Beach has incorporated mitigation into their planning processes to include the following plans:

City of North Miami Beach's Comprehensive Plan	April 26, 2010
Future Land Use Element	
Objective 1.2: Detail a redevelopment strategy for potential redevelopment areas, including those cited in this plan (see Map 1.16, Volume Four). Redevelopment could include Future Land Use Map designation changes as necessary to facilitate enhancement of these areas. Policy 1.2.18: The City should encourage the use of Crime Prevention Through Environmental Design (CPTED) standards in the redevelopment of the City and formalize these standards within the Zoning and Land Development Code, enhancing the safety of the City by limiting design factors which abet crime.	
Objective 1.3: Encourage elimination of uses incompatible with this land use plan. Policy 1.3.4: Continue to regulate the use of land in the flood zones in accordance with FEMA requirements and the Land Development Regulations, including not permitting variances from required finished floor elevations. Continue to implement programs and procedures which improve FEMA's Community Rating System score for	

City of North Miami Beach's Comprehensive Plan	April 26, 2010
the City in order to reduce the cost of homeowner's insurance by 5% annually. Continue to annually reduce the number of existing structures which do not comply with these requirements and regulations.	
Objective 1.4: Ensure reasonable protection of natural resources and environmentally sensitive land as new development occurs. Policy 1.4.1: Continue to enforce the Oleta River overlay zoning district to achieve maximum reasonable protection of the natural waterfront habitat as development applications are reviewed. Policy 1.4.2: The City shall protect and maintain natural resources and environmentally sensitive lands through the implementation of this comprehensive plan and the land development regulations. Policy 1.4.3: Coordinate the City's land uses, development, and redevelopment activities with the South Florida Water Management District's Biscayne Bay Surface Water Improvement Plan.	
Objective 1.5: The City shall coordinate with Miami-Dade County, the South Florida Regional Planning Council and the State of Florida in evaluating the impacts of development and redevelopment on hurricane evacuation clearance times, structural integrity, and disaster-preparedness needs. Policy 1.5.3: The City shall coordinate with the Miami-Dade County and the South Florida Regional Planning Council in implementing the approved Local Mitigation Strategy by: assessing the vulnerability of governmental, medical and public safety sites and structures in the City to storm damage, and; developing an action plan, if necessary, to address wind stability and flood protection for key buildings. Policy 1.5.4: The City shall continue to work with Miami-Dade County to ensure that City employees are well-trained in the programs, procedures and policies required during a disaster emergency and the longer-term post-disaster redevelopment process. Policy 1.5.5: The City shall evaluate all proposed large-scale amendments to the Comprehensive Plan and/or zoning applications to determine their impact on hurricane evacuation routes and times, and effect on currently available off-site shelter capacities. Roadway improvements and shelter improvements shall be required to mitigate negative impacts, if deemed necessary, and phased with new residential development.	
Infrastructure Element	
Objective 1.1: Continue to provide new or improved sewer collection, drainage and/or potable water systems in accordance with the Capital Improvements Schedule, as it is annually updated. Policy 1.1.2: The City shall continue its drainage improvement program and continue the supporting catch basin cleaning program so that adequate street drainage can be achieved and maintained.	
Objective 1.4: Protect the City's natural drainage and recharge areas by retaining all existing lakes and prohibiting any new development with 100 percent impervious coverage.	

City of North Miami Beach's Comprehensive Plan	April 26, 2010
Policy 1.4.1: Through land development code techniques, protect the existing lakes and assure adequate pervious areas in conjunction with new development.	
Coastal Management Element	
Objective 1.1: Continue to achieve zero (0) net loss of the 2,000 linear feet of natural areas bordering the estuarine areas in the City.	
Policy 1.1.2: As developers apply for permits on the few remaining waterfront sites, the City, in coordination with Miami-Dade County's Shoreline Review Committee when necessary, shall carefully review site plans in order to minimize impacts upon the natural waterfront (and thus the estuary and wildlife), particularly their drainage and tree protection plans; a waterfront zoning overlay district may, in some cases, require mitigation of disturbed natural features through the planting, rip-rap replacement of seawalls, etc. For aesthetic and consistency reasons, seawalls shall continue to be the required shoreline stabilization method for residential areas in Eastern Shores.	
Objective 1.3: Achieve a net increase in the environmental quality of the estuary; see policies for measurability.	
Policy 1.3.1: City officials shall coordinate with appropriate local, regional and state agencies to monitor the commercial marinas and assure avoidance of pollution sources by reporting any violations to those agencies. The City shall also assure review of any proposed marina, coastal drainage project, or waterfront development by the County Shoreline Development Review Committee and Florida DEP to assure conformance with the Biscayne Bay Surface Water Improvement and Management (SWIM) Plan (South Florida Water Management District, 1994).	
Policy 1.3.2: Continue the City's street drainage improvement projects in order to minimize pollution from stormwater run-off; take special care in reviewing drainage plans for private development projects located near waterways to assure that adequate on-site retention is provided	
Policy 1.3.3: Annually review the development code to assure adequate protection is provided against negative impacts that may result from potential new uses in the coastal area and in any flood hazard areas.	
Policy 1.3.5: The City, through its regulatory processes and coordination with appropriate agencies, shall limit specific and cumulative impacts of development or redevelopment upon wetlands water quality, water quantity, surface water runoff, and exposure to natural hazards, wildlife habitat, and living marine resources.	
Objective 1.4: The amount of shoreline devoted to water dependent and water related uses shall be maintained at 3,500 linear feet along the Oleta River system and Snake Creek Canal or increased in conformance with the criteria in the following policies. Note that North Miami Beach has very limited vacant privately owned frontage on the estuary.	
Policy 1.4.1: Existing water dependent uses and new water dependent uses (i.e., uses which cannot exist or occur without estuarine association) should be maintained and should be regulated through zoning policies which insure environmental compatibility. New uses which increase access or preserve and protect shoreline resources should be encouraged.	

City of North Miami Beach's Comprehensive Plan	April 26, 2010
Policy 1.4.7: Acquire natural areas and natural habitat for conservation through County, State, or Federal Grants if possible.	
Objective 1.6: The City shall enforce the minimum floodplain management regulations of the Federal Emergency Management Agency (FEMA) and the City's Floodplain Standards Ordinance for new and substantially improved buildings.	
Policy 1.6.4: The City shall continue to participate in the Community Rating System (CRS) and the National Flood Insurance Programs (NFIP), and distribute information relative to its provisions.	
Policy 1.6.5: In an effort to minimize flood insurance premium rates for North Miami Beach residents, the City shall endeavor to maintain or improve its Class 8 rating to a Class 7 or better by performing floodplain management activities that exceed the minimum NFIP requirements of the Community Rating System.	
Policy 1.6.6: To prevent further additions to the list of Repetitive Loss (RL) properties published by FEMA, the City shall remain committed to working on eliminating RL properties within the City to a point that qualifies as a category A or B Community.	
Policy 1.6.7: The City shall continue to enforce Chapter XXIV Zoning and Land Development Code, in an effort to eliminate an increase in the number of RL properties.	
Policy 1.6.8: The City should attempt to promote the acquisition, or retrofit of RL properties.	
Policy 1.6.9: The Coastal High Hazard Area is defined as the area below the elevation of the Category 1 storm surge line as established by a Sea, Lake and Overland Surges from Hurricanes (SLOSH) computerized storm surge model. The Coastal High Hazard Area is identified on the Future Land Use Map.	
Objective 2.1: The City shall maintain or mitigate the impacts of development on the prescribed hurricane evacuation clearance times identified in the South Florida Regional Planning hurricane evacuation model update.	
Policy 2.1.2: Continue to cooperate with Miami-Dade Police and the County Fire Department's Office of Emergency Management, the Red Cross and FEMA through evacuation planning meetings and policies, and in other ways conform to the Metro-Dade Emergency Operations Plan for a Hurricane.	
Policy 2.1.3: In order to reduce the potential for loss of life and severe property damage, encourage the reduction of densities and intensities in areas likely to be inundated by flooding resulting from hurricane surge as shown by Map 5.3, Volume Four, implement a building code consistent with FEMA requirements, and when possible through grant funding eliminate the potential for increased residential and urban densities in those areas by purchasing such lands for use as public open space and shoreline access.	
Policy 2.1.4: The City shall participate in regional solutions that aim to reduce overall evacuation clearance times.	
Policy 2.1.5: The City shall address deficiencies identified in the hurricane evacuation analysis and endeavor to integrate regional and local preparation and evacuation procedures into the City's hazard mitigation measures.	

Coastal Management Element continued

Objective 2.2: The City of North Miami Beach shall provide immediate response to post-hurricane situations in concert with a post-disaster redevelopment plan, which will reduce or eliminate the exposure of human life and public and private property to natural hazards. Measure: This objective shall be measured by progress in implementing its policies.

Policy 2.2.3: The Recovery Task Force shall include the City Manager, Police Chief, Emergency Management Director, Community Development Director, Building Official, Public Works Director, Parks & Recreation Director and other City staff members as directed by the City Council. Staff shall be provided by the departments whose directors sit on the Task Force. The Task Force shall be terminated after implementing its responsibility under Policy 2.2.6.

Policy 2.2.4: The Recovery Task Force shall review and decide upon emergency building permits; coordinate with Miami-Dade County, State and Federal Officials to prepare disaster assistance applications; analyze and recommend to the City Council hazard mitigation options including reconstruction or relocation of damaged public facilities; develop a redevelopment plan; and recommend amendments to the comprehensive plan, Miami-Dade County Hurricane Procedure Plan and other appropriate policies and procedures.

Policy 2.2.5: Immediate repair and clean-up actions needed to protect the public health and safety include repairs to potable water, wastewater and power facilities; removal of building and/or vegetable debris; stabilization or removal of structures about to collapse; and minimal repairs to make dwellings habitable such as minor roof repairs and other weatherproofing/security measures. These actions shall receive first priority in permitting decisions. Long-term development activities shall be postponed until the Recovery Task Force has completed its tasks.

Policy 2.2.6: The Recovery Task Force shall propose comprehensive plan amendments which reflect the recommendations in any interagency hazard mitigation reports or other reports prepared pursuant to Section 406 of the Disaster Relief Act of 1974 (PL93-288).

Policy 2.2.7: If rebuilt, structures which suffer damages in excess of fifty (50) percent of their appraised value shall be rebuilt to meet all current requirements, including those enacted since construction of the structure.

Policy 2.2.8: Repair or reconstruction of the existing seawalls within the City shall be done using only pre-fabricated concrete or cement, which may be augmented at the base only by decorative material (rip-rap), shall be similar in height and appearance to adjoining lots, pursuant to the Land Development Regulations.

Policy 2.2.9: Following a natural disaster and prior to the implementation of long-term redevelopment, the City shall do the following: Based upon the damage assessment report prepared by the Miami-Dade Public Works Department, the City shall consult with its Public Works officials and consultant engineer to evaluate options for damaged public facilities including abandonment, repair in place, relocation and repair with structural modification, to determine the most strategic approach to long-term development. The evaluation shall include, but not be limited to, issues pertaining to

damage caused by natural disaster, cost to construct repairs, cost to relocate, cost to structurally modify, limitations of right-of-way, and maintenance costs.

Objective 2.4: The City’s Emergency Preparedness Committee shall review its hurricane preparation plans and post-disaster redevelopment plans annually to ensure that risks are mitigated to the furthest extent possible and that its plans are in conformance with the most recent Objectives and Procedures developed by the Miami-Dade County Evacuation Planning Task Force. The City shall annually review its Hurricane Procedures in March of each year

Policy 2.4.1: Continue to enforce building codes, floodplain regulations, design criteria, and zoning regulations established to protect new structures, reduce redevelopment costs, and mitigate hurricane hazards.

Policy 2.4.2: Zoning district boundaries and land development regulations shall be maintained or revised as necessary to ensure that no new hospitals or mobile homes that do not meet the criteria for manufactured housing are constructed in the coastal area.

Objective 2.6: The City shall take measures towards hurricane preparation, hazard mitigation and plan for post-disaster redevelopment.

Policy 2.6.2: Encourage public awareness and education regarding appropriate responses to a variety of emergencies as feasible and appropriate utilizing such mechanisms as websites, public access television stations, and newsletters.

Policy 2.6.3: Coordinate with the County to ensure the availability of emergency shelter for residents required to evacuate areas adversely affected by natural disasters.

Policy 2.6.4: Work with the South Florida Regional Planning Council in its role as the region’s Economic Development District Coordinator to seek hazard mitigation funding from the U.S. Department of Commerce, Economic Development Administration to fund the organizational and training activities of the Business Disaster Mitigation and Recovery Assistance Program.

Policy 2.6.5: Consider reducing building permit application fees for disaster resistant shutters, doors, windows, and roof clips for businesses participating in the Business Disaster Mitigation and Recovery Assistance Program

Policy 2.6.6: The City shall ensure that all applicable provisions of the hazard mitigation annex of the Miami-Dade County Emergency Operations Plan, and the Miami-Dade County Local Mitigation Strategy (LMS), are incorporated and/or addressed in local hazard mitigation procedures.

Policy 2.6.7: The City shall monitor problems and life-threatening situations resulting from natural disaster events and take the necessary steps to ensure that the potential for such problems and situations are minimized in the future.

Policy 2.6.8: The City shall implement the Local Mitigation Strategy and Post-Disaster Redevelopment Plan to provide for debris clearance as well as immediate repair and replacement of public infrastructure required to protect public health and safety.

Policy 2.6.9: The City shall make every effort to support and implement the initiatives and projects listed in the Local Mitigation Strategy, including both countywide initiatives and the proposed hazard mitigation projects located in the City.

Policy 2.6.10: The City will promote the hardening of structures to increase resistance against natural disasters pursuant to the Florida Comprehensive Hurricane Damage Mitigation Program (My Safe Florida Home).

Conservation Element

Objective 1.2: Continue to pursue drainage practices and programs that minimize ground and surface water pollution, including pollution to the Biscayne Aquifer; experience no increase in the amount of properties, developments, or facilities polluting ground water or surface water as the result of non-implementation of such practices and programs. Measure: Number of properties developed or redeveloped without technical review insuring that proposed drainage at the site minimizes ground and surface water pollution.

Policy 1.2.1: Continue to make street drainage improvements City-wide.

Objective 1.3: Protect existing rare or threatened vegetative communities, natural ecosystems, listed animal species and their habitat, sensitive soils, and estuarine communities against any further degradation. Achieve 0 net loss of the 2,000 lineal feet of natural shoreline bordering the estuary.

Policy 1.3.4: Further landscape and extend the linear park along the Snake Creek Canal in an effort to assist wildlife and riverine habitat conservation, including the removal of invasive, nuisance vegetation.

Policy 1.5.6: Continue to restrict activities known to adversely affect endangered and threatened wild life, and require mitigation measures for activities impacting native vegetative communities.

Objective 1.6: The City shall seek to reduce greenhouse gas emissions to the maximum extent feasible and conserve energy resources. In developing the 2012 Evaluation and Appraisal Report and associated amendments, the City shall establish and adopt a percentage goal for greenhouse gas reduction consistent with Miami-Dade County's greenhouse gas reduction goal. Measure: The number of specific programs initiated to reduce greenhouse gas emissions, percentage reduction of greenhouse gas emissions, acres of mixed use development as a percentage of total development, and the estimated reduction of vehicle miles travelled as a result of these efforts.

Policy 1.6.2: The City shall require low impact development techniques and green building standards that reduce the negative environmental impacts of development and redevelopment by: reducing building footprints to the maximum extent feasible, and locating building sites away from environmentally sensitive areas; promoting the preservation of natural resources; providing for on-site mitigation of impacts (i.e. retention and treatment of stormwater runoff, water reuse, Master Stormwater Management Systems); promoting energy conservation through design, landscaping and building techniques (i.e. solar power, increased tree canopies); promoting water conservation through landscaping and building design; ensuring environmentally friendly building practices (i.e. use of environmentally friendly building materials, recycled materials), and; considering the development and implementation of a green building certification program, with associated regulations, incentives and standards.

Opa-locka

Below is the section of this village's comprehensive plan that integrates with the Miami-Dade County LMS.

Opa-locka Code of Ordinances	October 2014
Article VI Flood Damage Protection	
Sec. 7-75. - Purpose. This article is to insure the continued availability of flood insurance through the National Flood Insurance Program; to comply with federally imposed requirements; and to protect the public health, safety and general welfare, by minimizing flood losses in the flood hazard areas of the City of Opa-locka, and to require that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction and substantial improvement; control the alteration of natural floodplains, stream channels, and natural protective barriers which are involved in the accommodation of flood waters; control filling, grading, dredging and other development which may increase erosion or flood damage, and; to insure that potential home buyers are notified that property is in a flood area. Sec. 7-78. - Standards for development within special flood hazard (SFH) areas. (a) No new construction and substantial improvement of any residential structure or manufactured home shall be permitted in SFH Areas, and no development permit referred to in section 7-77 of this chapter shall be issued therefore, unless said new construction and substantial improvement has the lowest floor (including basement) elevated to or above the regulatory flood (100-year flood) elevation. Electrical, plumbing, air conditioning and other attendant utilities must be constructed, designed, and/or located so as to prevent water from entering or accumulating within their components during conditions of flooding. (b) No new construction and substantial improvement of any nonresidential structure shall be permitted in SFH Areas, and no development permit referred to in section 7-77 of this chapter shall be issued therefore, unless said development has the lowest floor (including basement) elevated to or above the level of the base flood (100-year flood). If the lowest permitted floor level of such nonresidential structure (including basement) is below the regulatory flood level then such nonresidential structure together with attendant utility and sanitary facilities shall be flood-proofed to one (1) foot above the level of the base flood; provided that the lowest floor level of such nonresidential structure (including basement) shall be not more than ten (10) feet below the base flood level. Where flood proofing is utilized for a particular structure, a registered professional engineer or architect shall certify that the flood proofing methods are adequate to withstand the flood depth, pressures, velocities, impact and uplift forces associated with the base flood, and a record of such certificates indicating the specific elevation (in relation to mean sea	

Opa-locka Code of Ordinances	October 2014
level) to which such structure is flood proofed shall be maintained with the designated official. (c) All manufactured homes placed, or substantially improved, on individual lots or parcels, in expansions to existing manufactured home parks or subdivisions, in new manufactured home parks, in substantially improved manufactured home parks, shall meet all of the requirements for "new construction", including elevation in accordance with section 7-78(a) and anchoring requirement of section 7-77(c)(2). (d) All manufactured homes placed, or substantially improved in an existing manufactured home park or sub division shall be elevated so that: (1) The lowest floor of the manufactured home is elevated no lower than the base flood elevation; or (2) The manufactured home chassis is supported by reinforced piers or other foundation elements of at least an equivalent strength, of no less than thirty-six (36) inches in height above grade. (3) The manufactured home shall be securely anchored to the adequately anchored foundation system to resist flotation, collapse and lateral movement. (4) In an existing manufactured home park or subdivision in which a manufactured home has incurred "substantial damage as the result of a flood, any manufactured home placed or substantially improved shall meet the standards of section 7-78(a) and 7-77(3). (e) All recreational vehicles placed within this area shall either: (1) Be on site for fewer than one hundred eighty (180) consecutive days; (2) Be fully licensed and ready for highway use; or (3) The recreational vehicle shall meet all the requirements for new construction, including anchoring and elevation requirements of section 7-78(c). (4) Be on the site for fewer than one hundred eighty (180) consecutive days. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices and has no permanently attached structures. (f) Elevated buildings. New construction and substantial improvements of elevated buildings that include fully enclosed areas formed by foundations and other exterior walls below the lowest floor shall be designed to preclude finished living space except allowable uses (i.e. parking, limited storage and building access) and shall be designed to allow for the entry and exit of floodwaters to automatically equalize hydrostatic flood forces on exterior walls. Designs for complying with this requirement must either meet or exceed the following minimum criteria or be certified by a professional engineer or architect: (1) Provide a minimum of two (2) openings having a total net area of not less than one (1) square inch for every square foot of enclosed area subject to flooding;	

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(2) The bottom of all openings shall be no higher than one (1) foot above grade; and (3) Openings may be equipped with screens, louvers, valves or other coverings or devices provided they permit the automatic flow of floodwaters in both directions; Electrical, plumbing, air conditioning and other utility connections must be constructed, designed, and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding. Access to the enclosed area shall be the minimum necessary to allow for parking of vehicles (garage door), (standard exterior door), or entry to the living area (stairway or elevator); the interior portion of such enclosed area shall not be finished or partitioned into separate rooms or air conditioned. (g) Notify, in river line situations, adjacent communities and the Florida NFIP Coordinating Office to any alteration or relocation of a watercourse, and submit copies of such notifications to FEMA; (h) The flood carrying capacity within the altered or relocated portion of any watercourse shall be maintained. <i>(Ord. No. 12-09, § 2, 4-11-12)</i>	

Palmetto Bay

On September 19, 2016, the Village of Palmetto Bay passed Resolution No. 2016-73 adopting Miami-Dade County's Local Mitigation Strategy. This allowed the Village to apply for inclusion into the National Flood Insurance's Community Rating System (CRS) Program.

In addition, the Village of Palmetto Bay has integrated mitigation locally through the following plans:

Village of Palmetto Bay Comprehensive Plan	2019
Future Land Use Element	
Objective 1.6 <u>Coastal High Hazard and Disaster Preparedness</u> Coordinate with Miami-Dade County and the State of Florida in addressing the land use planning, evacuation, structural integrity, and disaster-preparedness needs of Palmetto Bay. Policy 1.6.2 Coordinate with Miami-Dade County in implementing the approved Local Mitigation Strategy, by assessing the vulnerability of governmental, medical, and public safety sites and structures in the Village to storm damage, and in developing an action plan, if necessary, to address wind stability and flood protection for key buildings.	
Transportation Element	
Objective 2B.3 <u>Emergency Transit Plan</u> Coordinate with Miami-Dade Transit and Miami-Dade Office of Emergency Management (OEM) to help ensure development of an emergency transit plan that will provide a timely evacuation of the Coastal High Hazard Area during tropical storms and hurricanes. Policy 2B.3.1 The Village Manager shall direct the transportation liaison, established under Policy 2A.2.6 of this Element, to meet with the Miami-Dade Office of Emergency Management at least every twelve months to coordinate evacuation plans and related issues and report back to the Manager. Policy 2B.3.2 Timely evacuation operations shall be established to commence four (4) hours after an evacuation order is issued by the County Administrator.	

Coastal Management Element

Objective 5.3 Flood Protection

The Village will reduce natural hazard impacts through compliance with federal Emergency Management Agency (FEMA) regulations and by targeting repetitive flood loss and vulnerable properties for mitigation.

Objective 5.8 Post Disaster Redevelopment and Hazard Mitigation

Coordinate with the Miami-Dade County Office of Emergency Management (OEM) to develop and implement post-disaster redevelopment and hazard mitigation plans that reduce or eliminate exposure of life and property to natural hazards towards the protection of health, safety, and welfare within the Village.

Policy 5.8.2 The Village shall enforce applicable recommendations of post disaster hazard mitigation plans required under Section 405 of the Disaster Relief Act of 1974.

Pinecrest

The Village of Pinecrest is currently working on a Stormwater Basin Master Plan to evaluate the existing stormwater infrastructure and look at the current Level of Service and identify and prioritize any problem areas. The Plan will model and look at current and future conditions for 24-hour, 2-year, 10-year, 25-year, 50-year and 100-year storm events including consideration for sea level rise. Pinecrest is also going through the process to become a Community Rating System Community.

Resolution 2011-63

2011

Resolution of the Village of Pinecrest, Florida Authorizing the Village Manager to execute an Interlocal Agreement with Other Municipalities Relating to the Green Corridor Property Assessment Clean Energy (PACE) District.

WHEREAS, pursuant to section 163.08, Florida Statutes, the improved property that has been retrofitted with energy-related qualifying improvements receive special benefit of alleviating the property's burden from energy consumption and assists in the fulfillment of the state's energy and hurricane mitigation policies; and ...

WHEREAS, the Village Council wishes to enter into an interlocal agreement with the Town of Cutler Bay and other municipalities to participate in the District in order to provide financing for qualifying improvements as provided for in F.S. 163.08;

South Miami

Below is the section of this city's comprehensive plan that integrates with the Miami-Dade County LMS.

City of South Miami Comprehensive Plan	2010
Intergovernmental Coordination Element	
Policy 1.3.7 The City will coordinate with the emergency management program of Miami-Dade County by notifying the County of any current or future land use policies or population changes which would affect hurricane shelters or emergency evacuation routes. Policy 1.3.11 The City will participate with Miami-Dade County in the planning and implementation of the County's Hazard Mitigation Plan, as it impacts the City of South Miami.	
Future Land Use Element	
OBJECTIVE 4.4 <i>Preserve floodplain areas via floodplain management and limiting development within the Special Flood Hazard Area.</i> Policy 4.4.1 in coordination with the Transit-Oriented Development District, permit more intense development only in those areas which are located outside of the Special Flood Hazard Area. Policy 4.4.2 Building density and intensity may be transferred from areas within the Special Flood Hazard Area, in order to permit development within the Transit-Oriented Development District, while reducing the permitted intensities within the Special Flood Hazard Areas.	

Sunny Isles Beach

Below is the section of this city's comprehensive plan that integrates with the Miami-Dade County LMS.

City of Sunny Isles Beach Comprehensive Plan	October 2000
Future Land Use Element	
Policy 3P: Applications for rezoning, zoning variances or subdivision approvals for all new development in areas subject to coastal flooding shall be reviewed for emergency evacuation, sheltering, hazard mitigation, and post-disaster recovery and redevelopment.	
Transportation Element	
Objective 3: Transportation Network Safety & Efficiency The City shall improve the safety, and efficiency of the City's roadway system through transportation system management (TSM) techniques, including: access management (Policies 3A-D), improved intersection operations (Policy 3E), traffic calming along residential streets (Policy 3F), mitigation by developers (Policy 3G), accident analysis (Policy 3H, 3I), and maintaining visibility for pedestrians, vehicles, and cyclists (Policy 3J).	

Surfside

Below is the section of this town's comprehensive plan that integrates with the Miami-Dade County LMS.

Town of Surfside Comprehensive Plan	January 2010
Future Land Use Element	
Objective 7: Coordination of population with hurricane evacuation plans: Coordinate population densities with the applicable local or regional coastal evacuation plan [9J-5.006 (3) (b) 5] and coordinate future land uses by encouraging the elimination or reduction of land uses which are inconsistent with applicable interagency hazard mitigation report recommendations [9J-5.006 (3) (b) 6]. This objective shall be measured by implementation of its supporting policies. [9J5.006 (3) (b) 5 and 6]. Policy 7.2: The Town shall regulate all future development within its jurisdiction in accordance with the goals and objectives of the "The Local Mitigation Strategy for Miami-Dade County and its Municipalities, Departments and Private Sector Partners" (June 2008). The Town shall periodically review and revise the Future Land Use Map in light of future interagency hazard mitigation reports in order to reduce or eliminate uses which are inconsistent therewith. Policy 5.5: Consideration for the relocation, mitigation or replacement of any of the existing infrastructure in the Coastal High Hazard Area, as may be deemed appropriate by the Town, shall be coordinate with the state when state funding is anticipated to be needed for implementation of the project. al Management Element Policy 6.5: The Town shall adopt a Comprehensive Emergency Management Plan in order to prepare for, respond to, recover from and mitigate potential hazard by December 2011.	
Objective 11: Hazard mitigation In general, the Town shall regulate development so as to minimize and mitigate hazard resulting from hurricanes. In particular, the Town shall ensure that all construction and reconstruction complies with applicable regulations designed to minimize hurricane impact on buildings and their occupants. Policy 11.5: The Town shall continue to enforce regulations and codes which provide for hazard mitigation, including but not limited to, land use, building construction, placement of fill, flood elevation, sewer, water and power infrastructure, and stormwater facilities. These regulations shall be applied to eliminate unsafe conditions, inappropriate uses and reduce hazard potentials. Policy 11.6: The Town shall increase public awareness of hazards and their impacts by providing hazard mitigation information to the public. Information shall address evacuation, sheltering, building techniques to reduce hazards as well as other hazard mitigation issues that could help prevent loss of life and property. Policy 11.9: The Town shall, as deemed appropriate, incorporate the recommendation of the hazard mitigation annex of the local emergency management plan and shall analyze and consider the recommendations from interagency hazard mitigation reports.	

Town of Surfside Comprehensive Plan	January 2010
Policy 11.10: The Town shall include criteria in the five (5) year schedule of Capital Improvement projects to include consideration for and prioritization for projects that are hazard mitigation initiatives.	

Sweetwater

On October 2016, the City adopted a Floodplain Management Ordinance (Ordinance 4230) to meet the requirements of the NFIP and coordination with the Florida Building Code. The model ordinance specifically repealed and replaced the City Chapter 35 named "Floodplain Management Regulations" (Ordinance 3427 September 28, 2009) to satisfy the NFIP, to coordinate with the FBC, and to meet the requirements of section 553.73 (5), F.S. This ordinance applies to all flood hazard areas within the City of Sweetwater.

City of Sweetwater Code of Ordinances	2016
Sec. 35-102.3. - Basis For Establishing The Areas of Special Flood Hazard	
The Flood Insurance Study for Miami-Dade County, Florida and Incorporated Areas dated September 11, 2009, and all subsequent amendments and revisions, and the accompanying FIRM map, and all subsequent amendments and revisions to such maps, are adopted by reference as a part of this ordinance and shall serve as the minimum basis for establishing flood hazard areas. Studies and maps that establish flood hazard areas are on file at the City of Sweetwater Building Department.	
Sec. 35-102.4 Submission of additional data to establish flood hazard areas	
To establish flood hazard areas and base flood elevations, pursuant to Section 35.105 of this ordinance the Floodplain Administrator may require submission of additional data. Where field surveyed topography prepared by a Florida licensed professional surveyor or digital topography accepted by the community indicates that ground elevations:	
(1) Are below the closest applicable base flood elevation, even in areas not delineated as a special flood hazard area on a FIRM, the area shall be considered as flood hazard area and subject to the requirements of this ordinance and, as applicable, the requirements of the Florida Building Code.	
(2) Are above the closest applicable base flood elevation, the area shall be regulated as special flood hazard area unless the applicant obtains a Letter of Map Change that removes the area from the special flood hazard area.	
Require lowest floor above base flood elevation	

Sec. 35-301.2 Specific methods of construction and requirements.

Pursuant to Chapter 8 Article III of the Miami Dade County Code, the following specific methods of construction and requirements apply:

(1) Additional Elevation (Freeboard) for Buildings. For buildings in special flood hazard areas, the minimum elevation requirements in the Florida Building Code shall be to or above the base flood elevation plus one (1) foot.

(2) Limitations on Enclosures Under Elevated Buildings. For buildings located in the special flood hazard area, enclosures shall:

a. Have the minimum necessary access to allow for parking of vehicles (garage door), limited storage of maintenance equipment used in connection with the premises (standard exterior door), or entry to the elevated building (stairway or elevator).

b. Not have the interior portion partitioned or finished into separate rooms other than separation of parking from storage and building access.

(3) Flood Damage and Substantial Damage. In the Florida Building Code, Building, and Florida Building Code, Existing Building, definitions for the term "Substantial Damage" shall be as follows:

Substantial damage. Damage of any origin sustained by a building or structure whereby the cost of restoring the building or structure to its before-damaged condition would equal or exceed 50 percent of the market value of the building or structure before the damage occurred. The term also includes flood-related damage sustained by a structure on two separate occasions during a 10-year period for which the cost of repairs at the time of each such flood event, on average, equals or exceeds 25 percent of structure before the damage occurred.

35.102.7 Interpretation

In the interpretation and application of this ordinance, all provisions shall be:

- (1) Considered as minimum requirements;
- (2) Liberally construed in favor of the governing body; and
- (3) Deemed neither to limit nor repeal any other powers granted under state statutes

Virginia Gardens

Below is the section of this village's comprehensive plan that integrates with the Miami-Dade County LMS.

Village of Virginia Gardens Provisions for Flood Hazard Reduction Code of Ordinances	August 2013
Article X. Floodplain Management	
10.1 Administration: Duties of the Administrator shall include, but are not be limited to: Verify and record the actual elevation (in relation to mean sea level) of the lowest floor (A-Zones) or bottom of the lowest horizontal structural member of the lowest floor (V-Zones) of all new and substantially improved buildings, in accordance with Article 5, Section B (1) and (2) and Section E (2), respectively; Verify and record the actual elevation (in relation to mean sea level) to which the new and substantially improved buildings have been flood-proofed, in accordance with Article 5, Section B (2);	
6.11 Stormwater Management Code of Ordinances	
6.11.3 Design Standards To comply with the foregoing performance standards, the proposed storm water management system shall conform to the following standards: A. To the maximum extent practicable, natural systems shall be used to accommodate stormwater. B. The proposed stormwater management system shall be designed to accommodate the stormwater that originates within the development and stormwater that flows onto or across the development from adjacent lands. The proposed stormwater management system shall be designed to function properly for a minimum twenty (20) year life. C. The design and construction of the proposed stormwater management system shall be certified as meeting the requirements of this Code by a professional engineer registered, in the State of Florida. D. No surface water may be channeled or directed into a sanitary sewer.	

West Miami

Below is the section of this city's comprehensive plan that integrates with the Miami-Dade County LMS.

City of West Miami Comprehensive Plan	2000
Costs and Funding For Proposed Program	
Objective 7: As per 9J-5 .016 (2) (c), this section of the Capital Improvements Element provides a cost analysis of the capital improvements identified for mitigation of existing deficiencies, replacement and new growth needs pursuant to the Future Land Use Element.	

MITIGATION GOALS AND OBJECTIVES¹⁵

Mitigation goals and objectives must be consistent with the goals and objectives of the county and the individual municipalities' master plans, their codes and ordinances, as well as other endeavors that reflect the aspirations for the welfare, safety and quality of life of their citizens.

Goals

1. Reduce Miami-Dade County's vulnerability to natural and man-made hazards

Objectives:

- 1.1. Incorporate new and more accurate data, studies and maps that demonstrate the evolution of risk in the county
- 1.2. Identify new and emerging mitigation methods and products for new and retrofitting construction
- 1.3. Identify projects that mitigate expected impacts from hazards identified in the THIRA
- 1.4. Promote mitigation measures to the Whole Community through outreach and education
- 1.5. Harden building envelope protection – including all openings – and inclusion of a continuous load path from roof to foundation on all structures within the county
- 1.6. Reduce flooding from rainfall events
- 1.7. Reduce storm surge hazards and effects by encouraging greater setbacks from shorelines for new developments of waterfront properties, encouraging retrofitting and elevation of structures with high priority consideration for those built on waterfront properties, seeking opportunities to acquire, exchange or otherwise secure limited control of waterfront real estate

2. Minimize future losses from all hazard impacts by reducing the risk to people and property

Objectives:

- 2.1. Adopt land use policies that limit, prohibit or mandate development and construction standards to promote resiliency and reduce risk
- 2.2. Adopt building codes leading to building design criteria based on site-specific evolving and future risk
- 2.3. Identify mitigation projects that reduce risk to vulnerable populations that are at greater risk from hazards

¹⁵ EMAP 2016 Standard 4.2.1.(3)

- 2.4. Integrate mitigation into existing structures during regular maintenance and replacement cycles

3. Implement mitigation projects that meet or exceed current codes

Objectives:

- 3.1 Design and develop projects that address both current and future risk
- 3.2 Identify projects to address potential threats from climate change such as sea level rise and the impacts of storm surge and breaking waves exacerbated by sea level rise

4. Prevent flood related repetitive losses from natural disaster through education and regulation

Objectives:

- 4.1. Map repetitive and severe repetitive loss (RL) areas
- 4.2. Identify projects that will mitigate flood risk in these the RL areas
- 4.3. Track mitigation projects by flood basin to see past, current and future projects and compare to flooding data

5. Promote and support the Community Rating System (CRS) for all communities in Miami-Dade.

Objectives:

- 5.1. Incorporate measures into the LMS to help obtain uniform credit for all CRS communities
- 5.2. Identify and track projects in the LMS to demonstrate the role of mitigation measures in reducing flood risk
- 5.3. Provide outreach and educational opportunities
- 5.4. Develop and implement a Program for Public Information (PPI)

6. Promote mitigation measures for critical facilities

Objectives:

- 6.1. Continue to invite and work with critical facility stakeholders
- 6.2. Identify and track mitigation measures for existing critical facilities
- 6.3. Assess alternate facilities as identified in continuity of operations plans to determine if the sites are appropriately mitigated
- 6.4. Identify additional sites for emergency sheltering
- 6.5. Integrate sea level rise modeling to project and characterize expected impacts during the expected service-life of critical facilities Protect expressways, major

highways and other thoroughfares and, bridges and causeways to provide for continuous, free flowing traffic and circulation as needed for the effective and unencumbered provision of emergency services and evacuation operations

7. Provide whole community planning

Objectives:

- 7.1. Continue to engage additional local community stakeholders to participate in the LMSWG meetings
- 7.2. Host mitigation workshops to educate stakeholders and community members
- 7.3. Initiate organizational, managerial and administrative goals to make mitigation a mainstream function of government affairs; spread the responsibilities throughout many departments and agencies to ensure continuity and a full integration of mitigation management functions in the operations of government
- 7.4. Enhance public information and engagement to increase awareness of hazards and problems and to educate through a widespread program of general information, media coverage and participatory involvement

Mitigation Opportunities

Though some may link mitigation with post-disaster initiatives, opportunities to integrate and promote mitigation are available before, during, and after development and construction occurs. The following tables list some opportunities both for pre and post disaster.

FIGURE 1. PRE-DISASTER MITIGATION OPPORTUNITIES/PROMOTING MITIGATION

Pre-Disaster Mitigation Opportunities/Promoting Mitigation

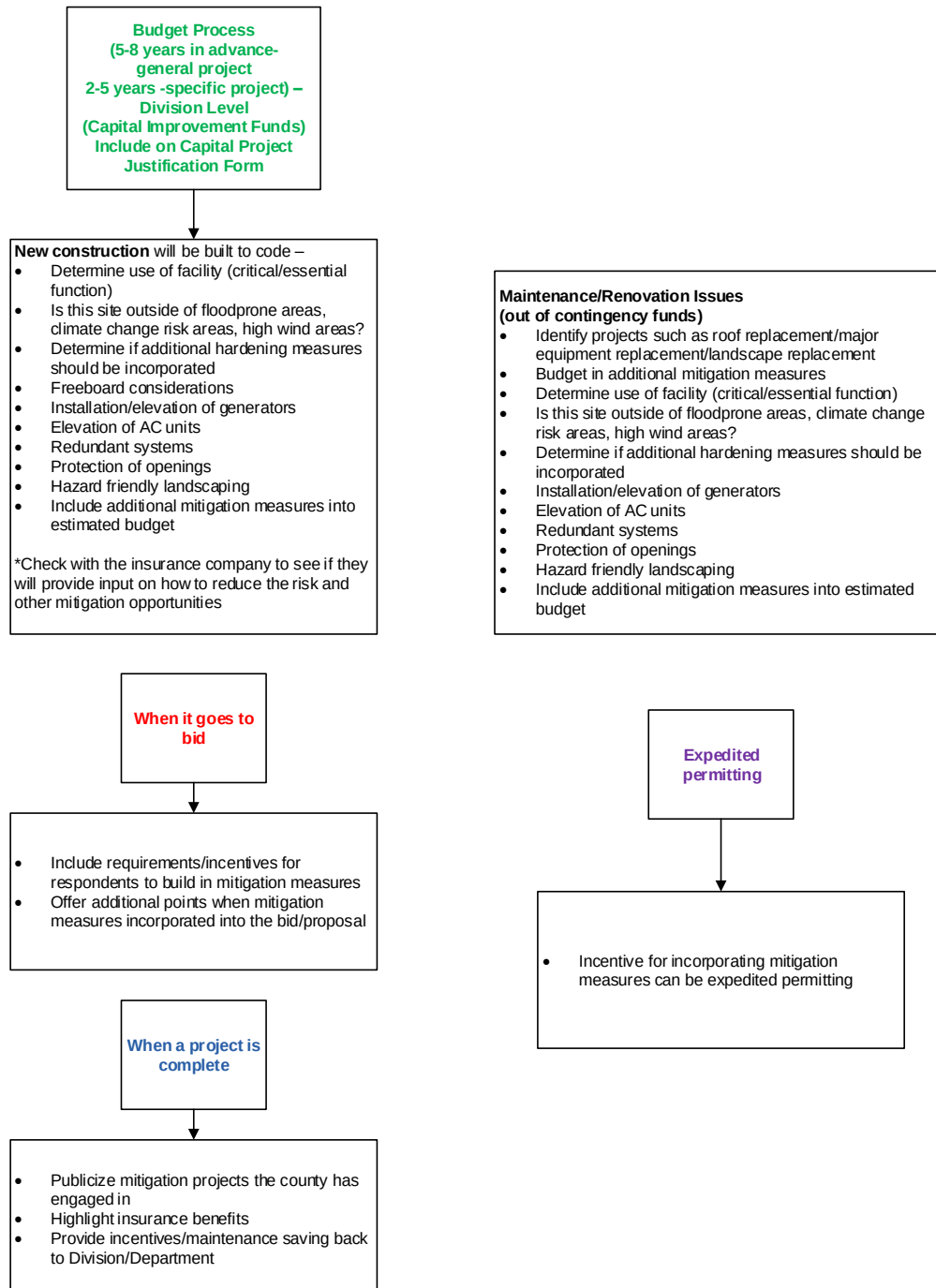
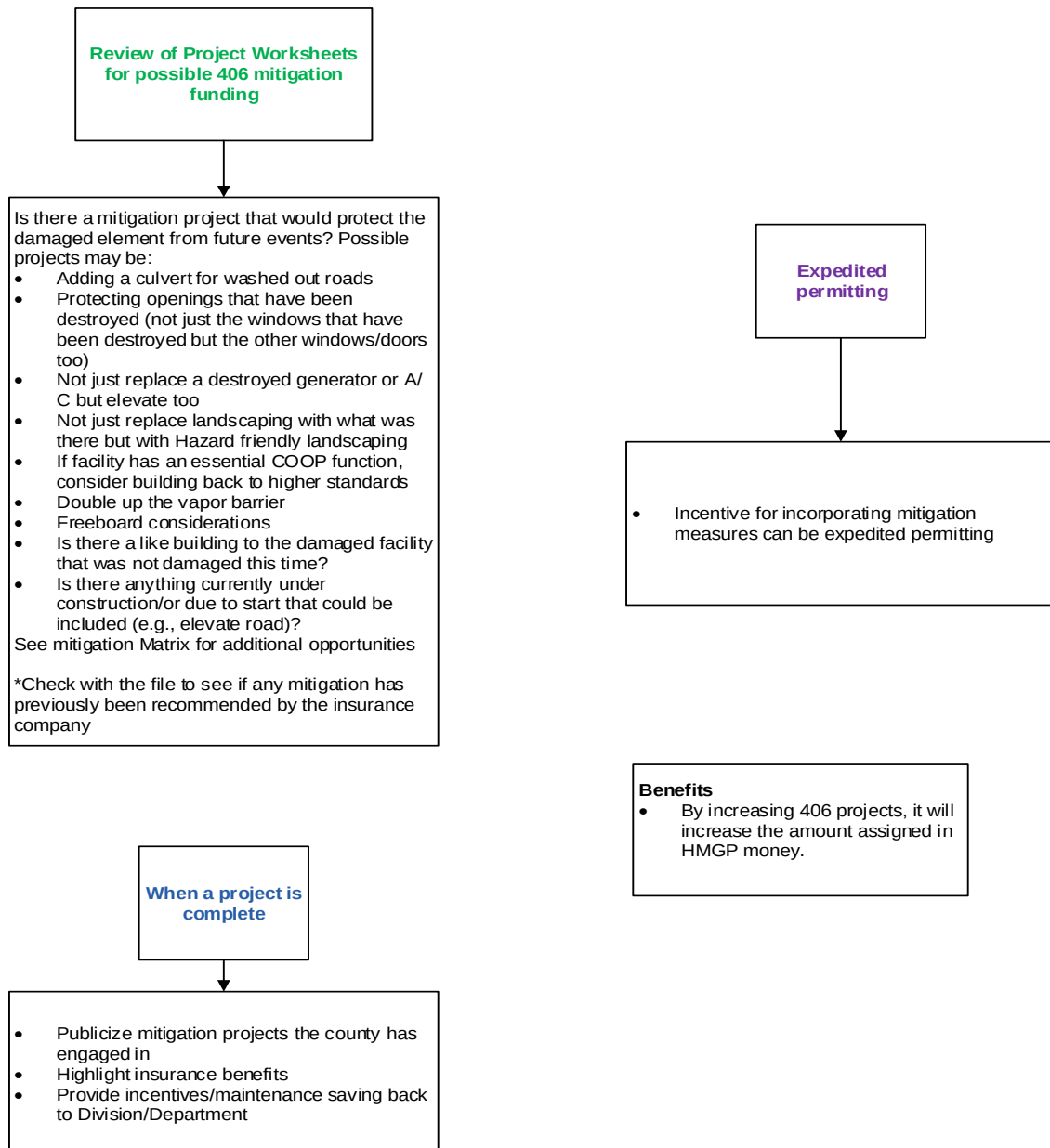


FIGURE 2. POST-DISASTER MITIGATION OPPORTUNITIES

Post-Disaster Mitigation Opportunities



HAZARD IDENTIFICATION & VULNERABILITY ASSESSMENT¹⁶

As was mentioned in the introduction to the LMS, metropolitan Miami-Dade County is a large and diverse place and therefore vulnerable to many hazards. Each of these types of hazard is unique and produces distinct impacts to a community. Miami-Dade County developed a Threat and Hazard Identification and Risk Assessment (THIRA) that includes numerous natural, technological, crime/terrorism and public health hazards that Miami-Dade County could experience. The THIRA was under development during the time of the writing of the 5-year LMS update and the information contained in here is based on the current draft of the THIRA. Each hazard was looked at in terms of a general description, location, extent, previous occurrence and vulnerability in the THIRA. Table 2 provides a listing of all of the hazards profiled in the THIRA, including ones that are not further analyzed for purposes of the LMS. Persons interested in seeing a complete review of all of the hazards listed in Table 2 may request to see the complete THIRA.

To determine which natural hazards would be included in the LMS, a review of the analyses from the THIRA was conducted. For purposes of this analysis, risk is defined as a relative measure of the probability that a hazard event will occur in comparison to the consequences or impacts of that event. That is, if a hazard event occurs frequently, and has very high consequences, then that hazard is considered to pose a very high risk to the affected communities. In comparison, if a hazard event is not expected to occur frequently, and even if it did, the consequences would be minimal, then that hazard is considered to pose a very low risk. The determination to further consider hazards is also based on current available information including modeling that may indicate future risk. Some hazards such as windstorms, in and of themselves have not occurred very often nor had a high impact on the physical environment and mitigation measures that would cover these events include mitigation that is being done for hurricanes and tropical storms. Though we may not currently be considering a hazard for future consideration at this time, with new information, technology or modeling we may include it at a later time.

We have identified potential mitigation measures, as able for all of the hazards. The Miami-Dade LMS welcomes our participating agencies to identify mitigation measures for all hazards and not just those that the LMS focuses on. The Community Profile (demographics) as developed for the 2015 THIRA is located in Part 4 Appendix I.

Though we are vulnerable to many different natural hazards, one of the reasons we spend a lot of time talking about hurricanes and tropical storms and mitigation measures in relation to them, is that though they account for only 8% of the actual number of hazard events, they account for 81% of the losses, as illustrated in Figure 1.

¹⁶ EMAP 2016 Standard 4.2.1 (1)

FEMA also maintains a website entitled Mitigation Best Practices that can be utilized to search for mitigation projects that other communities have embarked upon by hazard type, state and FEMA Regions. These projects also identify the funding source that may assist local communities in finding funding for like projects. FEMA's Mitigation Best Practices webpage is: <https://www.fema.gov/mitigation-best-practices>

TABLE 2. ANALYSIS OF ALL HAZARDS FROM THIRA¹⁷

Hazard	Further Consideration for LMS		Inclusion/Exclusion Criteria	Mitigation Measures
	Yes	No		
Animal and Plant Disease		X	Historically, there have not been any occurrences of major animal disease in Miami-Dade County. There have been three new plant disease outbreaks in the last 20 years (15% probability in any one year) that have impacted the agricultural communities but have not had any impact on the physical environment. In 2015, an outbreak of the Oriental Fruit Fly, one of the world's most serious exotic fruit flies that threatens agricultural commodities, was detected in Miami-Dade County farmlands. As a result, 97-square miles of farmland was quarantined in the Redland area and an eradication program was triggered. A state of agricultural emergency was declared in the county by the Florida Commissioner of Agriculture, Adam H. Putman on September 15 th , 2015. Due to the low occurrence and limited impact, this hazard will not be further evaluated for the LMS at this time.	- For plant diseases pesticides, separation/distancing, eradication of infected plants - For animal diseases, vaccinations, vector control, mosquito control, eradication of breeding grounds (e.g. standing water), public health education - Drain and Cover campaign materials to address mosquito abatement http://www.miamidade.gov/mosquito/index.html
Dam / Dike / Levee Failure		X	Miami-Dade County does not have any dams or levees on the NFIP maps. There are several water conservation areas that have a berm of about 4 feet around them that are dry most of the year. Historically, there have been no occurrences of dam, dike or levee failures in Miami-Dade County. Modeling performed by Miami-Dade Department of	- Maintenance of structures - Reduce/minimize construction close to structures, where possible - Fortify structures where risks are identified

¹⁷ National Oceanic and Atmospheric Administration, National Climatic Data Center, Storm Events Database: <https://www.ncdc.noaa.gov/stormevents/>

Hazard	Further Consideration for LMS		Inclusion/Exclusion Criteria	Mitigation Measures
	Yes	No		
Natural				
			Transportation and Public Works shows that there are no populated areas near these locations that could be negatively impacted if the levees were breached. Due to the low occurrence and limited impact, this hazard will not be further evaluated for the LMS at this time.	
Drought	X		Historically, there has been 54 drought events recorded between 1950 and 2019 (78% probability of having a drought in any one year). There have been no reported dollar losses to either physical structures or crops. Although, on July 15, 2015, USDA designated Miami-Dade County as a primary natural disaster area due to the persistent drought conditions between January and July. No definitive dollar amounts of damages has been reported for this incident. This hazard is considered further for the LMS due to the high probability.	• Water conservation • Public education and outreach • Regulatory fines • National Drought Mitigation Center http://drought.unl.edu/ • Drought Resources for Miami-Dade http://miami-dade.ifas.ufl.edu/weather-issues/DroughtPreparedness.shtml
Earthquake		X	There have been no earthquakes in Miami-Dade County. South Florida does not have any documented fault lines. The USGS shows there is a 0.279% chance of a major earthquake within 50 kilometers of Miami-Dade in the next 50 years. Therefore, this plan will not include a further evaluation of this hazard at this time.	• No Current Recommendations
Epidemic / Pandemic		X	There have been no instances of an epidemic only affecting Miami-Dade County. In 2017, Miami-Dade had 113 confirmed cases of the Zika Virus. Out of the total cases, 1 was locally acquired and	• Public education and outreach • Vaccinations • Fortify pharmaceutical supplies • Surveillance, monitoring and reporting mechanisms

Hazard	Further Consideration for LMS		Inclusion/Exclusion Criteria	Mitigation Measures
	Yes	No		
Natural			112 were travel related. The Zika virus is a disease spread primarily through the bite of an infected <i>Aedes</i> species mosquito, the same type of mosquito that spreads other viruses like dengue and chikungunya. A coordinated effort between Miami-Dade County Department of Solid Waste Management and the Florida Department of Health in Miami-Dade County is established to set out a strategic plan in response to the Zika Virus. This would help create a unified message for public education and outreach throughout all County agencies and municipalities. There were no recorded deaths and no impact to the physical environment. In February 2020 OEM began providing regular reports on the Coronavirus Disease (COVID-19) Pandemic. As of July 13th this pandemic has resulted in 67,713 positive cases and 1,037 deaths in the County.	Quarantine/Isolation as needed

Hazard	Further Consideration for LMS		Inclusion/Exclusion Criteria	Mitigation Measures
	Yes	No		
Natural				
Erosion	X		Coastal Erosion is a continuous problem for the Miami-Dade County coastline. They are the county's natural barrier that can help protect us from the impacts of storm surge and sea level rise. The most severe erosion occurs in relation to hurricanes and tropical storm, from June to November. There are 20.8 miles of beaches in Miami-Dade County at risk for erosion and 500 parcels that sit adjacent to the shoreline that could be at risk, if erosion became severe. In 2017, Hurricane Irma caused some beach erosion throughout Miami-Dade County with the preliminary assessment estimating a loss of about 170,000 cubic yards of sand. This hazard is considered further for the LMS.	- Fortify beaches through re-nourishment - Fortify dunes with vegetation or structural components - Natural barriers such as mangroves and coral reefs - Limit construction close to coastal areas prone to erosion - Limit re-development after disasters in coastal areas prone to erosion - Implement/enforce building code to fortify structures in coastal areas
Extreme Heat		X	There have been one extreme heat event reported, between 1950 and 2019 (2% chance of occurrence per year). On July 25, 2017, NWS issued a heat advisory for Miami-Dade County due to very warm and humid weather conditions potentially resulting in heat index values between 105 and 110 degrees Fahrenheit. The heat advisory was extended until July 26 th . During this event, there were 15 injuries on July 25 th in Miami Beach, but no reported damages to property or crops. Due to the efficient air conditioning systems of homes in South Florida, Florida Power and Light said that even with high usage of A/C there is not a surge of demand for power that would cause a concern for power outages. The threshold for the National Weather Service to issue an Excessive Heat	- Public Education and Outreach - Identification, designation and opening of cooling centers for vulnerable populations, as needed.

Hazard	Further Consideration for LMS		Inclusion/Exclusion Criteria	Mitigation Measures
	Yes	No		
Natural				
			Warning is when heat index values are expected to reach 113 degrees Fahrenheit or higher for at least 2 hours, with an 80% chance, or greater, of occurrence. Due to the low impact this hazard will not be further considered for the LMS at this time.	
Flooding	X		Much of Miami-Dade County is susceptible to localized flooding, particularly during the rainy season that runs from mid-May through mid-October. The mean elevation of Miami-Dade County is relatively flat at 11 feet. The County's flat terrain causes extensive "ponding" due to the lack of elevation gradients to facilitate "run-off". Of Miami-Dade's 1,250,287 acres, 44.62% of that is within the flood plain (557,871 acres). There have been 13 flood events and 31 flash flood events recorded since 1950 (50% chance of flooding occurrence every year). Localized flooding and "ponding" occurs frequently during the rainy season. Property damages of over \$542M and crop damages of over \$714M have been recorded from flooding for incidents between 1950 and 2019. This hazard is considered further for the LMS.	• Public education and outreach on FEMA Flood Zones, storm surge planning zones and general flood risks. • Education on Flood Insurance • Participation in NFIP and CRS • Drainage projects to address RL and SRL areas • Freeboard requirements for elevation of structures above BFE • Monitoring and coordination for maintenance and mitigation projects along canal areas • Monitoring and maintenance of storm drains • Design for larger storm drains • Swale and open space protection • Participation in the development of FEMA FIRM maps to help identify at risk areas and areas that have been mitigated
Hail		X	218 hail events have been reported, between 1950 and 2019 in Miami-Dade County. The only reported damage associated with hail was for about \$3K in 2012, but this was more likely due to a tree limb that had fallen on a car during the same event. Due to the low impacts of this hazard it will not be considered further for the LMS at this time.	• Alert and notification of public to seek safety inside • No other current recommendations

Hazard	Further Consideration for LMS		Inclusion/Exclusion Criteria	Mitigation Measures
	Yes	No		
Natural				
Hurricane / Tropical Storm	X		In 2017, Miami-Dade County was impacted by major Hurricane Irma and Tropical Storm Philippe. Due to the high impacts, this hazard is further considered for the LMS.	- Public education and outreach - Designation of storm surge risk areas - Supportive services (evacuation and sheltering) for at risk populations - Hardened facilities for use as evacuation centers - See also recommendations under winds and floods.
Landslides		X	Due to Miami-Dade's low average elevation, landslides are not likely to occur. There have been no reported landslides in Miami-Dade. Due to the low probability and low risk this hazard is not further considered for the LMS.	No current recommendations
Lightning		X	There were 69 reported lightning events in Miami-Dade County between 1950 and 2019 (100% chance of a lighting event occurring every year). Though the probability is high the recorded impacts of these events is low with the highest single impact being about \$80K for an incident in Hialeah Gardens when a lightning struck an apartment building. The lightning strike caused a fire and four apartments suffered significant damage leaving a total of 20 residents displaced. Due to the low impact of this hazard it will not be considered further for the LMS at this time.	- Surge protection for electrical, computer and phone systems - Lightning detection and warning devices - Public education and outreach
Saltwater Intrusion	X		Saltwater intrusion is a continuous problem that has been occurring ever since the Everglades	Continue practices of monitoring levels, gauging pumping levels and determining future impacts and need for deeper wells

Hazard	Further Consideration for LMS		Inclusion/Exclusion Criteria	Mitigation Measures
	Yes	No		
Natural			were drained to provide dry land for urban development and agriculture. Long periods of drought and storm surge inundation are hazards that have been attributed to increases in saltwater intrusion. It poses a threat to the drinking water supply and requires close coordination of local agencies to continuously monitor intrusion, determine appropriate pumping rates and the coordination with South Florida Water Management District for maintenance of ground water levels. This hazard is included in the LMS for further consideration.	

Hazard	Further Consideration for LMS		Inclusion/Exclusion Criteria	Mitigation Measures
	Yes	No		
Natural				
Sea Level Rise	X		Sea level rise is likely to increase coastal flooding during astronomical high tides and storm surge events. Sea level rise will likely impact the ability of the canals and low-lying areas to drain standing water after rainfall events and impact the ground water elevation. Gravity based outfalls that lie below sea level have already seen impacts when salt water flows up through the outfall system into the streets of several communities. This Unified Sea Level Rise Projection for Southeast Florida highlights three planning horizons. The first is the short term projection, that by 2040, sea level is projected to rise 10 to 17 inches above 2000 mean sea level. The second is by 2070, sea level is projected to rise 21 to 54 inches above 2000 mean sea level. The third is that by 2120, sea level is projected to rise 40 to 136 inches above 2000 mean sea level.¹⁸	• Designation of Adaptation Action Areas • Additional modeling/mapping to determine areas at risk • Build with sea level rise considerations to increase future resiliency as determined by the useful lifespan of a project • Minimize development in future risk areas

¹⁸ 2019 Unified Sea Level Rise Projection for Southeast Florida: https://southeastfloridacclimatecompact.org/wp-content/uploads/2020/04/Sea-Level-Rise-Projection-Guidance-Report_FINAL_02212020.pdf

Hazard	Further Consideration for LMS		Inclusion/Exclusion Criteria	Mitigation Measures
	Yes	No		
Natural				
Severe Storm	X		A storm is considered severe if it produces a tornado, winds of 50 knots (58 mph) or greater, and/or hail of an inch in diameter or greater. From 1950 through 2019, there have been 511 severe storm related events reported in Miami-Dade (averaging about five occurrences per year). Over \$209M in damages have been recorded during that time. Due to the high probability and impact, this hazard is further considered in the LMS.	• Practices to mitigate against hurricanes are also applicable to severe storms. • Also see recommendations under floods • Review Model Storm analyses and identify mitigation initiatives for the hardest impacted areas • Track heavy rain and subsequent flooding to identify areas for potential mitigation measures

Hazard	Further Consideration for LMS		Inclusion/Exclusion Criteria	Mitigation Measures
	Yes	No		
Natural				
Sinkholes		X	There is no official record of all sinkholes in Miami-Dade. The Florida Geological Survey maintains a database of all “subsidence incidents,” however this only includes events that have been officially reported and includes many events that are not sinkholes. Between 1948 and 2019, only one subsidence incident was reported in Miami-Dade to the Florida Geological Survey. In 1972, a sinkhole measuring three feet by three feet, was recorded in Miami-Dade County by the Florida Geological Survey. ¹⁹ Most of the instances reported are small in extent and have not significantly impacted the built environment. Within the State of Florida for insurance claims, Miami-Dade County represented 2% of the total claims in 2010. Additional instances of sinkholes claims have been reported through insurance claim reporting data but the magnitude of each respective claim was not made available. Due to the low impact of this hazard it is not considered further for the LMS at this time.	Assessment, hardening and replacement of aging infrastructure.
Space		X	There have been no space weather events specific to Miami-Dade County that have caused interference with technological components of communication or electrical systems. Due to the low probability of this hazard it is not considered further for the LMS at this time.	- Identifying redundant or alternate systems in case of outages. - Hardening of CI/KR

¹⁹ Florida Department of Environmental Protection, Florida Geological Survey Division Subsidence Incident Reports Map: <https://ca.dep.state.fl.us/mapdirect/?focus=fgssinkholes>

Hazard	Further Consideration for LMS		Inclusion/Exclusion Criteria	Mitigation Measures
	Yes	No		
Natural				
Tornado	X		There have been 140 occurrences of tornadoes in Miami-Dade County between 1950 and 2019 (averaging about 2 times a year). Recorded damages from tornadoes for property exceeds \$203M. Due to the high probability and high impact, this hazard is included in the LMS for further consideration.	• Hardening of structures. • Identification of safe rooms and structures. Follow FEMA Safe Room Guidance • Increased public awareness • Signing up for existing alert and notification systems.
Tsunami		X	There have been no tsunamis occurring in Miami-Dade County. The risk of a tsunami striking Florida is considered to be relatively low by the National Oceanographic and Atmospheric Administration. Due to the low probability of this hazard it will not be considered further at this time.	• Education for risk can be also tied to coastal communities currently at risk for Storm Surge.
Volcano (Ash/Dust)		X	There are no volcanoes in Miami-Dade County and no recorded impacts to the physical environment from volcanoes. Due to our distance to any volcanoes there is no projected impact. The biggest concern in relation to an active volcano outside of our area would be volcanic ash that may be carried by trade winds that could limit aviation operations or possible compromise the air quality. There are no expected impacts to physical infrastructure. Due to the low probability and low impacts, this hazard will not be considered further for the LMS at this time.	• Implementation of Sheltering in Place as identified in the Miami-Dade All Hazards Protective Measures Plan.
Wildfires	X		There have been 14 wildfires recorded between 1950 and 2019 in Miami-Dade County (20% chance of a wildfire occurring every year). Recorded property damages for wildfires is about \$255K. Though historically there has not been a high impact on property, it is estimated that about	• Prescribed burning programs. • Cutting brush or other fuel away from structures. • Follow National Fire Protection Association (NFPA) Firewise Communities Program

Hazard	Further Consideration for LMS		Inclusion/Exclusion Criteria	Mitigation Measures
	Yes	No		
Natural			613,453 people, or 25% of our area population, live within the Wildland Urban Interface and could be at risk. This hazard is included for further consideration in the LMS.	Roles in Fire-Adapted Communities http://www.usfa.fema.gov/downloads/pdf/publications/fire_adapted_communities.pdf
Windstorms		X	There were 10 high wind and 2 strong wind events on record from 1950 to 2019 (17% chance of an event occurring every year). Recorded property damages total about \$18K. Mitigation strategies that address tropical storms and hurricanes would also help protect the built environment from high wind events. Due to the low impact of these events, this hazard will not be considered further for the LMS at this time.	- Building opening and glazing protection. - Hardening of roof structures. - Securing roof top equipment.
Winter Storm	X		There have been 27 occurrences of winter storm related events (cold/wind chill, extreme cold, frost/freeze) between 1950 and 2019 (39% chance of an event occurring every year in Miami-Dade County). Though there has not been any recorded property damages, there has been over \$300M in crop damages during these events. During these events, a demand for electricity will increase and many homes in South Florida do not have efficient heating systems, unlike their air conditioning systems, and therefore the demand on electricity can be much higher. This hazard is included in the LMS for further consideration.	- Identification, designation, construction of cold weather shelters for homeless and other vulnerable populations, and opening of the same during cold weather events. - Public education and outreach - Agriculture Extension works with local growers for educational material for mitigation of crop losses. http://miami-dade.ifas.ufl.edu/weather_issues/cold%20preparedness.shtml

The following non-natural hazards are included in the THIRA and we have included suggested mitigation measures, but they are not currently further considered in the LMS.

Technological	
Coastal Oil Spill	• Vessel inspections • Compliance with safety regulations
Electric Utility Failure	• Emergency Generators • Alternate energy sources • Hardened utility lines and structures • Emergency Evacuation and Assistance Program run by the OEM to assist vulnerable populations • Public Outreach and Education
Hazardous Materials Release	• Regular onsite inspections of hazardous materials facilities • Hardening of facilities with hazardous materials • Emergency shut off valves • Public Outreach and Education • Implementation of All Hazards Protective Measures Plan
Nuclear Power Plant Release	• Hardened facilities • Public Education, Outreach and Alert and Notification process • Protective Actions to shut down facility • Turkey Point Response Plan and annual exercises
Structural Fire	• Fire suppression safety systems • Alert and notification systems • Regular Fire Drills and Inspections
Transportation Incident (i.e. Highway and/or Rail Incident)	• Inspection and maintenance of transportation corridors • Building infrastructure to future risk and capacity needs • Inspection and maintenance of trains, planes, automobiles and vessels
Water/Wastewater Incident	• Inspection and maintenance of infrastructure • Building infrastructure to future risk and capacity needs
Human Caused Hazards	
Active Shooter	• See Something, Say Something campaign • Security screening procedures
Civil Disturbance/ Civil Unrest	• Intel gathering and sharing • Community gathering points to allow for peaceful demonstrations

	• Public Outreach and Education • Increased law enforcement presence as a deterrence
Electromagnetic Pulse	• Shielding • Backup systems for communications and power • Surge protection
Food Borne Illness Incident	• Follow Public Health guidelines • Reporting systems
Mass Migration	• Intel gathering and sharing
Terrorism – Biological (Category A, B and C Agents)	• Surveillance and reporting • Follow Public Health guidance • Personal Protective Equipment • All Hazards Protective Measures Plan – implementation of Isolation/Quarantine • Public Education and Outreach
Terrorism – Chemical	• Intel gathering and sharing • See Something, Say Something campaign • Surveillance/monitoring of CI/KR sites
Terrorism – Cyber	• Intel gathering and sharing • Security procedures and passwords • Firewalls • Tamper proof infrastructure • Surveillance/monitoring of CI/KR sites • Miami-Dade created a Cyber Security Plan (April 2017)
Terrorism – Explosive	• Protective barriers (bollards, cement barriers, bullet proof glass, metal/chemical detection)
Terrorism – Radiological	• Surveillance/monitoring of CI/KR sites • Intel gathering and sharing • See Something, Say Something campaign
Terrorism – Small Arms	• Intel gathering and sharing • See Something, Say Something campaign • Surveillance/monitoring of CI/KR sites • Security screening procedures

Drought

Description

A drought is characterized as an extended period of time with persistent dry weather conditions in a geographic area that typically has none to minimal precipitation. A drought can however be defined in several different ways depending on the geographical region and situation:

- Meteorological drought: When the normal level of precipitation has a significant measurable drop.
- Agricultural drought: When the level of soil moisture drops below the suitable range for agricultural growth.
- Hydrological drought: When the surface water and underground water supply falls below normal.
- Socioeconomic drought: When water shortages seriously interferes with human activity.

The Palmer Index, developed by Wayne Palmer in the 1960s, uses temperature and rainfall information to formulate dryness. It has become the semi-official drought index. The index is effective in determining long term drought conditions of several months. The index sets normal conditions at 0 with drought conditions in negative values. The index can also be reversed showing the excess of precipitation where the normal conditions at 0 and positive values for amount of rainfall. The advantage of the Palmer Index is that it is standardized to local climate, so it can be applied to any part of the country to demonstrate relative drought or rainfall conditions.

**TABLE 3. NATIONAL INTEGRATED DROUGHT INFORMATION SYSTEM
ALERTS FOR DROUGHTS**

Alert	Criteria	Palmer Drought Index
D0 Abnormally Dry	Going into drought: short-term dryness slowing planting, growth of crops or pastures. Coming out of drought: some lingering water deficits; pastures or crops not fully recovered.	-1.0 to -1.9
D1 Moderate Drought	Some damage to crops, pastures, streams, reservoirs, or wells low, some water shortages developing or imminent, and voluntary water-use restrictions requested.	-2.0 to -2.9
D2 Severe Drought	Crop or pasture losses are likely, water shortages common and water restrictions imposed.	-3.0 to -3.9
D3 Extreme Drought	Major crop and pasture losses with widespread water shortages or restrictions.	-4.0 to -4.9
D4 Exceptional Drought	Exceptional and widespread crop and pasture loss, shortages of water in reservoirs, streams, and wells creating water emergencies.	-5.0 or less

Source: U.S. Drought Monitor Classification Scheme, from the United States Drought Monitor

Location

The entire County is vulnerable to drought conditions.

Extent

D4 on the Palmer Drought Scale.

Impact

The Drought Center reports that the direct impacts of a drought can include reduced crop productivity; increased fire hazards; reduced water levels; increased wildlife mortality rates; damage to wildlife and fish habitat; increased problems with insects and diseases to plants and trees; and reduced growth. Indirect results can lead to financial hardships for farmers and "increased prices for food and timber, unemployment, reduced tax revenues because of reduced expenditures, increased crime, foreclosures on bank loans to farmers and businesses, migration, and disaster relief programs." During times of drought, crop irrigation can lower the water table, exposing it to salt water (please see the Salt Water Intrusion section for more information). Water restrictions were put in place for Miami-Dade County that impacted both residential and agricultural communities. No definitive dollar amounts of damages were found during a review of the literature.

Previous Occurrences

April – early May, 2018 – A prolonged dry spell from February through the middle of May caused very dry conditions over all of Miami-Dade County. There were no reported damages. Ground water levels led to the continuation of severe drought conditions.²⁰

January – September 2015 – A combination of decreased rainfall and higher than normal temperatures through Miami-Dade County resulted in drought conditions throughout the county between January and September. A persistent high-pressure system in the upper levels of the troposphere restricted cold fronts to move southward through South Florida and delivered warm subtropical air to the region during the spring months (March-May). During the summer months (June-August), this high-pressure system brought warm and dry easterly winds steering most of the typical South Florida afternoon thunderstorms to the west of the peninsula. A three-month deficit of 10-15 inches of rainfall across the County and temperatures between 0.5 and 1.5 degrees Fahrenheit above normal resulted in drought conditions throughout this period. Miami-Dade County had its peak drought condition in late July 2015 when the Palmer Drought Index peaked to extreme drought (D3) in the eastern part of the County. As a result of this event, USDA designated Miami-Dade County as a primary natural disaster area due to the damages and losses caused to the agriculture community.²¹

²⁰ NOAA National Centers for Environmental Information: <https://www.ncdc.noaa.gov/data-access/severe-weather>

²¹ USDA Designates 2 Counties in Florida as Primary Natural Disaster Areas, 2015: https://www.fsa.usda.gov/news-room/emergency-designations/2015/ed_20150715_rel_0089

March – early April, 2012 – Very dry conditions continued into early April over all of Florida. There were no reported damages. Ground water levels led to the continuation of severe drought conditions.

January – August 2011 – Rainfall totals in January were near to below normal over most of southeast Florida. This resulted in the expansion of severe drought (D2) conditions over inland sections of Miami-Dade County. Rainfall deficits since October over these areas ranged anywhere from 8 to 11 inches. Most wells across the area were running at around 10 percent of normal water levels. The level of Lake Okeechobee remained steady at about 12.5 feet, which is 2.2 feet below normal. The Keetch-Byram Drought Index (KBDI) was in the 500 to 600 range, which reflects a high fire danger and low soil moisture values.

February was a very dry month over South Florida as a high pressure dominated the region's weather pattern. Over most of Miami-Dade, February rainfall totals were less than a tenth of an inch. As a result, February 2011 was among the top 10 driest Februaries on record at Miami and Miami Beach. This led to severe drought conditions over most of South Florida, with extreme drought conditions over portions of the southeast coast. The level of Lake Okeechobee fell about a half-foot during February, from around 12.5 feet to near 12 feet. Forestry officials reported double the number of wildfires during the winter months of 2010-2011 compared to the previous year. The period of October 2010 to February 2011 was the driest on record in the 80-year history of the South Florida Water Management District's records.

Conditions remained dry and by the end of May, most of southern Florida was in an extreme (D3) drought status, except for an area of exceptional (D4) drought over eastern Palm Beach and Broward counties. This is the first time in well over a decade that any part of south Florida has been designated as being under exceptional drought conditions.

June continued the streak of below normal rainfall over most of South Florida. Little rain fell during the first 10 days of the month, with the rainy season not starting until around June 8th. Almost all the rain across the area fell in the last 2 weeks of the months. Total rainfall were only in the 2 to 4 inch range over the east coast metro areas as well as the Gulf coast areas. Miami Beach recorded its driest June on record with only 1.15 inches of rain. Inland areas of South Florida received about 6 to 8 inches, with isolated 9 to 11 inch amounts south and west of Lake Okeechobee.

The level of Lake Okeechobee dropped from around 10 feet at the beginning of June to a minimum of around 9.6 feet in late June before recovering by the end of the month. Wells and underground reservoirs remained at the lowest 10 percent of normal levels. Exceptional (D4) drought conditions extended over most of Palm Beach and Broward counties as well as far northern Miami-Dade County. Extreme (D3) drought conditions extended all the way to the southwest Florida Coast of Collier County, with severe (D2) drought conditions elsewhere over South Florida. Several wildfires broke out over South Florida in June, including a large wildfire in the Everglades of Miami-Dade County near

the Miccosukee Resort and several wildfires in north-central Palm Beach County and eastern Collier County. July and August brought much needed rains. Overall, rainfall averaged near to above average over most areas, leading to gradually improving drought conditions. Lake Okeechobee remained over 3 feet below the normal level for this time of year. Underground water levels remained below normal over much of South Florida, especially over the metro east coast sections.²² No data was available to determine the economic impacts of this event.

November 2008 – May 2009 – The driest winter on record over many locations in Southeast Florida led to the onset of severe drought (D2) conditions. At Miami International Airport, winter season rainfall was only 0.74 inches, making it the driest winter on record. The drought continued into the spring as most of South Florida was still under severe drought (D2) conditions. April rainfall was less than an inch at most locations. Then a very dry start to the month of May prompted the issuance of extreme drought (D3) conditions over virtually all of South Florida. The drought ended in Mid-May.²³

Vulnerability

Physical Vulnerabilities

Drought is not anticipated to have any impact on the built environment (Critical Infrastructure, Key Resources, and Building Stock). It may cause economic losses to agriculture and aquaculture due to loss of crops or water restrictions that inhibit normal operations. Crops most vulnerable to drought are the ones that are grown during the winter months, our dry season, and harvested in the spring months including cantaloupe, carambola, celery, cucumbers, dragon fruit, eggplant, fennel, guava, green beans, herbs, jackfruit, longyan, lychee, mushrooms, onions, papaya, passion fruit, plantains, radishes, sapodilla, spinach, squash, strawberries, sweetcorn, thyme, tomatoes and zucchini. Drought conditions can also impact the Miami-Dade County Water and Wastewater Treatment system.

Social Vulnerabilities

This hazard may impact persons employed by the agricultural community including migrant farm workers. In terms of the general population, it does not tend to affect one population over another, however the social vulnerability section should be reviewed for more information on how these types of circumstances may affect populations in Miami-Dade County differently.

²²National Oceanic and Atmospheric Administration, National Climatic Data Center, Storm Events Database: <https://www.ncdc.noaa.gov/stormevents/>

²³ Miami-Dade 2015 Threat and Hazard Identification and Risk Assessment

Erosion

Description

Erosion is the wearing-away of land or the removal of beach or dune sediments by wave action, tidal currents, wave currents, or drainage; the wearing-away of land by the action of natural forces; on a beach, the carrying away of beach material by wave action, tidal currents, littoral currents or by deflation. Waves generated by storms cause coastal erosion, which may take the form of long-term losses of sediment and rocks, or merely in the temporary redistribution of coastal sediments. Riverine and canal erosion are minimal within Miami-Dade County and will not be further analyzed. Coastal erosion is of greater concern and is expanded upon below. Long-shore currents move water in a direction parallel to the shoreline. Sand is moved parallel to most beaches in Florida by long-shore drift and currents. Ideally the movement of sand functions like a balanced budget. Sand is continually removed by long-shore currents in some areas but it is also continually replaced by sand carried in by the same type of currents. Structures such as piers or sea walls, jetties, and navigational inlets may interrupt the movement of sand. Sand can become “trapped” in one place by these types of structures. The currents will, of course, continue to flow, though depleted of sand trapped elsewhere. With significant amounts of sand trapped in the system, the continuing motion of currents (now deficient in sand) results in erosion. In this way, human construction activities that result in the unnatural trapping of sand have the potential to result in significant coastal erosion.

Beach Erosion – Beach erosion occurs when waves and currents remove sand from the beach system. The narrowing of the beach threatens coastal properties and tourism revenue in coastal counties throughout the United States.

Dune Erosion – Dune erosion occurs when waves attack the front face of the sand dune, reducing the volume and elevation of the dune. Erosion of the sand dune leaves coastal properties more vulnerable to future storms.

Overwash – When waves exceed the elevation of the dune, sand is transported across the island in a process known as overwash. When overwash occurs, it often results in significant damage to coastal property.

Inundation and Island Breaching – Inundation occurs when the beach system, or the sandy profile located between the most seaward (primary) dune and the shoreline, is completely submerged under the rising storm surge. Strong currents may carve a channel in the island in a process known as island breaching.



Location

The coastal areas indicated in the map are at highest risk for coastal erosion. This includes the municipalities of Key Biscayne, Miami, Miami Beach, Biscayne Park, Bay Harbor Islands, Bal Harbour, Sunny Isles Beach and Golden Beach.

Extent

25,000 cubic yards of sand.

Impact

Miami-Dade beaches provide storm surge protection and coastal erosion can diminish this natural buffer. Sea turtles can also be impacted as their nesting grounds may be impacted and the beaches are a big draw for tourism. Miami-Dade's shoreline is highly developed with an estimated beachfront value in excess of \$13.5 billion, not including infrastructure.

Previous Occurrences

Coastal erosion has been occurring for years, the first study was done in 1930 and a restudy was done in 1961. As a result, from 1975-1982 the USACE implemented the

Miami-Dade County Beach Erosion control and Hurricane Surge Protection project that cost about \$48 million. It is estimated for every \$1 that is invested in beach nourishment that there is a return of about \$700 foreign, primarily tourism impacts. USACE completed a \$11.5 million project to widen 3,000 feet stretch of Miami Beach's shore, that was washing away. The shore between 46th and 54th street was expanded by 230 feet to protect the island from storm surge. In August 2017, USACE awarded \$8.6 million for Sunny Isles Beach re-nourishment project that began in October 2017 and is set to be completed by May 2018.²⁴

September 2017 – Hurricane Irma caused some beach erosion throughout Miami-Dade County. The preliminary damage assessments estimated a loss of 170,000 cubic yards of sand. The money amount in damages has not been determined.

October 2016 – Hurricane Matthew caused minor beach erosion, as it travelled northward parallel to Florida's east coast. Miami-Dade County agencies and municipalities estimated close to \$1M in damages due to coastal erosion.

October 2012 – Hurricane Sandy, never made landfall, but paralleled the coast causing coastal erosion with reports of waves up to 10 feet in Miami-Dade. There was no Presidential Declaration for damages within Miami-Dade.²⁵ Hurricane Sandy, was estimated to cause over \$2M in damages to beaches including the following:

- Miami Beach 26th – 29th Street – approximately 10,000 cubic yards
- Miami Beach 44th – 46th Street – approximately 2,500 cubic yards
- Miami Beach 53rd – 56th Street – approximately 3,000 cubic yards
- Miami Beach 63rd – 66th Street – approximately 5,000 cubic yards
- Bal Harbour 99th – 103rd Street – approximately 2,600 cubic yards
- Key Biscayne – unknown cubic yards estimated at \$1.2M²⁶

²⁴ U.S. Army Corps of Engineers (Jacksonville District) Miami-Dade County Projects:
<http://www.saj.usace.army.mil/Missions/Civil-Works/Shore-Protection/Dade-County/>

²⁵ Miami-Dade County EOC Activation Archive

²⁶ Miami-Dade Emergency Operations Center Damages Report

October 2005 – Hurricane Wilma, caused in general only minor beach (Condition I) erosion to the majority of beaches in Miami-Dade but dune erosion (Condition II) occurred at the Bill Baggs Cape Florida State Park.²⁷ Picture at right shows damage to Bill Baggs. No major structural damage was observed seaward of the Coastal Construction Control Line (CCCL) or within the Coastal Building Zone (CBZ). The majority of the damage near the coast occurred north of Bakers Haulover Inlet. At Cape Florida, a concrete seawall and rock revetment sustained level three damage.



September 2005 – Hurricane Rita, caused only minor beach erosion (Condition I) north of Government Cut from Miami Beach to Broward County. Virginia Key also had minor beach erosion (Condition I) but also experienced overtopping, resulting in a wash over deposit of sand. Portions of Key Biscayne experience moderate beach and dune erosion (Condition III) and south of Sonesta Beach Resort had minor dune erosion (Condition II). No structural damages were sustained along the Miami-Dade County coast seaward of the CCCL or within the CBZ during the passage of Hurricane Rita.

August 2005 – Hurricane Katrina caused minor beach erosion (Condition I) to the northern beaches in Miami-Dade. No structural damages were sustained along the Dade County coast seaward of the CCCL or within the CBZ; however, a number of single-family dwellings were flooded on Key Biscayne forcing their evacuation.

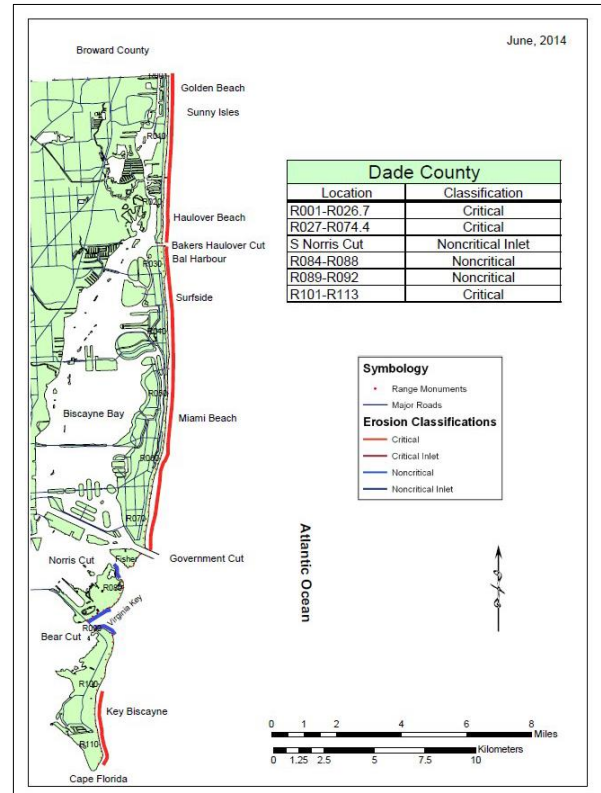
Vulnerability

Physical Vulnerabilities

²⁷ Florida Department of Environmental Protection Post-Storm Reports

The entire built environment (Critical Infrastructure, Key Resources, Building Stock) and natural environment (beaches) are vulnerable to erosion primarily along coastal areas. According to a GIS analysis there are approximately 500 parcels in the property appraiser database that intersect with the CCCL. Though the beaches have been fortified over the years and are much wider than they used to be (see pictures), constant erosion could put structures in these areas at risk. The map to the right shows the status of erosion classifications for Miami-Dade County's coastal areas. Severe erosion can exacerbate storm surge inundation by minimizing the protection offered by beaches and seawalls as they are compromised. Structures such as boardwalks or piers that have pilings in coastal areas may suffer collapse or complete destruction. Beaches in Miami-Dade, such as South Beach and Biscayne National Park, are cited as the number one reason tourists come to Miami-Dade.

There are two piers in Miami-Dade County that extends into the Atlantic Ocean and Government Cut, the Newport Beach Fishing Pier in Sunny Isles Beach and the South Pointe Pier in Miami Beach. The Newport Beach Pier was rebuilt and reopened in 2013 after being destroyed by Hurricane Wilma in 2005 and the South Point Pier was rebuilt and reopened in 2014 after being closed in 2004 due to deterioration.



Social Vulnerabilities

This hazard does not tend to affect one population over another.

Flooding

Description

Flooding is an overflowing of water onto land that is normally dry. It can happen during heavy rains, when ocean waves come onshore, and when regular drainage capabilities are compromised. Flooding may happen with only a few inches of water, or it may happen with several feet of water. Flooding can affect many different communities covering several states during a single flooding event. Sunny day flooding and tidal flooding are discussed in the Sea Level Rise section.

TABLE 4. COMMON FLOOD TYPES

Category	Criteria
River or Canal Overbank Flooding	When water levels rise in a river due to excessive rain from tropical systems making landfall, persistent thunderstorms over the same area for extended periods of time
Ponding	When water levels rise in a land locked area, lake or detention basin due to excessive rain from tropical systems making landfall, persistent thunderstorms over the same area for extended periods of time. In South Florida, some of the severe localized thunderstorms frequently exceed 3 inches/hour, exhausting the storage and infiltration capacity of the drainage system.
Coastal Flooding	When a hurricane, tropical storm, or tropical depression produces a deadly storm surge that overwhelms coastal areas as it makes landfall. Storm surge is water pushed on shore by the force of the winds swirling around the storm. This advancing surge combines with the normal tides to create the hurricane storm tide, which can increase the average water level 15 feet or more. The greatest natural disaster in the United States, in terms of loss of life, was caused by a storm surge and associated coastal flooding from the great Galveston, Texas, hurricane of 1900. At least 8,000 people lost their lives.
Inland or Riverine Flooding	When tropical cyclones move inland, they are typically accompanied by torrential rain. If the decaying storm moves slowly over land, it can produce rainfall amounts of 20 to 40 inches over several days. Widespread flash flooding and river flooding can result. In the 1970s, '80s, and '90s, inland flooding was responsible for more than half of the deaths associated with tropical cyclones in the United States. The state of Florida has nearly 121,000 census blocks potentially threatened by riverine flooding, translating to nearly \$880 billion in property.
Flash Flooding	A rapid rise of water along a stream or low-lying urban area. Flash flooding occurs within six hours of a significant rain event and is usually caused by intense storms that produce heavy rainfall in a short amount of time. Excessive rainfall that causes rivers and streams to swell rapidly and overflow their banks is frequently associated with hurricanes and tropical storms, large clusters of thunderstorms, supercells, or squall lines. Other types of flash floods can occur from dam or levee failures.

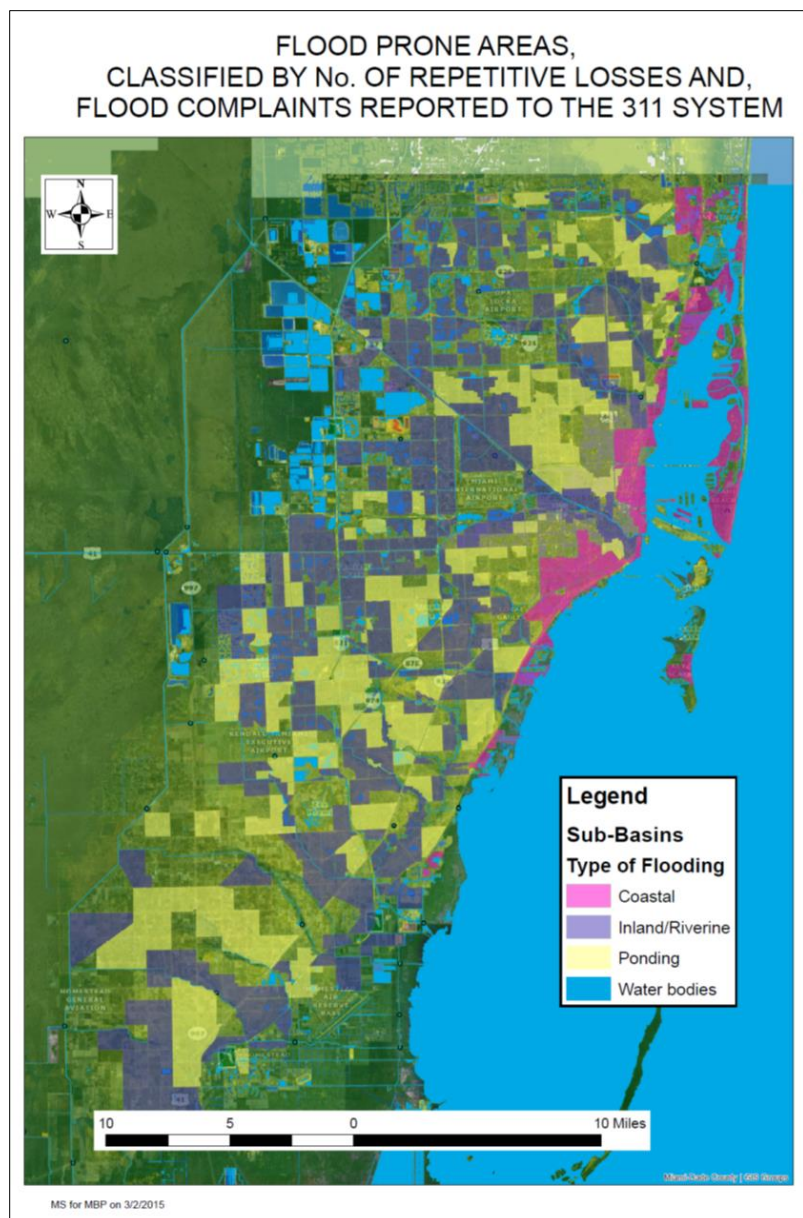
Much of Miami-Dade County is susceptible to localized flooding, particularly during the rainy season of June through October, see the map on next page. One area in particular experiences flooding on a regular basis. Known as the 8½ square mile area, it is located west of the L-31N Levee, between SW 104th Street on the north and SW 168th Street on the south. The mean elevation of Miami-Dade County is relatively flat at 11 feet. The county's flat terrain causes extensive "ponding" due to the lack of elevation gradients to facilitate "run-off". Of Miami-Dade's 1,250,287 acres, 44.62% of that is within the flood plain (557,871 acres). Our community is interlaced with an intricate system of canals that play an integral role in our groundwater saturation levels. When the levels are too high or the canal structures cannot be opened, this can lead to localized flooding during rain events. Agricultural interests can be impacted by levels that are too high or too low. If the control structures release the fresh water at a rapid rate this can also lead to environmental concerns where the fresh water is released. When the control structures fail or are damaged and cannot be operated, alleviation of any localized flooding may require pumping until the canal structures can be re-opened or fixed. Inability to be able to close the salinity structures within the canals could also increase the risk of salt water intrusion during high tide and storm surge. Part 7 of the LMS provide greater detail as to the canal system within the county and the relation to drainage basins.

Extent

Two feet of flooding.

Impact

In 1999 and 2000 Miami-Dade experienced two major flooding incidents, Hurricane Irene and the "No Name Storm", later known as Tropical Storm Leslie once it entered the Atlantic. The damages from the 1999 storm were reported as \$100 million in property and \$200 million in



crop damages and the 2000 storm caused \$440 million in property damage and \$500 million in crop damages.²⁸ Though the flooding in this area was not directly attributed to a failure of the canal system, it was acknowledged that the original drainage system for the Tamiami Canal Basin was not designed to accommodate the population that resided in that area and the water managers recognized a need for major system improvements. A \$42 million multi-phase project that included a 900-acre emergency detention basin, and the S-25B Forward Pump Station and S-26 Pump Station and dredging project. This project improved flood protection for 500,000 residents and to 5,000 homes and businesses.²⁹

After Hurricane Irene in 1999, areas of Miami-Dade had standing water for long periods of time as is reflected in the following chart.³⁰

Area	Estimation of the deepest water	Problems	Estimated time it took for the water to dissipate
East Everglades	2 feet	Impassable roads and minimal home intrusion	1 month
Sweetwater	2 feet	Impassable roads and extensive home intrusion	1 week
West Miami	18 inches	Impassable roads and extensive home intrusion	2 weeks
Homestead (near Harris Field)	2 feet	Impassable roads and some home intrusion	1 week
NW 127 Avenue between Tamiami canal and NW 8 th Street	1 foot	Impassable roads	2 weeks
NW 97 Avenue between 25 th Street and 30 th Street (Vanderbilt Park)	1-2 feet	Severe home intrusion	1 week
NW 41 Street west of the Turnpike	2 feet	Impassable roads	2 weeks

²⁸ National Oceanic and Atmospheric Administration, National Climatic Data Center, Storm Events Database: <https://www.ncdc.noaa.gov/stormevents/>

²⁹ South Florida Water Management District Tamiami Canal (C-4) Flood Protection Project, July 2008. June 15, 2012

³⁰ Miami-Dade Emergency Operations Center Activation Archives, After Action Report Hurricane Irene

Previous Occurrences

August 15, 2019 – Thunderstorms produced very heavy rainfall that measured over 7 inches in about 3 hours across portions of Kendall. This heavy rainfall resulted in flash flooding which resulted in water intrusions in numerous structures and impassable roadways.³¹

October 3-7, 2017 – A combination of high tide and heavy rainfall led to flooding across portions of Miami-Dade County. There were reports of coastal and street flooding in the vicinity of Biscayne Blvd from I-395 to NE 30th Street.

August 24-27, 2017 – A tropical wave (Invest 97L) was located near the central Bahamas on August 21st, 2017 and forecast to move northwestward over Florida. Wind shear and dry air hindered further development of this system, but the National Weather Service forecast an excessive rainfall threat for the remainder of the week. Rainfall amounts of 2 to 4 inches, with locally higher amounts possible, were forecast for the region. As a result, a Flood Watch was in effect for Miami-Dade County from August 24th through the 27th.

Between August 24th and 26th, rainfall amounts ranged between 1 and 4 inches through the county. Rainfall amounts of up to 4.5 inches were recorded in the northeast portion of the county between August 26th and 28th. The only significant report received by the National Weather Service was of Okeechobee Road flooded in Hialeah and a spotter in the area recorded 6.62 inches of rain in a single afternoon on August 27th.

³¹ National Oceanic and Atmospheric Administration, National Climatic Data Center, Storm Events Database: <https://www.ncdc.noaa.gov/stormevents/>

August 1, 2017 – Tropical Storm Emily formed west of Tampa Bay on July 31st, and moved across central Florida, just north of Lake Okeechobee. On August 1st, Tropical Storm Emily was located over the Atlantic and moving away from Florida. Although no direct impacts were reported for Miami-Dade County, a trough extending from the tropical system was over southeastern Florida. A combination of the frontal boundary and day-time heating, a band of thunderstorms developed off the coast and moved west. At around 2 pm, the band became nearly stationary over Miami Beach, Key Biscayne and Downtown Miami. A Flash Flood Warning was issued at 3:47pm until 9:45pm. Later in the afternoon, the same band of thunderstorms redeveloped over The Redland, Kendall, Palmetto Bay and Pinecrest area. Rainfall amounts in these areas ranged between 4 and 6 inches with isolated amounts between 7 and 8 inches. The rainfall rates of 2 to 4 inches an hour lasted 2 to 3 hours, and around the same time as high tide.

Significant flooding was reported in Miami Beach and the Brickell area in the City of Miami. Vehicles were stalled in streets with up to 2 feet of water and some streets had to be closed due to deep standing water. In Miami Beach, 1 to 2 feet of water was reported on streets in South Beach including Purdy Avenue, West Avenue, Alton Road, Pennsylvania Avenue, Meridian Avenue, Collins Avenue, Washington Avenue and Indian Creek Drive. Water entered business, homes, apartment lobbies and parking garages. In Mary Brickell Village, more than 10 businesses and buildings had 1 to 4 inches of water inside the structures. The picture to the right, shows the 24-hour rainfall estimates between August 1st and 2nd.

June 7, 2017 – An area of low pressure over the Gulf of Mexico, brought tropical moisture across South Florida during the week of June 5th. Widespread showers and thunderstorms, with the potential of heavy rainfall was forecast for the rest of the week. On June 7th, a Flood Watch was issued for Miami-Dade County until 8 pm. Aside from minor flooding on roadways, no significant issues were reported.

December 2015 – A cold front moved into South Florida during on December 3rd, and stalled across the far southern end of the peninsula and upper Florida Keys on December 4th and 5th. Several rounds of heavy rainfall fell across Southern Miami-Dade County. Rainfall amounts near 15 inches fell across Homestead, the Redlands, and western Kendall, with four (4) to eight (8) inches reported across the remainder of Miami-Dade County, most of which occurred on December 5th. This rainfall led to significant flooding in Miami-Dade County with numerous road closures and cars stalling in flood waters. An estimated \$1 Million in damage impacted the County's fall and winter crops and also resulted in multiple day closures at Zoo Miami.³²

³² National Oceanic and Atmospheric Administration, National Climatic Data Center, Storm Events Database: <https://www.ncdc.noaa.gov/stormevents/>

October 20, 2014 – localized flooding and rainfall amounts of 4 to 7 inches were measured in the south Miami-Dade County communities of Cutler Bay and Palmetto Bay. No additional data was available on this event.

October 2, 2013 – Persistent heavy rains from slow moving showers and thunderstorms produced an isolated area of flash flooding near the Falls Shopping Mall in Miami-Dade County. Measured rainfall amounts were in the range of 7 to 10 inches in the matter of just a few hours, resulting in streets being nearly impassible and the Falls parking lot almost completely under water. Several cars were also reported to have been flooded. The heaviest rainfall total was in Kendall with 10 inches.³³

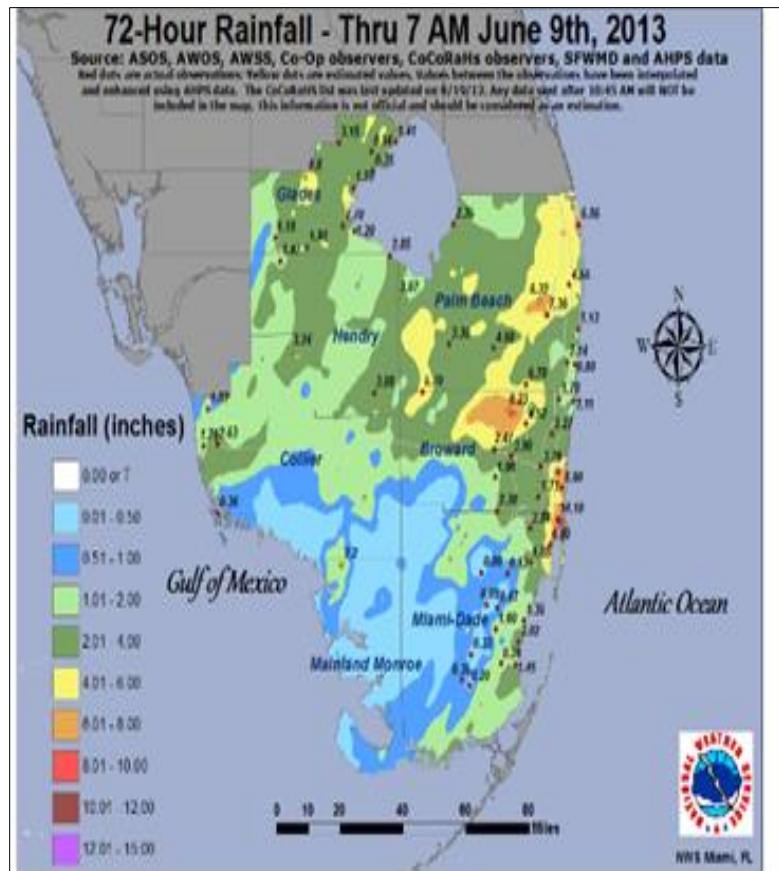
July 18, 2013 – An intense thunderstorm moved across the southern portion of Miami Beach with up to four inches of rain falling in a very short time. A second storm moved across the same area later in the afternoon brining the rainfall total for the day at Miami Beach to 6.78 inches. This was not only the daily record but was a daily record for the month of July and this total made it the wettest July on record.³⁴

June 18, 2013 – Persistent heavy rains from slow moving showers and thunderstorms produced an isolated area of flash flooding near the Falls Shopping Mall in Miami-Dade County during the late afternoon and early evening. Measured rainfall amounts were in the range of 7 to 10 inches in the matter of just a few hours. The first report of flooding was received at 5:10 PM EDT with streets nearly impassable and the Falls Shopping Mall parking lot almost completely under water. Several cars were also reported to have been flooded. Water entered structures in the Village at the Falls Condo development with the Oak Ridge Residential Community also reporting water intrusion into a vehicle which caused a total loss of the car. Estimated damages for this event totaled \$5K.

³³ Miami-Dade 2015 Threat and Hazard Identification and Risk Assessment

³⁴ Miami-Dade 2015 Threat and Hazard Identification and Risk Assessment

June 7-8, 2013 – On June 6th, Tropical Storm Andrea made landfall in northern Florida, but southern Florida received torrential rain from the tail of the storm. A South Florida Water Management District rain gauge recorded 13.15 inches of rain in North Miami Beach at 5:53 PM EDT with storm total at the same gauge by 9 PM EDT recording 13.94 inches. Other rainfall reports received were 11.71 inches at the FIU Biscayne Campus in North Miami Beach and 9.89 inches at North Miami/Keystone Point. Over 50 vehicles were reported as being stranded in impassable roads in Aventura and additional roads had similar problems in North Miami and Golden Beach. The picture to the right, shows 72-hour rainfall amounts ending on the morning of June 9th, 2013.

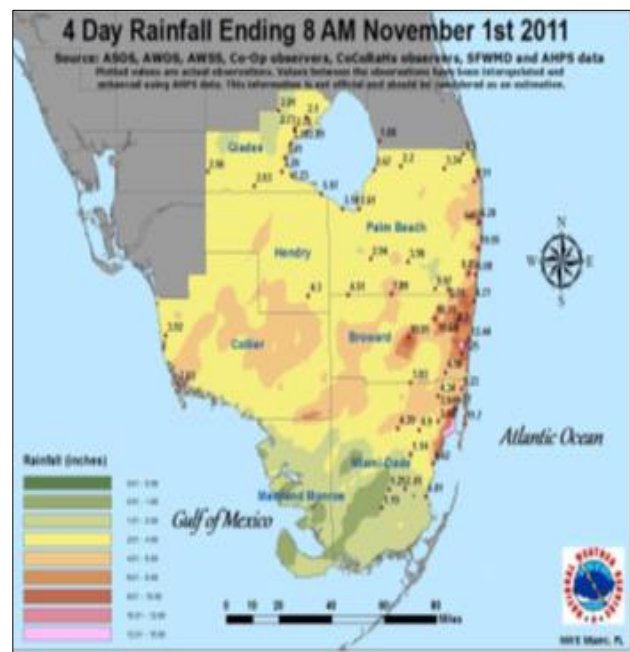


April 30, 2013 – A nearly stationary thunderstorm over Coral Gables produced torrential rainfall over a period of about two hours with rainfall estimates in excess of six inches and an unofficial, measured report just west of Coral Gables of 7.56 inches. Law enforcement reported water was entering garages along Anderson Rd. between Palermo Ave. and Camilo Ave. Water was also reported to be entering businesses along Miracle Mile near Galiano St. A parking lot was flooded along Biltmore Way with water reported to be up to the bottom of car doors.

May 22, 2012 - A band of showers and a few thunderstorms produced torrential rainfall over the far western portions of the Miami-Dade County metropolitan area and moved east through the area from Kendall to Doral and Miami Springs. Miami International Airport recorded 4.40 inches of rainfall between 12:45 and 2 PM EDT. Standing water was reported on numerous streets and several vehicles stalled out in the waters. Other rainfall reports received for this event were 3.64 inches at the National Weather Service Forecast Office on the FIU South Campus and 4.03 inches at Ruben Dario Middle School in Sweetwater. Damage totals for this event are including the event which occurred later in the evening over the same area, estimated at \$75K.

A second band of numerous showers and a few thunderstorms accompanied with intense rainfall moved through the same area of Miami-Dade County that received very heavy rainfall earlier in the day. The first significant report of flooding with this event was received at 8:10 PM EDT in Doral by the media stating that the canal running along NW 25th Street near NW 107th Avenue had overflowed its banks and flooded a nearby police department parking lot. Many roads in Doral were under several feet of water, resulting in stalled cars and water entering businesses in warehouse districts. Miami International Airport received an additional three plus inches of rainfall making the total for the calendar day to 9.7 inches which was a record daily amount. This also made it the second wettest day recorded in Miami for the month of May with continuous records back to 1895. Storm total rainfall amounts in the Sweetwater and Doral areas ranged from 8 to 10 inches, with an area of 4 to 7 inches extending from the FIU area to near the Dolphin Mall.

October 28-31, 2011 – The greatest impacts of this rain event were felt in Miami Beach. The areas of heaviest showers and thunderstorms were over Pinecrest, Coral Gables and Coconut Grove and remained over that area for another few hours. This area of rainfall produced anywhere from 6 to 10 inches of rain in only a few hours from Cutler Bay to Coconut Grove, leading to severe street flooding and intrusion of water into dozens of homes across this area. Estimates from the South Florida Water Management District indicate that isolated areas in Coconut Grove may have received in excess of 12 inches during this time span. Portions of Miami-Dade County experienced 3-7 inches of rain in a few hours causing significant street flooding.



October 9, 2011 – Over 10 inches of rainfall was recorded at the West Kendall/Tamiami Airport. The graphic illustrates the rainfall amounts for a 48- hour period.

June 5, 2009 – Severe flooding affected the Mid and South Beach sections of Miami Beach as well as downtown Miami from a nearly stationary thunderstorm. A total of nine (9) inches fell at Miami Beach, most of this occurred in less than three (3) hours. This caused as much as three feet of standing water on streets and garages on South Beach, resulting in many vehicles becoming stalled on streets and road closures across the area. Cars were also seen floating down Michigan Avenue at 11th Street. A number of condominium buildings along West Avenue had up to five (5) feet of water in the parking garages, resulting in dozens of cars being towed. Significant flooded was also reported in downtown Miami in the Omni area. Also at the Fountainbleau Hotel in Miami Beach, heavy rains caused an eight-foot hole to open up in the lobby's ceiling, causing ankle deep water to spread from the lobby into a nightclub.³⁵

October 5, 2008 – Heavy rainfall of two to three inches per hour occurred at Miami Beach and Key Biscayne. Several roads were closed in these areas with two to three feet of standing water for several hours.³⁶

September 28, 2004 – Extensive street flooding occurred in Kendall with depths of up to 18 inches. There was minor flooding of homes with an estimated property damage of \$50,000.³⁷

December 10, 2000 – A stalled front contributed to producing up to nearly 14 inches of rain in five hours over portions of southern Miami-Dade County. Rainfall amounts in Southern Miami-Dade ranged from three inches at Homestead General Airport to 13.9 inches at Homestead Air Reserve Base. Other locations in the county received up to 10 inches of rain. Potato and corn crops were 80% destroyed, resulting in about \$13 million in crop damages.³⁸

³⁵ National Oceanic and Atmospheric Administration, National Climatic Data Center, Storm Events Database: <https://www.ncdc.noaa.gov/stormevents/>

³⁶ National Oceanic and Atmospheric Administration, National Climatic Data Center, Storm Events Database: <https://www.ncdc.noaa.gov/stormevents/>

³⁷ National Oceanic and Atmospheric Administration, National Climatic Data Center, Storm Events Database: <https://www.ncdc.noaa.gov/stormevents/>

³⁸ Miami-Dade 2015 Threat and Hazard Identification and Risk Assessment

October 3, 2000 – A low-pressure system known as the “No Name Storm”, later to become Tropical Storm Leslie, developed off the west coast of Cuba, and headed toward South Florida (DR-1345). Water managers and weather officials closely tracked the storm, and preemptive measures were taken to start moving water out of the canals. Weather forecasts called for 4-8 inches of rainfall from this storm. During that afternoon and evening, as the system moved northeastward over central Florida, a stationary band of thunderstorms extended through southwest Miami-Dade. This resulted in the accumulation of 14 to 18 inches of rainfall over a linear area in the center of the county.³⁹ Equally as unfortunate were residents and businesses that experienced a similar result as in Irene.

October 1999 – Hurricane Irene (DR-1306) developed and started a path towards South Florida. Initial projections were correct in stating the hurricane would impact the west coast of Florida, and Irene traveled through the state and, on October 15, passed just to the west of Miami-Dade County. Although the hurricane did not pass directly through the county and no exceptionally high winds were experienced, the heavy rainfall associated with this storm did hit Miami-Dade County, and the impacts were severe. Some roads were impassible for weeks, electricity was out in certain areas, and residents and businesses suffered heavy losses.

Vulnerability

Physical Vulnerabilities

The entire built environment (Critical Infrastructure, Key Resources, Building Stock) may be vulnerable to flooding especially in low lying, storm surge planning zones, areas close to canals and structures that were built prior to flood plain regulations. Structures in areas where there has been repetitive losses and no mitigation may also be at a higher risk but past flooding events do not necessarily indicate future flooding problems. Part 7 provides additional analysis of residential structures by date of flood regulations within Miami-Dade County.

³⁹ National Hurricane Center, Tropical Storm Leslie (Subtropical Depression One) (AL162000)

Below is a chart showing how many structures within each jurisdiction are within FEMA Flood Zones.

TABLE 5. NUMBER OF BUILDINGS BY JURISDICTION IN FEMA FLOOD ZONES

Jurisdiction	A	AE	AH	D	VE	X	XE
Aventura		24,149				52	31
Bal Harbour		738				955	2250
Bay Harbor		2576					
Biscayne Park		991				42	42
Coral Gables		2770	1209		58	13209	1466
Cutler Bay		8840	1871			3886	
Doral		93	3768			16746	
El Portal		6	97			566	92
Florida City	3	2	1097			396	817
Golden Beach		262				98	
Hialeah Gardens		133	271			5802	
Hialeah		1304	18513			36496	
Homestead		222	8824			9098	746
Indian Creek Village		33				4	1
Key Biscayne		7056					
Medley		19	251			578	
Miami Beach		51049				4381	123
Miami Gardens		12103				9083	8638
Miami Lakes	0	8317				1263	
Miami Shores		843	3		19	2470	552
Miami Springs		11	2029			2125	21
Miami		43094	6441		3897	68535	2215
North Bay Village		3872					
North Miami Beach		5650				7212	653
North Miami		8190			261	5637	1995
Opa-locka		714	543			1319	1275
Palmetto Bay		4701			41	3590	80
Pinecrest		2168	268			3563	260
South Miami		2	784			3660	
Sunny Isles Beach		11351			1	7647	0
Surfside		1560				1878	
Sweetwater		1	582			367	
Virginia Gardens			122			445	86
West Miami						960	768
Unincorporated	582	44750	105,976	2	28	169059	20053
Total:	585	247,570	152,649	2	4305	381122	42164

Heavy rainfall events tend to be measured by the amount of rain during a certain duration to give you what would equate to the chances of this type of storm which is typically categorized by terminology such as a 100 year or 500-year storm.

To help local communities determine if a rain event is considered significant the following site and chart from the National Oceanic and Atmospheric Administration (NOAA) Hydro meteorological Design Studies Center maintains the Precipitation Frequency Data Server (PFDS) which is a point-and-click interface developed to deliver NOAA Atlas 14 precipitation frequency estimates and associated information. To determine the amounts and rates of rain that could create a various internal rain event (e.g. 100 year or 500 year) this website provides local information.

http://hdsc.nws.noaa.gov/hdsc/pfds/pfds_map_cont.html?bkmrk=fl

Using a location in Miami-Dade County with a 7-foot elevation, the following chart depicts the rainfall amounts per an interval of time that could determine if a significant rain event has occurred.

Social Vulnerabilities

People who live in areas prone to flooding and whom may be uninsured or underinsured are at greatest risk. The cost of insurance may be prohibitive and people who live outside of a flood zone may believe they are not at risk. People who rent properties may not be aware of their flood risk as it may not be disclosed by the owner or they may not know the history of the area.

NOAA Atlas 14, Volume 9, Version 2
Location name: Miami, Florida, US*
Latitude: 25.8204°, Longitude: -80.2930°
Elevation: 7 ft*
* source: Google Maps

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffrey Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

[PF tabular](#) | [PF graphical](#) | [Maps & aerals](#)

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)¹

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.578 (0.471-0.713)	0.661 (0.538-0.816)	0.797 (0.647-0.988)	0.911 (0.735-1.13)	1.07 (0.833-1.38)	1.19 (0.907-1.56)	1.32 (0.967-1.77)	1.44 (1.02-1.99)	1.61 (1.09-2.29)	1.74 (1.15-2.52)
10-min	0.846 (0.690-1.04)	0.967 (0.788-1.20)	1.17 (0.948-1.45)	1.33 (1.08-1.66)	1.57 (1.22-2.01)	1.75 (1.33-2.28)	1.93 (1.42-2.58)	2.11 (1.49-2.92)	2.36 (1.60-3.36)	2.54 (1.68-3.69)
15-min	1.03 (0.841-1.27)	1.18 (0.961-1.46)	1.42 (1.16-1.76)	1.63 (1.31-2.03)	1.91 (1.49-2.46)	2.13 (1.62-2.78)	2.35 (1.73-3.15)	2.57 (1.81-3.56)	2.87 (1.95-4.09)	3.10 (2.05-4.50)
30-min	1.58 (1.29-1.95)	1.81 (1.48-2.24)	2.20 (1.79-2.73)	2.52 (2.04-3.14)	2.97 (2.32-3.82)	3.32 (2.53-4.33)	3.67 (2.70-4.92)	4.02 (2.83-5.56)	4.49 (3.04-6.40)	4.85 (3.20-7.04)
60-min	2.09 (1.71-2.58)	2.39 (1.95-2.96)	2.92 (2.37-3.62)	3.39 (2.73-4.22)	4.07 (3.20-5.30)	4.64 (3.55-6.11)	5.24 (3.87-7.08)	5.87 (4.15-8.18)	6.76 (4.60-9.69)	7.47 (4.93-10.8)
2-hr	2.60 (2.13-3.19)	2.97 (2.43-3.65)	3.64 (2.97-4.48)	4.25 (3.45-5.26)	5.18 (4.10-6.73)	5.96 (4.60-7.84)	6.81 (5.06-9.18)	7.72 (5.51-10.7)	9.03 (6.19-12.9)	10.1 (6.70-14.5)
3-hr	2.89 (2.37-3.53)	3.29 (2.70-4.03)	4.05 (3.32-4.97)	4.78 (3.89-5.89)	5.92 (4.73-7.72)	6.91 (5.36-9.10)	8.00 (5.98-10.8)	9.20 (6.80-12.8)	10.9 (7.53-15.6)	12.4 (8.24-17.8)
6-hr	3.39 (2.80-4.12)	3.90 (3.22-4.74)	4.88 (4.01-5.95)	5.84 (4.77-7.15)	7.36 (5.93-9.59)	8.71 (6.80-11.4)	10.2 (7.69-13.7)	11.9 (8.57-16.4)	14.3 (9.91-20.3)	16.3 (10.9-23.2)
12-hr	3.96 (3.29-4.77)	4.63 (3.84-5.59)	5.91 (4.88-7.15)	7.13 (5.86-8.67)	9.04 (7.30-11.7)	10.7 (8.40-13.9)	12.5 (9.49-16.7)	14.6 (10.6-20.0)	17.5 (12.2-24.6)	19.9 (13.4-28.2)
24-hr	4.62 (3.85-5.53)	5.47 (4.56-6.56)	7.04 (5.85-8.47)	8.51 (7.03-10.3)	10.8 (8.73-13.8)	12.7 (10.0-16.4)	14.8 (11.3-19.6)	17.1 (12.5-23.3)	20.4 (14.4-28.6)	23.2 (15.8-32.6)
2-day	5.42 (4.54-6.45)	6.40 (5.36-7.63)	8.19 (6.84-9.79)	9.85 (8.17-11.8)	12.4 (10.1-15.7)	14.5 (11.5-18.6)	16.8 (12.9-22.1)	19.4 (14.2-26.2)	23.0 (16.2-31.9)	25.9 (17.8-36.3)
3-day	6.03 (5.07-7.15)	7.06 (5.93-8.37)	8.91 (7.46-10.6)	10.6 (8.83-12.7)	13.2 (10.8-16.6)	15.4 (12.2-19.6)	17.8 (13.6-23.2)	20.3 (15.0-27.3)	24.0 (17.0-33.2)	27.0 (18.5-37.6)
4-day	6.59 (5.55-7.79)	7.60 (6.40-8.99)	9.43 (7.91-11.2)	11.1 (9.28-13.3)	13.7 (11.2-17.2)	15.9 (12.6-20.2)	18.2 (14.0-23.8)	20.8 (15.4-27.9)	24.5 (17.4-33.7)	27.5 (18.9-38.2)
7-day	8.08 (6.83-9.50)	8.97 (7.58-10.6)	10.6 (8.96-12.6)	12.2 (10.2-14.5)	14.7 (12.1-18.3)	16.8 (13.4-21.2)	19.1 (14.8-24.8)	21.7 (16.1-28.9)	25.4 (18.2-34.8)	28.4 (19.7-39.3)
10-day	9.34 (7.92-10.9)	10.2 (8.67-12.0)	11.9 (10.1-14.0)	13.5 (11.3-15.9)	16.0 (13.1-19.8)	18.1 (14.5-22.7)	20.4 (15.8-26.3)	23.0 (17.1-30.5)	26.7 (19.1-36.4)	29.7 (20.7-40.9)
20-day	12.7 (10.8-14.7)	14.1 (12.0-16.4)	16.4 (13.9-19.2)	18.5 (15.6-21.7)	21.4 (17.6-26.0)	23.7 (19.1-29.3)	26.2 (20.3-33.2)	28.7 (21.4-37.5)	32.2 (23.2-43.4)	35.0 (24.5-47.8)
30-day	15.4 (13.2-17.9)	17.3 (14.8-20.1)	20.4 (17.3-23.7)	22.9 (19.4-26.7)	26.2 (21.5-31.6)	28.8 (23.1-35.3)	31.4 (24.4-39.4)	33.9 (25.3-43.9)	37.2 (26.8-49.7)	39.7 (27.9-54.1)
45-day	19.1 (16.4-22.0)	21.5 (18.4-24.8)	25.3 (21.6-29.3)	28.3 (24.0-32.9)	32.2 (26.3-38.3)	35.0 (28.1-42.4)	37.6 (29.3-46.9)	40.2 (30.1-51.6)	43.3 (31.3-57.4)	45.5 (32.2-61.8)
60-day	22.3 (19.2-25.7)	25.1 (21.5-28.9)	29.3 (25.1-33.9)	32.7 (27.8-37.9)	36.9 (30.2-43.8)	39.9 (32.1-48.2)	42.6 (33.2-52.9)	45.2 (33.9-57.8)	48.2 (34.8-63.6)	50.2 (35.6-68.0)

¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

Hurricanes and Tropical Storms

Description

A tropical cyclone is a rotating, organized system of clouds and thunderstorms that develop over subtropical or tropical waters with lowered pressure and a closed low-level circulation. These cyclones have a counterclockwise rotation and depending on their maximum sustained winds they are classified as a tropical depression, tropical storm or hurricane. Tropical cyclones that contain all the characteristic previously mentioned and maximum sustained surface winds between 23-38 mph are classified as a tropical depression, when it reaches winds between 39-73mph, it is called a tropical storm. Once the maximum sustained winds reach 74 mph, it is then a hurricane. Tropical cyclones that pose a threat to Miami-Dade County usually form during the Atlantic hurricane season that starts on June 1st and goes through November 30th.

The term hurricane is used for tropical cyclones in the Northern Hemisphere and east of the International Dateline. Hurricanes are considered one of the most damaging and deadly weather events that occur in the United States, with violent winds, waves reaching heights of 40 feet, torrential rains, flooding and tornadoes. According to the National Oceanic and Atmospheric Administration (NOAA), there are an average of 11 tropical storms that form over the Atlantic Ocean, Caribbean Sea, and Gulf of Mexico regions each year, and on average 6 of the tropical storms develop into hurricanes. The United States experiences a hurricane strike on land about once every year and a half. The strike zone can potentially extend anywhere from Maine and south to Texas. Hurricanes are further classified according to their wind speeds.

Winds

The Saffir-Simpson Hurricane Wind Scale was first developed in the early 1970s to categorize hurricanes by intensity. The scale used to include storm surge projections and central pressure by category of storm, but it was determined that there was not a direct correlation between wind speed, storm surge heights and central pressure. For example, hurricanes with wind fields which are very large in size can produce storm surge heights that are much higher than is average for a given category. Conversely, very compact hurricanes, with strong maximum sustained winds and a significant low central pressure can produce surges substantially lower than what was included in the original Saffir-Simpson Scale.



Today, the Saffir-Simpson Hurricane Wind Scale is a 1 to 5 categorization based on the hurricane's intensity at the indicated time. The scale provides examples of the type of damage and impacts in the United States associated with winds of the indicated intensity. In general, damage rises by about a factor of four for every category increase. Miami-Dade has experience sustained winds of up 150 mph and storm surge of 16.9 feet at the Burger King International Headquarters during Hurricane Andrew in 1992.

Storm Surge

From a hurricane, storm surge is often the greatest threat to life and property along the coast. Storm surge is an abnormal rise of water generated by a storm, over and above the predicted astronomical tide. Storm surge is produced when the force of the winds moving around the storm push water towards the shore and this surge can travel several miles inland.⁴⁰ Predictions for storm surge are made through a variety of means, including the Sea, Lake and Overland Surges from Hurricanes (SLOSH) models.

Storm surge inundation is modeled in two zones: the high-velocity zone where wave action and debris can severely damage structures, and farther inland, where the primary concern is flooding as opposed to structural damage. Storm surge can create flooding that can destroy buildings and carry debris miles inland, into canals and rivers, the inter-costal waterways and out to sea. The water can also pool in low-lying areas impeding response and recovery activities.

Damages associated with storm surge include but are not limited to:

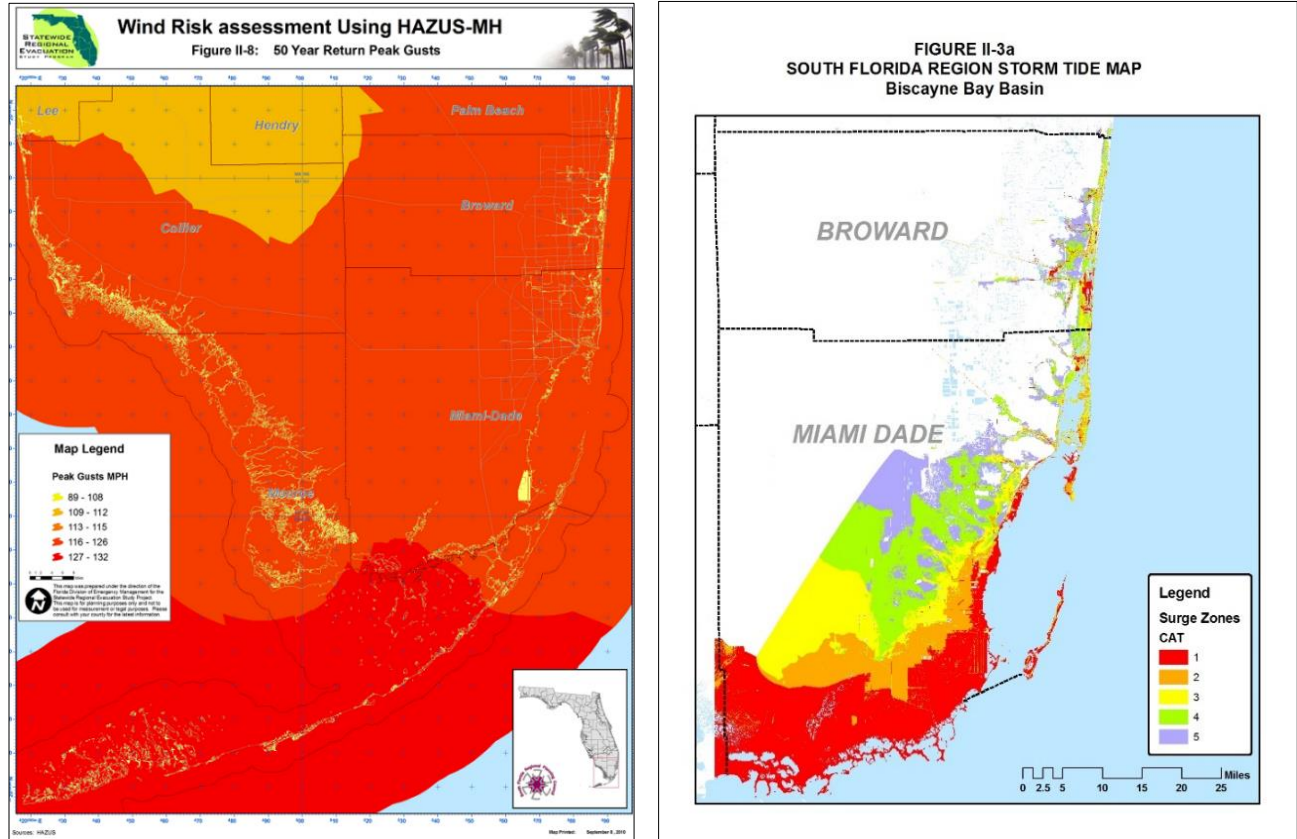
- Extreme flooding in coastal areas
- Inundation along rivers and canals
- Beach erosion
- Undermining of foundations of structures or roadways along the coastline (erosion or scour)
- In confined harbors and rivers, severely damaged marinas and boats
- Sunken vessels or underwater hazards in navigable waterways

Location

Hurricanes and tropical storms can impact the entire county. The following two maps show the location for winds and storm surge based model runs by HAZUS and SLOSH.

⁴⁰ Source: National Hurricane Center, Storm Surge Overview

FIGURE 5. 50 YEAR RETURN FOR MAXIMUM SUSTAINED WINDS (LEFT) & POTENTIAL STORM SURGE FOR STORMS MODELED WITHIN THE BISCAYNE BAY BASIN (RIGHT)



Extent

Category 5 Hurricane with storm surge of 16.9 feet.

Impact

Historical observations from types of impacts and damages associated with the winds of hurricanes are included in Table 6. All of these have been experienced in Miami-Dade.

TABLE 6. POTENTIAL IMPACTS OF HURRICANES BY CATEGORY OF STORM

Potential Impacts by Category of Storm	
Category 1 Very Dangerous Winds	• People, livestock, and pets struck by flying or falling debris could be injured or killed. • Extensive damage to power lines and poles will likely result in power outages that could last a few to several days. • Pre-1994 mobile homes may be damaged or destroyed, especially if they are not anchored properly • Damage to newer mobile homes anchored properly involving the removal of shingle or metal roof coverings, loss of vinyl siding and damage to carports, sunrooms or lanais • Poorly constructed frame homes may have major damage – loss of roof covering, damage to gable ends and removal of porch coverings and awnings • Unprotected windows may be broken by flying debris • Masonry chimneys can be toppled • Well-constructed frame homes could have damage to roof shingles, vinyl siding, soffit panels and gutters. • Failure of aluminum, screened-in, swimming pool enclosures can occur. • Some apartment building and shopping center roof coverings could be partially removed. • Industrial buildings can lose roofing and siding especially from windward corners, rakes, and eaves. • Failures to overhead doors and unprotected windows will be common. • Windows in high-rise buildings can be broken by flying debris. • Occasional damage to commercial signage, fences, and canopies. • Large branches of trees will snap and shallow rooted trees can be toppled.

Potential Impacts by Category of Storm	
Category 2 Extremely Dangerous Winds	• There is a substantial risk of injury or death to people, livestock, and pets due to flying and falling debris. • Near-total power loss is expected with outages that could last from several days to weeks. • Potable water could become scarce as filtration systems begin to fail. • Older (mainly pre-1994 construction) mobile homes have a very high chance of being destroyed and the flying debris generated can shred nearby mobile homes. • Newer mobile homes can also be destroyed. • Poorly constructed frame homes have a high chance of having their roof structures removed especially if they are not anchored properly. • Unprotected windows will have a high probability of being broken by flying debris. • Well-constructed frame homes could sustain major roof and siding damage. • Failure of aluminum, screened-in, swimming pool enclosures will be common. • There will be a substantial percentage of roof and siding damage to apartment buildings and industrial buildings. • Unreinforced masonry walls can collapse. • Windows in high-rise buildings can be broken by flying debris. • Commercial signage, fences, and canopies will be damaged and often destroyed. • Many shallowly rooted trees will be snapped or uprooted and block numerous roads.
Category 3 Devastating Damage	• There is a high risk of injury or death to people, livestock, and pets due to flying and falling debris • Electricity and water will be unavailable for several days to a few weeks after the storm passes. • Nearly all older (pre-1994) mobile homes will be destroyed. • Most mobile homes will sustain severe damage with potential for complete roof failure and wall collapse. • Poorly constructed frame homes can be destroyed by the removal of the roof and exterior walls. Unprotected windows will be broken by flying debris. • Well-built frame homes can experience major damage involving the removal of roof decking and gable ends. • There will be a high percentage of roof covering and siding damage to apartment buildings and industrial buildings. • Isolated structural damage to wood or steel framing can occur. • Complete failure of older metal buildings is possible, and older unreinforced masonry buildings can collapse. • Most commercial signage, fences, and canopies will be destroyed. • Many trees will be snapped or uprooted.

Potential Impacts by Category of Storm	
Category 4 Catastrophic Damage	• There is a very high risk of injury or death to people, livestock, and pets due to flying and falling debris. • Power outages will last for weeks to possibly months. Long-term water shortages will increase human suffering. • Most of the area will be uninhabitable for weeks or months. • Nearly all older (pre-1994) mobile homes will be destroyed. • A high percentage of newer mobile homes also will be destroyed. • Poorly constructed homes can sustain complete collapse of all walls as well as the loss of the roof structure. • Well-built homes also can sustain severe damage with loss of most of the roof structure and/or some exterior walls. • Extensive damage to roof coverings, windows, and doors will occur. • Large amounts of windborne debris will be lofted into the air. Windborne debris damage will break most unprotected windows and penetrate some protected windows. • There will be a high percentage of structural damage to the top floors of apartment buildings. • Steel frames in older industrial buildings can collapse. • There will be a high percentage of collapse to older unreinforced masonry buildings. • Most windows will be blown out of high-rise buildings. • Nearly all commercial signage, fences, and canopies will be destroyed. • Most trees will be snapped or uprooted and power poles downed.

Potential Impacts by Category of Storm	
Category 5 Catastrophic Damage	• People, livestock, and pets are at very high risk of injury or death from flying or falling debris, even if indoors in mobile homes or framed homes • Power outages will last for weeks to possibly months. • Long-term water shortages will increase human suffering. • Most of the area will be uninhabitable for weeks or months. • Almost complete destruction of all mobile homes will occur, regardless of age or construction. • A high percentage of frame homes will be destroyed, with total roof failure and wall collapse. • Extensive damage to roof covers, windows, and doors will occur. • Large amounts of windborne debris will be lofted into the air. • Windborne debris damage will occur to nearly all unprotected windows and many protected windows. • Significant damage to wood roof commercial buildings will occur due to loss of roof sheathing. • Complete collapse of many older metal buildings can occur. • Most unreinforced masonry walls will fail which can lead to the collapse of the buildings. • A high percentage of industrial buildings and low-rise apartment buildings will be destroyed. • Nearly all windows will be blown out of high-rise buildings resulting in falling glass. • Nearly all commercial signage, fences, and canopies will be destroyed. • Nearly all trees will be snapped or uprooted and power poles downed.

Source: National Hurricane Center

Previous Occurrences

October 2017 – Tropical Storm Philippe was a disorganized storm as it moved across the Florida Straits on October 28th, making landfall in extreme South Florida along the Florida Bay on October 29th as a minimal tropical storm.

The storm brought widespread rainfall across all of South Florida, with average amounts of 2 to 4 inches across the region. The wind impacts of Philippe were limited to the east coast of South Florida. This storm produced maximum sustained winds generally between 25 and 35 mph across Miami-Dade County on October 28th. A peak gust of 41 mph was measured at Miami International Airport. Minor tree damage was reported across the area, with no significant property damage reported.⁴¹

⁴¹ National Oceanic and Atmospheric Administration, National Climatic Data Center, Storm Events Database: <https://www.ncdc.noaa.gov/stormevents/>

September 2017 – On August 30th, Tropical Storm Irma formed over the eastern Atlantic Ocean with maximum sustained winds of 50 mph. As the day progressed, Tropical Storm Irma continued strengthening and was expected to become a hurricane the following day. Irma's rapid intensification began in the early morning of August 31st, when the maximum sustained winds increased from 70 mph to 115 mph in less than 12 hours. Hurricane Irma, now a category 3 storm, continued its track across the Atlantic Ocean, as it headed towards the Leeward Islands. In the afternoon of September 4th, Miami-Dade County was within the 5-day forecast cone of a major hurricane. Due to the potentially catastrophic hurricane heading to Miami-Dade County, Miami-Dade OEM initiated preparations and activated the Emergency Operations Center (EOC) on September 5th. By the evening, Miami-Dade County was within the 3-day forecast cone.

In the morning of September 5th, less than 300 miles east of the Leeward Islands, Irma became a category 5 hurricane with maximum sustained winds of 175 mph. Catastrophic Hurricane Irma reached its peak strength later that day, with maximum sustained winds of 185 mph. For the next couple of days, Hurricane Irma wreaked havoc in Barbuda, Saint Barthélemy, Saint Martin, Anguilla and the Virgin Islands at its peak intensity causing catastrophic damage. Hurricane Irma continued its course through the Caribbean causing widespread damage in Puerto Rico, Hispaniola, Turks and Caicos, the Bahamas and Cuba. At 11pm on September 7th, Miami-Dade County was under a Hurricane Warning and Storm Surge Warning.

On Sunday, September 10th, category 4 Hurricane Irma made its first Florida landfall at Cudjoe Key in the lower Florida Keys at 9:10am. Hurricane Irma continued its northward track and made its second Florida landfall at Marco Island at 3:35pm as a category 3 hurricane. Widespread wind damage, heavy rainfall and storm surge was reported throughout Miami-Dade County. Hurricane and tropical storm force sustained winds were measured throughout the county and resulted in mostly tree damage. Rainfall amounts from September 9th through September 11th were between 5 and 10 inches. Recorded storm surge on Biscayne Bay (from south of Miami to Homestead) was between 4 and 6 feet, and on the east coast was between 2 and 4 feet. Also, an estimated \$255 M in agricultural damage was reported in the county. Hurricane Irma was the first hurricane to make landfall in South Florida since Hurricane Wilma in 2005.

October 2016 – In the morning of September 28th, 2016, Tropical Storm Matthew formed over the Windward Islands with a high potential of strengthening. Matthew continued a westward track through the Caribbean and strengthening into a hurricane the next day on September 29th. On the forecast track, Hurricane Matthew would move west followed by a northwest turn and a then continue a northward track through western Haiti and eastern Cuba. On the evening of September 30th, Miami-Dade County was within the 5-day forecast cone of Category 5 Hurricane Matthew. Two days later, Miami-Dade County was not within the cone, but Miami-Dade OEM continued to be vigilant due to the storm's track potential to shift west. On Monday, October 3rd, the forecast track took a drastic westward shift putting Miami-Dade County within the 3-day forecast cone of a major hurricane. The following day, Miami-Dade County was under a Tropical Storm Warning.

Ultimately, the county was affected by the outside bands of Hurricane Matthew, as it continued its paralleled track along the Florida east coast. Rainfall amounts of up to 1.5 inches were recorded throughout the County. Although, no significant damage was reported, Miami-Dade agencies and municipalities estimated \$10M for public assistance eligible categories.

August 2016 – On August 18th, 2016 a tropical disturbance off the coast of Africa was designated as Invest 99L. Invest 99L continued its track across the Atlantic Ocean and on August 23rd, the system was located east of the Lesser Antilles. At this time, the system was posing a threat for South Florida with a high percent chance of development within the following 5 days. The disturbance was forecasted to mature into a stronger tropical cyclone, but as the system continued its west northwest track through a hostile atmospheric environment which hindered its development. Ultimately, the disturbance continued its trajectory south of the lower Florida Keys, evading Miami-Dade County. No significant impacts were recorded for Miami-Dade County. Invest 99L eventually developed into Hurricane Hermine and made landfall in the Florida Panhandle on September 2nd, 2016.

August 2015 – On the evening of August 24th, 2015, an area of low pressure located over the Atlantic Ocean developed into Tropical Storm Erika. The evening of August 25th, the tropical system was forecasted to make landfall in the county as a Category 1 hurricane on the Saffir-Simpson Hurricane Wind Scale. Miami-Dade County was inside the storm's track until the morning of August 29th, when the storm was downgraded to a trough of low pressure after its interaction with Hispaniola. Due to the trailing moisture, local heavy rains and gusty winds were forecasted to spread across portions of South Florida for the following days.⁴² A Flood Watch was in effect and tidal flooding along the Atlantic coast was possible until Monday, August 31st.⁴³ FPL reported about 3,300 customers without power. Ultimately, no public protective actions were taken and no significant impacts were reported throughout the county.

August 2012 – Tropical Storm Isaac moved across the Florida Keys and Miami-Dade experienced a storm surge measured at 1.3 feet and sustained winds measuring 29 mph at the Miami International Airport. In a 72-hour period portions of the county received between 2-10 inches of rain. Wind damage in southern Florida was minor and mostly limited to downed trees and power lines.⁴⁴ Approximately 26,000 customers lost power in Miami-Dade. There was no Presidential Declaration for damages within Miami-Dade. Miami-Dade agencies and municipalities estimated \$5.5 M for public assistance eligible categories.⁴⁵

⁴² National Hurricane Center, Tropical Storm Erika Advisory Archive (AL052015)

⁴³ Miami-Dade County EOC Activation Archive, Situation Report #1

⁴⁴ National Hurricane Center, Tropical Cyclone Report Hurricane Isaac (AL092012)

⁴⁵ Miami-Dade County EOC Activation Archive

October 2012 – Hurricane Sandy, never made landfall locally, but paralleled the coast causing coastal erosion with reports of waves up to 10 feet in Miami-Dade. There was no Presidential Declaration for damages within Miami-Dade. It was estimated by the Miami-Dade Regulatory and Economic Resources Department that there was approximately \$2M in damages from coastal erosion.⁴⁶

October 2005 – Hurricane Wilma, made landfall in southwestern Florida on October 24th as a Category 3, crossing Florida in less than 5 hours.⁴⁷ Wilma caused structural damage from hurricane force winds out to the west and southwest. Widespread light to moderate wind damage was sustained throughout the county. In downtown Miami, numerous high-rise office buildings were severely impacted by hurricane force winds. The Miami Metromover was closed due to falling debris from a neighboring high rise building. Power outages occurred county-wide for three weeks due to damaged power lines and utility poles. Power losses to service station fuel pumps caused a major but temporary impact on recovery operations. Wind damage to trees and shrubs (native and ornamental) was extensive throughout the county. Ficus trees and Australian Pines sustained the majority of the tree damage, while palms appeared to fare well. Throughout the Biscayne Bay area there was significant marine damage. Many boats were blown up into bulkheads, docks, and overpasses. Some vessels were freed from their moorings and deposited hundreds of feet from where they were originally docked. The Port of Miami sustained damage to roughly 2,000 feet of bulkheads and a cruise terminal lost a section of its roof. The Sunny Isles Marina dry storage facility collapsed, damaging close to 300 vessels. Numerous docks and pilings throughout the county were severely damaged by the battering of vessels that were moored to them. On the barrier islands, there was sporadic minor to moderate wind damage to ocean front high-rise condominiums, low-rise motels, commercial buildings, and single-family dwellings. The typical wind damages were broken windows, damaged hurricane shutters, and minor roofing losses.

August 2005 – Hurricane Katrina, made landfall in Miami-Dade County on August 25th. Katrina caused flooding to about 50 single-family dwellings from a measured 12.25 inches of rain, but no major structural damage was reported in south Miami-Dade. Adjacent Homestead to the south, storm water flooding was also sustained in Florida City. In addition, an overpass under construction in Miami collapsed onto the Dolphin Expressway between 87th and 97th Avenues. Katrina did cause significant tree damage at Cape Florida State Park.

October 1999 – Hurricane Irene, made landfall in Miami-Dade County on October 15th. The category one intensity hurricane moved northeast across central Miami-Dade County before exiting to the Atlantic in Palm Beach County. Heavy rains and sustained winds of

⁴⁶ Miami-Dade County EOC Activation Archive

⁴⁷ National Hurricane Center, Tropical Cyclone Report Hurricane Wilma

tropical storm force caused widespread flooding and power outages in the Miami metropolitan area. Rainfall totals in southeast Florida ranged from 6 to 17 inches. The highest recorded wind gust was 85mph at the Homestead Air Reserve Base.⁴⁸

August 1992 – Hurricane Andrew, which was reclassified as a Category 5 in 2002, made landfall in Miami-Dade County on August 24th, 1992. Damage was estimated at \$25 billion, with 25,524 homes destroyed and 101,241 damaged. 90% of all mobile homes in the southern portion of the county were totally destroyed. The Miami Herald reported \$.5 billion losses for boats. The powerful seas extensively damaged offshore structures, including the artificial reef system.⁴⁹

The last Presidential Disaster Declarations for Hurricanes in Miami-Dade occurred after Hurricane Wilma in 2005. Wilma impacted Miami-Dade in October 2005 and caused

TABLE 7. SOUTH FLORIDA HURRICANES & STORMS 1906-2018

Date	Name	Category	Wind	Surge	Deaths	Damage \$
6/17/1906	Hurricane #2	1	80	Unk	0	Unk
10/18/1906	Hurricane #8	3	120	Unk	164	160,000
10/11/1909	Hurricane #9	2	100	Unk	0	Unk
10/21/1924	Hurricane #7	TS	70	Unk	0	Unk
9/18/1926	Hurricane #6	4	138	13.2'	243	1.4 Billion
10/21/1926	Hurricane #10	2	110	Unk	0	Unk
9/17/1928	Hurricane #4	4	132	10-15'	2,500*	26,000,000
9/28/1929	Hurricane #2	2	100	Unk	0	Unk
9/3/1935	Hurricane #2	5	160	20+	408	6,000,000
11/4/1935	Hurricane #6	1	75	6'	19	5,500,000
10/6/1941	Hurricane #5	3	120	8'	5	700,000
9/16/1945	Hurricane #9	4	138	13.7'	4	540,000,000
9/22/1948	Hurricane #7	2	98	8'	0	Unk
10/6/1948	Hurricane #8	2	105	6.2'	0	5,500,000
8/27/1949	Hurricane #2	4	130	Unk	2	52,000,000
10/18/1950	King	2	105	14'	3	28,000,000
9/10/1960	Donna	4	136	13'	50	1.8 Billion
8/27/1964	Cleo	2	105	6'	3	28,000,000
9/8/1965	Betsy	3	125	9'	75	6.4 Billion
10/4/1966	Inez	1	85	15.5'	48	5,000,000
9/3/1979	David	2	98	3-5'	5	10,000,000
8/24/1992	Andrew	5†	155	16.9'	48	30 Billion
11/16/1994	Gordon	TS	52	3-5'	0	90,000,000
9/25/1998	Georges	2	98	5-6'	0	12,500,000
11/5/1998	Mitch	TS	65	3-4'	0	100,000
10/15/1999	Irene	1	75	3-5'	4	800,000,000

⁴⁸ Miami-Dade 2015 Threat and Hazard Identification and Risk Assessment

⁴⁹ National Hurricane Center, Preliminary Report Hurricane Andrew

Date	Name	Category	Wind	Surge	Deaths	Damage \$
10/3/2000	To become Leslie	TD	35	2-4'	0	500,000,000
9/3/2004	Frances	1	75	2-4'	0	33,000,000
9/25/2004	Jeanne	TS	50	2-4'	0	10,400,000
8/25/2005	Katrina	1	80	2-4'	0	800,000,000
9/18/2005	Rita	TS	50	2-3'	0	12,000,000
10/24/2005	Wilma	2	110	5-6'	0	1.5 billion
08/27/2012	Isaac	TS	29	1-2'	0	Unk
10/26/2012	Sandy	1	60	1-2'	0	Unk
6/6/2013	Andrea	TS	65	2-4'	0	Unk
10/6/2016	Matthew	TS	50	1-2'	2	1,200,000
9/9/2017	Irma	1	99	4-6'	5	800,000,000
10/28/17	Philippe	TS	35	N/A	0	N/A

Note: The date listed is the date of landfall in South Florida and the category of storm shown is the highest category that existed when the storm passed over or near Miami-Dade County.

† Hurricane Andrew was reclassified from a Cat 4 storm to Cat 5 in 2002 by the National Hurricane Center.

Sources: National Weather Service, Miami Forecast Office
NOAA National Hurricane Center/Tropical Prediction Center
Florida State University Meteorology Department
Florida Hurricanes and Tropical Storms (Williams & Duedall)

Vulnerability

Physical Vulnerabilities

The entire built environment (Critical Infrastructure, Key Resources, and Building Stock) may be vulnerable to hurricanes and tropical storms due to wind, rain and/or storm surge damages. Structures that do not have impact resistant features or protection that can be installed may be more vulnerable to winds. Homes that were built under older building codes and standards may be more vulnerable to wind damages. Per the HAZUS conducted by the State of Florida in 2018, Miami-Dade has the following physical vulnerabilities.

HAZUS estimates that in 2019 there are 575,844 buildings in the region which have an aggregate total replacement value of \$213,289,402. Table 1 presents the relative distribution of the value with respect to the general occupancies.

Coastal areas and areas along canals and rivers, as depicted in the storm surge map, may be more vulnerable to surge. Coastal areas are at greater risk for high velocity surge and erosion. Low lying areas are more vulnerable to flooding if a storm brings significant rainfall. Uprooted trees can cause damages to underground and overhead utilities. Hurricanes and tropical storms may also cause flying debris that cause additional damages. These storms can also impact the natural and agricultural resources as well, causing severe coastal erosion and flooding or wind damage to agricultural assets. The extent of debris and infrastructure outages and restoration times can complicate and increase

response and recovery timelines. Part 7 provides tables that show how many Commercial, Industrial, Residential and Other types of structures are within Storm Surge Planning Zones.

TABLE 8. BUILDING EXPOSURE BY OCCUPANCY TYPE

Occupancy	Exposure (\$1,000)	Percent of Total
Residential	140,918,020	66.1%
Commercial	36,916,484	17.3%
Industrial	2,273,279	1.1%
Agricultural	905,243	0.4%
Religious	2,731,747	1.3%
Government	20,608,864	9.7%
Education	8,935,765	4.2%
Total	213,289,402	100.0%

Essential Facility Inventory

For essential facilities, there are 38 hospitals in the region with a total bed capacity of 10,829 beds. There are 512 schools, 109 fire stations, 67 police stations and 6 emergency operation facilities.⁵⁰

Mobile/Manufactured Homes

There are currently 59 mobile home parks within Miami-Dade County. On an annual basis the Miami-Dade County Office of Emergency Management conducts an assessment of these sites. This assessment verifies their location and the total number of mobile homes are on-site.

⁵⁰ 2018 HAZUS Report for Miami-Dade County

TABLE 9. MOBILE HOME PARKS IN MIAMI-DADE COUNTY⁵¹

NAME	ADDRESS	CITY	ZIP CODE	PHONE	TOTAL UNITS	TYPE
ALL STAR 36 STREET	3010 NW 36 Street	MIAMI-DADE	33142	305-557-1122	53	MHP
AMERICANA VIL-LAGE CONDO ASSOC. MHP	19800 SW 180 Avenue	MIAMI-DADE	33187	305-253-6025	525	MHP
AQUARIUS MO-BILE HOME PARK	451 SE 8 Street	HOMESTEAD	33030	305-248-9383	190	MHP
BISCAYNE BREEZE PARK	11380 Biscayne Blvd.	MIAMI-DADE	33181	786-220-7482	61	MHP
BLUE BELLE TRAILER PARK	3586 NW 41 Street	MIAMI-DADE	33142	305-635-1755	150	MHP
BOARDWALK MHP	100 NE 6 Ave-nue	HOMESTEAD	33030	305-248-2487	158	MHP
CARLEY'S MHP	4111 NW 37 Avenue	MIAMI-DADE	33142	305-635-5134	70	MHP
COCOWALK ES-TATES	220 NE 12 Av-enue	HOMESTEAD	33030	305-246-5867	218	MHP
COLONIAL ACRES MOBILE HOME PARK	9674 NW 10 Avenue	MIAMI-DADE	33150	305-696-6231	296	MHP
COURTLY MANOR MOBILE HOME PARK	12401 West Okeechobee Road	HIALEAH GARDENS	33018	305-821-1400	525	MHP
FLAGAMI PARA-DISE TRAILER PARK	2750 NW South River Drive	MIAMI	33125	305-634-1002	100	MHP
FLORIDA CITY CAMP SITE & RV PARK	601 NW 3 Ave-nue	FLORIDA CITY	33034	305-248-7889	280	MHP
GABLES TRAILER PARK	825, 935 & 955 SW 44 Avenue	MIAMI-DADE	33134	305-903-2000	95	MHP
GATEWAY ES-TATES MHP	35250 SW 177Court	MIAMI-DADE	33034	305-247-8500	222	MHP
GATEWAY WEST MHP	35303 SW 180 Avenue	MIAMI-DADE	33034	305-246-5867	120	MHP
GATOR PARK RV Park	24050 SW 8 Street	MIAMI-DADE	33194	305-559-2255	30	RV
GOLD COASTER TRAILER PARK	34850 SW 187 Avenue	Homestead	33034	305-248-5462	547	MHP
HIALEAH TRAILER PARK	425 E 33 Street	HIALEAH	33013		32	MHP
HIBISCUS MO-BILE HOME PARK INC	3131 West 16 Avenue	HIALEAH	33012		34	MHP

⁵¹ Miami-Dade OEM 2019 Mobile Home List

NAME	ADDRESS	CITY	ZIP CODE	PHONE	TOTAL UNITS	TYPE
HIGHLAND VIL- LAGE MOBILE HOME PARK	13565 NE 21 Avenue	NORTH MIAMI BEACH	33181	305-948-2928	500	MHP
HOLIDAY ACRES MOBILE HOME PARK INC	1401 W 29 Street	HIALEAH	33012	305-822-4611	84	MHP
HOMESTEAD TRAILER PARK	31 SE 2 Road	HOMESTEAD	33030	305-247-4021	50	MHP
HOMETOWN UNI- VERSITY LAKES	12850 SW 14 Street	MIAMI-DADE	33184	305-226-4251	1154	MHP
HONEY HILL MO- BILE HOME PARK	4955 NW 199 Street	MIAMI-DADE	33055	305-625-9255	438	MHP
J. BAR J.	2980 NW 79 Street	MIAMI-DADE	33147	305-691-2432	99	MHP
JONES FISHING CAMP TRAILER	14601 NW 185 Street	MIAMI-DADE	33018	954-536-7400	52	MHP
LARRY/PENNY THOMPSON	12451 SW 184 Street	MIAMI-DADE	33177	305-232-1049	240	RV
LEISURE EAST (PALM GARDENS RV PARK)	28300 SW 147 Avenue	MIAMI-DADE	33033	305-247-8915	39	MHP
LIL ABNER MO- BILE HOME PARK	11239 NW 4 Terrace	MIAMI-DADE	33172	305-221-7411	908	MHP
MEDLEY LAKESIDE RE- TIREMENT PARK	10601 NW 105 Way	MEDLEY	33178	305-888-3322	86	MHP
MEDLEY MOBILE HOME PARK	8181 NW South River Drive	MEDLEY	33166	305-885-7070	206	MHP
MIAMI HEIGHTS TRAILER PARK	3520 NW 79 Street	MIAMI-DADE	33147	305-691-2969	127	MHP
LION MIAMI TER- RACE MOBILE HOME PARK	1040 SW 70 Avenue	MIAMI-DADE	33144	305-261-0551	92	MHP
MIAMI-EVER- GLADES KAMPGROUND	20675 SW 162 Avenue	MIAMI-DADE	33187	305-233-5300 & 786-293- 2208	254	RV
PALM GARDENS MOBILE HOME PARK	28501 SW 152 Avenue	MIAMI-DADE	33033	305-247-8915	275	MHP
PALM LAKE MO- BILE HOME PARK	7600 NW 27 Avenue	MIAMI-DADE	33147	786-787-6003	118	MHP
PALMETTO TRAILER ES- TATES	3205 West 16 Avenue	HIALEAH	33012		95	RV
PINE ISLE MO- BILE HOME PARK	28600 SW 132 Avenue	MIAMI-DADE	33033	305-248-0783	282	MHP

NAME	ADDRESS	CITY	ZIP CODE	PHONE	TOTAL UNITS	TYPE
PRINCETONIAN MOBILE HOME PARK	12900 SW 253 Terrace	MIAMI-DADE	33032	(305) 257-3251	191	MHP
REDLAND MOBILE HOME PARK	17360 SW 232 Street	MIAMI-DADE	33170	305-247-7707	80	MHP
RIVER PARK TRAILER	2260 NW 27 Avenue	MIAMI-DADE	33142	305-635-4803	109	MHP
RIVIERA MOBILE HOME PARK	19900 NW 37 Avenue	MIAMI GARDENS	33055	305-624-5888	162	MHP
ROVELL TRAILER PARK	939 NW 81 Street	MIAMI-DADE	33150	305-586-7045	138	MHP
ROYAL COUNTRY MOBILE HOME PARK	5555 NW 202 Terrace	MIAMI-DADE	33055	305-621-2270	864	MHP
ROYAL DUKE	3620 NW 30 Avenue	MIAMI-DADE	33142	(786) 499-5551	99	MHP
SHADY OAK TRAILER PARK	14701 NE 6 Avenue	MIAMI-DADE	33161		25	MHP
SILVER COURT TRAILER PARK	3170 SW 8 Street	MIAMI	33135	305-266-1727	236	MHP
SILVER PALM MOBILE HOME PARK	17350 SW 232 Street	MIAMI-DADE	33170	954-665-9050	110	MHP
SIX AVENUE TRAILER PARK	14752 NE 6 Avenue	MIAMI-DADE	33161	305-582-0867	22	MHP
SOUTHERN COMFORT R V RESORT LLC	345 East Palm Drive	FLORIDA CITY	33034	305-248-6909	300	RV
STRAWBERRY VILLAGE TRAILER PARK	1451 W 29 Street	HIALEAH	33012		39	MHP
SUNNY GARDENS TRAILER PARK	2901 West 16 Avenue	HIALEAH	33012	305-822-5921	93	MHP
SUNNYLAND TRAILER PARK	129 NW 79 Street	MIAMI-DADE	33150	786-505-5239	105	MHP
SUNNYSIDE MOTEL & TRAILER PK INC	6024 SW 8 Street	WEST MIAMI	33144	305-266-1727	105	MHP
TRINIDAD COURT	7930 NW Miami Court	MIAMI-DADE	33150	786-505-5239	173	MHP
TROPICAL VILLAGE	1398 NW 79 Street	MIAMI-DADE	33147	305-696-0059	108	MHP
HOMETOWN UNIVERSITY LAKES	12850 SW 14 Street	MIAMI-DADE	33184	305-226-4251	1153	MHP
WESTHAVEN TRAILER PARK	6020 SW 8 Street	WEST MIAMI	33144	305-266-0488	21	MHP
WESTLAND MOBILE HOME PARK	1175 NW 79 Street	MIAMI-DADE	33150		114	MHP

NAME	ADDRESS	CITY	ZIP CODE	PHONE	TOTAL UNITS	TYPE
WYNKEN BLYNKEN & NOD MOBILE HOME PARK	2775 West Okeechobee Road	HIALEAH	33010	305-887-6570	180	MHP

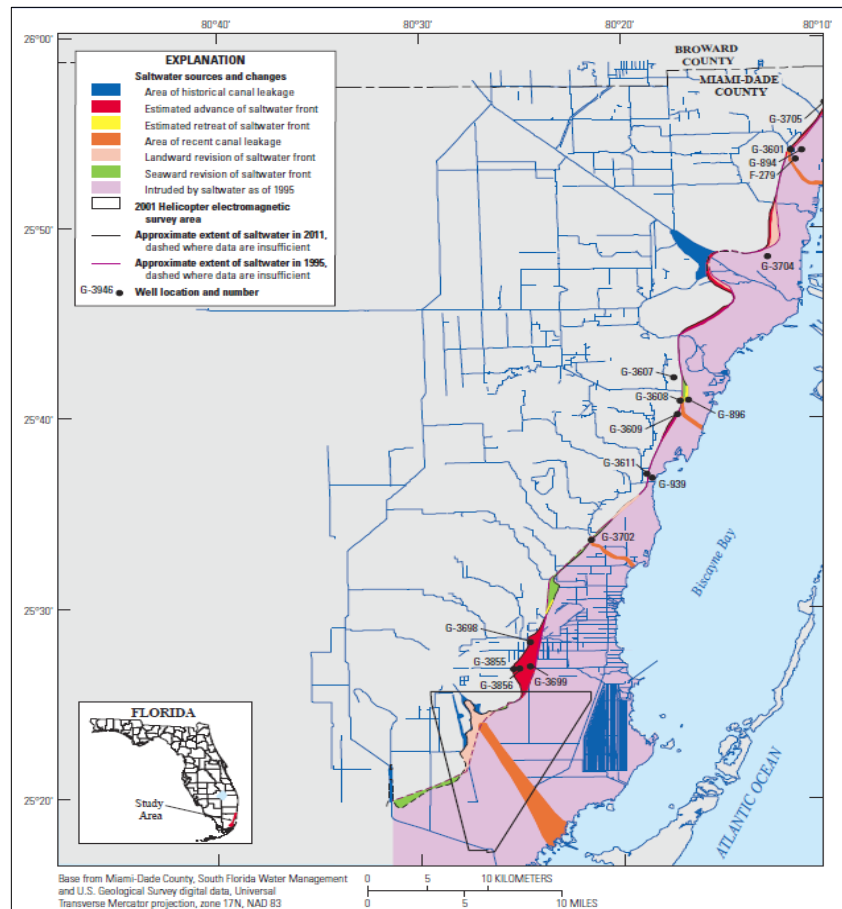
Social Vulnerabilities

Mobile/manufactured home residents, electric dependent, functional needs and persons who may not have adequate resources to protect their homes or access to evacuation resources are at greatest risk for this hazard. Visitors and persons who are new to this area may also be more vulnerable as they may not be familiar with what to do in case an evacuation order is given. Prolonged power outages and gas shortages cause additional challenges to businesses and service providers and can disproportionately impact persons whom rely upon regular home services such as medical services or food delivery.

Saltwater Intrusion

Description

According to the United States Geological Survey (USGS), saltwater intrusion is a generic term referring to an influx of saltwater through various pathways into an aquifer. The South Florida Water Management District defines it as chloride concentrations exceeding drinking water standards of 250 mg/l.⁵² Saltwater Intrusion is a major threat to the freshwater resources of the coastal areas in southeastern Florida.



⁵² Miami-Dade Water and Sewer Department, *20-year Water Supply Facilities Work Plan (2014-2033)*, Support Data, November 2014 <http://www.miamidade.gov/water/library/20-year-water-supply-facilities-work-plan.pdf>

There are three primary mechanisms by which saltwater contaminates the freshwater reservoir in the unconfined, surficial aquifers of the region: (1) encroachment of saltwater from the ocean along the base of the aquifer; (2) infiltration of saltwater from coastal saltwater mangrove marshes; and (3) the flow of saltwater inland through canals where it leaked into the aquifer. Per the USGS paper referenced below, “Saltwater intrusion of the Biscayne aquifer began when the Everglades were drained to provide dry land for urban development and agriculture.”

Location

The above 2014 map was produced by the U.S. Geological Survey (USGS) and shows the areas of Miami-Dade that are experiencing saltwater intrusion. This includes unincorporated Miami-Dade County and the municipalities of Homestead, Cutler Bay, Palmetto Bay, Pinecrest, South Miami, Coral Gables, Miami, Miami Shores, North Miami, North Miami Beach and Aventura.

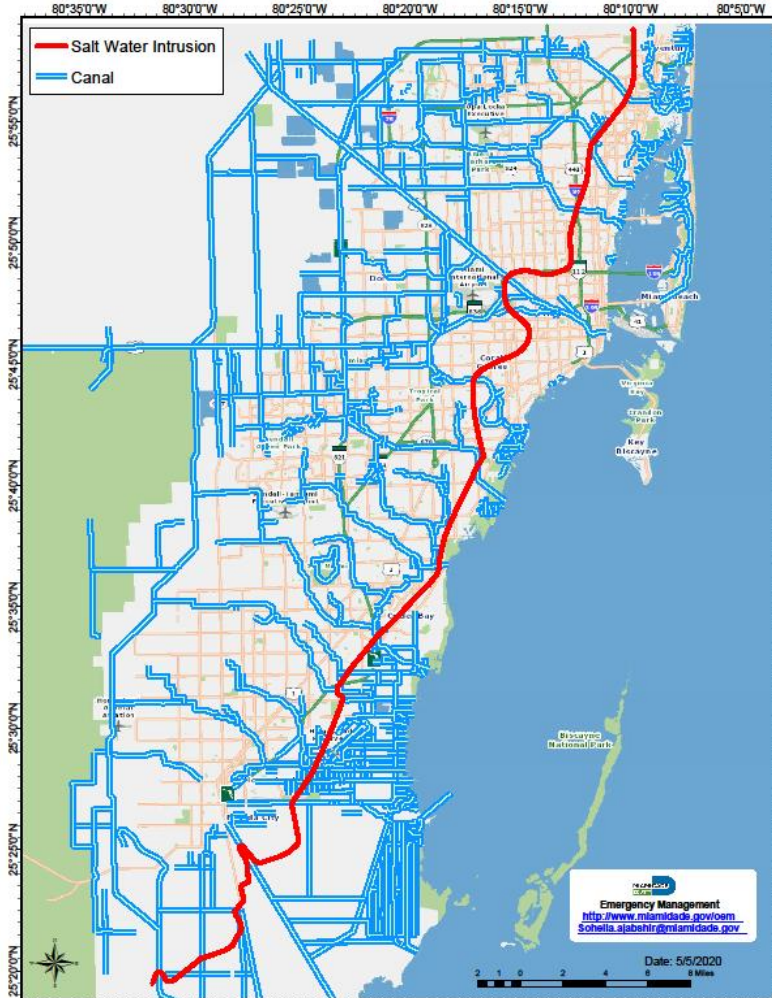
Extent

The USGS and Miami-Dade Water and Sewer Department actively monitor saltwater intrusion. As of 2011, approximately 1,200 square kilometers of the mainland part of the Biscayne Aquifer were intruded by saltwater.⁵³ The map on the next page shows future salt water intrusion impacted by projected sea level rise for year 2040, with projected pumpage rates for year 2030. The red line indicates the expected minimal change to the salt front.

⁵³ Report on Flooding and Salt Water Intrusion, September 2016: <https://www.miamidade.gov/green/library/sea-level-rise-flooding-saltwater-intrusion.pdf>

Impact

There is concern that saltwater intrusion can threaten the coastal drinking water supply well fields. Shallow-water marine organisms are very sensitive to environmental changes in salinity, temperature, nutrient input, and dissolved oxygen. Temporal and spatial salinity patterns in Biscayne Bay have profoundly affected the marine ecosystem caused by water-management driven changes in surface and ground-water discharge. In addition to those changes caused by natural events, long-term change in land and water uses during the 20th century in the bay watershed contributed greatly to the deterioration of marine conditions. Water quality has been greatly degraded by increased nutrient loads, trace metals, and other pollutants.⁵⁴ An increase in mangrove areas and reduction in sawgrass habitat have been recorded in the Everglades. Less salt-tolerant plants like sawgrass, spike rush and tropical hardwood hammocks are retreating as salt-loving mangroves expand.



Previous Occurrences

Saltwater intrusion has been monitored by the USGS since 1939. Per the USGS “in 1904 (prior to any human-induced drainage), the saltwater interface was estimated to be at or near the coast because of the very high-water levels which occurred naturally in the Everglades. Freshwater was reported to seep from the Biscayne aquifer offshore into Biscayne Bay in sufficient quantities to be used as a supply of freshwater for ships. Beginning in 1909 with the extension of the Miami River and continuing through the 1930’s, construction of drainage canals (with no control structures) and pumpage from coastal well fields resulted in the lowering of water levels in the Biscayne aquifer, thereby inducing the inland movement of saltwater into the aquifer. Additionally, seawater driven by tides

⁵⁴ USGS South Florida Information Access: <http://sofia.usgs.gov/publications/circular/1275/changebb.html>

flowed inland in the drainage canals, resulting in the seepage of saltwater into the Biscayne aquifer from the canals. By 1946, salinity-control structures had been installed in all primary canals as far seaward as possible. These controls prevented saltwater driven by tidal changes from moving upstream in the canals beyond the controls. The controls also served to backup freshwater which maintained higher water levels in the Biscayne aquifer near the coastline. These water levels are higher than those that occurred during the period of uncontrolled drainage. The inland migration of saltwater in northern Miami-Dade County slowed or reversed in some areas as a result of the effects of these controls on water levels.

In the early 1960's, the existing canal system in southern Miami-Dade County was expanded to provide for flood control. The canals were equipped with flow-regulation structures both near the coast and inland, allowing water levels to be stepped down from structure to structure to prevent excessive drainage. However, the design and operation of this system lowered freshwater levels in the Biscayne aquifer, especially near the coast, allowing for the inland movement of saltwater during the drought years of 1970 and 1971. In 1976, additional water was routed to southern Miami-Dade County, raising water levels along the coast and slowing or reversing the inland movement of the saltwater interface.⁵⁵

Since 1984, additional events have occurred which have affected water levels in the Biscayne aquifer and, hence, the movement of the saltwater interface. Among these events are the initial operation of the Northwest Well Field and a consequent reduction in pumping from the Hialeah-Miami Springs Well Field, expansion of the Southwest Well Field, and changes in the delivery schedule of water to southern Dade County and Everglades National Park. Future changes in water levels might occur as a result of changes in the management of the ecosystem of south Florida. These changes will be based on the results of studies being conducted as part of the [U.S. Geological Survey South Florida Ecosystem Program](#) and other studies.⁵⁶

Per the USGS paper referenced below, “some saltwater likely leaked from canals prior to the installation of water control structures. Near the Miami Canal northwest of the water control structure S-26, this saltwater is gradually mixing with the groundwater and salinity is gradually decreasing. Modern leakage of saltwater likely is occurring along the Card Sound Road canal and upstream of salinity control structures in the Biscayne, Black Creek and Snapper Creek Canals. Saltwater also may have leaked from the Princeton Canal and the canal adjacent to well G-3698, although this leakage could not be confirmed or refuted with available information.”

⁵⁵ USGS Caribbean-Florida Water Science Center: http://fl.water.usgs.gov/Miami/online_reports/wri964285/index.html#Klein

⁵⁶ USGS Caribbean-Florida Water Science Center: http://fl.water.usgs.gov/Miami/online_reports/wri964285

Vulnerability

Physical Vulnerabilities

The SFWMD has identified “Utilities at Risk” for salt water intrusion, which include utilities with well fields near the saltwater/freshwater interface that do not have an inland well field, have not developed adequate alternative sources of water, and have limited ability to meet user needs through interconnects with other utilities; and “Utilities of Concern”, which include utilities having well fields near the saltwater/freshwater interface, the ability to shift pumpages to an inland well field, or an alternative source that is not impacted by the drought (SFWMD, 2007). Miami-Dade WASD well fields included as “Utility at Risk” are South Miami-Dade Well fields (Newton, Elevated Tank, Naranja, Leisure City, Roberta Hunter Park and Caribbean Park). MDWASD Utilities of Concern include the North and Central Miami-Dade Well fields (Hialeah-Preston and Alexander Orr).

Well fields are at risk and as such protection areas have been delineated and are monitored. Saltwater intrusion can impact the rates at which groundwater is pumped to supply drinking water supplies and also may require deeper wells to be drilled. Agricultural crops may be impacted by the salinity levels. Saltwater intrusion can also displace the fresh groundwater thereby impacting the water-table elevations in urban areas levels that could increase localized flooding.

Social Vulnerabilities

This hazard does not tend to affect one population over another.

Sea Level Rise

Description

Sea Level Rise refers to the increase currently observed in the average Global Sea Level Trend, which is primarily attributed to changes in ocean volume due to two factors: ice melt and thermal expansion. Melting of glaciers and continental ice masses, such as the Greenland ice sheet, which are linked to changes in atmospheric temperature, can contribute significant amounts of freshwater input to the Earth's oceans. Additionally, a steady increase in global atmospheric temperature creates an expansion of saline sea water (i.e., salt water) molecules (called thermal expansion), thereby increasing ocean volume.

Sea level rise is occurring due to three main factors, all of which are occurring due to global climate change:

- **Thermal Expansion:** As with all water, when the ocean heats up, it expands. About 50% of the sea level rise in the past 100 years is because the ocean is warmer, and therefore takes up more space.

- **Glacier and Polar Ice Cap Melting:** Although glaciers and polar ice caps naturally melt a little each summer, they usually regain lost area during the winter. However, warmer winters have meant less opportunity to regrow this ice, resulting in more melted water remaining in the oceans, contributing to sea level rise.
- **Greenland and West Antarctic Ice Loss:** Similar to what is happening with glaciers and the polar ice cap, the huge ice sheets that cover Greenland and Antarctica are melting.

Sea level rise increases the impact and frequency of storm surge and the risk of tidal flooding. Sea level rise also increases the damage caused by hurricanes and tropical storms when surge and rainfall occur together, as happened with Tropical Storm Leslie (1999) and Hurricane Irene (2000).

But the rate of sea level rise is uncertain, and the interactions between sea level rise, surge and flooding is a complex technical problem that requires both near-term and long-term coordinated solutions. This is a challenging task. An emerging field of study called ‘decision making under deep uncertainty’ has developed several approaches to this type of problem. One approach, called Dynamic Adaptive Policy Pathways (DAPP), has been used to look for strategies to mitigate the increased risk of flooding caused by sea level rise in the C7 Basin of Miami-Dade.

The South Florida Water Management District recently completed a two-part FEMA sponsored flood study that, first, examined the impact of sea level rise on flood risk and, second, identified and examined a range of flood mitigation solutions including regional flood mitigation methods (e.g. pumps and stormwater detention), local flood mitigation methods (e.g. flood walls, municipal pumps, exfiltration trenches), and land-use change (e.g. raising minimum floor elevations, raising roads). From this, three flood-mitigation scenarios were developed and modeled and an economic/risk-based approach was used to compare the efficiency of these alternative flood mitigation scenarios, resulting in a first-order adaptation pathway for prioritizing future projects.

This process used a multi-disciplinary approach involving hydraulic engineers, planners, and economists together with stakeholders. Tools and techniques like those used in this study can be applied throughout Miami-Dade County to assess long and short-term options for mitigating flood risk. Pathways planning supports robust and flexible investments to avoid stranded assets and costly retrofitting. This will provide information for resiliency planning related to sea-level rise.

Location

Mapping developed for the Southeast Florida Climate Change Compact (the Compact) illustrates potential areas of Miami-Dade County that may be impacted by sea level rise. These areas include unincorporated Miami-Dade County and portions of the following municipalities: Sunny Isles Beach; North Miami Beach; North Miami; Miami; Miami Beach; Key Biscayne; Coral Gables; South Miami; Palmetto Bay; Cutler Bay; Homestead; Florida City; Doral; Sweetwater; Hialeah Gardens; and Miami Lakes.

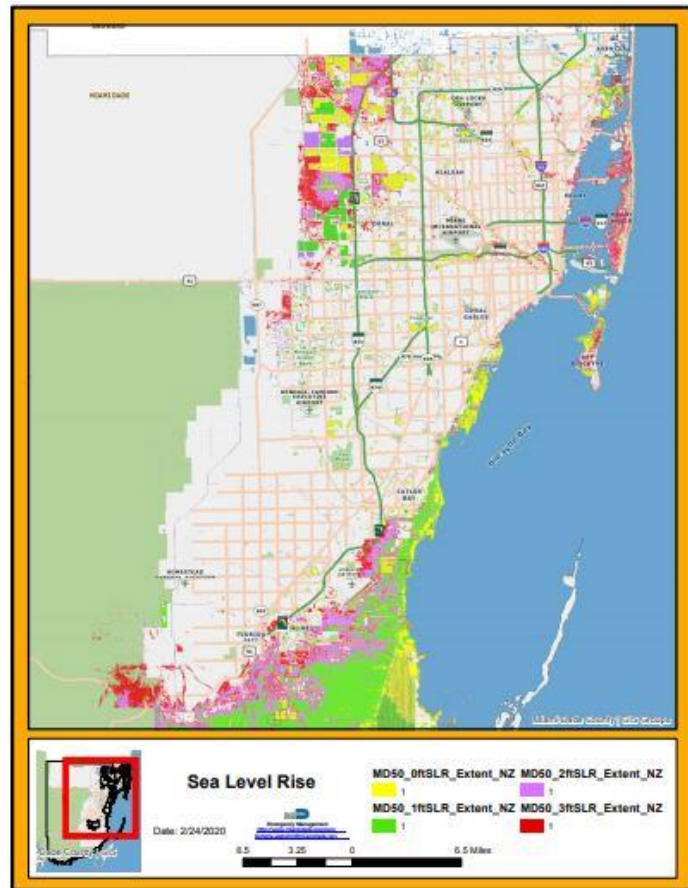
Extent

Based on the Compact's sea level rise projection a one-foot scenario could occur between 2040 and 2070, the two-foot scenario from 2060-2115 and the three-foot scenario from 2075-2150.

Impact

Sea level rise is likely to increase coastal flooding during high tides and storm surge events. Sea level rise will likely impact the ability of the canals in low lying areas to drain standing water after rainfall events and impact the ground water elevation. Gravity based outfalls that lie below sea level will be impacted by allowing salt water to flow up through the outfall system into the streets. Many communities in Miami-Dade County are experiencing the effects of sea level rise during king tides events. The king tide is the highest predicted high tide of the year, it is above the highest water level reached at high tide on an average day.⁵⁷ In the future, the water level seen during king tide events will be the water level during daily high tides. King tides can occur once or twice a year.

In terms of the amount of land which may be vulnerable, the number of acres impacted in Miami-Dade is three times greater than that experienced in Monroe County for the two and three-foot scenarios. Nearly 80% of the lands affected regionally in the one foot scenario are conservation lands especially coastal wetlands. Low lying natural systems made up of buttonwood, mangrove, scrub mangrove, and herbaceous coastal saline and freshwater wetlands are significantly impacted in all sea level rise scenarios. In terms of the critical infrastructure reviewed, inundation is often confined to marginal areas of the properties or impacting existing drainage infrastructure on site. This is generally true for the region's ports, airports, schools, landfills and hospitals. Within Miami-Dade these are mainly impacted at the 3-foot scenario. Power plants properties in Miami-



⁵⁷ EPA, King Tides and Climate Change: <http://www.epa.gov/cre/king-tides-and-climate-change>

Dade and Broward, as well as energy transmission facilities in Monroe are vulnerable at the one foot scenario. While railroads are negligibly at risk, more than 81 miles of roadway from Miami-Dade through Palm Beach are at elevations below sea level at the one foot scenario, increasing to more than 893 miles at the three-foot scenario.⁵⁸

Upper estimates of taxable property values vulnerable across the region is greater than \$4 billion with values rising to over \$31 billion at the 3-foot scenario. The following table is taken from the Compact and illustrates Land Use and Property Values in Miami-Dade County vulnerable to Impacts from Sea Level Rise at 1, 2 and 3 feet scenarios.

Acres of Future Land Use Top Three Categories Impacted	1 Foot	Conservation	107,988 acres
		Electrical Generation	5,332 acres
		Agricultural	2,994 acres
	2 Feet	Conservation	126,809 acres
		Electrical Generation	5,999 acres
		Agricultural	7,746 acres
	3 Feet	Conservation	133,088 acres
		Electrical Generation	7,000 acres
		Agricultural	10,890

The Compact estimated that the total number of acres within urban Miami-Dade to be impacted by sea level rise for a 1 foot scenario is 121,378 acres (12%), for 2-foot 150,142 acres (16%) and for the 3 foot scenario it could be 168,896 acres (18%) of the county.

Previous Occurrences

2017 – The October king tides coincided with heavy rainfall and a strong easterly wind, which enhanced the effects of the event. This triggered a Coastal Flood Advisory from October 2nd through the 9th. Through this period, the Virginia Key tide gauge recorded high tides between 0.5 to 1.4 feet above predicted. Areas throughout Miami Beach and City of Miami flooded and reports of stalled vehicles and water entering businesses were recorded. The highest tide recorded for this event was 4.3 feet on October 5th.

Another round of king tides happened during the weekend of November 3rd, but there were no significant reports. The high tides recorded were below 0.3 feet and no Coastal Flood Advisory was issued.

2016 – Communities in Miami-Dade County were affected by the king tides on October and November. In October, increased swells due to Hurricane Nicole (located off the coast from Florida) and a full moon on October 16th enhanced the effects of this king tide event. Miami-Dade County was under a Coastal Flood Advisory from October 14th

⁵⁸ Southeast Florida Climate Change Compact: <http://www.southeastfloridacclimatecompact.org/wp-content/uploads/2014/09/vulnerability-assessment.pdf>

through the 18th. Throughout this period, as recorded by the Virginia Key tide gauge, the high tides were between 0.8 to 1.2 feet above predicted.

The November king tides coincided with the Supermoon. On November 14th, for the first time in over 65 years, the full moon was at its closest distance from Earth. Miami-Dade County was under a Coastal Flood Advisory from November 13th through the 16th. Throughout this period, as recorded by the Virginia Key tide gauge, the high tides were between 0.7 to 0.9 feet above predicted.

2015 – Communities along the coast of Miami-Dade were affected by the king tides on September and October. The king tides that occurred on September 27th – 28th coincided with the annual Supermoon, when the moon is closest to Earth, resulting in higher than predicted tides. South Florida was under a Coastal Flood Advisory until the 28th.

A Coastal Flood Advisory was in effect for Miami-Dade County from October 27th – 28th. Throughout this period, the tides were between 0.7 to 1.0 feet above the predicted.

2013 – There were also some minor street flooding (to the curb level) from astronomical high tides that occurred April 26-27, 2013, October 17-20, 2013 and December 3 2013 in the same South Beach areas.

2012 – On October 29, 2012 Key Biscayne issued a high tide alert to residents regarding water flowing out of the drainage system that was causing flooding on local streets and adjacent areas, especially in low lying areas.⁵⁹ There was also an extended period from November 21-27, 2012 with some street flooding in the South Beach areas of Miami Beach (Alton Road area south of 17th Street).

Astronomical high tides have in recent years caused localized flooding with salt water being pushed back up through storm drain outfalls that use gravity to function. According to the National Weather Service Miami, the greatest impacts for astronomical high tides were in combination with Superstorm Sandy from October 27-30, 2012. Certain areas of Miami Beach can flood when the tide reaches an elevation of 0.5 feet, typical high



⁵⁹ Village of Key Biscayne, High Tide Alert (October 2012): <http://keybiscayne.fl.gov/index.php?src=news&refno=339&category=News>

tide in Miami Beach reach about 0.3 feet, but in October and November 2012 levels reached as high as 2.2 feet.

Sea Level Rise is an emerging and future threat and with high tides occurring about two times a year (April and November) as sea levels rise more communities could be at risk from seasonal high tides as well as general sea level rise. The pictures to the right are in Miami Beach during the 2015 King Tide event.



Vulnerability

Physical Vulnerabilities

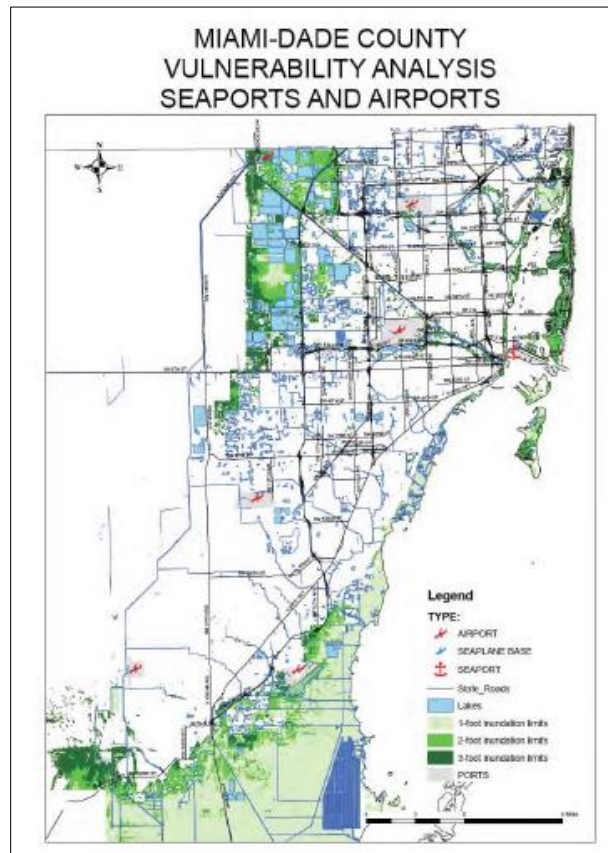
The built environment (Critical Infrastructure, Key Resources, and Building Stock) and natural environment are vulnerable to sea level rise and though some preliminary mapping shows southern portions of the county at highest risk there is risk to other portions as well. Coastal communities, such as Miami Beach, have already begun to experience sunny day flooding in relation to high and king tides that limit the gravitational drainage that drains to the bay. Additional mapping is being done to determine all areas that may be at risk.

The following information is excerpted from the Southeast Florida Climate Compact.

Analysis of Physical Features

Ports and Airports

One area determined by the group to be critical is Homestead Air Reserve Base. The County has already met with planners developing the long-term use of the base and provided input on sea level rise. Opa-Locka West is vulnerable, but this airport is only a landing strip used for training and so is not considered critical. Below are tables that represent the area that may be below mean high-high water sea level with a 1-, 2-, or 3-foot sea level rise.



1-Foot Sea Level Rise

Facility Name	More Likely	Possible	Total Inundation	Total Area of Facility (Acres)	Percent Inundation
Homestead General Aviation	0	4.92	4.92	770.71	0.6%
Kendall-Tamiami	22.86	2.37	25.23	1,428.48	1.8%
Miami International	36.01	2.38	38.39	2,731.06	1.4%
Opa Locka Executive	16.87	4.71	21.58	1,640.89	1.3%
Opa Locka West	12.08	1.46	13.54	412.03	3.3%
Port of Miami (Seaport)	0.61	0.16	0.77	534.5	0.1%
Port of Miami (River Port)	2.32	1.26	3.58	136.23	2.6%
USA Homestead Air Base	195.43	80.4	275.83	1,970.96	14.0%

2-Foot Sea Level Rise

Facility Name	More Likely	Possible	Total Inundation	Total Area of Facility (Acres)	Percent Inundation
Homestead General Aviation	5.6	0.66	6.25	770.71	0.8%
Kendall-Tamiami	26.87	1.6	28.47	1,428.48	2.0%
Miami International	42.34	5.63	47.97	2,731.06	1.8%
Opa Locka Executive	30.58	15.93	46.51	1,640.89	2.8%
Opa Locka West	24.2	68.55	92.75	412.03	22.5%
Port of Miami (Seaport)	0.89	0.22	1.11	534.5	0.2%
Port of Miami (River Port)	4.63	3.61	8.24	136.23	6.0%
USA Homestead Air Base	327.73	119.27	447	1,970.96	22.7%

3-Foot Sea Level Rise

Facility Name	More Likely	Possible	Total Inundation	Total Area of Facility (Acres)	Percent Inundation
Homestead General Aviation	6.58	0.83	7.41	770.71	1.0%
Kendall-Tamiami	31.01	2.82	33.83	1,428.48	2.4%
Miami International	57.47	24.24	81.71	2,731.06	3.0%
Opa Locka Executive	65.51	76.22	141.73	1,640.89	8.6%
Opa Locka West	212.09	96.59	308.68	412.03	74.9%
Port of Miami (Seaport)	1.63	0.5	2.13	534.5	0.4%
Port of Miami (River Port)	14.73	11.47	26.2	136.23	19.2%
USA Homestead Air Base	573.64	202.52	776.16	1,970.96	39.4%

Power Plants

Miami-Dade County has one nuclear power and one coal generation power plant. The generation facilities are not directly impacted. This data below includes impact to the Turkey Point Nuclear Power Plant cooling canals, the coastal wetlands at the Cutler Plant, and some scattered power transfer stations throughout western Miami-Dade County.

Power Plant	More Likely (acres)	Possible (acres)	Total Inundation (acres)	Total Area of Facility (Acres)	Percent Inundation
1-foot Sea Level Rise	4,812	247	5,059	7,228.77	70%
2-foot Sea Level Rise	5,259	233	5,492	7,228.77	76%
3-foot Sea Level Rise	5,707	233	5,940	7,228.77	82%

Railroads

Railroads did not seem to be particularly affected, perhaps due to the fact that most of the rail beds in Miami-Dade County are elevated above the road and surrounding surfaces. The impact reported is limited to FEC Railroad in the northeast coast of Miami-Dade County and to the portion of the CSX railroad serving the rock mine lakes along NW 12 ST in the western portion of the County. This data is reported in **miles**.

FEC and CSX Railroads	More Likely (miles)	Possible (miles)	Total Inundation (miles)	Total Length of Rail (miles)	Percent Inundation
1-foot Sea Level Rise	0.71	0.09	0.8	320.9	0.1%
2-foot Sea Level Rise	0.91	0.23	1	320.9	0.4%
3-foot Sea Level Rise	1.65	0.79	2	320.9	0.7%

Water and Wastewater Treatment Plants

Miami-Dade has three major water and three major wastewater treatment plants within the County boundary. The analysis was performed by land use category as provided by the Department of Planning and Zoning. The results, therefore, do not include the names of the facilities, only the area possibly or more likely affected by the inundation scenario. A more specific analysis is needed to determine if any equipment would be affected or not.

Water Treatment Plants	More Likely (acres)	Possible (acres)	Total Inundation (acres)	Total Area within Land Use Category (acres)	Percent Inundation
1-foot Sea Level Rise	0.38	0.16	0.54	210.37	0.26%
2-foot Sea Level Rise	0.85	0.64	1.49	210.37	0.71%
3-foot Sea Level Rise	2.58	1.6	4.18	210.37	1.99%

Wastewater Treatment Plants	More Likely (acres)	Possible (acres)	Total Inundation (acres)	Total Area within Land Use Category (acres)	Percent Inundation
1-foot Sea Level Rise	11.1	5.32	16.42	460.14	3.57%
2-foot Sea Level Rise	19.91	6.15	26.06	460.14	5.66%
3-foot Sea Level Rise	36.47	8.33	44.8	460.14	9.58%

Landfills

Inundation for all levels of sea level rise were primarily in retention or natural areas surrounding landfills since the landfills themselves are elevated (see graphic on next page). The South Dade Landfill, Munisport landfill, and Dade Recycling are surrounded by low lying areas.

South Dade Landfill, Munisport, & Dade Recycling	More Likely (acres)	Possible (acres)	Total Inundation (acres)
1-foot Sea Level Rise	154	80	234
2-foot Sea Level Rise	266	33	299
3-foot Sea Level Rise	333	30	363

Hospitals

No hospitals in Unincorporated Miami-Dade County were impacted. Of the 34 total hospitals within the county boundaries, only three hospitals were affected in municipalities in the 3-foot sea level rise scenario.

- Selected Specialty Hospital, 955 NW 3rd ST, City of Miami, 33128
- Mount Sinai Medical Center, 4300 Alton Road, City of Miami Beach, 33140
- South Beach Community Hospital⁶⁰, 630 Alton Road, City of Miami Beach, 33139

Schools

No schools in Unincorporated Miami-Dade County were impacted. Only three of the 392 public schools were affected in municipalities in the 3-foot sea level rise scenario. However, we need more specific survey information on all affected schools, such as elevation certificates and topographic survey to determine if those would be actually impacted.

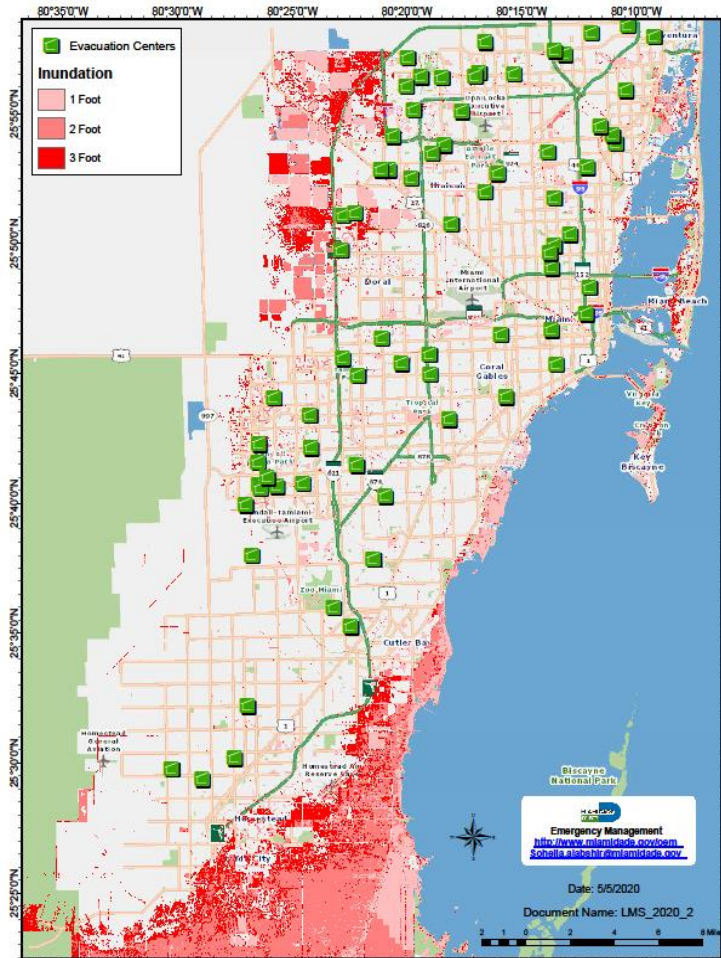
- Student Services & Attendance, 489 East Drive, Miami Springs 33166
- School Board Administrative – Annex, 1500 Biscayne Boulevard, Miami 33132
- Biscayne Elementary, 800 77th Street, Miami Beach 33141

Emergency Evacuation Centers

None of the 83 emergency evacuation centers in Miami-Dade County were impacted.⁶¹ However, more specific survey information and finished floor elevation certificates on all shelters are needed to determine actual impacts.

Evacuation Routes

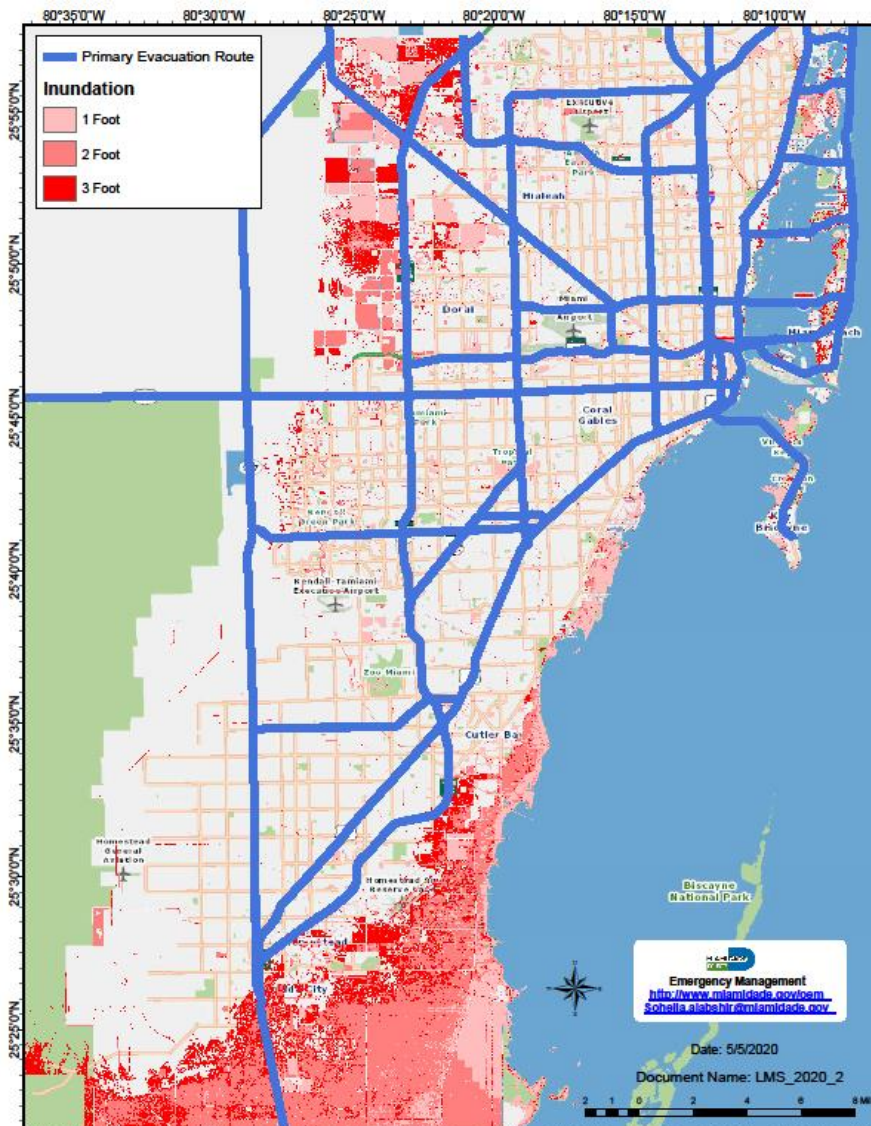
Miami-Dade determined there are at most four miles of impact to all evacuation routes even at the 3-foot inundation because these routes are built at elevations to provide service in a 100-year storm. US1 Overseas Highway to the Florida Keys and the Rickenbacker Causeway to Key Biscayne have been improved in the past two years. Therefore, the 4 miles of impact are probably an over estimation. The concern for the evacuation routes is flooding of the local access roads leading to them. This information is summarized in the section Roads by FDOT Category.



⁶¹ 2020 Florida Emergency Shelter Plan

Marinas

Marine facilities were analyzed using land use category maps provided by the Department of Planning and Zoning. Marine complexes and marine commercial land uses were combined. All marina facilities are located on or next to water features, east of all salinity control structures to give easy access to the ocean. The assumption is that all will be affected in some way, although the extent is only estimated by this current analysis. It is assumed that those docks with fixed infrastructure will be inundated while floating docks will rise with sea levels.



Marine Facilities	Total Inundation (acres)
1-foot Sea Level Rise	31
2-foot Sea Level Rise	75
3-foot Sea Level Rise	150

Results of Analysis

Geographic analysis was done based on the following criteria:

- Miles of road by Florida Department of Transportation category
- Future Land Use
- Habitat/Land Use Land Cover

Taxable Value of Property

Miami-Dade County has chosen not to estimate the taxable value of potentially impacted property until such time as the mapping and analytical methods are more robust. Miami-Dade, through the Stormwater Master Planning Process, has determined that the current assessment tools probably underestimate potential impacts.

Roads by FDOT Category

Roadways are summarized by Functional Class in miles. High volume categories include sections of roadway where bridges were removed from the LiDAR data and represented bare earth rather than the actual roadways.

1-Foot Sea Level Rise – Assumption: 50% Percent Inundation = Whole Segment Affected

Functional Class	Total Inundation (Miles)	Total Coverage (% impacted)
1 – high volume, maximum speed	3	0.08%
2 – high speed, channels traffic to FC1	4	
3 – high speed, lower mobility, connects to FC2	3	
4 – moderate speed, through neighborhoods	62	
5 – low volume, i.e. access roads, parking lanes	Not assessed	
Total	72	

2-Foot Sea Level Rise – Assumption: 50% Percent Inundation = Whole Segment Affected

Functional Class	Total Inundation (Miles)	Total Coverage (% impacted)
1 – high volume, maximum speed	6	3%
2 – high speed, channels traffic to FC1	11	
3 – high speed, lower mobility, connects to FC2	8	
4 – moderate speed, through neighborhoods	232	
5 – low volume, i.e. access roads, parking lanes	Not assessed	
Total	257	

3- Foot Sea Level Rise – Assumption: 50% Percent Inundation = Whole Segment Affected

Functional Class	Total Inundation (Miles)	Total Coverage (% segments impacted)
1 – high volume, maximum speed	12.18	6%
2 – high speed, channels traffic to FC1	26.33	
3 – high speed, lower mobility, connects to FC2	21.22	
4 – moderate speed, through neighborhoods	496.21	
5 – low volume, i.e. access roads, parking lanes	Not assessed	
Total	555.94	

Social Vulnerabilities

This hazard does not tend to affect one population over another.

Severe Storm

Description

A thunderstorm is a meteorological event generated by atmospheric imbalance and turbulence caused by unstable warm air that rises rapidly, heavy moisture, and upward lift of air currents that can bring a combination of heavy rains, strong winds, hail, thunder, lightning, and tornadoes. A thunderstorm does not have the same characteristics as a “severe” thunderstorm.

The National Weather Service classifies a severe storm as a thunderstorm that is capable of producing 1 inch or larger hail, wind gusts greater than 58 mph and/or a tornado. Although lightning and/or excessive rainfall may occur during a severe thunderstorm and have severe consequences, these are not considered primary elements of a severe thunderstorm. Severe thunderstorms, flood threats and lightning are handled through difference sets of warnings and watches by the National Weather Service.

The Southern Florida Rainy season is defined as the time of year when most of the yearly rainfall occurs. The rainy season in South Florida begins in mid-May and ends in mid-October. During this nearly five-month period, South Florida receives about 70% of the rainfall for the entire year.

The rainy season usually has three phases:

- Late May through early July (“stormiest” part of the season).
- Early July through mid-August (hotter with dry periods)
- Late August through mid-October (higher rainfall variability due to potential tropical systems and early-fall cold fronts)

Location

The entire County is vulnerable to severe storms.

Extent

Winds of up to 100 mph, F3 tornado and 4-inch hail during a severe storm.

Impact

Miami-Dade County is particularly susceptible for a variety of severe storms. One of the most powerful of these storms occurred in February 1995. This severe storm caused \$5 million in damages. A twisting downdraft damaged four commercial jets, several loading platforms, and a catering truck at concourse G at Miami International Airport. It is estimated that the winds at the site were 100 mph.⁶²

Previous Occurrences

May 6, 2019 – Thunderstorms caused damage across Miami-Dade County that resulted in downed trees, power poles, fences and street signs. A tractor trailer was also overturned on the Florida Turnpike.⁶³

January 23, 2017 – A strong squall line ahead of a cold front produced a tornado near the Palmetto Expressway and NW 48th Street at 3:45am. The tornado continued a north-east track and moved over Miami Springs and the City of Hialeah producing between EF-0 and EF-1 damage. Damage consisted of an overturned tractor trailer, about 24 empty cargo containers were moved, downed trees and power lines, and damage on roofs. No injuries or fatalities were reported, but 13 families were displaced in Hialeah and required assistance by the American Red Cross.

July 18, 2016 – This thunderstorm produced gusty winds which resulted in property damage in Cutler Bay. This damage, estimated at \$5,000 occurred in the vicinity of SW 200th Street between Old Cutler Road and Cutler Ridge Park.⁶⁴

June 18, 2016 – A severe thunderstorm over Miami-Dade County led to wind damage. Power lines, trees, fences, and store signs were knocked down in Westchester. There was also damage in Downtown Miami to furniture being blown off high rise balconies into the streets due to the high winds.⁶⁵

⁶² National Oceanic and Atmospheric Administration, National Climatic Data Center, Storm Events Database: <https://www.ncdc.noaa.gov/stormevents/>

⁶³ National Oceanic and Atmospheric Administration, National Climatic Data Center, Storm Events Database: <https://www.ncdc.noaa.gov/stormevents/>

⁶⁴ National Oceanic and Atmospheric Administration, National Climatic Data Center, Storm Events Database: <https://www.ncdc.noaa.gov/stormevents/>

⁶⁵ National Oceanic and Atmospheric Administration, National Climatic Data Center, Storm Events Database: <https://www.ncdc.noaa.gov/stormevents/>

February 16, 2016 – On February 15th, a strong squall line developed ahead of a cold front over the Gulf of Mexico and as it moved over the warm waters, it intensified. An unstable environment and strong low level rotation was in place over South Florida ahead of the line. In the overnight hours of February 16th, another squall line developed ahead of the first line. Both of these lines merged over southeast Florida before daybreak. As the squall line moved across Florida, it produced a number of severe thunderstorms throughout. A total of 6 tornadoes were confirmed across southern Florida, including an EF-0 in Northeast Miami-Dade. No injuries or fatalities were reported.

June 29, 2015 – Afternoon showers and thunderstorms caused sporadic tree damage in an area from Doral to Florida International University campus, then east to Fountainbleu. A total of 12,940 customers reported power outages in Miami-Dade County.⁶⁶

June 6, 2012 – Severe thunderstorm with high wind gusts and hail occurred in Miami-Dade. Reports of numerous trees downed reported in Leisure City, South Miami Heights and Princeton. Wind gusts were estimated at 60 mph. In Perrine, several signs from businesses were blown off a building.

May 18, 2012 – Large tree branches were snapped and broken off in a two-square-block area near the intersection of SW 8th Street and SW 142th Avenue, resulting from a down-burst associated with a severe thunderstorm. Trees were also reported down in Sweetwater and Doral. Winds were estimated between 60-70 mph and large trees were uprooted and a light pole was downed in Doral.

May 15, 2006 – Straight lined winds estimated at 70 to 80mph caused Metal roof sheeting to be torn off a hanger on the grounds of the Opa-Locka Airport. The roofing material was strewn across the adjacent parking lot and struck several parked vehicles.⁶⁷

September 9, 2001 – Five to ten inches of rain fell across southeast Florida, causing widespread street flooding. This event also spawned into tropical storm Gabrielle in the east of the Gulf of Mexico.⁶⁸

August 14, 1998 – A severe thunderstorm in Opa-Locka resulted in thousands of homes to lose power. There was also roof and window damage reported at several homes.⁶⁹

⁶⁶ National Oceanic and Atmospheric Administration, National Climatic Data Center, Storm Events Database: <https://www.ncdc.noaa.gov/stormevents/>

⁶⁷ Miami-Dade 2015 Threat and Hazard Identification and Risk Assessment

⁶⁸ Miami-Dade 2015 Threat and Hazard Identification and Risk Assessment

⁶⁹ Miami-Dade 2015 Threat and Hazard Identification and Risk Assessment

February 13, 1995 – A severe thunderstorm with up to 100mph winds caused about \$5 million in damages at the Miami International Airport. The damage was done to four commercial jets, several loading platforms and a catering truck at concourse G.⁷⁰

Vulnerability

Physical Vulnerabilities

The entire built environment (Critical Infrastructure, Key Resources, and Building Stock) may be vulnerable to severe storms due to wind or hail damages. These types of events could cause power outages or some structural damages to mobile/manufactured homes (see Hurricanes/Tropical Storms for a listing), communications towers, or damage trees and overhead utilities. Underground utilities could be impacted if trees topple and uproot these systems. Severe weather may also cause flying debris to cause additional damages. Structures in areas where there has been repetitive losses and no mitigation may also be at higher risk but past flooding events do not necessarily indicate future flooding problems. Areas with ongoing construction or drainage problems may also be at greater risk. Parks and open spaces where people congregate outside are vulnerable to severe weather that may roll in with little notice, this includes coastal beaches, Crandon Park, all County and State parks, large venues such as the Homestead- Miami Speedway, Hark Rock Stadium, and Marlins Park.

Social Vulnerabilities

People who live in areas prone to flooding and may be uninsured or underinsured are at greatest risk. The cost of insurance may be prohibitive and people who live outside of a flood zone may believe they are not at risk. People who rent properties may not be aware of their flood risk as it may not be disclosed by the owner or they may not know the history of the area. Electric dependent and persons living in mobile/manufactured homes may be at greater risk when it occurs in their areas.

Tornado

Description

A tornado is a narrow, violently rotating column of air that extends from the base of a thunderstorm to the ground. Tornado are one of the most violent of atmospheric storms and they come from two types of thunderstorms, supercell and non-supercell. The most violent tornadoes are capable of tremendous destruction with wind speeds of 250 mph or more. Damage paths can be in excess of one mile wide and 50 miles long. A majority of tornadoes, however, have wind speeds of 112 mph or less. Florida tornadoes occur in the greatest number during June, July and August. These are typically small, short-lived events that can produce minor damage and seldom take lives. Florida's most deadly tornado outbreaks occur in the spring.

⁷⁰ Miami-Dade 2015 Threat and Hazard Identification and Risk Assessment

A tornado's strength is determined by looking at the damage that it caused. From the damage, the winds speeds can be estimated. In 2007, the National Weather Service implemented that Enhanced Fujita Scale (EF scale), which takes into account more variables than the original Fujita Scale (F scale) for a more consistent and accurate manner.

TABLE 10. OPERATIONAL ENHANCED FUJITA SCALE

EF Number	3 Second Gust (mph)
0	65 – 85
1	86 – 110
2	111 – 135
3	136 – 165
4	166 – 200
5	Over 200

Source: Storm Prediction Center

Waterspouts, tornadoes that occur over bodies of water, are common along the southeast U.S. coast, especially off Southern Florida and the Keys. They are smaller and weaker than the most intense tornadoes, but still can be quite dangerous. Waterspouts can overturn small boats, damage ships, create significant damage when hitting land, and kill people.

Location

The entire county is equally vulnerable to tornadoes.

Extent

EF-3 tornado could be experienced.

Impact

Miami-Dade ranks fourth in the state with eighty-six (86) reported tornadoes from 1971 to 2002. Based on data from 1950-2019, there has been 140 occurrences of tornadoes in Miami-Dade that have resulted in 159 injuries, 1 death and \$203 million in damage.⁷¹ The F-3 tornado in 1959 touched down in Coral Gables and moved over the Miami business

⁷¹⁷¹ National Oceanic and Atmospheric Administration, National Climatic Data Center, Storm Events Database: <https://www.ncdc.noaa.gov/stormevents/>

district and Biscayne Bay and impacted Sunny Isles. Most injuries were from flying and broken glass. Another occurrence on March 27, 2003 had a tornado that peaked as an F-2 that hit the Brownsville/Liberty City neighborhood. One person was killed in their home by tree debris and fourteen people were injured. FEMA damage estimates included \$2.2M for housing assistance and \$6.2M for other assistance, totaling \$8.4M.⁷²

Previous Occurrences

January 27, 2019 – A thunderstorm developed ahead of the main line of storms and produced a brief tornado in Miami-Dade County. The tornado caused some damage to homes, trees and power lines in Hialeah and Palm Lakes. The tornado also overturned two cars and power outages were reported.

January 23, 2017 – During the overnight and pre-dawn hours of January 23rd, a powerful squall line well ahead of a cold front over the Gulf of Mexico moved over South Florida. The line of storms resulted in a tornado touching down several times. The tornado first touchdown was near the Palmetto Expressway and NW 48th Street at 3:45 am. It then touched back down on the east side of the Palmetto Expressway, from NW 50th Street to NW 52nd Street between NW 74th and 69th Avenue. The damages in this area included an overturn tractor trailer, about 24 empty cargo containers were moved and an office building sustained minor roof damage. These were EF-0 borderline EF-1 damages (75-85 mph winds). The tornado continued a northeast track and moved into the Miami Springs area with winds most likely in the EF-1 range (90-95 mph). Loss of roof covering material and downed trees was reported in the “Bird District” between Shadow and Ludlum Avenue and Falcon and Dove Avenue. As it continued its track through Miami Springs, more damage was recorded east of Hammond Drive to Okeechobee Road where downed power lines and trees were reported. Once it crossed Okeechobee Road and entered in to the City of Hialeah it caused EF-1 damage from Red Road to W 2nd Avenue between West 10th and 13th Streets. In this area, four apartment buildings sustained roof damage and although the tornado passed very close to a water plant, it did not sustain any damage. The tornado lifted near W 2nd Avenue and W 13th street. 13 families were displaced in Hialeah and required assistance by the American Red Cross.⁷³

February 16, 2016 – A squall line moving through Florida produced an EF-0 tornado in NE Miami-Dade. The tornado had an intermittent path of about 3.4 miles and affected the areas between NE 191st Street and Ives Dairy Road, from NW 8th Avenue to NE 23rd Avenue. Damage consisted of uprooted trees, several leaning poles and minimal structural damage, including several structures with roof damage. No injuries or fatalities were reported.

⁷² National Weather Service Miami – South Florida, Series of Tornadoes Hit South Florida Including Miami and Miami-Dade County.

⁷³ National Oceanic and Atmospheric Administration, National Climatic Data Center, Storm Events Database: <https://www.ncdc.noaa.gov/stormevents/>

June 24, 2012 – Golden Beach Police reported a waterspout moving onshore moving north. The path was approximately 0.5 miles and it was estimated as an EF-0. Beach chairs were tossed about 30 feet in the air and there was damage to trees and a hut. One residence also had damage to a metal gate and trees. The estimated amount of property damage was \$10,000.⁷⁴

August 14, 2008 – A thunderstorm in Hialeah produced an EF1 tornado with the highest estimated wind speeds near 90 mph. The tornado damaged eight structures. The estimated property damage was \$150,000.⁷⁵

March 27, 2003 – An F1 to F2 tornado touched down in East Hialeah, reached maximum intensity in the Brownsville area, and then lifted just before entering Biscayne Bay. The F1 to F2 damage began in an industrial area where several warehouse roofs were damaged and several empty semi-tractor trailers were overturned. The tornado then heavily damaged 60 houses in Brownsville. A total of 343 other structures sustained damage, mostly to roofs and windows. Also, several cars were overturned. Total damage estimates were around \$8 million. Numerous trees, utility poles, and signs were uprooted or knocked down.⁷⁶

March 9, 1998 – An F1 tornado touched down near the Palmetto Expressway and the Terry Lakes area. Broken windows, roof damage, and downed signs were common. There were also numerous trees and utility poles knocked down.⁷⁷

February 2, 1998 – An F2 tornado touched down near the Miami International Airport causing damage to 12 airplanes. The F2 tornado then crossed through the Virginia Gardens and south Miami Springs area in a 100 to 200 yard path, damaging many buildings, houses, trees and utility poles. Then the tornado caused similar damage to south Hialeah. The tornado weakened to F1 status near the Hialeah race track and the path widened to one to three miles, with indications of three or four individual tornadoes of F1 intensity moving in tandem to the north. The main tornado then re-intensified to F2 status as it approached the Opa Locka airport, severely damaging the roof of the UPS facility, damaging or destroying airplanes, and damaging a hangar at the airport. Finally the tornadoes weakened to F1 status as they moved through Carol City, damaging homes and utility poles.⁷⁸

⁷⁴ National Oceanic and Atmospheric Administration, National Climatic Data Center, Storm Events Database: <https://www.ncdc.noaa.gov/stormevents/>

⁷⁵ National Oceanic and Atmospheric Administration, National Climatic Data Center, Storm Events Database: <https://www.ncdc.noaa.gov/stormevents/>

⁷⁶ Miami-Dade 2015 Threat and Hazard Identification and Risk Assessment

⁷⁷ Miami-Dade 2015 Threat and Hazard Identification and Risk Assessment

⁷⁸ Miami-Dade 2015 Threat and Hazard Identification and Risk Assessment

January 3, 1996 – An F0 tornado touched down before Westwood Lake with minor roof damage and downed trees. However, the tornado then became an F1, with winds estimated around 110 mph, and it maintained this intensity before lifting. Along this F1 portion of the track, nine persons were injured, three requiring hospitalization. Major damage occurred to 26 buildings, mostly residences, and another 50 buildings sustained minor damage. Six vehicles were also overturned or blown several yards.⁷⁹

January 15, 1991 – An F1 tornado touched down in Hialeah about 2 miles northeast of the Miami International Airport. Cars were overturned, trees were uprooted, and utility poles were knocked down. A few buildings were also damaged.⁸⁰

March 6, 1982 – An F1 tornado moved on a long path through the southwest portion of Miami damaging about 100 homes, hundreds of cars, miles of power lines, and toppling numerous trees. Four people were injured.⁸¹

December 20, 1973 – An F2 tornado touched down in the eastern portion of Florida City and moved northward through the center of Homestead. 10 houses were destroyed and 40 others had major damage. 22 mobile homes were demolished and 60 others had major damage. Nine people were injured and required hospitalization.⁸²

February 19, 1968 – An F2 tornado struck a heavily populated area of North Miami Beach and caused considerable damage but no deaths or serious injuries. 21 people suffered minor injuries, mainly due to flying glass. Damage estimates were around \$2 million in 1968 dollars.⁸³

June 17, 1959 – An F3 tornado touched down in the southwestern tip of Coconut Grove. The tornado then moved 4 miles northeastward then lifted, temporarily, over the Miami business section. The tornado returned to the ground near the Buena Vista neighborhood of Miami before lifting into Biscayne Bay. 77 people were injured. Most of the injuries sustained in the tornado were cuts from flying or broken glass.⁸⁴

April 5, 1925 – The strongest and most intense tornado that struck Miami-Dade County was an F3 (though other sources said it could have been an F5) on April 5, 1925. It remains the deadliest tornado to affect the county as well. The tornado caused five fatalities and another 35 people were hospitalized because of injuries. The damage total estimates

⁷⁹ Miami-Dade 2015 Threat and Hazard Identification and Risk Assessment

⁸⁰ Miami-Dade 2015 Threat and Hazard Identification and Risk Assessment

⁸¹ Miami-Dade 2015 Threat and Hazard Identification and Risk Assessment

⁸² Miami-Dade 2015 Threat and Hazard Identification and Risk Assessment

⁸³ Miami-Dade 2015 Threat and Hazard Identification and Risk Assessment

⁸⁴ Miami-Dade 2015 Threat and Hazard Identification and Risk Assessment

were up to \$300,000 in 1925 dollars. In total, the tornado demolished nearly 50 residences, mostly north of the City of Miami. The exact path and strength of the tornado are uncertain, since it occurred prior to modern records which began in 1950.⁸⁵

Vulnerability

Physical Vulnerabilities

The entire built environment is vulnerable to tornadoes depending on where it hits (may be directly or indirectly impacted). Mobile and manufactured homes tend to sustain the most damage from a tornado due to their lighter weight building materials. A list of mobile home parks in Miami-Dade is provided in the Hurricane/Tropical Storm section. Unreinforced concrete buildings and wood structures may be more vulnerable to tornado damage. Power lines and trees may be downed or underground utilities may be uprooted when trees topple.

Social Vulnerabilities

People with disabilities such as decreased vision or hearing may not be aware of the tornado warnings. Electrically dependent individuals may rely on life-sustaining medical equipment and may be at greater risk due to power outages.

Wildfire

Description

Wildfire is defined by the Florida Forest Service (FFS) as any fire that does not meet management objectives or is out of control. Wildfires occur in Florida every year and are part of the natural cycle of Florida's fire-adapted ecosystems. Many of these fires are quickly suppressed before they can damage or destroy property, homes and lives.

There are four types of wildfires:

- Surface Fires: Burn along the forest floor consuming the litter layer and small branches on or near the ground.
- Ground Fires: Smolder or creep slowly underground. These fires usually occur during periods of prolonged drought and may burn for weeks or months until sufficient rainfall extinguishes the fire, or it runs out of fuel.
- Crown Fires: Spread rapidly by the wind, moving through the tops of the trees.
- Wildland-Urban Interface Fires: Fires occurring within the Wildland-Urban Interface (WUI) in areas where structures and other human developments meet or intermingle with wildlands or vegetative fuels. Homes and other flammable structures can become fuel for WUI fires.

A wildfire is a naturally occurring event, often ignited by lightning or discarded cigarettes, and/or unattended camp fires and fueled by grasses, brush, and trees. Wildfires help to

⁸⁵ Miami-Dade 2015 Threat and Hazard Identification and Risk Assessment

control the buildup of woody debris, improve soil conditions, reduce weedy and invasive plants, reduce plant disease, and maintain the habitat conditions thus providing a healthy ecosystem. Fires in the Everglades tend to happen annually, with rapid wet-season fires, often started by lightning. Dry-season fires are less common, but can be more damaging.

Location

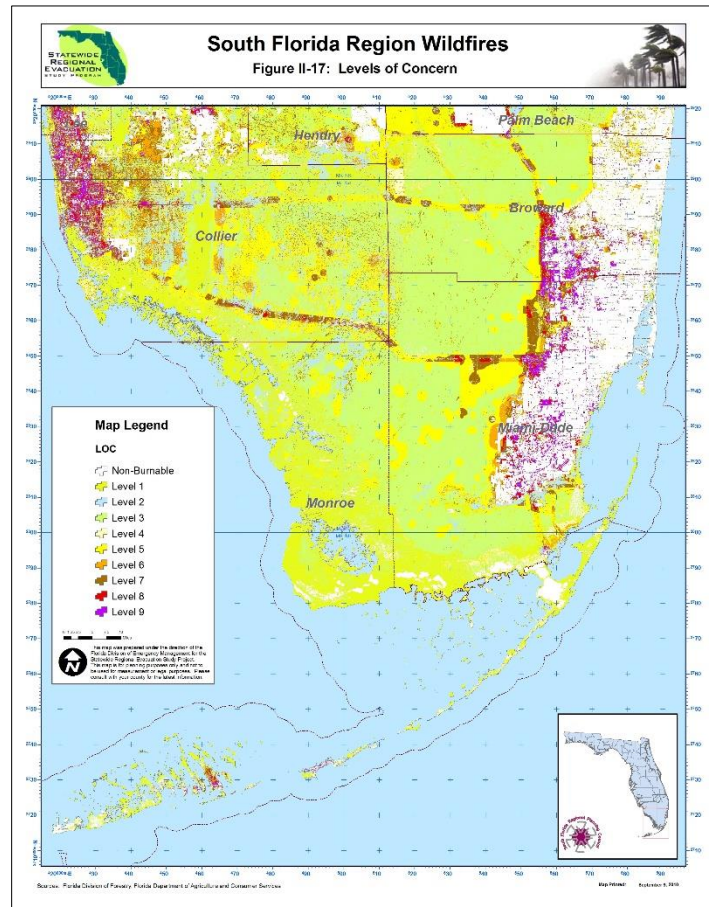
The populated areas of Miami-Dade County have on average a greater wildfire likelihood than 47% of counties in Florida.⁸⁶ This includes unincorporated Miami-Dade County and the municipalities of Homestead, Florida City, Sweetwater, Medley, Doral and Hialeah Gardens.

Extent

2000 acres.

Impact

In previous events homes have been threatened by wildfire, the Turnpike Extension and the Don Shula Expressway were closed due to heavy smoke, and acres of farmland and fields of grasses were destroyed.



⁸⁶ Wildfire Risk to Communities: <https://wildfirerisk.org/explore/2/12/12086/>

TABLE 11. FIRE DANGER LEVELS

Level	Criteria
Low	Ignition: Fuels do not ignite readily from small firebrands although a more intense heat source, such as lightning, may start fires. Spread: Fires in open cured grasslands may burn freely a few hours after rain, but woods fires spread slowly by creeping or smoldering, and burn in irregular fingers. Spotting: There is little danger of spotting. Control: Easy
Moderate	Ignition: Fires can start from most accidental causes, but with the exception of lightning fires in some areas, the number of starts is generally low. Spread: Fires in open cured grasslands will burn briskly and spread rapidly on windy days. Timber fires spread slowly to moderately fast. The average fire is of moderate intensity, although heavy concentrations of fuel, especially draped fuel, may burn hot. Spotting: Short-distance spotting may occur, but is not persistent. Control: Fires are not likely to become serious and control is relatively easy.
High	Ignition: All fine dead fuels ignite readily and fires start easily from most causes. Unattended brush and campfires are likely to escape. Spread: Fires spread rapidly. High-intensity burning may develop on slopes or in concentrations of fine fuels. Spotting: Short-distance spotting is common. Control: Fires may become serious and their control difficult unless they are attacked successfully while small.
Very High	Ignition: Fires start easily from all causes. Spread: Immediately after ignition, spread rapidly and increase quickly in intensity. Fires burning in light fuels may quickly develop high intensity characteristics such as long-distance spotting and fire whirlwinds when they burn into heavier fuels. Spotting: Spot fires are a constant danger; long distance spotting likely. Control: Direct attack at the head of such fires is rarely possible after they have been burning more than a few minutes.
Extreme	Ignition: Fires start quickly and burn intensely. All fires are potentially serious. Spread: Furious spread likely, along with intense burning. Development into high intensity burning will usually be faster and occur from smaller fires than in the very high fire danger class. Spotting: Spot fires are a constant danger; long distance spotting occurs easily. Control: Direct attack is rarely possible and may be dangerous except immediately after ignition. Fires that develop headway in heavy slash or in conifer stands may be unmanageable while the extreme burning condition lasts. Under these conditions the only effective and safe control action is on the flanks until the weather changes or the fuel supply lessens.

Source: National Fire Danger Rating System

Previous Occurrences

June 28, 2019 - A small wildfire developed in the Tamiami Pinelands Park area. The fire quickly spread causing damage to two vehicles. The estimated damage was \$75,000.⁸⁷

May 2008 – The Mustang Corner Fire was a large wildfire that burned over the Everglades of western Miami-Dade County. The fire burned 39,465 acres in the Everglades National Park. The fire also prompted the evacuation of some 1,753 prisoners and 250 employees from the Everglades Correctional facility and 535 detainees from the Krome Detention Center as the fire closed within ten miles. The fire prompted dense smoke advisories for the Miami Metropolitan area from May 17th to May 21st as dense smoke moved into the area during the night and early morning hours.⁸⁸

May 7, 2008 – A wildfire broke out near Southwest 227th Avenue and Southwest 232nd Street in the Redland area of western Miami-Dade County, covering about 20 acres and threatening a home before being extinguished. The fire consumed 20 acres of a 30 acre farm, two vehicles, and some farm equipment. The estimated damage caused by this fire was \$30,000.⁸⁹

August 7, 2004 – A lightning-initiated wildfire burned 10,000 acres mostly in an area between the Homestead Extension of the Florida Turnpike and Krome Avenue. Smoke from the fire closed down portions of both roads for hours at a time and one person was killed in a vehicle crash likely caused by the restricted visibility. A local health alert was issued for persons mainly in the Doral area.⁹⁰

April 5, 2000 – A 50-acre wildfire occurred in Homestead and destroyed two mobile homes and two boats. The total estimated damage was \$100,000.⁹¹

March 30-31, 1999 – Redland area about a dozen wildfires burned as winds gusting near 30 mph quickly spread the flames. None of the fires exceeded 100 acres but a plant

⁸⁷ National Oceanic and Atmospheric Administration, National Climatic Data Center, Storm Events Database: <https://www.ncdc.noaa.gov/stormevents/>

⁸⁸ National Oceanic and Atmospheric Administration, National Climatic Data Center, Storm Events Database: <https://www.ncdc.noaa.gov/stormevents/>

⁸⁹ National Oceanic and Atmospheric Administration, National Climatic Data Center, Storm Events Database: <https://www.ncdc.noaa.gov/stormevents/>

⁹⁰ National Oceanic and Atmospheric Administration, National Climatic Data Center, Storm Events Database: <https://www.ncdc.noaa.gov/stormevents/>

⁹¹ National Oceanic and Atmospheric Administration, National Climatic Data Center, Storm Events Database: <https://www.ncdc.noaa.gov/stormevents/>

nursery was destroyed and several homes were threatened. Smoke closed the Florida Turnpike Extension and the Don Shula Expressway for several hours.⁹²

Vulnerability

Physical Vulnerabilities

The built environment (Critical Infrastructure, Key Resources and Building Stock) and natural environment that are closest to the Everglades, agricultural areas or large open spaces are at a higher risk for exposure from wildfires. Critical facilities would include the Homestead Correction Institute, Dade Correctional Institution, Dade Juvenile Residential Facility, Everglades Correctional Institution, Krome North Service Processing Center, South Florida Reception Center, and Metro-West Detention Center. Residential areas of concern would include the Everglades Labor Camp, Gator Park Mobile Home Park, and Jones Fishing Camp Trailer Park. Visibility on roads may be compromised due to smoke and this may lead to the need for road closures or increased traffic accidents.

Social Vulnerabilities

Populations with respiratory complications may be at greater risk due to air quality issues in relation to wildfires. The social vulnerability section should be reviewed for more information on how these types of circumstances may affect populations differently.

Winter Storm

Description

Severe winter weather includes extreme cold, snowfall, ice storms, winter storms, and/or strong winds, and affects every state in the continental United States. Areas where such weather is uncommon, such as Florida, are typically affected more by winter weather than regions that experience this weather more frequently. Winter weather hazard events in Miami-Dade occur when high winds, and cold temperatures occur. In Miami-Dade, most winter concerns revolve around protecting crops from cold temperatures and providing shelter for vulnerable populations such as the homeless. Extreme cold conditions in Florida are considered to be slightly above freezing.

Location

The entire county is vulnerable to winter weather, inland portions tend to see colder temperatures by a few degrees. These areas tend to be south of Kendall Drive and west of the Florida Turnpike, primarily the Redland area and areas west of Homestead and Florida City.

Extent

26 degrees F with cold weather shelters open for over 10 consecutive days.

⁹² National Oceanic and Atmospheric Administration, National Climatic Data Center, Storm Events Database: <https://www.ncdc.noaa.gov/stormevents/>

TABLE 13. AVERAGE FREEZE DATES FOR SOUTH FLORIDA⁹³

LOCATION	EARLIEST FREEZE	AVERAGE FIRST FREEZE	AVERAGE LAST FREEZE	LATEST FREEZE
HIALEAH	DECEMBER 15	DECEMBER 21-31	JANUARY 21-31	MARCH 3
HOMESTEAD	DECEMBER 28	DECEMBER 21-31	JANUARY 21-31	JANUARY 31
MIAMI BEACH	DECEMBER 24	DECEMBER 21-31	JANUARY 21-31	MARCH 3
MIAMI	DECEMBER 11	DECEMBER 21-31	JANUARY 21-31	MARCH 3

Impact

In January 2010, Miami-Dade experienced two back to back cold fronts, with temperatures below freezing in the interior portions of the county. Crop damage was extensive and severe, with estimates in excess of \$500M in the region. Thousands of customers experienced intermittent power outages due to record-setting usage demands. Hazards such as carbon monoxide poisoning and household fires are increased in improperly ventilated homes during severe winter weather events. The loss of utilities stress resources and puts vulnerable populations at risk. Two fatalities were noted from exposure to cold, a homeless man in Fort Lauderdale and an elderly man in an unheated apartment in Miami. Cold weather shelters were open for over 10 consecutive nights in many areas of South Florida.

Previous Occurrences

January 2010 – A strong arctic cold front moved through South Florida in the early part of January. This cold front produced freezing temperatures and very low wind chills. Freezing temperatures were noted over almost all of South Florida on the mornings of January 10th and 11th. This front resulted in the coldest 12-day period of temperatures throughout South Florida. Crop damage was extensive with total damage estimates in excess of \$500 million. Thousands of customers experienced intermittent power outages during this period due to record-setting usage demands.⁹⁴

January 5, 2001 – A freeze occurred throughout the interior sections of South Florida, causing damage to certain crops. The hardest hit were certain vegetable crops with 30% losses in the farming areas of south Miami-Dade County. Other crops that were damaged included newly planted sugar cane, ornamentals, and tropical fruits.⁹⁵

⁹³ National Weather Service Miami Office

⁹⁴ National Oceanic and Atmospheric Administration, National Climatic Data Center, Storm Events Database: <https://www.ncdc.noaa.gov/stormevents/>

⁹⁵ National Oceanic and Atmospheric Administration, National Climatic Data Center, Storm Events Database: <https://www.ncdc.noaa.gov/stormevents/>

February 5, 1996 – The coldest temperatures since the "Christmas freeze" of 1989 caused damage to fruit and vegetable crops in South Florida. Strong winds caused wind chill values in the teens, and disrupted electrical service to over 20,000 customers throughout the region.⁹⁶

TABLE 14. PRESIDENTIALLY DECLARED FREEZE EVENTS IN MIAMI-DADE

Disaster Type	Disaster Number	Title	Incident Begin Date	Declaration Date	Incident End Date	Disaster Close Out Date
DR	1359	SEVERE FREEZE	12/1/2000	2/5/2001	1/25/2001	5/14/2010
DR	851	SEVERE FREEZE	12/23/1989	1/15/1990	12/25/1989	4/23/1996
DR	732	SEVERE FREEZE	3/18/1985	3/18/1985	3/18/1985	10/27/1988
DR	526	SEVERE WINTER WEATHER	1/31/1977	1/31/1977	1/31/1977	12/18/1978
DR	304	FREEZE	3/15/1971	3/15/1971	3/15/1971	6/18/1973

Source: data.gov, FEMA Disaster Declarations Summary

Vulnerability

Physical Vulnerabilities

Little of the built environment (Critical Infrastructure, Key Resources and Building Stock) is vulnerable to winter storms. Pipes carrying water to households could freeze and expand causing pipes to burst. Inadequately heated or insulated homes may resort to heating by kerosene heaters or stoves. These methods of heating are dangerous and contribute to carbon monoxide poisoning and household fires. Agricultural interests are more vulnerable to winter storms and frost can destroy crops. Crops most vulnerable to winter storms and freezes are the ones that are grown during the winter months and harvested in the spring months including cantaloupe, carambola, celery, cucumbers, dragon fruit, eggplant, fennel, guava, green beans, herbs, jackfruit, longyan, lychee, mushrooms, onions, papaya, passion fruit, plantains, radishes, sapodilla, spinach, squash, strawberries, sweetcorn, thyme, tomatoes and zucchini.

⁹⁶ National Oceanic and Atmospheric Administration, National Climatic Data Center, Storm Events Database: <https://www.ncdc.noaa.gov/stormevents/>

Social Vulnerabilities

Extreme cold weather is a particularly dangerous hazard for at risk populations such as the homeless, elderly, low income or people living in homes without heating or means to keep warm. These populations include those who have a difficult time keeping warm or finding a heat source during an extreme cold event. The homeless are particularly at risk. Age groups such as the elderly and infants have limited physiological capability to keep warm. It is estimated that there are 3,472 homeless individuals reside in Miami-Dade County as of April 2019⁹⁷. Larger concentrations of homeless tend to be near the downtown Miami and Miami Beach areas. Body warming mechanisms such as "goose bumps" and shivering are restricted in these groups. Outdoor animals and pets are also at risk of extreme cold temperatures. In the event that ambient temperatures in the county are forecasted to be at or below 50 degrees Fahrenheit for any period of time the Miami-Dade Homeless Trust will open and operate cold weather shelters.

Natural Hazards by Jurisdiction

The following chart depicts the probability risk by location of all of the natural hazards. The estimate of risk is based on the judgment of local planners and the LMS Working Group regarding the likely frequency of occurrence of the hazard event based on the location of the jurisdiction to the hazard potentially occurring. Sea Level Rise probabilities were determined by potential future risk as identified in the map in the Sea Level Rise section. The rankings are Low (L), Medium (M) and High (H).

⁹⁷ 2019 Homeless Population Census <http://www.homelesstrust.org/library/homeless-census-comparison.pdf>

TABLE 15. NATURAL HAZARDS BY JURISDICTION

Jurisdiction	Drought	Erosion	Flooding	Hurricane/ Tropical	Saltwater Intrusion	Sea Level Rise	Severe Storm	Tornado	Wildfires	Winter Storms
Aventura	M	L	H	H	H	H	H	H	L	M
Bal Harbour	M	H	H	H	H	H	H	H	L	M
Bay Harbor	M	H	H	H	H	H	H	H	L	M
Biscayne Park	M	L	H	H	H	L	H	H	L	M
Coral Gables	M	L	H	H	H	H	H	H	L	M
Cutler Bay	M	L	H	H	H	H	H	H	L	M
Doral	M	L	H	H	L	H	H	H	L	M
El Portal	M	L	H	H	H	M	H	H	L	M
Florida City	M	L	H	H	H	H	H	H	M	M
Golden Beach	M	H	H	H	H	H	H	H	L	M
Hialeah	M	L	H	H	L	M	H	H	L	M
Hialeah Gardens	M	L	H	H	L	M	H	H	L	M
Homestead	M	L	H	H	H	H	H	H	M	M
Key Biscayne	M	H	H	H	H	H	H	H	L	M
Medley	M	L	H	H	L	M	H	H	L	M
Miami	M	L	H	H	H	L	H	H	L	M
Miami Beach	M	H	H	H	H	H	H	H	L	M
Miami Gardens	M	L	H	H	L	M	H	H	L	M
Miami Lakes	M	L	H	H	L	M	H	H	L	M
Miami Shores	M	L	H	H	H	M	H	H	L	M
Miami Springs	M	L	H	H	L	M	H	H	L	M
North Bay Village	M	L	H	H	H	M	H	H	L	M
North Miami	M	H	H	H	H	H	H	H	L	M
North Miami Beach	M	L	H	H	H	H	H	H	L	M
Opa-locka	M	L	H	H	L	M	H	H	L	M
Palmetto Bay	M	L	H	H	H	H	H	H	L	M
Pinecrest	M	L	H	H	H	H	H	H	L	M
South Miami	M	L	H	H	L	L	H	H	L	M
Sunny Isles	M	H	H	H	H	H	H	H	L	M
Surfside	M	H	H	H	H	H	H	H	L	M
Sweetwater	M	L	H	H	L	M	H	H	L	M
Virginia Gardens	M	L	H	H	L	L	H	H	L	M
West Miami	M	L	H	H	L	L	H	H	L	M
Unincorporated	M	H	H	H	H	H	H	H	M	M

Miami-Dade County Critical Facilities Inventory

The LMSWG recognizes the importance of mitigation to critical facilities and as such uses data supplied by the municipalities and the various county departments to develop a database which includes the critical facilities inventory, NFIP repetitive loss data, historic flood data and the locations of hazardous materials that fall under the jurisdiction of Section 302 of the Federal Emergency Planning and Community Right-to-Know Act. This data has been supplied by the Miami-Dade County Division of Environmental Resources Management (DERM) and the State Emergency Response Commission.

Similarly, Miami-Dade and the municipalities control a huge inventory of properties. Therefore, due to its voluminous size, the listing of non-critical municipal public building and facilities will be maintained separately by the county and each municipality.

A critical facilities inventory is maintained by Miami-Dade Office of Emergency Management (OEM) and the Miami-Dade Information Technology Department (ITD) that includes those facilities that have been deemed critical by the state and federal governments. A copy has been supplied to FDEM as well. The inventory includes GIS coverage for the following: the Miami-Dade County street network, day care centers, medical facilities (MMF, hospitals, nursing homes, adult living facilities), Miami-Dade fire stations, municipal fire stations, Miami-Dade police stations, municipal police stations, solid waste management sites, sewage treatment plants, sewer pump stations, water treatment plants, Miami-Dade County schools, hazardous materials sites, municipal critical facilities inventory, the Miami-Dade evacuation network, and hurricane evacuation centers. In 2014 OEM and ITD updated the *Debris Management Plan* to update debris clearance measures including critical facilities.

While the state and federal government defines critical facilities as those listed above, the Miami-Dade LMSWG has defined critical facilities in three types or levels, which are:

- Level 1 – A facility that must remain available in all circumstances and at all times. The community cannot do without this facility at all. Protective measures are an absolute must.
- Level 2 – A facility that must be restored within twenty-four hours or risk dire consequences to the community.
- Level 3 – A facility that must be restored within seventy-two hours or the community may suffer major problems.

The LMSWG concludes that any facility that the community can do without for more than seventy-two hours is not truly critical; important perhaps, but not critical.

Data Sources Identified

We have identified the following data sources as being important and comprehensive to the accomplishment of our mitigation goals. However, additional data sources will surely be discovered as we proceed with the task of mitigation.

Federal Emergency Management Agency (FEMA)

- National Flood Insurance Program repetitive loss inventory.
- Flood Insurance Rate Maps, hurricane storm surge maps, and previous natural hazard computer modeling results. The new FIRM maps are anticipated to be completed in June 2020.
- The FEMA website www.fema.gov has a wealth of accumulated data that can be extremely valuable in developing mitigation measures.

Other U. S. Government Databases and Information Sources

- National Hurricane Center and the National Oceanographic Atmospheric Administration (NOAA) historical storm related data (including, National Climatic Data Center).
- The National Weather Service Miami Forecast Office data files.
- National Hurricane Center “SLOSH” models.
- National Priorities List (NPL)
- Comprehensive Environmental Response, Compensation and Liability Information System List (CERCLIS – the “Superfund”)
- No Further Remedial Action Planned List (NFRAP)
- Emergency Response Notification System List (ERNS)
- RCRA Corrective Action Tracking System List (CORRACTS)
- Resource Conservation and Recovery Information System List (RCRIS)
- Hazardous Waste Data Management System List (HWDMS)
- Facility Index Data System List (FINDS)
- Toxic Release Inventory System List (TRIS)
- U. S. Immigration and Naturalization Service databases.

State of Florida

- Florida State University Department of Meteorology hurricane historical database.
- State-Funded Action Sites List (SFAS).
- State Sites List (SITES).
- Solid Waste Facilities List (SLDWST).
- Petroleum Contamination Tracking System Report (PCTS).
- Stationary Tank Inventory System List (TANKS).
- Hazardous Waste Compliance & Enforcement Tracking System List (COMHAZ).
- South Florida Water Management District (SFWMD).

Miami-Dade County

- Municipal and County Emergency Management Plans and Comprehensive Plans.
- Municipal and County Floodplain Management Plans.
- Miami-Dade Stormwater Management Master Plan and Capital Improvements Projects.
- Miami-Dade County, Division of Environmental Resources Management (DERM) GIS database.
- Miami-Dade County, Information Technology Department, Critical Facilities Inventory and other GIS databases.
- Enforcement Case Tracking System Report (ECTS).
- Fuel Spill Report (FSPILL).
- Hazardous Waste Report (HW).
- Industrial Waste Reports.
- Underground Storage Tanks Report (UST).
- Agriculture extension services and databases.

Municipal Agencies

- Staff resources, records and data files.

Additional Resources

- The American Red Cross will provide information regarding shelters, as well as staff resources and records
- Internet web sites provided by the Florida Division of Emergency Management as part of the Local Mitigation Strategy Guidebook

CONFLICT RESOLUTION PROCEDURES

The Miami-Dade County Local Mitigation Strategy Working Group has established procedures to resolve conflicts between member entities that may arise from the development of the LMS. It has borrowed extensively from the *Regional Dispute Resolution Process of the South Florida Regional Planning Council*.

These procedures are designed to clearly identify and resolve problems as early as possible, to utilize procedures in a low-cost to high-cost sequence, to allow flexibility in which procedures are used, to provide for the appropriate involvement of affected and responsible parties, and to provide as much process certainty as possible.

There are two basic components: process initiation and settlement meetings. Additionally, there are five optional components: pre-initiation meeting, situation assessments, mediation, advisory decision-making, and referral to other dispute resolution processes.

The Working Group consists of representatives from Miami-Dade County, its incorporated municipalities, County departments and other participating organizations.

In the event of a dispute, parties named in the Initiation Letter (see below) are automatically allowed to participate. Other jurisdictions, public or private organizations, groups, or individuals must be suggested by a named party and agreed to by a majority of the named parties before inclusion; or recommended for inclusion by a mediator mutually selected by the named parties.

Other jurisdictions, public and private organizations, groups, or individuals seeking to become named parties can submit a written petition to the Working Group. Such groups will become named parties if agreed to by a majority of the named parties or by a mutually selected mediator. Named parties have twenty-one days to respond to the Initiation Letter.

Each named party must appoint a representative who should have authority to act. Jurisdictions are encouraged to designate a representative before one is needed. This person will be responsible for the party's interests and maintain communication throughout the process. The representative must be named in writing.

- Pre-Initiation Meeting: Any jurisdiction, organization, group or individual may request an informal pre-initiation meeting with the Working Group Coordinator.
- Initiation Letter: The conflict resolution process begins with an Initiation Letter from a jurisdiction's governing body, which is sent to all named parties and the Working Group coordinator. This must be accompanied by either a resolution or written authorization from the same governing body.

The Initiation Letter must identify the issues to be discussed; named parties to be involved; name of the initiating party's representative; others who will attend; and a brief history of the dispute that indicates why this dispute is appropriate for this process.

- Response Letter: The named parties must send a response letter to the Working Group coordinator and all other named parties. The response letter must indicate the respondent's willingness to participate in a settlement meeting and include any additional issues for discussion as well as a brief description and history of the dispute from the respondent's point of view.
- Situation Assessment: At the request of a jurisdiction, organization, group, or individual, the Working Group coordinator or other neutral party can perform a situation assessment at any time, before or after initiation of the process. The situation assessment can involve examination of documents, interviews and assessment meetings, and can result in a recommendation concerning the issues to be addressed, parties that may participate, appropriate dispute resolution procedures, and a proposed schedule.

Private interests may ask any member of the Working Group to initiate the process. Any public or private organization, group, or individual may request that the Working Group recommend use of the process. The Working Group can recommend that a potential dispute is suitable for the process and transmit its recommendation to the potential parties.

All requests must be in writing and provide all required information. A Working Group representative must respond after reviewing the petitioner's request; meeting with the requesting organization, group, or individual; and performing a situation assessment. If the Working Group representative agrees with this process, a recommendation will be sent to the potential parties.

- **Settlement Meetings:** At a minimum, the representatives of the named parties must attend the first settlement meeting. This meeting may be facilitated by a member of the Working Group or a mutually agreed upon neutral facilitator. At the initial settlement meeting the named parties must consider adding named parties; consider guidelines for participation; identify the issues to be addressed; explore options for a solution; and seek agreement.

If the settlement meeting is not held or it produces no agreement to proceed with mediation or advisory decision making, then the participating parties may formally withdraw from the process or proceed to a joint meeting of the governing bodies (as in Florida Statute 164); litigation; administrative hearing; or arbitration.

- **Mediation:** If two or more named parties submit a request for mediation to the Working Group, then a representative of the Working Group will assist them in selecting and retaining a mediator. Alternatively, the named parties may request that the Working Group coordinator make the selection or request similar assistance from the South Florida Regional Planning Council.

A mediator who understands hazard mitigation issues and is acceptable to the named parties shall mediate all disputes. Mediators shall be guided by the Standards of Professional Conduct, Florida Rules for Certified and Court Appointed Mediators, Rules 10.020-10.150 F.A.C.

- **Advisory Decision Making:** If two or more named parties submit a request for advisory decision making to the Working Group, then a representative of the Working Group will assist in selecting and retaining an appropriate neutral. Alternatively, the named parties may request that the Working Group coordinator make the selection. A neutral party that understands hazard mitigation issues and is acceptable to the named parties shall handle all disputes.

Initial settlement meetings are scheduled and held within thirty days of receipt of the initiation letter. Additional settlement meetings, mediation, or advisory decision-making must be completed within forty-five days of the date of the conclusion of the initial settlement meeting.

Timeframes may be altered by mutual agreement of the named parties. The optional components of this process may be used in any order.

In the early stages of the process, the parties should address deferring or seeking stays of judicial or administrative proceedings while using this process.

The form of all agreements shall be determined by the named parties and may include: inter-local agreements; concurrent resolutions; memoranda of understanding; contracts; plan amendments; deed restrictions; or other forms as appropriate.

Agreements signed by the party's representative may be in the form of a recommendation to a formal body and subject to its formal approval.

Two or more parties may reach agreements even if all of the named parties don't agree or don't sign a formal agreement.

After settlement meetings, mediation, or advisory decision-making, the named parties must submit a joint report to the Working Group. The report must contain any statements that any of the named parties wants included as well as:

- An identification of the issues discussed;
- A list of potentially affected or involved jurisdictions, public or private organizations, groups, or individuals (even those who are not named parties);
- A timeframe for starting and ending informal negotiations, additional settlement meetings, mediation, advisory decision making, joint meetings of elected bodies, administrative hearings or litigation;
- Any additional assistance required;
- A cost allocation agreement; and
- A description of responsibilities and schedules for implementing and enforcing agreements reached.

Appropriate opportunities for public input should be considered during the process. Applicable public notices and public records requirements must be observed (Chapters 119 and 120, F.S.).

The participants agree to make every effort to keep costs at a minimum. All costs are to be shared equally among the parties unless otherwise agreed upon or as recommended by a mediator mutually selected by the parties.

To the extent possible, the confidentiality provisions of Chapter 44, F.S. will govern mediation under this process. By participating in this process, participants agree not to offer any comments, meeting records, or written or verbal settlement offers as evidence in subsequent judicial or administrative action.

For further information please contact:

Steve Detwiler

9300 NW 41st Street, Miami, FL 33178

Phone: (305) 468-5423

Email: mdlms@miamidade.gov

Website: <https://www8.miamidade.gov/global/emergency/projects-that-protect.page>

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Sponsored by: City Manager

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING AN AMENDMENT OF THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF OPA-LOCKA AND CENTERPOINT PROPERTIES TRUST, TO CONSTRUCT A TRACTOR TRAILER TRUCK PARKING FACILITY ON THE VACANT LOT IDENTIFIED BY FOLIO 08-2129-018-0010 AND 30-2129-018-0010 IN THE I-3 ZONING DISTRICT AND ATTACHED AS EXHIBIT "A" HERETO; PROVIDING FOR APPROVAL; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, pursuant to the City's Code of Ordinance and the City's Land Development Regulations, Ordinance 15-31, the City Commission has the power to approve, approve with conditions or deny any site plan review request; and

WHEREAS, Centerpoint Properties Trust ("Centerpoint") presented their formal application request, all evidence, documents, and marked exhibits before the Planning & Zoning Board on June 4, 2019 and the Planning & Zoning Board recommended approval of the Development Agreement for this Site Plan by a 5 to 0 vote, pursuant to the City Code of Ordinance and the City Zoning Regulations; and

WHEREAS, the City Land Development Regulations, Ordinance 15-31, Section 22-49G provides that all recommendations and findings of fact by the Planning & Zoning Board shall be placed on the next available regular City Commission meeting agenda in compliance with notice requirements; and

WHEREAS, the City Commission adopted Resolution 19-9681 on July 24, 2019 for approval of the Development Agreement by CenterPoint Properties; and

WHEREAS, Centerpoint now desires to amend the Development Agreement, specifically Section 9 (h), Section 9(o) and Section 10(f) of the Agreement which is attached as Exhibit "A". The Amendments will not change the previously approved site plan and will allow for storage of equipment and vehicles in certain parking areas.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF OPA LOCKA, FLORIDA:

Section 1. RECITALS ADOPTED.

The recitals to the preamble herein are incorporated by reference.

Section 2. AUTHORIZATION

The City Commission of the City of Opa-Locka hereby approves the amendments to the Development Agreement between the City of Opa-Locka and CenterPoint Properties Trust regarding the construction of a tractor trailer truck parking facility on the property located at the corner of NW 123 Street and NW 37th Avenue and identified by folio 08-2129-018-0010 and 30-2129-018-0010 in the I-3 zoning district, Opa-Locka, FL 33054, which is attached hereto as Exhibit "A" showing relevant changes. The amendment will not change the previously approved site plan and allows for storage of equipment and vehicles in certain parking areas.

Section 3. SCRIVENER'S ERRORS.

Sections of this Resolution may be renumbered or re-lettered and corrections of typographical errors which do not affect the intent may be authorized by the City Manager, or the City Manager's designee, without need of public hearing, by filing a corrected copy of same with the City Clerk.

Section 4. EFFECTIVE DATE.

This Resolution shall be effective immediately upon adoption hereof and approval by the Governor of the State of Florida or Governor's designee.

PASSED and ADOPTED this 23rd day of September 2020.

Matthew A. Pigatt, Mayor

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:**

Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: _____

Seconded by: _____

VOTE:

Commissioner Bass	_____ (Yes)	_____ (No)
Commissioner Burke	_____ (Yes)	_____ (No)
Commissioner Kelley	_____ (Yes)	_____ (No)
Vice-Mayor Davis	_____ (Yes)	_____ (No)
Mayor Pigatt	_____ (Yes)	_____ (No)



City of Opa-Locka Agenda Cover Memo

Department Director:	Gregory Gay		Department Director Signature:		
Finance Director:			FD Signature:		
City Manager:	John E. Pate		CM Signature:		
Commission Meeting Date:	09-23-20		Item Type: (Enter X in box)	Resolution X	Ordinance
Fiscal Impact: (Enter X in box)	Yes	No	Ordinance/Resolution Reading: (Enter X in box)	1st Reading X	
		X		2nd Reading	
		X	Public Hearing: (Enter X in box)	Yes X	No
				Yes	No X
Funding Source: Account# :	(Enter Fund & Dept) Ex: PTP		Advertising Requirement: (Enter X in box)	Yes X	No
Contract/P.O. Required: (Enter X in box)	Yes	No X	RFP/RFQ/Bi#: N/A		
Strategic Plan Related (Enter X in box)	Yes X	No	Strategic Plan Priority Area: Enhance Organizational ☐ Bus. & Economic Dev ☒ Public Safety ☐ Quality of Education ☐ Qual. of Life & City Image ☐ Communcation ☐		Strategic Plan Obj./Strategy: (list the specific objective/strategy this item will address)
Sponsor Name	City Manager		Department: Planning & Community Development		

Short Title:

A Resolution of the City Commission of the City of Opa-locka, Florida, approving a modification of the Development Agreement by CenterPoint Properties Trust, to construct a tractor trailer truck parking facility on the vacant property site located at the corner of NW 123rd Street and NW 37th Avenue and identified by folios 08-2129-018-0010 and 30-2129-018-0010 in the I-3 zoning district. Providing for approval; Providing for Scrivener's Errors; Providing for an effective date.

Staff Summary:

The Applicant, CenterPoint Properties Trust c/o Brian Hollings and Ronel Borner, received Site Plan Review approval from the City Commission by Resolution 19-9680 and Development Agreement approval by Resolution 19-9681 on July 24, 2019. The approved development agreement is more restrictive than what is allowed under the City's Land Development Regulations and the Applicant is now requesting a modification of the Development Agreement to allow additional uses that are permitted by the City Land Development Regulations (zoning code) which would allow CenterPoint to market this property to additional tenants and maximize the legal property usage. The Development Agreement Modifications are listed as conditions:

1. (9 (h))

The Owner agrees, on behalf of Owner and its successors and assigns, to limit the storage facility to lay down and outside storage area for tools, materials, equipment, and vehicles to support utility operations. Storing and temporary staging of generators, cranes, erection materials, and other construction equipment shall be permitted. The facility shall be allowed to park tractor-trailers and containers on chassis. The Owner agrees to prohibit any on-site container stacking or container storage other than on chassis.

2. The Owner and his assigns have agreed that no person shall sleep, camp, or lodge on the property at any time.

3. The Owner agrees to employ Opa-locka residents through the assistance of the Career Source South Florida Office and shall also require all contractors and all their subcontractors to employ Opa-locka residents through the assistance of the Career Source South Florida office in coordination with the City of Opa-Locka and in accordance with the Memorandum of Understanding between the City of Opa-Locka and Career Source.

4. The Owner agreed:

- (a) To host job fairs before and during the construction phase of this development for construction jobs;
- (b) To host job fairs after construction for building (business) operation jobs;

5. The Owner/Developer shall locate short-term storage of construction vehicles, including bulldozers, wheel loaders, excavators, backhoe loaders, and dump trucks to the rear portion of the site with a minimum setback from NW 123rd Street of 150'. Owner shall

prohibit the storage of asphalt or other raw materials such as stone, sand, or gravel. Will prohibit the storage of construction and related vehicles, including bulldozers, wheel loaders, excavators, backhoe loaders, dump trucks, construction cranes and equipment associated with such construction and other vehicles of this type.

6. The Owner /developer shall ensure that a Business Tax Receipt (Occupational License) and Certificate of Use (COU) is obtained for all operations on this site.

~~Certificates of use and occupancy; and~~

Background

CenterPoint Properties Trust c/o Brian Hollings, through their Engineer & Project Manager, Michael Carr, P.E. of Langan Engineering & Environmental Services presented two requests to Planning & Community Development Department Staff to be forwarded to the Planning & Zoning Board for their review and approval recommendation. The first request was for site plan review and approval recommendation to construct a tractor trailer truck parking facility which would include an office building and a designated area for employee parking at the site identified by folios 08-2129-018-0010 and 30-2129-018-0010 in the I-2 zoning district. The second request was for review and approval recommendation of the development agreement governing the site plan at the site identified by the aforementioned folios in the I-2 zoning district in accordance with the City Zoning Code, Ordinance 15-31.

to According Miami-Dade County Property Appraiser's website, the subject Properties legal descriptions are as follow:

08-2129-018-0010

10TH ADDN TO SEABOARD IND PARK PB 158-44, TR A LESS BEG SE COR OF TR A IN SEC 28 TH S 87 DEG W 25FT N 01 DEG W 1198.27FT SELY AD 135.88FT S01 DEG E 1064.81FT TO POB; LOT SIZE 337,304 SQ FT FAU 30 2129 018 0010 OR 22784-2048 1004 2

30-2129-018-0010

10TH ADDN TO SEABOARD IND PARK PB 158-44 T-21001 PORT OF TR A DESC BEG SE COR

OF TR A IN SEC 28 TH S 87 DEG W 25 FT N 01 DEG E 1064-.81 FT TO POB; LOT SIZE 28,861 SQ FT FAU 30 3133 001 0040 OR 22784-2048 1004-2

The subject properties are currently owned by Franmar Properties of South Florida, LLC according to the Miami-Dade County Property appraiser's website. The subject Properties are considered to be virgin land because they were never developed prior to this proposed development which explains the reason why there is not a physical mailing address yet assigned for the subject property. The larger of the two parcels, 337,304 sq ft., is located in the City of Opa-locka while the smaller parcel, 28,861 sq. ft. is located in unincorporated Miami-Dade County as highlighted in red. (see attached picture) The combined properties are approximately 366,165 square feet or 8.40 acres. The site is only accessible via a county road at its most southern edge which provides for ingress and egress, and is immediately adjacent to the most western point of NW 123rd Street. That street going eastwardly provides the vehicular path from and to the subject Property with NW 36th Avenue and the major arterial road, NW 32nd Avenue.

Currently the site conditions are as follow: trees, overgrown grass, shrubberies, and various types of vegetation. The site is located immediately adjacent to the main railroad, railroad spurs and easements at its west, north and east edge.

The proposed development use for tractor-trailer parking and storage facility including an 1800 square foot office space is in harmony with the general characteristics of the surrounding neighborhood for industrial uses which includes major and minor manufacturing, various product distribution, wholesale storage, fleet operations, etc., and product storage.

The site plan provides that for this approximately 366,165 square feet or 8.40 acres combined site that the applicant is proposing to remove all of the invasive Austrailian Pines trees on the property and replacing them with other native trees as listed in the site plan. This site plan request is in conformance with City Land Development Regulation 15-31.

Proposed Action:

Staff has recommended approval of this Request.

Attachment:

Modification Request- Application Package & Letter of Intent
Amended Development Agreement
Resolution 19-9681
DRAFT Resolution

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, APPROVING A MODIFICATION OF THE DEVELOPMENT AGREEMENT BY CENTERPOINT PROPERTIES TRUST, TO CONSTRUCT A TRACTOR TRAILER TRUCK PARKING FACILITY ON THE VACANT LOT IDENTIFIED BY FOLIO 08-2129-018-0010 AND 30-2129-018-0010 IN THE I-3 ZONING DISTRICT. PROVIDING FOR APPROVAL; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to the City's Code of Ordinance and the City's Land Development Regulations, Ordinance 15-31, the City Commission has the power to approve, approve with conditions or deny any site plan review request, and

WHEREAS, the applicant presented their formal application request, all evidence, documents, and marked exhibits before the Planning & Zoning Board on June 4, 2019 and the Planning & Zoning Board recommended approval of the Development Agreement for this Site Plan by a 5 to 0 vote, pursuant to the City Code of Ordinance and the City Zoning Regulations, and

WHEREAS, the City Land Development Regulations, Ordinance 15-31, Section 22-49 G. provides that all recommendations and findings of fact by the Planning & Zoning Board shall be placed on the next available regular City Commission meeting agenda in compliance with notice requirements, and

WHEREAS, the City Commission adopted Resolution 19-9681 on July 24, 2019 for approval of the Development Agreement by CenterPoint Properties, and

WHEREAS, now the Owner desires to modify the Development Agreement as listed in section 9. (h), (o) of the agreement which was presented to the City Commission. The modification will not change the previously approved site plan and allows for storage of equipment and vehicles in certain parking areas.

NOW, THEREFORE, BE IT DULY ORDAINED BY THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA:

Section 1. **Recitals.**

The above recitals are true and correct and are incorporated into this Resolution by reference.

Section 2. The City Commission of the City of Opa-locka approves / denies this request for modification of the Development Agreement by CenterPoint Properties Trust which will not change the previously approved site plan and allows for storage of equipment and vehicles in certain parking areas and to construct a tractor trailer truck parking facility on the property located at the corner of NW 123

Street and NW 37th Avenue and identified by folio 08-2129-018-0010 and 30-2129-018-0010 in the I-3 zoning district, Opa-locka, FL 33054.

Section 3. **Conditions.**

The Development Agreement Modification incorporates the following conditions:

1. The Owner agrees, on behalf of Owner and its successors and assigns, to limit the storage facility to lay down and outside storage area for tools, materials, equipment, and vehicles to support utility operations. Storing and temporary staging of generators, cranes, erection materials, and other construction equipment shall be permitted. The facility shall be allowed to park tractor-trailers and containers on chassis. The Owner agrees to prohibit any on-site container stacking or container storage other than on chassis.
2. The Owner and his assigns have agreed that no person shall sleep, camp, or lodge on the property at any time.
3. The Owner agrees to employ Opa-locka residents through the assistance of the Career Source South Florida Office and shall also require all contractors and all their subcontractors to employ Opa-locka residents through the assistance of the Career Source South Florida office in coordination with the City of Opa-Locka and in accordance with the Memorandum of Understanding between the City of Opa-Locka and Career Source.
4. The Owner agreed:
 - (a) To host job fairs before and during the construction phase of this development for construction jobs;
 - (b) To host job fairs after construction for building (business) operation jobs;
5. The Owner/Developer shall locate short-term storage of construction vehicles, including bulldozers, wheel loaders, excavators, backhoe loaders, and dump trucks to the rear portion of the site with a minimum setback from NW 123rd Street of 150'. Owner shall prohibit the storage of asphalt or other raw materials such as stone, sand, or gravel. Will prohibit the storage of construction and related vehicles, including bulldozers, wheel loaders, excavators, backhoe loaders, dump trucks, construction cranes and equipment associated with such construction and other vehicles of this type.

6. The Owner/Developer shall ensure that a Business Tax Receipt (Occupational License) and Certificate of Use (COU) is obtained for all operations on this site.

Section 4. **Effective Date.**

This Resolution shall take effect immediately upon adoption by the City Commission of the City of Opa-locka.

PASSED AND ADOPTED this _____ day of _____, 2020.

Matthew A Pigatt

Mayor

Attest to:

Joanna Flores

Board Clerk

Approved as to form and legal sufficiency:

Bernadette Norris-Weeks, Esq.

City Attorney

Moved by:

Seconded by:

Commission Vote:

Commissioner Sherelean Bass:

Commissioner Alvin Burke:

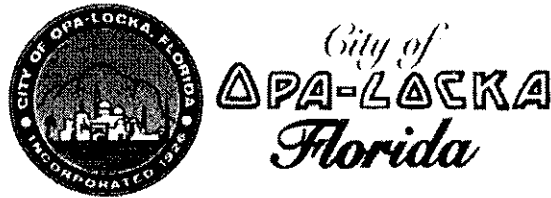
Commissioner Joseph L. Kelley:

Vice-Mayor Chris Davis:

Mayor Pigatt:

Received:
By:
Date:

" THE GREAT CITY "



PLANNING & ZONING BOARD MEETING SCHEDULE AND REQUIREMENTS FY 2020-2021

TOTAL FEES: \$ 500.00 New Fees as of October 1, 2015

FY 2020-2021 Meeting Dates
1st Tuesday of Each Month)

Date Application Found Sufficient

October 6, 2020
November 3, 2020
December 1, 2020
January 5, 2021
February 2, 2021
March 2, 2021
April 6, 2021
May 4, 2021
June 1, 2021
July 6, 2021
August 3, 2021
September 7, 2021

August 21, 2020
September 18, 2020
October 16, 2020
November 20, 2020
December 18, 2020
January 15, 2021
February 19, 2021
March 19, 2021
April 16, 2021
May 21, 2021
June 18, 2021
July 23, 2021

1. All individuals seeking to appear before the Planning & Zoning Board must submit a complete Planning & Zoning Board application, with the required documents and fees totaling (as established by ordinance), paid by check or money order to the City of Opa-locka. Failure to submit all documents and fees will result in your case not being scheduled to be heard at a meeting.
2. If the applicant seeking to appear before the Planning & Zoning Board is not the property owner he must provide an affidavit of authorization from the property owner.
3. All regular meetings are held on the first Tuesday of each month at the City of Opa-locka City Commission Chambers, Meeting Time 7:00 P.M. *(time and location are subject to change. please check with the Planning and Community Development Department for exact time and location of the meetings).*
4. Application package must include all required documents per checklist and fees of The City of Opa-locka. The application will be reviewed by the Department and will be scheduled for the next P&Z meeting upon finding of sufficiency.
5. You are required to complete and return this application along with all the information and documentation (see page 2 check list) requested to the:

City of Opa-locka
Planning & Community Development Department
780 Fishermen Street 4th floor
Opa-locka, FL 33054
Telephone: 305-953-2868, Ext. 1503
Facsimile: 305-953-3060

Received:
By:
Date:

“ THE GREAT CITY ”



City of
OPA-LOCKA
Florida

PLANNING & ZONING BOARD APPLICATION

APPLICATION NUMBER: _____ CHECK NUMBER: 3526 DATE RECEIVED: 8/18/20

PROPERTY OWNER'S NAME: CenterPoint Properties Trust

PROPERTY OWNER'S ADDRESS: 1808 Swift Drive Oak Brook IL, 60523
Number/Street City State/Zip Code

APPLICANT'S NAME: Brian C. Hollings

APPLICANT'S ADDRESS: 1808 Swift Drive Oak Brook IL, 60523
Number/Street City State/Zip Code

PHONE NUMBER: OFFICE 757-630-7474 HOME _____ OTHER 757-630-7474

SUBJECT PROPERTY ADDRESS: 3705 NW 123rd Street, Opa Locka FL 33167
Number/Street

TAX FOLIO NUMBER: 08-2129-018-0010 / 30-2129-018-0010 PRESENT ZONING: I-3 Liberal Industrial

LEGAL DESCRIPTION: Tract A - PB 158, Page 44

Please check specific request:

- ☐ Tentative Plat
- ☐ Final Plat
- ☐ Comprehensive Plan Amendment: ☐ Small Scale; ☐ Large Scale (please specify type of amendment below)
- ☐ Rezoning
- ☐ Drainage Plan
- ☐ Fill Permit Request
- ☐ Preliminary Site Plan Review
- ☐ Final Site Plan Review
- ☐ Conditional Use Permit – No Plans
- ☐ Conditional Use Permit – With Plans
- ☐ Special Exception – No Plans
- ☐ Special Exception – With Plans
- ☐ Development Agreement
- ☐ Restrictive Covenant
- ☒ Other – Please specify: Amendment of Development Agreement, specifically Section 9(h), Section 9(o) and Section 10(f)

Add any additional information that may be of importance to this request:

Reference to Ordinance 15-13
Land Development Regulations/ Zoning Code: Ordinance 15-31

Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION (Checklist)

Applications will not be accepted without the following data. For a public hearing, all items below are necessary and must be submitted.

- ☒ Completed application form
- ☒ Application fee payable to the City of Opa-locka by check or money order
- ☒ Copy of property owner's and/or applicant's driver license/photo I.D. & Incorporation Documents (Inc., LLC, ...)
- ☒ Affidavit (see below), and power of attorney of the property owner (page 3) (Both must be Notarized)
- ☐ N/A A completed Neighborhood Petition form (attached) with the signature of each property owner in front, in the rear, to the left and to the right of the subject property, indicating his or her support for the proposed project. (Must include name, address, folio and phone number).
- ☒ All preliminary and final site plans, along with property survey, signed and notarized application(s) must be submitted on flash drive in PDF format.
- ☐ N/A Fifteen (15) certified boundary and topographic surveys of the property (size 36 x 24 inches). (The submitted property survey must not exceed a maximum of two (2) years from date created in order to be considered acceptable by the City of Opa-locka)
- ☐ N/A Fifteen (15) copies of Site Development Plan showing all drainage, water, sewer, structures, landscaping and parking in accordance with the City's zoning ordinance; (size 36 x 24 & at least 7 Sealed Copies)
- ☐ N/A Map showing parcel to be considered and all properties' legal descriptions thereof, within 375' radius of said parcel. Map to be 1" = 100' scale. Owner's name, address, folio number and legal description on each parcel (Original and 2 copies size of document to accommodate scale)
- ☒ Narrative concept must be submitted with application

AFFIDAVIT

I, Mike Tortorici, being first duly sworn, depose and say that I am the **OWNER** of the property, and I understand that this application must be complete and accurate before a public hearing can be advertised.

Signature

08-12-2020

Date

Sworn to and subscribed before me:

This 12 day of AUGUST, 2020

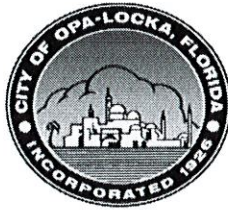
Michelle M. Metes

Notary Public

Attach copy of identification

My commission expires





Received:
By:
Date:

PLANNING & ZONING BOARD APPLICATION POWER OF ATTORNEY

This form is to be attached to all applications, and to be returned with the application. No application will be honored or persons heard by the Planning & Zoning Board unless a notarized copy of this Power of Attorney is submitted.

To: City of Opa-locka
From: CenterPoint Properties Trust

Subject: Power of Attorney (authorization for a person, other than the property owner, to speak in the property owner's behalf).

I Mike Tortorici, being first duly sworn, depose and say that I am the owner of the property legally described as:

Folio #08-2129-018-0010
Folio #30-2129-018-0010

I do give to Brian C. Hollings / Michael Carr the power of Attorney and authority to speak in my behalf in reference to the above described property. Further, by affixing my notarized signature to this document, I also authorize Brian C. Hollings / Ronel Borner to negotiate and commit to the City Commission and City Administration in my behalf. I will abide by all final determinations of the City Commission and City Administration.


Signature

08-12-2020
Date

Sworn to and subscribed before me:

This 12TH day of AUGUST, 2020


Notary Public



My commission expires:

August 4, 2020

VIA EMAIL

Mr. Gregory Gay
Director, Planning and Community Development Dept.
City of Opa Locka
Telephone: (305) 953-2868
Email: ggay@opalockafl.gov

**RE: MODIFICATION TO DEVELOPMENT AGREEMENT BETWEEN THE CITY
OF OPA-LOCKA, FLORIDA; AND CENTERPOINT PROPERTIES TRUST
3705 NW 123RD ST, OPA LOCKA FL 33167**

Dear Mr. Gay:

Please accept this letter as our request to amend the development conditions related to the Development Agreement (the "Agreement" between the City of Opa-Locka, Florida (the "City") and CenterPoint Properties Trust ("CenterPoint") for the Property located at 3705 NW 123rd ST, Opa-Locka, FL 33167 (the "Property").

Currently, the uses permitted under the Agreement are significantly more restrictive than what is allowed under City Zoning regulations. The restrictions in the Agreement limit the types of tenants that CenterPoint can target and accommodate. Given the unprecedented economic conditions and the resulting shift in consumer preferences, the pool of potential tenants whose uses meet the Agreement's restrictions has decreased significantly. For that reason, we are respectfully requesting to modify the uses permitted under Section 9 of the Agreement to allow CenterPoint to market to additional tenants and to realize the full beneficial use of the Property site.

The modifications CenterPoint is requesting are consistent with the uses already permitted surrounding the Property, which includes major and minor manufacturing, product distribution, wholesale storage, fleet operations, and product storage. Specifically, the Property is surrounded on three sides by railway lines and spurs. To the south of the Property is additional industrial land, and the Property is in an area of the City (and adjacent to Miami-Dade County) that is exclusively industrial. Accordingly, the modifications requested below do not negatively impact the Property nor its surroundings. Attachment A provides an aerial view of the surrounding land for context.

I. Modification Requests

a. Development Conditions - Section 9 (h)

Section 9 (h) limits the parking facility use on the Property to the parking of tractors and trailers and prohibits the parking of construction equipment. The Property is zoned I-2 or "Liberal Industrial" under the terms of the City Code. As its name implies, the Liberal Industrial zoning designation permits a wide range of the more intense industrial uses. To best utilize the Property and to enable CenterPoint to market to potential new tenants, CenterPoint is proposing to delete Section 9(h) in its entirety and substitute for the following:

Owner agrees, on behalf of Owner and its successors and assigns, to limit the storage facility to lay down and outside storage area for tools, materials, equipment, and vehicles to support utility operations. Storing and temporary staging of generators, cranes, erection materials, and other construction equipment shall be permitted. The facility shall be allowed to park tractor-trailers and containers on chassis. The Owner agrees to prohibit any on-site container stacking or container storage other than on chassis.

b. Development Conditions - Section 9 (o)

Section 9 (o) prohibits the storage of construction and related vehicles; however, as mentioned above, City Zoning regulations allow for more intense industrial uses, including "open lot" uses, such as rock pits and cement manufacturing uses. To utilize the Property at a higher potential (within the City's zoning restrictions) CenterPoint is proposing to delete Section 9(o) in its entirety and substitute for the following:

Owner shall locate short-term storage of construction vehicles, including bulldozers, wheel loaders, excavators, backhoe loaders, and dump trucks to the rear portion of the site with a minimum setback from NW 123rd street of 150'. Owner shall prohibit the storage of asphalt or other raw materials such as stone, sand, or gravel.

II. Owner Concessions

While the surrounding properties are exclusively industrial, CenterPoint recognizes and appreciates the City's desire for the Property to remain sightly and well-kept. In response to potential City concerns regarding aesthetics, CenterPoint is willing to impose the following additional site conditions:

- A fence and gate will surround the Property for security purposes. The fence will be supplemented with continuous landscaping around the perimeter of the site.

Attachment B includes a site plan demonstrating concept landscaping and fencing that visually obscures the Property and maintains a sightly and orderly appearance.

- Owner shall provide a 6' -0" chain link fence with slats adjacent to NW 123rd Street along with extensive landscaping at the islands located along NW 123rd street to assist in the visual appearance of the Property along the street frontage.

III. Conclusion

In sum, the current economic climate has resulted in a significant shift in consumer demand, which has limited the pool of potential tenants whose uses fit the current restrictive conditions of the Development Agreement. For this reason, we are requesting modifications to Sections 9 (h) and 9 (o) of the Development Agreement to allow CenterPoint to target and accommodate a broader pool of applicants. The proposed modifications are consistent with underlying zoning regulations and are in harmony with the industrial uses of the surrounding neighborhood.

We look forward to discussing the merits of our requested modifications with you further. Please do not hesitate to contact us should you have any further questions or concerns.

Regards,

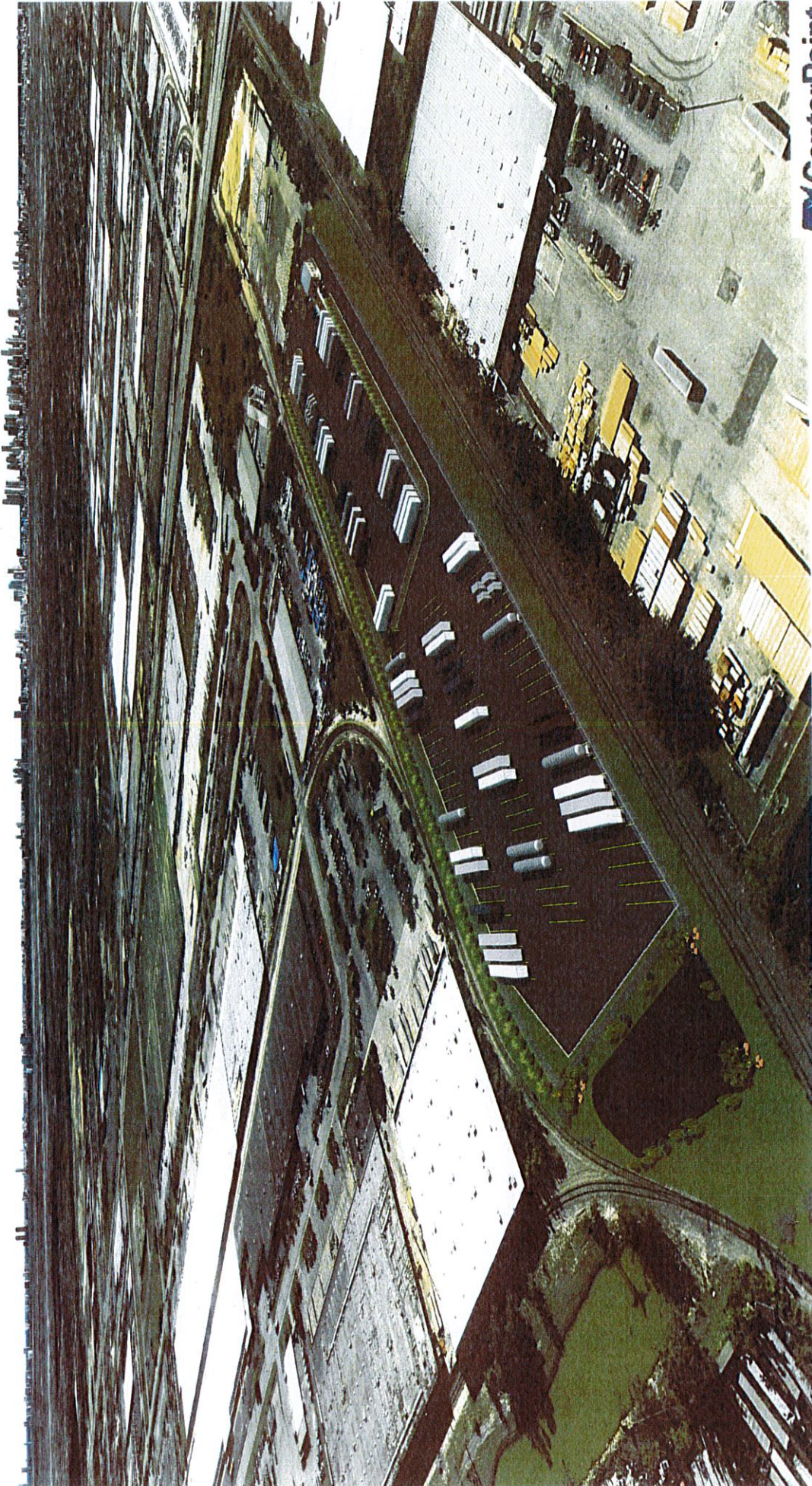


Ronel Borner
Senior Vice President
CenterPoint Properties

Attachments:

1. Aerial Surroundings (Attachment A)
2. Site Plan (Attachment B)

Cc: Gerald J. Lee, gjlee@OpaLockafl.gov



© CORNERSTONE ARCHITECTS LTD. 2020



JUNE 24, 2020 #19M2

PROPOSED CONTAINER YARD

MIAMI-DADE COUNTY, FLORIDA



PROPOSED CONTAINER YARD

MIAMI DADE COUNTY, FLORIDA



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JUNE 24, 2020 #19002

BUILDING PERMIT APPLICATION

BUILDING DEPARTMENT

3400 NW 135th St., Building B
Opa-Locka, Florida 33054
Tel: (305) 953-2827
Fax: (305) 953-2897



" THE GREAT CITY "

City of
Opa-Locka
Florida

PERMIT NO. 20060054
DATE ISSUED: 8/3/2020
CASH RECEIPT NO. _____
CASH _____ or CHECK NO. _____

PERMIT TYPE (Circle) BUILDING MECHANICAL WALL/FENCE SIGN PAVING ROOFING FIELD INSPECTION

OTHER southernpermitting@att.net

Owner CenterPoint Properties Tel No 757-630-7474
Mail Address 1808 Swift Drive, Oak Brook IL 60523
Bldg Contr ANF Group Tel No 954-693-9900
Mail Address 2700 Davie Road, Davie FL 33314
Architect CornerStone Architects
Engineer Langan Engineers
Tax folio no 08-2129-018-0010 / 30-2129-018-010
LEGAL DESCRIPTION OF JOB: Lot No. _____ Blk _____
Subdivision _____ PB & Page No _____
Street Address of Job 3705 NW 123rd Street
Lot Size 8.407 AC Survey Attached Attached

Present Use Vacant Land

I HEREBY MAKE APPLICATION FOR PERMIT TO:

ERECT ☒ ALTER ☐ DEMOLISH ☐ ADD ☐ REPAIR ☐

REMOVE ☐ REMODEL ☐ ROOF ☐ FENCE ☐ SIGN ☐

A 1 STORY RESIDENTIAL ☐ INDUSTRIAL ☒

OTHER: PAVING

FOR THE FOLLOWING USE AND OCCUPANCY

SQ./LN. FT 366,340 SF ESTIMATED COST See attached

I understand that in signing this application, I am responsible for the supervision and completion of the construction in accordance with the plans and specifications and for compliance with all City, Federal, State, and County Laws applicable.

SIGNATURE OF CONTRACTOR (QUALIFIER) OR OWNER-BUILDER ONLY

Alberto Fernandez

PRINT NAME CONTRACTOR (QUALIFIER) OR OWNER-BUILDER

CGC#024773

QUALIFIER'S LICENSE NUMBER

NOTARY PUBLIC

WARNING TO OWNER: YOU MUST RECORD A NOTICE OF COMMENCEMENT. FAILURE TO DO SO MAY RESULT IN YOUR PAYING TWICE FOR SEEING IMPROVEMENTS TO YOUR PROPERTY IF YOU INTEND TO OBTAIN FINANCING. CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR COMMENCEMENT.

FOR OFFICE USE ONLY

	APPROVED	DATE	DENIED
ZONING	☒	<u>8/3/20</u>	
PUBLIC WORKS			
PLUMBING			
ELECTRICAL			
MECHANICAL			
STRUCTURAL	<u>Any</u>	<u>7.27.20</u>	
BUILDING	<u>Any</u>	<u>7.27.20</u>	

	ESTIMATED VALUE	FEE
Principal Bldg	<u>Impact Fee Based on Planning & Community Letter June 26, 2020</u>	
Accessory Bldg		<u>164,249.00</u>
Screen Enc	<u>Earth work</u>	<u>7,826.42</u>
Wall <u>Retains</u>	<u>Slab/Paving/Striping</u>	<u>64,375.00</u>
Fence	<u>Storm Drainage/Sandbag</u>	<u>24,883.40</u>
Pool <u>UTILITIES</u>	<u>1970 LF ÷ 50 = 39.4 LF</u>	<u>568.14</u>
Paving	<u>Catch Basins 14 x 20 x 16</u>	<u>282.24</u>
Soakage Pit	<u>6" x 6" x 197 LF</u>	<u>56.84</u>
Roofing	<u>"Asph/Flt" Impd.</u>	<u>28.88</u>
Public Works	<u>DBPR</u>	<u>980.42</u>
Building	<u>DCA</u>	<u>1470.64</u>
Other	<u>TRAINING</u>	<u>931.00</u>
Field Inspection	<u>Lighting & Fence Excludes</u>	
CC Fee	☒	<u>1,110.00</u>
TOTAL BLDG VALUE & FEES	<u>\$ 266,782.33</u>	

ISSUED

BY: [Signature]

DATE 7.27.20

Certification is required for finished floor elevation prior to Certificate of Occupancy.

CONTRACTOR'S

NUMBER _____

CGC #024773

QUALIFIER'S

NAME _____

Alberto Fernandez

QUALIFIER'S

ADDRESS _____

2700 Davie Road

CITY _____

Davie

STATE _____

FL

ZIP CODE _____

33314

TEL. NO. _____

954-693-9900

**CITY OF OPA-LOCKA
BUILDING DEPARTMENT
BUILDING PERMIT AND INSPECTION RECORD**

☐ SINGLE STOP (ALL TRADES) PERMIT

3705 N.W. 123 St.

ADDRESS OF JOB

LEGAL **08-2129-018-0010**

DATE ISSUED:

8/3/2020

INSPECTIONS	APPROVED BY	DATE
-------------	-------------	------

**ROUGH ELECTRICAL, PLUMBING & MECHANICAL
DO NOT CALL FOR FRAMING INSPECTION UNTIL
APPROVALS HAVE BEEN OK'ED BELOW.**

NATURE OF WORK

**Drainage, Paving
& Grading**

OWNER

CenterPoint Properties

CONTRACTOR

ANF Group

INSPECTIONS	APPROVED BY	DATE
SETBACK & YARDS		
TRENCH & FORMS		
REINFORCING STEEL		
O.K. TO POUR FOOTINGS		

**DO NOT POUR FOOTINGS
UNTIL ABOVE IS APPROVED**

HEAT, AIR COND. RE-FRIG., GROUNDWORK		
ELECTRICAL GROUNDWORK		
PLUMBING GROUNDWORK		
GAS PIPING GROUNDWORK		

**DO NOT POUR CONCRETE FLOOR SLAB
OR COVER FIRST FLOOR JOISTS UNTIL
ANY WORK LISTED ABOVE IS APPROVED**

FIRST FLOOR SLAB		
------------------	--	--

**DO NO WORK ABOVE FIRST FLOOR UNTIL
AS - BUILT ELEV. SURVEY SUBMITTED IF
REQUIRED.**

ELEV. SURVEY		
--------------	--	--

TIE BEAM		
----------	--	--

INSPECTORS WILL NOTE BELOW ANY MAJOR ITEMS
INSPECTED BUT NOT LISTED ABOVE

ROUGH ELECTRIC		
PLUMBING TOP OUT		
PLUMBING TUB & WATER PIPE		
ROUGH HEAT, AIR COND. OR REFRIG.		
ROUGH GAS PIPING		
FRAMING AND ROOF FRAMING		

**DO NOT COVER
ABOVE ITEMS UNTIL APPROVED**

TIN CAP		
SOAKAGE PIT		
WELLS		
SEWER, SEPTIC TANK		
FIR FINAL (COMMERCIAL ONLY) (FOR FIRE INSPECTION CALL: 716-7624)		
FINAL GAS		
FINAL ELECTRIC		
FINAL PLUMBING		
FINAL HEAT, AIR COND. OR REFRIG.		
FINAL ROOF		
PRODUCT CONTROL FINAL (CALL DADE COUNTY DERM)		
FINAL BUILDING INSPECTION		

**REFER TO THIS NUMBER WHEN CALLING
FOR INSPECTION:**

MASTER BLDG PERMIT #

20060054

MECH

ELEC

PLBG

OTHER

TRADE PERMIT NUMBER



"THE GREAT CITY"

City of
OPA-LOCKA
Florida

Received of

Address

8/13, 2020
Center Rent Properties
3705 NW 133rd St
Rent 20060054
ANF Group

Building / Occupational License Dept
780 FISHERMAN STREET, 4TH FLOOR
OPA-LOCKA, FLORIDA 33054

MAKE ALL CHECKS PAYABLE TO:
CITY OF OPA-LOCKA, FLORIDA

WHITE - Customer Copy

YELLOW & PINK - Finance Copy

CUSTOMER REC

N° B 5384

OCC

PEN

EP

FI

NQE

BP

PP

CO

MECH

XER

TOTAL PAID \$

CHECK / MONEY ORDER #

CLERK / CASHIER

GREEN & GOLDENROD - Bldg./License Copy

\$

266,831.33

266,831.33

28,725

28,732.41

5

5

53844

Bank of America
540 W Madison St - 16th Floor
Chicago, IL 60661

2-3 / 710 IL

CenterPoint Properties Trust
1808 Swift Drive
Oak Brook, IL 60523

DATE	CHECK NO.	AMOUNT
07/30/2020	287325	\$102,534.33*

**** ONE HUNDRED TWO THOUSAND FIVE HUNDRED THIRTY FOUR AND 33/100 DOLLARS

PAY TO THE ORDER OF CITY OF OPA LOCKA, COMMUNITY DEVELOPMENT
780 FISHERMAN STREET
4TH FLOOR
OPA LOCKA, FL 33054

[Signature]

287325

0710000391

8188095955

53844

Bank of America
540 W Madison St - 16th Floor
Chicago, IL 60661

2-3 / 710 IL

CenterPoint Properties Trust
1808 Swift Drive
Oak Brook, IL 60523

DATE	CHECK NO.	AMOUNT
07/30/2020	287324	\$164,249.00*

**** ONE HUNDRED SIXTY FOUR THOUSAND TWO HUNDRED FORTY NINE AND 00/100 DOLLARS

PAY TO THE ORDER OF CITY OF OPA LOCKA, COMMUNITY DEVELOPMENT
780 FISHERMAN STREET
4TH FLOOR
OPA LOCKA, FL 33054

[Signature]

287324

0710000391

8188095955



City of
OPA-LOCKA
Florida

CUSTOMER RECEIPT

N° B 53845

8/13, 20 20
Received of Center Rent Properties
Address 3205 NW 133 ST
Rent 20060054
ANF Group

OCC \$ _____
PEN _____
EP _____
FI _____
NOE _____
BP 266.83.33
PP _____
CO _____
MECH _____
XER _____

Building / Occupational License Dept.

780 FISHERMAN STREET, 4TH FLOOR
OPA-LOCKA, FLORIDA 33054

MAKE ALL CHECKS PAYABLE TO:
CITY OF OPA-LOCKA, FLORIDA

TOTAL PAID \$ 266.83.33
CHECK / MONEY ORDER # 287325
Qp 287324
CLERK / CASHIER

WHITE - Customer Copy

YELLOW & PINK - Finance Copy

GREEN & GOLDENROD - Bldg./License Copy



Memorandum

TO: Esin Abia, Building Official/Director
Building & License Department

Gregory Gay Director
Planning & Community Development Department

FROM: Gerald Lee, Zoning Official/Planner
Planning & Community Development

DATE: June 26, 2020

RE: Proposed Impact Fees for CenterPoint Properties Trust

The Impact Fee Ordinance Numbers 15-21, 15-22, 15-23, and 15-24 applies to the construction of this Office, warehouse and vehicle loading and unloading area at the vacant property identified by folio 08-2129-018-0010 Opa-locka, FL 33054 in the I-3 Zoning District. The impact fees for this project are calculated according to the ordinances listed above. The calculations are as follows:

WATER IMPACT FEE	\$ 11,512.00
SEWER IMPACT FEE	\$ 10,208.00
ROAD DRAINAGE IMPACT FEE	\$ 142,235.00
PUBLIC SAFETY IMPACT FEE	\$ 295.00
PARK IMPACT FEE	\$ <u>00.00</u>
TOTAL	\$ 164,249.00

**PROPOSED
AMENDED
DEVELOPMENT
AGREEMENT**

Record and Return to:
(Enclosed self-addressed stamped envelope)

Marjorie C. Howard, Esq.
Richmond Breslin LLP
5215 Old Orchard Road, Suite 420
Skokie, Illinois 60077

This Instrument Prepared by:

Law Offices of Burnadette Norris-Weeks, P.A.

City of Opa-Locka
780 Fisherman Street
Opa-Locka, Florida 33054

SPACE ABOVE THIS LINE FOR RECORDING DATA

**DEVELOPMENT AGREEMENT BETWEEN THE CITY OF OPA-LOCKA, FLORIDA; AND
CENTERPOINT PROPERTIES TRUST**

THIS DEVELOPMENT AGREEMENT ("Agreement") is made and entered into as of this ____ day of ~~November~~ **September, 2019 2020** ("Execution Date") by and between CenterPoint Properties Trust, a Maryland real estate investment trust (the "Owner"), with the address of 1808 Swift Drive, Oak Brook, IL 60523 and the City of Opa-Locka, Florida, a municipal corporation and a political subdivision of the State of Florida ("City"), with a mailing address of 780 Fisherman Street, Opa-Locka, Florida 33054.

WITNESSETH:

WHEREAS, the Owner is the fee simple owner of approximately 8.40 acres of land located on NW 123 Street, partially within the municipal boundaries of the City and identified by Miami-Dade County Tax Folio Nos. 08-2129-018-0010 and 30-2129-018-0010 (the "Property"), the legal description of which is attached hereto and made a part hereof as Exhibit "A"; and

WHEREAS, the City's Commission adopted Resolution Number 19-9680 approving a Master Site Plan for the Proposed Development which includes an approximately 1,775 square foot office building, as well as approximately 173 surface tractor trailer parking spaces; and

WHEREAS, the Owner desires to modify this Development Agreement as listed in section 9. (h), (o) and section 10. (f); and

WHEREAS, the City Commission adopted Resolution Number 20-____ approving the Modification of this Development Agreement; and

WHEREAS, according to Sections 163.3220 through 163.3243, F.S., known as the Florida Local Government Development Agreement Act, the Florida Legislature has determined that the lack of certainty in the development process can result in a waste of economic and land development resources, discourage sound capital improvement planning and financing, escalate the cost of housing and development, and discourage commitment to comprehensive planning; and

WHEREAS, the Florida Legislature has declared that assurances to an Owner that it may proceed in accordance with existing laws and policies, subject to the conditions of a development agreement, strengthens the public planning process, encourages sound capital improvement planning and financing, assists in assuring there are adequate capital facilities for the development, encourages private participation in comprehensive planning, and reduces the economic costs of development; and

- (i) "Entire Term" is the total term of this Agreement, combining the Initial Term (thirty (30) years) and the Additional Term, as defined herein.
- (j) "Execution Date" is the date that all parties have affixed their signatures to this Agreement.
- (k) "Existing Zoning" means (a) all entitlements associated with the City's approval of the CenterPoint Properties Trust at NW 123rd Street Site Plan, and (b) the provisions of the Charter, Comprehensive Plan and Laws of the City of Opa-Locka, including the City of Opa-Locka's Unified Land Development Regulation Code and the Ordinance, as amended through the Effective Date.
- (l) "Final Site Plan" means the CenterPoint Properties Trust at NW 123rd Street" Site Plan approved by the City Commission via Resolution No. 19-9680 for an office building and surface parking.
- (m) "Governing Body" means the City of Opa-Locka's City Commission.
- (n) "Initial Term" is thirty (30) years commencing on the Effective Date.
- (o) "Land" means the earth, water, and air, above, below, or on the surface and Includes any improvements or structures customarily regarded as land, except as provided herein.
- (p) "Land Development Regulations" means ordinances, rules and policies enacted or customarily implemented by the City for the regulation of any aspect of development and includes any local government zoning, rezoning, subdivision, building construction , or sign regulation or any other regulations controlling the development of or construction upon land in effect as of the Effective Date.
- (q) "Laws" means all ordinances, resolutions, regulations, comprehensive plans, Land Development Regulations, and rules adopted by the City of Opa-Locka affecting the development of land in effect as of the Effective Date, including Opa-Locka's Land Development Regulation Code, the Ordinance Number 15-31.
- (r) "Parties" means the City and the Owner.
- (s) "Project" is the CenterPoint Properties Trust at NW 123rd Street facility as described in the plans prepared by Langan Engineering and dated February 14, 2019, which proposes the development of an approximately 1,775 square foot office building and 173 tractor trailer parking spaces with related employee and guest parking.
- (t) "Property" means the approximately 8.40 acres of land located on NW 123 Street, partially within the municipal boundaries of the City and identified by Miami-Dade County Tax Folio Nos. 08-2129-018-0010 and 30-2129-018-0010, the legal description of which is attached hereto and made a part hereof as Exhibit "A."
- (u) "Public Facilities" means major capital improvements, including, but not limited to transportation, transit, sanitary sewer, solid waste, drainage, potable water,

required by the City in accordance with Miami-Dade County permitting requirements.

- (b) All Public Facility improvements required by the City, by Miami-Dade County, Florida, or voluntarily proposed by the Owner to be installed by Owner shall be constructed in accordance with applicable governmental regulations prior to the issuance of a Certificate of Occupancy of the Project.
- (c) All signage shall comply with all city sign code ordinance requirements.
- (d) Owner will abide by and not deviate from the terms of its graphic and verbal representation submitted to the City Commission in order to receive approval of the CenterPoint Properties Trust at NW 123rd Street Site Plan. Such items include, but are not specifically limited to:
 - Design of all physical structures, water bodies, private and public improvements and
 - The color and dimensional characteristics of all building materials.
 - All landscaping, bay loading and parking spaces must be provided and maintained as shown on the site plan.
- (e) Owner guarantees to preserve and maintain all buildings and structures consistent with the CenterPoint Properties Trust at NW 123rd Street Site Plan, or to cause any tenant of the Property to do so, for the entire period in which the Owner owns the land or controls at least 51% ownership of the Property, or controls at least 10% of any entity to which this agreement has been assigned, sold or otherwise transferred. Any new owner must abide by the terms of this agreement until August, 2049.
- (f) Owner shall submit annual reports and additional documentation to the City as required by the Resolution to verify continuing compliance with the Resolution.
- (g) The Owner will not physically alter or substitute the design of structures, materials and colors included in the CenterPoint Properties Trust at NW 123rd Street Site Plan except as approved by the City in the City's sole discretion. In the event that building materials or colors are no longer available, the burden shall be on the Owner to prove that said materials or colors are in fact unavailable.
- (h) Owner agrees, on behalf of Owner and its successors and assigns, to limit the storage facility to lay down and outside storage area for tools, materials, equipment, and vehicles to support utility operations. Owner shall be able to designate an area on-site to repair and service the equipment and vehicles to support operations. Storing and temporary staging of generators, cranes, erection materials, and other construction equipment shall be permitted. The facility shall be allowed to park tractor-trailers and containers on chassis. The Owner agrees to prohibit any on-site container stacking or container storage other than on chassis. the parking facility use to the parking of tractors and trailers and will not include the parking of construction equipment and the Owner has agreed to prohibit on-site any container stacking or container storage.
- (i) Owner agrees that the City may enter onto the Property to confirm compliance

- (b) Modifications to existing approvals and permits, including the CenterPoint Properties Trust at NW 123rd Street Site Plan
 - (c) Water, sewer, paving and drainage permits;
 - (d) Building permits;
 - (e) Sign permits;
 - (f) **Business Tax Receipt (Occupational License)/Certificates of use and occupancy for all businesses on this site;** and
 - (g) Any other official action of the City and/or Miami-Dade County, Florida or other applicable regulatory agencies having the effect of permitting the development of land or providing permits required for the development of Property.
 - (h) Any City liens, fees, code violations or unpaid assessments shall be satisfied prior to the execution of this agreement for this property or any other property owned by CenterPoint Properties Trust.
 - (i) All currently non-compliant physical structures or vehicles shall be removed prior to the execution of this agreement.
11. **Public Services and Facilities; Concurrency.** In accordance with Section 163.3227(d), F.S., the City and the Owner anticipate that the Property and the Project will be served by those public services and facilities currently in existence as provided by the State of Florida, Miami-Dade County, the City, and/or as contemplated in CenterPoint Properties Trust at NW 123rd Street Site Plan. The Property and the Project will also be served by all public facilities provided in the City's Comprehensive Plan, specifically including but not limited to, those public facilities described in the Comprehensive Plan's Capital Improvements Element. For the purposes of concurrency, the City hereby agrees to provide, reserve, and allocate sufficient public facility capacity, including but not limited to water, sanitary sewer, solid waste, drainage, fire and police to serve the development of the Project on the Property for the period of this Agreement. The Owner shall be bound by the City impact fees and assessments in existence as of the Effective Date of this Agreement. Nothing in this paragraph shall relieve the Owner of the requirement to pay impact fees and assessments.
12. **Consistency with Comprehensive Plan.** In accordance with Section 163.3227(g), F.S., the City hereby finds and declares that the Owner's development of the Project on the Property complies with the Laws, ordinances, regulations and policies of the City of Opa-Locka, and is consistent with the City's Laws, Comprehensive Plan and Land Development Regulations.
13. **Reservation of Development Rights.** Except as otherwise provided in the Act for the Entire Term of this Agreement, the City hereby agrees that it shall permit the development of the Project in accordance with the Laws of the City of Opa-Locka, including the City's Comprehensive Plan and Land Development Regulations, as of the Effective Date of this Agreement, subject to the conditions of this Agreement. Except as otherwise provided in the Act, the City's Laws and policies governing the development of the Property as of the Effective Date of this Agreement shall govern the development of the Property for the Entire Term of this Agreement unless terminated. Development of the Property as outlined herein shall not be subject to any future changes to the Laws of the City,

If to the Owner at:

CenterPoint Properties Trust
1808 Swift Drive
Oak Brook, Illinois 60523
Attn: Ed Harrington & Brian Hollings
Michael P. Murphy & Rick Mathews

18. **Governing Laws, Construction and Litigation.** This Agreement shall be governed and construed in accordance with the laws of the State of Florida. The Owner and the City agree that Miami-Dade County, Florida is the appropriate venue in connection with any litigation between the parties with respect to this Agreement. All of the parties to this Agreement have participated fully in the negotiation and preparation hereof; and accordingly, this Agreement shall not be more strictly construed against any of the parties hereto. In construing this Agreement, captions, and section and paragraph headings shall be disregarded. All of the exhibits referenced in this Agreement are incorporated in, and made a part of, this Agreement. In the event of any litigation between the parties under this Agreement for a breach thereof, the prevailing party shall be entitled to reasonable attorney's fees and court costs at all trial and appellate levels.
- Pursuant to Section 163.3241, F.S., if state or federal laws are enacted after the execution of this Agreement that are applicable to and preclude the parties' compliance with the terms of this Agreement, such Agreement shall be modified or revoked as is necessary to comply with the relevant state or federal laws.
19. **Severability.** In the event that any term or provision of this Agreement is determined by an appropriate judicial authority to be illegal or otherwise invalid, such provision shall be given its nearest legal meaning or construed as deleted as such authority determines, and the remainder of this Agreement shall be construed to be in full force and effect.
20. **Entire Agreement.** This Agreement sets forth the entire Agreement and understanding between the parties hereto relating in any way to the subject matter contained herein and merges all prior discussions between the Owner and the City. Neither party shall be bound by any agreement, condition, warranty or representation other than as expressly stated in this Agreement and this Agreement may not be amended or modified except by written instrument signed by both parties hereto and in accordance with Section 163.3225, F.S.
21. **Indemnification.** The Owner shall indemnify and hold harmless the City, its elected and appointed officials, employees, agents and assigns from and against any claims or litigation arising under this Agreement instituted by third parties to the extent arising as a result of the activities of Owner at the Property or in connection with the construction of the Project.
22. **Periodic Review of Agreement.** Pursuant to Section 163.3235, F.S., the City shall review the Property subject to this Agreement at least once every 12 months to determine if there has been demonstrated good faith compliance with the terms of this Agreement. If the City finds, on the basis of substantial competent evidence, that there has been a failure to comply with the terms of this Agreement, this Agreement may be revoked or modified by the City.

OWNER

Project Name/Property Owner,
XXXXXXXXXXXXXXXXXXXX

WITNESS:

By: _____
Name: _____
Title: _____

Print Name

Signature

Print Name

By: _____
Name: _____
Title: _____

Print Name

Signature

Print Name

EXIDBIT A- PROPERTY

TRACT A OF TENTH ADDITION TO SEABOARD INDUSTRIAL PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 158, PAGE 44 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ADOPTED DEVELOPMENT AGREEMENT



CFN 2020R0319795
OR BK 31962 Pgs 566-587 (22Pgs)
RECORDED 06/08/2020 09:40:49
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

Record and Return to:
(enclose self-addressed stamped envelope)

Marjorie C. Howard, Esq.
Richmond Breslin LLP
5215 Old Orchard Road, Suite 420
Skokie, Illinois 60077

This Instrument Prepared by:

Law Offices of Burnadette Norris-Weeks, P.A.

City of Opa-Locka
780 Fisherman Street
Opa-Locka, Florida 33054

SPACE ABOVE THIS LINE FOR RECORDING DATA

**DEVELOPMENT AGREEMENT BETWEEN THE CITY OF OPA-LOCKA, FLORIDA; AND
CENTERPOINT PROPERTIES TRUST**

THIS DEVELOPMENT AGREEMENT ("Agreement") is made and entered into as of this 13th day of November, 2019 ("Execution Date") by and between CenterPoint Properties Trust, a Maryland real estate investment trust (the "Owner"), with the address of 1808 Swift Drive, Oak Brook, IL 60523 and the City of Opa-Locka, Florida, a municipal corporation and a political subdivision of the State of Florida ("City"), with a mailing address of 780 Fisherman Street, Opa-Locka, Florida 33054.

WITNESSETH:

WHEREAS, the Owner is the fee simple owner of approximately 8.40 acres of land located on NW 123 Street, partially within the municipal boundaries of the City and identified by Miami-Dade County Tax Folio Nos. 08-2129-018-0010 and 30-2129-018-0010 (the "Property"), the legal description of which is attached hereto and made a part hereof as Exhibit "A"; and

WHEREAS, the City's Commission adopted Resolution Number 19-9680 approving a Master Site Plan lot the Proposed Development type which includes an approximately 1,775 square foot office building, as well as approximately 173 surface tractor trailer parking spaces; and

WHEREAS, according to Sections 163.3220 through 163.3243, F.S., known as the Florida Local Government Development Agreement Act, the Florida Legislature has determined that the lack of certainty in the development process can result in a waste of economic and land development resources, discourage sound capital improvement planning and financing, escalate the cost of housing and development, and discourage commitment to comprehensive planning; and

WHEREAS, the Florida Legislature has declared that assurances to an Owner that it may proceed in accordance with existing laws and policies, subject to the conditions of a development agreement, strengthens the public planning process, encourages sound capital improvement planning and financing, assists in assuring there are adequate capital facilities for the development, encourages private participation in comprehensive planning, and reduces the economic costs of development; and

WHEREAS, the Owner and the City desire to establish certain terms and conditions relating to the proposed development of the Property and wish to establish identifiable parameters for future development; and

WHEREAS, the City Commission pursuant to Resolution No. 19-9681, adopted on July 24, 2019, authorizes the City Manager to execute this Agreement upon the terms and conditions set forth by the City Commission and listed below, and the Owner have authorized the Owner/Manager to execute this Agreement upon the terms and conditions set forth by the City Commission and as listed below; and

NOW, THEREFORE, in consideration of the conditions, covenants and mutual promises herein set forth, the Owner and City agrees to as follows:

1. **Recitals.** The foregoing recitals are true and correct and are hereby incorporated herein by reference. All exhibits to this Agreement are hereby deemed apart hereof.
2. **Consideration.** The Parties hereby agree that the consideration and obligations recited and provided for under this Agreement constitute substantial benefits to both parties and thus adequate consideration for this Agreement.
3. **Definitions.**
 - (a) "Additional Term" means anyone or more additional term(s) approved by mutual consent of the parties pursuant to a public hearing pursuant to Section 163.3225, F.S.
 - (b) "Agreement" means this Chapter 163, F.S., Development Agreement between the City and Owner.
 - (c) "City" means the City of Opa-Locka, a municipal corporation and a political subdivision of the State of Florida, and all departments, agencies and instrumentalities subject to the jurisdiction thereof.
 - (d) "Comprehensive Plan" means the plan adopted by the City pursuant to Chapter 163, F.S.
 - (e) "Owner" means the persons or entities undertaking the development of the Property, defined in the preamble to this Agreement, CenterPoint Properties Trust, with the address of 1808 Swift Drive, Oak Brook, IL 60523 and/or any of its respective successors, assigns, or heirs thereof.
 - (f) "Development" means the carrying out of any building activity, the making of any material change in the use or appearance of any structure or land, or the dividing of land into three or more parcels and such other activities described in Section 163.3221(4), F.S.
 - (g) "Development Permit" includes any building permit, zoning or subdivision approval, certification, special exception, variance, or any other official action of local government having the effect of permitting the development of land.
 - (h) "Effective Date" is the date this Agreement is recorded with the clerk of the Circuit Court in and for Miami-Dade County,

- (i) "Entire Term" is the total term of this Agreement, combining the Initial Term (thirty (30) years) and the Additional Term, as defined herein.
- (j) "Execution Date" is the date that all parties have affixed their signatures to this Agreement.
- (k) "Existing Zoning" means (a) all entitlements associated with the City's approval of the CenterPoint Properties Trust at NW 123rd Street Site Plan, and (b) the provisions of the Charter, Comprehensive Plan and Laws of the City of Opa-Locka, including the City of Opa-Locka's Unified Land Development Regulation Code and the Ordinance, as amended through the Effective Date.
- (l) "Final Site Plan" means the CenterPoint Properties Trust at NW 123rd Street" Site Plan approved by the City Commission via Resolution No. 19-9680 for an office building and surface parking.
- (m) "Governing Body" means the City of Opa-Locka's City Commission.
- (n) "Initial Term" is thirty (30) years commencing on the Effective Date.
- (o) "Land" means the earth, water, and air, above, below, or on the surface and Includes any improvements or structures customarily regarded as land, except as provided herein.
- (p) "Land Development Regulations" means ordinances, rules and policies enacted or customarily implemented by the City for the regulation of any aspect of development and includes any local government zoning, rezoning, subdivision, building construction, or sign regulation or any other regulations controlling the development of or construction upon land in effect as of the Effective Date.
- (q) "Laws" means all ordinances, resolutions, regulations, comprehensive plans, Land Development Regulations, and rules adopted by the City of Opa-Locka affecting the development of land in effect as of the Effective Date, including Opa-Locka's Land Development Regulation Code, the Ordinance Number 15-31.
- (r) "Parties" means the City and the Owner.
- (s) "Project" is the CenterPoint Properties Trust at NW 123rd Street facility as described in the plans prepared by Langan Engineering and dated February 14, 2019, which proposes the development of an approximately 1,775 square foot office building and 173 tractor trailer parking spaces with related employee and guest parking.
- (t) "Property" means the approximately 8.40 acres of land located on NW 123 Street, partially within the municipal boundaries of the City and identified by Miami-Dade County Tax Folio Nos. 08-2129-018-0010 and 30-2129-018-0010, the legal description of which is attached hereto and made a part hereof as Exhibit "A."
- (u) "Public Facilities" means major capital improvements, including, but not limited to transportation, transit, sanitary sewer, solid waste, drainage, potable water,

educational facilities, parks and recreational, and health systems and facilities for which the City's Comprehensive Plan sets forth required levels of service.

- (v) "Resolution" means the resolution defined in the preamble to this Agreement, City of Opa-Locka Resolution Numbers 19-9680 and 19-9681 approving the CenterPoint Trust at 123rd Street Site Plan and the CenterPoint Trust at NW 123rd Street Development Agreement Project.
- 4. **Intent.** It is the intent of the Owner and the City that this Agreement shall be construed and implemented as a development agreement among the parties pursuant to the Florida Local Government Development Agreement Act, Section 163.3220 through 163.3243, F.S., ("Act"), in compliance with Article V, Section 22-112 of the City of Opa-Locka's Land Development Regulation Code, the Ordinance, and the Resolution.
- 5. **Effective Date.** Immediately upon approval by the City and execution by all parties, the City shall record, with recording fees paid by the Owner, the Agreement with the clerk of the Circuit Court for Miami-Dade County. This Agreement shall become binding on the Effective Date. Notwithstanding the Effective Date provided herein and required by Section 163.3239, P.S., the City and the Owner shall act in good faith to carry out the intent of the Agreement upon the Execution Date.
- 6. **Term of Agreement and Binding Effect.** This Agreement shall run with the land, remain in full force and effect, and be binding on all Parties (including the Owner) and all persons claiming under it for an Initial Term of thirty (30) years from the Effective Date, and may be extended for one or more Additional Term(s) thereafter by mutual consent of the parties subject to two public hearings pursuant to Section 163.3225, F.S. Consent to any extension of this Agreement requires approval of both parties to this Agreement. No notice of termination shall be required by either party upon the expiration of this Agreement and thereafter the parties hereto shall have no further obligations under this Agreement. The obligations imposed pursuant to this Agreement upon the parties and upon the Property shall run with and bind the Property as covenants running with the Property, and this Agreement shall be binding upon and enforceable by and against the parties hereto, their personal representatives, heirs, successors, grantees and/or assigns.
- 7. **Termination.** No notice of termination shall be required by either Party upon the expiration of this agreement and thereafter the Parties hereto shall have no further obligations under this agreement.
- 8. **Expiration / Termination / Default.** Upon the expiration of the Agreement, the City shall have ability and the rights under its police power to adopt Zoning Regulations not inconsistent with the rights granted hereunder. In the event of termination or default, no further rights under this Agreement shall exist, whether brought under a claim of vested right, equitable estoppel or otherwise.
- 9. **Development Conditions.** In accordance with Section 163.3227(c), F.S., the Owner agrees as follows:
 - (a) All impacted Public Facilities shall be adequate to serve the Property at an acceptable level of service prior to the issuance of a Certificate of Occupancy for the Project, and shall be served by water and sanitary sewer main extensions as

required by the City in accordance with Miami-Dade County permitting requirements.

- (b) All Public Facility improvements required by the City, by Miami-Dade County, Florida, or voluntarily proposed by the Owner to be installed by Owner shall be constructed in accordance with applicable governmental regulations prior to the issuance of a Certificate of Occupancy of the Project.
- (c) All signage shall comply with all city sign code ordinance requirements.
- (d) Owner will abide by and not deviate from the terms of its graphic and verbal representation submitted to the City Commission in order to receive approval of the CenterPoint Properties Trust at NW 123rd Street Site Plan. Such items include, but are not specifically limited to:
 - Design of all physical structures, water bodies, private and public improvements and
 - The color and dimensional characteristics of all building materials.
 - All landscaping, bay loading and parking spaces must be provided and maintained as shown on the site plan.
- (e) Owner guarantees to preserve and maintain all buildings and structures consistent with the CenterPoint Properties Trust at NW 123rd Street Site Plan, or to cause any tenant of the Property to do so, for the entire period in which the Owner owns the land or controls at least 51% ownership of the Property, or controls at least 10% of any entity to which this agreement has been assigned, sold or otherwise transferred. Any new owner must abide by the terms of this agreement until August, 2049.
- (f) Owner shall submit annual reports and additional documentation to the City as required by the Resolution to verify continuing compliance with the Resolution.
- (g) The Owner will not physically alter or substitute the design of structures, materials and colors included in the CenterPoint Properties Trust at NW 123rd Street Site Plan except as approved by the City in the City's sole discretion. In the event that building materials or colors are no longer available, the burden shall be on the Owner to prove that said materials or colors are in fact unavailable.
- (h) Owner agrees, on behalf of Owner and its successors and assigns, to limit the parking facility use to the parking of tractors and trailers and will not include the parking of construction equipment and the Owner has agreed to prohibit on site any container stacking or container storage.
- (i) Owner agrees that the City may enter onto the Property to confirm compliance with the terms of this Agreement.
- (j) Owner agrees, on behalf of Owner and its successors and assigns, that no person shall sleep, camp, or lodge on the property at any time.

- (k) Owner agrees to employ Opa-locka residents through the assistance of the Career Source South Florida Office (or other similar organization as determined by City) and shall also encourage all contractors and all of their subcontractors to employ Opa-Locka residents through the assistance of the Career Source South Florida office in coordination with the City of Opa-Locka and in accordance with the Memorandum of Understanding between the City of Opa-Locka and Career Source.
- (l) Owner agrees:
 - (1) To host job fairs before and during the construction phase of this development for construction jobs;
 - (2) To encourage any tenants of the Project to host job fairs after construction for building (business) operation jobs;
- (m) All trash and garbage containers shall comply with all city dumpster enclosure requirements.
- (n) The following timelines shall be complied with by Owner, CenterPoint Properties Trust. Said entity must work immediately to seek all applicable permits immediately upon approval of this Agreement and shall:
 - Apply for building permits: within 6 months from the execution of the Development Agreement. The City Manager may grant a single 6 month extension for good cause shown.
 - Must start construction: within 18 months following issuance of permits. The City Manager may grant a single 12 month extension for good cause shown.
 - Must complete project: within 24 months following issuance of permits. The City Manager may grant a single 12 month extension for good cause shown.
- (o) Owner shall prohibit the storage of construction and related vehicles, including bulldozers, wheel loaders, excavators, backhoe loaders, dump trucks, construction cranes and equipment associated with such construction and other vehicles of this type.

10. **Development Permits.** In accordance with Section 163.3227(I), F.S., the City needs to approve the following additional development permits upon proper submission of all requirements, and City review or inspections, in order for the Owner to develop the Project:

- (a) Site plan approvals;
- (b) Modifications to existing approvals and permits, including the CenterPoint Properties Trust at NW 123rd Street Site Plan;
- (c) Water, sewer, paving and drainage permits;
- (d) Building permits;

- (e) Sign permits;
 - (f) Certificates of use and occupancy; and
 - (g) Any other official action of the City and/or Miami-Dade County, Florida or other applicable regulatory agencies having the effect of permitting the development of land or providing permits required for the development of Property.
 - (h) Any City liens, fees, code violations or unpaid assessments shall be satisfied prior to the execution of this agreement for this property or any other property owned by CenterPoint Properties Trust.
 - (i) All currently non-compliant physical structures or vehicles shall be removed prior to the execution of this agreement.
11. **Public Services and Facilities; Concurrency.** In accordance with Section 163.3227(d), F.S., the City and the Owner anticipate that the Property and the Project will be served by those public services and facilities currently in existence as provided by the State of Florida, Miami—Dade County, the City, and/or as contemplated in CenterPoint Properties Trust at NW 123rd Street Site Plan. The Property and the Project will also be served by all public facilities provided in the City's Comprehensive Plan, specifically including but not limited to, those public facilities described in the Comprehensive Plan's Capital Improvements Element. For the purposes of concurrency, the City hereby agrees to provide, reserve, and allocate sufficient public facility capacity, including but not limited to water, sanitary sewer, solid waste, drainage, fire and police to serve the development of the Project on the Property for the period of this Agreement. The Owner shall be bound by the City impact fees and assessments in existence as of the Effective Date of this Agreement. Nothing in this paragraph shall relieve the Owner of the requirement to pay impact fees and assessments.
 12. **Consistency with Comprehensive Plan.** In accordance with Section 163.3227(g), F.S., the City hereby finds and declares that the Owner's development of the Project on the Property complies with the Laws, ordinances, regulations and policies of the City of Opa-Locka, and is consistent with the City's Laws, Comprehensive Plan and Land Development Regulations.
 13. **Reservation of Development Rights.** Except as otherwise provided in the Act for the Entire Term of this Agreement, the City hereby agrees that it shall permit the development of the Project in accordance with the Laws of the City of Opa-Locka, including the City's Comprehensive Plan and Land Development Regulations, as of the Effective Date of this Agreement, subject to the conditions of this Agreement. Except as otherwise provided in the Act, the City's Laws and policies governing the development of the Property as of the Effective Date of this Agreement shall govern the development of the Property for the Entire Term of this Agreement unless terminated. Development of the Property as outlined herein shall not be subject to any future changes to the Laws of the City, including the City's Land Development Regulations and Comprehensive Plan designation alter the Effective Date and during the Entire Term of this Agreement, except to the extent that the Owners consent to such changes and except as otherwise provided in the Act. The City may apply subsequently adopted laws or policies to the Property only as permitted or required by the Act or as provided above or upon this agreement being terminated or having expired

14. **Zoning and Other Approvals.** The Parties hereto recognize and agree that certain provisions of this Agreement require the City and its boards, departments or agencies, acting in their governmental capacity, to consider governmental actions, as set forth in this Agreement. All such considerations and actions shall be undertaken in accordance with established requirements of state statutes and municipal ordinances, in the exercise of the City's jurisdiction under the police power. Nothing in this Agreement shall be construed to prohibit the City from duly acting under its police power to approve, approve with conditions, or reject any public hearing application dealing with the Property.
15. **Necessity of Complying, with Local Regulations Relative to Development Permits.** In accordance with Section 163.3227(i), F.S., this Agreement is not and shall not be construed as a development permit or authorization to commence Development. The Owner and the City agree that the failure of this Agreement to address a particular permit, condition, fee, term or restriction in effect on the Effective Date of this Agreement shall not relieve the Owner of the necessity of complying with any and all regulations governing said permitting requirements, conditions, fees, terms or restrictions as long as compliance with said regulation and requirements do not require the Owner to develop the Property in a manner that is inconsistent with the Laws of the City of Opa-Locka in existence as of the Effective Date.
16. **Good Faith: Further Assurances.** The parties to this Agreement have negotiated in good faith. It is the intent and agreement of the parties that they shall cooperate with each other in good faith to effectuate the purposes and intent of and to satisfy their obligations under this Agreement in order to secure to themselves the mutual benefits created under this Agreement. In that regard, the parties shall execute such further documents as may be reasonably necessary to effectuate the provisions of this Agreement, provided that the foregoing shall in no way be deemed to inhibit, restrict, or require the exercise of the City's police power or actions of the City when acting in a quasi—judicial capacity.
17. **Notices.** Any notice required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been given if delivered by hand, sent by a recognized courier (such as Federal Express) or mailed by certified or registered mail, return receipt requested, in a postage prepaid envelope and addressed as follows:

If to the City at:

City Manager
City of Opa-Locka
780 Fisherman Street
Opa-Locka, Florida 33054

With a copy to:

Law Offices of Burnadette Norris-Weeks, P.A.
City Attorney
City of Opa Locka
780 Fisherman Street
Opa-Locka, Florida 33054
And
401 North Avenue of the Arts
Ft. Lauderdale, FL 33311

If to the Owner at:

CenterPoint Properties Trust
1808 Swift Drive
Oak Brook, Illinois 60523
Attn: Ed Harrington & Brian Hollings
Michael P. Murphy & Rick Mathews

18. **Governing Laws, Construction and Litigation.** This Agreement shall be governed and construed in accordance with the laws of the State of Florida. The Owner and the City agree that Miami-Dade County, Florida is the appropriate venue in connection with any litigation between the parties with respect to this Agreement. All of the parties to this Agreement have participated fully in the negotiation and preparation hereof; and accordingly, this Agreement shall not be more strictly construed against any of the parties hereto. In construing this Agreement, captions, and section and paragraph headings shall be disregarded. All of the exhibits referenced in this Agreement are incorporated in, and made a part of, this Agreement. In the event of any litigation between the parties under this Agreement for a breach thereof, the prevailing party shall be entitled to reasonable attorney's fees and court costs at all trial and appellate levels.
- Pursuant to Section 163.3241, F.S., if state or federal laws are enacted after the execution of this Agreement that are applicable to and preclude the parties' compliance with the terms of this Agreement, such Agreement shall be modified or revoked as is necessary to comply with the relevant state or federal laws.
19. **Severability.** In the event that any term or provision of this Agreement is determined by an appropriate judicial authority to be illegal or otherwise invalid, such provision shall be given its nearest legal meaning or construed as deleted as such authority determines, and the remainder of this Agreement shall be construed to be in full force and effect.
20. **Entire Agreement.** This Agreement sets forth the entire Agreement and understanding between the parties hereto relating in any way to the subject matter contained herein and merges all prior discussions between the Owner and the City. Neither party shall be bound by any agreement, condition, warranty or representation other than as expressly stated in this Agreement and this Agreement may not be amended or modified except by written instrument signed by both parties hereto and in accordance with Section 163.3225, F.S.
21. **Indemnification.** The Owner shall indemnify and hold harmless the City, its elected and appointed officials, employees, agents and assigns from and against any claims or litigation arising under this Agreement instituted by third parties to the extent arising as a result of the activities of Owner at the Property or in connection with the construction of the Project.
22. **Periodic Review of Agreement.** Pursuant to Section 163.3235, F.S., the City shall review the Property subject to this Agreement at least once every 12 months to determine if there has been demonstrated good faith compliance with the terms of this Agreement. If the City finds, on the basis of substantial competent evidence, that there has been a failure to comply with the terms of this Agreement, this Agreement may be revoked or modified by the City.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written.

CITY

ATTEST: Jocuna Hen

Dated: 28th day of February, 2020

Approved for form and legal sufficiency:

City Attorney: [Signature]

CITY OF OPA-LOCKA FLORIDA

By: [Signature]
City Manager

STATE OF FLORIDA

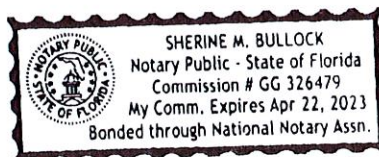
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 28th day of February, 2020 by John E. Pate, City Manager of the City of Opa-locka, Florida, who is personally known to me or has produced identification and acknowledged that he did execute this instrument for the purpose stated herein.

[Signature]
Notary Public, State of Florida

Sherine Bullock
Print Name

My Commission Expires:



OWNER

CENTERPOINT PROPERTIES TRUST,
a Maryland real estate investment trust

WITNESS:

Julie Sickel
Signature

JULIE SICKEL
Print Name

Michelle Metes
Signature

MICHELLE METES
Print Name

By: [Signature]
Name: Michael P. Murphy
Title: Chief Development Officer

By: [Signature]
Name: Michael Tortorici
Title: Senior Vice President, Treasurer

Subscribed and sworn to before me this
29th day of MAY, 2020.

[Signature]
(Notary Public)



EXHIBIT A- PROPERTY

TRACT A OF TENTH ADDITION TO SEABOARD INDUSTRIAL PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 158, PAGE 44 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CENTERPOINT AT NW 123RD STREET

SITE PLAN SUBMISSION

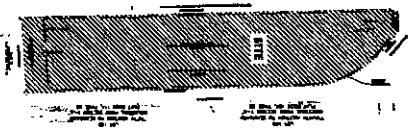
CITY OF OPA LOCKA

MIAMI DADE COUNTY, FLORIDA

SECTIONS 28 & 29, TOWNSHIP 52 SOUTH, RANGE 41 EAST

INDEX OF SHEETS

SHEET NO.	DESCRIPTION	PREPARED BY
C-1.0	COVER SHEET	LANGAN
C-2.0	GENERAL NOTES AND SPECIFICATIONS	LANGAN
C-3.0	CIVIL SITE PLAN	LANGAN
C-4.0	GRADING AND DRAINAGE PLAN	LANGAN
C-5.0	WATER MAIN PLAN	LANGAN
C-6.0	DETAIL SHEET	LANGAN
L-P-1	LANDSCAPE PLAN	ARCHITECTURAL ALLIANCE
L-P-2	LANDSCAPE PLAN	ARCHITECTURAL ALLIANCE
L-P-3	LANDSCAPE PLAN	ARCHITECTURAL ALLIANCE
L-P-4	LANDSCAPE PLAN	ARCHITECTURAL ALLIANCE
PH-1	PHOTOMETRIC PLAN	YAMA CONSULTANTS, INC.
PH-2	PHOTOMETRIC PLAN	YAMA CONSULTANTS, INC.
PH-3	PHOTOMETRIC PLAN	YAMA CONSULTANTS, INC.
1	ARCHITECTURAL ELEVATIONS	CONNECTSTONE ARCHITECTS LTD.



LOCATION SKETCH

SCALE: 1" = 200'

LEGAL DESCRIPTION:
TRACT X OF TENTH ADDITION TO SEASIDE INDUSTRIAL PARK, ACCORDING TO THE PLAT THEREOF,
RECORDED IN PLAT BOOK 158, PAGE 64, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

LANGAN Langan Engineering & Consulting, Inc. 14000 SW 12th Street, Suite 1000 Fort Lauderdale, FL 33307 Tel: (954) 320-7000 / Fax: (954) 320-7001 www.langan.com		CENTERPOINT AT NW 123RD STREET CITY OF OPA LOCKA		COVER SHEET		Drawing Title Drawing No. C-1.0
Date REVISIONS	Description No.	Date DATE SUBMITTED PROFESSIONAL ENGINEER'S SEAL NO. 7124				

DEVELOPMENT TEAM	
DESIGNER:	CENTERPOINT ARCHITECTS 100 WEST WASHINGTON AVENUE, SUITE 200 MIAMI, FL 33135 TEL: 305.375.1000 WWW.CPARCH.COM
CIVIL ENGINEER:	LANGAN ENGINEERING & CONSULTING, INC. 14000 SW 12TH STREET, SUITE 1000 FORT LAUDERDALE, FL 33307 TEL: 954.320.7000 WWW.LANGAN.COM
ARCHITECT:	ARCHITECTURAL ALLIANCE 100 WEST WASHINGTON AVENUE, SUITE 200 MIAMI, FL 33135 TEL: 305.375.1000 WWW.AAARCH.COM
LANDSCAPE ARCHITECT:	YAMA CONSULTANTS, INC. 14000 SW 12TH STREET, SUITE 1000 FORT LAUDERDALE, FL 33307 TEL: 954.320.7000 WWW.YAMA-FL.COM
PHOTOGRAPHIC ENGINEER:	CONNECTSTONE ARCHITECTS LTD. 100 WEST WASHINGTON AVENUE, SUITE 200 MIAMI, FL 33135 TEL: 305.375.1000 WWW.CSARCH.COM

the National Health Safety Council on 10/10/78.

2. ALL FIVE POWER USERS AND FIRMS TO BE RECOMMENDED PER 5.3.0

[illegible]

1. On pages of the proposals were used and translated because we also know it is contained.
2. He requested with you, at least, that a number of 1-2000 documents be given to the non-military staff, and the proposal for the first will be presented.
3. If confirmation on this result is accompanied, dated, the regulation of the military staff, the other will be sent, and the non-military staff will be sent.

THIS PRODUCT AND ALL OTHERS WITH
PRACTICE NAME AND ADDRESS TO BE
CONTAINED HEREON PAGE 05 OF 0

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(NOT PART OF M-D-WASD NOISE RUN APPROVAL)

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4. **WASTE MATERIALS:** The waste material is placed in a separate container and disposed of in a separate area. The waste material is not mixed with the other materials.

1. AVAILABLE CODES:

A. MATERIALS: STEEL, CONCRETE TO BE EXAMINED, AND ALL COMPONENTS AND JOINTS OF STEEL, CONCRETE, AND COMBINATION OF STEEL-CONCRETE JOINTS. EXAMINING AND RECORDING OF EACH OF THE ABOVE MATERIALS, INCLUDING THE IDENTIFICATION OF EACH OF THE ABOVE MATERIALS, USING AN APPROPRIATE CODE.

B. RESULTS: RECORD IDENTIFICATION OF EACH OF THE ABOVE MATERIALS, INCLUDING THE IDENTIFICATION OF EACH OF THE ABOVE MATERIALS, USING AN APPROPRIATE CODE.

C. RESULTS: RECORD IDENTIFICATION OF EACH OF THE ABOVE MATERIALS, INCLUDING THE IDENTIFICATION OF EACH OF THE ABOVE MATERIALS, USING AN APPROPRIATE CODE.

[illegible][illegible]

4. The contractor's responsibility to locate and protect any and all existing underground utilities shall be the responsibility of the contractor. The contractor shall be responsible for obtaining all necessary permits and approvals for the proposed work. The contractor shall be responsible for obtaining all necessary permits and approvals for the proposed work. The contractor shall be responsible for obtaining all necessary permits and approvals for the proposed work.

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AND IT IS LEFT WITH BASIC HOUSING, FOOD, WATER, CLOTHING, TRANSPORTATION, AND MEDICAL CARE. THE GOVERNMENT HAS TO FIND SOME WAY TO MEET THESE BASIC NEEDS OF THE PEOPLE.

170 East Pleasant Boulevard, Suite 1500
Fort Lauderdale, FL 33301

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IN WATER CONTAMINATION SYSTEMS

- a. *Exposure*
1. all substances regulation and testing under our (MCLs) shall be in strict accordance with the requirements of the same-state and other departments

- c) all cases with a foreign land and witness to be returned after 10
- d) authors' satisfaction with the work.
- e) follow-up studies suggestions for further work

¹ At national and local union fair projects still are in direct accordance with the recommendations of the National Labor Relations Board. The board has been asked to review the situation and report on whether or not the union's actions are in violation of the National Labor Relations Act.

2. All ships with a forward mast and fitted to be refueled per 52.0

1. All project managers on-site and off-site shall be maintaining accurate records for all work completed.

[illegible]

REMARKS: (1) THE ABOVE INFORMATION WAS OBTAINED FROM A SOURCE WHOSE CREDIBILITY IS NOT KNOWN.

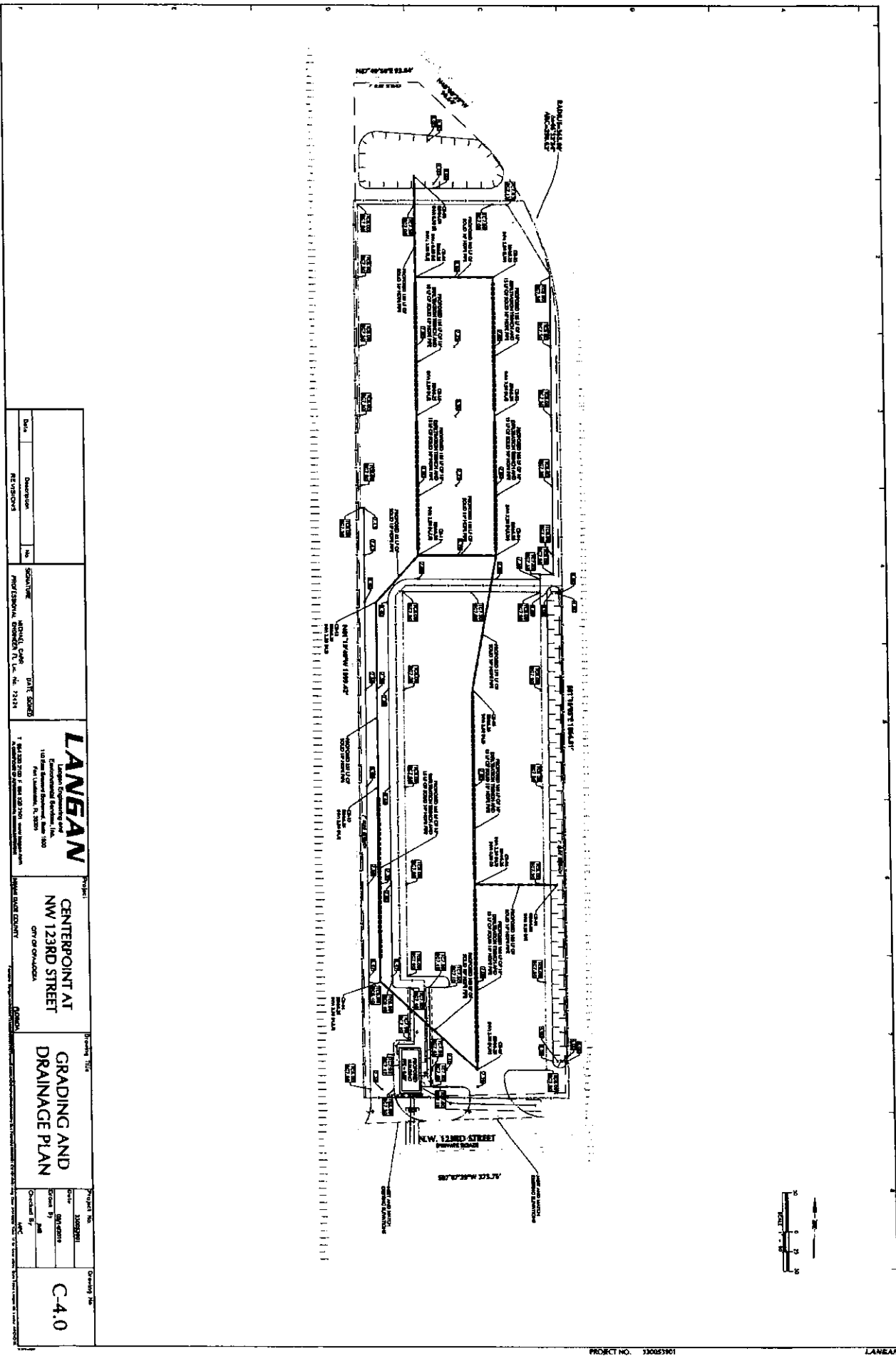
LEGEND

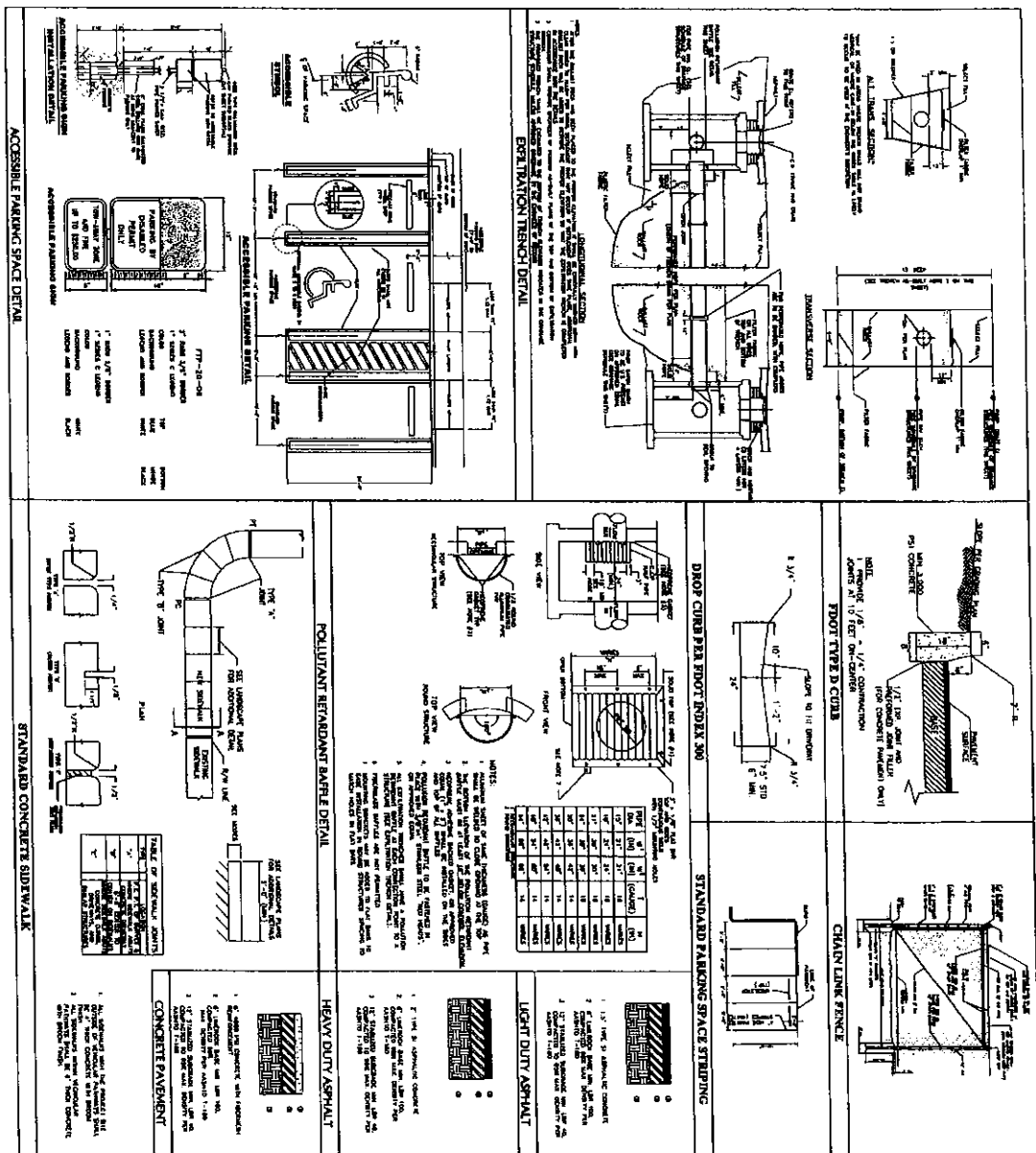
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1993-1995 Earth Asia
 1995-1996 Earth Asia
 1997-1998 Earth Asia

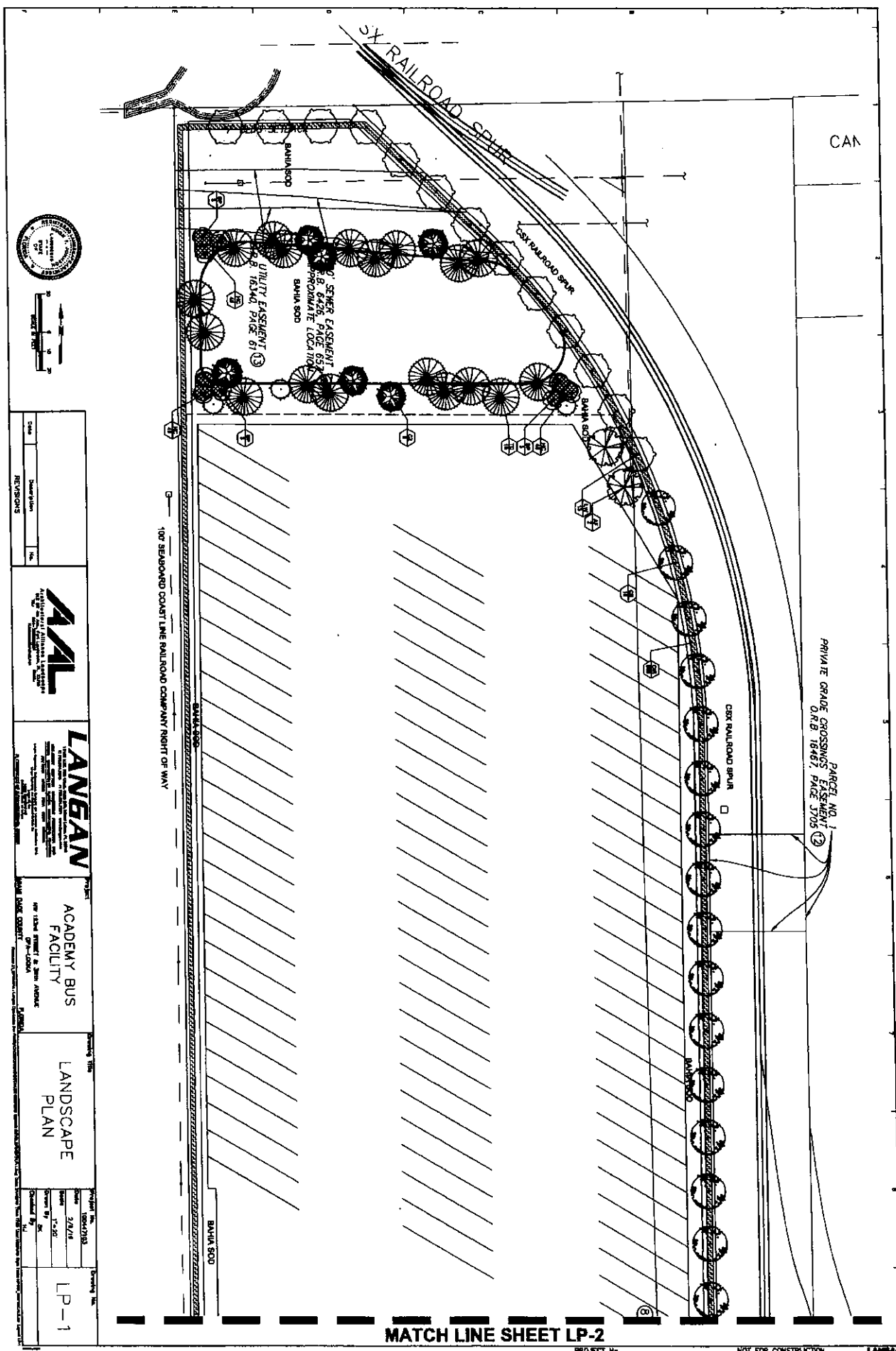
[illegible][illegible]

Drawn by _____
 Checked by _____





LANEYAN LANEYAN ENGINEERING AND ARCHITECTURE 1125 East Second Street, Suite 1000 Portland, Oregon 97214 Phone: (503) 222-7200 Fax: (503) 222-7201 Email: info@laneyan.com		Project: CENTERPOINT AT NW 123RD STREET City of PHILMORAN	Drawing Title: DETAIL SHEET	Drawing No.: C-8.0
Date: 08/10/2011	Description: 1. 12" x 12" x 12" ADA COMPLIANT PARKING SPACE DETAIL	Designer: J. LANEYAN	Checker: J. LANEYAN	Approver: J. LANEYAN



MATCH LINE SHEET LP-1

CSX RAILROAD SPUR

PARCEL NO. 2
PRIVATE GRADE CROSSINGS EASEMENT (C)
O.R.B. 16467, PAGE 3705 (C)

CSX RAILROAD SPUR

BAWA SOD

BAWA SOD

BAWA SOD

7' BUDG SETBACK BAWA SOD

100' BEAUBOARD COAST LINE RAILROAD COMPANY RIGHT OF WAY

MATCH LINE SHEET LP-3



REV	DESCRIPTION	DATE
1	FOR COUNTY COMMENTS	10/1/18
2	REVISIONS	



LANGAN
LANDSCAPE ARCHITECTS
1000 W. 10TH STREET, SUITE 200
DENVER, CO 80202
TEL: 303.733.1100
WWW.LANGAN-PA.COM

ACADEMY BUS
FACILITY
1000 W. 10TH STREET & 3RD AVENUE
DENVER, CO 80202

LANDSCAPE
PLAN

PROJECT NO.	100447103
DATE	3/26/18
SCALE	1" = 30'
DRAWN BY	SP
CHECKED BY	SP
DATE	10/1/18

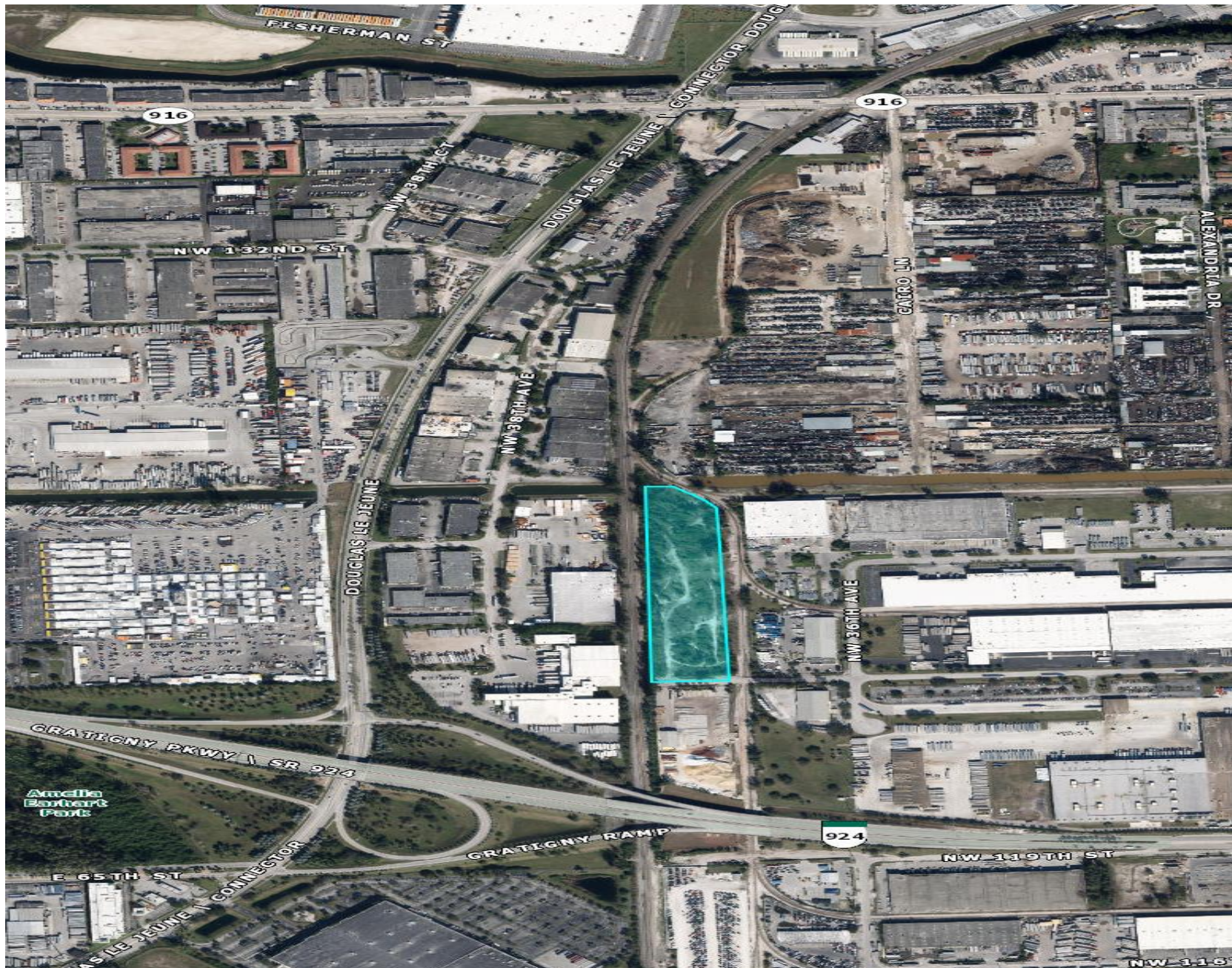
LP-2

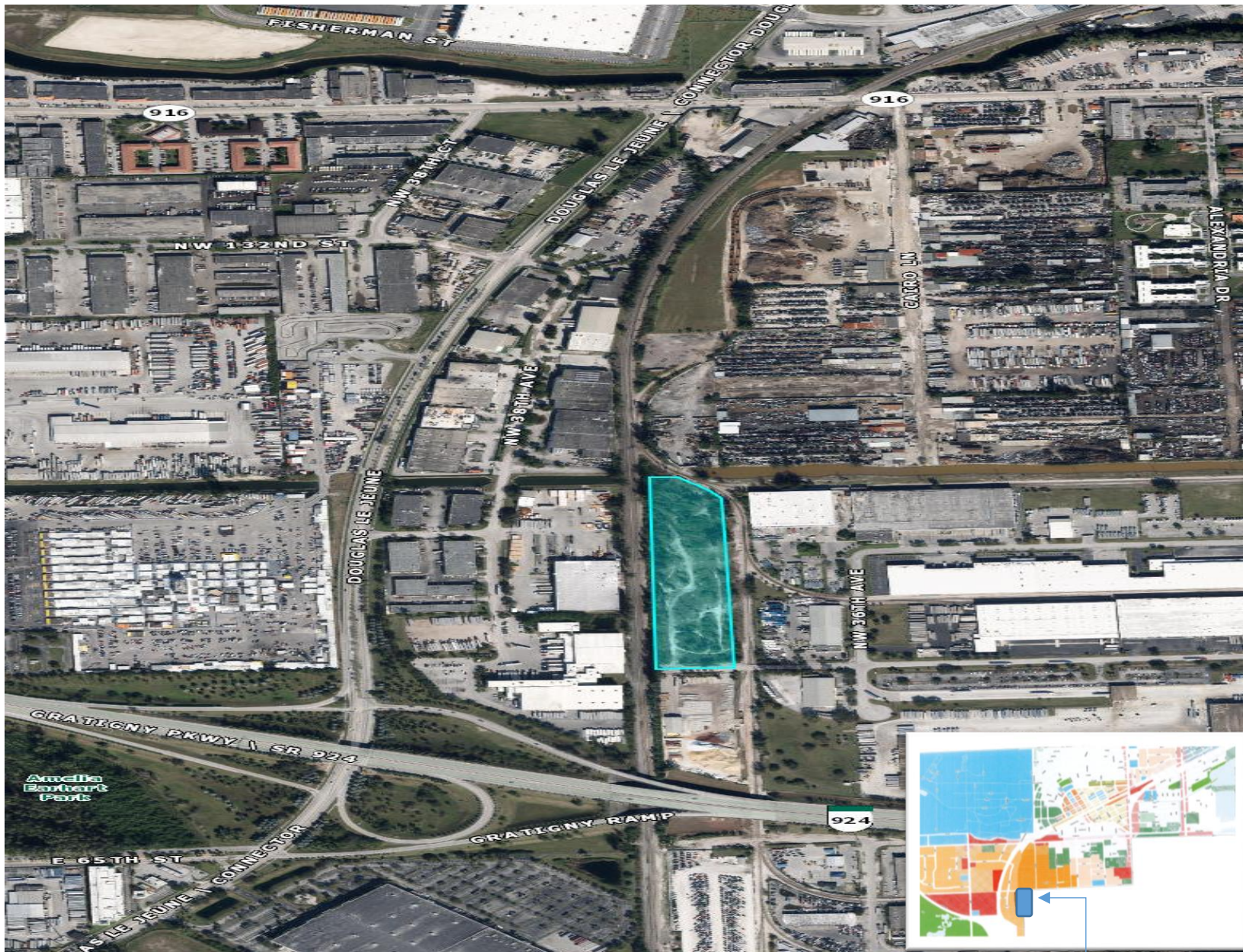
PROJECT No.
100447103

NOT FOR CONSTRUCTION

LANGAN

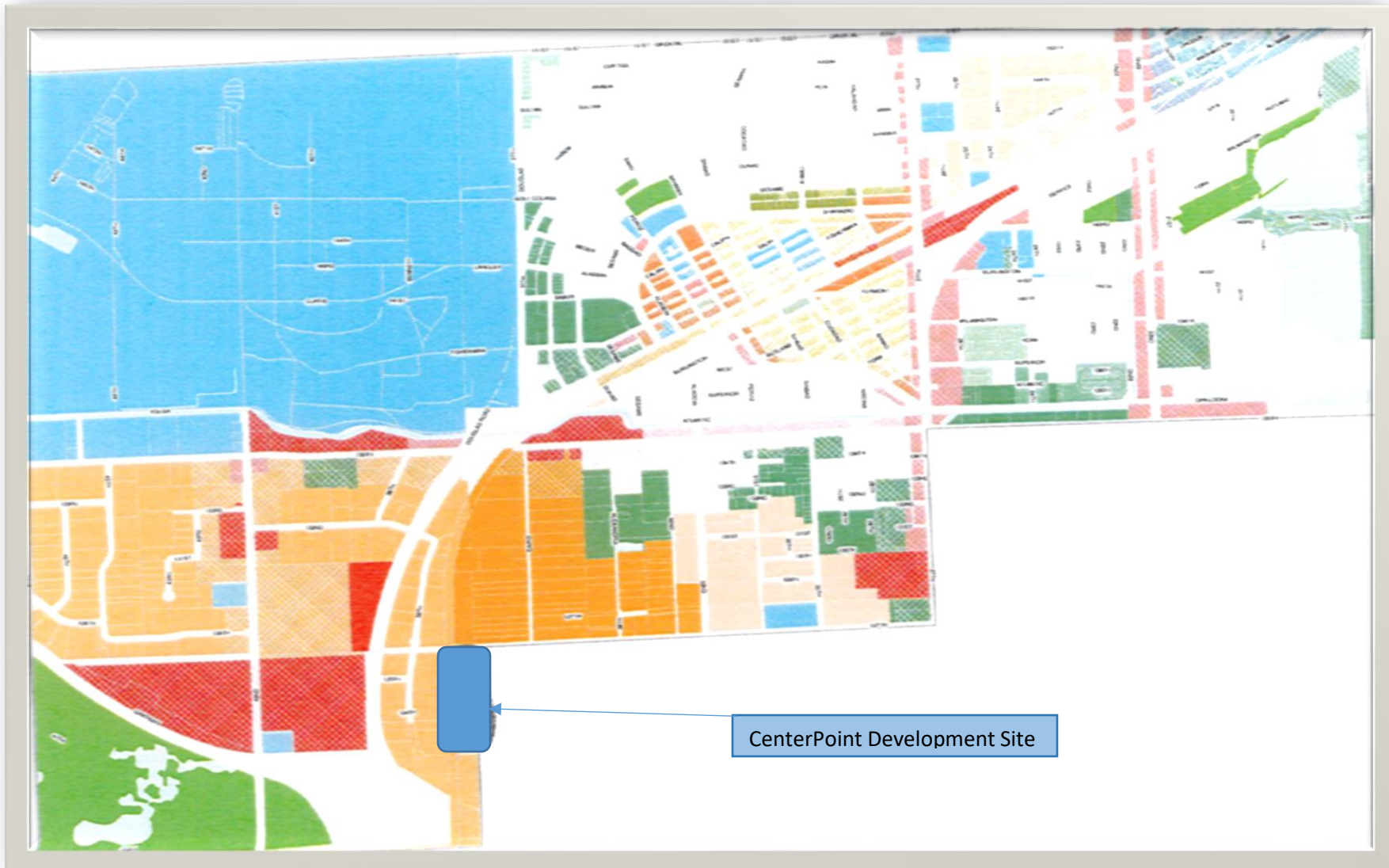
CenterPoint Development Site





CenterPoint Development Site

CenterPoint Development Site



1st Reading/Public Hearing:

2nd Reading/Public Hearing:

Adopted:

Effective Date:

Sponsored By: City Manager

ORDINANCE NO. 20-XXX

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING THE ANNUAL ADOPTED GENERAL, PROPRIETARY AND SPECIAL REVENUE FUNDS BUDGETS FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2019 AND ENDING SEPTEMBER 30, 2020, ADJUSTING REVENUES AND EXPENDITURES AS REFLECTED IN EXHIBIT "A"; PROVIDING FOR THE EXPENDITURE OF FUNDS ESTABLISHED BY THE BUDGET; AUTHORIZING THE CITY MANAGER TO TAKE CERTAIN ACTIONS; PROVIDING FOR APPROPRIATION OF ALL BUDGETS AND EXPENDITURES; PROVIDING FOR FEES CONSISTENT WITH APPROPRIATIONS AND AMEDEMMENT; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City Commission of the City of Opa-locka, FL adopted its 2019-2020 fiscal year General, Proprietary and Special Revenue Funds budgets by passage of Ordinances 19-12 and 19-13, and further amended by passage of Ordinances 20-06, 20-09, 20-11 and 20-14, and

WHEREAS, pursuant to Florida Statute 166.241(5), the governing body of each municipality at any time within a fiscal year or within 60 days following the end of fiscal year may amend a budget for that year as follows:

- a) Appropriations for expenditures within a fund may be decreased or increased by motion recorded in the minutes if the total appropriations of the fund is not changed;
- b) The governing body may establish procedures by which the designated budget officer may authorize budget amendments if the total appropriations of the fund is not changed;
- c) If a budget amendment is required for a purpose not specifically authorized in paragraph (a) or paragraph (b), the budget amendment must be adopted in the same manner as the original budget unless otherwise specified in the municipality's charter; and

WHEREAS, the City Commission desires to amend its 2019-2020 Fiscal Year General, Proprietary and Special Revenue Funds budgets as set forth in Exhibit "A".

NOW, THEREFORE, BE IT DULY RESOLVED BY THE CITY COMMISSION OF THE CITY OF OPA- LOCKA, FLORIDA:

SECTION 1. RECITALS ADOPTED

The recitals to the preamble herein are incorporated by reference.

SECTION 2. AUTHORIZATION

Pursuant to Article IV, Section 4.5 of the City Charter, the City Manager has recommended proposed Amended General, Proprietary and Special Revenue Funds Budgets to the City Commission for the Fiscal Year retroactive to October 1, 2019, a copy of which is attached hereto as Exhibit "A" and incorporated by reference herein.

The City Commission of the City of Opa-locka hereby approves, adopts and ratifies the proposed Amended General, Proprietary and Special Revenue Funds Budgets for the Fiscal Year 2019-2020, and hereby appropriates the budgeted expenditures and revenues as set forth in the attached Exhibit "A".

The City Manager is authorized to expend or contract for expenditures, pursuant to the City of Opa-locka Charter and the adopted Code of Ordinances in accordance with the adopted Amended General, Proprietary and Special Revenue Funds Budgets for Fiscal Year 2019-2020.

The department/division expenditure allocations established by the City Manager, as revised and summarized in the budget attached as Exhibit "A", are hereby adopted and ratified. Funds of the City for General, Proprietary and Special Revenue Funds Budgets shall be expended in accordance with the appropriations provided by the budget, which shall constitute an appropriation of amounts specified therein. Expenditure control shall be at the fund level. Funds may be expended by, and with the approval of, the City Manager and the City Commission, in accordance with the provisions of the City Charter, adopted Code of Ordinances and applicable laws. Supplemental appropriations and reduction of appropriations, if any, shall be made in accordance with the City Charter.

Any and all outstanding encumbrances as of September 30, 2020, shall not lapse at that time and appropriations have been hereby provided for those outstanding encumbrances that have been incurred prior to September 30, 2020, but are not expected to be paid until after then. Receipts from sources not anticipated in the attached budget may be appropriated and expensed by Ordinance duly enacted by the City Commission in accordance with the applicable law. Adjustments within the same fund to departmental appropriations made in the attached Budget may be approved, from time to time, by the City Manager, or by Resolution adopted by the City Commission, if

lawful. The City Manager is authorized to approve adjustments to the expenditure code allocations, within the limit of department appropriations made in the attached Budget.

All Ordinances setting fees and charges, and all other fees and charges consistent with appropriations adopted herein, as may be amended during the fiscal year, are hereby ratified, confirmed and approved.

SECTION 3. SCRIVENER'S ERRORS.

Sections of this Ordinance may be renumbered or re-lettered and corrections of typographical errors which do not affect the intent may be authorized by the City Manager, or the City Manager's designee, without need of public hearing, by filing a corrected copy of same with the City Clerk.

SECTION 4. EFFECTIVE DATE.

This Ordinance shall take effect upon the adoption of this Ordinance by the Commission of the City of Opa-locka and upon a filing of a certified copy hereof with the Florida Department of State and is subject to the approval of the Governor or Governor's Designee.

PASSED and ADOPTED this 14th day of October, 2020.

Matthew A. Pigatt, Mayor

ATTEST:

Joanna Flores, City Clerk

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:**

Burnadette Norris-Weeks, P.A.
City Attorney

Moved by: _____

Seconded by: _____

VOTE:

Commissioner Bass	_____ (Yes)	_____ (No)
Commissioner Burke	_____ (Yes)	_____ (No)
Commissioner Kelley	_____ (Yes)	_____ (No)
Vice-Mayor Davis	_____ (Yes)	_____ (No)
Mayor Pigatt	_____ (Yes)	_____ (No)



City of Opa-locka Agenda Cover Memo

Department Director:	Robert Anathan		Department Director Signature:		
City Manager:	John Pate		CM Signature:		
Commission Meeting Date:	Oct 14, 2020		Item Type: <i>(Enter X in box)</i>	Resolution	Ordinance X
Fiscal Impact: <i>(Enter X in box)</i> N/A	Yes	No	Ordinance Reading: <i>(Enter X in box)</i>	1st Reading	2nd Reading
	X		Public Hearing: <i>(Enter X in box)</i>	Yes X	No X
Funding Source: <i>Account# :</i>	<i>(Enter Fund & Dept)</i> See Attachments		Advertising Requirement: <i>(Enter X in box)</i>	Yes X	No
Contract/P.O. Required: <i>(Enter X in box)</i>	Yes	No	RFP/RFQ/Bid#:		
		X			
Strategic Plan Related <i>(Enter X in box)</i>	Yes	No	Strategic Plan Priority Area: Enhance Organizational ☐ Bus. & Economic Dev ☐ Public Safety ☐ Quality of Education ☐ Qual. of Life & City Image ☐ Communication ☐	Strategic Plan Obj./Strategy: <i>(list the specific objective/strategy this item will address)</i>	
		X			
Sponsor Name	City Manager		Department: City Manager's Office	City Manager	

Short Title:

FY 20 Budget Amendment #5 – FY 20

Staff Summary:

Budget amendments are submitted at the end of each fiscal year to ensure that budgets for each account are sufficient to cover all expenditures incurred during the year. Budget amendments for a fiscal year are authorized up to November 30th, 60 days after the end of the fiscal year. The year-end budget amendment is normally a very large document presented in November, placing a significant burden on City staff, the Commission and State staff to review and subsequently approve the entirety of the details before the cut-off date. To facilitate the process this year, an initial year-end budget amendment is being submitted at this time to address many known issues to allow a more orderly and less time-constrained evaluation of many year-end issues. This will also allow a more timely payment to vendors in regard to outstanding invoices. A second year-end budget amendment will be submitted in November addressing additional issues arising as the result of the year-end accounting process.

To further assist in evaluating the proposed amendments, the detailed listing has been slightly modified. For each item, the accounts requiring additional funding are highlighted in yellow. The source of the funding is highlighted in blue.

Budget Amendment #5 is composed of 31 individual items, of which seven are deemed to be material, as follows.

#1 – Vehicle Maintenance – Other Contracted Services – Vehicle repair requirements have been extremely high this year, necessitating a \$25,000 increase to \$90,000.

#3 – Roads & Streets – Other Contracted Services – Year-end activity, including addressing beautification issues, resulted in additional fencing requirements, road repair, sidewalk maintenance, street pressure-cleaning and clean-up activity, both within the parks and also on Cairo Lane, has resulted in a requirement to increase this budget by \$80,000 to \$378,480.

#7 – Special Law Enforcement Fund – Public Safety Equipment – The Special Law Enforcement Fund is a fund containing proceeds received by the City related to various seizures and forfeitures which occurred as the result of the City's Police Department participation in anti-crime task forces. There was an available fund balance of \$670,730 at the start of FY 20. The Police Department may use these funds for a wide range of police-related goods and services as long as the department's budget isn't otherwise reduced due to the use of these funds (supplanting). The City's financial consultant has advised that the indicated usage is correct under the current circumstance. The Department has identified a need to acquire approximately \$100,000 of goods to be used to better carry out its duties.

#9 – Special Law Enforcement Fund – Clothing – This is also sourced from the Special Law Enforcement Fund under the circumstances as discussed in Item #7 and addresses approximately \$110,000 of uniform-related items the Department believes is required.

#16 – Building Maintenance – Compensation – During the first several months of the fiscal year, compensation was higher than appropriate for the personnel assigned to the division. This budget amendment is submitted on a precautionary basis in the event that the issue isn't resolved by November 30, the end of FY 20 for accounting purposes.

#17 – Public Works Administration – Compensation – Compensation charges from this division were intended to be allocated to a couple of other divisions where members of this division also worked, but weren't allocated. This amendment ensures the appropriate budget is available in view of these charges not being allocated to other divisions.

#18 – Police – Patrol – Regular Salary – The budget for this account requires an addition of \$450,000 for several reasons.

1. Police receive compensation in many categories, including overtime, longevity bonuses and the cashing out of unused leave. Each of these modes of compensation has its own account and budget. Currently nearly all of this expense is being charged to Regular Salary rather than the intended account.
2. A new duty rotation was implemented at the start of the calendar year, resulting in most officers working on average 42 hours per week rather than 40 hours, a 5% increase. Additionally, officers assigned to the night duty section were provided a 3% premium.
3. A preliminary sampling of pay records indicate additional hours compensated above the base scheduled hours approaching 10%. This is higher than budgeted and requires further review.
4. The budget didn't account for the fact that officers are compensated for holidays in addition to hours worked rather than in place of hours worked with the latter being the norm for the remainder of the City's employees. This adds approximately another 5% to Regular Salary.

This is a systemic issue which will require consideration due to its impact on the City's five-year plan.

.Proposed Action:

Staff recommends that the City Commission approve the proposed amendments.

Attachment:

1. Summary of the recommended amendments
2. Detailed information on each recommended amendment

FY 20 Budget Amendment #5

Governmental Funds										
	General Fund	CRA Fund	Safe Neighborhood Capital Fund	People's Transportation Plan Fund	Town Center Fund	Debt Service Fund	Special Law Enforcement Fund	Insurance Service Fund	Information Technology Service Fund	Total Gov Funds
<u>Budget Thru Amend #4 Funding</u>										
Revenue/Loans/Trans In	19,332,329	734,292	1,248,919	1,503,436	668,518	3,495,364	-	2,404,911	702,356	30,090,125
Fund Balance	-	78,055	536,181	280,637	-	-	28,000	-	-	922,873
Total Funding	19,332,329	812,347	1,785,100	1,784,073	668,518	3,495,364	28,000	2,404,911	702,356	31,012,998
Expenditure	19,332,329	812,347	1,785,100	1,784,073	668,518	3,495,364	28,000	2,404,911	702,356	31,012,998
<u>Amendment #5 Funding</u>										
Revenue/Loans/Trans In	305,308	-	-	-	31,200	-	-	-	-	336,508
Fund Balance	-	-	-	-	-	305,308	210,000	-	-	515,308
Total Funding	305,308	-	-	-	31,200	305,308	210,000	-	-	851,816
Expenditure	305,308	-	-	-	31,200	305,308	210,000	-	-	851,816
<u>Budget Thru Amend #5 Funding</u>										
Revenue/Loans/Trans In	19,637,637	734,292	1,248,919	1,503,436	699,718	3,495,364	-	2,404,911	702,356	30,426,633
Fund Balance	-	78,055	536,181	280,637	-	305,308	238,000	-	-	1,438,181
Total Funding	19,637,637	812,347	1,785,100	1,784,073	699,718	3,800,672	238,000	2,404,911	702,356	31,864,814
Expenditure	19,637,637	812,347	1,785,100	1,784,073	699,718	3,800,672	238,000	2,404,911	702,356	31,864,814

FY 20 Budget Amendment #5

General Fund

Funding

Revenue/Loans/Trans In

Fund Balance

Total Funding

Expenditure

Commission

CM - Executive

CM - General Government

CM - Reserve

CM - Emergency

CM - Interfund

Clerk

Attorney

Finance

Human Resources

Planning & Community Dev

Building & Licenses

Parks & Recreation

Police

Code Enforcement

Public Works - Admin

Public Works - Bldg Maintenance

Public Works - Streets

Public Works - Trash

Public Works - Vehicle Maintenance

Total Expenditure

Budget Thru Amend #4	Amendment #5	Budget Thru Amend #5
19,332,329	305,308	19,637,637
-	-	-
19,332,329	305,308	19,637,637
212,652	-	212,652
829,986	-	829,986
3,165,460	31,200	3,196,660
759,443	(211,200)	548,243
29,500	-	29,500
300,000	-	300,000
460,654	-	460,654
673,983	-	673,983
744,838	-	744,838
303,525	-	303,525
421,762	-	421,762
520,644	-	520,644
999,512	-	999,512
6,225,227	404,308	6,629,535
473,226	-	473,226
369,179	81,000	450,179
701,973	-	701,973
1,304,762	-	1,304,762
110,000	-	110,000
726,003	-	726,003
19,332,329	305,308	19,637,637

FY 20 Budget Amendment #5

Enterprise Funds			
	Water Sewer Fund	Storm Water Fund	Total Ent Funds
<u>Budget Thru Amend #4</u>			
<u>Funding</u>			
Revenue/Loans/Trans In	17,350,384	1,466,312	18,816,696
Fund Balance	-	136,000	136,000
Total Funding	17,350,384	1,602,312	18,952,696
Expenditure	17,350,384	1,602,312	18,952,696
<u>Amendment #5</u>			
<u>Funding</u>			
Revenue/Loans/Trans In	-	-	-
Fund Balance	-	-	-
Total Funding	-	-	-
Expenditure	-	-	-
<u>Budget Thru Amend #5</u>			
<u>Funding</u>			
Revenue/Loans/Trans In	17,350,384	1,466,312	18,816,696
Fund Balance	-	136,000	136,000
Total Funding	17,350,384	1,602,312	18,952,696
Expenditure	17,350,384	1,602,312	18,952,696

FY 20 Budget Amendment #5

<u>#</u>	<u>Amendment Details</u>				<u>Budget</u>	<u>Adj</u>	<u>Revised</u>	<u>Comments</u>
1	<u>Vehicle Maintenance - Contracted Services</u>							
	Veh Mnt	Exp	49-541340	Other Contract Services	70,000	25,000	95,000	Higher than normal amount of repairs. Offset by gasoline and tire savings.
	Veh Mnt	Exp	49-541450	Gas, Oil, Grease	239,000	(12,000)	227,000	
	Veh Mnt	Exp	49-541543	Tires & Wheels	30,000	(13,000)	17,000	
2	<u>Vehicle Maintenance - Parts</u>							
	Veh Mnt	Exp	49-541542	Parts & Repairs	80,000	8,000	88,000	Higher than normal amount parts requirement. Offset by gasoline savings.
	Veh Mnt	Exp	49-541450	Gas, Oil, Grease *	227,000	(8,000)	219,000	
	* Reduced budget due to Item #1							
3	<u>Roads & Streets - Contracted Services</u>							
	Rds & St	Exp	41-541340	Other Contracted Services	298,480	80,000	378,480	Additional requirements for fencing, road repair, sidewalk replacement, street pressure cleaning and park clean-up not in current forecast. Also, debris removal from Cairo Lane. Offsetting saving from machinery & equipment
	Rds & St	Exp	41-541640	Machinery & Equipment	158,358	(65,000)	93,358	
	Rds & St	Exp	41-541530	Road Materials & Supplies	59,000	(15,000)	44,000	
4	<u>Roads & Streets - Equipment Rental</u>							
	Rds & St	Exp	41-541440	Rentals & Leases	15,000	5,000	20,000	Additional requirements to rent dozers & boom lifts, offset by savings in road materials
	Rds & St	Exp	41-541530	Road Materials & Supplies *	44,000	(5,000)	39,000	
	* Reduced budget due to Item #3							
5	<u>Roads & Streets - Miscellaneous Expense</u>							
	Rds & St	Exp	41-541520	Operating Expense	15,000	4,000	19,000	Unbudgeted expenditure for tents (\$3,750) and masks (4,469), 90% reimbursable, results in need for small budget amendment.
	Rds & St	Exp	41-541530	Road Materials & Supplies *	39,000	(4,000)	35,000	
	* Reduced budget due to Item #3 & #4							
6	<u>Peoples' Transportation Plan - Community Bus</u>							
	PTP	Exp	47-541342	Community Bus Service	209,000	5,000	214,000	Cost varies slightly by month and will come in around \$209,000. This amendment will ensure account won't be overspent.
	PTP	Exp	47-541816	Bus Shelters	20,000	(5,000)	15,000	

FY 20 Budget Amendment #5

<u>#</u>	<u>Amendment Details</u>			<u>Budget</u>	<u>Adj</u>	<u>Revised</u>	<u>Comments</u>
7	<u>Special Law Enforcement - Public Safety Equipment</u>						
	Sp Law	Exp 65-521644	Public Safety Equipment	-	100,000	100,000	Replenishment of supplies related to evidence gathering, flares, body armor, ammunition, test kits, first aid kits, batteries and battery chargers. Available fund balance - \$670,730.
	Sp Law	Fnd 1165-383010	Transfer In - Fund Balance	-	100,000	100,000	
8	<u>Police - Patrol - Communication Equipment Repair</u>						
	Ptrl	Exp 22-521643	Communication Equipment	-	3,000	3,000	Repair of radio equipment
	Ptrl	Exp 22-521648	Auto Lease/Purchase	21,900	(3,000)	18,900	
	* Reduced budget due to Item #7						
9	<u>Special Law Enforcement - Clothing</u>						
	Ptrl	Exp 65-521521	Clothing & Uniform Expense	19,040	110,000	129,040	Replenishment of uniforms and other clothing
	Sp Law	Fnd 1165-383010	Transfer In - Fund Balance	100,000	110,000	210,000	
	* Reduced budget due to Item #8						
10	<u>Police - Patrol - Moved To Correct Account</u>						
	Ptrl	Exp 22-521466	Repair & Maint - Veh & Equip	-	13,500	13,500	Moving charge for vehicle maintenance to correct account.
	Ptrl	Exp 22-521648	Auto Lease/Purchase	18,900	(13,500)	5,400	
11	<u>Police - Patrol - Vehicle Decontamination</u>						
	Ptrl	Exp 22-521340	Other Contracted Services	-	300	300	Decontamination of vehicle
	Ptrl	Exp 22-521648	Auto Lease/Purchase *	5,400	(300)	5,100	
	* Reduced budget due to Item #10						
12	<u>City Manager - Overtime</u>						
	Mgr	Exp 12-512140	Salaries - Overtime	-	50	50	Minor overtime adjustment
	Mgr	Exp 12-512541	Education	1,170	(50)	1,120	
13	<u>Finance - Overtime</u>						
	Finan	Exp 17-513140	Salaries - Overtime	-	150	150	Minor overtime adjustment
	Finan	Exp 17-513110	Salaries - Executive	12,000	(150)	11,850	

FY 20 Budget Amendment #5

<u>#</u>	<u>Amendment Details</u>				<u>Budget</u>	<u>Adj</u>	<u>Revised</u>	<u>Comments</u>
14	<u>Police - Admin - Overtime</u>							
	Pol - Ad	Exp	36-521140	Salaries - Overtime	1,000	2,000	3,000	Minor overtime adjustment
	Pol - Ad	Exp	36-521130	Salaries - Part Time	115,954	(2,000)	113,954	
15	<u>Parks & Recreation - Compensation</u>							
	Prk & Rec	Exp	72-572110	Salaries - Executive	70,304	2,000	72,304	Minor compensation adjustment
	Prk & Rec	Exp	72-572140	Salaries - Overtime	1,000	3,000	4,000	
	Prk & Rec	Exp	72-572120	Salaries - Regular	247,889	(5,000)	242,889	
16	<u>Building Maintenance - Compensation</u>							
	Bldg Mnt	Exp	39-541120	Salaries-Regular	109,554	22,000	131,554	Compensation during first six months greater than appropriate for the three employees assigned to division. Budget amendment submitted in case issue not resolved by November 30, 2020 when fiscal year is considered closed.
	Bldg Mnt	Exp	39-541140	Salaries - Overtime	2,000	1,500	3,500	
	Bldg Mnt	Exp	39-541210	FICA	8,381	1,900	10,281	
	Bldg Mnt	Exp	39-541220	Retirement	9,279	2,100	11,379	
	Bldg Mnt	Exp	39-541230	Life And Health Insurance	31,034	4,500	35,534	
	Bldg Mnt	Exp	39-541992	Building Maint Reserve	41,985	(32,000)	9,985	
17	<u>PW - Administration - Unallocated Compensation</u>							
	PW - Ad	Exp	32-541110	Salaries - Executive	160,000	28,500	188,500	Compensation not allocated as budgeted. Compensation expense budgeted to allocate compensation to Building & Licenses, Vehicle Maintenance and Water-Sewer CIP, but did not occur.
	PW - Ad	Exp	32-541120	Salaries - Regular	55,702	27,500	83,202	
	PW - Ad	Exp	32-541210	FICA	11,147	11,000	22,147	
	PW - Ad	Exp	32-541220	Retirement	12,341	12,000	24,341	
	PW - Ad	Exp	32-541230	Life And Health Insurance	21,511	2,000	23,511	
	GF Res	Exp	81-581992	General Fund Reserves	500,000	(81,000)	419,000	

FY 20 Budget Amendment #5

<u>#</u>	<u>Amendment Details</u>			<u>Budget</u>	<u>Adj</u>	<u>Revised</u>	<u>Comments</u>
18	<u>Police - Patrol - Compensation</u>						
	Ptrl	Exp 22-521120	Salaries - Regular	2,099,566	450,000	2,549,566	Salaries are increased for several reasons. 1. Compensation costs which should be going to various compensation accounts are all going to the Regular Salaries account. Overtime, Longevity Compensation and Unused Leave Pay-Out account budgets adjusted downward to reflect these charges are going into the Regular Salaries account. 2. Base hours per week for most officers changed from 40 hours per week to 42 hours per week due to new duty rotation. Additional 3% premium provided to officers on night duty section. 3. Overtime hours (most of which reported in Regular Salaries) were higher than budgeted. 4. Budget didn't recognize that officers receive holiday pay in addition to base pay. Compensation overage funded by a portion of the additional revenue received when bank released \$5.2 million of retained surplus revenue, half of which went to General Fund.
	Ptrl	Exp 22-521210	FICA	177,384	14,108	191,492	
	Ptrl	Exp 22-521220	Retirement	590,815	32,200	623,015	
	Ptrl	Exp 22-521140	Salaries - Overtime	150,000	(70,000)	80,000	
	Ptrl	Exp 22-521150	Longevity	25,000	(25,000)	-	
	Gen-Res	Exp 81-581922	Leave Reserve	100,000	(96,000)	4,000	
	Gen Fund	Tran 001-381230	Trans-In From Debt Service	2,285,508	305,308	2,590,816	
	Debt Svc	Tran 83-513910	Trans-Out To Gen Fund	2,285,508	305,308	2,590,816	
	Debt Svc	Func 83-381010	Fund Balance Usage	-	305,308	305,308	
19	<u>Sewer - Small Tools</u>						
	Sewer	Exp 35-535555	Small Tools & Supplies	500	1,000	1,500	Minor adjustment to Small Tools & Supplies
	Sewer	Exp 35-535340	Other Contracted Services	310,000	(1,000)	309,000	
20	<u>Town Center - Water</u>						
	Twn Ctr	Exp 62-519430	Electric, Gas, Water	85,000	15,000	100,000	Increased water cost. Previous water billing was significantly understated. Funded by contribution from General Fund
	Twn Ctr	Trf-It 490-381001	Transfer In To Fund	379,155	15,000	394,155	
	Gen Fund	Trf-C 19-519448	Transfer Out To Town Center	-	15,000	15,000	
	GF Res	Exp 81-581992	General Fund Reserves *	419,000	(15,000)	404,000	
	* Reduced budget due to Item #17						

FY 20 Budget Amendment #5

<u>#</u>	<u>Amendment Details</u>			<u>Budget</u>	<u>Adj</u>	<u>Revised</u>	<u>Comments</u>
21	<u>Town Center - Other Contracted Services</u>						
	TwN Ctr	Exp 62-519340	Other Contracted Services	263,000	15,000	278,000	Increased costs to address mold remediation, building disinfection and services to resolve tenant issue. Funded by contribution from General Fund
	TwN Ctr	Trf-It 490-381001	Transfer In To Fund	394,155	15,000	409,155	
	Gen Fund	Trf-C 19-519448	Transfer Out To Town Center	15,000	15,000	30,000	
	GF Res	Exp 81-581992	General Fund Reserves *	404,000	(15,000)	389,000	
	* Reduced budget due to Item #17 & #20						
22	<u>General Fund - Non-Department</u>						
	Non-Dpt	Exp 19-519430	Electric Gas Water	267,000	21,000	288,000	Increase in water charges due to large retroactive water bill recently received. Amount due to State for current year red light camera fees over budgeted by \$90,000.
	Non-Dpt	Exp 19-519994	State -RLC Fees - Cur Year	1,121,483	(21,000)	1,100,483	
23	<u>Sewer - Electricity</u>						
	Sewer	Exp 35-535430	Electric Gas Water	90,000	2,000	92,000	Minor adjustment to prevent overspend
	Sewer	Exp 35-535340	Other Contracted Services *	309,000	(2,000)	307,000	
	* Reduced budget due to Item #19						
24	<u>Town Center - Compensation</u>						
	TwN Ctr	Exp 62-519120	Salaries - Regular	29,120	1,000	30,120	Minor adjustment to prevent overspend. Funded from General Fund.
	TwN Ctr	Exp 62-519140	Salaries - Overtime	-	200	200	
	TwN Ctr	Trf-It 490-381001	Transfer In To Fund	409,155	1,200	410,355	
	Gen Fund	Trf-C 19-519448	Transfer Out To Town Center	30,000	1,200	31,200	
	GF Res	Exp 81-581992	General Fund Reserves *	389,000	(1,200)	387,800	
	* Reduced budget due to Item #17, #20 & #21						
25	<u>Police - Administration</u>						
	Pol Ad	Exp 36-521461	Repair & Maintenance - Bldg	-	300	300	Paint for office
	Pol Ad	Exp 36- 521340	Other Contracted Services	10,000	(300)	9,700	
26	<u>Police - Administration</u>						
	Pol Ad	Exp 36-521462	Office Furniture & Equip	-	1,500	1,500	Shredder equipment
	Pol Ad	Exp 36- 521340	Other Contracted Services	9,700	(1,500)	8,200	

FY 20 Budget Amendment #5

<u>#</u>	<u>Amendment Details</u>			<u>Budget</u>	<u>Adj</u>	<u>Revised</u>	<u>Comments</u>
27	<u>Water-Sewer Finance - Legal Fees</u>						
	WS Fin	Exp 61-514370	Legal Counsel	150,000	50,000	200,000	To cover possibility that legal expense in regard to utility billing issue may exceed budget
	WS Fin	Exp 61-514380	Legal Settlements	355,000	(50,000)	305,000	
28	<u>Building Maintenance</u>						
	Bldg Mnt	Exp 39-541340	Other Contracted Services	-	3,000	3,000	Fence repair
	Bldg Mnt	Exp 39-541992	PW Building Maint Reserve *	9,985	(3,000)	6,985	
	* Reduced budget due to Item #16						
29	<u>City Clerk - Temporary Staff</u>						
	Clerk	Exp 16-512312	Other Professional Services	24,538	5,500	30,038	Temporary staff to prepare minutes
	Clerk	Exp 16- 512528	Software Licensing	7,500	(5,500)	2,000	
30	<u>Information Technology - Postage</u>						
	IT	Exp 85-512420	Postage	-	100	100	Minor adjustment for postage
	IT	Exp 85-512528		181,505	(100)	181,405	
31	<u>HR - ADP Charges</u>						
	HR	Exp 13-513340	Other Contracted Services	25,800	18,000	43,800	Unknown additional ADP charges are occurring. This is being researched, but a budget amendment is being submitted in the event that not resolved by November 30th, the closing date for FY 20
	HR	Exp 13-513120	Salaries - Regular	71,458	(18,000)	53,458	

ORDINANCE NO. XX-XX

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA AMENDING CHAPTER 13 OF THE CITY OF OPA-LOCKA'S CODE OF ORDINANCES, ENTITLED "LICENSES AND BUSINESS REGULATIONS", ARTICLE XIV ENTITLED "LANDLORD PERMIT", SPECIFICALLY AMENDING SECTION, 13-274(3) TO REQUIRE THAT ALL APARTMENT BUILDINGS WITH ONE HUNDRED FIFTY (150) UNITS OR MORE TO BE REQUIRED TO HAVE ONSITE 24-HOUR ARMED OFF-DUTY POLICE OFFICER SECURITY; AMENDING SECTION 13-278(5)(b) TO REQUIRE PERMIT APPLICANTS WITH ONE HUNDRED FIFTY (150) OR MORE APARTMENT UNITS TO COMPLETE A SEPARATE FORM TO BE CREATED BY CITY CONTAINING AN ACKNOWLEDGMENT THAT A DAILY LOG WILL BE KEPT CONTAINING THE NAME OF THE ON-SITE ARMED OFF-DUTY POLICE OFFICER BEFORE A PERMIT SHALL BE ISSUED; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN CODE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Opa-Locka is concerned about the well-being of its citizens residing in apartment complexes; and

WHEREAS, in an effort to curtail a recent increase in crime and related offenses in apartment complexes with one hundred fifty (150) units or more, the City Commission deems it necessary for there to be armed off duty police officer twenty-four (24) hour security services to directly address the immediate concern of life, health, and safety of residents; and

WHEREAS, due to recent city events, including shootings, the City finds that larger numbers of residents connected with apartment living warrants greater measures in place to curtail criminal activity; and

WHEREAS, the City Commission desires to incorporate additional requirements for security in connection with apartments buildings of one hundred fifty (150) or more units as a part of the City's permitting process; and

WHEREAS, Article VIII, Section 2 of the Florida Constitution and Chapter 166 of Florida Statutes, the City of Opa-Locka ("City") has been granted a broad exercise of home rule powers granted by the constitution which includes the power and authority to enact regulations for valid governmental purposes that are not prohibited by general or special law; and

WHEREAS, the City Commission of the City of Opa-Locka desires to make certain amendments to Chapter 13, Article XIV of the City's Code of Ordinances entitled "Landlord Permit", to amend section 13-274(3) and requiring all apartment buildings with one hundred fifty (150) or more units to verify an onsite twenty-four (24) hour armed off-duty police officer as a part of the permit process.

WHEREAS, the City Commission of the City of Opa-Locka desires to Amend Chapter 13 "Licenses and Business Regulations", Article XIV entitled "Application procedures", to amend language of Section 13-278(5)(b) to require applicants with one hundred fifty (150) or more apartment units to complete a separate form, to be created by the City, containing the name of the on-site armed off-duty police officer; and

WHEREAS, the City Commission has determined that it will be in the best interest of the City to specifically amend the aforementioned sections of the City's Code of Ordinances.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AS FOLLOWS:

Section 1. Adoption of Representations.

The foregoing "Whereas" clauses are hereby ratified and confirmed as being true, and the same are hereby made a specific part of this Ordinance.

Section 2. Amending Chapter 13 "Licenses and Business Regulations", Article XIV entitled "Landlord Permit", to amended Section 13-274(3) which shall read:

Chapter 13. Licenses and Business Regulations

ARTICLE XIV. - LANDLORD PERMIT

Sec. 13-274. - Landlord permit required.

Every owner of a dwelling or dwelling unit within the city, is required to apply for an annual landlord permit from the city manager or his/her designee prior to leasing, subleasing, renting or otherwise allowing the occupancy of any dwelling or dwelling unit for the purpose of tenancy of unit to another natural person or other natural persons, whether or not for consideration. In the case of multiple owners of any such dwelling or dwelling unit, it shall be sufficient for any one of the owners to have obtained a permit on the dwelling or unit. The application shall be in writing and on a form provided by the city.

(1) It is hereby deemed unlawful for any person to lease, sublease, rent or allow the occupancy of any dwelling or dwelling unit for the purpose of tenancy, whether or not for consideration, without first obtaining the required landlord permit.

(2) No structure, single-family dwelling, two-family dwelling, three-family dwelling, four-family dwelling, multiple-family dwelling, rooming house, dormitory or other dwelling or dwelling unit used for the purpose of tenancy or leasing, subleasing, or

rental shall be occupied by anyone other than an owner or his/her family member(s), without first obtaining a landlord permit therefor, from the city as may be required herein.

(3) All apartments buildings within the City with one hundred fifty (150) or more units shall be required to have an onsite property manager who shall live on the premises and be responsible to residents for addressing life, health and safety issues. In addition, twenty-four (24) hour armed off-duty police officer security shall be required to protect the life, health, safety and of tenants.

Section 3. Amending Chapter 13 "Licenses and Business Regulations", Article XIV entitled "Application procedures", to amend language of Section 13-278(5)(b) to require applicants with one hundred fifty (150) or more apartment units to maintain a daily log containing the name of the on-site armed off-duty police officer and shall read:

Sec. 13-278. - Application procedures.

(a) No landlord permit shall be issued or granted to any person unless an application is filed with the city manager, or his/her designee on forms provided for that purpose, disclosing the following:

(1) The landlord's name, address and telephone number, and any other emergency contact information. Any changes in such information during the period for which the landlord permit is issued shall be made to the city manager or his/her designee, in writing.

(2) If the applicant is a corporation or partnership, the full name and address of the corporation or partnership and the state of incorporation. Applicant must submit a copy of the articles of incorporation.

(3) If the property is mortgaged, the name and address of the mortgagee.

(4) The number of dwelling units and number of bathrooms and bedrooms in each unit.

(5) Whether the applicant and/or its principals has ever been cited for, or found in violation of any required housing standards and if so, the date, jurisdiction, nature of violation and disposition of violation.

(b) All applicants and permits shall be assigned a number, which may be an individual's social security number, a corporation's federal tax number, or such other uniform method of numbering selected by the city manager or his designee. For all

applications involving apartment buildings within the City with one hundred fifty (150) or more units, a separate form to be created by the City shall be completed by the applicant containing the name of the on-site property manager and an acknowledgment that a daily log will be kept containing the name of the on-site armed off-duty police officer before a permit shall issue.

(c) Statement of accuracy: The application form shall contain the following language:

"The undersigned has carefully reviewed this application and all facts, figures, statements contained in this application are true, correct, and complete. The applicant also acknowledges and understands that the issuance of the City Landlord Permit is contingent upon a compliance inspection and in conjunction with the issuance of a Certificate of Occupancy. The undersigned understands that failure to comply with the City's Ordinances may result in revocation of said Landlord Permit."

(d) The applicant shall print and sign his or her name on the application immediately after the statement required in subsection (c) above. In the case of a corporation, an officer shall be required to sign the application in his individual capacity and not solely as a corporate agent.

(e) Dwelling or dwelling units that are required to obtain a certificate of occupancy pursuant to § 110 of the Florida Building Code, must do so prior to the issuance of a landlord permit. The city shall honor any certificate of occupancy issued by Miami-Dade County provided that the occupancy for which the certificate was issued remains the same.

(f) State license, certification, registration required. All premises regulated by the state must submit a copy of their current state license, certification, and/or registration prior to the issuance of their landlord permit and thereafter each year at time of renewal. Only the state license itself or receipt therefor shall constitute proof of current state license.

(g) Landlord permits shall not be issued unless:

(1) There has been a site inspection of the dwelling or dwelling unit(s) by the city.

(2) The city has verified compliance with all applicable laws and regulations and has collected all applicable fees due to the city.

Section 4. Other Language Remaining Same. All other language set forth in Chapter 13 that is not otherwise amended herein shall remain the same.

Section 5. Conflict & Repealer.

All ordinances, parts of ordinances or code provisions in conflict herewith ordinance are hereby repealed.

Section 6. Severability.

If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions of the Code or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

Section 7. Inclusion In Code.

It is the intention of the City Commission of the City of Opa-Locka that the provisions of this Ordinance shall at some time in the future become and be made a part of the Code of Ordinances of the City of Opa-Locka and that the sections of this Ordinance may be renumbered or re-lettered and the word "Ordinance" may be changed to "Chapter," "Section," "Article" or such other appropriate word or phrase, the use of which shall accomplish the intentions herein expressed; provided, however, that Section 1 hereof or the provisions contemplated thereby shall not be codified.

Section 8. Effective Date.

This Ordinance shall take effect upon the adoption of this Ordinance by the Commission of the City of Opa-Locka and upon a filing of a certified copy hereof with

the Florida Department of State and is subject to the approval of the Governor or Governor's Designee.

PASSED FIRST READING this ____ day of _____ 2020.

PASSED SECOND READING this ____ day of _____ 2020.

Matthew A. Pigatt, Mayor

ATTEST:

Joanna Flores, City Clerk

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:**

Burnadette Norris-Weeks, Esq.
City Attorney

Moved by: _____

Seconded by: _____

VOTE:

Commissioner Bass	_____ (Yes)	_____ (No)
Commissioner Burke	_____ (Yes)	_____ (No)

Commissioner Kelley	_____ (Yes)	_____ (No)
Vice-Mayor Davis	_____ (Yes)	_____ (No)
Mayor Pigatt	_____ (Yes)	_____ (No)



City of Opa-Locka Agenda Cover Memo

Department Director:				Department Director Signature:			
City Manager:	John E. Pate			CM Signature:	<i>John E. Pate</i>		
Commission Meeting Date:	10.14.2020		Item Type: (Enter X in box)	Resolution	Ordinance	Other	
Fiscal Impact: (Enter X in box)	Yes	No	Ordinance Reading: (Enter X in box)		X		
		X					
				Public Hearing: (Enter X in box)	Yes	No	Yes
					X	X	
Funding Source: Account# :	(Enter Fund & Dept) Ex:		Advertising Requirement: (Enter X in box)	Yes		No	
				X			
Contract/P.O. Required: (Enter X in box)	Yes	No	RFP/RFQ/Bid#:				
	X						
Strategic Plan Related (Enter X in box)	Yes	No	Strategic Plan Priority Area: Enhance Organizational ☒ Bus. & Economic Dev ☐ Public Safety ☒ Quality of Education ☐ Qual. of Life & City Image ☒ Communication ☐	Strategic Plan Obj./Strategy: (list the specific objective/strategy this item will address)			
	X						
Sponsor Name	City Manager and Commissioner Joseph Kelley		Department:	City Manager and City Commission			

Short Title:

An ordinance authorizing the City Manager to establish a requirement for apartment complexes with 150 units or more to have 24 hour on-site off duty police officers on the property.

Staff Summary:

Due to the increase crime rate in the City of Opa-locka, primarily occurring at apartment complexes there is a great need for 24 hour on-site off duty police in an effort to curtail crime and related offenses. It is necessary to approve this legislation to address the immediate concern of life, health, and safety of the residents.

Financial Impact- The City will incur no expense related to the proposed action.

Proposed Action:

Upon adoption of legislation staff will inform the management team for all apartment complexes with 150 units more of the requirements.

Attachment:

Ordinance No. 19-14

1st Reading/Public Hearing: October 9, 2019
2nd Reading/Public Hearing: November 13, 2019
Adopted: November 13, 2019
Effective Date: January 1, 2020
Sponsored By: Commissioner Kelley and Vice Mayor Davis

ORDINANCE NO. 19-14

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA, AMENDING CHAPTER 13 OF THE CITY OF OPA-LOCKA'S CODE OF ORDINANCES, ENTITLED "LICENSES AND BUSINESS REGULATIONS", ARTICLE XIV ENTITLED "LANDLORD PERMIT", SPECIFICALLY AMENDING SECTION, 13-274 TO ADD NEW SECTION (3) REQUIRING ALL APARTMENT BUILDINGS WITH FORTY (40) UNITS OR MORE TO BE REQUIRED TO HAVE AN ONSITE PROPERTY MANAGER AND 24 HOUR ARMED SECURITY SERVICES; AMENDING SECTION 13-278(5)(b) TO REQUIRE PERMIT APPLICANTS WITH FORTY (40) OR MORE APARTMENT UNITS TO COMPLETE A SEPARATE FORM TO BE CREATED BY CITY; PROVIDING FOR ADOPTION OF REPRESENTATIONS; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN CODE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Opa-Locka is concerned about the well-being of its citizens residing in apartment complexes; and

WHEREAS, in an effort to curtail crime and related offenses in apartment complexes with forty (40) units or more, the City Commission deems it necessary for there to be an on-site property manager, and armed twenty-four (24) hour security services to address the immediate concern of life, health, and safety of residents; and

WHEREAS, due to recent city events, including shootings, the City finds that larger numbers of residents connected with apartment living warrants greater measures in place to curtail criminal activity; and

WHEREAS, the City Commission desires to incorporate additional requirements for security in connection with apartments buildings of forty (40) or more units as a part of the City's permitting process; and

WHEREAS, Article VIII, Section 2 of the Florida Constitution and Chapter 166 of Florida Statutes, the City of Opa-Locka ("City") has been granted a broad exercise of home rule powers granted by the constitution which includes the power and authority to enact regulations for valid governmental purposes that are not prohibited by general or special law; and

WHEREAS, the City Commission of the City of Opa-Locka desires to make certain amendments to Chapter 13, Article XIV of the City's Code of Ordinances entitled "Landlord Permit", to add new section (3) to 13-274 and requiring all apartment buildings with forty or more units to verify an onsite property manager and twenty-four (24) hour armed security as a part of the permit process.

WHEREAS, the City Commission of the City of Opa-Locka desires to Amend Chapter 13 "Licenses and Business Regulations", Article XIV entitled "Application procedures", to add new language to Section 13-278(5)(b) to require applicants with forty (40) or more apartment units to complete a separate form to be created by the City; and

WHEREAS, the City Commission has determined that it will be in the best interest of the City to specifically amend the aforementioned sections of the City's Code of Ordinances.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF
THE CITY OF OPA-LOCKA, FLORIDA, AS FOLLOWS:**

Section 1. Adoption of Representations.

The foregoing "Whereas" clauses are hereby ratified and confirmed as being true, and the same are hereby made a specific part of this Ordinance.

Section 2. Amending Chapter 13 "Licenses and Business Regulations", Article XIV entitled "Landlord Permit", to add new Section 13-274(3) which shall read:

Chapter 13. Licenses and Business Regulations

ARTICLE XIV. - LANDLORD PERMIT

Sec. 13-274. - Landlord permit required.

Every owner of a dwelling or dwelling unit within the city, is required to apply for an annual landlord permit from the city manager or his/her designee prior to leasing, subleasing, renting or otherwise allowing the occupancy of any dwelling or dwelling unit for the purpose of tenancy of unit to another natural person or other natural persons, whether or not for consideration. In the case of multiple owners of any such dwelling or dwelling unit, it shall be sufficient for any one of the owners to have obtained a permit on the dwelling or unit. The application shall be in writing and on a form provided by the city.

(1) It is hereby deemed unlawful for any person to lease, sublease, rent or allow the occupancy of any dwelling or dwelling unit for the purpose of tenancy, whether or not for consideration, without first obtaining the required landlord permit.

(2) No structure, single-family dwelling, two-family dwelling, three-family dwelling, four-family dwelling, multiple-family dwelling, rooming house, dormitory or other dwelling or dwelling unit used for the purpose of tenancy or leasing, subleasing, or rental shall be occupied by anyone other than an owner or his/her family member(s), without first obtaining a landlord permit therefor, from the city as may be required herein.

(3) All apartments buildings within the City with forty (40) or more units shall be required to have an onsite property manager who shall live on the premises and be responsible to residents

for addressing life, health and safety issues. In addition, twenty-four (24) hour armed security services shall be required to protect the life, health, safety and of tenants.

Section 3. Amending Chapter 13 "Licenses and Business Regulations", Article XIV entitled "Application procedures", to add new language to Section 13-278(5)(b) to require applicants with forty (40) or more apartment units to complete a separate form to be created by the City and shall read:

Sec. 13-278. - Application procedures.

(a) No landlord permit shall be issued or granted to any person unless an application is filed with the city manager, or his/her designee on forms provided for that purpose, disclosing the following:

(1) The landlord's name, address and telephone number, and any other emergency contact information. Any changes in such information during the period for which the landlord permit is issued shall be made to the city manager or his/her designee, in writing.

(2) If the applicant is a corporation or partnership, the full name and address of the corporation or partnership and the state of incorporation. Applicant must submit a copy of the articles of incorporation.

(3) If the property is mortgaged, the name and address of the mortgagee.

(4) The number of dwelling units and number of bathrooms and bedrooms in each unit.

(5) Whether the applicant and/or its principals has ever been cited for, or found in violation of any required housing standards and if so, the date, jurisdiction, nature of violation and disposition of violation.

(b) All applicants and permits shall be assigned a number, which may be an individual's social security number, a corporation's federal tax number, or such other uniform method of numbering selected by the city manager or his designee. For all applications involving apartment buildings within the City with forty (40) or more units, a separate form to be created by the City shall be completed by the applicant containing the name of the on-site property manager and the name of the armed security service before a permit shall issue.

(c) Statement of accuracy: The application form shall contain the following language:

"The undersigned has carefully reviewed this application and all facts, figures, statements contained in this application are true, correct, and complete. The applicant also acknowledges and understands that the issuance of the City Landlord Permit is contingent upon a compliance inspection and in conjunction with the issuance of a Certificate of Occupancy. The undersigned understands that failure to comply with the City's Ordinances may result in revocation of said Landlord Permit."

(d) The applicant shall print and sign his or her name on the application immediately after the statement required in subsection (c) above. In the case of a corporation, an officer shall be required to sign the application in his individual capacity and not solely as a corporate agent.

(e) Dwelling or dwelling units that are required to obtain a certificate of occupancy pursuant to § 110 of the Florida Building Code, must do so prior to the issuance of a landlord permit. The city shall honor any certificate of occupancy issued by Miami-Dade County provided that the occupancy for which the certificate was issued remains the same.

(f) State license, certification, registration required. All premises regulated by the state must submit a copy of their current state license, certification, and/or registration prior to the issuance of their landlord permit and thereafter each year at time of renewal. Only the state license itself or receipt therefor shall constitute proof of current state license.

(g) Landlord permits shall not be issued unless:

(1) There has been a site inspection of the dwelling or dwelling unit(s) by the city.

(2) The city has verified compliance with all applicable laws and regulations and has collected all applicable fees due to the city.

Section 4. Other Language Remaining Same. All other language set forth in Chapter 13 that is not otherwise amended herein shall remain the same.

Section 5. Conflict & Repealer.

All ordinances, parts of ordinances or code provisions in conflict herewith ordinance are hereby repealed.

Section 6. **Severability.**

If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions of the Code or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

Section 7. **Inclusion In Code.**

It is the intention of the City Commission of the City of Opa-Locka that the provisions of this Ordinance shall at some time in the future become and be made a part of the Code of Ordinances of the City of Opa-Locka and that the sections of this Ordinance may be renumbered or re-lettered and the word "Ordinance" may be changed to "Chapter," "Section," "Article" or such other appropriate word or phrase, the use of which shall accomplish the intentions herein expressed; provided, however, that Section 1 hereof or the provisions contemplated thereby shall not be codified.

Section 8. **Effective Date.**

This Ordinance shall take effect on January 1, 2020 and upon approval by the State of Florida.

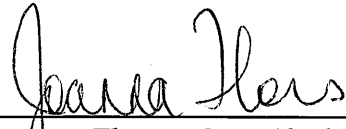
PASSED FIRST READING this 9th day of October, 2019.

PASSED SECOND READING this 13th day of November, 2019.



Matthew A. Pigatt, Mayor

ATTEST:



Joanna Flores, City Clerk

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:**



Burnadette Norris-Weeks, Esq.
City Attorney

Moved by: Commissioner Kelley

Seconded by: Commissioner Bass

VOTE: 4-1

Commissioner Bass:	YES
Commissioner Burke:	YES
Commissioner Kelley:	YES
Vice-Mayor Davis:	YES
Mayor Pigatt:	NO

1st Reading: 02/25/2009
2nd Reading: 03/11/2009
Public Hearing: 03/11/2009
Adopted: 03/11/2009
Effective Date: 03/11/2009
Commissioner D. Johnson

ORDINANCE NO. 09-05

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OPA-LOCKA, FLORIDA; REPEALING ORDINANCE 07-02, CODIFIED AS CHAPTER 7, ARTICLE I, SECTION 7-12 OF THE OPA-LOCKA CODE OF ORDINANCES ENTITLED "APARTMENT BUILDINGS WITH TWENTY-FOUR UNITS OR MORE"; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR CONFLICT AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City Commission of the City of Opa-locka ("City Commission") adopted Ordinance 07-02, which was later codified into the City of Opa-locka Code of Ordinances as Chapter 7, Article I, Section 7-12, entitled "Apartment Buildings with Twenty-Four Units or More"; and

WHEREAS, the City Commission has determined that it will be in the best interest of the City to specifically repeal Chapter 7, Article I, Section 7-12 of the City's Code of Ordinances entitled "Apartment Buildings with Twenty-Four Units or More".

THE COMMISSION OF THE CITY OF OPA-LOCKA HEREBY ORDAINS:

Section 1. The recitals to the preamble herein are incorporated by reference.

Section 2. Ordinance 07-02, later codified into the City of Opa-locka Code of Ordinances as Chapter 7, Article I, Section 7-12, entitled "Apartment Buildings With Twenty-Four (24) Units" is hereby repealed, and shall be of no further force and effect.

Section 3. All ordinances or Code provisions in conflict herewith are hereby repealed.

Section 4. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

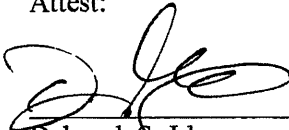
Section 5. This Ordinance shall, upon adoption, become effective as specified by the City of Opa-locka Code of Ordinances and the City of Opa-locka Charter.

PASSED AND ADOPTED this 11 day of MARCH, 2009.



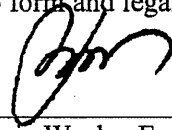
JOSEPH L. KELLEY
MAYOR

Attest:



Deborah S. Irby
City Clerk

Approved as to form and legal sufficiency:



Burnadette Norris-Weeks, Esq.
City Attorney

Moved by:	<u>JOHNSON</u>
Seconded by:	<u>TAYLOR</u>
Commission Vote:	<u>5-0</u>
Commissioner Tydus:	<u>YES</u>
Commissioner Holmes:	<u>YES</u>
Commissioner Johnson:	<u>YES</u>
Vice-Mayor Taylor:	<u>YES</u>
Mayor Kelley:	<u>YES</u>

1st Reading: DECEMBER 13, 2006
2nd Reading/Public Hearing: FEBRUARY 14, 2007
Adopted: february 14, 2007
Effective Date: FEBRUARY 14, 2007
Sponsored by: D. Johnson

Ordinance No. 07-02

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, ESTABLISHING A REQUIREMENT FOR ALL APARTMENT BUILDINGS WITH TWENTY-FOUR (24) UNITS OR MORE BE REQUIRED TO HAVE AN ON-SITE PROPERTY MANAGER AND ARMED SECURITY SERVICES; CONTAINING A REPEALER PROVISION AND SEVERABILITY CLAUSE; PROVIDING FOR AN EFFECTIVE DATE AND CODIFICATION THE CODE OF ORDINANCES

WHEREAS, the City Commission is concerned about the well-being of its citizens residing in apartment complexes; and

WHEREAS, in an effort to curtail crime and related offenses in complexes with twenty-four units or more, the City Commission deems it advisable to have an on-site property manager, and armed security services to address the immediate concern of life, health and safety of the residents.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF OPA-LOCKA, FLORIDA:

Section 1. The recitals to the preamble herein are incorporated by reference.

Section 2. The City Commission hereby requires of all apartment buildings in the City of Opa-locka with twenty-four (24) units or more:

“All apartment buildings within the city with twenty-four (24) units or more shall be required to have an on site property manager who shall live on the premises and be responsible to residents for addressing all life, health, and safety issues pertaining to the general welfare and maintenance of the property. In addition, armed security services shall be required to protect the life, health and safety of the tenants.”

Section 3. Any ordinances or parts of ordinances in conflict herewith are hereby

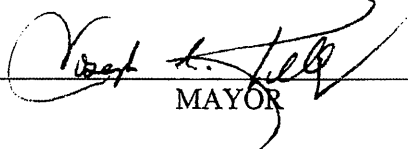
repealed.

Section 4. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding in no way affects the validity of the remaining portions of this Ordinance.

Section 5. This Ordinance shall become effective in the manner provided by law.

Section 6. This ordinance shall, upon adoption, be codified in the City of Opa-locka Code of Ordinances.

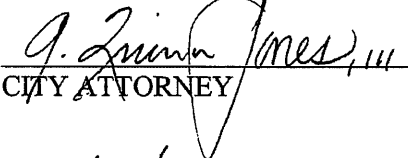
PASSED AND ADOPTED this 14 day of FEBRUARY, 2007.


MAYOR

Attest:

CITY CLERK

Approved as to form and legal sufficiency:


CITY ATTORNEY

2/8/07
DATE

Moved by: VICE MAYOR JOHNSON
Second by: COMMISSIONER TYDUS
Commission Vote: 3-1
Commissioner Holmes: NO
Commissioner Tydus: YES
Vice-Mayor: Johnson YES
Mayor Kelley: YES

D:Ordinance/Apartment buildings with Managers on site-revised-02-07

Part 1 Crime Stats for Complexes of 150 Units or more

Addresses	Barracks 220 Dunad Ave	Barracks 190 Fisherman Street	Barracks 193 Fisherman Street	Barracks 300 Fisherman St	Barracks 301 Fisherman St	Barracks 192 Sabur Lane	Barracks 200 Sabur Lane	Barracks 1125 Sharazad Blvd	Glorieta Gardens 13002 Alexandria Dr
Offenses									
22 - Stolen Vehicle	0	0	0	0	0	1	0	0	1
26 - Burglary	0	1	1	0	0	0	1	0	0
26 - Commerical Burglary	0	0	0	0	0	0	0	0	0
26 - Residential Burlgary	0	0	0	0	0	0	0	0	0
26 - Burglary Vehicle	0	1	0	0	0	4	0	0	1
27 - Theft	0	0	0	0	0	0	0	1	0
29 - Robbery	0	0	0	0	0	0	0	0	0
29 Strongarm Robbery	0	0	0	0	0	0	0	0	0
30 - Shooting	0	0	0	0	0	0	0	0	0
31 - Homicide	0	0	0	0	0	0	0	0	0
32 - Aggravated Assault	1	0	0	0	1	0	0	1	0
32 Aggravated w/ injuries	0	0	0	1	0	0	0	0	0
33 - Sexual Offense	0	0	0	0	0	0	0	0	0
49 - Arson (Fire)	0	0	0	0	0	0	0	0	0

Aswan Apts 13105 N.W. 30th Avenue No Data to report
13124 N.W. 32nd Court
13235 Alexandria Drive No data
13006 Alexandria Drive No data
13010 Alexandria Drive No data
13112 Alexandria Drive No data
13114 Alexandria Drive No data
13116 Alexandria Drive No data
13122 NW. 32nd Court No data
13004 Alexandria Drive No Data
13006 Alexandria Drive No data

Part 1 Crime Stats for Complexes of 150 Units or more

	Glorieta Gardens	Glorieta Gardens	Glorieta Gardens	Glorieta Gardens
Addresses	13008 Alexandria Drive	13118 Alexandria Drive	13120 Alexandria Drive	13124 N.W. 32nd Court
Offenses				
22 - Stolen Vehicle	0	0	0	0
26 - Burglary	0	0	0	0
26 - Commerical Burglary	0	0	0	0
26 - Residential Burlgary	0	0	0	0
26 - Burglary Vehicle	0	1	0	0
27 - Theft	0	0	0	0
29 - Robbery	0	0	0	0
29 Strongarm Robbery	0	0	0	0
30 - Shooting	0	0	0	1
31 - Homicide	0	0	0	0
32 - Aggravated Assault	0	0	1	1
32 Aggravated w/ injuries	0	0	0	1
33 - Sexual Offense	0	0	0	0
49 - Arson (Fire)	1	0	0	0

Part 1 Crime Stats for Complexes of 150 Units or more

	Glorieta Gardens	Glorieta Gardens	Cordoba
Addresses	13128 N.W. 32nd Court	13144 N.W. 32nd Cout	13875 NW 22nd Ave
Offenses			
22 - Stolen Vehicle	0	0	5
26 - Burglary	0	1	0
26 - Commerical Burglary	0	0	0
26 - Residential Burlgary	0	0	0
26 - Burglary Vehicle	0	0	2
27 - Theft	0	0	1
29 - Robbery	0	0	0
29 Strongarm Robbery	0	0	1
30 - Shooting	0	0	7
31 - Homicide	0	0	0
32 - Aggravated Assault	1	0	10
32 Aggravated w/ injuries	0	0	2
33 - Sexual Offense	0	0	0
49 - Arson (Fire)	0	0	1