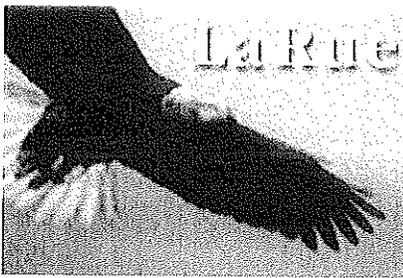


**LOCAL
PLANNING
AGENCY**



Memorandum

To: Miami Springs LPA
From: James G. LaRue, AICP
Date: November 23, 2011
Subject: Comprehensive Plan Revisions Summary

The State's new "Expedited Review" process allows local governments to adjust and update their Comprehensive Plan with less needless oversight than in the past. In that regard we are suggesting some changes to make the Plan more practical and viable. Some of the highlights of the recommended changes will be outlined below. I will also refer to the appropriate pages in the Comprehensive Plan, Goals, Objectives and Policies which contains all deletions and revisions that we will be reviewing.

- I. *Removal of the Public School Facilities Element (PSFE) and School Concurrency Policies*
 - A. Under HB 7207, school concurrency is now an option. We are recommending deletion of the PSFE and any school concurrency related policies in the Intergovernmental Coordination Element (ICE) and in the Capital Improvements Element (CIE).
 - B. The new legislation still requires an Interlocal Agreement (ILA) between the school board and local governments. Therefore, we are suggesting a new ILA be prepared that the City will approve and forward to the school board for their signature. Any school concurrency language by the City is deleted but required coordination verbiage remains.

Policy 1.1.21, items 1, 4, and 6, ICE	Pages 64-65
Policy 1.2.1, ICE	Pages 65-66
Policy 1.3.2, ICE (portion to be deleted)	Page 67
Policy 1.2.1, CIE (portion to be deleted)	Page 71
Objective 1.3, and Policies 1.3.1 thru 1.3.7, CIE	Pages 73-74
Public School Facilities Element (to be deleted)	Pages 78-94

- II. *Providing Guidance in Development of Commercial Districts*

In an effort to give guidance to future commercial development for the City, the Future Land Use Element provides language that integrates new development with old, adds an emphasis on aesthetics and the pedestrian environment, and enhancements for development potential for the NW 36th Street District and the Abraham Tract District.

Objective 1.13 thru 1.16 and their accompanying Policies (added) Pages 20-21

III. *Housekeeping*

In an effort to make the Comprehensive Plan as concise and usable as possible, the Future Land Use Category Descriptions were moved from an undesignated area in the back of the Future Land Use Element to Policy 1.1.8 where they can easily be referenced and sited, as needed.

Policy 1.1.8 FLUE (added including FLU Category descriptions)	Pages 8-12
FLU Category Descriptions (deleted and moved to Policy 1.1.8)	Pages 23-26

IV. *Unduly Restrictive Policies*

There are some policies that the City adopted that, in context, will restrict themselves one way or another allowing for limited flexibility. These policies have been deleted or revised.

Policy 1.3.1, Transportation (portion to be deleted)	Page 31
Policy 1.4.2, Transportation (portion to be deleted)	Page 32
Policy 1.13.2, Transportation	Page 37

V. *Policies that Might be Unnecessary*

There are a few policies or portions of policies in the Future Land Use Element that may not be needed. For example, the regulations regarding subdivision, signs, and floodplain protection found in Policy 1.1.3, are better suited in the Land Development Regulations. The same goes for the drainage, landscaping, and parking requirements found in policy 1.1.5. The language is too specific for a Comprehensive plan and any minor change would require an amendment to the Plan. Just indicating that there are provisions in the Code is sufficient.

Policy 1.1.3, FLUE (portion to be deleted)	Pages 2-3
Policy 1.1.5, FLUE (portion to be deleted)	Pages 7-8

VI. *Removal of Transportation Reporting Requirements*

Policies that tie the City to transportation and mass transit currency management mandates have been removed.

Policy 1.1.1, Transportation Element, (portion to be deleted)	Page 28
Policies 1.1.7 thru 1.1.9, Transportation Element	Page 29
Policy 1.7.4, Transportation Element	Page 33-34
Policy 1.14.2, Transportation Element	Page 37
Policy 1.14.4, Transportation Element	Page 38



VII. *Sewer Related Policies*

Throughout the Plan, particularly in the Infrastructure Element, and Capital Improvements Element, there are several Policies that relate to sewers. These can be removed as Miami-Dade County provides sewer service to the City and therefore, the City need not keep these Policies.

Policy 1.8.1, FLUE	Page 17
Objective 1.2 and Policies 1.2.1 thru 1.2.3, Infrastructure Element	Page 46
Policy 1.2.1, ICE	Pages 65-66

VIII. *Referencing 9J-5 or other Eliminated State Rules*

Several policies, or portions thereof, are deleted as they reference State Rules that no longer exist, often times making the Policy no longer necessary. All 9J-5 references have been removed.

Objective 1.4, FLUE (portion to be deleted)	Page 14
Policy 1.6.1, FLUE (portion to be deleted)	Page 16
Objective 1.10 and Policy 1.10, FLUE	Page 17-18
Policy 1.12.4, FLUE	Page 19

IX. *Recreation and Open Space Concurrency Standards*

The concurrency standards for recreation and open space are deleted as they are no longer required.

Policy 1.1.4, FLUE (portion to be deleted)	Pages 4-5
Objective 1.3, Rec & Open Space Element (portion to be deleted)	Page 57
Policies 1.3.6 & 1.3.7, Rec & Open Space Element	Pages 58-59
Policy 1.2.1, ICE	Pages 65-66
Policy 1.2.1, CIE (portion to be deleted)	Page 71

X. *Capital Improvements Revisions*

The Capital Improvements Schedule has been updated and unneeded concurrency policies have been deleted. Specifically, schools, recreation and open space, and transportation concurrency standards are no longer applied. Financial feasibility policies have also been removed.

Policy 1.2.2, CIE	Page 72
Policy 1.2.3, CIE	Page 72
Policy 1.2.4, CIE	Page 72
5 Year Schedule of Capital Improvements	Page 77



XI. Deadline Removal

Time deadlines in policies can create hardship to a City if they are not necessary. All unnecessary dates or deadlines have been deleted.

Objective 1.2, FLUE (portion to be deleted)	Page 12-13
Objective 1.4, FLUE (portion to be deleted)	Page 14
Policy 1.4.2, FLUE (portion to be deleted)	Page 14
Policy 1.4.3, FLUE (portion to be deleted)	Page 15
Policy 1.4.4, FLUE (portion to be deleted)	Page 15
Policy 1.4.2, FLUE (portion to be deleted)	Page 32

XII. Redundant Removal

Often similar or identical Policies appear in several Elements or worse yet, within the same Element. All redundant Policies have been deleted.

Policy 1.1.1, Housing Element	Page 40
Objective 1.4, Housing Element (same as Policy 1.1.4)	Page 42
Objective 1.5, Housing Element (same as Policy 1.1.3)	Page 42



Miami Springs Data & Analysis

Community Profile

The City of Miami Springs is a small municipality of roughly three square miles located in the northeast portion of Miami-Dade County. (see Figure 1, General Location Map). The City is bounded by NW 36th Street to the south, the Miami River to the northeast and Ludlum Road to the west. Founded in 1926 and previously known as Country Club Estates, Miami Springs has grown from a small town of 128 residences to a prosperous City of 13,844 residents. This growth accompanied the progressive expansion of the aviation industry. Miami International Airport is located directly south of the City and has brought many airline crew bases and employment opportunities to area residents.

Figure 1: General Location Map

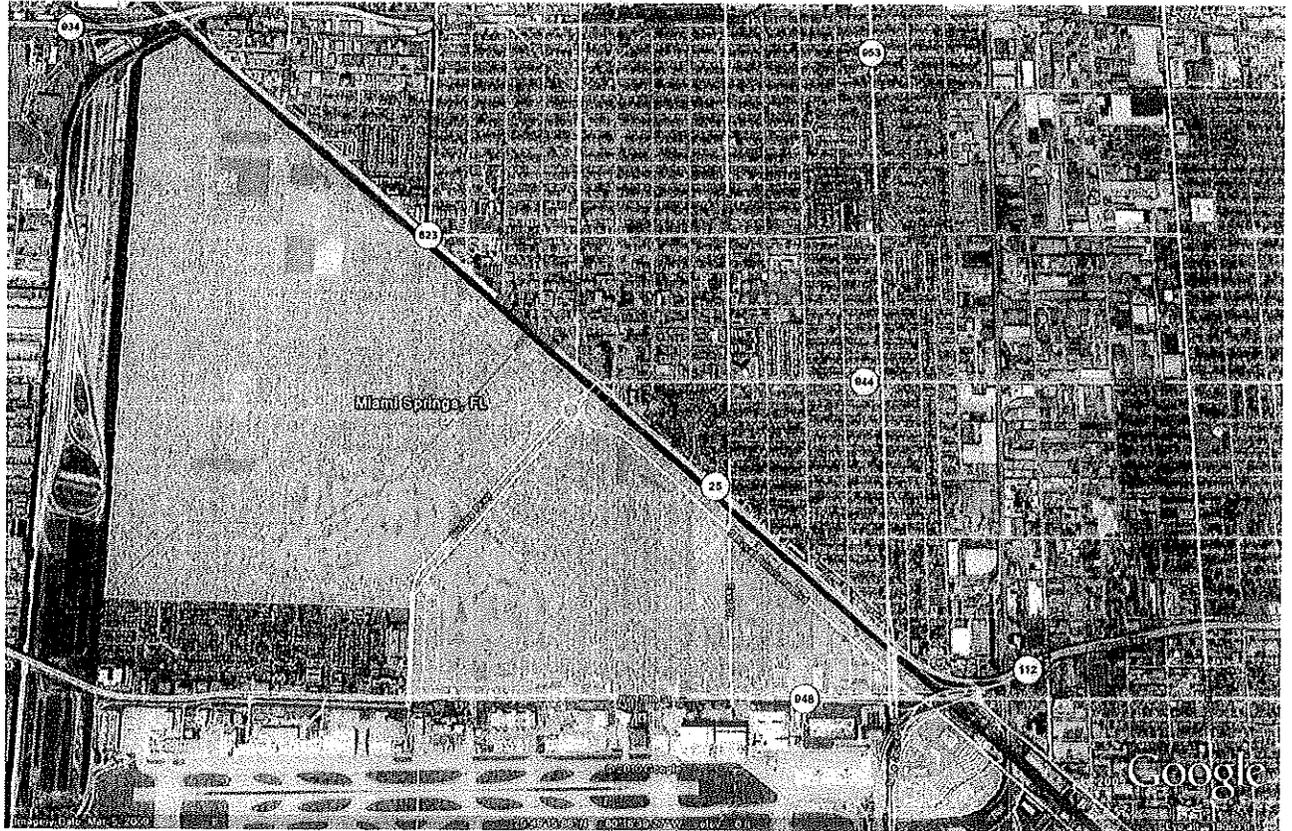


Photo courtesy of Google Earth, 2009.

Population Analysis

Since the 2000 Census, the City has seen small but steady increases in its population. The 2010 Census data shows an increase of 97 persons and by 2011 the Bureau of Economic and Business Research (BEBR) estimated an increase of 35 persons. Projections for the five year and ten year planning periods were made based on the average increases in those time periods. The age structure shown in the 2010 Census data shows that the Median age in the City is 41.2 and about 16.5% of the population is 65 years or older. The baby boomers are well represented, with those between 40 and 60 making up about 32% of the population.

US Census Data		BEBR Estimate	Projections	
2000	2010	2011	2017	2022
13,712	13,809	13,844	13,934	14,009
Note: Projections made by LaRue Planning based on average increases shown by US Census and BEBR				
Source: US Census Bureau, 2011; BEBR, 2011; LaRue Planning, 2011.				

Age Range	Number	Percent
Total population	13,809	100.0
Under 5 years	744	5.4
5 to 9 years	803	5.8
10 to 14 years	795	5.8
15 to 19 years	852	6.2
20 to 24 years	772	5.6
25 to 29 years	696	5.0
30 to 34 years	757	5.5
35 to 39 years	965	7.0
40 to 44 years	1,100	8.0
45 to 49 years	1,214	8.8
50 to 54 years	1,127	8.2
55 to 59 years	971	7.0
60 to 64 years	740	5.4
65 to 69 years	545	3.9
70 to 74 years	448	3.2
75 to 79 years	434	3.1
80 to 84 years	403	2.9
85 years and over	443	3.2
Median Age	41.2	---
Source: U.S. Census, 2011		

The 2010 Census indicates that there are 27 units available for seasonal use and that the average household size is 2.66 persons. Multiplying these two numbers shows a very modest possible seasonal population increase of 72 persons.

Given the fact that there is little vacant land available for new development, coupled with the current economic situation and the overall malaise in the economy and housing market, population growth during the foreseeable future is expected to occur at a very slow pace. Only through significant redevelopment activity could growth occur at a substantially increased pace than projected herein.

Redevelopment

The City of Miami Springs has three redevelopment areas as part of its current list of Commercial Future Land Use categories. The following is a brief description of each general Commercial District, followed by three redevelopment Commercial Districts.

The Central Business District (CBD)

The goal of the Central Business District is to make the downtown area a specialty destination for shopping, dining and entertainment. This category allows for convenience and comparison-shopping facilities, restaurants, theaters, and other compatible uses, including residential on upper floors above retail. The approved CBD also includes zoning and land development standards. The standards allow a mix of residential and non-residential uses in the CBD, including reasonably priced housing.

The Neighborhood Business District (NBD)

The Neighborhood Business District is intended to encourage commercial uses that accommodate the frequent retail and personal needs of persons residing and/or working in Miami Springs or neighboring communities. Allowable uses include convenience facilities and other compatible uses, including residential units on upper floors above retail. To date, no major development has occurred.

Airport Golf District

The Airport Golf District is intended to foster large-scale commercial uses. Allowable uses include those that serve travelers using Miami International Airport, such as hotels and restaurants, the aviation industry, the marine industry, and any retail or office function that serves the broad market area, including interstate and international markets.

The 36th Street District

The 36th Street District allows for hotels, restaurants and any retail or office function that serves the broad market area. As recently as January 2011, the City Council along with the Revitalization and Redevelopment Ad-Hoc Committee held a workshop that reviewed and discussed the need for revitalization of NW 36th Street. Items and issues that were addressed are: utilization of undeveloped or under-developed property, encourage the rehabilitation of older buildings, create an identity or sense of place, preserve and restore buildings, provide community facilities and cultural activities, expedite permitting, code and regulation modification, promote efficient local circulation, create safer bicycle and pedestrian circulation, create and enhance the image of Miami Springs, and enhance the gateways to Miami Springs. While some of these standards have been incorporated into specific Land Development Regulations, full implementation remains an ongoing challenge. In addition to the newly created regulations to address the above mentioned items, the City is also looking at amending the current district regulations for permitted and prohibited uses, floor area, setback and site plan requirements, and sign, and architectural design guidelines with color palette.

Of the three redevelopment districts, the NW 36th Street district is by far the one of greatest need and will ultimately have the greatest impact not only to the City of Miami Springs, but the surrounding area, including the Miami International Airport.

The Abraham Tract District

The Abraham Tract District allows for hotels, adult-related uses, industrial, restaurants and any retail or office function that serves the broad market area. The goal is to encourage large-scale development and uses not allowed in other areas.

Vacant Land Available for Development

According to the last EAR, the City had 33.6 acres of vacant land in 2005. Vacant land, in this case, is defined as land that is "empty", nearly "empty", abandoned, or land that is under-used. Of the vacant properties that were identified, there were only two major vacant or nearly vacant parcels available for development, comprising a total of 20 acres. The remaining 11.9 acres represented small scattered parcels. The following table provides a summary and brief description of vacant lands in the City and Figure 3 depicts the approximate location of the vacant developable parcels remaining in City.

Table 3: Vacant Developable Land			
Property	Description	2005 (Acres)	2010 (Acres)
Anthony Abraham Property (Parcel e)	This site is suitable for commercial uses related to Miami International Airport. It is not suitable for residential uses. The land is surrounded by railroad and major thoroughfares.	8.0	8.0
Villas Property (Parcel f)	The site contains the historic Curtis Mansion. Although, the historic designation may create some development limitations, this can be overcome by the fact that a substantial portion of the lot is vacant.	12.0	12.0
Vacant Unprotected	Scattered lots:	11.1	9.4
Vacant Government Owned	Scattered lots:	2.5	2.5
TOTAL VACANT LAND		33.6	31.9
Source: Google aerial, April 1, 2010 LaRue Planning & Management Services, Inc.			

There are no known limitations on any of the parcels described above related to soils, topography, natural resources, or archeological resources.

Figure 3: Vacant Lands



Sanitary Sewer

The Miami-Dade Water and Sewer Department (MDWASD) treats all wastewater generated within the City's jurisdictional boundaries. Prior to 2009, the City owned its sanitary sewer collection system and was one of 13 wholesale customers of the MDWASD. However, the MDWASD has since purchased the City's wastewater collection system which collects wastewater from its residents as well as other residential properties in neighboring Virginia Gardens and from commercial properties in the County. This collection system is connected to a MDWASD interceptor at NW 20th Street and sends wastewater to the Central District Wastewater Treatment Plant located on Virginia Key. There is no specific capacity allocation for the City at the Central District Plant; however, the five years (2004-08) previous to MDWASD's purchase, the City's average daily demand for wastewater has been 1,230.2 million gallons per year (MGY) or 3.37 million gallons per day (MGD).

The existing regional capacity for Miami-Dade County is 368 MGD, with the permitted plant capacity for the Central District Wastewater Treatment Plant at 143 MGD. In 2009, the annual average daily flow for the regional system was approximately 299 MGD, which means the County has been able, and can be expected to continue, to meet its adopted level of service. Miami-Dade County adopted the following LOS for Sanitary Sewer in its Comprehensive Development Master Plan (CDMP), last amended in November of 2008:

Regional wastewater treatment plants with physical capacity no less than the annual average daily sewage flow.

Effluent discharge from wastewater treatment plants shall meet all Federal, State, and County standards.

The system shall collectively maintain the capacity to collect and dispose of 102 percent of the average daily sewage system demand for the preceding five years.

The City adopted a new Level of Service Standard for wastewater in its 2005 EAR-based Amendments. Policy 1.2.1 of the Capital Improvements Element now specifies "the City shall secure adequate wastewater treatment capacity from the Miami-Dade Water and Sewer Department to process 3.49 million gallons of wastewater per day." The City has, in essence, adopted the County's LOS Standard for wastewater and no deficiencies are anticipated or projected.

The following table presents existing and projected demand in the City for wastewater treatment and disposal over the next 15 years. Based on the continuation of the historical per capita demand prior to the MDWASD's purchase of the City's facilities [about 244 gallons per

capita per day (GPCPD)], total demand should stay within the allowable level through 2020, the horizon year for the State-mandated 10-year long term planning period.

Table 4: Wastewater Capacity and Demand, 2010-2025			
<i>Year</i>	<i>Population</i>	<i>Demand @244 gpcpd</i>	<i>Max. AllowableDemand*</i>
2010	14,113	3.44 MGD	3.49 MGD
2015	14,200	3.46 MGD	3.49 MGD
2020	14,320	3.49 MGD	3.49 MGD
2025	14,418	3.51 MGD	3.49 MGD

*Policy 1.2.1, Capital Improvements Element
 Source: City of Miami Springs, Comprehensive Development Master Plan (CDMP), Amended 11/08;
 Shimberg Center for Affordable Housing, 2010;
 LaRue Planning & Management Services, Inc. 2010.

Potable Water

The Miami-Dade Water and Sewer Department (MDWASD) provides potable water to City residents from the Hialeah Water Treatment Plant. The source of water for this plant is the Biscayne aquifer. Approximately 330 million gallons per day (MGD) are withdrawn from the aquifer through wells extending an average of 80 feet below the surface. As was the case with the Miami Springs wastewater system, the MDWASD also purchased the City’s water system. There is no specific capacity allocation for the City at the Hialeah Water Treatment Plant; however, the average demand during the five years (2004-08) prior to MDWASD’s purchase, the City’s average daily demand for water was 823.8 million gallons per year (MGY) or 2.25 million gallons per day (MGD). The permitted capacity of the Hialeah Water Treatment Plant is 225 MGD. The adopted LOS for potable water facilities is 155 gallons per capita per day (GPCPD).

Based on actual and projected figures, the following table presents demand for potable water from uses within the City over the next 15 years. Given that the demand from uses within the City of Miami Springs comprises less than 1% of the capacity of the Hialeah Water Treatment Plan, it is clear that there will be adequate water supply and treatment capacity to serve the needs of the City for the foreseeable future.

Table 5: Water Capacity and Demand, 2010-2025				
<i>Year</i>	<i>Population</i>	<i>Demand @ 155 gpcpd</i>	<i>Permitted Plant* Capacity</i>	<i>Plant Surplus*</i>
2010	14,113	2.19 MGD	225 MGD	222.81 MGD
2015	14,200	2.20 MGD	225 MGD	222.80 MGD
2020	14,320	2.22 MGD	225 MGD	222.78 MGD
2025	14,418	2.23 MGD	225 MGD	222.77 MGD

Source: MDWASD; *Policy 1.2.1, Capital Improvements Element,
City of Miami Springs, Comprehensive Development Master Plan (CDMP), amended 11/08;
Shimberg Center for Affordable Housing, 2010;
LaRue Planning & Management Services, Inc., 2010.

Solid Waste

The city is responsible for its own residential solid waste collection. Bulk items are collected once a week and regular trash twice a week. The City has contracted with a private vendor for recycling collection. Commercial and industrial sites must contract with a private hauler for solid waste removal. The existing solid waste disposal system has capacity to meet solid waste removal through 2020. However the City has allocated 75.83 million in capital improvements to meet existing and future demand through 2025.

Table 6: Solid Waste Generation 2010 - 2020		
Year	Population	Pounds (per day)
2010	14,113	73,388
2015	14,200	73,840
2020	14,320	74,464

Source: City of Miami Springs, 2010

Drainage

The City has adopted a Level of Service for drainage of “detention of the first one inch of rainfall”. Though the City’s drainage capabilities were inadequate for many years, improvements have been made. Many of these improvements came after funding was provided by FEMA in the wake of Hurricane Irene and the “No Name Storm”. Other funds came from the South Florida Water Management District and The City itself. The Stormwater Management Plan Update of 2001 including updates outlines many of these improvements and the ways in which the City has met its level of service standard.

Housing

Like many places in Florida, Miami Springs experienced a large bubble in housing prices, followed by the current trend of comparatively low housing prices. This analysis will not be comparing current housing prices to the high prices of the bubble but instead will focus on the more reasonable “pre-bubble” prices of 2000.

From 2000 to 2009 the median household income increased 15.5% from \$50,000 to \$57,739 (city-data.com). However, in those same years, the median price for a single family home increased 81.1% from \$146,300 to \$265,000 and the median price for condos increased 24.6% from \$61,000 to \$76,000.

These rises in price can be attributed to many factors, especially build-out and scarcity of undeveloped land within the City. The dramatic increase of median housing costs has had a significant impact on moderate-income families trying to find affordable new or used homes in Miami Springs by reducing the supply of affordable workforce housing within the City. To reasonably afford a single family house at the median cost of \$265,000 would require an annual household salary of approximately \$79,500. Federal housing program guidelines typically require that housing costs should not exceed 30% of a households’ income to be considered affordable.

Year	Single Family Homes		Condominiums	
	Miami-Dade	Miami Springs	Miami-Dade	Miami Springs
1996	121,000	131,250	80,000	50,000
1997	125,000	133,000	84,000	52,000
1998	129,000	135,500	89,000	45,000
1999	135,000	134,500	95,000	60,000
2000	140,000	146,300	102,000	61,000
2001	155,000	167,000	118,900	65,000
2002	172,000	192,000	135,000	72,500
2003	195,000	243,500	155,000	100,000
2004	240,000	286,000	185,000	110,000
2005	300,000	360,000	227,000	153,875
2006	345,400	398,000	255,000	180,000
2007	365,000	407,950	265,000	174,505
2008	330,000	335,000	296,900	149,900
2009	259,375	265,000	220,000	76,000

Source: Shimberg Center for Affordable Housing, 2011

No cash rent	65
Less than \$200	7
Between \$200 and \$299	6
Between \$300 and \$499	245
Between \$500 and \$749	1063
Between \$750 and \$999	229
Between \$1000 and \$1499	167
\$1500 or more	35
Source: Shimberg Center for Affordable Housing, 2011	

	Amount of Income Paid for Housing			Total
	0-30%	30-50%	50% or more	
Owner	2,093	642	487	3,222
Renter	970	407	394	1,771
Total	3,063	1,049	881	4,993
Source: Shimberg Center for Affordable Housing, 2011				

Although affordable housing has long been a goal in the Comprehensive Plan, most of the housing units that have been added to the City's housing stock since 1989 have been market rate. The lack of affordable housing development can be attributed to the growing cost of real estate and construction, the lack of developable land, and the lack of incentives to make affordable housing worthwhile to investors.

In order to address the issue, the City has several Policies that are intended to meet the City's housing needs. The Policies include:

- Allowing for the development of reasonably priced housing in the Central Business District (CBD) and the Neighborhood Business District, as part of a mixed-use approach
- Entering into a multi-municipal agreement to consider a funding source for redevelopment and new construction that would be allocated to an affordable housing fund.
- Providing residents and individuals employed by the City access to information pertaining to Countywide programs to aid in job training, day-care facilities, English language courses and high school equivalency.

Recreation and Open Space

Table 10: Existing Recreational Sites and Open Spaces

<i>Name</i>	<i>Facilities</i>	<i>Location</i>	<i>Type</i>	<i>Acreage</i>
1. Cinema Park (City Tennis Courts)	Five lighted tennis courts; 2 lighted racquetball/handball courts	401 Westward Drive	Community	1.0
2. Circle Park	Passive park with benches	Curtiss Parkway at Miami Springs Circle	Neighborhood	1.6
3. Crane Park	Passive Park	Quail Avenue and N Royal Poinciana Boulevard	Neighborhood	1.0
4. De Leon Park	Passive park with benches	De Leon Drive	Neighborhood	0.3
5. East Drive Field (Stafford Park)	Baseball; lighted softball; lighted soccer; lighted VITA course; tot lot; picnic area	East Drive and Labaron Drive	Community	9.2
6. Prince Field	Football; baseball; softball; soccer; tot lot; 1,535 sq. ft. field house	1400 Westward Drive	Community	3.6
7. Ragan Park	Passive park	Labaron Drive between Lee Drive and Ragan Drive	Neighborhood	1.0
8. Recreation Center	Indoor gymnasium; swimming pool; fitness center; walking/running track; administrative office	1401 Westward Drive	Community	3.6
9. Rio Vista Drive Park	Passive Park	Rio Vista Drive and North Royal Poinciana Boulevard	Neighborhood	0.6
10. South Bass Lake Park	Passive Park	Bluebird Avenue South to lake	Neighborhood	0.5
11. Dove Avenue Park/Peavy Field	Playing Fields	N. Royal Poinciana Boulevard and Dove Avenue	Community	5.8
12. Canal Bank of C-6 Miami Canal	Passive Park	Dove Avenue to Redbird Avenue	Open Space	2.1
13. Azure Parkway	Passive Park	Azure Way	Open Space	0.2
14. Traffic Island	Pump Station	Corydon Drive & Lenape	Open Space	0.1
15. Traffic Island/Triangle	Open Space	Hunting Lodge Drive, Lenape Drive, Melrose Canal	Open Space	0.4
16. Traffic Island/Triangle	Open Space	Lake Drive & Morningside Drive	Open Space	0.1
17. Traffic Island	Open Space	North Royal Poinciana Boulevard & Starling Avenue	Open Space	0.4
18. Yacht Basin	Open Space	Outgoing Bridge	Open Space	0.9
Community Park				23.2
Neighborhood Park				4.5
Canal Bank, Parkway and Traffic Island				4.2
Total Acreage				32.0

Source: City of Miami Springs, 2010.

Traffic Circulation

The maximum peak hour Level of Service Standard for local roadways in the City of Miami Springs is "D". The table below provides a brief description of the various levels of service referred to in this document.

Table 11: Roadway Level of Service Standards		
Vehicle to Capacity Ratio (V/C Ratio)	LOS	Description
0.00 – 0.60	LOS A	Free flow traffic at average speed
0.61 – 0.70	LOS B	Stable flow with the presence of other users in traffic stream being noticeable
0.71 – 0.80	LOS C	Uncongested with other users in traffic stream causing significant interactions
0.81 – 0.90	LOS D	Congested stable flow with major delays
0.91 – 1.00	LOS E	Very congested with traffic at or near capacity
1.01+	LOS F	Extremely congested with breakdown flow (major delays occurring frequently)
Source: Highway Capacity Manual, Fourth Edition (2000)		

According to the Arterial Grid Analysis Study, prepared by Kimley-Horn & Associates for the Miami-Dade Metropolitan Planning Organization (MPO) in 2007, all of the roadways in Miami Springs are operating at an acceptable standard. There are two roadways, East Drive and Curtiss Parkway (NW 57 Ave), with large volumes of traffic which run into Miami Springs. These roads are also four lane roads and, hence, under the jurisdiction of the County. East Drive's LOS is 'C' and the LOS for Curtiss Parkway is 'D'. Future LOS for Curtiss Parkway is 'D' and East Drive is expected to have a level of service of 'C' in 2015.

There are several major State arterial roads on the perimeter of Miami Springs. Although these roadways are not within the boundary of the City, they attract a substantial amount of traffic and affect mobility in and out of Miami Springs. These arterials include Okeechobee Road, NW 42nd Street (Le Jeune Road), and N.W. 36th Street. According to the MPO, the current LOS of the states roads is 'F' for NW 36th Street and NW 42nd Avenue and, 'C' for Okeechobee Road. Future (2015) LOS for NW 36th Street and NW 42 Avenue is 'F' and, 'C' for Okeechobee Road. All of the roads discussed, including both State and County roads are currently served by Miami-Dade County Transit routes. See Figures 4-7

Review of the MPO's 2035 LRTP (Long Range Transportation Plan) and the 2011 – 2015 Transportation Improvement Program (TIP), reveal no improvements planned for roadways within the municipal limits of Miami Springs.

In the coming years, Miami-Dade County plans to undertake several major transportation projects to alleviate current and future traffic congestion on the previously discussed roads. Plans include the Miami Intermodal Center (MIC) located south of the City and road improvements. Because these projects will have a major impact on Miami Springs, the City is working closely with the County to assure that the City is represented in the planning process.

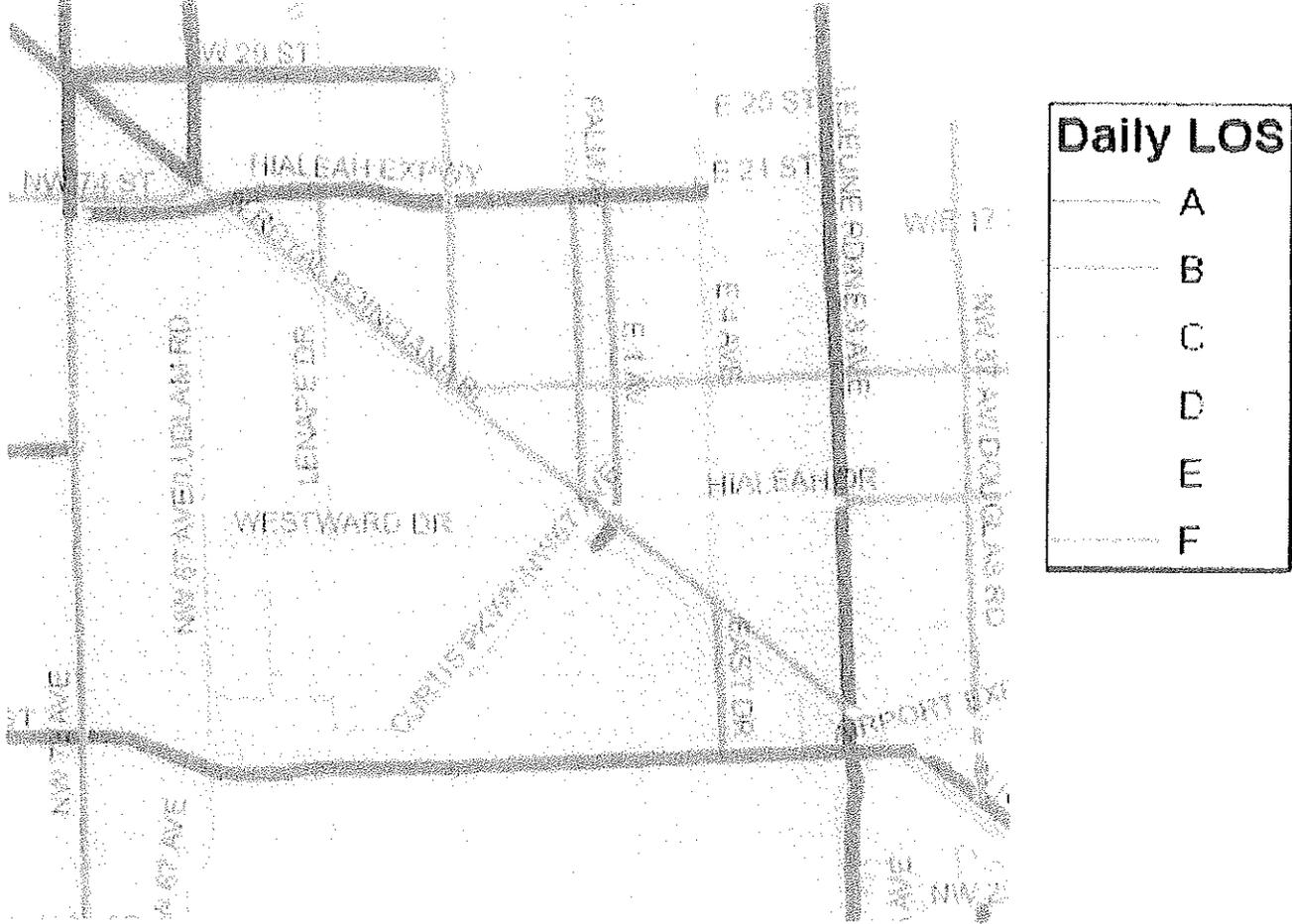
In addition to the efforts of Miami-Dade County, the City of Miami Springs has conducted a Traffic Study which recommended changes to intersections improving traffic flow at NW 36th Street and East Drive, NW 36th Street and Le Jeune and NW 36th Street and Curtiss Parkway. The City of Miami Springs, along with other municipalities, will be working closely with Miami-Dade County to assure that there is a common methodology for measuring the impacts on transportation facilities. This will create greater consistency in the implementation and coordination of concurrency management.

Figure 4: FDOT Functional Classification Map, 2007



- Urban Principal Arterial - Interstate
- Urban Principal Arterial - Other Freeways & Expressways
- Urban Principal Arterial - Other
- Urban Minor Arterial
- Urban Collector
- Urban Local

Figure 6: Projected 2015 Roadway Level of Service



Part II: Goals, Objectives and Policies

~~Consolidated through
Ordinance No. 988-2010~~



Comprehensive Plan

Draft: December 2011

TABLE OF CONTENTS

FUTURE LAND USE ELEMENT.....	1
TRANSPORTATION ELEMENT.....	27
HOUSING ELEMENT.....	40
INFRASTRUCTURE ELEMENT.....	45
CONSERVATION ELEMENT.....	51
RECREATION AND OPEN SPACE ELEMENT.....	57
INTERGOVERNMENTAL COORDINATION ELEMENT.....	61
CAPITAL IMPROVEMENTS ELEMENT.....	68
PUBLIC SCHOOL FACILITIES ELEMENT.....	78

LIST OF TABLES:

Table 1.1: Historic Resources.....	22
Table 2.1: Projected Traffic Volumes and Levels of Service.....	39
Table: Capital Improvement Plan (5 Year).....	77

LIST OF FIGURES:

Figure 1.1: Future Land Use Map.....	97
Figure 1.2: Future Land Use Map <i>Existing and Planned Public Potable Water Wells and Wellhead Protection Areas</i>	99
Figure 1.3: Future Land Use Map <i>Rivers, Bays, Lakes, Floodplains, Harbors and Wetlands</i>	100
Figure 1.4: Future Land Use Map <i>Minerals and Soils</i>	101
Figure 2.1: Future Transportation Map.....	102
Figure 2.2: Future Transportation Map <i>Metrobus Service Areas</i>	103
Figure 2.3: Future Transportation Map <i>Major Traffic Generators</i>	104
Figure 2.4: Future Transportation Map <i>Rapid Transit System</i>	105
Figure 2.5: Future Transportation Map <i>Future Airport Facilities</i>	106

FUTURE LAND USE ELEMENT

GOAL 1: ACHIEVE THE FOLLOWING COMMUNITY CHARACTER:

Miami Springs should be a residential community which offers the best possible residential environment consistent with its location and development history. Development policies should protect and preserve its single-family residential character and neighborhoods by maintaining an adequate supply of safe decent and affordable housing for its current and future residents. ~~Miami Springs should also contain retail sales and service establishments which enhance the quality of life for residents and attract patrons from beyond the City limits. All non-residential development on the edge of the City should buffer Miami Springs' residential uses from the Miami International Airport and other uses that are incompatible with the City's residential and retail character.~~

Objective 1.1 Future Land Use Categories 9J-5.006 (3)(b)1

Maintain existing development and achieve new development and redevelopment consistent with the community character statement articulated as the Community Character Goal above and which:

- 1) protects and preserves single-family neighborhoods as safe, decent and affordable residential areas; and*
- 2) otherwise coordinates future land uses with the appropriate topography and soil conditions and the availability of facilities and services.*

This objective shall be measured by implementation of its supporting policies.

Policy 1.1.1 9J-5.006 (3)(c)1, 2 and 7

The City shall enact and enforce land development code provisions which are consistent with the Future Land Use Map (Figure 1), including the land uses and the densities and intensities specified ~~in thereon and the descriptions of the requirements of those categories, which appear in this Future Land Use Element under the heading "Future Land Use Category Descriptions."~~ The map and the descriptions are incorporated by reference into this Policy 1.1.81.

Policy 1.1.2 9J-5.006 (3)(c)1, 2 and 7

Between enactment of this plan and adoption of the land development code referenced in Policy 1.1.1, the City shall regulate all development in accordance the Future Land Use Map (Figure 1), including the land uses and the densities and intensities specified thereon and the description of the requirements of those categories, all of which are incorporated by reference into this Policy 1.1.2.

Policy 1.1.3

~~9J-5.006(3)(c)1~~

The City shall enact and enforce land development code provisions governing *subdivisions, signs* and *floodplain protection*. Such provisions shall be consistent with this plan and with the applicable Florida statutory and administrative code guidelines ~~and otherwise conform to the following standards.~~

~~Subdivision regulations shall establish rules for platting and subdividing land consistent with the Future Land Use Map and the other goals, objectives and policies of this Comprehensive Plan. They shall establish a plat approval process consisting of preliminary and final plat approval. General and specific design standards shall be included to ensure: 1) appropriate continuity between new streets and existing streets; 2) appropriate continuity between new and existing pedestrian accessways; 3) rights-of-way appropriate to traffic carrying characteristics, stormwater management needs, and other pertinent considerations; 4) that access to N.W. 36th Street and LeJeune Road is controlled and limited; 5) grades, alignments and other design characteristics in accord with the State of Florida Manual of Uniform Minimum Standards for the Design, Construction and Maintenance of Streets and Highways plus such additional higher engineering standards as the City may determine are necessary from time to time; 6) appropriate configuration of blocks and lots; 7) adequate utility easements; 8) installation of certain utilities underground. The enumeration of specific features of the subdivision regulations contained herein shall be interpreted as establishing minimum guidelines for City subdivision regulations, not as precluding additional or higher standards which may have a legitimate public purpose.~~

~~Sign regulations shall limit signs to the minimum amount consistent with reasonable identification of retail and other nonresidential uses. Sign regulations shall include, but not necessarily be limited to the following:~~

~~Prohibitions of and/or limitations on specifically identified signs that clutter the visual environment, but are not necessary to minimum reasonable identification. Such signs may include abandoned signs, animated signs, flashing signs, box wall signs, buntings, balloon signs, neon signs, off premise commercial signs, pole signs, portable signs, projecting signs, roof signs, and swinging signs.~~

~~Restrictions of the number, size and type of authorized signs in order to limit visual clutter while still providing for reasonable identification. Such restrictions may include maximum size and minimum frontage requirements for monument signs and wall~~

signs. Supplemental regulations may be specially tailored for uses with particular sign requirements such as gas stations.

~~Floodplain protection regulations shall be consistent with applicable standards promulgated by the South Florida Water Management District, the South Florida Regional Planning Council, the Dade County Department of Environmental Resource Management, the Florida Department of Environmental Protection, and/or other agencies with relevant jurisdiction and/or information.~~

~~The City shall revise as necessary and enforce flood hazard reduction regulations to ensure: 1) adequate drainage paths around structures to guide storm water runoff; 2) for residential buildings in AE zones, the elevation of the lowest floor and mechanical equipment above the base flood elevation; 3) for nonresidential buildings in AE zones, either the elevation of the lowest floor and mechanical equipment above the base flood elevation or the flood proofing of habitable areas below the base flood elevation; 4) the prohibition of structural fill. The enumeration of specific features of the of flood protection regulations contained herein shall be interpreted as establishing minimum standards for City regulations, not as precluding additional or higher standards which may have a legitimate public purpose. In addition, the City shall participate in the Community Rating System of the National Flood Insurance Program.~~

Policy 1.1.4

~~9J-5.006(3)(c)3~~

The City shall enact and enforce as part of the land development code a concurrency management system ~~which meets the requirements of 9J5.0055.~~ The concurrency management system shall specify that no development permit shall be issued unless the public facilities necessitated by a development (in order to meet level of service standards specified in the ~~Traffic Circulation, Recreation and Open Space, and Infrastructure Policies~~) will be in place concurrent with the impacts of the development or the permit is conditional to assure that they will be in place. The requirement that no development permit shall be issued unless public facilities necessitated by the project are in place concurrent with the impacts of development shall be effective immediately and shall be interpreted pursuant to the following:

1. Measuring Conformance with the Level-of-Service

Public facility capacity availability shall be determined by a set of formulas that reflect the following:

Adding together:

- The total design capacity of existing facilities; plus
- The total design capacity of any new facilities that will become available concurrent with the impact of the development. The capacity of new facilities may be counted only if one or more of the following can be demonstrated:

(A) For water, sewer, solid waste and drainage:

1. The necessary facilities are in place and available at the time a certificate of occupancy is issued, or
2. Such approval is issued subject to the condition that the necessary facilities will be in place and available when the impacts of development occur, or
3. The new facilities are guaranteed in an enforceable development agreement to be in place when the impacts of development occur. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, Florida Statutes, or an agreement or development order pursuant to Chapter 380.06, Florida Statutes (the Development of Regional Impact authorization).

~~(B) For recreation:~~

- ~~1. Paragraphs (1) (3) under (A) above except that construction may begin up to one year after issuance of a certificate of occupancy.~~
- ~~2. The new facilities are the subject of a binding executed contract for the construction of facilities to be completed within one year of the time the certificate of occupancy is issued, or~~
- ~~3. A development agreement as outlined in (A) (3) above but requiring construction to begin within one year of certificate of occupancy issuance.~~

~~(C) For traffic:~~

- ~~1. Paragraphs (A) (1) through (3) or (B) (2) above except that construction can begin up to three years after the approval date.~~

~~2. No modification of public facility level of service standards established by this plan shall be made except by a duly enacted amendment to this plan.~~

~~Subtracting from that number the sum of:~~

- ~~• Existing volumes or flows; plus~~
- ~~• "Committed" volumes or flows from approved projects that are not yet constructed; plus~~
- ~~• The demand that will be created by the proposed project, i.e., site plan, plat or other development order.~~

~~In the case of water, sewers, and solid waste and recreation, the formulas must reflect the latest population verses flows or park acreage.~~

~~Design capacity shall be determined as follows:~~

~~Sewage: the capacity of the County sewage treatment system.~~

~~Water: the capacity of the County water treatment and storage system.~~

~~Solid Waste: the capacity of the County disposal system.~~

~~Drainage: The on-site detention capability and/or storm sewer capacity.~~

~~Roadways: The standard for measuring highway capacities shall be based on techniques that are compatible to the maximum extent feasible with FDOT standards and guidelines, including such standards as may be approved by the Florida Department of Community Affairs for use by Dade County. The measurement of capacity may also be determined by engineering studies provided that analysis techniques are technically sound and acceptable to the City engineer.~~

~~Recreation: Measurement shall be based on recreation data in the Comprehensive Plan plus the latest City population estimate with any necessary interpretation provided by the City manager or designee thereof.~~

~~Transit: The County Transit Agency bus schedules for routes within the City.~~

2. *Concurrency Monitoring System*

The manager or designee thereof shall be responsible for monitoring facility capacities and development activity to ensure that the concurrency management system data base is kept current, i.e., includes all existing and committed development. This data base shall be used to systematically update the formulas used to assess projects. An annual report shall be prepared. The City will adhere to the LOS, schedule of capital improvements, and public facility availability. The City shall establish joint processes for collaborative planning and decision making on population projections to accomplish coordination between the comprehensive plan and facility providers.

3. *Capacity Reservation*

Any development permit application which includes a specific plan for development, including densities and intensities, shall require a concurrency review. Compliance will be finally calculated and capacity reserved at time of final action on a **design review** or **building permit** if no design review is required or enforceable developers agreement. ~~Phasing of development is authorized in accordance with Rule 9J-5.0055.~~ Applications for development permits shall be chronologically logged upon approval to determine rights to available capacity. A capacity reservation shall be valid for a time to be specified in the land development code; if construction is not initiated during this period, the reservation shall be terminated.

4. *Administration*

The City manager (or designee thereof) shall be responsible for concurrency management. The land development code shall specify administrative procedures, including an appeals mechanism, exemptions, plan modifications, burden of proof, etc.

5. *Project Impact or Demand Measurement*

The concurrency management user's procedural guide (a supplement to the land development code) will contain the formulas for calculating compliance plus tables which provide generation rates for water use, sewer use, and solid waste ~~and traffic~~, by land use category. Alternative methods acceptable to the City manager or designee thereof may also be used by the applicant. ~~For example, traffic generation may be based upon the Institute of Transportation Engineer's "Trip Generation" manual.~~

6. *Additional Criteria*

A development order may be issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than three years after issuance of a certificate of occupancy or its functional equivalent as provided in the adopted plan's five-year schedule of capital improvements. The schedule of capital improvements may recognize and include transportation projects included in the first three years of the FDOT five-year work program.

~~The Improvements Element shall set forth a financially feasible plan which demonstrates that the adopted LOS will be achieved and maintained.~~

Policy 1.1.5

9J-5.006(3)(c)4

The City shall enact and enforce land development code standards and incentives to achieve **new development, renovated development and/or redevelopment** that meets high standards for **drainage and stormwater management, open space and landscaping**, and **on-site** circulation and parking and other development standards in keeping with the goals, objectives and policies of this plan. ~~These regulations shall be characterized as follows:~~

~~*Drainage and stormwater management requirements* shall be consistent with applicable standards promulgated by the South Florida Water Management District, the South Florida Regional Planning Council, the Dade County Department of Environmental Resource Management, the Florida Department of Environmental Protection, and/or other agencies with relevant jurisdiction and/or information. The City shall revise as necessary and enforce drainage and stormwater management regulations to ensure that: 1) new development will occur at topographic elevations sufficient to minimize flood impact; 2) there is one inch of on-site drainage detention; 3) post-development runoff is equal to or less than predevelopment runoff; 4) erosion is controlled during and after construction; 5) there is a minimum percentage of pervious open space; 6) appropriate swales receive proper maintenance, and 7) drainage level of service standards are met. These requirements shall be designed to help ensure full compliance with the specific standards set forth in Objective 1.1 of the Infrastructure Element.~~

~~*Open space and landscaping requirements* shall specify above average quantities of plant and other landscaping material and extensive use of xeriscape plant materials and design techniques for non-residential uses. Landscaping regulations shall include, but not necessarily be limited to, establishing a minimum number of trees based on lot size and/or lot frontage, establishing minimum requirements for other plant material, and~~

~~establishing irrigation restrictions which minimize water loss due to evaporation. Regulations shall address site perimeters, parking lots and residential buffers.~~

~~*On-site circulation and parking requirements shall be designed to ensure large circulation aisles, turning radii and parking spaces. Pedestrian access ways will be required through large parking lots to connect building areas to public sidewalks. Bicycle parking racks shall be required for large scale uses. Parking regulations will establish the minimum number of parking spaces which will be required to serve uses; minimums will be based on intensity measures such as building square feet. Parking regulations will establish appropriate minimum sizes for circulation aisles, parking stalls and parking stall angles. General standards will provide for review of parking lot layout in order to ensure that the layout will be safe.*~~

Policy 1.1.6

9J-5.006(3)(e)5

~~The City has enacted zoning regulations which will continue to permit mixed-use development and promote affordable housing opportunities to residents of various income levels.~~

Policy 1.1.7

9J-5.006(3)(e)6

Miami Springs will cooperate with the Metropolitan Dade County Water and Sewer Authority and other Dade County agencies to help ensure that wellfields and cones of influence are protected. Protection measures shall include restrictions on uses. *No new facilities that use, handle, generate, transport or dispose of hazardous wastes shall be permitted within wellfield protection areas, and all existing facilities that use, handle, generate, transport or dispose of more than the maximum allowable quantity of hazardous wastes (as specified in Chapter 24-12.1 of the Code of Metropolitan Dade County, as may be amended from time to time within wellfield protection areas shall be required to take substantial measures such as secondary containment and improved operating procedures to ensure environmentally safe operations.*

Policy 1.1.8

The Future Land Use Category Descriptions:

Single Family Residential Category: This category of land use allows single family detached homes on lots of at least 7,500 square feet of net area. Other uses allowed on land within this category include public parks, primary and secondary schools, houses of worship and public utility facilities necessary to serve the homes within this category. The 7,500 square foot lot size limitation shall not preclude the continued use, development or redevelopment of a home on a smaller lot where such lot or parcel was platted or otherwise of

record prior to the adoption of this Plan. This land use category may be effectuated by one or more zoning districts, provided that all are consistent with the use provisions and none exceed the density restrictions stated herein. In addition to the 7,500 square foot minimum lot size, development shall not exceed 5 dwelling units per acre, including rights-of-way.

Multifamily Residential Category: This category of land use allows multifamily and single family attached residential development up to 20 dwelling units per acre. Neither public nor private rights-of-way shall be counted for the purpose of determining the permitted number of units. Accessory recreation facilities such as swimming pools and tennis courts may be permitted in residential developments provided they are for the exclusive use of the residents of the development in which they are located. Other uses allowed on land within this category include public parks, primary and secondary schools, houses of worship, and public utility facilities necessary to serve the uses within this category. "Community residential homes" shall be allowed as special exceptions subject to such standards as are consistent with applicable state law in general and Chapter 419, F.S. in particular. Single family detached residential units may be allowed at a density of one dwelling unit per 7,500 square feet of site area allocated to single family use. This land use category may be effectuated by one or more zoning districts, provided that all are consistent with the use provisions and none exceed the density restrictions stated herein. [Scrivener's note: The cited statute requires local units of government to allow "community residential homes" with six or fewer residents in single family residential areas provided that they are at least 1,000 feet apart. It requires local units of government to allow "community residential homes" with up to 14 residents in multi-family areas provided that they are at least 1,200 feet apart and provided certain additional conditions are met. One of these additional conditions is discretionary, namely that the character of the area not be changed.]

Central Business District Category: This category of land use is intended to foster a suburban downtown which will: 1) satisfy the frequent retail, personal and professional service needs and desires of persons residing and/or working in Miami Springs and surrounding areas making up its market area; and 2) provide a specialty shopping/restaurant/entertainment destination for a large market area. This category may allow a wide range of convenience and comparison shopping facilities, restaurants, theaters and other compatible uses. Other uses permitted on land within this category could include business and professional office uses; residential uses on upper floors above retail, office and related uses; public parks; municipal buildings and facilities; and public utilities necessary to serve the uses within this category. Buildings within this category shall be limited to a floor area ratio of 1.0.

Neighborhood Business District Category: This category of land use is intended to foster commercial uses that accommodate the frequent retail and personal needs and desires of persons residing and/or working immediately

adjacent residential neighborhoods. It is intended to make conveniently available to residents those goods and services which need to be purchased very frequently during the week. Zoning regulations which effectuate this category could allow a wide range of convenience facilities and other compatible uses. Other uses permitted on land within this category could include business and professional office uses; residential uses on upper floors above retail, office and related uses; public parks, municipal buildings and facilities and public utilities necessary to serve the uses within this category. Buildings within this category shall be limited to a floor area ratio of 1.0.

In 2007, the City of Miami Springs abolished the Airport, Marine and Highway Business District to create three separate Districts in its place. Descriptions of the new districts are listed below:

Airport Golf District: The area comprising this district is bounded by Curtiss Parkway, Fairway Drive and Deer Run. This district is intended to encourage a wide range of compatible and complimentary uses, such as, to-wit:

- 1) Office and commercial business,
- 2) Restaurants,
- 3) Hotels,
- 4) Retail service operations,
- 5) Residential development in accordance with the City Charter,
- 6) Mixed-use projects,
- 7) Other enterprises not inconsistent with the intent of the district that may be provided in the effectuating District Boundary Regulations.

Development within this district shall be permitted a floor area ratio (FAR) of 1.0 by right.

NW 36th Street District: The area comprising this district extends from Curtiss Parkway on the west to the point where the Miami Canal intersects with NW 36th Street on the east. This district is intended to encourage large-scale developments of a wide range of compatible and complimentary uses, such as, to-wit:

- 1) Office and commercial business,
- 2) Restaurants,
- 3) Hotels,
- 4) Residential development in accordance with the City Charter,
- 5) Mixed-use projects,
- 6) Retail service operations,
- 7) Other enterprises not inconsistent with the intent of the district that may be provided in the effectuating District Boundary Regulations.

Development within this district shall be permitted to utilize a floating Floor Area Ratio (FAR) of between 1.0 and 3.0. However, the determination of the

approved and authorized FAR for any proposed project shall remain with the City Council and be directly dependent upon the meeting of certain criteria or incentive provisions to be set forth in the District Boundary Regulations approved and established for this district.

Abraham Tract District: The area comprising this district is located south of NW 36th Street and was previously annexed by the City of Miami Springs with the approval of the property owner. This district is intended to encourage large-scale development of a wide range of compatible and complimentary uses, along with appropriately approved industrial and adult uses, such as, to-wit:

- 1) Office and commercial businesses,
- 2) Restaurants,
- 3) Hotels,
- 4) Retail service operations,
- 5) Residential development in accordance with the City Charter,
- 6) Mixed-use projects,
- 7) Adult-related business activity or use,
- 8) Industrial enterprises which are in conformity with the restrictions and limitations for such businesses to be provided in the District Boundary Regulations,
- 9) Other enterprises not inconsistent with the intent of this district that may be provided in the effectuating District Boundary Regulations.

Developments within this district shall be permitted to utilize a floating Floor Area Ratio (FAR.) of between 1.0 and 3.0. However, the determination of the approved and authorized FAR for any proposed project shall remain with the City Council and be directly dependent upon the meeting of certain criteria or incentive provisions to be set forth in the District Boundary Regulations approved and established for this district.

Public Recreational Open Space Category: This category of land use allows public noncommercial recreational uses such as passive and active parks, playgrounds, golf courses and ancillary and secondary uses supportive of such activities. Buildings within this category shall be limited to 20 feet in height and 10 percent lot coverage.

Public Building Category: This category of land use allows government buildings including administrative buildings and health care facilities where compatible with the surrounding area. Public parks and public utilities necessary to serve the uses within this category are also permitted. Buildings within this category shall be limited to a floor area ratio of 1.0.

Public and Private Education Category: This category of land use allows public and private educational uses, including elementary schools, middle schools and high schools. Passive and active parks, playgrounds and ancillary

and secondary uses supportive of educational uses should be permitted. Buildings within this category shall be limited to a floor area ratio of 0.5.

Religious Institutional Category: This category of land use allows facilities for religious and similar institutions, including, but not limited to, houses of worship and related schools. Public parks and public utilities necessary to serve the uses within this category are also permitted. Buildings within this category shall be limited to a floor area ratio of 0.5.

Medical/Residential Category: This category of land use allows nursing homes and similar facilities for long term medical care in a residential environment. Buildings within this category shall be limited to a floor area ratio of 0.5. Residential dwelling units shall be limited to a density of 20 dwelling units per acre.

Public Well Field Site Category: This category of land use allows public well fields and open space and recreation uses.

Water Body and Water Way Category: This category of land use allows water ways and water bodies and no other development.

Objective 1.2 Redevelopment and Renewal

9J-5.006(3)(b)2

~~Encourage the redevelopment and renewal of blighted areas which may be suitable for affordable, workforce residential and mixed-use projects; no later than 2013, encourage the private redevelopment of at least one redevelopment property that has a blighting impact on the City and can be redeveloped as a mixed use project to provide a wide range of housing opportunities for residents of various income levels.~~

Policy 1.2.1

~~As needed, d)Develop a community development and/or redevelopment plan as needed for target neighborhoods and locations that identifies all programs and potential funding mechanisms available to the City to assist with community development and redevelopment including, without limitation, Community Redevelopment Agency (CRA), Miami Dade Empowerment Zone, Enterprise Zone, Florida Main Street Program, Community Development Corporation, Programs administered by the Miami Dade Office of Community and Economic Development, Small Business Administration programs, marketing of the Community and Airport Area through Chambers of Commerce, and the like.~~

Policy 1.2.2

From the community and/or redevelopment plan prepared under Policy 1.2.1, formulate an overall implementation strategy consisting of a mix of programs

and funding sources best suited to the development of ~~workforce housing and meeting the redevelopment~~ needs of Miami Springs.

Policy 1.2.3

~~Prepare~~Implement community development and physical redevelopment plans for the Downtown and the NW 36th Street Commercial Corridor. These plans will include land use, ~~affordable housing~~ and mixed-use design concepts, infrastructure and transportation, with implementation mechanisms.

Policy 1.2.4

Restrict new retail facilities in the downtown redevelopment area to allowable uses and a size which is compatible and consistent with the character of the area and the nearby residential uses. ~~In general, this policy shall be interpreted as prohibiting certain types of retail uses sometimes called "big box" retail and wholesale stores.~~

Policy 1.2.5

The City shall vigorously enforce codes which require the maintenance of residential and non-residential structures. Particular emphasis shall be placed on pursuing this policy in a way which protects and preserves historic structures and prevents single-family homes from falling into disrepair.

Policy 1.2.6

Should the properties in the block between Curtiss Parkway and Eldron Drive be consolidated, either by a Community Redevelopment Agency or by a private developer, the City shall consider abandoning Eldron Drive. Actual abandonment shall not occur until a site plan for the block or major portion thereof shall be approved. The site plan shall include provisions for vehicular circulation external to the block itself.

Objective 1.3

Elimination or Reduction Uses which are Inconsistent with Community Character

~~9J-5.006(3)(b)8~~

In general, encourage the elimination or reduction of uses which are inconsistent with the community's character and future land uses. This objective shall be measured by implementation of its supporting policies.

Policy 1.3.1:

Inconsistent uses as referred to in Objective 1.3 above are hereby defined as any uses which are located on a site where they would not be permitted by this comprehensive plan.

Policy 1.3.2:

The City shall ~~enact and~~continue to enforce land development regulations which protect the rights of property owners to continue non-conforming uses, but which, at a minimum, provide for the termination of such rights upon the abandonment of a non-conforming use for an extended period of time. ~~Land development regulations which require the elimination of non-conforming uses after a period of amortization shall be consistent with this policy and this comprehensive plan in general.~~

Objective 1.4 Ensure Protection of Natural Resources 9J-5.006(3)(b)4

In general, ensure protection of natural resources. In particular, upgrade the drainage system so that stormwater outfalls into the Miami River Canal fully meet National Pollution Discharge Elimination System (NPDES) standards ~~no later than December 31, 2001 and the standards of Chapter 17-25, FAC and of Chapter 17-302.500, FAC. Upgrade on-site drainage standards to ensure that private properties retain at least the first one inch of stormwater on site and permit no more runoff after development than before development.~~

Policy 1.4.1 9J-5.006(3)(c)4

The City shall enact and enforce land development code provisions that require one inch of on-site drainage detention, post development runoff equal to or less than pre development runoff, erosion control, a minimum percentage of pervious open space, maintenance of swales, drainage level-of-service standards, and other environmentally sensitive land protection measures. ~~These requirements shall be designed to help ensure full compliance with the specific standards set forth in Objective 1.4 above.~~ Such provisions shall be consistent with this plan and with the applicable Florida statutory and administrative code requirements. They shall also be consistent with applicable standards promulgated by the South Florida Water Management District, the South Florida Regional Planning Council, the Dade County Department of Environmental Resource Management, the Florida Department of Environmental Protection, and/or other agencies with relevant jurisdiction and/or information.

Policy 1.4.2 9J-5.006(3)(c)4

~~By December 31, 2001,~~ The City shall take action on~~continue to follow~~ all or a portion of the recommendations of the May 1995 Storm water Management Masterplan prepared by Post, Buckley Schuh & Jernigan, Inc. The policy implications of the Post, Buckley, Schuh & Jernigan, Inc. study are incorporated herein by reference.

Policy 1.4.3

~~By December 31, 1998~~ The City shall continue to incorporate in its capital improvements program any and all expenditures necessitated by the implementation of Policy ~~2~~1.4.2 above.

Policy 1.4.4

~~9J-5.006(3)(e)4~~

The City will ~~determine the need for laboratory~~periodically testing of pollutant loads in its six stormwater outfalls. ~~This determination will be made based on preliminary tests conducted by December 31, 2001.~~

Policy 1.4.5

~~9J-5.006(3)(e)4~~

The City shall update its Drainage Comprehensive Plan as necessary to ensure the continued efficacy of its provisions to upgrade the storm sewer system ~~in accordance with the specific standards of Objective 1.4 above.~~

~~Policy 1.4.6~~

~~9J-5.006(3)(e)4~~

~~Policy 1.1.7 is incorporated as Policy 1.4.6 by reference.~~

Policy 1.4.6~~7~~

~~9J-5.006(3)(e)4~~

The City will continue to ensure coordination between land use and future water supply planning.

Objective 1.5 Protection of Historic Resources

~~9J-5.006(3)(b)4~~

Ensure the protection of the City's most valuable historic resources. This objective shall be measured by implementation of its supporting policies.

Policy 1.5.1

~~9J-5.006(3)(e)8~~

Retain, revise as may be appropriate, and enforce the City's historic preservation ordinance.

Policy 1.5.2

Vigorously enforce existing building maintenance codes in order that historic structures do not fall into such severe states of disrepair that they cannot feasibly be brought up to standard condition.

Policy 1.5.3

~~9J-5.006(3)(e)8~~

The City's most valuable historic resources are hereby defined to include: 1) The Pueblo Hotel portion of the Fair Havens Nursing Home, which is a state-

designated historic site; and 2) The Curtiss mansion at the Villas. Additional potential historic sites include, but are not limited to those listed in Table 1.14 of the Future Land Use Element ~~Part I~~.

Objective 1.6 Hurricane Evacuation **9J-5.006(3)(b)6**

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 Metro-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, ~~which is consistent with the~~ It shall also consider the most current Interagency Hazard Mitigation Team Report as part of the development regulations, FEMA 955 DR-FL, August 1992. The 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.

Policy 1.6.2

The City Manager or designee shall annually assess the City's existing and permitted population densities to determine if changes are significant enough to transmit such data to the Metro-Dade Office of Emergency Management to assist in their hurricane evacuation planning.

Objective 1.7 Discourage the Proliferation of Urban Sprawl **9J-5.006(3)(b)8**

Discourage the proliferation of urban sprawl. This objective shall be measured by implementation of its supporting policy.

Policy 1.7.1

~~Policy 1.1.1 is incorporated as Policy 1.7.1 by reference. Policy 1.1.1 incorporates the Future Land Use Map and defines the regulatory significance of its land use categories. It is a legislative determination of the City that development according to the Future Land Use Map will discourage urban sprawl by continuing to provide residential and employment opportunities in Miami Springs, which is inside the Dade County Urban Development Boundary.~~

Objective 1.8 Drainage and Sewer System Land Needs

~~9J-5.006 (3)(b)9~~

In general, ensure the availability of suitable land for drainage and sanitary sewer system facilities needed to support planned infrastructure improvements. In particular, retain all land owned by the City suitable and necessary for infrastructure.

Policy 1.8.1

~~The City shall enact and enforce land development code provisions for sewer lift stations, stormwater lift stations and collection/infiltration mechanisms and other utility land requirements.~~

Policy 1.8.12

The City shall not vacate any road rights-of-way without first obtaining an engineering opinion determining that the vacated right-of-way is not necessary to accommodate future storm and/or sanitary sewer facilities, all of which are expected to be needed in the future can be accommodated in such rights-of-way.

Objective 1.9 Innovative Development Regulations

~~9J-5.006 (3)(b)10~~

Encourage the use of innovative land development regulations which may include provisions for planned unit developments and other mixed use development techniques. This objective shall be measured by implementation of its supporting policy.

Policy 1.9.1

The City will pursue the below techniques as a means for accomplishing the objectives to provide adequate sites for low, very low, and moderate income housing, including but not limited to:

- a) Mixed-use development
- b) Environmentally conscious or “green” housing design
- c) The use of traffic circulators throughout the City routed near affordable housing developments

~~**Objective 1.10 Fulfill Administrative Code Requirements Pertaining to Planning Time Frames**~~

~~**Policy 1.10**~~

~~In order to fulfill the requirements of Rule 9J-5.005 (4), this policy hereby adopts planning periods 1997 through 2000, 2001 through 2005, 2006 through 2010 and 2011 through 2015. The years 2000, 2005, 2010 and 2015 are~~

~~adopted as timeframe milestones in order to facilitate coordination in planning between Miami Springs and the South Florida Regional Planning Commission. In implementing these timeframes, data and analysis shall be updated through at least 2010.~~

~~**Objective 1.11** *The City shall coordinate future land uses with the availability of facilities and services such that the canals will not receive stormwater that exceeds water quality standards established in Infrastructure Element Objective 1.1, which is incorporated herein by reference, and adopted LOS standards, which are also incorporated herein by reference with the intent and purpose of ensuring that facilities and services are available to meet future land use needs. The City shall coordinate future development so as to not increase flooding.*~~

~~**Policy 1.11.1**~~

~~Policies 1.1.1 through 1.1.7 of this element is incorporated herein by reference.~~

~~**Policy 1.11.2**~~

~~Policies 1.1.1 through 1.1.5 of the Infrastructure Element are incorporated herein by reference.~~

Objective 1.102 *Decisions regarding the location, extent and intensity of future land use will be based upon the physical and financial feasibility of providing, by the year 2000, all urbanized areas with services at levels of service (LOS) which meet or exceed the minimum standards adopted in the Capital Improvements Element.*

Policy 1.102.1

All development orders authorizing new, or significant expansion of existing, urban land uses shall be contingent upon the provision of services at the levels of service (LOS) which meet or exceed the LOS standards specified in the Capital Improvements Element (CIE).

Policy 1.102.2

Miami Springs shall consider maintaining and enhancing formalized requirements and procedures for all development, regardless of size, to contribute its proportionate share of capital facilities, or funds or land therefore, necessary to accommodate impact of the proposed development or increment of redevelopment over and above preexisting development on a site.

Policy 1.102.3

Miami Springs shall continue and, where possible, improve efforts to coordinate projects to construct or repair infrastructure such as roadways and utilities in order to minimize the disruption and inconvenience caused by such construction activities.

Policy 1.12.4

~~The Planning Department shall coordinate and centralize the compilation of monitoring information necessary to make necessary determinations regarding existing and projected levels of service and to periodically prepare Evaluation and Appraisal Reports for submittal to the State land planning agency, as required by Chapter 163, F.S. and Rule 9J-5, F.A.C.~~

Objective 1.113 *The location, design and management practices of development and redevelopment shall ensure the protection of natural resources and systems by recognizing, and sensitively responding to constraints posed by soil conditions, topography, water table level, vegetation type, wildlife habitat, and hurricane and other flood hazards, and by reflecting the management policies contained in resource planning and management plans prepared pursuant to Chapter 380, Florida Statutes, and approved by the Governor and Cabinet.*

Policy 1.113.1

Development orders shall be consistent with the goals, objectives and policies contained in the Conservation Element of this Plan, and with all applicable environmental regulations, as well as all other elements of the Comprehensive Plan.

Policy 1.113.2

Significant natural resources and systems which shall be protected from incompatible land use include the Miami River, the Ludlam Canal, and potable water-supply wellfield areas identified in the Future Land Use Element.

Objective 1.124 *Assure compatibility of adjacent land uses and developments through plan adoption and implementation procedures-to-be-initiated-in-1998.*

Policy 1.124.1

~~Develop and adopt a land development code consistent with the comprehensive plan and the future land use map~~Continue to revise the Land Development Code for compliance and consistency with the Comprehensive Plan.

Policy 1.124.2

Provide proper buffering between uses and differing types of development through the adoption of urban design guidelines (as defined by district boundary regulations), governing land use transitions, as well as traditional screening and setback requirements.

Objective 1.13 *Provide continuity between the old and the new in the built environment. Retain the scale and the unique character of the Commercial Districts.*

Policy 1.13.1

Retain the older, historically valuable buildings in and around the Commercial Districts. Encourage adaptive re-use of older buildings by promoting rehabilitation and reuse of existing structures that contribute to the overall design character of Commercial Districts.

Policy 1.13.2

Maintain the existing scale of Commercial Districts. New construction should fit into the context of the existing built environment and complement Commercial Districts' character. Encourage infill development that is compatible with existing uses and improves the pedestrian environment and the streetscape. Permit taller buildings only if they are in scale with other structures in the area.

Objective 1.14 *Improve the visual quality of the Commercial Districts, with an emphasis on the pedestrian environment.*

Policy 1.14.1

Support entrance and facade remodeling on the Commercial District's buildings that will contribute to the pedestrian environment and the character of the Commercial Districts.

Policy 1.14.2

Develop city programs to improve the pedestrian and aesthetic nature of the Commercial Districts environment.

Policy 1.14.3

Encourage cooperation between the business community and the City in the establishment of attractive and successful Commercial Districts. Require individuals (merchants, owners and business people) to contribute and maintain landscaping throughout Commercial Districts on their own property

and in the public domain.

Policy 1.14.4

Recognize that different parts of the Commercial Districts have special character, and develop programs to strengthen and reinforce them. Develop land use, density, special design features, and building guidelines.

Objective 1.15 *Ensure that the Commercial Districts enhance Miami Springs unique social and cultural character by making the Commercial Districts a center with both daytime and nighttime activities.*

Policy 1.15.1

Provide cultural activities and opportunities for diverse ethnic, age, and social groups in the Commercial Districts.

Objective 1.16 The City will adopt Land Development Code/Regulations that enhance the redevelopment potential of the NW 36th Street District and the Abraham Tract District.

Policy 1.16.1

The City will create a new section within the LDRs to provide specific redevelopment incentives and parameters for the NW 36th Street District including, but not limited to:

- Permitted and prohibited uses
- Setbacks, lot coverage and floor area ratios
- Architectural design standards
- Standards for off-street parking
- Development review procedures

Policy 1.16.2

The City will create a new section within the LDRs to provide specific redevelopment incentives and parameters for the Abraham Tract District including, but not limited to:

- Permitted and prohibited uses
- Setbacks, lot coverage and floor area ratios
- Architectural design standards
- Standards for off-street parking
- Development review procedures

~~9J-5.006 Objective and Policy Requirements Not Applicable to Miami Springs~~

~~Rule 9J-5 of the Florida Administrative Code requires communities to adopt as part of their~~

Future Land Use Element objectives and policies which address various issues, except where those issues are not reasonably applicable to a particular community. The following objective and policy provisions of Rule 9J-5 are deemed by the City of Miami Springs to be inapplicable to Miami Springs:

- ~~9J5.006 (3) (b) 5~~ pertaining to coastal population densities.
- ~~9J5.006 (3) (b) 7~~ pertaining to resource planning and management plans prepared pursuant to Chapter 380, FS.
- ~~9J5.006 (3) (b) 11~~ pertaining to the availability of dredge spoil deposit sites.
- ~~9J5.006 (3) (c) 9~~ pertaining to the availability of dredge spoil deposit sites.

Table 1.1
Historic Resources

<i>Address</i>	<i>Comment</i>	<i>Date</i>
200 Azure Drive	Osceola Apartments / Hotel	1925
309 Azure Way		1920-29
325 Azure Way		1920-29
333 Azure Way		1920-29
Canal Street	Miami Springs Bridge	1930
30 Canal Street		1920-29
24 Carlisle Drive		1920-29
125 Carlisle Drive		1920-29
45 Curtiss Parkway	Clune/Stadnik Building	1925
201 Curtiss Parkway	Fair Haven Center Drive	1920-29
4020 Curtiss Parkway	Blessed Trinity Catholic Church	1930-39
85 Deer Run	Lua Curtiss House I/The Alamo	1926
500 Deer Run	Glenn H. Curtiss Estate	1925
465 DeLeon Drive		1920-29
111 Fairway Drive	Hernance Residence Drive	1920-29
Flamingo Circle	Cinema Park	
281 Glendale Drive	Hunting Lodge & Skeet Club	1924
240 Hibiscus Drive		1920-29
31 Hunting Lodge Court	G. Carl Adams House	1926
Hunting Lodge Drive	Miami Golf Course	
27 Hunting Lodge Drive		1920-29
150 Hunting Lodge Drive	Lua Curtiss House II Drive	1920-29
424 Hunting Lodge Drive	Millard-McCarty House	1926
851 Hunting Lodge Drive	Hequembourg Home	1930-39
960 Hunting Lodge Drive		1920-29
Lafayette Drive		1920-29
633 La Villa Drive		
526 Navarre Drive		1920-29
241 Palmetto Drive		
265 Palmetto Drive		1920-29
51 Park Street	Miami Springs Elementary	1937
22 Pinecrest Drive	Kondall Residence	1925
299 Pinecrest Drive	Leaycraft Residence	1925
Poinciana Boulevard	Circular Park	

~~FUTURE LAND USE CATEGORY DESCRIPTIONS~~

~~This section is a component of Future Land Use Policy 1.1.1 and is adopted as such by reference. It explains the types of land uses that are to be permitted by the land development code which implements the Future Land Use Map. The land development code will contain more detail about permitted land uses than does this section. Land development code use regulations which are not specifically addressed in this section and which are not obviously incompatible with this section and other relevant policies may be deemed to be consistent with the overall comprehensive plan.~~

~~***Single Family Residential Category:*** This category of land use allows single family detached homes on lots of at least 7,500 square feet of net area. Other uses allowed on land within this category include public parks, primary and secondary schools, houses of worship and public utility facilities necessary to serve the homes within this category. Schools were included in this category in the June 23, 1997 first reading version of this plan in order to make a sensible accommodation of the need for schools in proximity to residential areas; schools are retained herein with bold face italic type emphasis added in order to explicitly respond to objection and recommendation number 14 of the Objections, Recommendations and Comments Report on the June 23, 1997 first reading version of this plan. The 7,500 square foot lot size limitation shall not preclude the continued use, development or redevelopment of a home on a smaller lot where such lot or parcel was platted or otherwise of record prior to the adoption of this Plan. This land use category may be effectuated by one or more zoning districts, provided that all are consistent with the use provisions and none exceed the density restrictions stated herein. In addition to the 7,500 square foot minimum lot size, development shall not exceed 5 dwelling units per acre, including rights-of-way.~~

~~***Multifamily Residential Category:*** This category of land use allows multifamily and single family attached residential development up to 20 dwelling units per acre. Neither public nor private rights-of-way shall be counted for the purpose of determining the permitted number of units. Accessory recreation facilities such as swimming pools and tennis courts may be permitted in residential developments provided they are for the exclusive use of the residents of the development in which they are located. Other uses allowed on land within this category include public parks, primary and secondary schools, houses of worship, and public utility facilities necessary to serve the uses within this category. "Community residential homes" shall be allowed as special exceptions subject to such standards as are consistent with applicable state law in general and Chapter 419, F.S. in particular. Single family detached residential units may be allowed at a density of one dwelling unit per 7,500 square feet of site area allocated to single family use. This land use category may be effectuated by one or more zoning districts, provided that all are consistent with the use provisions and none exceed the density restrictions stated herein. [Scrivener's note: The cited statute requires local units of government to allow "community residential homes" with six or fewer residents in single family residential areas provided that they are at least 1,000 feet apart. It requires local units of government to allow "community residential homes" with up to 14 residents in multi-family areas provided that they are at least 1,200 feet apart and provided certain additional conditions are met. One of these additional conditions is discretionary, namely that the character of the area not be changed.]~~

~~**Central Business District Category:** This category of land use is intended to foster a suburban downtown which will: 1) satisfy the frequent retail, personal and professional service needs and desires of persons residing and/or working in Miami Springs and surrounding areas making up its market area; and 2) provide a specialty shopping/restaurant/entertainment destination for a large market area. This category may allow a wide range of convenience and comparison shopping facilities, restaurants, theaters and other compatible uses. Other uses permitted on land within this category could include business and professional office uses; residential uses on upper floors above retail, office and related uses; public parks; municipal buildings and facilities; and public utilities necessary to serve the uses within this category. Buildings within this category shall be limited to a floor area ratio of 1.0.~~

~~**Neighborhood Business District Category:** This category of land use is intended to foster commercial uses that accommodate the frequent retail and personal needs and desires of persons residing and/or working immediately adjacent residential neighborhoods. It is intended to make conveniently available to residents those goods and services which need to be purchased very frequently during the week. Zoning regulations which effectuate this category could allow a wide range of convenience facilities and other compatible uses. Other uses permitted on land within this category could include business and professional office uses; residential uses on upper floors above retail, office and related uses; public parks, municipal buildings and facilities and public utilities necessary to serve the uses within this category. Buildings within this category shall be limited to a floor area ratio of 1.0.~~

~~**In 2007, the City of Miami Springs abolished the Airport, Marine and Highway Business District to create three separate Districts in its place. Descriptions of the new districts are listed below:**~~

~~**Airport Golf District:** The area comprising this district is bounded by Curtiss Parkway, Fairway Drive and Deer Run. This district is intended to encourage a wide range of compatible and complimentary uses, such as, to wit:~~

- ~~1) Office and commercial business;~~
- ~~2) Restaurants;~~
- ~~3) Hotels;~~
- ~~4) Retail service operations;~~
- ~~5) Residential development in accordance with the City Charter;~~
- ~~6) Mixed-use projects;~~
- ~~7) Other enterprises not inconsistent with the intent of the district that may be provided in the effectuating District Boundary Regulations.~~

~~Development within this district shall be permitted a floor area ratio (FAR) of 1.0 by right.~~

~~**36th Street District:** The area comprising this district extends from Curtiss Parkway on the west to the point where the Miami Canal intersects with Northwest 36th Street on the east. This district is intended to encourage large-scale developments of a wide range of compatible and complimentary uses, such as, to wit:~~

- ~~1) Office and commercial business;~~

- 2) Restaurants;
- 3) Hotels;
- 4) Residential development in accordance with the City Charter;
- 5) Mixed-use projects;
- 6) Retail service operations;
- 7) Other enterprises not inconsistent with the intent of the district that may be provided in the effectuating District Boundary Regulations.

~~Development within this district shall be permitted to utilize a floating Floor Area Ratio (FAR) of between 1.0 and 3.0. However, the determination of the approved and authorized FAR for any proposed project shall remain with the City Council and be directly dependent upon the meeting of certain criteria or incentive provisions to be set forth in the District Boundary Regulations approved and established for this district.~~

~~**Abraham Tract District:** The area comprising this district is located south of Northwest 36th Street and was previously annexed by the City of Miami Springs with the approval of the property owner. This district is intended to encourage large-scale development of a wide range of compatible and complimentary uses, along with appropriately approved industrial and adult uses, such as, to-wit:~~

- 1) Office and commercial businesses;
- 2) Restaurants;
- 3) Hotels;
- 4) Retail service operations;
- 5) Residential development in accordance with the City Charter;
- 6) Mixed-use projects;
- 7) Adult-related business activity or use;
- 8) Industrial enterprises which are in conformity with the restrictions and limitations for such businesses to be provided in the District Boundary Regulations;
- 9) Other enterprises not inconsistent with the intent of this district that may be provided in the effectuating District Boundary Regulations.

~~Developments within this district shall be permitted to utilize a floating Floor Area Ratio (FAR) of between 1.0 and 3.0. However, the determination of the approved and authorized FAR for any proposed project shall remain with the City Council and be directly dependent upon the meeting of certain criteria or incentive provisions to be set forth in the District Boundary Regulations approved and established for this district.~~

~~**Public Recreational Open Space Category:** This category of land use allows public non-commercial recreational uses such as passive and active parks, playgrounds, golf courses and ancillary and secondary uses supportive of such activities. Buildings within this category shall be limited to 20 feet in height and 10 percent lot coverage.~~

~~**Public Building Category:** This category of land use allows government buildings including administrative buildings and health care facilities where compatible with the surrounding area. Public parks and public utilities necessary to serve the uses within this category are also permitted. Buildings within this category shall be limited to a floor area ratio of 1.0.~~

~~**Public and Private Education Category:** This category" of land use allows public and private educational uses, including elementary schools, middle schools and high schools. Passive and active parks, playgrounds and ancillary and secondary uses supportive of educational uses should be permitted. Buildings within this category shall be limited to a floor area ratio of 0.5.~~

~~**Religious Institutional Category:** This category of land use allows facilities for religious and similar institutions, including, but not limited to, houses of worship and related schools. Public parks and public utilities necessary to serve the uses within this category are also permitted. Buildings within this category shall be limited to a floor area ratio of 0.5.~~

~~**Medical/Residential Category:** This category of land use allows nursing homes and similar facilities for long-term medical care in a residential environment. Buildings within this category shall be limited to a floor area ratio of 0.5. Residential dwelling units shall be limited to a density of 20 dwelling units per acre.~~

~~**Public Well Field Site Category:** This category of land use allows public well fields and open space and recreation uses.~~

~~**Water Body and Water Way Category:** This category of land use allows water ways and water bodies and no other development.~~

TRANSPORTATION ELEMENT

~~This Transportation Element is adopted on an interim basis with a specific commitment to revise its goal, objectives and policies by December 31, 2000 or sooner. Interim adoption with a date certain for revision is necessary in order to achieve coordination with the transportation plans and programs of the Dade County Metropolitan Planning Organization (MPO) and Dade County. As of the date of the Florida Department of Community Affairs Objections, Recommendations and Comments Report on the June 23, 1997 first reading version of this comprehensive plan, the Dade County MPO and Dade County were still in the process of formulating the plans and policies with which Miami Springs will be compelled to coordinate.~~

Goal 1: PROVIDE FOR A MULTI-MODAL TRANSPORTATION SYSTEM THAT MEETS THE NEEDS OF MIAMI SPRINGS AND THE LARGER COMMUNITY OF WHICH MIAMI SPRINGS IS A PART WITH MINIMAL NEGATIVE IMPACT ON THE QUALITY OF LIFE.

Objective 1.1 Motorized and Non-Motorized Transportation System 9J-5.019 (4) (b) 1

In general, provide for a safe, convenient, and efficient motorized and non-motorized transportation system. In particular, achieve acceptable level of services on public roads. This objective shall be made measurable by its implementing policies.

Policy 1.1.1 9J-5.007 (3) (c) 1

The City shall regulate the timing of development to maintain at least the following peak period hour ~~L~~level of ~~S~~service standards on roadways that lie within its municipal boundaries:

- The level of service standard adopted by the Metropolitan Dade County Comprehensive Development Master Plan for all state and county roadways within Miami Springs. (Scrivener's note: The Dade County standards are as follows: • Where extraordinary transit service such as commuter rail or express bus service exists, parallel roadways within 1/2 mile shall operate at no greater than 150 percent of their capacity. This standard shall apply to N.W. 36th Street. • Where mass transit service having headways of 20 minutes or less is provided within 1/2 mile distance, roadways shall operate at no greater than 120 percent of their capacity. This standard shall apply to Okeechobee Road and Royal Poinciana Boulevard. • Where no public mass transit service exists, roadways shall operate at or above LOS E, in Special Transportation Areas 20 percent of non-State roads may operate below E. Special Transportation areas are mentioned in the Metropolitan Dade County Comprehensive Development Master Plan, but they are not defined. The scrivener has requested Dade County provide the operating definition intended by the Plan.)

- Level of service "D" for all local roads within Miami Springs.

For the purpose of this policy, the "peak period hour" or PPH shall be the average of the two highest consecutive hours. Special Transportation Areas are established through a legal process.

~~Policy 1.1.1 hereby incorporates by reference the level of service standard for mass transit articulated in Policy 1.6.4 of this Transportation Element.~~

Policy 1.1.2

~~9J-5.019 (4) (e) 2~~

The City shall enact and enforce land development code standards and a review process to control roadway access points, on-site traffic flow and on-site parking. The land development code will require the use of joint access drives for adjacent uses. It will also set minimum design standards for:

- the spacing and design of driveway curb cuts;
- the size of ingress and egress lanes for major land uses;
- the spacing and design of median openings; and
- the provision of service roads.

State highway access management standards will be considered in developing roadway access point controls, although they are mandatory only for state highways. The access management controls will be tailored to achieve the ends set forth in **Objective 1.1**. On-site traffic flow and on-site parking standards will be designed to encourage high levels of pedestrian and bicycle use, including requiring bike racks under certain conditions.

Policy 1.1.3

The City shall approve no alteration in the existing traffic circulation system which materially reduces the continuity and rights-of-way of arterials or collectors shown on the Future Transportation Map. This policy shall not be interpreted to block closing of local streets to enhance neighborhood security and quietude.

Policy 1.1.4

~~9J-5.019 (4) (e) 5~~

The City shall develop bicycle path facilities and landscaping on the Miami River ~~(C-6)~~ Canal and the Ludlam Canal.

Policy 1.1.5

~~9J-5.019 (4) (e) 5~~

The City shall enact and/or maintain on-site circulation and parking requirements designed to ensure large circulation aisles, turning radii and parking spaces. Pedestrian access ways should be required through large parking lots to connect building areas to public sidewalks. Bicycle parking

racks should be required for large scale uses. Parking regulations should establish the minimum number of parking spaces which will be required to serve uses; minimums should be based on intensity measures such as building square feet. Parking regulations should establish appropriate minimum sizes for circulation aisles, parking stalls and parking stall angles. General standards should provide for review of parking lot layout in order to ensure that the layout will be safe. The City shall evaluate the feasibility and desirability of establishing special parking requirements for the Central Business District.

Policy 1.1.6

The current architectural integrity, dimensions and location of the bridges which cross the Miami River Canal shall be maintained. The City shall employ all feasible efforts to ensure that the appearance and location of the historic bridges is not altered in any way. This policy shall not be interpreted as preventing maintenance that preserves structural integrity so long as the dimensions, profile and surface color and texture remains indistinguishable from the original design.

~~Policy 1.1.7~~ ~~9J 5.019 (4) e) 8~~

~~The City shall continue to coordinate with the MPO and monitor the impact of plans to improve major arterials including: 1) the widening of Okeechobee Road (US 27, SR 25); 2) the upgrading of N.W. 36th Street; 3) the upgrading of Le Jeune Road (SR 953); 4) the redesign and reconstruction of the "Iron Triangle" interchange (where the Airport Expressway, Le Jeune Road and N.W. 36th Street converge); and the provision of access to the Miami Intermodal Center (MIC).~~

~~Policy 1.1.8~~

~~The City shall evaluate the utility of employing Transportation Concurrency Management Areas and/or Transportation Concurrency Exception Areas in the concurrency management process. Transportation Concurrency Management Areas are authorized in 9J 5.0055 (5) and Transportation Concurrency Management Exception Areas are authorized in 9J 5.0055 (6).~~

~~Policy 1.1.9~~ ~~9J 5.019 (4) (b) 2~~

~~The City shall identify and secure funding from appropriate and available sources in order to conduct a comprehensive Transportation Master Plan. The purpose of the Plan shall be: a) to update and address the City's transportation needs given the substantial roadway expansions that have taken place in the vicinity of Miami International Airport, b) alleviate on going and new problems or deficiencies, and c) develop, coordinate and integrate a premium multi-modal transportation system including pedestrian facilities, bicycle paths, transit facilities, traffic calming and parking facilities.~~

Objective 1.2 Coordinate Traffic Circulation with Land Use

~~9J-5.019(4)(b)(8)~~

In general, coordinate the traffic circulation system with land uses shown on the future land use map. In particular, provide the traffic circulation system which is shown on the Future Transportation Map. This objective shall be made measurable by its implementing policies.

~~Policy 1.2.1~~

~~The City shall approve no alteration in the existing traffic circulation system which materially reduces the continuity and rights-of-way of arterials or collectors shown on the Future Transportation Map. This policy shall not be interpreted to block closing of local streets to enhance neighborhood security and quietude.~~

Policy 1.2.12

Speeding and through-traffic on residential streets shall be identified and mitigated wherever necessary so as to make streets and sidewalks as pedestrian friendly as feasible. Various options for speed and traffic controls should be explored. Such options may take the form of stricter enforcement of speed limits, the placement of stop signs and utilizing other traffic calming techniques~~control devices, or the construction of roadway features such as medians, pavement reductions, pavement textures or the provision of shrubbery and trees close to the roadway will serve as deterrents to speeding.~~ Appropriate analysis and planning should be undertaken prior to final construction in the case of approaches which require physical solutions.

Policy 1.2.23

The City shall seek the installation of an appropriate quadrant gate at the point where Royal Poinciana crosses the Florida East Coast Railroad. It is one of the intents of this policy to reduce the need for trains to blow their whistles. Implementation of this policy is dependent on the enactment of Federal legislation permitting such gates.

Objective 1.3 Coordination with FDOT and the MPO

~~9J-5.019 (4) (b) 3~~

In general, continue to coordinate plans and programs of the Florida Department of Transportation (FDOT), FDOT's Florida Transportation Plan and Metropolitan Planning Organization and monitor the impact of said plans/programs. In particular, coordinate with the MPO plans to improve major arterials.

Policy 1.3.1

The City shall continue to direct appropriate City staff to attend selected meetings of Metropolitan Planning Organization and related *ad hoc* committees pertaining to: ~~1) the widening of Okeechobee Road (US 27, SR 25); 2) the upgrading of N.W. 36th Street; 3) the upgrading of Le Jeune Road (SR 953); 4) the redesign and reconstruction of the "Iron Triangle" interchange (where the Airport Expressway, Le Jeune Road and N.W. 36th Street converge); and the provision of access to the Multimodal Center improvements envisioned for south of N.W. 36th Street, and other transportation infrastructure and operational projects which may affect Miami Springs may be considered from time to time by the MPO.~~

Policy 1.3.2

The City shall direct appropriate staff to annually review and evaluate the Florida Department of Transportation 5-Year Transportation Plan to determine if plans and programs contained therein necessitate any revision to this or other elements of this Comprehensive Plan.

Policy 1.3.3

In coordinating with the Metropolitan Planning Organization, the City shall promote and encourage only changes to the traffic and transit systems which: 1) do not disrupt those land use patterns in the City which are established and which are beneficial to residents; 2) do not disrupt those aspects of the local circulation system which are established and which are beneficial to the residents and businesses; and 3) do not increase the level of noise pollution to which City residents and businesses are subjected. In implementing this policy, the City shall resist to the maximum extent feasible any future efforts to create an elevated roadway as a means of enhancing the traffic capacity of NW 36th Street, but shall instead encourage to the maximum extent feasible efforts to improve NW 36 Street with "Smart Street" technologies. The City shall resist to the maximum extent feasible any regional thoroughfare improvements which would have the effect of bisecting the portion of the City south of NW 36th Street, the portion of the City commonly known as the "annexation area." Other implementation efforts will be undertaken as appropriate.

Objective 1.4 Coordination with Transit Agency

~~9J-5.019(4)(b)3~~

*In general, coordinate **with** the plans and programs of the Metropolitan Dade County Transit Agency. This objective shall be made measurable by its implementing policies.*

Policy 1.4.1

The City shall direct appropriate city staff to attend selected meetings of the Metropolitan Dade County Transit Agency pertaining to ~~levels of service for buses and other transit.~~

Policy 1.4.2

~~9J-5.019 (4)(c)12~~

~~By the year 2001 or sooner, the City will study the densities and intensities on the Future Land Use Map in order to determine what increases are needed to coordinate with the ambitions of the Metro-Dade Transit Agency to support existing and soon to be proposed transit services. In addition, the City shall implement Special exception provisions for the Airport, Marine and Highway Category of the Future Land Use Map as set forth in the Future Land Use Element. These provisions are incorporated herein by reference.~~

Objective 1.5 Right-of-Way Protection

~~9J-5.019 (4)(b)5~~

In general, protect existing rights-of-way and future rights-of-way from building encroachment. In particular, achieve zero net loss of right-of-way from building encroachment throughout the period during which this plan is in effect.

Policy 1.5.1

~~9J-5.019 (4)(c)4~~

The City shall use the land development code as enacted, the land development code enforcement procedures and the building code enforcement procedures to protect existing rights-of-way through setback requirements which prohibit right-of-way encroachments of any kind.

Objective 1.6 Reduce Cut-Through Traffic

Reduce the intrusion of cut-through traffic and speeding, and improve the safety and mobility of pedestrians and bicyclists.

Policy 1.6.1

The City shall continue to support the programs of its Bicycle-Pedestrian-Traffic Committee.

Objective 1.7 Provision of Transit and Coordination of Transit Planning

~~9J-5.019 (4)(b)1~~

In general, provide efficient mass transit and paratransit services based on existing and proposed major trip generators. In particular, provide the Metropolitan Dade County transportation planning agencies with ad hoc periodic development reports and other input on the status of any development or redevelopment which could alter the need for bus and paratransit services. This objective shall be made measurable by its implementing policies ~~which shall be implemented beginning immediately and on an ongoing basis.~~

Policy 1.7.1

The City should prepare a written report to be transmitted to the Technical Coordinating Committee of the Metropolitan Planning Organization outlining the locations, characteristics and/or special transit needs that have developed or been identified in the year preceding the annual request for the Transportation Improvement Program Update. This report shall include: 1) estimated new employment by income; 2) estimated new patrons; 3) estimated new residential occupancy. Potential current and future mass transit needs will be suggested.

Policy 1.7.2

The City should support proposals for increased frequency of bus service along NW 36th Street, Okeechobee Road and Le Jeune Road as a means to relieve tendencies for over capacity during peak hours.

Policy 1.7.3

~~The City shall direct appropriate staff to attend selected meetings of the Metropolitan Dade County Transit Agency, the Metropolitan Planning Organization, the Florida Department of Transportation and any other public transportation agency offering special services for the disadvantaged.~~

Policy 1.7.4 ~~9J 5.019(4)1~~

~~The City hereby establishes the following Dade County transit level of service standards in coordination with motorized traffic level of service standards as set forth in Policy 1.1.1 of this Transportation Element:~~

~~The minimum peak hour mass transit level of service shall be that all areas within the Dade County Urban Development Boundary (UDB) (which includes all of Miami Springs) which have a combined resident and work force population of more than 10,000 persons per square mile shall be provided with public transit service having 60 minute headways and an average route spacing of one mile provided that:~~

- ~~1) The average combined population and employment density along the corridor between the existing transit network and the area of expansion exceeds 4,000 per square mile, and the corridor is 0.5 miles on either side of any necessary new routes or route extensions to the area of expansion;~~
- ~~2) It is estimated that there is sufficient demand to warrant the service;~~
- ~~3) The service is economically feasible; and~~

~~4) The expansion of transit service into new areas is not provided at the detriment of existing or planned services in higher density areas with greater need.~~

~~Issuance of all development orders for new development or significant expansions of existing development shall be contingent upon compliance with the level of service standard contained above.~~

~~These level of service standards are adopted as interim standards until the Florida Department of Community Affairs determines what the acceptable standards for Dade County will be.~~

~~**Policy 1.7.5**~~

~~Policy 1.4.2 is incorporated herein by reference.~~

Objective 1.8 Coordination with Plans for 9J-5.019 (4)(b)4
"Transportation Disadvantaged People"

On a continual basis and throughout the effective period of this plan, the City shall coordinate with the Metropolitan Dade County Transit Agency, the Metropolitan Planning Organization, the Florida Department of Transportation and any public transportation agency offering special services for "transportation disadvantaged people." This objective shall be made measurable by its implementing policies.

Policy 1.8.1

The City shall direct appropriate staff to attend selected meetings of the Metropolitan Dade County Transit Agency, the Metropolitan Planning Organization, the Florida Department of Transportation and any other public transportation agency offering special services for the disadvantaged.

Policy 1.8.2

The City shall encourage the increased use of wheel chair accessible buses on Dade County bus routes which serve the City.

Objective 1.9 Transit Right-of-Way Protection 9J-5.019 (4)(b)5

In general, protect existing and future mass transit rights-of-way and exclusive mass transit corridors. In particular, achieve zero net loss of right-of-way from building encroachment throughout the period during which this plan is in effect. This objective shall be made measurable by its implementing policy.

Policy 1.9.1

~~9J-5.019 (4)(c)4~~

The City shall use the land development code as enacted, the land development code enforcement procedures and the building code enforcement procedures to protect existing rights-of-way through setback requirements which prohibit right-of-way encroachments of any kind.

**Objective 1.10 Coordinate Airport Facilities
with Land Use and Conservation**

~~9J-5.019 (4)(b)1~~

In general, coordinate the expansion of Miami International Airport with future Miami Springs land uses and the Conservation Element of this Comprehensive Plan. In particular, 1) provide Miami International Airport planners with ad hoc periodic input on the potential impact on Miami Springs of proposals for Miami International Airport and vice versa particularly with respect to roadway improvements. This objective shall be made measurable by its implementing policies.

Policy 1.10.1

~~9J-5.019 (4)(c)14~~

The City shall direct appropriate staff to review plans and attend selected meetings pertaining to planning for Miami International Airport expansion. The City staff shall encourage airport planners to develop the north edge of the airport (which lies adjacent to Miami Springs) with a mix of land uses and buffers which will be compatible with adjacent land uses in the City. The City shall continue its active participation in the Miami International Airport Ad Hoc Committee established jointly by the City and the Village of Virginia Gardens. Further, the City shall continue its active participation in the planning efforts for Miami International Airport and the Airport Area through appropriate forums that may come into existence in the future, including those established and/or sponsored by Metropolitan Dade County, the State of Florida and the Federal Aviation Administration. The City shall encourage full implementation of the Miami International Airport Ad Hoc Committee's Phase I program, including especially the implementation of a FAR Part 150 Noise Compatibility Program for Miami International Airport.

Policy 1.10.2

~~9J-5.008 (3)(c)1 and 5~~

~~The Future Land Use Map shall be considered in all transportation planning. The City shall enact and enforce land development code provisions which are consistent with the Future Land Use Map (Figure 1), including the land uses and the densities and intensities specified thereon and the descriptions of the requirements of those categories, which appear in this Future Land Use Element under the heading "Future Land Use Category Descriptions." The map and the descriptions are incorporated by reference into this Policy 1.9.2.~~

Objective 1.11 Coordinate Surface Traffic Access to Miami International Airport with Traffic Portion of the Future Transportation Map

9J-5.019 (4)(b)3

In general, coordinate surface transportation access to the Miami International Airport with traffic circulation system. In particular, coordinate with the Florida Department of Transportation (F-DOT) and the Metropolitan Planning Organization (MPO) to assure the development of a surface access system for Miami International Airport (MIA) and the Miami Intermodal Center (MIC) which will be consistent with the goals, objectives and policies of the City of Miami Springs as articulated herein.

Policy 1.11.1

The City shall coordinate with the Florida Department of Transportation (F-DOT) and the Metropolitan Planning Organization (MPO) to assure the development of a surface access system for the Miami International Airport (MIA) and the Miami Intermodal Center (MIC) which will be consistent with the goals, objectives and policies of the City of Miami Springs as articulated herein.

Policy 1.11.2

~~The City shall retain the current intersection of Curtiss Parkway with NW 36th Street.~~

~~**Objective 1.12 Coordinate with MIA Expansion Plans and Related FAA Plans**~~

~~9J-5.019 (4)(b)3~~

~~*In general, evaluate and participate in activities related to the expansion of Miami International Airport facilities and any FAA and/or Miami Dade Aviation Authority Plans.*~~

~~**Policy 1.12.1**~~

~~The City shall continue to direct appropriate City staff to review plans and attend selected meetings pertaining to planning for Miami International Airport expansion and operations. The City staff shall encourage airport planners to develop the north edge of the airport (which lies adjacent to Miami Springs) with a mix of land uses and buffers which will be compatible with adjacent land uses in the City.~~

Objective 1.123 Integrate Access to Miami International Airport with Surface Transit

~~9J-5.010 (4)(b)3~~

In general, ensure that access routes to the Miami International Airport and related facilities are integrated with other modes of surface transit.

Policy 1.123.1

The City shall direct appropriate staff to review plans and attend selected meetings pertaining to planning for Miami International Airport expansion. The City staff shall encourage airport planners to develop the north edge of the airport (which lies adjacent to Miami Springs) with a mix of land uses and buffers which will be compatible with adjacent land uses in the City.

~~Policy 1.13.2~~

~~9J-5.009 (3)(c)4~~

~~The City shall coordinate with the MPO plans to improve major arterials including: 1) the widening of Okeechobee Road (US 27, SR 25); 2) the upgrading of N.W. 36th Street; 3) the upgrading of Le Jeune Road (SR 953); 4) the redesign and reconstruction of the "Iron Triangle" interchange (where the Airport Expressway, Le Jeune Road and N.W. 36th Street converge); and the provision of access to the Miami Intermodal Center (MIC) improvements envisioned for south of N.W. 36th Street.~~

Objective 1.134 Provide Comprehensive Transportation Strategies
~~Fulfill Other Requirements of 9J-019~~

Identify effective strategies involving parking, traffic efficiency and alternative traffic routes and useful ways in which the transportation element requirements of 9J-019, F.A.C. not previously identified in this element can be fulfilled.

Policy 1.134.1

~~9J-5.019 (4)(e)3~~

~~No later than 2001, the City shall identify and evaluate parking strategies that are compatible with all other elements of this plan and promote transportation goals and objectives. As part of this effort, conduct a search of the professional literature and of practice in other jurisdictions.~~

~~Policy 1.14.2~~

~~9J-5.019 (4)(e)6~~

~~No later than 2001, the City shall identify and evaluate transportation demand management programs that are compatible with all other elements of this plan and reduce the number of vehicle miles traveled per capita. As part of this effort, coordinate with related efforts of the Metropolitan Dade County Transit Agency.~~

Policy 1.13.24.3

~~9J 5.019 (4)(c)7~~

~~No later than 2001, the City shall identify and evaluate transportation system management strategies that are compatible with all other elements of this plan and improve transportation system efficiency and safety. As part of this effort, conduct a search of the professional literature and of practice in other jurisdictions.~~

Policy 1.14.4

~~9J 5.019 (4)(c)10~~

~~No later than 2001, the City shall identify and evaluate numerical indicators (such as modal split, annual transit trips per capita and auto occupancy rates) against which mobility goals can be measured. As part of this effort, conduct a search of the professional literature and of practice in other jurisdictions. Also as part of this effort, coordinate with the efforts of the Metropolitan Dade County Transit Agency.~~

Policy 1.13.34.5

~~No later than 2001, the City shall identify and evaluate ways in which it can encourage local traffic to use alternatives to the Florida Interstate Highway System route.~~

~~9J 5.007, 9J 5.008 and 9J 5.009 Objective and Policy Requirements Not Applicable to Miami Springs~~

~~Rule 9J 5 of the Florida Administrative Code requires communities to adopt as part of their Transportation Element objectives and policies which address various issues, except where those issues are not reasonably applicable to a particular community. The following objective and policy provisions of Rule 9J 5 are deemed by the City of Miami Springs to be inapplicable to Miami Springs:~~

- ~~• 9J5.019 (4) (c) 12 — A coordinated and consistent policy with the future land use element to encourage land uses which promote public transportation in designated public transportation corridors.~~
- ~~• 9J5.019 (4) (c) 13 — Establishment of strategies to facilitate local traffic to use alternatives to the Florida Intrastate Highway System to protect its interregional and intrastate functions.~~

**Table 2.1
Projected 2015 Traffic Volumes and Levels of Service**

Location	Nearest Count Station Letter (Fig 2.1)	Nearest Count Station Number (Fig 2.1)	Number of Lanes	Projected Peak Direction ADT	Peak Hour Peak Direction at 9 % of ADT	Peak Hour Peak Direction Maximum Service Volume at LOS "E"	Proposed Transporta- tion Element Policy 1.1.1 "Capacity"	Policy 1.1.1 "Capacity" Met YES/NO
NW 36th (SR 948)	E of NW 57th Avenue	430	6D	41,100	3,699	2,520	3,780	YES
NW 36th (SR 948)	W of NW 42nd Avenue	102	6D	40,900	3,681	2,520	3,780	YES
Le Jenne Road (SR 953)	S of Miami River Canal	0558	4D	23,800	2,142	1,670	2,004	NO
Okeechobee Rd (SR 25)	SE of NW 67th Avenue	5252	6D	31,200	2,808	2,520	3,024	NO
Okeechobee R(1 (SR 25)	SE of NW 54th Avenue	200	6D	38,800	3,492	2,520	3,024	NO
Curtiss Parkway	NE of Miami Springs Circle	A	4D	25,700	2,313	1,670	1,670	NO
Royal Poinciana Blvd S	SE of Miami Springs Circle	B	2	13,700	1,233	780	936	NO
Palmetto Drive	S of Miami Springs Circle	C	2	na	na	780	780	na
Curtiss Parkway	SW of Miami Springs Circle	D	4D	19,000	1,710	1,670	1,670	NO
Westward Drive	W of Miami Springs Circle	E	4D	7,600	684	1,670	1,670	YES
Royal Poinciana Blvd N	NW of Miami Springs Circle	F	2	11,800	1,062	780	936	NO

Source: The "Projected Number of Lanes" is the same as the current number of lanes except for Okeechobee Road (which is shown increased to 6 lanes) because it is based on the September 18, 1995 Draft of the Cost Feasible Plan for the Year 2015. "Projected Peak Direction ADT" from November 28, 1995 Draft Year 2015 Transportation Plan prepared by the Metropolitan Planning Organization. The Year 2015 Plan associates projected volumes with links. For this table, the link volumes have been assigned to the nearest count station for the convenience of comparison.

The nine percent peak hour factor selected by Robert K. Swarthout, incorporated based on general experience. "Peak Hour Peak Direction Maximum Service Volume at LOS figures as given for Group C (2.5 to 4.5 signalized intersections per mile) in Table 3-1 of the Florida Department of Transportation 1995 Level of Service Manual. Explanation of Column Headings: "ADT" means "average daily traffic." The "D" in the "Number of Lanes" column signifies a divided roadway. "Peak Line", Peak Direction Maximum Service Volume at LOS "K" is included for informational purposes only; LOS "E" is not the current nor the proposed LOS standard.

"Transportation Element Policy 1.1.1 Capacity" means the amount of traffic that would be utilized for concurrency management purposes if Policy 1.1.1 is adopted in the form proposed in the July, 1996 draft of this plan. This is not a capacity measurement in the sense that such is normally understood, which is why the word "capacity" is placed in quotation marks in the heading.

Policy 1.2.3 to seek redevelopment plans for the Downtown and the NW 36th Street Commercial Corridor and, Policy 1.9.1 to consider adequate sites are appropriate for mixed use redevelopment.

Policy 1.1.6

The City will ensure the location of affordable housing units is consistent with neighborhood character, as required in the Future Land Use Element Objective 1.1 to maintain existing and achieve new development consistent with neighborhood character, Policy 1.2.2 to formulate an overall implementation strategy and Policy 1.9.1 to provide adequate sites.

Objective 1.2 Preservation of Affordable Housing ~~9J-5.010 (3)(b)1~~

Preserve affordable housing for all current and future residents. Preserve all of the existing 5,000 plus units in sound condition through aggressive code enforcement and housing rehabilitation assistance.

Policy 1.2.1 ~~9J-5.010 (3)(e)4~~

The City shall enact and enforce the County minimum housing standards code or an appropriate modification enacted by the City Council.

Policy 1.2.2 ~~9J-5.010 (3)(e)4~~

The City shall from time to time informally evaluate alternate strategies to guide enforcement of the County minimum housing standards code so as to achieve maximum effectiveness. It is recognized by this policy that systematic and ad hoc inspections might be most appropriate at different times and in different sub areas of the City.

Policy 1.2.3 ~~9J-5.010 (3)(e)3~~

Through land development code setback/bulk standards and through implementation of drainage improvements, the City shall help assure the continuation of stable residential neighborhoods.

Objective 1.3 ~~Eliminate Substandard Housing;~~
~~Structurally and Aesthetically Improve Housing;~~ ~~9J-5.010 (3)(b)2~~
~~Conserve, Rehabilitate and Demolish Housing~~ ~~9J-5.010 (3)(b)5~~

~~Eliminate substandard housing (including those units lacking complete plumbing or lacking complete kitchen facilities), structurally and aesthetically improve, conserve, rehabilitate, and demolish housing when needed. This objective shall be made measurable by its implementing policies and by an inventory showing the and show a reduction in the inventory of substandard~~

housing units in the City.

Policy 1.3.1

~~Policies 1.2.1 and 1.2.3 are herein incorporated by reference~~ Eliminate substandard housing (including those units lacking complete plumbing or lacking complete kitchen facilities), structurally and aesthetically improve, conserve, rehabilitate, and demolish substandard housing when needed.

~~Objective 1.4 — Provide Adequate Sites for Very Low, Low and Moderate Income Households~~ ~~9J-5.010 (3)(b)4~~

~~In general, provide adequate sites for very low, low, and low and moderate income households. In particular, facilitate development of 554 additional renter occupied units and 809 owner occupied units affordable for households earning 120 percent or less of County median income.~~

~~Policy 1.4.1~~

~~Policies 1.1.1 through 1.1.3 are adopted herein by reference.~~

~~Policy 1.4.2~~

~~Manufactured housing shall be permitted in all areas designated by this plan for residential use.~~

~~Objective 1.5 — Adequate Sites for Manufactured Homes~~ ~~9J-5.010 (3)(b)3~~

~~Provide adequate sites for manufactured homes. This objective shall be made measurable by its implementing policies.~~

~~Policy 1.5.1~~

~~Manufactured housing shall be permitted in all areas designated by this plan for residential use.~~

Objective 1.46 Adequate Sites for Group Homes **9J-5.010 (3)(b)4**

Accommodate small group homes and foster care facilities in residential areas. ~~Have~~ Provide at least one group home in the City.

Policy 1.46.1 **9J-5.010 (3)(c)6**

The City shall enact and enforce land development code regulations which permit HRS-licensed group homes, including foster care facilities. Such regulations shall permit small scale group homes and foster care facilities in residential areas and areas with residential character and shall otherwise be

designed to meet State law in general and Chapter 419, F.S., in particular. Prior to enactment of such regulations, the City shall interpret and enforce applicable existing regulations in a manner which is fully consistent with State law and administrative code requirements pertaining to group homes.

Objective 1.57 **Housing Coordination and Implementation** ~~9J-5.010 (3)(b)7~~

The Local Planning Agency (LPA) shall serve as the body to coordinate and achieve housing policy implementation in coordination with the South Florida Local Initiatives Support Corporation (LISC).

Policy 1.57.1 ~~9J-5.010 (3)(e)1~~

The City shall maintain formal communications with appropriate private and non-profit housing agencies to assure that adequate information on City housing policies flows to housing providers. A list of agencies shall include representatives from the local Board of Realtors, Builders Associations, and the South Florida Local Initiatives Support Corporation (LISC).

Policy 1.57.2 ~~9J-5.010 (3)(e)7~~

The City shall fully cooperate with any developer using County Surtax funds, the County Housing Finance Agency or other subsidy mechanisms.

Objective 1.68 **Historically Significant Housing**

Identify and preserve at least ten historically significant residential structures.

Policy 1.68.1 ~~9J-5.010 (3)(e)3~~

~~Policies 1.5.1 and 1.5.2 of the Future Land Use Element are adopted herein by reference~~ Retain, revise as may be appropriate, and enforce the City's historic preservation ordinance.

Policy 1.6.2

Vigorously enforce existing building maintenance codes in order that historic structures do not fall into such severe states of disrepair that they cannot feasibly be brought up to standard condition.

~~9J-5.010 Objective and Policy Requirements Not Applicable to Miami Springs~~

~~Rule 9J-5 of the Florida Administrative Code requires communities to adopt as part of their Housing Element objectives and policies which address various issues, except where those issues are not reasonably applicable to a particular community. The following objective and policy provisions of Rule 9J-5 are deemed by the City of Miami Springs to be inapplicable to Miami Springs:~~

~~• 915.010(3) (b) 1: Provide adequate sites for mobile homes.~~

~~• 915.010(3) (c) 3: pertaining to the protection and conservation of natural resources in the context of airports and related facilities.~~

INFRASTRUCTURE ELEMENT

GOAL 1 PROVIDE AND MAINTAIN THE PUBLIC INFRASTRUCTURE IN A MANNER THAT WILL ENSURE WATER QUALITY, CONSERVE NATURAL RESOURCES AND PROTECT THE PUBLIC HEALTH, SAFETY, AND QUALITY OF LIFE FOR MIAMI SPRINGS RESIDENTS.

Objective 1.1 Correct Drainage Deficiencies 9J-5.011-(2)(b)1
Increase Drainage Capacity 9J-5.011-(2)(b)1

Correct existing drainage facility deficiencies and increase drainage facility capacity. Upgrade the drainage system so that stormwater outfalls into the Miami River Canal fully meet National Pollution Discharge Elimination System (NPDES) standards ~~no later than August 15, 2008 and the standards of Chapter 17-25, FAC and of Chapter 17-302.500, FAC.~~ Upgrade on site drainage standards to ensure that private properties retain at least the first one inch of stormwater on site and permit no more runoff after development than before development.

Policy 1.1.1 9J-5.011-(2)(e)4 and 5

The City shall enact and enforce land development code provisions that require one inch of on-site drainage detention, post development runoff equal to or less than pre development runoff, erosion control, a minimum percentage of pervious open space, maintenance of swales, drainage level-of-service standards, and other environmentally sensitive land protection measures. These requirements shall be designed to help ensure full compliance with the specific standards set forth in Objective 1.1, above. Such provisions shall be consistent with this plan and with the applicable Florida statutory and administrative code requirements. They shall also be consistent with applicable standards promulgated by the South Florida Water Management District, the South Florida Regional Planning Council, the Dade County Department of Environmental Resource Management, the Florida Department of Environmental Protection, and/or other agencies with relevant jurisdiction and/or information.

Policy 1.1.2 9J-5.011-(2)(e)1

~~By August 15, 2008~~ *The City shall ~~take action on~~ continue to follow the recommendations of the May 1995 Stormwater Management Masterplan prepared by Post, Buckley Schuh & Jernigan as further defined in the priorities identified in the April 2001 Stormwater Master Plan Update. The policy and planning implications of the Post, Buckley, Schuh & Jernigan, Inc. studies are incorporated herein by reference.*

~~Policy 1.1.3~~ ~~9J-5.011 (2)(c)1~~

~~By December 1, 2008 the City shall incorporate in its capital improvements program any and all expenditures necessitated by the implementation of Policy 1.1.2 above, as funding becomes available.~~

Policy 1.1.4

The City will determine the need for laboratory testing of pollutant loads in its six stormwater outfalls.

Policy 1.1.5

The City shall update its Stormwater Management Master Plan as necessary to ensure the continued efficacy of its provisions to upgrade the storm sewer system in accordance with the specific standards of Objective 1.1 above.

~~Objective 1.2~~ ~~Correct Sanitary Sewer Deficiencies~~ ~~9J-5.011 (2)(b)1~~

~~Increase Sanitary Sewer Capacity~~ ~~9J-5.011 (2)(b)1~~

~~In general, continue to correct existing sanitary sewer facility deficiencies and increase sanitary sewer capacity in accordance with the 1998 Sewer System Evaluation Survey. In particular, continue to evaluate, maintain, and upgrade public sanitary sewer collection facilities. This objective shall be made measurable by its implementing policies.~~

~~Policy 1.2.1~~ ~~9J-5.011 (2)(c)1~~

~~By December 1, 2008 the City shall take action on all or a portion of the recommendations of the *Manifolding of Pumping Stations Wastewater System Study* and the *Sewer System Evaluation Survey*, both prepared by Post, Buckley Schuh & Jernigan, Inc.~~

~~Policy 1.2.2~~ ~~9J-5.011 (2)(c)1~~

~~The City shall incorporate in its capital improvements program any and all expenditures necessitated by the implementation of Policy 1.2.1 above. This shall be done as funding becomes available or as needed (such as in the event of an emergency repair or to address any problems or deficiencies that may arise).~~

Policy 1.2.3

The City shall periodically inspect the sanitary sewer collection system to ensure that infiltration is eliminated or reduced and to otherwise ensure proper functioning.

**Objective 1.23 Correct Solid Waste Deficiencies
Increase Solid Waste Capacity**

~~9J-5.011 (2)(b)3~~
~~9J-5.011(2)(b)3~~

In general, correct existing solid waste system deficiencies and increase solid waste system capacity. In particular, achieve the most cost-effective solid waste collection system by 2006.

Policy 1.3.1

~~No later than 2001, the City shall assess the cost effectiveness of replacing the City collection system with a system operated by one or more private contractors subject to City established operating specifications. City control could be maintained through franchise agreements or other regulatory approaches.~~

Policy 1.2.13.2

~~9J-5.011 (2)(e)1~~

~~No later than 1999, the City will continue to make any initiate any resulting recommended changes in the solid waste collection system, including the recycling component.~~

Objective 1.34 Correct Potable Water Deficiencies

~~9J-5.011 (2)(b)1~~

To correct existing potable water system deficiencies and otherwise improve potable water service.

Policy 1.34.1

The City shall coordinate with Miami-Dade County Water and Sewer Department to identify and correct potable water deficiencies in the City.

Policy 1.34.2

The City shall coordinate with Miami-Dade County Water and Sewer Department to plan for infrastructure improvements and expansions to serve new development and redevelopment.

Policy 1.34.3

The City will support the SFWMD and Miami-Dade County water reuse projects and implementation of new regulations or programs designed to increase the volume of reclaimed water used and public acceptance of reclaimed water.

Policy 1.3.4

The City will coordinate with Miami-Dade County in the adoption and updates to the Water Supply Plan.

Objective 1.45 Level of Service

Secure, through an interlocal agreement, adequate water supply and potable water treatment capacity to meet the City's adopted level of service (LOS) standards; see policies for measurable standards.

Monitoring and Evaluation:

Monitoring the Interlocal agreement to ensure that it guarantees that the level of service standard adopted by the City will be maintained through the planning horizon.

Policy 1.45.1

~~9J-5.011 (2)(e)(2)a~~

Sanitary Sewers: The County-wide "maximum day flow" of the preceding year shall not exceed 98 percent of the County treatment system's rated capacity. The sewage generation standard shall be 140 average gallons per capita per day.

Policy 1.45.2

~~9J-5.011 (2)(e)(2)d~~

Potable Water: The City shall secure adequate potable water supply from the Miami-Dade Water and Sewer Department to provide an average of 155 gallons of potable water per capita per day. In addition, the City shall enforce the following standards through its interlocal agreement with the Miami-Dade Water and Sewer Department:

- a) The regional treatment system shall operate with a rated maximum daily capacity of no less than 2 percent above the maximum daily flow for the preceding year, and an average daily capacity 2 percent above the average daily system demand for the preceding 5 years.
- b) Water shall be delivered to users at a pressure of no less than 20 pounds per square inch (psi) and no greater than 100 psi. Unless otherwise approved by the Miami-Dade Fire Department, minimum fire flows based on the land use served shall be maintained as follows:

Land Use Min.	Fire Flow (gpm)
Single Family Residential Estate;	500
Single Family and Duplex;	
(Residential 750 on minimum lots of 7,500 sf)	750
Multi-Family Residential; ;	1,500
Semiprofessional Offices Hospitals,	
Schools;	2000
Business and Industry;	3,000

- (c) Water quality shall meet all federal, state, and county primary standards for potable water.
- (d) Countywide storage capacity for finished water shall equal no less than 15 percent of the countywide average daily demand.

Policy 1.45.3 ~~9J-5.011 (2)(e)(2)e~~

Drainage: All nonresidential development and redevelopment shall adequately accommodate runoff to meet all Federal, state and local requirements. Stormwater shall be treated in accordance with the state code provisions of Chapter 17-25, FAC in order to meet receiving water standards in Chapter 17-302.500, FAC. One inch of runoff shall be retained on site. Post-development runoff shall not exceed peak pre-development runoff.

Policy 1.45.4 ~~9J-5.011 (2)(e)(2)b~~

Solid Waste: The County solid waste disposal system shall maintain a minimum of five years capacity. For City planning purposes, a generation rate of 5.2 pounds per person per calendar day shall be used.

Objective 1.56 Water Conservation ~~9J-5.011 (2)(b)4~~

Implement water conservation initiatives recommended by Miami-Dade County, the South Florida Water Management District, the Florida Department of Environmental Protection and the City's Utilities Department to help Miami-Dade County reduce average daily water consumption to less than 150 gallons per capita per day by the year 2017.

Monitoring and Evaluation
Average daily consumption shall evaluation on an annual basis to determine if goal is likely to be met and if policy changes are needed.

Policy 1.56.1 ~~9J-5.011 (2)(e)3~~

The City shall enact and enforce land development code and other regulations that include: 1) water conservation-based irrigation requirements; 2) water

conservation-based plant species requirements derived from the South Florida Water Management District's list of native species and other appropriate sources; 3) lawn watering restrictions; 4) mandatory use of ultra-low volume water saving devices for substantial rehabilitation and new construction; and 5) other water conservation measures, as feasible.

Policy 1.56.2

~~9J-5.011 (2)(c)3~~

The City shall promote education programs for residential, commercial and other uses which will discourage waste and conserve potable water.

Policy 1.56.3

The City will collaborate with the Miami-Dade County Water and Sewer Department in an effort to devise a means of tracking water consumption in the City from customer billings or other sources.

Policy 1.56.4

~~9J-5.011 (2)(c)3~~

The City shall collaborate with the Miami-Dade County Water and Sewer Department efforts to ensure that the potable water distribution system shall reduce water loss to less than 16 percent of the water entering the system.

Policy 1.56.5

The City shall coordinate future water conservation efforts with the Miami-Dade Water and Sewer Department and the South Florida Water Management District to ensure that proper techniques are applied. In addition, the City shall continue to support and expand existing goals, objectives and policies in the comprehensive plan that promote water conservation in a cost-effective and environmentally sensitive manner.

Policy 1.56.6

The City will continue to actively support the SFWMD and Miami-Dade County in the implementation of new regulations or programs that are designed to conserve water during the dry season.

~~9J-5.011 Objective and Policy Requirements Not Applicable to Miami Springs~~

~~Rule 9J-5 of the Florida Administrative Code requires communities to adopt as part of their Infrastructure Element objectives and policies which address various issues, except where those issues are not reasonably applicable to a particular community. The following objective and policy provisions of Rule 9J-5 are deemed by the City of Miami Springs to be inapplicable to Miami Springs:~~

- ~~9J5.011 (3) (b) 1 Addressing maximizing the use of existing facilities and minimizing urban sprawl.~~

CONSERVATION ELEMENT

GOAL 1 PRESERVE AND ENHANCE SIGNIFICANT NATURAL RESOURCES IN MIAMI SPRINGS.

Objective 1.1 Air Quality 9J-5.013 (2)(b)1

In general, protect air quality. In particular, achieve or maintain applicable standards as established by the U.S. Environmental Protection Agency.

Policy 1.1.1

Facilitate more efficient transportation services and facilities (including public transit facilities, bicycle facilities and pedestrian facilities) by pursuing the objectives and policies set forth in the Transportation Element.

Policy 1.1.2

Emissions of fumes and vapors from all hazardous waste facilities shall be controlled, and these facilities shall comply with Lowest Achievable Emission Rates. Vapor control systems shall be required to reduce hydrocarbon emissions from vehicles being filled at gas stations.

Policy 1.1.3

Require oxygen renourishing landscaping as a part of new private development.

Policy 1.1.4

Provide oxygen renourishing landscape for public grounds.

Policy 1.1.5

The City shall encourage the State of Florida and Dade County agencies to establish permanent air quality monitoring stations Miami Springs and other areas impacted by Miami International Airport.

Objective 1.2 Water Supply Quantity and Quality 9J-5.013 (2)(b)2

In general, conserve, appropriately use and protect the quality and quantity of current and projected water sources ~~and water that flow into estuarine waters or oceanic waters~~. In particular, upgrade the drainage system so that stormwater outfalls into the Miami River Canal fully meet National Pollution Discharge Elimination System (NPDES) standards ~~no later than December 31, 2001 and the standards of Chapter 17-25, FAC and of Chapter 17-302.500, FAC~~. Upgrade on site drainage standards to ensure that private

properties retain at least the first one inch of stormwater on site and permit no more runoff after development than before development.

Policy 1.2.1

~~9J-5.0013 (2)(e)1~~
~~9J-5.0013 (2)(e)6~~
with-respect-to-soils

The City shall cooperate with the Metropolitan Dade County Water and Sewer Authority and other Dade County agencies to help ensure that wellfields and cones of influence are protected. Protection measures shall include restrictions on uses. No new facilities that use, handle, generate, transport or dispose of hazardous wastes shall be permitted within wellfield protection areas, and all existing facilities that use, handle, generate, transport or dispose of more than the maximum allowable quantity of hazardous wastes (as specified in Chapter 24-12.1 of the Code of Metropolitan Dade County, as may be amended) ~~from time to time~~ within wellfield protection areas shall be required to take substantial measures such as secondary containment and improved operating procedures to ensure environmentally safe operations.

Policy 1.2.2

~~9J-5.013 (2)(e)6~~
with-respect-to-soils

The City shall also prohibit the deposit of solid waste or industrial waste including spent oils, gasoline by-products or greases accumulated at garages, filling stations and similar establishments that create a health or environmental hazard upon any vacant, occupied or unoccupied premises, parkway or park, and in any canal or waterway within the City.

~~Policy 1.2.3~~

~~9J-5.013 (2)(e)1~~

~~The City shall pursue Policies 1.4.1 through 1.4.6 of the Future Land Use Element which are incorporated herein by reference.~~

Policy 1.2.34

The City shall ensure that the water quality in the traditional and new alternative water supply sources is protected.

Objective 1.3 Water Supply

To support the City's potable water suppliers in the development of alternate water supply sources as approved by the South Florida Water Management District and to further conserve potable water during emergency situations.

Policy 1.3.1

~~9J-5.013 (2)(e)4~~

The City will continue to enforce emergency water conservation ordinance based on both the South Florida Water Management District model ordinance

and any specific SFWMD requirements. In addition, the City will work with SFWMD to create a plan which allows for alternative water supply development funding, more comprehensive regional water supply plans, and enhanced consumptive use permitting.

Policy 1.3.2

Miami Springs shall support agencies that supply potable water to the City (through intergovernmental coordination) in the development of alternate water supply sources as approved by the SFWMD.

Objective 1.4 **Vegetative Communities, Soils
Wildlife Habitat and Wildlife**

~~9J-5.013 (2)(b)3 and 4~~

In general, develop, conserve, appropriately use and protect native vegetative communities for their own sake and to protect soils, wildlife habitat and wildlife. In particular, achieve some enhancement and expansion of native vegetative communities, including fisheries and marine habitat.

Policy 1.4.1

The City shall retain an appropriate professional with expertise in native vegetation to monitor areas for which the City has maintenance responsibility and on which is located native vegetation. The expert will prepare appropriate reports and recommendations for enhancing native vegetation. This policy shall only be implemented if the City has adequate resources to meet this and all higher priority undertakings.

Policy 1.4.2

The City shall evaluate the feasibility of incorporating recommendations derived from the implementation of Policy 1.4.1 above into the Capital Improvements Budget or the operating budget.

Policy 1.4.3

~~9J-5.013 (2)(c)6~~

The City shall prohibit the deposit of solid waste or industrial waste including spent oils, gasoline by-products or greases accumulated at garages, filling stations and similar establishments that create a health or environmental hazard upon any vacant, occupied or unoccupied premises, parkway or park, and/or in any lake, canal or waterway within the City.

Policy 1.4.4

~~9J-5.013 (2)(c)6~~

~~In addition to Policy 1.4.3 above, t~~The City shall take ~~other~~ feasible actions which may be identified from time to time as tending toward the protection of natural functions of soils, fisheries, wildlife habitats, rivers, bays, lakes,

floodplains, harbors, wetlands and marine habitats. To the extent feasible, City staff shall monitor professional literature, attend conferences and consult with interested parties in order to identify potential actions.

Policy 1.4.5

The City shall continue to promote, develop and maintain itself as a bird sanctuary in which it is prohibited for any person to injure, kill, hunt, destroy, capture or molest any endangered, threatened, rare, or species of special concern or any bird; except those persons holding a valid permit to destroy birds for scientific purposes issued by the U.S. Fish and Wildlife Service, Department of the Interior.

Policy 1.4.6

Certain exotic pest plants shall not be sold, propagated, or planted within the City. If existing on a site to be developed or redeveloped, they shall be removed prior to development. Certain other exotic plants, which are documented by the Florida Exotic Pest Plant Council, the ~~the~~ Dade County Park and Recreation Department's Natural Area's Management Program, and the Dade County Department of Environmental Resources Management, to be invasive pests in natural areas, may not be planted within 500 feet of the native plant communities that they are known to invade. These species referenced in this policy are listed in a Conservation Element Exhibit 1.

Policy 1.4.7

The City shall promote beautification with an annual clean-up drive for canal shorelines in conjunction with normal trash pick-up activities

Policy 1.4.8

The City shall implement appropriate measures to ensure the maintenance of the Melrose/Esplanade Canal by Dade ~~e~~County and or the City of Miami Springs.

Objective 1.5 Floodplain Protection

Protect and conserve the natural functions of existing floodplains. This objective shall be measured by implementation of its supporting policies.

Policy 1.5.1

The City shall enact and enforce land development code provisions governing floodplain protection. Such provisions shall be consistent with this plan and with the applicable Florida statutory and administrative code guidelines. Floodplain protection regulations shall be consistent with applicable standards

promulgated by the South Florida Water Management District, the South Florida Regional Planning Council, the Dade County Department of Environmental Resource Management, the Florida Department of Environmental Protection, and/or other agencies with relevant jurisdiction and/or information. The City shall revise as necessary and enforce flood hazard reduction regulations to ensure: 1) adequate drainage paths around structures to guide storm water runoff; 2) for residential buildings in AE zones, the elevation of the lowest floor and mechanical equipment above the base flood elevation; 3) for nonresidential buildings in AE zones, either the elevation of the lowest floor and mechanical equipment above the base flood elevation or the flood proofing of habitable areas below the base flood elevation; 4) the prohibition of structural fill. The enumeration of specific features of the of flood protection-regulations contained herein shall be interpreted as establishing minimum standards for City regulations, not as precluding additional or higher standards which may have a legitimate public purpose. In addition, the City shall participate in the Community Rating System of the National Flood Insurance Program.

~~9J-5.006 Objective and Policy Requirements Not Applicable to Miami Springs~~

~~Rule 9J-5 of the Florida Administrative Code requires communities to adopt as part of their Conservation Element objectives and policies which address various issues, except where those issues are not reasonably applicable to a particular community. The following objective and policy provisions of Rule 9J-5 are deemed by the City of Miami Springs to be inapplicable to Miami Springs:~~

- ~~• 9J5.013 (2)(b)3 — Conserve, appropriately use and protect minerals.~~
- ~~• 9J5.013 (2)(c)2 — Conservation, appropriate use and protection of areas suitable for extraction of minerals.~~
- ~~• 9J5.013 (2)(c)3 — Protection of native vegetative communities from destruction by development activities;~~
- ~~• 9J5.013 (2)(c)7 — Protection of existing natural reservations identified in the recreation and open space element.~~
- ~~• 9J5.013 (2)(c)8 — Continuing cooperation with adjacent local governments to conserve, appropriately use, or protect unique vegetative communities located within more than one local jurisdiction.~~
- ~~• 9J5.013 (2)(c)9 — Designation of environmentally sensitive lands for protection.~~
- ~~• 9J5.013 (3)(a) & (b) — Protection and conservation of wetlands.~~

Conservation Element Exhibit 1 for implementation of Policy 1.4.6

Exotic species not to be planted and to be removed from development sites where they exist:

<i>Species Name</i>	<i>Common Name</i>	<i>Species Name</i>	<i>Common Name</i>
Acacia auriculiformis	Earleaf Acacia	Flacourtia indica	(governor's plum)
Adenanthera pavonina	(red sandalwood)	Hibiscus tiliaceus	(mahoe)
Albizia lebbbeck	Woman's Tongue	Jasminum dichotomum	(Gold Coast jasmine)
Ardisia elliptica	(+A. humilis) (shoebuttan ardisia)	Jasminum fuminense	(jasmine)
Bischofia javanica	Bishop Wood	Leucaena leucocephala	Lead Tree
Casuarina spp	Australian Pine	Melaleuca quinquenervia	Melaleuca
Cestrum diurnum	Day-Blooming Jasmine	Mimosa pigra	Icactlaw mimosa)
Colubrina asiatica	Colubrina	Merremia tuberosa	(wood rose)
Cupaniopsis anacardioides	(carrotwood)	Neyraudia reynaudiana	(Burma reed; cane grass)
Dalbergia sisoo	(Indian dalbergia, sissou;	Ricinus communis	Castor Bean
Dioscorea bulbifera	Air Potato	Schefflera actinophylla	(=Brassaia actinophylla)
Ficus altissima	(banyan tree)	Schinus terebinthifolius	Brazilian Pepper
Ficus bengalensis	(weeping fig)	Solanum viarum	(tropical soda apple)
Ficus benjamina	(Indian rubber tree)	Thespesia populnea	(seaside mahoe)
Ficus elastica	(=R nitida; =F retusa varnitida)	Tribulus cistoides	(puncture vine)
Ficus microcarpa	(laurel fig)		Chinese Tallow

Exotic species not to be planted within 500 feet of native plant communities:

<i>Exotic Species Latin Name (Common Name)</i>	<i>Native Ecosystem Invaded</i>
Bauhinia ariegata (orchid tree)	Hammocks
Bauhinia purperata (orchid tree)	Hammocks
Calophyllum calaba (=C. inophyllum Catharanthus roseus (Madagascar periwinkle) Derris indica (pongam)	Hammocks
Eugenia uniflora (Surinam cherry) Epiphemnum pinnatum cv. Aureum (pathos)	Beaches, sandy pinelands and hammocks Pinelands
Kalanchoe pinnata (life plant)	Hammocks Hammocks, pinelands
Murraya paniculata (orange jessamine) Pittosporum pentandrum (pittosporum) Pouteria campechiana (canistel)	Hammocks Hammocks Pinelands
Rhoeo spathacea (oyster plant)	Hammocks Pinelands, hammocks
Sansevieria hyacinthoides (=S. trifasciata) S. Metallica (bowstring hemp)	Pinelands, hammocks
Scaevola taccada var. sericea (= S. frutescens; = S. sericea) (scaevola: half-flower) Syngonium podophyllum (nephthytis)	Beaches, coastal uplands Hammocks Hammocks
Syzygium cumini (jambolan; Java plum) Syzygiumjambos (raso apple)	Hammocks
Terminalia catappa (tropical almond) Washington robusta (Washington Palm) Wedelia trilobata (wedelia)	Coastal wetlands, beaches All communities
Zebrina pendula (wandering zebrina)	All communities All communities

RECREATION AND OPEN SPACE ELEMENT

GOAL 1 PROVIDE A DESIRABLE LEVEL OF PUBLIC RECREATION AND OPEN SPACE FACILITIES TOGETHER WITH SUPPLEMENTAL PRIVATE RECREATION AND OPEN SPACE FACILITIES.

Objective 1.1 Access to Recreation Sites **9J-5.014 (3)(b)1**

In general, ensure access to identified sites, including freshwater shores. In particular, expand and protect public access to existing recreation sites, school sites, and the Miami River Canal shore line. ~~This objective shall be measured by implementing of its supporting policies.~~

Policy 1.1.1

The City shall seek collocation agreements, whenever feasible, with the Miami-Dade County School Board to make school recreational facilities accessible to the residents and with the Miami-Dade County Water and Sewer Department, and other appropriate agencies to assure resident's access to appropriate public facilities.

Objective 1.2 Public-Private Coordination **9J-5.014 (3)(c)2**

In general, coordinate public and private resources to meet recreation demand. ~~This objective shall be measured by implementing its supporting policy.~~

Policy 1.2.1

The City of Miami Springs shall work with public agencies, such as Miami-Dade County Department of Environmental Resources Management, the Army Corp of Engineers, the Florida Department of Environmental Protection, the South Florida Water Management District, Miami-Dade County School Board and private sector organizations and corporations, through the zoning process and other recreation and open space initiatives, to expand, enhance and improve recreation/open space facilities.

Objective 1.3 Adequate and Efficient Provision of Public Recreation Facilities and Open Space **9J-5.014 (3)(b)3 and 4**

In general, ensure that parks and recreation facilities are adequately and efficiently provided. ~~In particular, achieve a system of public park and recreation lands which provides at least 2.0 acres per 1,000 people permanent population together with the appropriate range of facilities. The 2.0 acre per 1,000 standard shall be in addition to the Miami Springs Golf Course.~~

Policy 1.3.1

~~9J-5.014 (3)(e)2~~

The City shall aggressively seek additional acreage designated for Recreation and Open Space uses and shall reserve for recreation use all of the City-owned land designated for recreation on the Future Land Use Map and designated in the inventory of recreation facilities included as Exhibit 1 for the Recreation and Open Space Element.

Policy 1.3.2

The land area designated as the City of Miami Springs Municipal Golf Course shall be regulated with an appropriate Future Land Use Map designation and an appropriate zoning map designation to provide for its use as a golf course.

Policy 1.3.3

~~9J-5.014 (3)(e)2~~

The City shall maintain agreements and pursue new collocation agreements permitting local recreation use of Miami-Dade County and the Miami-Dade County School Board sites in the City.

Policy 1.3.4

~~9J-5.014 (3)(e)2~~

The City shall continue to apply for State and Federal grant funds, ~~such as the Florida Recreation Development Assistance Program, and the Land and Water Conservation Fund~~ for the expansion and improvement of public recreation and open space.

Policy 1.3.5

~~9J-5.014 (3)(e)3~~
with respect to access to waterways

The City shall invest its own funds and/or pursue other financing to acquire and develop bicycle and pedestrian paths and other access along City canals, including the Miami River Canal and the Ludlam Canal.

~~Policy 1.3.6~~

~~9J-5.015 (3)(e)4~~

~~For recreational sites, a level of service standard shall be set at 2.0 acres of per one thousand (1,000) permanent population. This standard shall be incorporated in the Land Development Code. The 2.0 acre per 1,000 standard shall be in addition to the Miami Springs Golf Course.~~

~~Policy 1.3.7~~

~~By 2006, the City shall identify and secure funding from appropriate and available resources in order to conduct a Recreation and Open Space Master Plan to be adopted in 2007. The purpose of the Plan shall be to: a) assess the current and future recreation and open space needs of the City's residents, b)~~

~~re-evaluate the established Level of Service (LOS) standard for recreation and open space, c) coordinate and integrate recreation and open space planning with other elements of the Comprehensive Plan, and to create a planning context for the pursuit of grants and other sources of funds to enhance and expand the City's Recreation and Open Space system.~~

Objective 1.4 Provision of Private Open Space 9J-5.014 (3)(b)4

~~Assure the provision of open space by private enterprise. This objective shall be measured by implementing its supporting policy.~~

Policy 1.4.1 9J-5.014 (3)(c)1

The City shall enact and enforce land development code standards and incentives to achieve open space and landscaping requirements. Open space and landscaping requirements shall specify above average quantities of plant and other landscaping material and extensive use of ~~xeriscapenative and water conserving~~ plant materials and design techniques for non-residential uses. Landscaping regulations shall include, but not necessarily be limited to, establishing a minimum number of trees based on lot size and/or lot frontage, establishing minimum requirements for other plant material, and establishing irrigation restrictions which minimize water loss due to evaporation. Regulations shall address site perimeters, parking lots and residential buffers.

9J-5.014 Objective and Policy Requirements Not Applicable to Miami Springs

~~Rule 9J-5 of the Florida Administrative Code requires communities to adopt as part of their Recreation and Open Space Element objectives and policies which address various issues, except where those issues are not reasonably applicable to a particular community. The following objective and policy provisions of Rule 9J-5 are deemed by the City of Miami Springs to be inapplicable to Miami Springs:~~

- ~~• 9J5.014 (2)(c)5 Correct or improve existing deficiencies in parks and recreation facilities.~~
- ~~• 9J5.014 (2)(c)3 Maintain or improve existing levels of beach [and shore access] including those beach access routes and beach access facilities required to be identified in the coastal management element [and access to waterways required to be shown on the future land use map].~~

Recreation and Open Space Element Exhibit 1

RECREATION INVENTORY

Existing Public Facilities in the City: Recreational facilities on public land and accessible to the general population of the Miami Springs are depicted on Figure 1.1, Existing Land Use Map. The key numbers on that map correspond to the following list:

- | | | |
|--|--|--------------------|
| 1. | Cinema Park (City Tennis Courts) 401 Westward Drive
Size: 1.0 acres Facilities: Five lighted tennis courts; lighted handball court | Type: Community |
| 2. | Circle Park Curtiss Parkway at Miami Springs Circle
Size: 1.6 acres Facilities: Passive park with benches | Type: Neighborhood |
| 3. | Crane Park Quail Avenue and N Royal Poinciana Boulevard
Size: 1.0 acres Facilities: Passive park | Type: Neighborhood |
| 4. | De Leon Park De Leon Drive
Size: 0.3 acres Facilities: Passive park with benches | Type: Neighborhood |
| 5. | East Drive Field (Stafford Park) East Drive and Labaron Drive
Size: 9.2 acres Facilities: Lighted baseball; lighted softball; lighted soccer; lighted VITA course; to lot; picnic area | Type: Community |
| 6. | Prince Field 1400 Westward Drive
Size: 3.6 acres Facilities: Football; baseball; softball; soccer; track; tot lot; 1,535 sq. ft. field house | Type: Community |
| 7. | Ragan Park Labaron Drive between Lee Drive and Ragan Drive
Size: 1.0 acres Facilities: Passive park | Type: Neighborhood |
| 8. | Recreation Center 1401 Westward Drive
Size: 3.6 acres Facilities: Indoor gymnasium; swimming pool; administrative office | Type: Community |
| 9. | Rio Vista Drive Park Rio Vista Drive and North Royal Poinciana Boulevard
Size: 0.6 acres Facilities: Passive Park | Type: Neighborhood |
| 10. | South Bass Lake Park Bluebird Avenue South to lake
Size: 0.5 acres Facilities: Passive park | Type: Neighborhood |
| 11. | Dove Avenue Park/Peony Field N. Royal Poinciana Boulevard and Dove Avenue
Size: 5.8 acres Facilities: Playing fields | Type: Community |
| Canal Bank, Parkway & Traffic Islands | | |
| 12. | Canal Bank of C-6 Miami Canal Dove Avenue to Redbird Avenue | Size: 2.1 acres |
| 13. | Parkway at Azure Way | Size: 0.2 acres |
| 14. | Traffic Island at Corydon Drive & Lenape (pump station) | Size: 0.1 acres |
| 15. | Traffic Island / Triangle at Hunting Lodge Drive, Lenape Drive, Melrose Canal | Size: 0.4 acres |
| 16. | Traffic Island / Triangle at Lake Drive & Morningside Drive | Size: 0.1 acres |
| 17. | Traffic Island at North Royal Poinciana Boulevard & Starling Avenue | Size: 0.4 acres |
| 18. | Yacht Basin (Outgoing Bridge) | Size: 0.9 acres |

Total Community Park Acreage:	23.2 Acres
Total Neighborhood Park Acreage:	4.5 Acres
Total Canal Bank, Parkway and Traffic Island:	4.2 Acres
Total of all Park Acreage:	32.0 Acres

City of Miami Springs Golf Club: The City of Miami Springs Golf Club occupies approximately *176.5 acres* of Miami Springs.

Additional Open Space: Additional open space facilities exist within platted road rights-of-way. These include the center parkway of Curtiss Parkway, which includes a bike path flanked by rows of live oaks, the area between the Canal Street pavement and the C-6 Canal, including the improved passive park area east of the bus shelter, and traffic circles at Beverly Drive and White thorn Drive Beverly Drive and Glendale Drive, South Drive and Pinecrest Drive, and De Soto Drive and Labaron Drive.

INTERGOVERNMENTAL COORDINATION ELEMENT

GOAL 1 TO MAINTAIN OR ESTABLISH PROCESSES TO ASSURE COORDINATION WITH OTHER GOVERNMENTAL ENTITIES WHERE NECESSARY TO IMPLEMENT THIS PLAN.

Objective 1.1 **Coordinate with the Plans of Other Jurisdictions and Agencies** **9J-5.015 (3)(b)1**

In general, coordinate the Miami Springs Comprehensive Plan with the plans of adjacent jurisdictions and agencies. In particular, achieve maximum feasible levels of consistency between the plans for Miami Springs, the Miami-Dade County School Board, Miami-Dade County, Virginia Gardens, Hialeah, the South Florida Water Management District, and the Florida Department of Transportation.

Monitoring and Evaluation:

~~This objective shall be measured by the implementation of the supporting policies below.~~

Policy 1.1.1 **9J-5.015 (3)(c)1**

The City shall monitor the planning process as the Metropolitan Dade County Comprehensive Development Master Plan is updated and revised ~~in conjunction with its Evaluation and Appraisal Report.~~

Policy 1.1.2 **9J-5.015 (3)(c)1**

The City shall monitor the planning process as the Virginia Gardens Comprehensive Plan, Hialeah, and Medley Comprehensive Plans are updated and revised ~~in conjunction with their Evaluation and Appraisal Reports.~~

Policy 1.1.3 **9J-5.015 (3)(c)1**

The City shall maintain active participation in the Miami Springs/Virginia Gardens Miami International Airport Ad Hoc Committee. Pursuant to such participation the City shall pursue implementation of the Ad Hoc Committee's Phase I program or an appropriate modification thereof.

Policy 1.1.4

The City shall actively coordinate with South Florida Water Management District in its efforts pertaining to the development and implementation of its *Five-Year Lower East Coast Water Supply Plan.*

Policy 1.1.5

Miami Springs shall adopt and implement a water supply facilities work plan for at least a ten-year planning period that reflects coordination with the South Florida Water Management District's Lower East Coast Water Supply Plan Update within 18 months after updates or amendments to it are approved by the District.

Policy 1.1.6

Miami Springs shall actively support its potable water supply provider's efforts to develop alternate water supply sources as approved by the SFWMD.

Policy 1.1.7

Miami Springs' staff shall meet annually with Miami-Dade Water and Sewer Department to coordinate and verify information related to the City's projected water supply needs and the County's commitment to supply that projected demand.

Policy 1.1.8

~~9J-5.015 (3)(e)1~~

The City shall maintain active participation in the planning process of the Metropolitan Dade County Aviation Department with respect to Miami International Airport planning.

Policy 1.1.9

~~9J-5.015 (3)(e)1~~

The City shall actively participate in the planning activities of the Metropolitan Dade County Public Works Department, Highway Division.

Policy 1.1.10

~~9J-5.015 (3)(e)1~~

The City shall coordinate with the Metropolitan Dade County Department of Planning, Development and Regulation in the administration of the South Florida Building Code.

Policy 1.1.11

~~9J-5.015 (3)(e)1~~

The City shall coordinate with the Metropolitan Department of Planning, Development and Regulation in the administration of the Dade County Subdivision Regulations (Chapter 28 of the Dade County Code, as may be amended).

~~Policy 1.1.12~~

~~9J-5.015 (3)(e)1~~

~~The City shall pursue active participation in the Metropolitan Dade County~~

~~Community Based Organization Program.~~

~~Policy 1.1.13~~ ~~9J-5.015 (3)(e)1~~

~~The City shall coordinate with the Metropolitan Dade County Office of Community and Economic Development (OCED) pertaining to the City's participation in the Metropolitan Dade County Chapter 163 Redevelopment Program and related activities.~~

Policy 1.1.14 **9J-5.015 (3)(e)2 and 4**

The City shall apply with the Miami-Dade County Office of Community and Economic Development (OCED) for housing purchase, rehabilitation and code enforcement funds under Miami-Dade County's Community Development Block Grant Program. The City shall also encourage homeowners, non-profit organizations, and local businesses to apply to programs that offer housing and business development funding by disseminating information regarding such programs.

Policy 1.1.15 **9J-5.015 (3)(e)5**

The City shall actively cooperate and coordinate with the Florida Department of Transportation, District 6 Office, and the Metropolitan Planning Organization in their planning for state roads, transit facilities and services and aviation facilities and services in and near the City.

Policy 1.1.16 **9J-5.015 (3)(e)1**

The City shall maintain an active dialogue with the Dade County School Board staff relative to any plans for schools within the City and/or for schools which otherwise serve the people of the City.

Policy 1.1.17

The City shall actively cooperate with South Florida Water Management District efforts pertaining to maintenance and operation of the Miami River Canal and other flood control measures.

Policy 1.1.18 **9J-5.015 (3)(e)2 and 4**

The City shall consider as appropriate the informal mediation process of the South Florida Regional Planning Council in order to try to resolve annexation and other conflicts with other governmental entities; the City will enter into mediations on a nonbinding basis.

Policy 1.1.19

~~9J-5.015 (3)(e)5~~

The City shall review the relationship of the proposed Future Land Use Map and all amendments thereof to development and development plans in adjacent communities.

Policy 1.1.20

The City of Miami Springs, in conjunction with Miami-Dade County, Miami-Dade County Public Schools and other affected municipalities, shall follow the procedures established in the adopted Amended and Restated Interlocal Agreement for Public School Facilities Planning in Miami-Dade County (Interlocal Agreement) for coordination and collaborative planning and decision making of land uses, public school facilities siting, decision making on population projections, location and extension of public facilities subject to concurrency, and siting of facilities with countywide significance.

Policy 1.1.21

The City shall coordinate its planning and permitting processes with Miami-Dade County, Miami-Dade County Public Schools, and other parties of the Interlocal Agreement consistent with the procedures established within the Interlocal Agreement as follows:

- ~~1. Review and update of the annual Public Schools Work Program, containing the financially feasible schedule of capital improvements for school facilities needed to achieve and maintain the adopted level of service standards in all concurrency service areas (CSAs) and/or districtwide.~~
12. Coordinate County and municipal land use planning and permitting processes with Miami-Dade County Public Schools' site selection and planning process to ensure future school facilities are consistent and compatible with land use categories and enable a close integration of existing and planned school facilities and the surrounding land uses.
23. Coordinate the preparation of County and municipal projections for future development with Miami-Dade County Public Schools' school enrollment projections to ensure consistency between the County and municipal future land use maps and the long term school planning process.
- ~~4. Coordinate with Miami-Dade County Public Schools through the Staff Working Group and other committees (as established through the Interlocal Agreement) regarding the preparation of County and municipal annual comprehensive plan updates and the School Board's annual update of the Work Program to ensure consistency between the plans.~~

35. Coordinate with Miami-Dade County Public Schools on the planning, siting, land acquisition, permitting and development of new school facilities to ensure the availability of public facilities, services and grounds, especially for purposes of exploring collocation opportunities.

~~6. Revise County and municipal land development codes and Miami-Dade County Public Schools policies to establish a public school concurrency system.~~

Policy 1.1.22

Miami Springs shall coordinate with Miami-Dade County, Miami-Dade County Public Schools, and other parties to the Interlocal Agreement during updates or amendments to the City's Comprehensive Plan and updates or amendments for long-range plans for School Board facilities. Amendments to the Public Education Facilities Element shall be initiated following the procedures of the Interlocal Agreement and amendments to the Capital Improvements Element to incorporate the School Board's adopted Work Program shall occur annually.

Policy 1.1.23

Miami Springs shall coordinate with adjacent local governments in providing procedures for joint planning areas.

Objective 1.2 Coordinate Impact of Development

~~9J-5.015 (3)(b)2~~

Establish mechanisms to coordinate the impact of development proposed in the City Comprehensive Plan with other jurisdictions.

~~Policy 1.2.1~~

~~9J-5.015 (3)(c)1~~

~~Miami Springs shall consider initiating, revising and maintaining, as may be appropriate, interlocal agreements generally of the type described below:~~

~~Provision of Sewer Service: An agreement to cooperate and coordinate with appropriate County agencies.~~

~~Provision of Solid Waste Service: An agreement to cooperate and coordinate with the County Solid Waste Management Department for the disposal of solid waste generated in the City.~~

~~Provision of School Board Sites for City Recreation Use: A lease or other agreement by which the City of Miami Springs would commit to develop and maintain recreation facilities on School Board sites.~~

~~Provision of City Sites for School Board Recreation Use: A lease or other~~

~~agreement by which the City would provide sites for School Board recreation use.~~

~~Lease of Well Site for Recreation: A lease agreement by which the City would commit to develop and maintain recreation facilities at one or more well field sites.~~

~~Use of Dade County School Board Facilities: An agreement to cooperate and coordinate with the Dade County School Board for community use of public school grounds within the City.~~

~~N.W. 36th Street, Okeechobee Road, Le Jeune Road and Miami Intermodal Center access: An agreement to cooperate and coordinate with the Dade County Public Works Department and the Dade County Transit Agency to improve the subject facilities.~~

Policy 1.2.12

~~9J-5.015 (3)(e)3~~

The City shall assist the County in providing information to the residents of the City about services provided directly or indirectly by the County, e.g., solid waste, potable water, sewers, transit and hurricane response planning. Such information may be disseminated through a City newsletter, City Hall counter handouts, notices posted at the City Hall, and/or other appropriate means.

Policy 1.2.23

~~9J-5.015 (3)(e)7~~

The City will thoroughly review and compare proposed development in Dade County, Virginia Gardens, Hialeah and Medley with proposed development in the Miami Springs Comprehensive Plan for consistencies and conflicts between identical elements and between plans as a whole. Where appropriate, Miami Springs will respond at public hearings, through memoranda, or through the regional planning council's mediation process. Where appropriate, Miami Springs will consider the comments of other jurisdictions made at Miami Springs' public hearings or otherwise communicated to the City.

Objective 1.3 Coordinate Level of Service Standards

~~9J-5.015 (3)(b)3~~

Ensure coordination with Metropolitan Dade County in establishing level-of-service standards for: 1) roads; 2) transit service; 3) sanitary sewage; 4) potable water; and 5) solid waste.

Policy 1.3.1

~~9J-5.015 (3)(e)7~~

Miami Springs shall monitor changes to the adopted level-of-service standards of Miami-Dade County and adjust its own level-of-service standards accordingly.

Policy 1.3.2

The City shall coordinate with Miami-Dade County Public Schools, Miami-Dade County and other parties to the Interlocal Agreement to establish and maintain adopted Level of Service Standards (including interim LOS standards) for public school facilities and any amendments affecting public school concurrency.

~~9J-5.0015 Objective and Policy Requirements Not Applicable to Miami Springs~~

~~Rule 9J-5 of the Florida Administrative Code requires communities to adopt as part of their Intergovernmental Element objectives and policies which address various issues, except where those issues are not reasonably applicable to a particular community. The following objective and policy provisions of Rule 9J-5 are deemed by the City of Miami Springs to be inapplicable to Miami Springs:~~

- ~~• 9J5.015 (2)(b)4 — Ensure coordination in the designation of new dredge spoil disposal sites for counties and municipalities located in the coastal area.~~
- ~~• 9J5.015 (2)(c)4 — Address programs, activities or procedures for: Resolving annexation issues.~~
- ~~• 9J-5.015 (3)(c)6 — Address programs, activities or procedures for: Consistent and coordinated management of certain bays, estuaries and harbors that fall under the jurisdiction of more than one local government in the case of local governments required to prepare a coastal management element;~~
- ~~• 9J5.015 (2)(c)8 — Address programs, activities or procedures for: Involving ...[a variety of agencies and the public]... in providing for and identifying dredge spoil disposal sites through the Coastal Resources Interagency Management Committee's dispute resolution process.~~
- ~~• 9J5.015 (2)(c)9 — Address programs, activities or procedures for: Resolving conflicts between a coastal local government and a public agency seeking a dredge spoil disposal site through the Coastal Resources Interagency Management Committee's dispute resolution process.~~

CAPITAL IMPROVEMENTS ELEMENT

GOAL 1 **UNDERTAKE CAPITAL IMPROVEMENTS NECESSARY TO PROVIDE ADEQUATE INFRASTRUCTURE AND A HIGH QUALITY OF LIFE FOR RESIDENTS OF MIAMI SPRINGS USING SOUND FISCAL PRACTICES.**

Objective 1.1 **Annual Capital Improvements Programming Process**

9J-5.016 (3)(b)1

In general, use the capital improvements element as a means to correct existing deficiencies, accommodate desired future growth and replace obsolete or worn-out facilities. In particular, use this Element as the framework to monitor public facility needs and prepare the annual capital budget and five-year Capital Improvements Program.

Monitoring and Evaluation:

This objective shall be monitored by annually updating this Element as required by Florida Statute. It shall be evaluated over time in terms of whether the majority of projects scheduled in the CIP move from future (planned) years to the annual capital budget.

Policy 1.1.1

9J-5.016(3)(c)

In setting priorities, the following kinds of criteria shall be used by the City Council; in all cases, ~~financial feasibility or~~ budget impact will be assessed:

- Public safety projects: any project to reduce a threat to public health or safety.
- Quality of life projects: any project that would enhance the quality of life, such as a public streetscape improvement project.
- Level of service or capacity projects: any project needed to maintain an adopted or otherwise desirable Level of Service.
- Redevelopment projects: any project that would assist in the revitalization of deteriorated non-residential properties.
- Environmental enhancement projects: any project which would enhance the environmental quality of the Miami River Canal, the Ludlam Canal, the Melrose Canal, the Esplanade Canal or natural resources.

Policy 1.1.2

9J-5.016 (3)(c)2

The City shall prudently limit the amount of debt it assumes for capital improvements or other purposes. At a minimum, the City shall not assume debt obligations which would result in the City exceeding the debt ratios established by state law and City Charter.

Policy 1.1.3

The City shall maintain a current inventory of all City-owned capital facilities, to include information on type, capacity, current and committed demand, location and condition.

Policy 1.1.4

~~9J-5.016 (3)(e)3~~

The City shall regularly schedule inspections of all capital facilities to monitor and record the condition of each.

Policy 1.1.5

~~9J-5.016 (3)(e)9~~

The City shall use designated funding mechanisms such as the drainage utility and sewer assessments to the maximum extent feasible thereby freeing up general funds (and general obligation bonds) for such City-wide projects as park land acquisition and streetscape work as outlined in the policies of other Comprehensive Plan elements.

Policy 1.1.6

The City shall prepare and adopt each year a five year capital improvements program ~~and a one-year capital budget~~, to include all projects which entail expenditures of at least \$50,000 ~~and a life of at least ten years~~. Staff and engineering studies and other appropriate studies shall form the basis for preparation of a five-year capital improvement program, including one year capital budget.

Policy 1.1.7

~~9J-5.016 (3)(e)7~~

The City will implement the projects listed in the capital improvement program ~~and in the Implementation Schedule of this capital improvements element according to the schedule listed in this Element~~. A plan amendment shall be required to eliminate, defer, or delay construction of any road or mass transit facility or service which is needed to maintain the adopted LOS and which is listed in the five-year schedule of capital improvements. ~~Finally, include a policy within the CIE which includes the estimated date of commencement of actual construction and the estimated date of project completion.~~

Policy 1.1.8

Amendments to the Capital Improvements Element shall be made annually to set forth a ~~financially feasible~~ plan which demonstrates that the adopted LOS standards will be achieved and maintained through the five-year planning horizon ~~as required by Chapter 163, F.S.~~

**Objective 1.2 Coordinate Land Use, Financial Resources
and Level of Service Standards**

~~9J-5.016 (3)(b)3 and 5~~

To coordinate future land use decisions with existing and planned capital facilities in a financially feasible manner using the adopted level of service standards contained in this Element.

Policy 1.2.1

~~9J-5.016 (3)(e)4~~

The following Level of Service (LOS) standards shall be maintained:

Streets: The City shall regulate the timing of development to maintain at least the following peak period hour Level of Service standards on roadways that lie within its municipal boundaries:

- The level of service standard adopted by the Metropolitan Dade County Comprehensive Development Master Plan for all state and county roadways within Miami Springs.
- Level of service "D" for all local roads within Miami Springs.

For the purpose of this policy, the "peak period hour" or PPH shall be the average of the two highest consecutive hours. Special Transportation Areas are established through a legal process.

Sanitary Sewers: The City shall secure adequate wastewater treatment capacity from the Miami-Dade Water and Sewer Department to process 3.49 million gallons of wastewater per day. In addition, the City shall enforce the following standards through its Interlocal agreement with the Miami-Dade Water and Sewer Department:

(a) The County-wide "maximum day flow" of the preceding year shall not exceed 98 percent of the County treatment system's rated capacity.

Potable Water: The City shall secure adequate potable water supply from the Miami-Dade Water and Sewer Department to provide an average of 155 gallons of potable water per capita per day. In addition, the City shall enforce the following standards through its Interlocal agreement with the Miami-Dade Water and Sewer Department:

- a) The regional treatment system shall operate with a rated maximum daily capacity of no less than 2 percent about the maximum daily flow for the preceding year, and an average daily capacity 2 percent above the average daily system demand for the preceding 5 years.
- b) Water shall be delivered to users at a pressure of no less than 20 pounds per square inch (psi) and no greater than 100 psi. Unless otherwise approved by the Miami-Dade Fire Department, minimum fire flows based on the land use served shall be maintained as follows:

<u>Land Use Min.</u>	<u>Fire Flow (gpm)</u>
Single Family Residential Estate:	500
Single Family and Duplex: (Residential: on minimum lots of 7,500 sf)	750
Multi-Family Residential:	1,500
Semiprofessional Offices, Hospitals, Schools:	2,000
Business and Industry:	3,000

- c) Water quality shall meet all federal, state, and county primary standards for potable water.
- d) Countywide storage capacity for finished water shall equal no less than 15 percent of the Countywide average daily demand.

Drainage: All nonresidential development and redevelopment shall adequately accommodate runoff to meet all Federal, state and local requirements. Stormwater shall be treated in accordance with the state law provisions of Chapter 17-25, FAC in order to meet receiving water standards in Chapter 17-302.500, FAC. One inch of runoff shall be retained on site. Post-development runoff shall not exceed peak pre development runoff.

Solid Waste: The County solid waste disposal system shall maintain a minimum of five years capacity. For City planning purposes, a generation rate of 1.59 pounds per person per calendar day shall be used.

~~**Parks:** The City shall achieve and maintain a Level of Service standard of at least 2.0 acres of public park and recreation lands per 1,000 permanent population. This standard shall be maintained without including the acreage of the Miami Springs Golf Course.~~

Public Schools:

~~The adopted level of service (LOS) standard for all Miami Dade County public school facilities is 100 percent utilization of Florida Inventory of School Houses (FISH) Capacity (with re-locatable classrooms). This LOS standard, except for Magnet Schools, is applicable in each public school concurrency service area (CSA), defined as the public school attendance boundary established by the Miami Dade County Public Schools. The adopted LOS standard for Magnet Schools is 100 percent of FISH (With re-locatable classrooms), which is calculated on a district wide basis. Level of Service standards for public school facilities apply to those traditional educational facilities, owned and operated by the Miami Dade County Public Schools, that are required to serve the residential development within their established Concurrency Service Area. Level of Service standards do not apply to charter schools. However, the capacity of both charter and magnet schools will be credited against the impact of development. No credit against the impact of~~

~~development is given for either magnet or charter schools if their district-wide enrollment is at, or above, 100 percent FISH capacity.~~

~~In addition, the cities and County of Miami-Dade aspire to achieve 100 percent utilization of permanent FISH (No re-locatable Classrooms) by January 1, 2018. Miami-Dade County Public Schools shall continue to decrease the number of re-locatable classrooms over time. Public school facilities that achieve 100 percent of Permanent FISH capacity shall, to the extent possible, no longer utilize re-locatable classrooms, except as an operation solution, such as to achieve the level of service standard during replacement, remodeling, renovation or expansion of a public school facility. By December 2010, Miami-Dade County in cooperation with Miami-Dade County Public Schools will assess the viability of modifying the adopted LOS standard to 100 percent utilization of Permanent FISH (No re-locatable Classrooms) for all CSAs.~~

~~Policy 1.2.2~~ ~~9J-5.016 (3)(c)5~~

~~The concurrency management system formulas shall include the public facility demands to be created by "committed" development and the capital improvement schedule shall include the project implications of such committed development to ensure facilities are provided concurrent with the impact of development.~~

~~Policy 1.2.3~~ ~~9J-5.017 (3)(b)4 and (c)8~~

~~The City shall not give development approval to any new construction, redevelopment or renovation project which creates a need for new or expanded public capital improvement unless the project pays a proportional share of the costs of these improvements.~~

~~Policy 1.2.4~~ ~~9J-5.016 (3)(c)6~~

~~The City shall maintain and enforce as part of the land development code a concurrency management system which meets the requirements of 9J-5.0055. The land development code shall specify that no development permit shall be issued unless the public facilities necessitated by a development (in order to meet adopted level of service standards) will be in place concurrent with the impacts of the development as demonstrated in the City's Concurrency Management System and consistent with Chapter 163, Florida Statutes.~~

~~Policy 1.2.25~~

~~The City shall ~~begin~~continue identifying and pricing land available for park and recreation facilities so that this information can be considered in the development of the City's Fiscal Year ~~2009/2010~~2011/12 - ~~2015/16~~2013/2014 Capital Improvement Program.~~

Policy 1.2.36

Miami Springs hereby adopts by reference, the Miami-Dade Water Supply Facilities Work Plan as revised April 2008, and the capital projects described therein and subsequent revisions.

Policy 1.2.47

Miami Springs shall adopt and implement a water supply facilities work plan for at least a ten-year planning period that reflects coordination with the South Florida Water Management District's Lower East Coast Water Supply Plan Update within 18 months after updates or amendments to it are approved by the District.

Policy 1.2.58

Prior to approval of a building permit or its functional equivalent, the City shall consult with the Miami-Dade County Water and Sewer Department, the City's water supplier, to determine whether supplies to serve the new development will be available no later than the anticipated date of issuance of certificate of occupancy or its functional equivalent by the City.

~~**Objective 1.3** — *The City in collaboration with Miami-Dade County Public Schools, Miami-Dade County and other parties to the Amended and Restated Interlocal Agreement for Public School Facilities Planning (Interlocal Agreement), shall ensure that public school facilities are available for current and future students consistent with available financial resources and the adopted Level of Service (LOS). This shall be measured by the School District's enrollment projections compared to the Miami-Dade County Public Schools Facilities Work Program, as adopted by reference into the Capital Improvement Element.*~~

Policy 1.3.1

~~Consistent with policies and procedures within the Interlocal Agreement, the Public Schools Facilities Work Program will contain a five-year financially feasible schedule of capital improvements to address existing deficiencies and achieve and maintain the adopted LOS. This financially feasible schedule shall be updated on an annual basis and annually adopted into the Capital Improvements Element.~~

~~The City hereby adopts, by reference, the *Miami-Dade County Public School Facilities Work Plan*, effective September 2009, authored by the Miami-Dade County Public School District and through its annual update to the Capital Improvements Schedule, will incorporate by reference the latest adopted~~

~~version of the Miami-Dade County Public Schools Facilities Work Program and concurrency maps.~~

~~Policy 1.3.2~~

~~Miami Dade County Public Schools and all parties, including the City of Miami Springs, of the Interlocal Agreement have the responsibility for providing school concurrency related capital improvements and should continually seek to expand the funding sources available to meet those requirements.~~

~~Policy 1.3.3~~

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

~~Policy 1.3.4~~

~~The adopted LOS for public education facilities shall be maintained as stated in Policy 1.2.1 of this Element.~~

~~Policy 1.3.5~~

~~The adopted LOS shall be applied consistently by Miami Dade County, Miami Dade County Public Schools and all parties of the Interlocal Agreement to all schools of the same type.~~

~~Policy 1.3.6~~

~~The City shall support the adoption and application of appropriate funding mechanisms by Miami Dade County and Miami Dade County Public Schools in order to assure the fiscal resources to maintain acceptable levels of service. Such funding mechanisms may include special tax districts, municipal taxing service units, local option taxes, user fees, local gas tax, general obligation bonds, impact fees, special purpose authorities, and others as appropriate and feasible.~~

~~Policy 1.3.7~~

~~The provision of infrastructure subject to LOS standards, as it relates to public school concurrency and facility planning, will be done through a process which integrates the City's comprehensive plan, the County's comprehensive plan, and Miami Dade County Public Schools' functional plans, capital improvements programming, budgeting and financial planning.~~

~~9J 5.0016 Objective and Policy Requirements Not Applicable to Miami Springs~~

~~Rule 9J 5 of the Florida Administrative Code requires communities to adopt as part of their Capital Improvements Element objectives and policies which address various issues, except where those issues are not reasonably applicable to a particular community. The following objective and policy provisions of Rule 9J 5 are deemed by the City of Miami Springs to be inapplicable to Miami Springs:~~

- ~~• 9J5.016 (3)(b)2 — The limitation of public expenditures that subsidize development in high hazard coastal areas.~~
- ~~• 9J5.016 (3)(b)4 — The extent to which future development will bear a proportionate cost of facility improvements necessitated by the development in order to adequately maintain adopted level of service standards.~~
- ~~• 9J5.016 (3)(c)8 — Assessing new developments a pro rata share of the costs necessary to finance public facility improvements necessitated by development in order to adequately maintain adopted levels of service standards.~~

**CITY OF MIAMI SPRINGS
CAPITAL IMPROVEMENT PLAN (5 YEARS)**

	SOURCE OF FUNDING	2010-11	2011-12	2012-13	2013-2014	2014-2015	Totals
CITY HALL							
Paint Interior of City Hall	Revenues	40,000					40,000
GENERAL GOVERNMENT-REAL PROPERTY							
Linear Park - Phase II and III	Reserves	100,000					100,000
POLICE							
Police Cars	Revenues	120,000	123,600	127,308	131,127	135,061	637,098
Motorcycles	Revenues		45,000		47,000		92,000
Police radars	Revenues		3,000		3,300		6,300
Computer Equipment	Revenues	15,000	15,000	15,000	15,000	15,000	75,000
Vehicle Light Bars	Revenues	2,400	2,520	2,646	2,778	2,917	13,261
GOLF COURSE							
Maintenance Equipment	Revenues	97,000	100,000	100,000	100,000	100,000	497,000
Irrigation System Golf Course	Revenues	400,000					400,000
Golf Course Improvements	Revenues	50,000		100,000	100,000		250,000
T-Boxes	Revenues		200,000				200,000
INFORMATION TECHNOLOGY							
Computer Equipment	Revenues	3,000	5,000	5,000	5,000	5,000	23,000
RECREATION							
Marcite Pool	Reserves	120,000					120,000
New Community Center	Reserves	1,060,000					1,060,000
Other Pool Improvements	Reserves	160,000					160,000
New truck	Revenues	25,000					25,000
PUBLIC WORKS							
pickup trucks	Revenues	72,000	23,000			23,000	68,000
TOTAL GENERAL FUND		2,214,400	517,120	349,954	404,205	280,978	2,706,657
ELDERLY SERVICES							
New Building	Reserves	280,000					280,000
Vehicles	Reserves	20,000					20,000
TOTAL SENIOR CENTER		300,000					300,000
ROAD AND TRANSPORTATION							
streetlight improvements	CITT Funds	100,000	100,000	100,000	100,000	100,000	500,000
street/sidewalk milling and resurfacing	CITT Funds	60,000	60,000	60,000	60,000	60,000	300,000
TOTAL ROAD & TRNS.		160,000	160,000	160,000	160,000	160,000	800,000
SANITATION							
New Sanitation Vehicles	Revenues		220,000				220,000
STORMWATER							
vaccon truck	Revenues					200,000	200,000
drainage/pump station improvements	Grant/Revenues	300,000	300,000	300,000	300,000	300,000	1,500,000
TOTAL ENTERPRISE FUNDS		300,000	520,000	300,000	300,000	500,000	1,920,000
TOTAL ALL FUNDS		2,974,400	1,197,120	809,954	864,205	940,978	5,726,657

**CITY OF MIAMI SPRINGS
CAPITAL IMPROVEMENT PLAN (5 YEARS)**

SOURCE OF FUNDING		2012-13	2013-2014	2014-2015	2015-2016	2016-2017	Totals
GOLF COURSE							
Maintenance Equipment	Revenues	100,000	100,000	100,000	100,000	100,000	500,000
Cart Barn	Revenues	-	100,000	100,000	100,000		300,000
T-Boxes	Revenues	200,000					200,000
Renovate restrooms	Revenues	50,000					50,000
RECREATION							
Marcite Pool	Reserves	250,000					250,000
Pool Lighting Project	Reserves	35,000					35,000
Premier Fence at Prince Field	Revenues		30,000				30,000
Replace Water Fountains at Parks	Revenues	15,000					15,000
Replace Playground Surface at Prince/Pdove	Revenues	6,000			10,000		16,000
Replace Bleacher at Prince with Shade Structure	Revenues			80,000			80,000
Replace Mounds at Prince Field	Revenues	3,400			3,400		6,800
Irrigation on Ball Fields	Revenues	20,000					20,000
Bleachers at Stafford Park (Soccer Field)	Revenues	60,000					60,000
Shade Structures at Stafford for new and existing	Revenues		80,000				80,000
Replace Vita Course at Stafford Park	Revenues		75,000				75,000
Repave Vita Course Track	Revenues		30,000				30,000
Vita Course Lighs	Revenues			165,000			165,000
5 Tier bleachers for Community Center	Revenues			16,000			16,000
Replace Heater at Pool	Revenues	50,000					50,000
Replace Sand Pro	Revenues	20,000					20,000
Laser Grade and Clay to Ballfields	Revenues	25,000			30,000		55,000
New Park Benches, Trash Receptacles and Picnic	Revenues	40,000					40,000
Replace Water Fountains at all Parks	Revenues	15,000					15,000
sod Prince and Stafford Fields	Revenues			150,000	150,000		300,000
Re-Paint Concession Stands at Stafford and PD	Revenues			15,000	15,000		30,000
Replace Playground at Prince Field	Revenues				100,000		100,000
Resurface and Repaint Gym Floor w/ City Logo	Revenues			20,000			20,000
Resurface Gym Floor	Revenues	5,000		5,000		5,000	15,000
Replace Playground at Peaw Dove	Revenues				50,000		50,000
Replace Sand Pro	Revenues				10,000		10,000
Tables/Trash Receptackes at Dog Park and Tennis	Revenues	7,500					7,500
TOTAL GENERAL FUND		901,900	415,000	651,000	568,400	105,000	2,641,300
ELDERLY SERVICES							
Bldg Addition & Replacement of Sliding Glass Walls	Revenues			280,000			280,000
TOTAL SENIOR CENTER				280,000			280,000
ROAD AND TRANSPORTATION							
streetlight improvements	CITT Funds	100,000	100,000	100,000	100,000	115,000	515,000
street/sidewalk milling and resurfacing	CITT Funds	60,000	60,000	60,000	60,000	70,000	310,000
TOTAL ROAD & TRANS.		160,000	160,000	160,000	160,000	185,000	825,000
STORMWATER							
drainage/pump station improvements	Grant/Revenues	300,000	300,000	300,000	-	-	900,000
TOTAL ENTERPRISE FUNDS		300,000	300,000	300,000	-	-	900,000
TOTAL ALL FUNDS		1,361,900	875,000	1,391,000	568,400	105,000	4,646,300

PUBLIC SCHOOL FACILITIES ELEMENT

~~GOAL 1 — DEVELOP, OPERATE, AND MAINTAIN A SYSTEM OF PUBLIC EDUCATION BY MIAMI-DADE COUNTY PUBLIC SCHOOLS IN COOPERATION WITH THE COUNTY, LOCAL GOVERNMENTS, AND OTHER APPROPRIATE GOVERNMENTAL AGENCIES, WHICH WILL STRIVE TO IMPROVE THE QUALITY AND QUANTITY OF PUBLIC EDUCATIONAL FACILITIES AVAILABLE TO THE CITIZENRY OF MIAMI-DADE COUNTY, FLORIDA.~~

~~Objective 1.1 — The City shall work in conjunction with Miami Dade County Public Schools towards the reduction of the overerowing which currently exists in the public school system, while striving to attain an optimum level of service pursuant to Objective 1.2. The City shall also coordinate with Miami Dade County Public Schools and other appropriate agencies to provide additional solutions to overerowing so that countywide enrollment in Miami Dade County's public schools will meet state requirements for class size by September 1, 2010.~~

~~Policy 1.1.1~~

~~The City shall cooperate with Miami Dade County Public Schools in its efforts to continue to provide new student stations through the Capital Outlay Program, in so far as funding is available.~~

~~Policy 1.1.2~~

~~The City shall collect impact fees from new development and redevelopment for transfer to Miami Dade County Public Schools to offset the impacts of additional students on the capital facilities of the school system.~~

~~Policy 1.1.3~~

~~Miami Springs shall cooperate with Miami Dade County Public Schools in its efforts to develop and implement alternative educational facilities, such as primary learning centers, which can be constructed on small parcels of land and relieve overerowing at elementary schools, in so far as funding and rules permit.~~

~~Policy 1.1.4~~

~~The City shall cooperate with Miami Dade County Public Schools in its efforts to provide public school facilities to the students of Miami Dade County, which operate at optimum capacity, in so far as funding is available. Operational alternatives may be developed and implemented, where appropriate, which mitigate the impacts of overerowing while maintaining the instructional integrity of the educational program.~~

Policy 1.1.5

~~The City shall cooperate with Miami Dade County Public Schools in its efforts to maintain and/or improve the established level of service (LOS), for Public Educational Facilities, as established for the purposes of public school concurrency.~~

Policy 1.1.6

~~The Miami Dade County School Board (School Board) comments shall be sought and considered on comprehensive plan amendments and other land use and zoning decisions which could impact the school district, in order to be consistent with the terms of the state mandated Public School Facilities Planning Interlocal Agreement pursuant to Sections 1013.33 and 163.31777, Florida Statutes.~~

Policy 1.1.7

~~The City shall coordinate, to the extent feasible, with Miami Dade County Public Schools regarding the school district's capital improvement programming and student population projections. Capital Improvement programming by Miami Dade County Public Schools should be based on future enrollment projections and demographic shifts and targeted to enhance the effectiveness of the learning environment. The future enrollment projections should utilize student population projections based on information produced by the demographic, revenue, and education estimating conferences pursuant to Section 216.136, Florida Statutes, where available, as modified by the School Board based on development data and agreement with the local governments, the State Office of Educational Facilities and the State SMART Schools Clearinghouse. The School Board may request adjustment to the estimating conferences' projections to reflect actual enrollment and development trends. In formulating such a request, the School Board will coordinate with Miami Dade County and appropriate municipalities regarding development trends and future population projections.~~

Policy 1.1.8

~~The City shall support Miami Dade County's policy to request that Miami Dade County Public Schools should give priority to the Urban Infill Area (UIA) identified in Miami Dade County's Comprehensive Development Master Plan (CDMP) Capital Improvements Element when allocating resources toward the attainment of the level of service objective for public educational facilities (Objective 1.2), followed by more recently developed and newly developing areas outside the UIA and within the Urban Development Boundary (UDB).~~

Policy 1.1.9

~~Miami Springs, through the Staff Working Group of the Amended and Restated Interlocal Agreement for Public School Facilities (Interlocal Agreement), shall coordinate with Miami Dade County Public Schools, Miami Dade County, and applicable cities to annually review the Public Education Facilities Element and school enrollment projections.~~

~~**Objective 1.2** — The City shall coordinate new residential development with the future availability of public school facilities consistent with the adopted level of service standards for public school concurrency, to ensure the inclusion of those projects necessary to address existing deficiencies in the five year schedule of capital improvements, and meet future needs based upon achieving and maintaining the adopted level of service standards throughout the planning period.~~

Policy 1.2.1

~~The City shall amend its plan annually to adopt a new fifth year, updating the financially feasible public schools capital facilities program, coordinating the program with the 5-year school district facilities work plan, the plans of other local governments and as necessary, updates to the concurrency service area maps.~~

Policy 1.2.2

~~The adopted level of service (LOS) standard for all Miami Dade County Public Schools' facilities is 100 percent utilization of Florida Inventory of School Houses (FISH) Capacity (With Relocatable Classrooms). This LOS standard, except for Magnet Schools, shall be applicable in each public school concurrency service area (CSA), defined as the public school attendance boundary established by Miami Dade County Public Schools. The adopted LOS standard for Magnet Schools is 100 percent of FISH (With Relocatable Classrooms), which shall be calculated on a district wide basis. Level of Service standards for public school facilities apply to those traditional educational facilities, owned and operated by Miami Dade County Public Schools that are required to serve the residential development within their established Concurrency Service Area. Level of Service standards do not apply to charter schools. However, the capacity of both charter and magnet schools will be credited against the impact of development. No credit against the impact of development shall be given for either magnet or charter schools if their district wide enrollment is at, or above, 100 percent FISH capacity.~~

Policy 1.2.3

~~It is the goal of Miami Dade County Public Schools, Miami Dade County, and parties of the Amended and Restated Interlocal Agreement for Public~~

~~School Facilities Planning, including the City of Miami Springs, for all public school facilities to achieve 100 percent utilization of Permanent FISH (No Relocatable Classrooms) by January 1, 2018. To help achieve the desired 100 percent utilization of Permanent FISH by 2018, Miami-Dade County Public Schools should continue to decrease the number of relocatable classrooms over time. Public school facilities that achieve 100 percent utilization of Permanent FISH capacity should, to the extent possible, no longer utilize relocatable classrooms, except as an operational solution, such as to achieve the level of service standard during replacement, remodeling, renovation or expansion of a public school facility. By December 2010, Miami-Dade County in cooperation with Miami-Dade County Public Schools will assess the viability of modifying the adopted LOS standard to 100 percent utilization of Permanent FISH (No Relocatable Classrooms) for all CSAs.~~

~~Policy 1.2.4~~

~~In the event the adopted LOS standard in a CSA cannot be met as a result of a proposed development's impact, the development may proceed, provided at least one of the following conditions is met:~~

- ~~1. The development's impact can be shifted to one or more contiguous CSAs that have available capacity and is located, either in whole or in part, within the same Geographic Areas (Northwest, Northeast, Southwest, or Southeast, see Figure 1A through 1D) as the proposed development; or~~
- ~~2. The development's impact is mitigated, proportionate to the demand for public schools it created, through a combination of one or more appropriate proportionate share mitigation options, as defined in Section 163.3180 (13)(e) 1, Florida Statutes. The intent of these options is to provide for the mitigation of residential development impacts on public school facilities, guaranteed by a legal binding agreement, through mechanisms that include, one or more of the following: contribution of land; the construction, expansion, or payment for land acquisition or construction of a permanent public school facility; or, the creation of a mitigation bank based on the construction of a permanent public school facility in exchange for the right to sell capacity credits. The proportionate share mitigation agreement is subject to approval by Miami-Dade County School Board and Miami Springs City Council must be identified in the Miami-Dade County Public Schools Facilities Work Program.~~
- ~~3. The development's impacts are phased to occur when sufficient capacity will be available.~~
- ~~4. If none of the above conditions is met, the development shall not be approved.~~

Policy 1.2.5

~~Concurrency Service Areas (CSA) shall be delineated to:~~

- ~~1. Maximize capacity utilization of the facility;~~
- ~~2. Limit maximum travel times and reduce transportation costs;~~
- ~~3. Acknowledge the effect of court-approved desegregation plans;~~
- ~~4. Achieve socio-economic, racial, cultural and diversity objectives; and~~
- ~~5. Achieve other relevant objectives as determined by the School Board's policy on maximization of capacity. Periodic adjustments to the boundary or area of a CSA may be made by the School Board to achieve the above stated factors. Other potential amendments to the CSAs shall be considered annually at the Staff Working Group meeting to take place each year, no later than April 30 or October 31, consistent with Section 9 of the Amended and Restated Interlocal Agreement for Public School Facilities Planning.~~

Policy 1.2.6

~~The City through the implementation of the concurrency management system and Miami Dade County Public School Facilities Work Program for educational facilities shall ensure that existing deficiencies are addressed and the capacity of schools is sufficient to support residential development at the adopted level of service (LOS) standards throughout the planning period in the five-year schedule of capital improvements.~~

Policy 1.2.7

~~Miami Dade County Public Schools will provide the City with a copy of its Facilities Work Program annually, pursuant to the timeframes established in the Interlocal Agreement.~~

Policy 1.2.8

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

Policy 1.2.9

~~Miami Dade County Public Schools shall coordinate with the City to annually update its Facilities Work Program to include existing and anticipated facilities for both the 5-year and long-term planning periods and to ensure that the adopted level of service standard including interim standards, will continue to be achieved and maintained. The City hereby adopts, by reference,~~

~~the Miami-Dade County Public School Facilities Work Plan, effective September 2009, authored by the Miami-Dade County Public School District and through its annual update to the Capital Improvements Schedule, will incorporate by reference the latest adopted version of the Miami-Dade County Public Schools Facilities Work Program and concurrency maps.~~

~~**Objective 1.3** — The City shall assist Miami-Dade County Public Schools in obtaining suitable sites for the development and expansion of public education facilities.~~

~~**Policy 1.3.1**~~

~~Miami Springs shall support the Miami-Dade County policy that Miami-Dade County Public Schools shall not purchase sites for schools nor build new schools outside of the Urban Development Boundary (UDB), and that new elementary schools constructed should be located at least 1/4 mile inside the UDB; new middle schools should be located at least 1/2 mile inside the UDB, and; new senior high schools should be located at least one mile inside the UDB. In substantially developed areas of the County where suitable sites in full conformance with the foregoing are not available and a site or portion of a site for a new school must encroach closer to the UDB, the majority of the site should conform with the foregoing location criteria and the principal school buildings and entrances should be placed as far as functionally practical from the UDB. The same criteria of this paragraph that apply to public schools also pertain to private schools.~~

~~**Policy 1.3.2**~~

~~In the selection of sites for future educational facility development, the City encourages Miami-Dade County Public Schools to consider whether a school is in close proximity to residential areas and is in a location that would provide a logical focal point for community activities.~~

~~**Policy 1.3.3**~~

~~The City encourages, where possible, Miami-Dade County Public Schools to seek sites that are adjacent to existing or planned public recreation areas, community centers, libraries, or other compatible civic uses for the purpose of encouraging joint use facilities or the creation of logical focal points for community activity.~~

~~**Policy 1.3.4**~~

~~Miami Springs acknowledges and concurs that, when selecting a site, Miami-Dade County Public Schools will consider whether the site meets the minimum size criteria as recommended by the State Department of Education or as determined to be necessary for an effective educational environment.~~

Policy 1.3.5

~~When considering a site for possible use as an educational facility, Miami-Dade County Public Schools should review the adequacy and proximity of other public facilities and services necessary to the site such as roadway access, transportation, fire flow and potable water, sanitary sewers, drainage, solid waste, police and fire services, and means by which to assure safe access to schools, including sidewalks, bicycle paths, turn lanes, and signalization. The City shall cooperate with Miami Dade County Public Schools in this review, as appropriate.~~

Policy 1.3.6

~~When considering a site for possible use as an educational facility, Miami-Dade County Public Schools should consider whether the present and projected surrounding land uses are compatible with the operation of an educational facility. The City shall cooperate with Miami Dade County Public Schools in this land use compatibility analysis, as appropriate.~~

Policy 1.3.7

~~The City shall encourage and cooperate with Miami Dade County Public Schools in its effort for public school siting reviews to help accomplish the objectives and policies of this element and other elements of the comprehensive plan. The City shall cooperate with Miami Dade County Public Schools to establish provisions for a scoping or pre-application meeting as part of the educational facilities review process, if determined to be warranted.~~

Policy 1.3.8

~~Miami Springs shall continue to cooperate with Miami Dade County Public Schools in utilizing Miami Dade County Public Schools facilities as emergency shelters during emergency situations.~~

Policy 1.3.9

~~In furtherance of Objective 1.3 and its associated policies, the City shall encourage Miami Dade County Public Schools to submit proposed site plans for public school facilities in the City of Miami Springs to the City for its review and comment.~~

Policy 1.3.10

~~Maps indicating the current and future public school and ancillary facility locations over the planning period (2009 through 2014) shall be included and updated as need in the Future Land Use Element data and analysis.~~

~~Objective 1.4 — Miami-Dade County and other appropriate agencies and municipalities, will strive to improve security and safety for students and staff.~~

~~Policy 1.4.1~~

~~The City shall continue to cooperate with Miami Dade County Public Schools to develop and/or implement programs and policies designed to reduce the incidence of violence, weapons and vandalism on school campuses. Further the City shall encourage the design of facilities, which do not encourage criminal behavior and provide clear sight lines from the street.~~

~~Policy 1.4.2~~

~~The City shall continue to cooperate with Miami Dade County Public Schools to develop and/or implement programs and policies designed to reduce the number of incidents related to hazardous conditions as reported by the Environmental Protection Agency (EPA), the fire marshal, the State Department of Education (DOE), and other appropriate sources.~~

~~Policy 1.4.3~~

~~Miami Springs shall continue to cooperate with Miami Dade County Public Schools to provide for the availability of alternative programs for at-risk students at appropriate public educational facilities.~~

~~Policy 1.4.4~~

~~The City shall coordinate with Miami Dade County Public Schools and municipalities to provide for pedestrian and traffic safety in the area of schools, and signalization for educational facilities.~~

~~Policy 1.4.5~~

~~The City shall coordinate with Miami Dade County Public Schools' Division of School Police and other law enforcement agencies, where appropriate, to improve and provide for a secure learning environment in the public schools and their vicinity.~~

~~Objective 1.5 — The City shall continue to develop programs and opportunities to bring the schools and community closer together.~~

~~Policy 1.5.1~~

~~Miami Springs shall cooperate with Miami Dade County Public Schools in its efforts to provide "full service" schools, parent resource centers, adult and community schools and programs as appropriate.~~

Policy 1.5.2

~~Miami Springs shall cooperate with Miami Dade County Public Schools in its efforts to continue to provide opportunities for community and business leaders to serve on committees and task forces, which relate to the development of improved provision of public educational facilities.~~

Policy 1.5.3

~~The City shall cooperate with Miami Dade County Public Schools to continue to work with the development industry to encourage partnerships in the provision of sites and educational facilities including early childhood centers.~~

Policy 1.5.4

~~The City shall cooperate with Miami Dade County Public Schools through agreement with appropriate agencies to increase medical, psychological, and social services for children and their families as appropriate. The City shall cooperate with Miami Dade County Public Schools in its efforts to continue to enhance effectiveness of the learning environment.~~

~~**Objective 1.6** — *The City shall cooperate with Miami Dade County Public Schools in its efforts to continue to enhance effectiveness of the learning environment.*~~

Policy 1.6.1

~~The City shall encourage Miami Dade County Public Schools to continue the design and construction of educational facilities that create the perception of feeling welcome, secure and positive about the students' school environment and experiences.~~

Policy 1.6.2

~~Miami Springs shall encourage Miami Dade County Public Schools to continue to design and construct facilities that better provide student access to technology designed to improve learning, such as updated media centers and science laboratories.~~

Policy 1.6.3

~~The City shall encourage Miami Dade County Public Schools to continue to improve existing educational facilities, in so far as funding is available, through renovation and expansion to better accommodate increasing enrollment, new educational programs and other activities, both curricular and extra-curricular. The City in conjunction with Miami Dade County School Board, Miami Dade County, and other appropriate jurisdictions shall establish~~

~~and implement mechanisms for on-going coordination and communication, to ensure the adequate provision of public educational facilities.~~

~~**Objective 1.7** — The City in conjunction with Miami Dade County School Board, Miami Dade County, and other appropriate jurisdictions shall establish and implement mechanisms for on-going coordination and communication, to ensure the adequate provision of public educational facilities.~~

Policy 1.7.1

~~The City shall coordinate and cooperate with Miami Dade County Public Schools, Miami Dade County, the state, municipalities and other appropriate agencies to develop or modify rules and regulations in order to simplify and expedite proposed new educational facility developments and renovations.~~

Policy 1.7.2

~~The location of future educational facilities should occur where capacity of other public facilities and services is available to accommodate the infrastructure needs of the educational facility; as such, the City shall encourage Miami Dade County Schools to plan new facilities in such locations.~~

Policy 1.7.3

~~Miami Dade County Public Schools should coordinate school capital improvement plans with the planned capital improvement projects of other County and municipal agencies, including the City of Miami Springs.~~

Policy 1.7.4

~~The City and Miami Dade County shall cooperate with Miami Dade County Public Schools in its efforts to ensure that they are not obligated to pay for off-site infrastructure in excess of their fair share of the costs.~~

Policy 1.7.5

~~The City and Miami Dade County Public Schools shall periodically review the Educational Facilities Impact Fee Ordinance in an effort to ensure that the full eligible capital costs associated with the development of public school capacity (new schools and expansion of existing ones) are identified when updating the impact fee structure. Pursuant to the terms of the state mandated Interlocal Agreement, the County and School Board shall annually review the Ordinance, its formula, the Educational Facilities Impact Fee methodology and technical report, in order to make recommendations for revisions to the Board of County Commissioners.~~

Policy 1.7.6

~~Miami Springs and Miami Dade County Public Schools shall annually review the Public Education Facilities Element and the City shall make amendments, as necessary.~~

Policy 1.7.7

~~The City shall coordinate with Miami Dade County Public Schools in formalizing criteria for appropriate sharing of responsibility for required off-site facility improvements attributable to construction of new public schools or expansion of existing ones. The criteria should be prepared prior to the next full review of the School Impact Fee Ordinance.~~

Policy 1.7.8

~~The City shall coordinate with Miami Dade County Public Schools, Miami Dade County, and appropriate local governments and agencies to eliminate infrastructure deficiencies surrounding existing school sites.~~

Policy 1.7.9

~~The City shall coordinate efforts with Miami Dade County Public Schools and Miami Dade County to ensure the availability of adequate sites for required educational facilities.~~

Policy 1.7.10

~~The City in conjunction with Miami Dade County Public Schools and Miami Dade County shall coordinate the appropriate roles and responsibilities of affected governmental jurisdictions in ensuring the timely, orderly and efficient provision of adequate educational facilities.~~

Policy 1.7.11

~~Miami Springs shall consider the infrastructure needs of new, planned or expanded educational facilities when formulating and implementing its own capital improvement plans.~~

MONITORING AND EVALUATION PROGRAM

~~In order to enable the preparation of the periodic Evaluation and Appraisal Report (EAR) as required by Section 163.3191, Florida Statutes (F.S.), and Rule 9J-5.0053, F.A.C., this section will outline the procedures for the monitoring and evaluating of the Public Education Facilities Element and its implementation.~~

Monitoring Requirements

The primary mechanism to monitor progress in achieving the objectives and policies in this Element is the collection and update of appropriate baseline data. Further, as required by the State Requirements for Educational Facilities, at least once every five years the School Board shall arrange for an educational plant survey to be conducted. This plant survey will include data regarding existing facilities and a five year projection of student Population.

The written report from this survey shall include the following:

- ~~1. Inventory — An inventory of existing ancillary and educational plants and auxiliary facilities.~~
- ~~2. Student Population — An analysis of past and projected student population.~~
- ~~3. Capital Outlay — An analysis of expenditures and projected capital outlay funds.~~
- ~~4. Facilities — Statements of proposed types of facilities, grade structure, and list student capacity.~~
- ~~5. Funding — A proposed funding plan.~~

The information obtained from the educational plant survey will be used to generally monitor the progress of the objectives and policies contained in the Public Education Facilities Element and will provide specific indicators for Objective 1.1 and Objective 1.4.

The enforcement or adoption of interlocal agreements shall be explored as a means to help implement components of the Public Education Facilities Element, and to coordinate the efficient provision of public educational facilities. The performance of any agreements related to objectives of this element will be monitored as they are set in place.

~~Objective 1.1~~ policies relating to the maintenance and improvement of specific level of service (LOS) for public educational facilities, as specified in the Educational Facilities Impact Fee Ordinance, shall be reviewed annually. Each year, Miami Dade County Public Schools will compare the official enrollment of the school system with the number of student stations available to determine the current operating LOS.

~~Objective 1.2~~ shall be measured through an annual review of the latest adopted Miami Dade County Public Schools Facility Work Program to determine if the adopted concurrency level of service standard is being achieved. The number of development orders approved, those disapproved and those that have achieved LOS standards through mitigation options will also be reviewed.

~~Objective 1.3~~ shall be monitored through the Miami Dade County Public Schools' annual inventory and assessment of School Board owned property. The number of new sites shall be reported annually and in the full review period reported in the EAR.

~~Objective 1.4~~ shall be monitored through the review and analysis of the statistics relating to school safety, as compiled annually, by Miami Dade County Public Schools' Division of Police. A review and analysis of new and existing reactive and proactive safety and crime prevention programs will also be conducted on an annual basis.

~~Objective 1.5 shall be monitored by Miami Dade County Public Schools by reporting and reviewing the progress and number of new and existing community-oriented programs, including an enrollment analysis, by age and ethnicity, of adult, community and vocational programs.~~

~~Objective 1.6 shall be monitored by Miami Dade County Public Schools by reporting the number of educational facility enhancements such as media centers, art/music suite, and science laboratories.~~

~~Objective 1.7 shall be addressed by implementing and tracking the development of appropriate mechanisms, including interlocal agreements and coordination efforts, which serve to expedite the provision or enhancement of public educational facilities.~~

~~Monitoring methods may be added or deleted as circumstances and criteria evolve. Any significant modifications to the monitoring process will be dealt with, as appropriate, through the comprehensive plan amendment process.~~

Evaluation

~~Available data regarding the various public educational facilities will be used to assess progress on specific objectives. In order to evaluate the level of service being provided, student capacity totals will be reviewed in comparison to student enrollment to determine the status of the current level of service being provided. Similarly, performance in terms of achieving other objectives can also be analyzed by tracking the number of completed capital projects, as well as the development and implementation of other programs associated with each objective. Results of these calculations and measures will be analyzed and changing circumstances and opportunities will be considered.~~

~~Any actions, changes or modifications to the Goal, Objectives, and Policies will be explained in accordance with the results of this process of continued monitoring and evaluation. Any necessary changes will be made through the comprehensive plan amendment process.~~

Future Conditions Maps

~~Consistent with Section 163.3177(12)(g), Florida Statutes, maps showing existing and future conditions are included in the element. A map series (Figures 1A through 1D) has been included, which indicates the location of public schools and ancillary facilities over the planning period (2009 through 2014). Public schools are depicted using four areas of Miami Dade County that are generally equivalent to the proposed Educational Impact Fee Benefit District. Figures 1A through 1D indicate the current public school and ancillary facility locations and the location of public school and ancillary facilities anticipated by December 31, 2014. Map locations of future public school facilities are general and do not prescribe a land use on a particular parcel of land.~~

Figure 1A - Proposed, Existing, and Ancillary Educational Facilities Located in the Northwest Area - 2009-2014

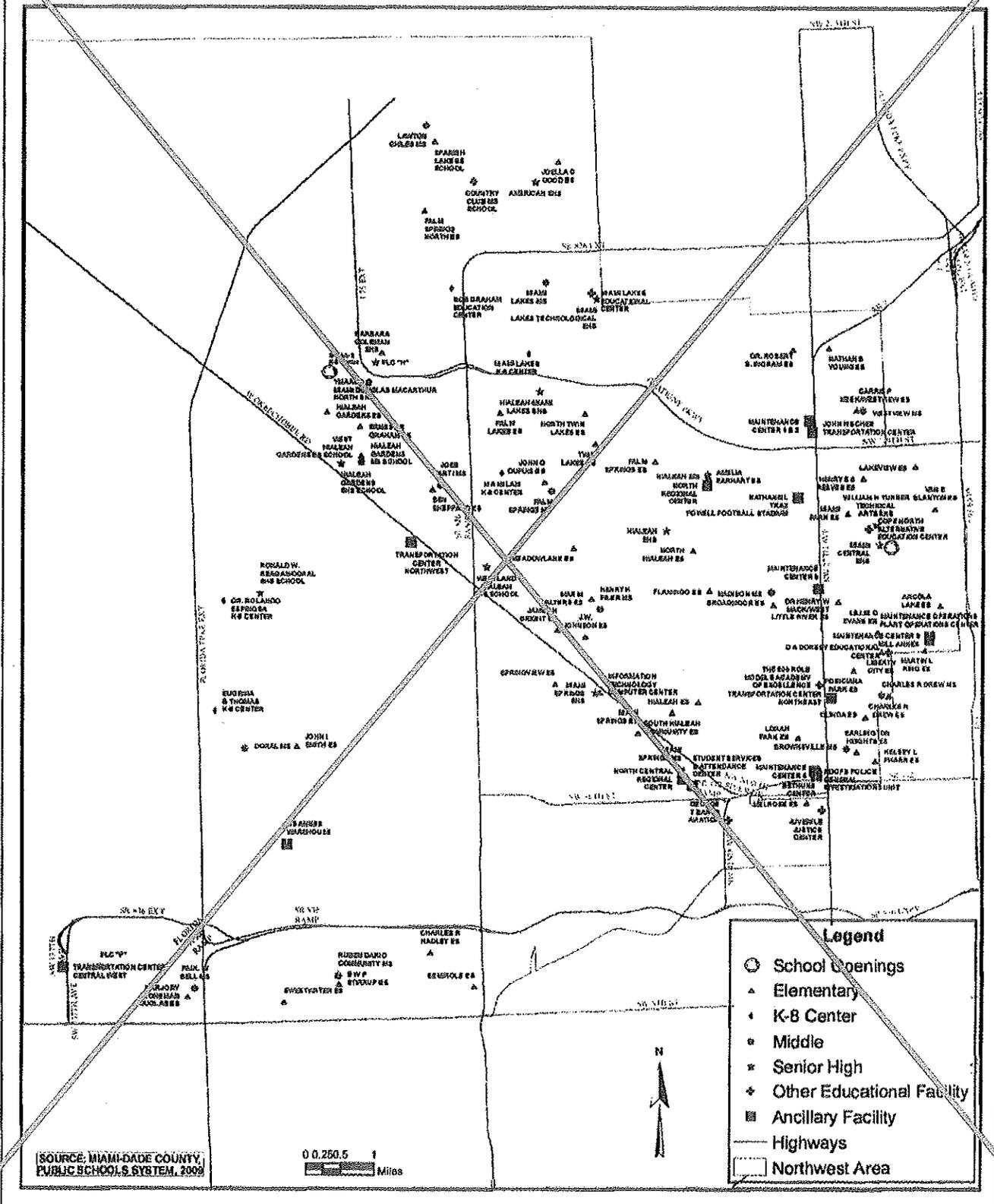


Figure 1B - Proposed, Existing, and Ancillary Educational Facilities Located in the Northeast Area - 2009-2014

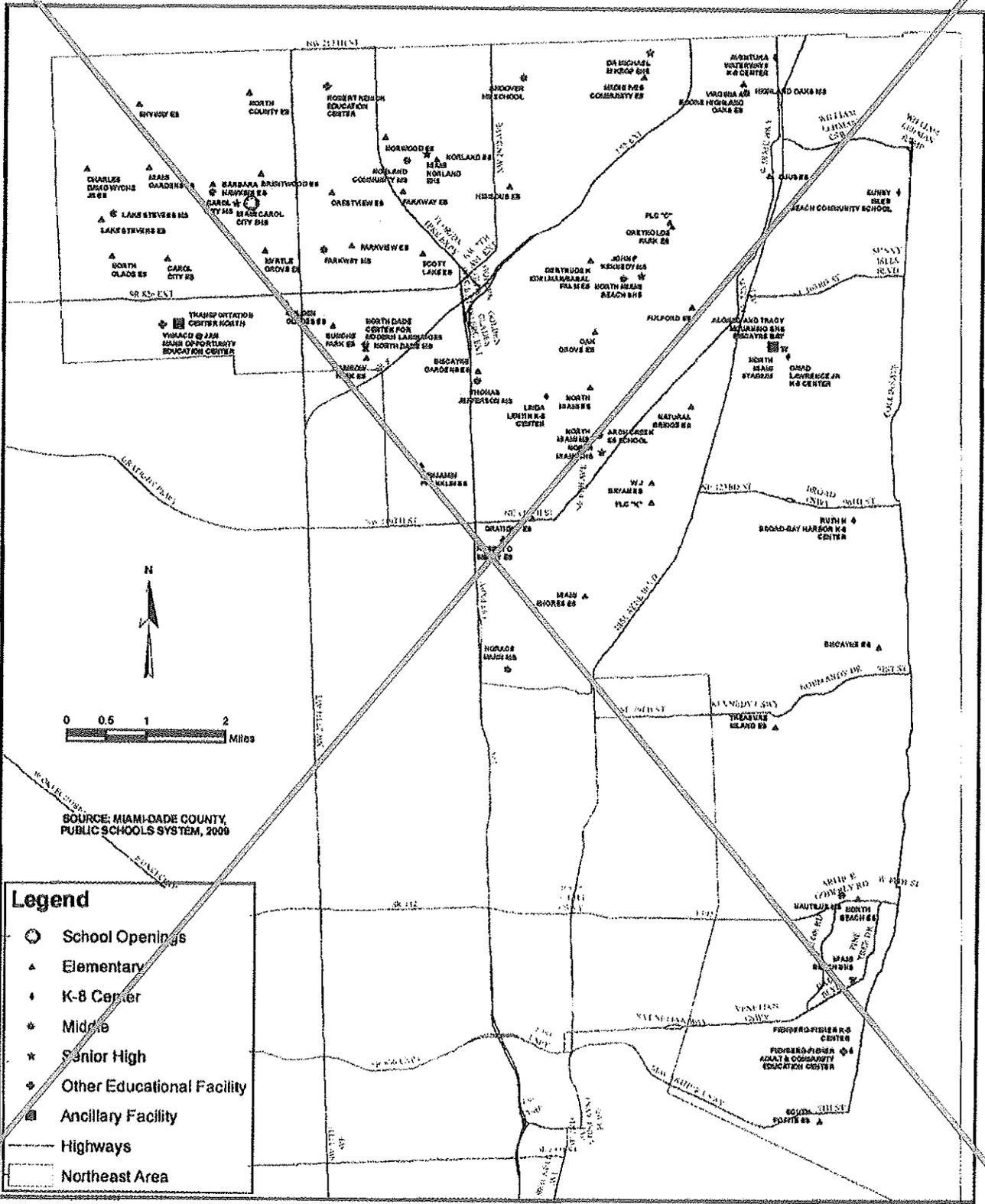


Figure 1C - Proposed, Existing, and Ancillary Educational Facilities Located in the Southwest Area - 2009-2014

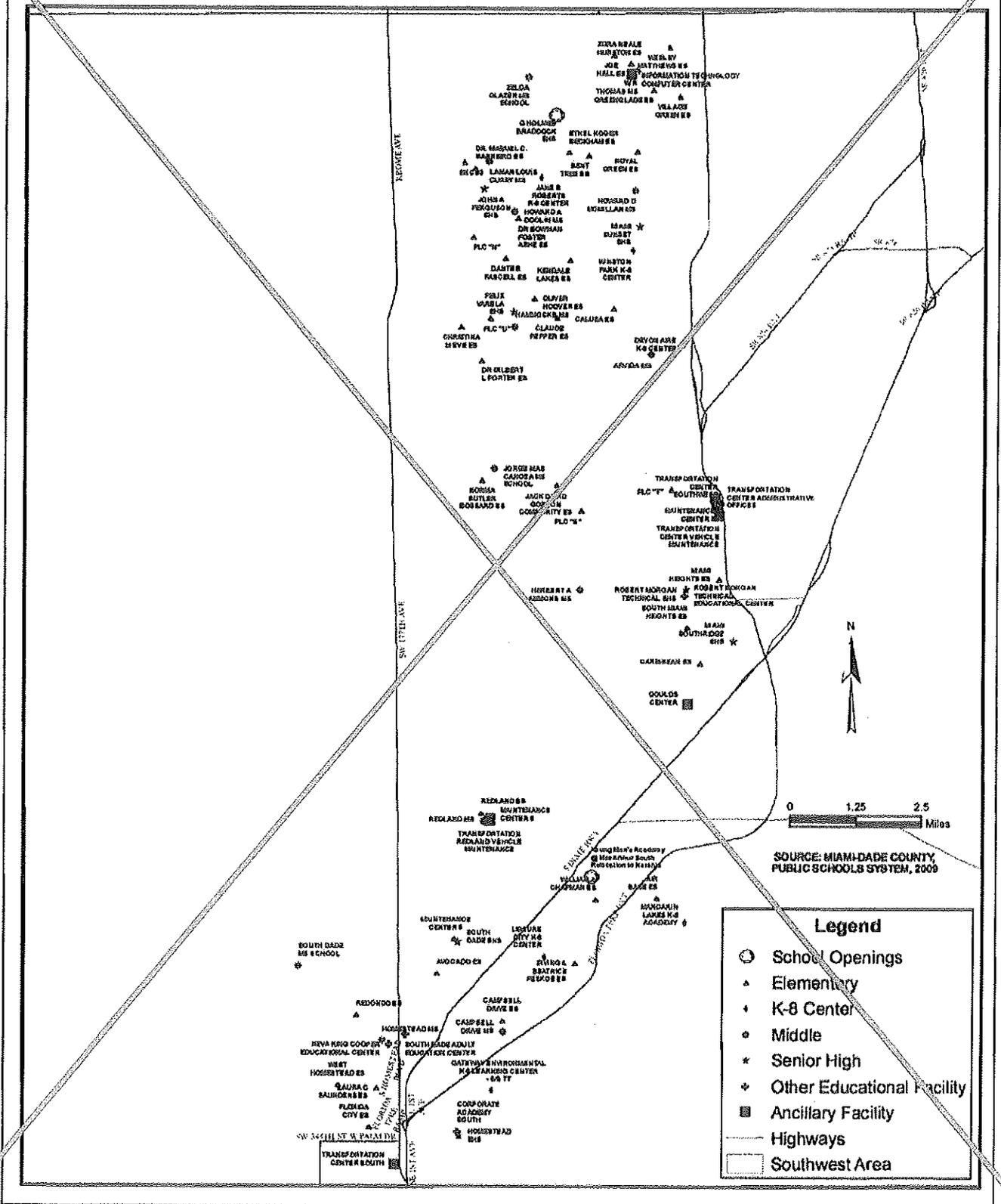
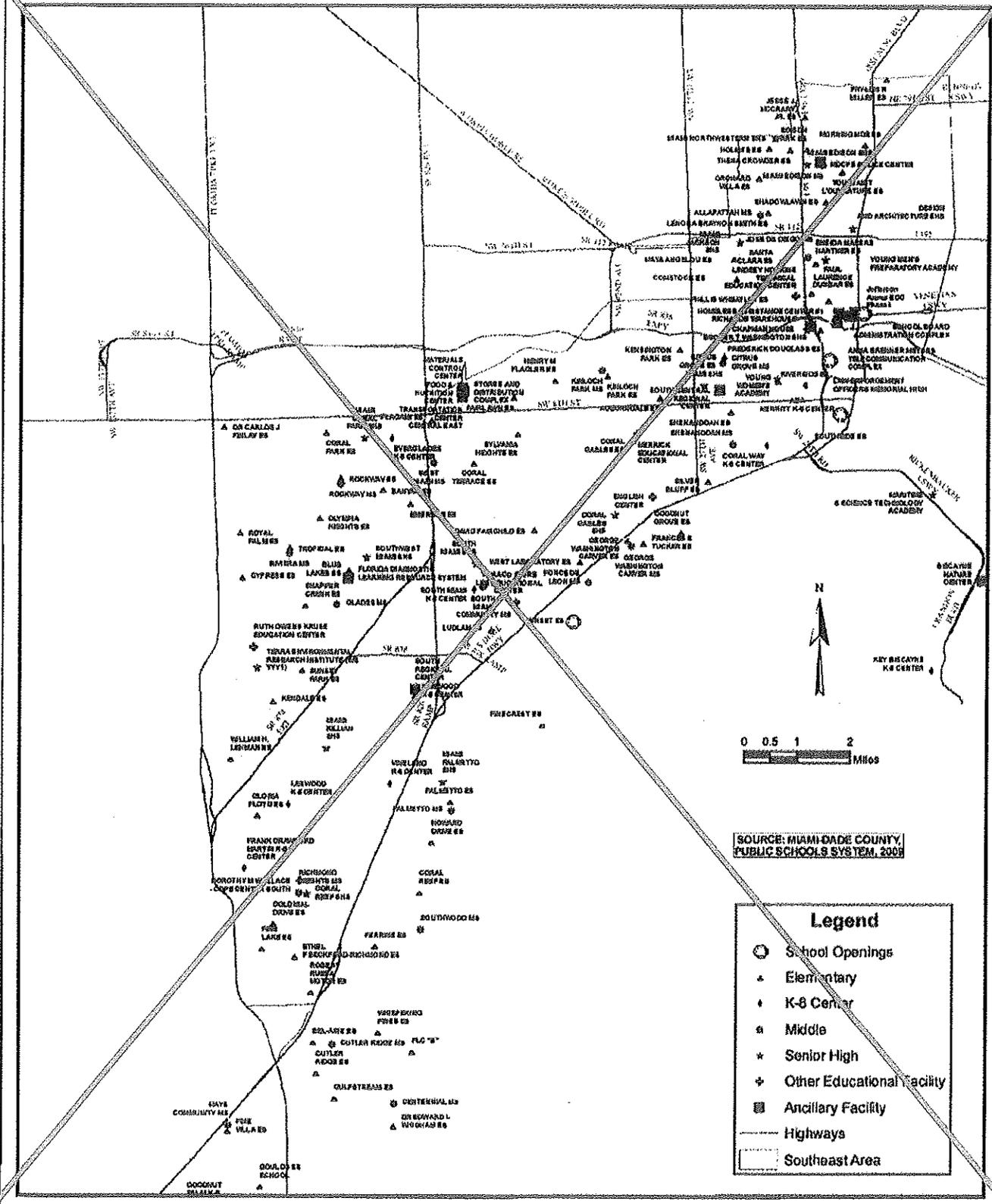


Figure 1D - Proposed, Existing, and Ancillary Educational Facilities Located in the Southeast Area - 2009-2014



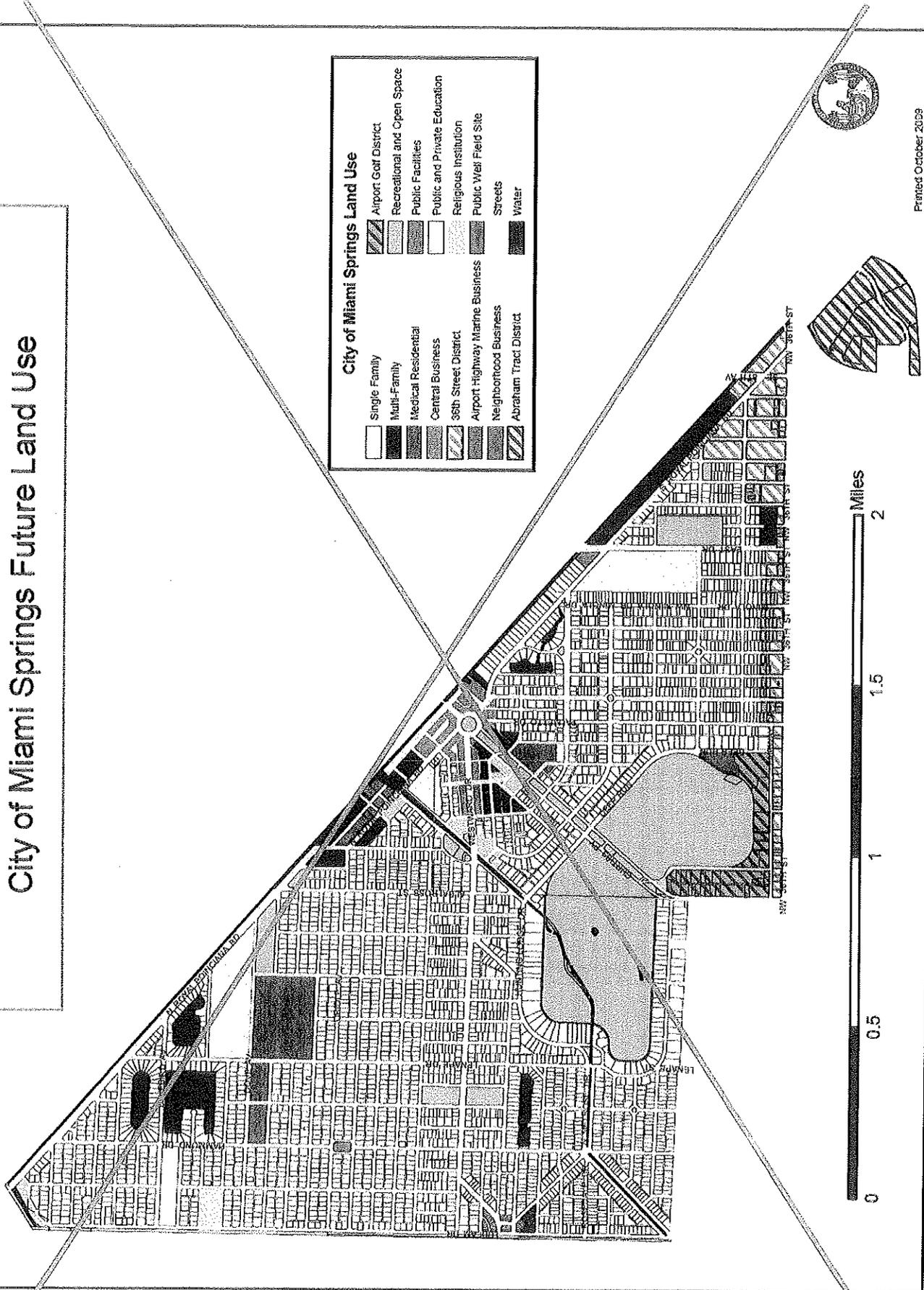
SOURCE: MIAMI-DADE COUNTY PUBLIC SCHOOLS SYSTEM, 2008

Legend

- School Openings
- △ Elementary
- K-8 Center
- ◇ Middle
- ★ Senior High
- ✦ Other Educational Facility
- ▭ Ancillary Facility
- Highways
- - - Southeast Area

Maps For
City of Miami Springs
Comprehensive Plan
Goals, Objectives and Policies

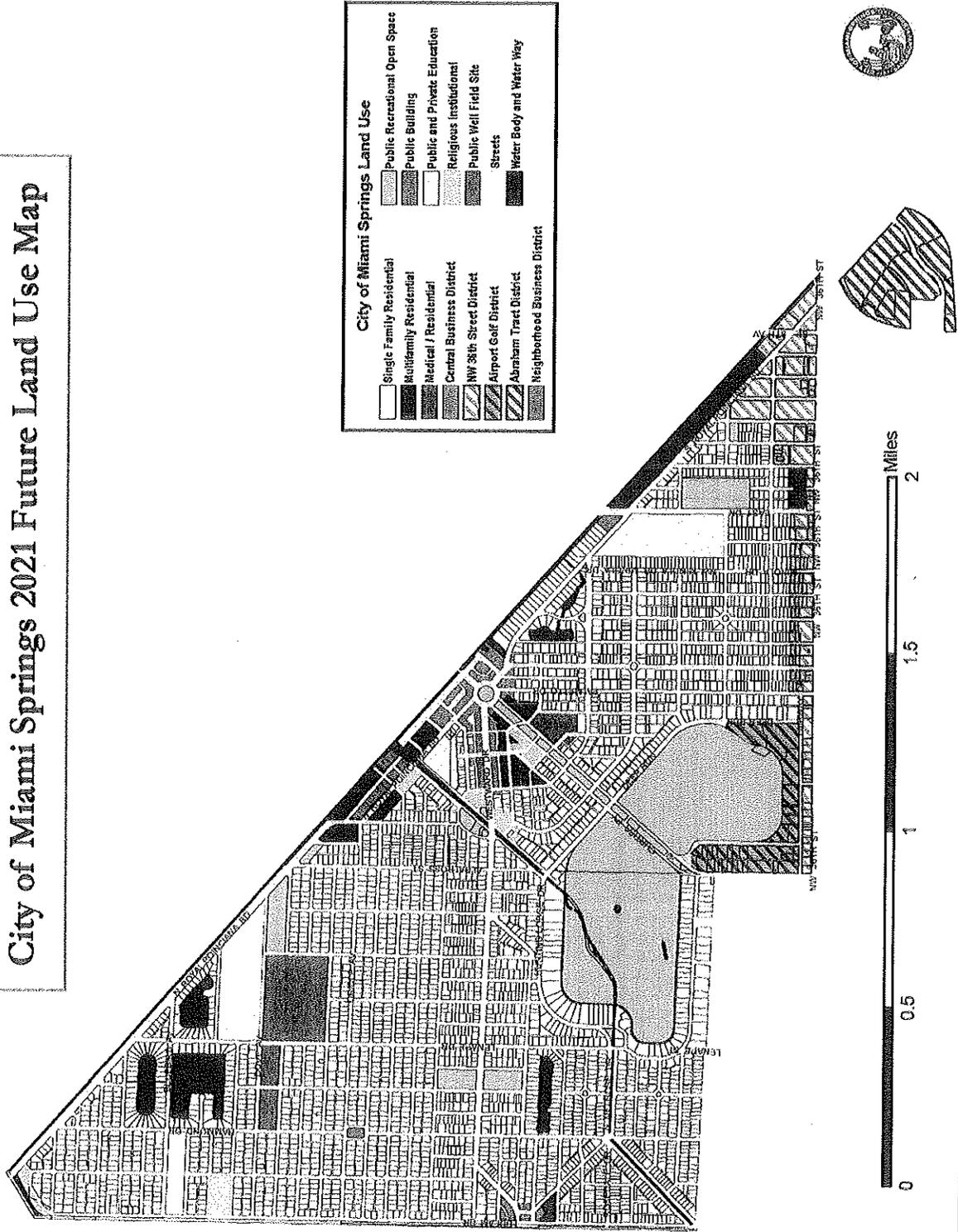
City of Miami Springs Future Land Use



Printed October 2009

City of Miami Springs 2021 Future Land Use Map

Figure 1.1



FUTURE LAND USE MAP
Rivers, Bays, Lakes, Floodplains
Harbors and Wetlands

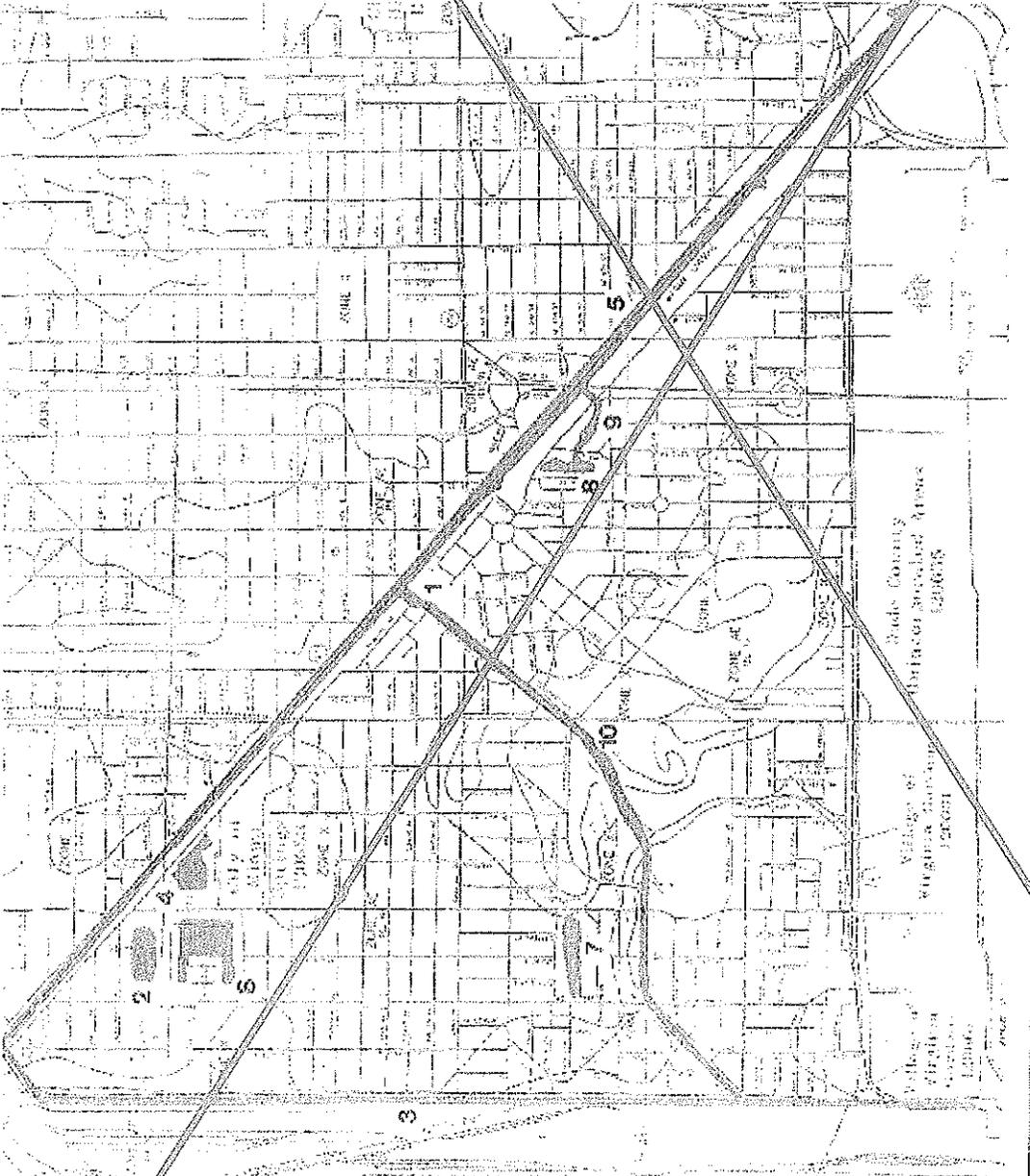
RIVERS, BAYS, LAKES: 1) BASS LAKE; 2) BASS LAKE; 3) FEG CANAL; 4) LAKE LOUISE; 5) MIAMI RIVER; 6) SOUTH BASS LAKE; 7) UNKNOWN WATER BODY; 8) UNKNOWN WATER BODY; 9) UNKNOWN WATER BODY; 10) SOUTH SIDE CANAL

FLOODPLAINS: FLOODPLAINS ARE DEPICTED AS FLOOD ZONES FROM THE FEMA RATE MAPS. THE FEMA LEGEND IS SHOWN BELOW.

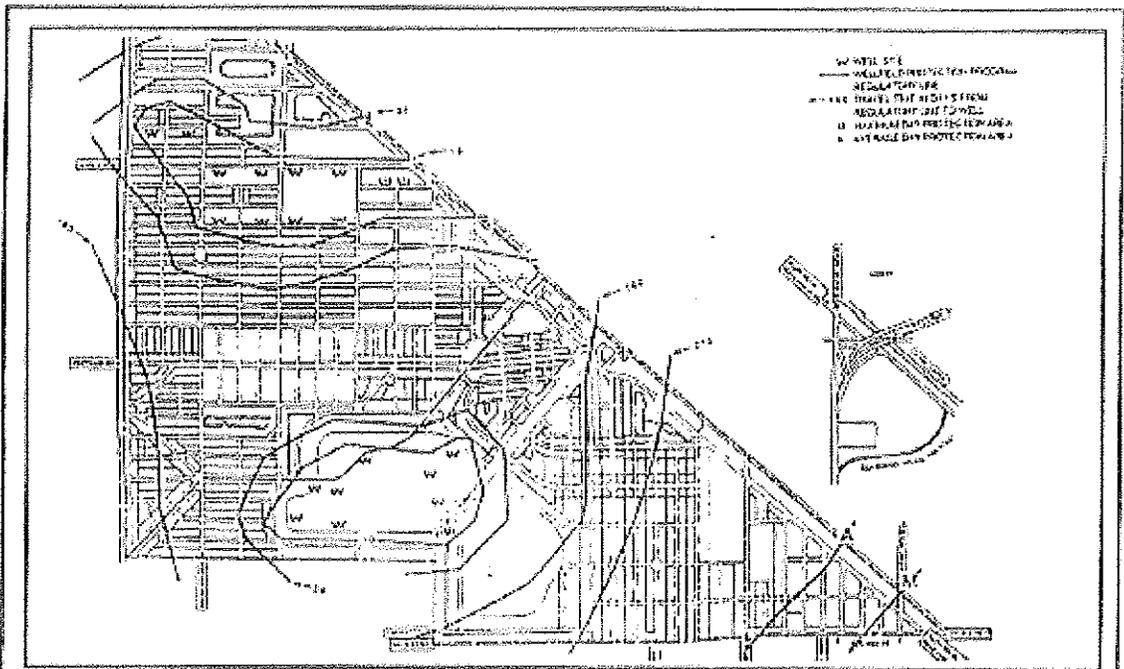
HARBORS AND WETLANDS: THERE ARE NO HARBORS OR KNOWN WETLANDS OF SIGNIFICANT SIZE IN MIAMI SPRINGS.

LEGEND

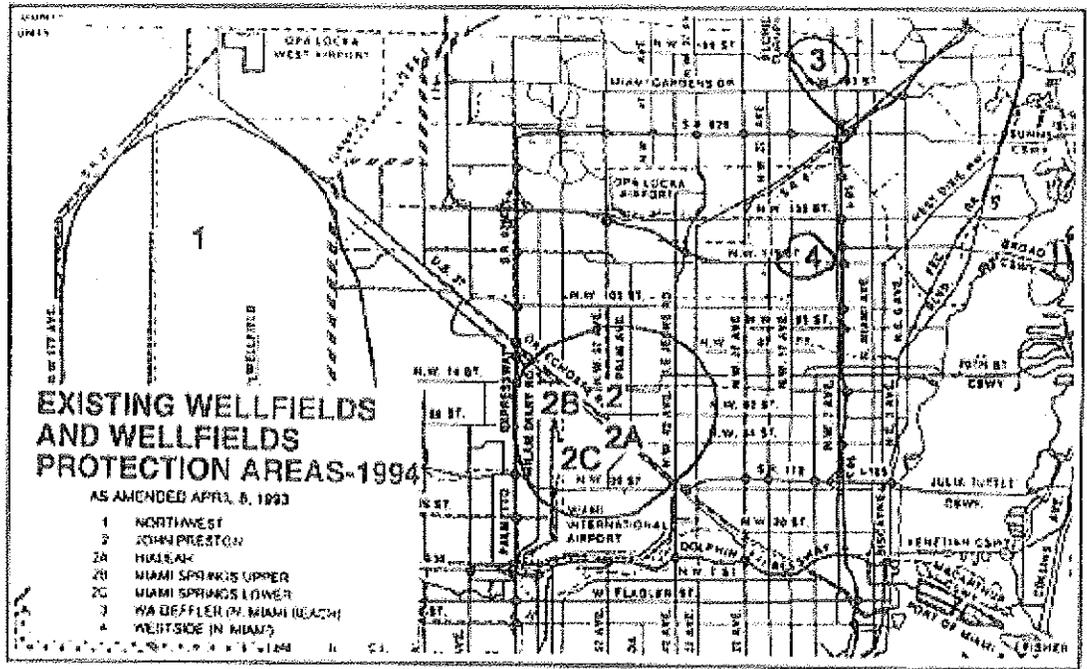
1	Zone A	Special Flood Hazard Area (SFHA) - Zone A
2	Zone B	Special Flood Hazard Area (SFHA) - Zone B
3	Zone C	Special Flood Hazard Area (SFHA) - Zone C
4	Zone D	Special Flood Hazard Area (SFHA) - Zone D
5	Zone E	Special Flood Hazard Area (SFHA) - Zone E
6	Zone F	Special Flood Hazard Area (SFHA) - Zone F
7	Zone G	Special Flood Hazard Area (SFHA) - Zone G
8	Zone H	Special Flood Hazard Area (SFHA) - Zone H
9	Zone I	Special Flood Hazard Area (SFHA) - Zone I
10	Zone J	Special Flood Hazard Area (SFHA) - Zone J



**Figure 1.2: Future Land Use Map
Existing and Planned Public Potable Water Wells
and Wellhead Protection Areas**



Wellfield Protection Areas Based on Dade County Wellfield Protection Ordinance



**Wellfield Protection Areas as shown on Figure I-39 of the Dade County
1995 Land Use Element Evaluation and Appraisal Report**

FIGURE 1.3
EXISTING LAND USE MAP
Rivers, Bays, Lakes, Floodplain
Harbors and Wetlands

RIVERS, BAYS, LAKES: 1) BASIN; 2) BASS LAKE
 3) FEC CANAL; 4) LAKE LOUISE; 5) MIAMI RIVER
 CANAL; 6) SOUTH BASS LAKE; 7) UNNAMED WATER
 BODY; 8) UNNAMED WATER BODY; 9) UNNAMED
 WATER BODY; 10) SCOUTS' SIDE CANAL

FLOODPLAINS: FLOODPLAINS ARE DEPICTED AS H-O
 ZONES FROM THE FEMA RATE MAPS. THE FLOODPLAIN
 IS SHOWN BELOW.

HARBORS AND WETLANDS: THESE ARE NOT HARBOUR
 OR KNOWN WETLANDS OF SIGNIFICANT SIZE IN MIAMI
 SPRINGS.

LEGEND

SPECIAL DESIGNATED AREAS MAINTAINED BY 60-YEAR FLOOD

ZONE A: Areas with special requirements

ZONE AE: Areas with special requirements

ZONE AO: Areas with special requirements

ZONE AX: Areas with special requirements

ZONE B: Areas with special requirements

ZONE C: Areas with special requirements

ZONE D: Areas with special requirements

ZONE E: Areas with special requirements

ZONE F: Areas with special requirements

ZONE G: Areas with special requirements

ZONE H: Areas with special requirements

ZONE I: Areas with special requirements

ZONE J: Areas with special requirements

ZONE K: Areas with special requirements

ZONE L: Areas with special requirements

ZONE M: Areas with special requirements

ZONE N: Areas with special requirements

ZONE O: Areas with special requirements

ZONE P: Areas with special requirements

ZONE Q: Areas with special requirements

ZONE R: Areas with special requirements

ZONE S: Areas with special requirements

ZONE T: Areas with special requirements

ZONE U: Areas with special requirements

ZONE V: Areas with special requirements

ZONE W: Areas with special requirements

ZONE X: Areas with special requirements

ZONE Y: Areas with special requirements

ZONE Z: Areas with special requirements

OTHER FLOOD AREAS

ZONE 1: Areas with special requirements

ZONE 2: Areas with special requirements

ZONE 3: Areas with special requirements

ZONE 4: Areas with special requirements

ZONE 5: Areas with special requirements

ZONE 6: Areas with special requirements

ZONE 7: Areas with special requirements

ZONE 8: Areas with special requirements

ZONE 9: Areas with special requirements

ZONE 10: Areas with special requirements

ZONE 11: Areas with special requirements

ZONE 12: Areas with special requirements

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ZONE 94: Areas with special requirements

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ZONE 97: Areas with special requirements

ZONE 98: Areas with special requirements

ZONE 99: Areas with special requirements

ZONE 100: Areas with special requirements

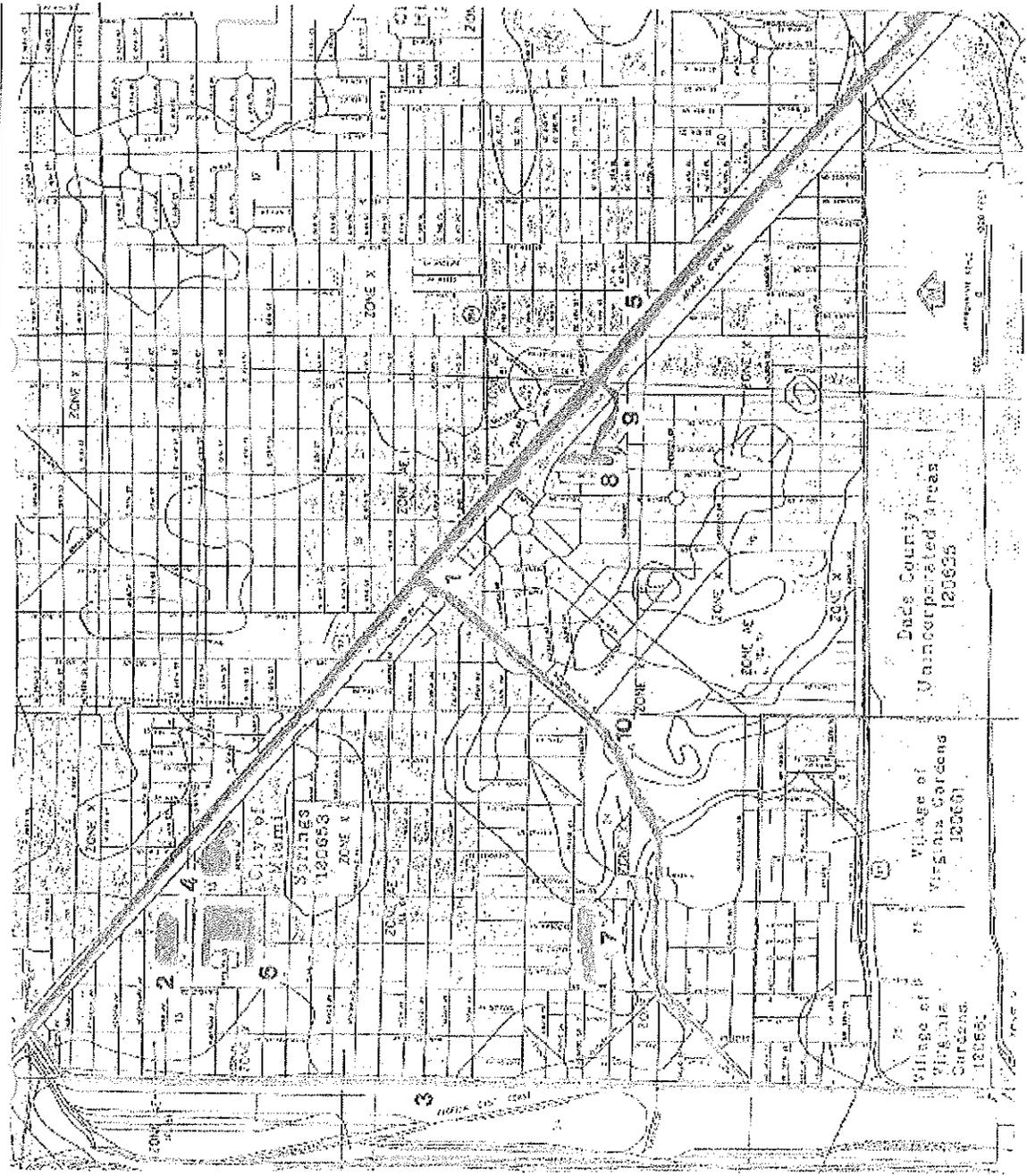
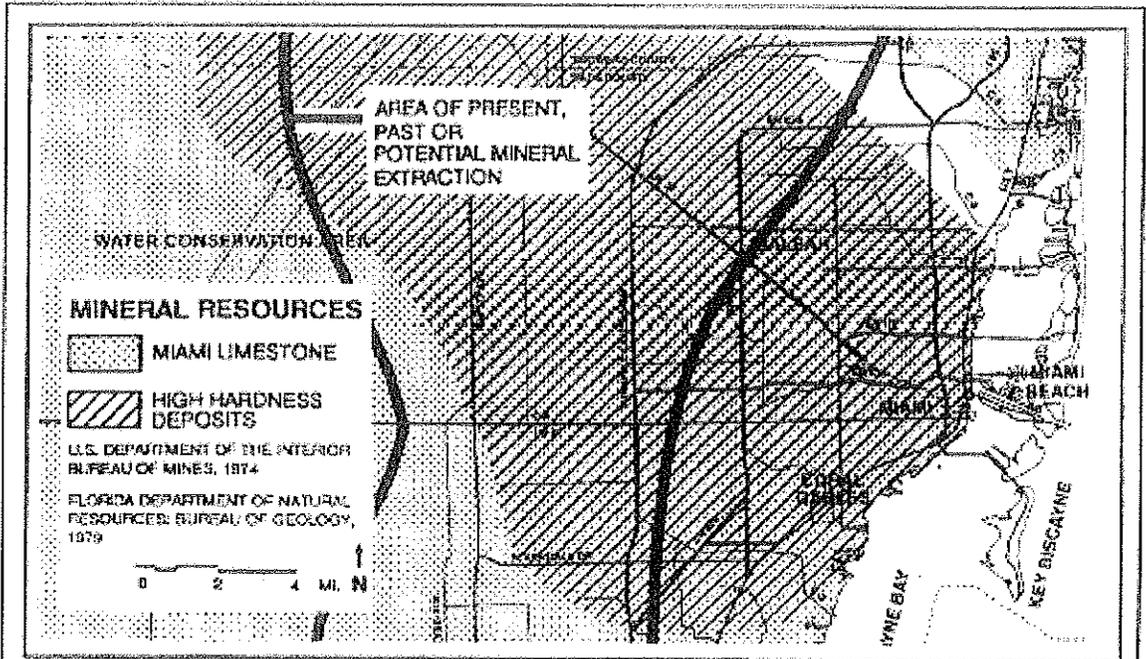
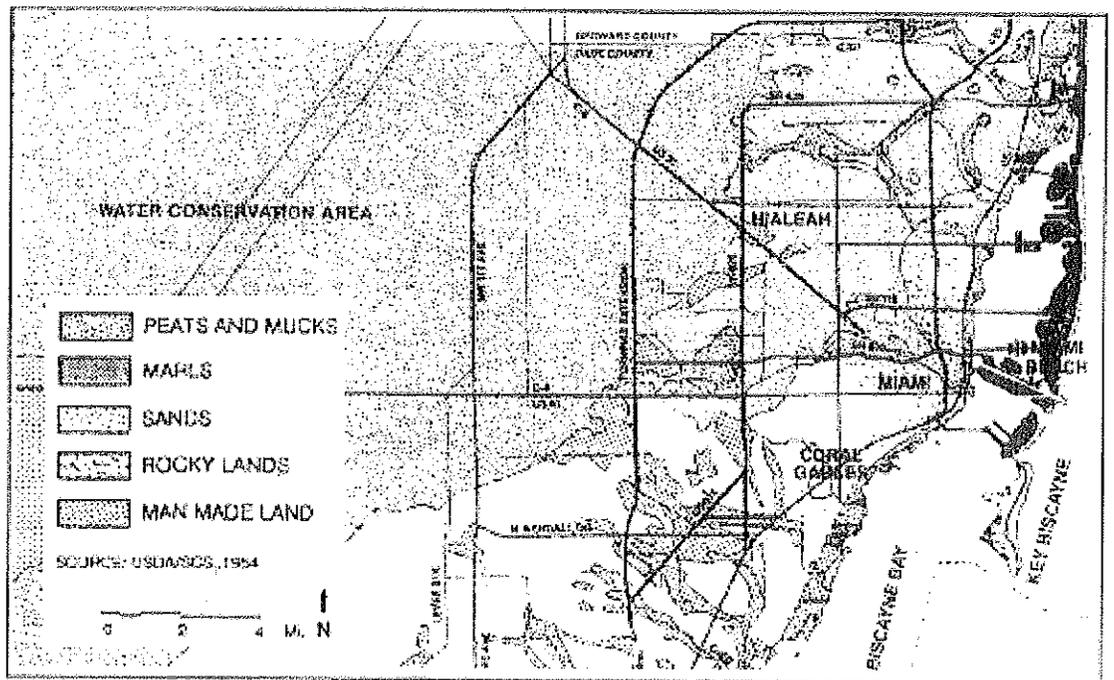


Figure 1.4
 Future Land Use Map
 Minerals and Soils



Mineral resources as shown on Figure 1-7 of the Dade County
 1995 Land Use Element Evaluation and Appraisal Report



Generalized soil types as shown on Figure 1-8 of the Dade County
 1995 Land Use Element Evaluation and Appraisal Report

Figure 2.3
Future Transportation Map
Major Traffic Generators

Adopted from the Metropolitan Dade County Comprehensive Development Master Plan
 as in effect on January 1, 1996

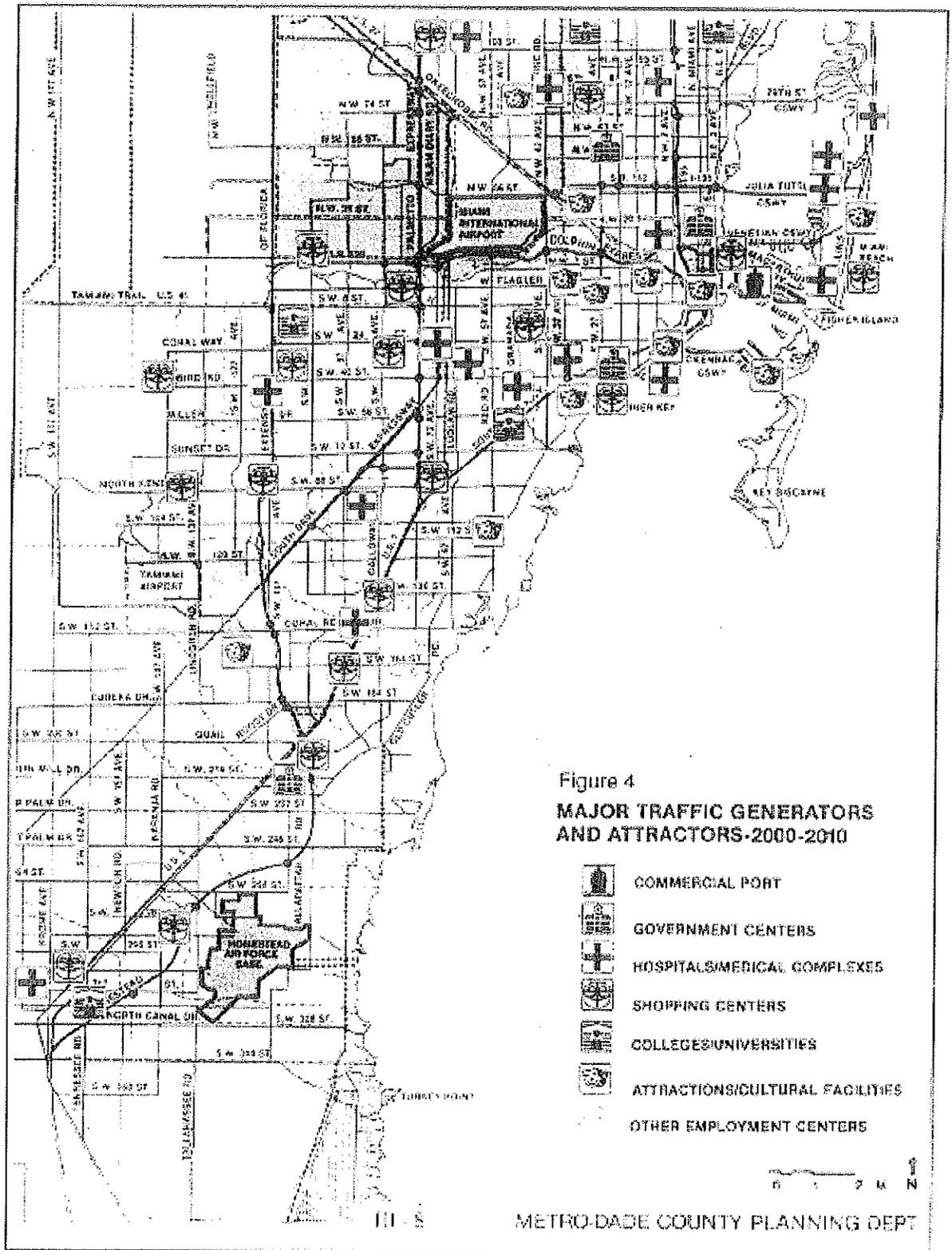


Figure 2.4
Future Transportation Map
Rapid Transit System
 Adopted from the Metropolitan Dade County Comprehensive Development Master Plan
 as in effect on January 1, 1996

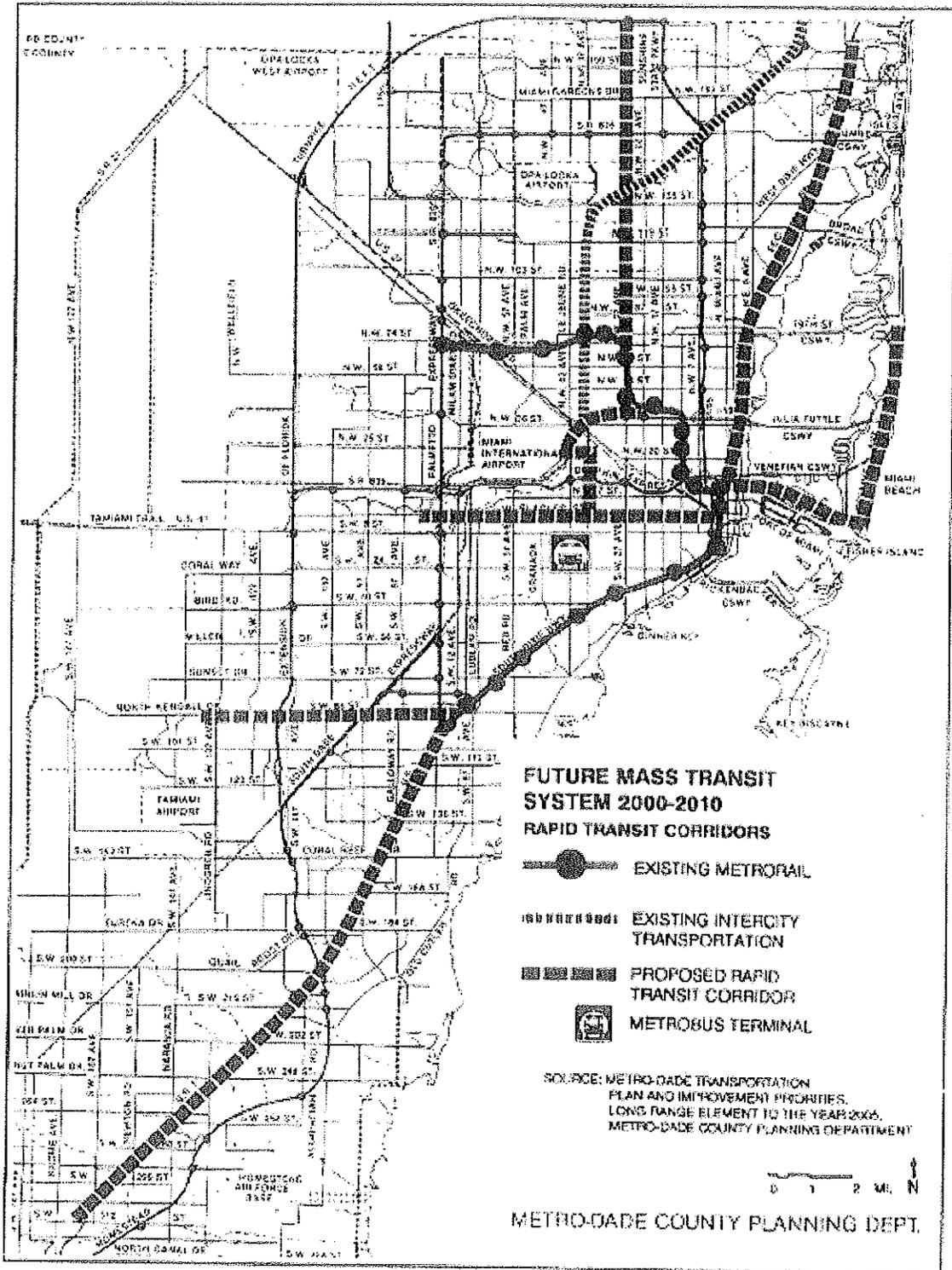


Figure 2.5
Future Transportation Map
Future Airport Facilities
 Adopted from the Metropolitan Dade County Comprehensive Development Master Plan
 as in effect on January 1, 1996

