

# MIAMI BEACH

## COMMISSION MEMORANDUM

TO: Mayor Dan Gelber and Members of the City Commission

FROM: Jimmy L. Morales, City Manager

DATE: December 12, 2018

SUBJECT: MEETING OF THE SUSTAINABILITY AND RESILIENCY COMMITTEE (SRC)  
ON WEDNESDAY, NOVEMBER 28, 2018

A meeting of the Sustainability and Resiliency Committee was held on Wednesday, November 28, 2018 in the City Manager's Commission Chambers in attendance: Commissioner Micky Steinberg, Commissioner John Elizabeth Aleman, Commissioner Mark Samuelian, and Commissioner Ricky Arriola. Members of the administration and the public were also in attendance.

### **1. DISCUSS UPDATES TO THE CITY CODE REFERENCING TURTLE NESTING**

#### **AFTER-ACTION**

Commissioner John Aleman presented the item.

Elizabeth Wheaton, Director of Environment & Sustainability, provided an update on the city's sea turtle protection efforts and the challenge in balancing public safety with sea turtle protection. City Manager Jimmy Morales directed staff to put together a white paper that will be sent to State representatives and regulators outlining our challenges. The document will be transmitted to the Mayor and Commission via LTC in January. This white paper will be sent up to Tallahassee, as staff requests a meeting with elected officials in February. The goal of the meeting will be to discuss the different challenges Miami Beach is facing, brainstorm solutions (in addition to retrofitting lighting), and to be more strategic with sea turtle protection. Depending on when the February meeting is set, staff will come back to SRC the following month with an update, and to full City Commission the month after.

Commissioner Aleman asked that the signage created by City Staff be resubmitted to the State when they meet, and that a strategic plan be created. Commissioner Aleman also asked staff to consider both the aesthetic and safety needs for Lummus Park, and a new standard for roof lighting. Commissioner Aleman also added that strong code enforcement continue.

**ACTION:** Create a strategic plan that covers aesthetic and safety needs for Lummus Park, a new standard for roof lighting, continue Code enforcement, and to resubmit educational signage created by City staff when meeting with top officials.

## **2. DISCUSSION ON STORMWATER BEST MANAGEMENT PRACTICES**

### **AFTER-ACTION**

Commissioner Aleman asked if this item is intended to update ongoing oversight on infrastructure/sewer or solely stormwater.

Commissioner Micky Steinberg stated that it was intended for both. Commissioner Aleman suggested a title update. Commissioner Steinberg requested that each topic be listed in the new title as “Discussion on City of Miami Beach stormwater, sanitary sewer, and water infrastructure best management practices”.

Roy Coley, Public Works Director, presented the item. Mr. Coley provided an update of a water quality analysis of the pump station at 6th Street. The City has been working with Pace Analytical, hundreds of water quality tests have been performed at that site, which has given staff information to lead to conclusions. The results indicated the brown water was not caused by automotive discharge.

The most recent water quality samples indicate a high sulfate number which suggested that the brown water could be a ground water condition. The cause could be from an old system connection, and further investigation is needed. Mr. Coley explained that staff’s immediate action was to install monitors to check the influences of high tide over the next thirty days.

Commissioner Aleman asked how many in-falls are connected to that specific outfall. Mr. Coley stated that he will collect that information and provide a number.

Commissioner Aleman asked if there are any devices that could be installed at the in-falls to detect water quality at the input versus solely at the output point. Mr. Coley stated that it could be done, but it would require more resources.

A member of the public addressed the committee.

Commissioner Aleman stated that Jacob’s Engineering was awarded the contract to develop update design criteria package including looking at blue and green infrastructure, road elevations, and relook at the roll out schedule of neighborhood improvement projects.

Commissioner Aleman asked Mr. Coley to meet with the firm during their onboarding to negotiate a rate card, carve out their initial scope of work, and that the scope should reflect the ULI recommendations, their schedule, and establishing smaller boundary designation for neighborhoods.

Mr. Coley stated that we will be setting up meetings with the Mayor and Commissioners to individually meet with members of the Jacob’s Engineering team.. Mr. Coley stated the intention was to have the first step be the concept plan of what integrated water management looks like

for Commission's approval. Upon approval, the next step would be developing a design criteria package structure for future projects. Mr. Coley stated that per Commissioner Aleman's request, sequencing was included in the RFQ, as well as road raising, and water quality issues.

Commissioner Aleman asked that while Commission approves what the design criteria package looks like, that staff continue moving forward with their timeline.

Commissioner Mark Samuelian asked that road materials be underlined when working with Jacob's Engineering, as well as budget. Commission Samuelian also offered time to sit with Jacob's Engineering during their onboarding.

Commissioner Ricky Arriola stated he is very sensitive to the word pause and would like this item to continue to move forward.

Commissioner Aleman asked when the next update would be provided to the committee and to the public. Mr. Coley requested sixty days to have the contract finalized and a status report on the initial task.

Commissioner Aleman asked how it would be presented to the Commission as the initial statements of work are crafted. Commissioner Aleman suggested that once it is crafted, it be sent by LTC to give Commission the opportunity to read through the scope and provide input.

Susanne Torriente, Assistant City Manager, stated that it will be an item placed on the Ready Team's agenda so that staff can strategize.

Commissioner Arriola noted on how the City currently handles flooding events, and would like to see an improvement on the long term plan.

Commissioner Samuelian asked Mr. Coley how 'hot spots' like Orchard Park should be addressed in flooding events while a better long term plan is being created.

Commissioner Steinberg suggested that in place of an updated being provided in the form of an LTC, the topic should be brought back to the Committee as a separate item in January.

A member of the public addressed the committee.

Commissioner Steinberg requested this be on the committee agenda every other month, and that straight and simple answers be provided to the public.

Commissioner Samuelian asked that staff consider public engagement with Jacob's Engineering and consider how information is being communicated.

Commissioner Aleman stated that the information communicated needs to be data based.

A member of the public addressed the Committee.

**MOTION:** For staff to bring a strategic plan to the January SRC as a separate item, and for staff to retitle the item and present it every other month starting in January,

### **3. DISCUSSION ON POTENTIAL POLICY REGARDING SUSTAINABLY SOURCED WOOD**

#### **AFTER-ACTION**

Flavia Tonioli, Sustainability Manager, presented the item.

Commissioner Steinberg asked that staff look for opportunities to use recycled plastic wood, and suggested a motion for sustainably sourced wood and or recycled plastic wood when the opportunity arises.

Commissioner Aleman suggested a motion for staff to provide an update to the Green Procurement Policy. Commissioner Arriola seconded.

**MOTION:** To use recycled plastic wood and sustainable sourced Ipe when feasible and bring an update on the green procurement policy

### **4. DISCUSSION ON ARTIFICIAL REEFS**

#### **AFTER-ACTION**

Elizabeth Wheaton and Flavia Tonioli presented the item.

Andrew Baker and Diego Lirman, University of Miami professors, discussed the program.

Ms. Wheaton recommended that staff work together with the University of Miami to identify opportunities and bring this item back for funding consideration.

Commissioner Aleman asked staff to find the financial needs as well as which administrative fees would need to be waived throughout the process.

Commissioner Samuelian asked how this project's impact on climate change can be measured. He also asked what would be done differently with the grey infrastructure to balance out the green.

Mr. Baker explained both green and grey infrastructure was needed to help the artificial reef reinforce itself over time to create the wave buffering capacity needed. Mr. Lirman added that most of the measuring has taken place on the modeling side with one field test that showed a strategically deployed reef can buffer up to 97 percent of incoming waves energy.

Commissioner Arriola stated this can both benefit from tourism standpoint and resiliency. He asked that staff develop a long term (five to ten year) strategic plan with the University of Miami to get an idea of funding and locations where the reefs could be placed.

Mr. Lirman invited the Commission to see the wave simulations in action with the Citizen Science Program.

Commissioner Aleman asked who the residents should contact if they would like to engage in the Citizen Science Program. Mr. Lirman stated that he would share the contact and link. Ms. Wheaton confirmed that it will be added to the website.

Ms. Tonioli stated the professors applied and received a grant to fund the first part of the study, which includes which areas the artificial reef could be implemented. The second portion, when the artificial reefs will be installed, would require funding.

Commissioner Steinberg asked for an estimated timeline. Mr. Baker stated the project is currently a two-year project that involves working with professors from the Department of Architecture, Civil Engineering, and Communications to help prioritize the best pilot location.

A member of the public addressed the committee.

Commissioner Arriola asked if the \$1.5 million paired with the County was earmarked for specific use. Ms. Wheaton stated it was earmarked for beach renourishment, but there is no direct plan for how that money would be used.

Commissioner Arriola asked if there was a way to have a portion or all of that used toward the Artificial Reefs. Ms. Wheaton replied that staff can meet with the County to ask.

Susanne Torriente, stated that it is something staff would like to explore.

Commissioner Aleman asked Ms. Torriente if this is something that could be incorporated into the resiliency work plan. Ms. Torriente stated a work plan would be developed and presented at the next committee meeting.

**MOTION:** For staff to develop a long term strategic plan on how to make a viable artificial reef system that enhances resiliency, decreases beach erosion, and create an eco-tourism base for our economy.

## **5. DISCUSSION PERTAINING TO LANDSCAPE AND SURFACE FINISH REQUIREMENTS, TREE MITIGATION, AND TIMEFRAMES FOR TEMPORARY PARKING LOTS.**

### **AFTER-ACTION**

Thomas Mooney, Planning Director, presented the item.

Commissioner Aleman asked why the City should allow asphalt temporary lots at all if their time span is so short. Mr. Mooney explained the cost difference between asphalt and permeable material is significant. In process of getting permits, this provides property owners space to store cars for 6 months to a year.

Mr. Mooney explained the policy's goal to expand the time frame of temporary lots as well as make the temporary lots more resilient with pavers set in sand or grass pavers set in sand.

Commissioner Arriola asked if there could potentially be any incentives, perhaps a lower rate for nearby residents. He also asked Mr. Mooney for a ball park number on the cost difference between paver and asphalt. Mr. Mooney explained that price depends on the size of the lot. For a larger lot, asphalt is more cost effective, where pavers are cheaper for a single family home driveway.

Commissioner Steinberg stated she is in favor to strike out the one year, and offer permeable alternatives. This will also boost beautification. Commissioner Aleman agreed.

Commissioner Steinberg recommended that the item be referred to the Planning Board as an amended version, and then brought back to SRC.

Commissioner Arriola asked if gravel could be an option. Ana Salguiero, Building Director, explained that it is against the Florida Building Code for liability reasons, and that it's only allowed in single family homes.

A member of the public addressed the committee.

Commissioner Aleman made a motion as a favorable recommendation for the expansion of the temporary lot time frame, eliminating the one year or less asphalt option, and include language to explain permeable instillation of poured concrete. Commissioner Arriola seconded.

**MOTION:** Send the item to Commission as a referral to the Planning Board to move forward with the expansion of the temporary lot time frame, eliminate the one year or less asphalt option, and include language to explain permeable instillation of poured concrete.

## **6. DISCUSSION ON FLORIDA POWER & LIGHT INCENTIVES FOR SOLAR PROJECTS**

### **AFTER-ACTION**

Alyssia Berthoumieux, Sustainability Specialist, presented the item. Ms. Berthoumieux presented the lack of incentives for solar from FP&L compared to other utilities, as well as lack of incentives and policies at the State level.

Ms. Tonioli explained they were having conversations with several cities to understand how they were providing incentives to their residents for solar projects, mainly in Florida. She provided the example of City of Boynton Beach, that through its Energy Edge Rebate Program, provides rebates up to \$1,500 to homeowners and small businesses who install solar, among other energy efficiency improvements. The City of Boynton Beach collects a Green Building fee on all building permits of 0.05% of the construction value and that money funds the rebate program.

Ms. Salgueiro presented research on how a similar program could be implemented with sub-permit fees.

Commissioner Aleman mentioned she would like to add more fees in order to be able to provide a rebate program. She asked staff to contact developers to understand what would be helpful (incentives) for them to install solar panels.

Commissioner Steinberg amended to include small business and residents, as well as include language that encourages retrofits and explains cost benefit.

Commissioner Samuelian asked about the permitting process for solar panels installation. Ms. Salgueiro explained the process and mentioned the information was available online.

Commissioner Samuelian asked how that information was shared with the community. Ms. Tonioli stated staff shared the information via social media, public meetings and in Sustainability Committee.

Commissioner Samuelian suggested that staff observe how other cities streamline their permit process. Ms. Salgueiro explained that guidelines are given to applicants for safety reasons. Ms. Salgueiro stated the Building department is currently working on simplifying the website to make it more user friendly.

Commissioner Aleman asked whether the City could pursue SolSmart Gold by streamlining the permitting process and allowing solar by-right and as an accessory use in all major zones without requiring a conditional use permit.

Ms. Salgueiro mentioned the City already had an expedited permitting process and could qualify.

Thomas Mooney, Planning Director, stated that a conditional use permit is not required for solar and therefore, the city could apply for SolSmart Gold.

Commissioner Aleman made a motion to pursue SolSmart Gold designation and for staff to provide research on incentive for solar projects. Commissioner Arriola second.

Commissioner Steinberg asked staff to bring an update with a new item in January.

**MOTION:** To pursue SolSmart Gold designation and for staff to provide research on incentive for solar projects.

**ACTION:** Item combined with item number 8.

## **7. DISCUSSION REGARDING THE POTENTIAL DEVELOPMENT OF AN ENERGY BENCHMARKING PROGRAM FOR THE CITY OF MIAMI BEACH**

### **AFTER-ACTION**

Ms. Berthoumieux presented the item. She explained what a benchmarking policy would entail and provide examples of cities that have implemented such policy. She also mentioned Miami-Dade County's benchmarking policy development.

Ms. Tonioli mentioned that the first step would be to engage the community and provide trainings so property owners could learn how to input the data into Energy Star Portfolio Manager. She further added that an assessment be used to identify the threshold for our building stock and a voluntary program for property owners to start reporting their energy data.

Commissioner Steinberg asked what the city is doing to set the example.

Ms. Tonioli stated staff is finalizing an energy assessment of the municipal buildings as well as finalizing the contract with EnergyCAP to acquire an energy management software. She also mentioned the city's data has been entered into Energy Star Portfolio Management, which would then allow the city to benchmark its buildings. These efforts would also allow the City to be transparent with data.

Commissioner Steinberg mentioned we should set up the example first and then work with the community to provide the data.

**ACTION:** No further action taken.

## **8. DISCUSSION REGARDING IMPLEMENTATION OF ENERGY EDGE REBATE PROGRAM BY THE CITY OF BOYTON BEACH**

### **AFTER-ACTION**

Item combined with item 6

## **9. DISCUSSION ON ORDINANCE FOR BUSINESSES TO CLOSE THEIR DOORS WHEN THE AIR CONDITIONING IS RUNNING**

### **AFTER-ACTION**

Ms. Berthoumieux presented the item. She explained New York City's policy requiring businesses to close their door when air conditioning is running.

Commissioner Arriola stated that the item is not worth the effort, and that it is not very business friendly.

A member of the public addressed the committee.

**ACTION:** No further action taken.

## **10. SUSTIANABILITY COMMITTEE**

### **AFTER-ACTION**

Dave Doebler, Committee Chair, presented the item. He provided a summary of the October 30, 2018 Sustainability Committee Meeting.

**ACTION:** No further action.

## **11. REVIEW OF RESILIENCE STRATEGY WORKPLAN – PLANNED AND IN PROGRESS RESILIENCY PROJECTS**

### **AFTER-ACTION**

Susanne Torriente, Assistant City Manager, presented on the item and provided updates to the workplace:

- Creation of an implementation plan for the ULI recommendations. The City Manager assigned seven work groups to lead those discussions. Staff is meeting on a monthly basis, and will be vetting every ULI recommendation, and as appropriate, presenting findings to the committee.
- Ms. Torriente and Amy Knowles, Deputy Resiliency Officer, are working together with 100 Resilient Cities and have collected information through the discovery



area process, and are currently drafting the 'Resilient 305' strategy. It is expected to include close to 50 actions, as well as three different goal areas:

- People
- Places
- Pathways
- Integrated Communication Approach, Historic Guidelines, and the Business Case Analysis were funded at the November 14, 2018 Commission meeting and work will begin with the consultants.
- Ms. Knowles provided an update on the Resiliency Communications Plan.
- The West Avenue change order (Resiliency Accelerator project) will be brought to the December 12, 2018 Commission Meeting.

**ACTION:** No further action taken.